



## 焦點專欄 / Focal columns



### 共同開發八斗子漁港，轉型升級北臺灣最大遊艇碼頭

共同推動八斗子漁港遊艇泊區轉型升級為國際級遊艇碼頭，與基隆市政府合作採 BOT 及 ROT 方式，引進民間資源，打造結合遊艇休閒、觀光商業、飯店服務與城市公共空間之國際級複合遊艇基地，有效提升國有土地利用效益，並串聯日本沖繩、石垣島等東亞航線及周邊八斗子觀光漁港、海洋科學博物館、基隆港等觀光據點，成為北臺灣國際遊艇港重要樞紐，建構完整藍色公路版圖。

### Joint Development of Badouzi Fishing Harbor to Transform and Upgrade It into Northern Taiwan's Largest Yacht Marina

Through joint efforts to promote the transformation and upgrading of the yacht berthing area at Badouzi Fishing Harbor into an international-class yacht marina, the National Property Administration (NPA), in cooperation with the Keelung City Government, is adopting BOT and ROT models to introduce private-sector resources. The project aims to develop an international integrated yacht base combining yacht leisure activities, tourism-oriented commercial services, hotel facilities, and urban public spaces. This initiative will effectively enhance the utilization efficiency of national land, while linking East Asian maritime routes such as Okinawa and Ishigaki Island in Japan, as well as nearby tourist attractions including the Badouzi Tourist Fishing Harbor, the National Museum of Marine Science and Technology, and Keelung Port. The project is expected to become a key international yacht harbor hub in northern Taiwan, and contribute to the development of a comprehensive blue highway network.



### 綠色商機來了!

#### 國有地標租造林大解密

### 公私攜手來造林，活化減碳創多贏

為響應「2050 淨零轉型」政策，本署於 114 年底正式啟動「國有非公用土地標租作造林使用」新機制，將閒置農業用地轉化為綠色資產。首批標的擇定花蓮縣、臺中市及臺南市 3 處共 74.96 公頃國有土地，透過完善的標租制度，引入民間專業技術及資源投入，不僅能活化國有土地、擴大森林面積，提升森林碳匯量，更提供企業取得減量額度的管道，創造政府、企業與環境永續三贏局面，公私協力達成國家減碳目標。

### Public-Private Collaboration in Afforestation – Revitalizing National Land, Reducing Carbon, and Creating Shared Benefits

In response to the “2050 Net-Zero Transition” policy, the National Property Administration (NPA) officially launched a new mechanism at the end of 2025 for the Lease by Tender of National Non-Public Use Land for Afforestation Purposes, aimed at transforming idle agricultural land into green assets. The first batch of sites includes three parcels of national land totaling 74.96 hectares in Hualien County, Taichung City, and Tainan City. Through a well-established leasing-by-tender framework, the initiative introduces private-sector expertise and resources to promote afforestation. This approach not only revitalizes national land, expands forest coverage, and enhances forest carbon sequestration capacity, but also provides enterprises with channels to obtain carbon reduction credits. The initiative aims to create a win-win-win outcome for government, business, and environmental sustainability through public-private partnership in achieving national carbon reduction goals.





## Exchange Process Begins for National Building Lot Lease Contracts Expiring at the End of 2027

To safeguard the lawful rights and interests of lessees of national building lot, the National Property Administration (NPA) has officially initiated the contract exchange process for approximately 110,000 lease contracts scheduled to expire at the end of 2027. The NPA reminds lessees that upon receiving a notice of contract exchange for renewal of lease, they should prepare the required supporting documents and complete the exchange procedures at the specified time and location to ensure a seamless continuation of the lease relationship without interruption.

## 116 年底租期屆滿國有基地租約換約作業起跑

為保障國有基地承租人之合法使用權益，本署針對租期將於 116 年底屆滿之租約約 11 餘萬，已正式啟動換約作業。本署提醒承租人，於收到換約續租通知書後，請務必依通知的時間及地點備妥相關證明文件辦理換約，以確保租賃關係順利銜接不中斷。

| 各階段作業期程     | 作業內容                         | 注意事項                                  |
|-------------|------------------------------|---------------------------------------|
| 114.12      | ◎完成月結關帳<br>◎產數12月份國有財產增減結存表  | ◎確認財產人員權限異動情形<br>◎確認財產卡資料是否與增減結存表數量相符 |
| 115.1       | 上傳財產卡及重估資料至線上傳輸系統(主管機關可批次代送) | ◎可申請批次代送功能<br>◎可下載常用功能重點指引手冊          |
| 115.1       | 線上傳輸系統自動產製國有財產總目錄            |                                       |
| 115.1       | 主管機關於115年1月30日前將國有財產重估表彙送本署  | 請以紙本公文報送                              |
| 115.2至115.3 | 本署彙送各機關報送資料編製國有財產總目錄         |                                       |
| 115.3.15前   | 總目錄報送行政院                     |                                       |

## Compilation of the 2026 Master Catalog of National Properties Officially Commences

To thoroughly understand the current status of national assets, the Ministry of Finance compiles a Master Catalog of National Properties at the end of each fiscal year, based on quantitative and valuation data on national properties managed by various competent authorities. The catalog is then submitted to the Executive Yuan for incorporation into the central government's annual final accounts. The Master Catalog of National Properties provides a comprehensive overview of national asset allocation, and serves as an important reference for advancing property management, promoting asset revitalization, and formulating policies on property utilization and management. The compilation work for the 2026 Master Catalog of National Properties has now officially commenced, and is expected to be completed by mid-March. The National Property Administration (NPA) has already carried out relevant preparatory work, and will continue to work closely with competent authorities to ensure timely completion of this year's catalog.

