

Evaluation Results and Comments on Annual Administrative Performance of the National Property Administration in 2010 from the Executive Yuan

I. Summarized Comments

- (1). The active use of national assets and the creation of asset values: On the diversified utilization of public lands, the originally set objective was not reached. Although this was a result of the freeze (limitation) on the selling of public lands, due to the consideration that public lands are precious national resources, there are many other ways to handle this matter besides selling public lands, such as renting, leasing through tendering, consigned operation and utilization after improvement. The selling of national assets did not live up to the expectations of society, raising controversies and doubts. In the future, it is better to adhere to the principle of not selling public lands, instead strengthening the planning of relevant measures for the diverse active use of public lands to enhance the utilization performance of national assets, so as to make the best use of public lands and to increase national revenues. Additionally, a fairer, more effective, reasonable and comprehensive system of complementary measures should be established to prevent popular concerns on unjustified distributions of revenues or wealth; under the premise that the government retains property ownership rights, it can effectively utilize and develop national properties to create an uninterrupted flow of revenue for the national treasury. In terms of diversified release of national properties within the scope of urban renewal projects, the participation of public lands in privately-initiated urban renewal projects has surpassed the original set objective. In the future, please continue to participate and carry out the execution of urban renewal, to create values for national assets.

- (2). Active use of financial measures to assist post-Morakot reconstruction efforts: In 2010, based on lease data of state-owned arable lands, idle lands, croplands, pasture lands and lands used for breeding, the NPA initiated the processing of rent deduction and exemption, contacting the sub-municipal offices to request lists of victims of the natural disaster and the percentages of deduction and exemption. The NPA also contacted the authorities in charge of disaster prevention and rescue to find out the extent of impact on leaseholders of state-owned properties, processing matters related to rent deduction and exemption and the issuance of land use agreement, to fully support disaster victims in their home reconstruction efforts. In the future, please continue to provide disaster

victims with the necessary assistance actively and promptly.



(3). Improve management processes and enhance service performance: On reinforcing the electronicization of management and the standardization of operations of national properties, although the annual objective was reached at the end of December 2010, with the completions of the check and acceptance system functions and the tender for system operations extension services, the benefits remained unclear. In the future, please continue to improve management processes and raise service performance.

(4). The active use of public assets and the advancement of utilization performance: In 2010, on the overall-planned allocation and the active use of state-owned public assets, the number of appropriated and recovered lands exceeded the goals set originally, which was also higher than the number for 2009, indicating an excellent performance. However, the recent increases in housing prices caused much discontent from the general public; therefore, in the future, in addition to keeping in line with the financial and tax measures, it would be better to adopt tax measures promptly and to adjust the policy on the use of state-owned public lands flexibly, taking into consideration the overall environment and the public concerns.

II. Evaluation Results

Key Strategic Objectives

Key Strategic Objectives	Key Performance Indicators	Evaluating and auditing results
1. The active use of national assets and the creation of asset values (Work achievements)	(1) The diversified utilization of state-owned lands	▲
	(2) Release national properties within the scope of urban renewal project via multiple methods	★
2. Active use of financial measures to assist in post-Morakot reconstruction (Work achievements)	The deduction and exemption of rent for disaster-victim leaseholders	★

3. Improve management processes and the enhance service performance (Administrative efficiency)	The reinforcement of management electronicization and operations standardization of national properties	
4. The active use of public assets and the advancement of utilization performance (Financial management)	The overall planned financial allocation and the active use of state-owned public assets	

Notes : 1.★ Green light indicates excellent performance.

2.▲ Yellow light indicates satisfactory performance.