



## 焦點專欄 / Focal columns



### 國有土地增劃編為原住民保留地， 原住民族土地權益有保障

本署經管之國有土地配合增劃編為原住民保留地，已移交原民會的土地面積達 4,678.94 公頃，花東二縣占全部移交面積九成。

### Expanded areas in the national lands are allocated as the lands reserved for indigenous people to protect their rights and interests

Expanded areas in the national lands allocated as the lands reserved for indigenous people that were managed by the National Property Administration (NPA) covering an area of up to 4,678.94 hectares were transferred to the Council of Indigenous People. Approximately 90 percent of all transferred lands are located in Hualien County and Taitung County.



### 國有房地包租新制創佳績， 引進民間資源共同活化利用

為配合推動住宅政策，並增加活化利用國有閒置房地管道提升效益，本署 111 年新建立國有非公用房地標租與符合「租賃住宅市場發展及管理條例」規範之租賃住宅包租業，由其依相關規定轉租國有房地與次承租人居住使用之機制。今（112）年已推出首批 34 戶及第 2 批 23 戶標的均全數標脫，成績亮眼，將持續篩選適宜標的辦理，期透過公私部門協力合作，擴大租賃住宅市場供給，滿足民衆租屋需求。

### Great results are achieved in the new system in which national houses and lands are leased by tender to subleasing businesses. Resources from the private sector are introduced to revitalize and utilize the houses and lands

In order to comply with the promotion of housing policies and to increase the approaches to revitalizing and utilizing idle national houses and lands to enhance efficiency, the NPA has established a system in which the lease by tender of national non-public use houses and lands and the rental of houses satisfying the provisions of the Rental Housing Market Development and Regulation Act will be commissioned to Rental Housing Subleasing Businesses. Such subleasing businesses shall handle the subleasing of national houses and lands to sub-lessee tenants for residential purposes in accordance with related regulations. All tender cases, with the first batch covering 34 households and the second batch covering 23 households, were awarded. The achievement was remarkable. Suitable targets will be selected subsequently in the future in the hope of expanding the supply for the rental housing market to satisfy the public's demand for rental housing through the concerted efforts of the public and private sectors.





## 國產署推動公共化托育服務 - 原財政部愛國西路位址設置教保中心於 8 月開班營運

為因應國內少子化現況及行政院「0-6 歲國家一起養」政策，本署於原財政部愛國西路位址成立職場互助教保服務中心，招收對象為 2 至 6 歲學齡前幼兒，於 112 年 8 月開班營運。課程設計採開放之教學理念，主題活動結合學習區，鼓勵幼兒自由探索，培養各項能力。此外，教保中心位於本署辦公空間內，進出均有門禁管理安全無虞，每月收費最高僅新台幣（下同）2,000 元，可減輕家長經濟負擔，提供更優質普及之友善育兒環境。

## To support the promotion of public child care services, the NPA set up the Workplace Cooperative Education and Care Services Center on Aiguo West Road, the site of the former Finance Building, which officially begins operations and commence classes in August

In response to the current sub-replacement fertility and the Executive Yuan's "National child care policy for ages 0-6" policy, the NPA has set up a Workplace Cooperative Education and Care Service Center on Aiguo West Road, the site of the former Finance Building. Enrollment is open to preschool children of ages between 2 and 6 years old. The Service Center starts operating officially and classes commence in August 2023. Development of the curriculum is based on the concept of open education. By combining theme activities with learning areas, children are encouraged to explore freely and develop various abilities. In addition, as it is located in the NPA's office area, access control management is applied to all entries to and exits from the Education and Care Service Center, assuring child safety. The Service Center charges a monthly fee of up to only NT\$2,000 (the same hereinafter), easing parents' financial burden in childcare and providing a widely accessible and friendly childcare environment.



## Introducing Artificial Intelligence ( AI ) Image Interpretation Technology for Technologically Assisted Surveillance of National Land

By replacing manual interpretation of the orthophoto map taken through aerial photography with the application of AI Technology, the identification of the siting of buildings can be automated. Technologically assisted surveillance of national land can be achieved, which can efficiently reduce the manpower needed to survey occupied national land and accelerate the clearing operations of occupied national non-public use lands.

