



國有財產署電子報

National Property Administration e-Newsletter

都更分回房地興辦社會住宅 (新北市德友藏社區) Development of Social Housing through the Real Estate Allocated from the Participation of Urban Renewal (De You Zang Community, New Taipei City)

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

113年06月
June 2024

焦點專欄 / Focal columns

0403花蓮震災

國產署3大協助

受災國土承租人重建家園

- ① 租金減免 主動出具出租清冊，逕災害防救機關查明房屋受損情形，據以辦理 **租金減免**
- ② 協助重建 國有基地承租人有災後修復地上房屋需要，即 **核發土地使用權同意書** 協助辦理
- ③ 暫緩催繳 暫緩辦理 災區承租戶 **欠租催繳** 及占用戶 **使用補償金追收** 作業

財政部國有財產署 免費服務電話：0800-357-666

Reconstruction Path after Earthquake Disaster – Assistance through National Resources

On April 3, 2024, a 7.2 magnitude earthquake struck the Hualien region, causing the collapse of numerous buildings and residential houses. To assist the lessees of national land in Hualien and other affected areas in swiftly rebuilding their homes, the NPA has provided national real estate for local governments to temporarily store demolition debris and for interim use by residents whose homes were damaged. Additionally, we have proactively implemented three major relief measures to actively assist the lessees of national land in the affected areas to quickly recover and rebuild.

震災復原重建路 國產資源來協助

113年4月3日花蓮地區發生芮氏規模7.2地震，造成該地區多棟大樓及民宅倒塌，為協助花蓮及其他受災地區國有地受災承租戶儘速重建家園，本署提供國有不動產供地方政府緊急暫置拆除之營建廢棄物及房屋受損之居民中繼使用，並主動採取3大紓困措施，積極協助國有土地受災承租戶儘速復原重建。



配合推動長照政策，啟動指定產業公開招標設定地上權

為利中央政府推動國家政策需要及掌握土地開發活化契機，財政部修正「國有非公用土地設定地上權作業要點」，增訂指定產業公開招標設定地上權之辦理方式。考量我國整體人口結構快速趨向高齡化，長照需求人數亦同步增加，本署擇定長照產業優先試行指定產業公開招標設定地上權。

Public Tender for Establishment of Superficies in Designated Industries to Promote Long-term Care Policy

To facilitate the central government's promotion of national policies and to seize opportunities for land development and revitalization, the Ministry of Finance has revised the "Operation Directions for Establishment of Superficies on National Non-public Use Land." This revision includes the addition of procedures for conducting public tenders for designated industries to establish superficies. Considering the rapidly aging population structure of our country and the simultaneous increase in the number of people requiring long-term care, the NPA has prioritized the long-term care industry for the trial implementation of public tenders for the establishment of superficies in designated industries.



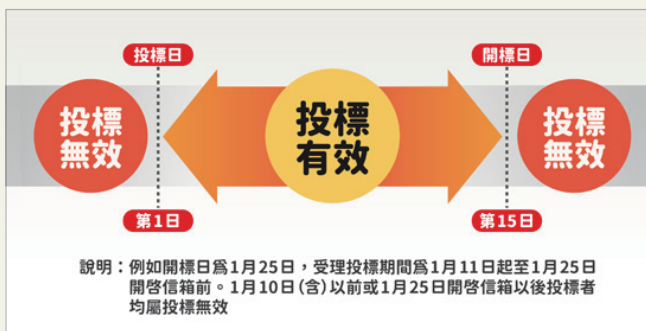


都更分回國有房地，興辦社宅大力推

本署為推動社會住宅這項國家重大政策，積極發揮「土地公」角色，透過參與都市更新，實現社會住宅照顧弱勢及青年族群的居住需求，截至 113 年 4 月，本署原經管位處雙北地區的國有土地，透過參與都市更新分回房地 440 戶，已提供給國家住都中心及市政府作社會住宅使用 78 戶，預估未來再透過更新分回房地，廣續提供 1,395 戶社會住宅。

Promoting the Development of Social Housing through the Real Estate Allocated from the Participation of Urban Renewal

To promote the national policy of social housing, the NPA has actively played the role of "landlord" by participating in urban renewal projects to meet the housing needs of vulnerable groups and young people. As of April 2024, the NPA has reallocated 440 housing units from national land under its jurisdiction in Taipei City and New Taipei City through urban renewal. Of these, 78 units have already been provided to the National Housing and Urban Regeneration Center and municipal governments for social housing. It is estimated that an additional 1,395 social housing units will be provided through future urban renewal reallocations.



