



焦點專欄 / Focal columns



指定產業（長期照顧服務）招標設定地上權成功招商，持續助攻長照政策

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 113 年及 114 年兩度修正「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，優先以長照產業辦理，114 年放寬投標人資格，加入「專業第三人」合作機制，成功提升投標意願。高雄市左營區國有土地成功招商，由投標人結合長照機構法人，規劃布建日間照顧中心與團體家屋，並複合運動場館使用，打造高齡友善空間。本署將持續篩選優質標的，推動指定產業（長照）招標設定地上權，達成國有土地活化及協助推動長照政策雙贏目標。

Successful Tendering and Establishment of Superficies for Designated Industry (Long - term Care Services), Continuing to Support the Long-term Care Policy

To facilitate the administrative needs of the central government in promoting national policies and to create opportunities for land development and revitalization, the Ministry of Finance amended the "Operation Directions for Establishment of Superficies on National Non-public Use Land" twice, in 2024 and 2025. These amendments introduced the operating procedures for open tendering, and the establishment of superficies for designated industries, with priority given to the long-term care industry. In 2025, the qualifications for bidders were relaxed to incorporate a collaboration mechanism with "professional third parties," which successfully heightened bidding interest. Consequently, the tendering for national land located in Zuoying District, Kaohsiung City was successfully awarded. The bidder will collaborate with a long-term care institutional corporation to plan and establish adult day care centers and group homes, integrated with sports and leisure facilities, thereby creating an age-friendly space. The Administration will continue to screen high-quality target properties to promote the tendering and establishment of superficies for designated industries (long-term care), achieving a win-win objective of national land revitalization and facilitating the advancement of long-term care policies.



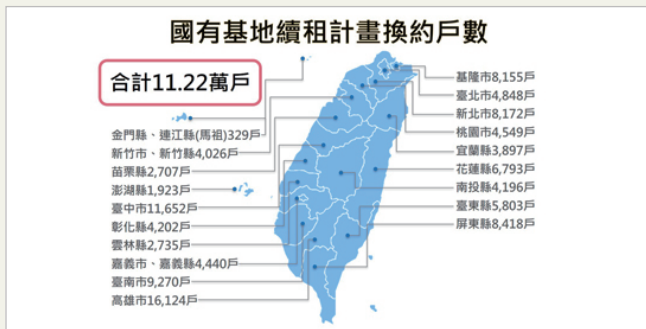
運用無人機航拍成果輔助國產業務、強化管理效能

為加速國產各類業務推動，本署近年藉由無人機航拍影像掌握國有土地使用現況，111 年起委託內政部國土測繪中心（下稱測繪中心）辦理無人機航拍及影像處理與地上物數位化作業，並逐年擴大航拍業務項目，115 年配合業務需要增加國有土地出（放）租、續租換約等業務項目，航拍面積 4,200 公頃，累積航拍面積已達 2 萬 8,030 公頃。

Utilizing Drone Aerial Photography Results to Assist National Property Operations and Enhance Management Efficiency

To accelerate the promotion of various national property operations, the Administration has utilized drone aerial photography imaging in recent years to ascertain the current utilization status of national land. Since 2022, the Administration has commissioned the National Land Surveying and Mapping Center of the Ministry of the Interior (hereinafter referred to as the Surveying and Mapping Center) to conduct drone aerial photography, image processing, and the digitization of surface structures. Furthermore, the scope of aerial photography for business items has been expanded annually. In 2026, in response to operational requirements, business items such as the leasing, renting, and contract exchange for renewal of leases for national land were added. The aerial photography area reached 4,200 hectares, bringing the cumulative aerial photography area to 28,030 hectares.





國有基地續租換約申請方式多元又便捷，民眾換約免奔波

本署自 115 年起受理國有出租基地續租換約，申請期間至 116 年 12 月 31 日止，民眾可選擇臨櫃申請、通訊（郵遞）申請、線上申請或跨轄區（非轄管土地之本署其他分署、辦事處）申請，本署分署、辦事處並提供精緻服務，因地制宜辦理在地駐點換約，讓偏遠地區民眾免奔波，及針對行動不便、高齡長者提供到府換約服務，讓換約更簡便，服務更貼心！

Diverse and Convenient Application Methods for National Building Lot Contract Exchange for Renewal of Lease Saves Citizens from Tedious Travel

The Administration has commenced accepting applications for the contract exchange for lease renewal of leased national building lot starting from January 1, 2026, with the application period open until December 31, 2027. Citizens may opt for over-the-counter applications, mail-in (postal) applications, online applications, or cross-jurisdictional applications (at branches or offices of the Administration outside the jurisdiction of the land). Furthermore, branches and offices of the Administration provide refined services, conducting on-site contract exchange tailored to local conditions to save citizens in remote areas from tedious travel, and offering door-to-door contract exchange services for individuals with limited mobility and the elderly, thereby making contract exchange simpler and services more considerate.



Enhancing Administrative Efficiency and Convenient Public Services, the Central Region Branch of the National Property Administration Launches 41 On-site Contract Exchange Sessions, Planning to Serve Over 8,000 Lessees

In response to the large-scale expiration of national building lot leases at the end of 2027, the Central Region Branch of the National Property Administration has actively promoted a multi-track contract exchange mechanism starting from January 2026. In addition to optimizing over-the-counter services, a comprehensive series of 41 "on-site contract exchange" sessions will be rolled out from May to November 2026, with an expected service capacity of over 8,000 households, accounting for approximately 70% of the total. Through the outsourcing of partial administrative processes, and proactively reaching out to grass-roots communities, the initiative effectively alleviates the inconvenience of commuting for citizens in remote areas, implementing the core value of "streamlining administration and providing convenience to the public."

