

Cost-Benefit Analysis Report for the Selection Scheme and Alternative Scheme of the “Phase II Plan for Strengthening Clean-Up of Occupied National Non-public Use Real Estate” and Relevant Fundraising and Capital Utilization Descriptions

I. Cost-Benefit Analysis Report for the Selection Scheme and Alternative Scheme

(I) The analysis on the expected benefit of the plan is as follows:

1. Quantifiable benefit:

- (1) Complete the clean-up for 176,314 pieces (entries) of occupied lands and 446 occupied buildings (houses).
- (2) Process and recover 25,578 hectares of occupied lands and 446 occupied buildings (houses) and collect compensation of approximately NT\$6,045,000,000.
- (3) Provide diverse use channels of national houses and lands by means of rental, lease by tender, and consigned operations; collect rentals and royalties of approximately NT\$18,958,536,000.

2. Unquantifiable benefits:

- (1) Fully understand the status of the land

The National Property Administration (NPA) of the Ministry of Finance (MOF) manages multiple national lands, and there is an urgent need to employ part-time employees for the transcription of occupied national land statements and books, data screening, and elimination of occupation. As the investigation personnel must prioritize the investigations regarding rental, acquisition, and consigned operation cases applied by citizens, the NPA lacks adequate human resources, thus necessitating the establishment and implementation of this

plan. The NPA has commenced the consignment of clean-up operations, made amendments for issues encountered during the execution phase, and strengthened the consignment system. We will duly utilize various resources, accelerate the clean-up for national non-public use real estate, review the current status of lands and houses, compile registration data, and perform the duty of management judiciously.

(2) Consult with occupiers for the acquisition of legal use right and source

With respect to the resolution of the extempore motions at the 19th meeting of the 9th Internal Administration Committee, Session 1, Legislative Yuan, disputes have occurred in recent years due to the relocation, enforced by different agencies, of residents who manage national lands, violating the sufficient right of residency stated in The International Covenant on Economic, Social and Cultural Rights. Therefore, the MOF convened a public hearing on August 19, 2016, with professionals, scholars, private groups, and legislators. They were asked to propose recommendations regarding relevant operations of different agencies handling occupied national real estate, such as agencies shall gain in-depth knowledge on the reason of occupation and process by category, instead of enforcing and eliminating the occupation through litigation. Cases entered into litigation procedures shall reach a consensus for ceasing litigation procedures and negotiating with occupiers regarding solutions. Assistance provided to occupiers shall not be limited to the disadvantaged low-income households, and assistance in placement shall be reinforced for those who occupied real estate for residential use.

The MOF amended the Disposal Directions for Occupied

National Non-public Use Real Estate on May 9, 2017, stating that branches of the NPA shall understand the reason of occupation, handle by category, and evaluate the handling methods properly before executing the occupation handling process. It includes the investigation on whether occupiers require assistance in placement for those who occupy the real estate for residential use, and assisting those who are in need to apply to the authorities in charge of the relevant operations or private institutions according to the law, for placement in public housing by lease, social housing, veterans' home, social welfare institution, or nursing institution. To duly realize the abovementioned international covenant and safeguard sufficient rights of residency, the NPA continues coordinating and consulting with occupiers regarding the acquisition of legal land-use rights and sources to solve the occupation issues by means of engaging legal professionals for collecting data, notifying occupiers for interviews, advising, and communication.

(3) Protect homeland security

Lands involving homeland security, ecological sensitivity, or landscape maintenance (i.e., forests, national park, river, slope, coastal areas, areas with material land subsidence, national scenic areas, forest recreation areas, or reservoir catchments) are prioritized for the elimination of occupation and recovery through litigation. The homeland conservation policy shall be duly implemented through management by proper agencies (i.e., the Forestry Bureau, Council of Agriculture, Executive Yuan) by taking over forests for afforestation; lands of national parks being appropriated based on the actual requirements by the National Parks

Division, Construction and Planning Agency, Ministry of the Interior, or changing the registration with the cooperation of management agencies. Lands in river areas will be taken over by the River Management Office for management to improve the performance of management.

(4) Coordinate with local governments for cooperation

Establish central and local coordination platforms and form a “Joint Clean-up Team for Occupied National Non-public Use Lands” to actively coordinate with the regulatory authorities of relevant operations in executing the public power, jointly handling occupied national non-public use lands, and cooperating in eliminating illegal occupation to restrain the unhealthy trend of occupation. This will help create fairness and justice, improve local city appearances, and create premium environments.

- (II) The purpose of this plan is to establish effective strategies for occupied national non-public use lands and solve the issue of land occupation. There are plenty of occupied national non-public use lands managed by the NPA that need to be controlled, reviewed, and managed according to said review results through the strategies and the methods of performance evaluation laid out in this plan. After the NPA processes (recovers) occupied lands according to the planned schedule, such lands may be included in normal management. The resolution of the occupation issue should be carried out as soon as possible in a fair and just manner to benefit subsequent activation and utilization. When the plan is unable to be executed due to budget restriction or reduction, the NPA may only maintain current human resources and resource operations. The expected benefits then may not be achieved.

II. Fundraising

The “Phase II Plan for Strengthening Clean-Up of Occupied National Non-public Use Real Estate” was executed according to approval under the Letter Yuan-tai-cai-zi No. 1080018221 issued by the Executive Yuan on June 28, 2019. It is estimated that the total budget shall be NT\$1,344,109,000. The term of the plan is six years, from 2020 to 2025. Relevant fundraising methods are as follows:

- (I) For budgets required in 2020, the Executive Yuan approved an amount of NT\$161,970,000, which is prepared under the budgets for the NPA and its subordinated departments.
- (II) For budgets required from 2021 to 2025, they will be prepared within the mid-term expenditure budget estimate quota managed by the MOF and approved by the Executive Yuan.

III. Capital Utilization

Work Item	Execution Schedule (Year)					
	2020	2021	2022	2023	2024	2025
I. Clean-up operations						
II. Handling occupied houses and lands						
III. Engage lawyers, effectuate the litigation by the asset management companies for, and enforce to execute cases						
IV. Maintenance of the national non-public use real estate occupation handling system						