



**國有財產署電子報**  
National Property Administration e-Newsletter

**活化國家資產 創造資產價值**  
Revitalize national assets Create asset value

114年04月  
Apr. 2025

本署參與臺東縣池上鄉造林減碳示範地植樹活動 National Property Administration Personnel Participated in Tree Planting Activities for the Afforestation Carbon Reduction Demonstration Site in Chishang Township, Taitung County

## 焦點專欄 / Focal columns



### 國產署舉辦媒合銀行贊助國有非公用邊際土地認養團體暨環境永續經營工作坊

本署以公私協力為發想，自108年起推動國有非公用邊際土地環境保護認養機制，借重民間環保團體保育專業認養海岸地區、濕地、山區等國有非公用邊際土地，並響應 ESG 理念，媒合金融機構贊助環保團體作為穩健財源之有力後盾，建構三方跨域合作夥伴關係，達成環境永續發展願景。本署於今（114）年2月26日舉辦「媒合銀行贊助國有非公用邊際土地認養團體暨環境永續經營工作坊」，持續媒合金融機構贊助環保團體，共同攜手推動環境保育工作。

### The National Property Administration Facilitated a Workshop to Match Sponsoring Banks and NGOs for National Non-public Use Marginal Land Adoption and Environmental Sustainability Management

Since 2019, the Administration has initiated an environmental protection adoption mechanism for national non-public use marginal land, inspired by public-private partnership. We leveraged the conservation expertise of non-governmental environmental groups to adopt coastal areas, wetlands, mountainous regions, and other national non-public use marginal lands. In response to ESG principles, we facilitate partnerships with financial institutions to sponsor environmental groups and provide strong financial backing. This constructs a three-way cross-domain cooperative partnership to achieve the vision of environmental sustainability development. On February 26, 2025, we facilitated a “Workshop to Match Sponsoring Banks and NGOs for National Non-public Use Marginal Land Adoption and Environmental Sustainability Management,” continuing to match financial institutions with environmental groups to jointly promote environmental conservation efforts.



### 政府辦公廳舍建置模式開創新典範 首例異地地上權合作開發案簽約完成

本署原光復南路辦公廳舍改建案 110 年至 113 年歷經 8 次流標，最終於今（114）年1月16日決標並於2月26日正式簽約；本案為全國首例的異地地上權合作開發案，不僅增加政府財源，更能帶動民間投資、促進經濟發展，為公私合作開發國有土地新典範，將持續精進推廣政府機關應用此開發模式作為取得辦公廳舍主要方式。

### Government Office Building Construction Model Sets a New Example – First Off-Site Superficies Cooperation Development Contract Signed

The reconstruction project of our Administration’s office building on Guangfu South Road experienced eight failed tenders from 2021 to 2024. Ultimately, the tender was awarded on January 16, 2025, and the contract was officially signed on February 26. This project is the first off-site superficies cooperation development case in the country, which not only increases government revenue, but also stimulates private investment and promotes economic development. It sets a new standard for public-private partnership development of national land, and the Administration will continue to enhance the promotion of this development model as a primary means for government agencies to obtain office buildings.





## 行義溫泉新風情，公私協力拚轉型

臺北市北投區行義路溫泉是眾人皆知的溫泉勝地，但溫泉業者恣意汲取溫泉，廢水直接排放河川污染環境，現況多為鐵皮搭建浴場，亟需透過都市計劃引導業者有序規劃開發，並積極導入公共建設，然涉及政府機關眾多，相關程序層層堆疊，令人却步，轉型之路困難重重。透過國有土地回饋與地方政府協力興闢周邊公共設施，改善全區環境，並透過專案設定地上權或委託經營，與業者建立長期契約關係，期翻轉老舊館舍樣貌，再現行義溫泉新風情。

## New Charm of Xingyi Hot Springs, Public-Private Partnership for Transformation

Xingyi Road Hot Springs in Beitou District, Taipei City, is a well-known hot spring destination. However, hot spring operators have been indiscriminately extracting hot spring water and discharging wastewater directly into rivers, polluting the environment. Currently, many facilities are constructed with iron sheets, indicating an urgent need for urban planning to guide orderly development by operators and actively introduce public infrastructure. The involvement of multiple government agencies complicates the process, making transformation challenging. By utilizing national land access and collaborating with local governments to develop surrounding public facilities, the overall environment can be improved. Additionally, by establishing long-term contractual relationships with operators through project-based establishment of superficies or consigned operation, we aim to revitalize old facilities and introduce the charming new atmosphere of Xingyi Hot Springs.



