



## 焦點專欄 / Focal columns



### 協助紓解市區停車需求，彈性運用國有土地推動停車場業務

為提高國有土地開發前之過渡時期利用效率，及活化市區零星閒置土地，並協助地方紓解停車需求，本署依相關規定委託政府機關或自行公開招選具有專業能力之民間業者，辦理設置平面式收費臨時路外停車場；截至 113 年 8 月，提供 204 處國有土地（面積 42.99 公頃）辦理平面式收費停車場，112 年租金及權利金收入新臺幣（下同）1.26 億元，113 年 1 至 8 月已收入 0.83 億元。

### Assist in Alleviating Urban Parking Demand by Flexibly Utilizing National Land to Promote Parking Lot Operations

To enhance the efficiency of utilizing national land during the interim period before development, and to revitalize scattered idle land in urban areas while assisting local governments in alleviating parking demand, our agency, in accordance with relevant regulations, has commissioned either government agencies or publicly selected qualified private operators, to establish temporary surface parking lots with paid services. As of August 2024, 204 plots of national land (totaling 42.99 hectares) have been designated for the operation of surface parking lots, generating NT\$126 million in rental and royalty income in 2023, with NT\$83 million collected from January to August 2024.

## 國土功能分區分類

國土保育地區	海洋資源地區	農業發展地區	城鄉發展地區
第1類 (敏感度較高)	第1-1類 (保護區)	第1類 (優良農地)	第1類 (都市計畫區)
第2類 (敏感度次高)	第1-2類 (綠地性)	第2類 (良好農地)	第2-1類 (鄉村區等)
第3類 (國家公園)	第1-3類 (綠備用地)	第3類 (坡地農地)	第2-2類 (開發許可)
第4類 (都市計畫保護區)	第2類 (相容性)	第4類 (鄉村區、原民聚落)	第2-3類 (重大計畫)
	第3類 (待定區)	第5類 (都市計畫農業區)	第3類 (原民鄉村區)

### 因應國土計畫施行，通函請各機關經管國有公用土地申辦變更為非公用財產之配合事項

因應國土計畫法施行及 114.4.30 前公告國土功能分區圖，各機關經管國有公用土地倘無公用需要申請變更為非公用財產（下稱公變非），如涉遭私人占用者擬現狀移交本署接管案件，本署 113.8.14 函請各機關需配合辦理事項。

### In response to the implementation of the National Land Planning Act, a directive has been issued requesting all relevant agencies to process the reclassification of national public land under their management into non-public property

In response to the implementation of the National Land Planning Act and the announcement of the National Land Functional Zoning Map stating by April 30, 2025, all agencies managing national public land that is no longer required for public use are required to apply for reclassification into non-public property (hereinafter referred to as "public to non-public conversion"). For cases involving private occupation where current conditions are to be transferred to our agency for management, our agency issued a directive on August 14, 2024, outlining the necessary procedures for agencies to follow.





## Special Lease of Non-public Use Real Estate to Alleviate the Burden of Establishing Long-term Care Facilities

With Taiwan's rapidly aging population approaching a super-aged society, the government has been implementing the "Long-term Care 2.0 Plan" since 2017 to meet the growing demand for long-term care services. This initiative focuses on establishing home-based, community-based, and residential long-term care facilities (referred to as LTC facilities). According to Article 17 of the Long-term Care Services Act, non-profit LTC facilities that align with national policies and require the use of non-public national real estate may apply for special approval from the responsible authority to lease such properties. The annual rental fee is calculated based on the land and property taxes due for the current period, helping to reduce the costs associated with establishing LTC facilities.

### 專案申租非公用不動產，減輕長照機構設立負擔

臺灣人口結構快速老化，即將邁入超高齡社會，為因應未來龐大的長期照顧需求，政府自 106 年起推動「長期照顧十年計畫 2.0」，積極布建居家式、社區式及住宿式長期照顧服務機構（下稱長照機構）。依長期照顧法（下稱長照法）第 17 條規定，非以營利為目的之長照機構配合國家政策有使用公有非公用不動產之必要時，得專案報請主管機關核轉該不動產管理機關依法出租，並按該土地及建築物當期依法應繳納之地價稅及房屋稅計收年租金，以降低長照機構設立成本。

單位	發文通知		租金減免	
	件數	出租戶數	出租戶數	金額
宜蘭辦事處	11	6,580	0	0
花蓮辦事處	13	15,837	0	0
小計	24	22,417	0	0
中區分署	29	16,957	5	2,910
新竹辦事處	16	4,385	0	0
苗栗辦事處	18	7,436	0	0
彰化辦事處	26	13,817	0	0
南投辦事處	13	14,881	0	0
雲林辦事處	20	12,572	41	17,617
小計	122	70,048	46	20,527