## 115 年度國有財產總目錄彙編作業即刻啟動

為完整掌握國家資產現況，財政部於每年會計年度終了時，就各主管機關提供經管之國有財產量值資料，編製國有財產總目錄，呈報行政院彙入中央政府年度總決算。透過國有財產總目錄可全面瞭解國家資產配置情形，亦可作為推動財產管理、促進資產活化以及研訂財產運用與管理政策之參考。本（115）年度國有財產總目錄彙編作業即刻啟動，預計於3月中旬完成，本署已進行相關前置作業，並將持續與各主管機關密切合作，攜手如期完成本年度國有財產總目錄之編製工作。



## 法令宣導 / Announcement of legal amendments

### 114.07.31 修正「國有非公用不動產標租作業要點（第 1 點、第 4 點、第 31 點）」

為活化閒置國有非公用土地及響應政府淨零轉型政策，放寬國有非公用土地得辦理標租作造林使用，釋出適宜的國有土地與具林業專業之公司法人執行造林及相關經營工作，如依氣候變遷因應法等相關規定，執行溫室氣體自願減量專案，取得減量額度等，以增加森林覆蓋面積，提升森林碳匯量。

#### **Amendment to the "Operation Directions for Leasing of National Non-public Use Real Estate Through Open Tender" ( Articles 1, 4, and 31 )**

To revitalize idle national non-public use land and support the government's net-zero transition policy, the NPA has revised the Operation Directions for Leasing of National Non-public Use Real Estate Through Open Tender, to allow leasing by tender of national non-public use land for afforestation. Suitable national land may be released for corporations with forestry expertise to undertake afforestation and related management work. In accordance with the Climate Change Response Act and related regulations, these corporations may implement voluntary greenhouse gas reduction projects and obtain reduction credits, to increase forest coverage and enhance carbon sequestration.

### 114.03.13 修正「國有非公用不動產出租管理辦法（第 8 條之 2）」

為活化閒置國有非公用土地及響應政府淨零轉型政策，增訂國有非公用土地標租作造林使用機制，釋出適宜的國有土地標租與具林業專業之公司法人執行造林及相關經營工作，如依氣候變遷因應法等相關規定，執行溫室氣體自願減量專案，取得減量額度等，以增加森林覆蓋面積，提升森林碳匯量。

#### **Revision of Article 8-2 of the Regulations for Leasing of National Non-public Use Real Estate**

To activate idle national non-public use land and respond to the government's net-zero transformation policy, we propose the addition of a mechanism for leasing national non-public use land for afforestation purposes. This will involve releasing suitable national land for lease to corporate entities with forestry expertise, to carry out afforestation and related management tasks. In accordance with relevant regulations, such as the Climate Change Response Act, these entities may implement voluntary greenhouse gas reduction projects to obtain reduction credits, thereby increasing forest coverage and enhancing forest carbon sinks.

### 114.01.08 修正「國有非公用土地設定地上權作業要點」

放寬指定產業公開招標案屬舉辦社會、文化、教育等公共福利或慈善救濟事業使用，適用權利金占土地市價二成至七成規定之投標人資格；增訂執行機關公開招標案之無償委託管理契約受託人符合一定條件下，得向執行機關申請終止契約，並繳交履約管理費用。

#### **Amended the "Operation Directions for Establishment of Superficies on National Non-public Use Land"**

Relax The eligibility requirements for bidders have been relaxed in public tender cases involving designated industries for social, cultural, educational, and other public welfare or charitable uses to allow the application of a superficies royalty rate of 20% to 70% of the land's market value. Furthermore, a provision was added stipulating that the trustee of a gratuitous entrusted management contract in a public tender case conducted by the executing agency may, under certain conditions, apply to the enforcement agency to terminate the contract and pay performance management fees.



## 招標訊息 / ITT ( Invitation to tender ) related information



### 標售不動產

Sale of real estate by tender



### 標租不動產

Lease of real estate by tender



### 招標設定地上權

ITT for the establishment of superficies

## 政令宣導 / Announcement of decrees



### 國有土地承租人含繳納租金反詐騙宣導

Anti-Fraud Awareness for Lessees of National Land, Including Reminders on Rent Payment Scams



### 承租人因風災造成農損災害及房屋毀損如何申請租金減免及程序

How Lessees Can Apply for Rent Reductions or Exemptions When Typhoons Cause Agricultural Losses or Housing Damage



### 光電申請開發案場內國有非公用土地承租人權益保障方式

Measures for Protecting the Rights and Interests of Lessees of National Non-Public Use Land Within Solar Photovoltaic Development Sites



### 國有基地續租換約

Renewal of National Property Site Leases