## 產官學齊努力，共創碳匯新天地

因應氣候環境變遷，全球陸續提出「2050 淨零排放」宣示與行動，而 2050 淨零轉型也是臺灣未來目標，本署擇定臺東縣池上鄉約 72 公頃的國有地，以此為造林減碳示範地，現已辦理公開招商，供企業造林進行自願減量抵換，結合產官學三方，透過綠色循環經濟，有效達到減碳並提高平地森林覆蓋比例並達成自然碳匯量目標，亦提高整體生態環境價值。

## Collaborative Efforts Among Industry, Government, and Academia to Create New Opportunities for Carbon Sinks

In response to climate change, the global community has increasingly announced their commitment toward "Net zero emissions by 2050," which is also a policy objective of Taiwan. The Administration has designated approximately 72 hectares of national land in Chihshang Township, Taitung County, as a demonstration site for afforestation and carbon reduction. We have initiated a public bidding process for companies to engage in reduction and offset through afforestation. By integrating efforts from industry, government, and academia, we aim to effectively reduce carbon emissions and increase forest coverage in flatlands, thereby achieving natural carbon sink targets and enhancing overall ecological value through a green circular economy.



## 法令宣導 / Announcement of legal amendments

### 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.

### 113.10.28 修正「國有非公用不動產租賃作業程序」

簡化出租機關驗證立書人親自到場應備文件，達到簡政便民效果；另配合國有非公用不動產出租管理辦法第 18 條第 2 項、第 20 條第 2 項本文後段規定，原承租人可簽訂適用農業發展條例之農作地、畜牧地或養殖地租約，免再經查註及公告與受理申請程序，大幅簡化申租作業流程，保障原農民權益，並促進國有耕地有效利用。至國有出租造林地租金計收基準，配合中央林業主管機關為一致性規範，依林木採伐施業方法，按核准面積定額計收，簡化計價流程，以加速租地造林人申請採伐林木之作業流程。

#### Amendments to the "Operation Directions for Leaseholds of National Non-public Use Real Estate"

The amendments simplify the documentation required for verifying the presence of lease signatories, achieving the goal of streamlined and user-friendly processes. In alignment with Paragraph 2 of Article 18, and Paragraph 2 of Article 20 of the "Regulations for Leasing of National Non-public Use Real Estate," the original lessees can renew leases for agricultural, livestock, or aquaculture lands under the Agricultural Development Act without undergoing re-inspection, public announcements, or application procedures. These revisions significantly simplify the leasing process, protect the rights of original farmers, and enhance the effective utilization of national farmlands. Regarding the rental calculation standards for leased national afforestation lands, the amendments ensure consistency with the central forestry authority's guidelines. Rent is now calculated on a fixed rate based on the approved area and the prescribed silvicultural logging enforcement regulations, streamlining the evaluation process and accelerating the application procedures for afforestation leaseholders seeking silvicultural logging approvals.



## 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



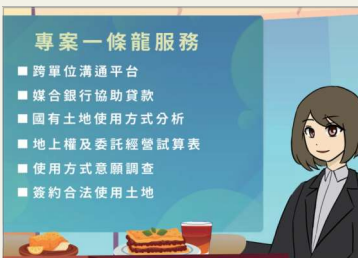
**招標設定地上權**  
ITT for the establishment of superficies

## 政令宣導 / Announcement of decrees



### 本署防範詐騙宣導專區官網網址

Webpage for the specialized anti-fraud education zone on the NPA's official website  
<https://www.fnp.gov.tw/multiplehtml/a4918260e376415c8cf1ad59c8f487e8>



### 公私協力打造臺北行義路溫泉區新風貌

Public-Private Partnership to Create a New Look for the Xingyi Road Hot Springs Area in Taipei



### 國有土地招標設定地上權推動長照產業

Promoting the Long-Term Care Industry through Public Tendering for the Establishment of Superficies Rights on National Land



### 國有房地包租業務介紹

Introduction to the National Housings & Lands Leasing Business