## 導入人工智慧（AI）影像判釋技術，科技化輔助監控國有土地

應用 AI 技術取代人工判讀航拍正射影像，自動化辨別建築物坐落情形，達成科技輔助監控，有效降低勘查人力並加速清理被占用國有非公用土地作業。



## 法令宣導 / Announcement of legal amendments

### 112.08.29 修正「國有非公用不動產交換辦法」(第 7 條第 4 款)

因抵稅登記為國有之不動產，應儘速變價，修正後抵稅不動產交換後取得之不動產如屬不易變價或依政策無法出售變價，但較易於活化利用者，可透由多元活化方式取得收益，解繳各級政府公庫。

#### Amendments to the "Regulations for Exchange between National Non-public Use Real Estate and Other Real Estate"

Properties that are registered as national real estate for countervailing tax shall be appraised at the current rate in a timely manner. If the tax countervailing real estate taken over through exchange after the amendment of the regulations is a property which cannot be easily appraised or cannot be appraised and sold in accordance with governmental policies, where revitalization and utilization are relatively achievable, benefits may be made through various means of revitalization. And the revenue shall be paid to the concerned government treasury at each level.

### 112.07.07 修正「國有非公用不動產出租管理辦法」(第 8 條之 1、第 18 條、第 20 條)

配合行政院指示綠電轉供政策，修正標租光電競標基準為單以回饋金比率競標；適用耕地三七五減租條例（下稱減租條例）之國有耕地租約、國有耕地放租租約或國有養地租約，仍作農作、畜牧或養殖使用，原承租人依減租條例第 17 條第 1 項第 2 款規定終止租約後重新申請承租，符合修正後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 項本文後段規定者，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，免再經查註程序。

#### Amendment to the "Regulations for Leasing of National Non-public Use Real Estate" (Article 8-1, Article 18, Article 20)

In coordination with the Executive Yuan's policies on green power wheeling, the NPA has amended the basis for the leasing of land through open tender for solar photovoltaic power generation equipment users to be based on the feedback fund ratio alone.

The national farmland directly leased or leased by tender and the aquaculture land leased that qualify for the 37.5% Arable Rent Reduction Act (hereinafter referred to as the Rent Reduction Act) may still be used for agriculture, animal husbandry, or aquaculture purposes. If the original lease agreement is terminated in accordance with Subsection 2, Paragraph 1, Article 17 of the Rent Reduction Act, and the original lessee submitting a re-application for the lease of such land qualifies for Paragraph 2, Article 18 and Paragraph 2, Article 20 of the amended "Regulations for Leasing of National Non-public Use Real Estate", the original lessee may sign a lease agreement for the agricultural, animal husbandry, or aquaculture land applicable to the Agricultural Development Act, and is exempt from having to go through the inspection and registration procedures again.

### 112.06.20 修正「國有出租農業用地同意興建農業設施審查作業要點」

國有出租農業用地同意興建農業設施項目及細目，按租約約定用途，回歸行政院農業委員會（改制後為農業部）訂頒之申請農業用地作農業設施容許使用審查辦法相關附表規定辦理。

#### Amendment to the "Directions for Inspecting Facilities Permitted in Agricultural Land of the Leasing National Non-public Use Land"

The handling of items and details of agricultural facilities to be constructed with building Consent permitted on the leased national agricultural land in accordance with the use stipulated in the lease agreement will be referred back to the Council of Agriculture, Executive Yuan (the "Ministry of Agriculture" after the upgrade) in accordance with the relevant annexed form of the Examination Regulations for Application of Agrarian Land for Agriculture Facilities Uses.



## 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>



### 國有土地登革熱防治措施

Dengue fever prevention measures in the national lands



### 天然災害國產救助措施

National property relief measures in natural disasters



### 宣導承租人應依相關法規使用租賃物

Promote the concept that leased properties shall be utilized in accordance with relevant laws and regulations to the lessees.