Attention! Changes to the Bidding Period for the Sale of Real Estate with Overdue Inheritance Registration – What You Need to Know!

The "Operational Directions for the Tender Sale of Real Estate with Overdue Inheritance Registration of Land and Constructional Improvements" were revised and issued on March 22, 2024 (effective from April 1, 2024). For cases announced for sale on or after April 1, 2024 (with bid opening dates after July 1, 2024), bidders are advised to note that if bidding documents are not delivered to the designated postal mailbox between "14 days before the bid opening date and the day before the bid opening date", the bid will be deemed invalid. Bidders are urged to carefully review the bidding announcement and bidding instructions regarding the "bidding period," and allow sufficient time for mailing to avoid the invalidation of bids, which may affect bidding rights.

看過來！標售逾期未辦理繼承登記不動產受理投標期間變更你需知！

「逾期未辦繼承登記土地及建築改良物標售作業要點」已於 113 年 3 月 22 日修正發布（同年 4 月 1 日生效），即 113 年 4 月 1 日以後公告標售案件（開標日期為 113 年 7 月 1 日以後），請投標人注意投標文件如非於「開標日前 14 日至開標日當日開啓信箱前」寄達指定郵政信箱，均屬投標無效情形，請投標人務必詳閱招標公告及投標須知「受理投標期間」，並預留郵寄所需時間，避免因投標無效影響投標權益。



法令宣導 / Announcement of legal amendments

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.

113.03.07 修正「國有非公用土地設定地上權作業要點」

增訂配合國家政策指定產業公開招標之辦理方式及程序；放寬指定產業及專案提供設定地上權適用中央目的事業主管機關主管法規計收權利金與地租之優惠規定及適用時點；放寬專案提供設定地上權依其他法令申請審查案件時點。提高民間廠商或相關團體配合政府推動相關政策之意願。

The "Operation Directions for Establishment of Superficies on National Non-public Use Land" was amended

The amendments added methods and procedures for public tendering of designated industries in line with national policies; relaxed the preferential provisions and applicable timeline for the calculation and collection of royalties and land rents in designated industries and projects that provide for the establishment of land rights subject to the regulations of the central competent authority; and relaxed the timeline for the application of the provisions of land rights for projects to be examined in accordance with other laws and regulations. These amendments will increase the willingness of private manufacturers or related organizations to cooperate with the government in promoting relevant policies.

112.11.27 修正「國有非公用不動產被占用處理要點（第 6 點第 1 項第 12 款）」

增訂 112 年 11 月 27 日修正生效前屬學產地之公共工程拆遷戶遷建基地讓售案件，奉准簡化程序免辦理勘查，嗣經執行機關查明使用遷建基地讓售範圍外毗鄰國有土地上方空間情事，屬讓售當時未併同辦理讓售者，得予免收使用補償金。

Subparagraph 12 of Paragraph 1 of Article 6 of the "Disposal Directions for Occupied National Non-public Use Real Estate" was amended

The cases of the transferred or sold relocation bases of demolition households for public construction on scholastic land before the effective date of the amendment of these Directions on November 27, 2023, were approved to simplify the procedures and exempted from investigation. The use of the space above the adjacent national land outside the scope of the relocation bases, which is found to be a case of transfer or selling that had not been included at the time of transfer or selling, is exempted from paying the use charge.



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>



國有出租造林地承租人防範森林火災宣導

Promotion of Forest Fire Prevention for Lessees of Leased National Afforestation Forestlands



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



宣導環保團體認養國有非公用邊際土地

Promotion of National Non-public Use Marginal Land for Adoption by Environmental Protection Groups