提升行政效能與便民服務，國產署中區分署啟動 41 場在地駐點換約，預計服務逾 8,000 承租戶

為因應 116 年底大規模國有基地租約屆滿，國有財產署中區分署自 115 年起積極推動多軌換約機制。除優化臨櫃服務外，更從 115 年 5 月至 11 月全面展開 41 場「在地駐點換約」，預計服務量能達 8,000 餘戶，約占總數 7 成。透過部分行政流程外包與主動走入基層，有效緩解偏遠地區民眾往返不便，落實「簡政便民」之核心價值。



法令宣導 / Announcement of legal amendments

115.01.29 修正「國有非公用土地提供綠美化案件處理原則」

國有非公用土地，於無處分利用計畫前，增列「中央機關」承諾於一定期間內排除地上為花草樹木以外之其他占用物後得同意認養，可減輕執行機關管理負擔，有利加速去化被占用土地；增訂綠美化案件申請人非屬中央機關或地方政府時，執行機關於同意辦理前，徵詢地方政府意見機制；另增訂綠美化案件受託人為地方政府，於徵得執行機關同意後，得於綠美化範圍設置「移動式」圍障，有助地方政府推動寵物友善等相關政策；及綠美化期間依國有財產法第 40 條規定辦理借用之處理方式，符合國有土地以公用優先原則及簡化行政作業程序。

January 29, 2026 Amendment to the “Disposal Directions for National Non-public Use Land Provided for Afforestation and Beautification Purposes”

Prior to the formulation of disposal or utilization plans for National Non-public Use Land, a new provision has been added stipulating that where a “central authority” undertakes to remove occupying structures, other than flowers, plants, and trees, within a specified period, the adoption of such land may be approved. This measure serves to alleviate the administrative burden on the implementing authority, and facilitates the accelerated sale of occupied land. Furthermore, a mechanism has been established requiring implementing authorities to consult local governments for their opinions prior to approving afforestation and beautification applications, provided the applicant is neither a central authority nor a local government. Additionally, a provision has been introduced whereby, if the trustee of an afforestation and beautification project is a local government, “mobile” barriers may be installed within the designated area upon obtaining consent from the implementing authority, thereby supporting local governments in implementing pet-friendly and other related policies. Finally, the procedures for handling land loans during the afforestation and beautification period shall be conducted in accordance with Article 40 of the National Property Act, which adheres to the principle of prioritizing public use for national land, and streamlines administrative operating procedures.

115.01.15 修正「國有非公用土地設定地上權作業要點」第 5 點、第 11 點

國有非公用土地專案提供設定地上權係配合中央目的事業主管機關施政需要等政策目的辦理，茲中央目的事業主管機關依法設立行政法人執行特定公共事務，以提升政府施政效率，同時確保公共事務之妥善實施，為協助達成推動政策目的，增訂是類案件專案提供行政法人設定地上權使用之權利金以土地市價二成至七成計算。

January 15, 2026, Amendment to Articles 5 and 11 of the “Operation Directions for Establishment of Superficies on National Non-public Use Land”

The project-based establishment of superficies on national non-public use land is carried out to meet policy objectives and administrative requirements of central competent authorities, where central competent authorities establish administrative legal entities in accordance with the law to undertake specific public affairs, thereby enhancing administrative efficiency and ensuring the proper implementation of such affairs. A new provision has been introduced to support the achievement of these policy objectives. Under this provision, for cases in which superficieses are established for use by administrative legal entities on a project basis, the premium shall be calculated at 20% to 70% of the market value of the land.

114.07.31 修正「國有非公用不動產標租作業要點（第 1 點、第 4 點、第 31 點）」

為活化閒置國有非公用土地及響應政府淨零轉型政策，放寬國有非公用土地得辦理標租作造林使用，釋出適宜的國有土地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。

Amendment to the “Operation Directions for Leasing of National Non-public Use Real Estate Through Open Tender” (Articles 1, 4, and 31)

To revitalize idle national non-public use land and support the government’s net-zero transition policy, the NPA has revised the Operation Directions for Leasing of National Non-public Use Real Estate Through Open Tender, to allow leasing by tender of national non-public use land for afforestation. Suitable national land may be released for corporations with forestry expertise to undertake afforestation and related management work. In accordance with the Climate Change Response Act and related regulations, these corporations may implement voluntary greenhouse gas reduction projects and obtain reduction credits, to increase forest coverage and enhance carbon sequestration.



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



宣導國有基地續租換約在地駐點服務

Publicity for Local On-site Services for National Building Lot Lease Renewal and Contract Exchange



國有土地承租人含繳納租金反詐騙宣導

Anti-Fraud Awareness for Lessees of National Land, Including Reminders on Rent Payment Scams



承租人因風災造成農損災害及房屋毀損如何申請租金減免及程序

How Lessees Can Apply for Rent Reductions or Exemptions When Typhoons Cause Agricultural Losses or Housing Damage



光電申請開發案場內國有非公用土地承租人權益保障方式

Measures for Protecting the Rights and Interests of Lessees of National Non-Public Use Land Within Solar Photovoltaic Development Sites