



## 焦點專欄 / Focal columns

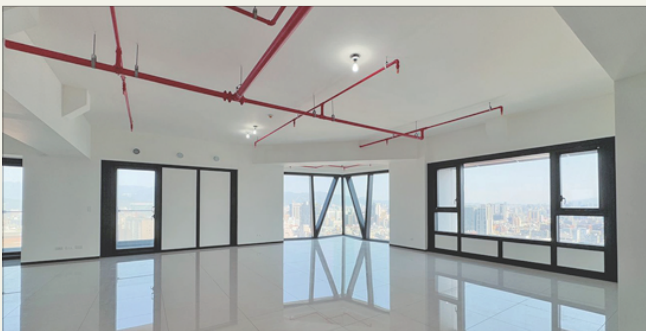


### 國產署原光復南路辦公廳舍改建案10月中旬開工

本署原光復南路辦公廳舍改建案 114 年 2 月完成簽約後，積極推動各項規劃設計及工程前置作業。115 年已取得拆除執照及建造執照，並於 6 月啟動拆除工程、9 月完成拆除及 10 月辦理主體興建工程開工，預計 120 年 11 月申報竣工，打造安全、智慧、永續之現代化政府辦公廳舍。

### NPA's Former Guangfu South Road Office Building Reconstruction Project to Commence Construction in Mid-October

Following the signing of the contract for the reconstruction project of the NPA's former Guangfu South Road office building in February 2025, the NPA has actively proceeded with various planning and design tasks and preparatory work for the project. In 2026, the demolition permit and building permit were obtained, the demolition work commenced in June, and the demolition was completed in September. Construction of the main structure will commence in October. The project is expected to apply for completion inspection in November 2031, with the aim of creating a safe, smart, and sustainable modern government office building.



### 國有房地標租續租新制上路，期加速活化國有資產

本署為加速活化都市更新分回之國有非公用房地，減輕管理維護負擔，推出國有房地標租續租新制度。自 115 年 7 月 23 日（含）以後公告標租之國有房地，承租人得於租期屆滿 6 個月前申請換約，最多可換約續租 3 次，租期最長可達 20 年；續租之年租金則於每次續租時，按消費者物價房租類指數變動率調整，但不得低於原租約年租金。期盼藉由續租新制，提高民眾承租意願，同時兼顧國庫穩定收益，迎向雙贏新局！

### New Lease Renewal System for Lease by Tender of National Houses and Lands Launched to Accelerate the Revitalization of National Assets

To accelerate the revitalization of national non-public use houses and lands allocated through participation in urban renewal and reduce management and maintenance costs, the NPA has launched a new system for lease renewal of national houses and lands by tender. For national houses and lands whose lease by tender is publicly announced on or after July 23, 2026, lessees may apply for a contract renewal six months before the expiration of the lease term. The contract may be renewed up to three times, and the maximum lease term may reach 20 years. The annual rent for renewal will be adjusted at each renewal based on the rate of change in the rent component of the Consumer Price Index, but shall not be lower than the annual rent under the original lease contract. It is hoped that the new lease renewal system will increase the public's willingness to lease national houses and lands, while also maintaining stable revenue for the National Treasury and creating a win-win situation.





## 從接管出發，拓展國有土地活化利用

各機關經管國有不動產，經檢討公用用途廢止時，得依規定變更為非公用財產由本署接管。接管之國有不動產，依個案之財產屬性、土地條件等配合國家政策、機關需求進一步規劃活化利用，提供作社會住宅基地以利公共福利政策推動、備供公產機關撥用或招標地上權等，靈活推動閒置、低度利用空間的運用，以多元活化應用模式，促進國家資產再生利用，發揮潛在效益。

## Taking Over National Land and Expanding Their Revitalization and Utilization

When various agencies review the national real estate under their management and abolish its public use, it may be reclassified as non-public use property in accordance with regulations and taken over by the NPA. After taking over national real estate, the NPA further plans for its revitalization and utilization on a case-by-case basis, in accordance with the property characteristics, land conditions, national policies, and agency needs, such as providing sites for social housing to facilitate the implementation of public welfare policies, making the properties available for allocation by public property management agencies, or tendering for the establishment of superficies. Through flexible approaches to the utilization of idle or underutilized spaces and diversified revitalization and utilization models, the NPA promotes the regeneration and utilization of national assets and realizes their potential benefits.