單位	發文通知		租金減免	
	件數	出租戶數	出租戶數	金額
南區分署	38	23,738	2	7,920
嘉義辦事處	20	7,716	0	0
台南辦事處	37	17,823	6	6,216
屏東辦事處	34	16,593	0	0
澎湖辦事處	0	0	0	0
台東辦事處	15	16,572	0	0
小計	144	82,442	8	14,136
合計	290	174,907	54	34,663

## Typhoon Gaemi Causes Severe Damage : Proactive Assistance for Rent Reductions and Reconstruction Support for National Land Tenants Affected by the Disaster

Tenants of national land facing devastating damage and significant agricultural losses caused by the typhoon can apply for rent reductions and home reconstruction assistance. Let our agency support and protect you during this challenging time.

### 凱米颱風重創，主動協助承租國有地受災戶租金減免及重建便民措施

國有土地承租戶面對颱風來襲，造成殘破不堪、農損災害嚴重的家園，可以申請租金減免與家園重建，請讓本署守護您。



## 法令宣導 / Announcement of legal amendments

### 113.06.12 修正「國有非公用不動產勘查作業程序（第 12 點）」

考量科技逐年進步，影像資訊技術愈發成熟，為有效運用遙控無人機拍攝之航照影像及減輕勘查人員負擔，適度檢討放寬須經勘查人員實地比對使用現況與航照影像相符之案件類型，以因應本署勘查人力嚴重不足之困境，並兼顧案件業務之實際需要。

#### Revision of "The Procedures for Exploration and Inspection of National Non-Public Use Real Estate ( Point 12 )"

Considering the continual advancements in technology and the increasing maturity of imaging information technology, there is a need to effectively utilize aerial images captured by remote-controlled drones and reduce the burden on inspection personnel. Therefore, it is appropriate to review and relax the types of cases that require on-site verification by inspection personnel to ensure consistency with aerial imagery. This adjustment addresses the severe shortage of inspection personnel in the Administration while also meeting the practical needs of case management.

### 113.03.22 修正「逾期末辦繼承登記土地及建築改良物標售作業要點」

配合中華郵政股份有限公司實際作業及掛號函件存局期限原則為 15 日，113 年 3 月 22 日修正逾期末辦繼承登記不動產受理投標期間為開標日前 14 日至開標日當日開啟信箱止。自 113 年 4 月起公告案件，投標應備文件如非於招標公告所載受理投標期間寄達指定郵件政箱（含逾期或提前寄達），均屬投標無效，請有意投標者務必預留郵寄所需時間，避免影響投標權益。

#### The "Operation Directions for Competitive Selling of Land and Constructional Improvements Due to No Person Applying for Succession Registration Beyond a Time Limit" was amended

In accordance with the operational practices of Chunghwa Post Co., Ltd. and the principle of a 15-day storage period for registered mail, the revised guidelines for the acceptance of bids for real estate with overdue inheritance registration state that the bidding period is from 14 days before the bid opening date until the day of the bid opening. For cases announced from April 2024 onwards, bidding documents must be delivered to the designated postal mailbox within the specified bidding period, as stated in the bidding announcement. Failure to do so, whether due to delay or early delivery, will result in the invalidation of the bid. Prospective bidders are urged to allocate sufficient time for mailing to avoid any impact on their bidding rights.

### 113.03.07 修正「國有非公用土地設定地上權作業要點」

增訂配合國家政策指定產業公開招標之辦理方式及程序；放寬指定產業及專案提供設定地上權適用中央目的事業主管機關主管法規計收權利金與地租之優惠規定及適用時點；放寬專案提供設定地上權依其他法令申請審查案件時點。提高民間廠商或相關團體配合政府推動相關政策之意願。

#### The "Operation Directions for Establishment of Superficies on National Non-public Use Land" was amended

The amendments added methods and procedures for public tendering of designated industries in line with national policies; relaxed the preferential provisions and applicable timeline for the calculation and collection of royalties and land rents in designated industries and projects that provide for the establishment of land rights subject to the regulations of the central competent authority; and relaxed the timeline for the application of the provisions of land rights for projects to be examined in accordance with other laws and regulations. These amendments will increase the willingness of private manufacturers or related organizations to cooperate with the government in promoting relevant policies.



