



## 焦點專欄 / Focal columns



### 配合社會住宅政策 多元提供國有不動產

近年來，內政部透過興辦社會住宅、包租代管、租金補貼多元方式，建構租賃福利系統，完善住宅政策，以減輕民眾居住負擔，落實居住正義。為協助住宅政策執行，本署發揮國有財產「土地公」角色，積極依住宅法、國家住宅及都市更新中心設置條例等相關規定，配合提供國有不動產供住宅主管機關興辦社會住宅，落實照顧弱勢及青年族群的居住需求。

### Supporting Social Housing Policies through Diverse National Real Estate Allocation

In recent years, the Ministry of the Interior has implemented a rental welfare system through social housing construction, rent management programs, and rent subsidies to enhance housing policies, alleviate the public's housing burden, and achieve housing equity. To support the implementation of these policies, the National Property Administration (NPA) has actively fulfilled its role as a steward of the land by providing national real estates in accordance with the Housing Act and the Act for the Establishment of the National Housing and Urban Regeneration Center. These efforts aim to assist housing authorities in constructing social housing, addressing the housing needs of disadvantaged groups and young people.



### 都更房地當廳舍，機關辦公沒煩惱

中央機關辦公廳舍（下稱廳舍）分布全國，為協助中央機關取得自有廳舍，本署致力調配參與都市更新分回之國有房地供中央機關作廳舍使用，增進國產使用效能，以利機關業務運作穩定，提升為民服務品質，發揮政府機關功能。

### Urban Regeneration Housing & Land for Government Offices: Ensuring Workspace for Agencies

Central government agencies office buildings are distributed across the country. To assist the agencies in acquiring dedicated office spaces, the NPA actively allocates national housing and land reclaimed through urban renewal projects for use as office buildings. This approach enhances the efficiency of national property use, stabilizes agency operations, improves public service quality, and strengthens the functionality of government agencies.



## 本署北區分署113年向海致敬 海岸環境自主清理成果 (113年度截至10月底)

清理單位	巡檢 (含清理) 次數	清理長度 (km)	清理垃圾總量 (噸 ton)	資源回收重量 (噸 ton)	非資源回收重量 (噸 ton)	動員 人力
本署北區分署	477	2,574.05	493.44	65.38	428.06	5,489
本署北區分署基隆辦事處	41	52.93	19.54	2.71	16.83	335
本署北區分署桃園辦事處	474	619.81	237.20	23.46	213.75	3,411
本署北區分署宜蘭辦事處	1,036	3,947.54	0.55	0.31	0.21	1,160
本署北區分署花蓮辦事處	173	1,260.50	9.43	0.59	8.84	347
本署北區分署金馬辦事處	1,097	1,218.81	118.17	3.93	114.25	7,087
合計	3,298	9,673.63	878.34	96.38	781.94	17,829

### 向海致敬 ~ 維護海岸環境你我有責

海洋是地球的心跳，孕育著無數生命，每一滴水都述說著地球的歷史，每一道波浪都傳遞著自然的力量，海洋也是我們的母親，無論何時她都在默默守護著我們。然面臨現今嚴峻的氣候變遷，不論是政府投入海岸清潔環境工作，或公民團體及民衆自主參與淨灘，都是為它付出的行動，讓我們共同保護海洋，守護共同家園，落實海岸環境整潔，透過公私部門無私的協力，延續向海致敬政策。

## Honoring the Ocean: Preserving Coastal Environments Is Everyone's Responsibility

The ocean, the heartbeat of the Earth, nurtures countless forms of life. Every drop of water tells the planet's history, and every wave carries the power of nature. The ocean is our mother, silently protecting us at all times. In the face of severe climate change, both government-led coastal cleanup initiatives and voluntary efforts by civic groups and the public are vital actions. Let us collectively safeguard the ocean and protect our shared home by ensuring clean coastlines. Through selfless collaboration between public and private sectors, the "Honoring the Ocean" policy can continue to preserve coastal environments.



### 公私協力齊打造 金馬賓館新風貌

高雄金馬賓館早期作為駐金門、澎湖等外島士官兵的轉運休憩站，105 年移交本署接管，為全臺僅存具有金門等外島軍旅記憶之建物。為活化利用國有土地及建物，本署南區分署 105 年 10 月 13 日與高雄市政府都發局簽訂委託改良利用契約，嗣由該局招商後，由永添藝術股份有限公司得標，經歷時兩年的建築修整與藝術空間規劃，107 年底重新以當代美術館開幕，現轉型為當代精彩藝術收藏中心，提供民衆欣賞當代藝術的休憩場所。

### Public-Private Collaboration Revitalizes the Kin-Ma Hotel with a New Look

The Kin-Ma Hotel in Kaohsiung, once a transit and rest station for soldiers traveling to and from outlying islands such as Kinmen and Penghu, was transferred to the National Property Administration (NPA) in 2016. As the only remaining building in Taiwan with historical ties to military life on outlying islands, it holds significant cultural value. To repurpose this national property, the NPA's Southern Regional Branch signed a Commissioned Improvement Utilization contract with Kaohsiung City Government's Urban Development Bureau on October 13, 2016. After a public tender process, the project was awarded to ALIEN ART Co., Ltd., which undertook two years of renovations and artistic space planning. Reopened as a contemporary art museum at the end of 2018, it has since evolved into a center for contemporary art collections, offering the public a vibrant venue to enjoy modern art.



## 法令宣導 / Announcement of legal amendments

### 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.

### 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.



## 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>



### 國有房地包租業務介紹

Introduction to the National Housings & Lands Leasing Business



### 國產署提醒公告標售之逾期未辦繼承登記不動產受理投標期間變動

Promotion of Rent Deferral, Exemption, and Refund for Non-public National Real Estate Re-designated as Lands Reserved for Indigenous People



### 國有非公用不動產補辦增劃編為原住民保留地之租金緩收、免收及退還宣導

Promotion of Rent Deferral, Exemption, and Refund for Non-public National Real Estate Re-designated as Lands Reserved for Indigenous People