## 國產署中區分署舉辦「執手淨灘，海好有我！！」淨灘活動

中區分署為提升員工對海岸環境之關懷，115年6月5日在臺中市大安區大安港海堤西側沙灘舉辦「執手淨灘，海好有我！！」淨灘活動。

## NPA Central Region Branch Holds “Hand in Hand to Clean the Beach, Together We Can Make a Difference!!” Beach Cleanup Activity

To enhance employees’ care for the coastal environment, the Central Region Branch held the “Hand in Hand to Clean the Beach, Together We Can Make a Difference!!” beach cleanup activity on June 5, 2026, on the beach west of the Da’an Port seawall in Da’an District, Taichung City.



## 法令宣導 / Announcement of legal amendments

### 115.07.23 修正「國有非公用不動產標租作業要點」

配合財政部 115 年 6 月 1 日修正發布之國有非公用不動產出租管理辦法第 13 條之 1 及第 13 條之 3 規定，將一併標租之非公用土地及建築改良物及其標租與租賃住宅包租業，重新標租時承租人得優先承租或續租 1 次之規定，修正為經出租機關同意得續租 3 次，爰修正並新增相關過渡處理及續租條件規定，以利實務運作。

#### Operation Directions for Leasing of National Non-Public Use Real Estate Through Open Tender are amended on July 23, 2026

In line with Articles 13-1 and 13-3 of the Regulations for Leasing of National Non-public Use Real Estate, as amended and promulgated by the Ministry of Finance on June 1, 2026, the provisions concerning the renewal of leases of national non-public use land and building improvements leased together, as well as national non-public use real estate leased to housing rental businesses, under which the lessee may be given priority to renew or continue the lease once when the property is re-leased, are amended to provide that the lessee may, with the consent of the leasing agency, renew the lease up to three times. Accordingly, relevant transitional measures and conditions for lease renewal are amended and added to facilitate practical implementation

### 115.06.29 修正「國有邊際養殖用地放領實施辦法」

行政院 114 年 11 月 27 日第 3980 次會議決定重啟國有平地耕地及邊際養殖用地放領政策，為配合政策執行及基於公地放領作業規定之一致性，參照國有耕地放領實施辦法規定，定明放領地價計算標準加計物價指數，簡化放領程序並修正公告受理申請承領期間為 1 年，以保障承租人權益。

#### The Implementation Regulations Governing the Granting of National Marginal Aquaculture Land Were Amended on June 29, 2026

Following the Executive Yuan's decision at its 3,980th meeting on November 27, 2025, to resume the policy of granting national flatland farmland and national marginal aquaculture land, the Implementation Regulations Governing the Granting of National Marginal Aquaculture Land were amended to facilitate policy implementation and ensure consistency in the procedural rules governing the granting of public land. With reference to the Implementation Regulations Governing the Granting of National Farmland, the amendments expressly stipulate that the price index shall be factored into the calculation of the land price for the grant, simplify the granting procedures, and revise the announced period for accepting applications for land grants to one year, thereby safeguarding the rights and interests of lessees.

### 115.06.01 修正「國有非公用不動產出租管理辦法第 13 條之 1、第 13 條之 3、第 18 條、第 19 條、第 20 條、第 21 條、第 47 條」

為提升民間投標國有非公用房地標租意願，刪除現行一併標租之非公用土地及建築改良物於租期屆滿時重新辦理標租，承租人得優先承租之規定，增訂經出租機關同意得換約續租，次數以 3 次為限，及同步放寬一併標租非公用土地及建築改良物與租賃住宅包租業，得換約續租次數以 3 次為限。另配合內政部停止適用臺灣沿海地區自然環境保護計畫，刪除國有非公用土地位於該計畫劃設之自然保護區不予出租規定。

#### Articles 13-1, 13-3, 18, 19, 20, 21, and 47 of the Regulations for Leasing of National Non-public Use Real Estate Were Amended on June 1, 2026

To increase private-sector willingness to bid for leases of national non-public use property, the amendments remove the existing provision under which an incumbent lessee was entitled to priority in taking the lease when national non-public use land and constructional improvements leased together by tender were re-tendered upon expiration of the lease. Instead, the amendments provide that, with the approval of the leasing authority, the lessee may renew the lease by exchanging a new contract, up to three times. The maximum number of such renewals for national non-public use land and constructional improvements leased together by tender to rental housing subleasing businesses has likewise been increased to three. In addition, following the Ministry of the Interior's decision to cease implementation of the Taiwan Coastal Area Natural Environment Protection Plan, the provision prohibiting the leasing of national non-public use land located within nature conservation areas designated under the Plan has been removed.



## 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



### 國有房地標租續租新制

New Lease Renewal System for Lease by Tender of National Houses and Lands



### 國有公用財產活化亮點

Highlights of the Revitalization of National Public-Use Property



### 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



### 宣導多元方式申請國有基地續租換約

Promoting Multiple Ways to Apply for Lease Renewal and Contract Renewal of National Land Sites.