

外國人申請 取得 移轉 不動產物權

臺南
TAINAN
臺南市政府地政局
Bureau of Land Administration, Tainan City Government



廣告

程序

1 外國人取得土地法第19條第1項第1款至第7款用途之土地

- 01 向臺南市任一地政事務所申請土地登記
- 02 由地政事務所送請臺南市政府核准
- 03 核准地政事務所辦理登記 & 送內政部備查

外國人取得土地法第19條第1項第1款至第7款用途之土地，應檢附相關文件，向土地所在地地政事務所申請，再由該地政事務所運送請該管直轄市或縣（市）政府核准。

2 外國人取得土地法第19條第1項第8款用途之土地

- 01 向中央目的事業主管機關申請核准
- 02 向臺南市任一地政事務所申請土地登記
- 03 由地政事務所送請臺南市政府核准
- 04 核准地政事務所辦理登記 & 送內政部備查

依土地法第19條第1項第8款有助於國內重大建設，整體經濟或農牧經營之投資而需取得者，其投資計畫書應先經我國相關部會核准後，再依上述程序申請取得土地。

備註★ 申請人屬外國公司者，如首次在台設立分公司時，應先向經濟部（商業司）申請認許。

Aliens Applying to Acquire or Transfer in Terms of Real Property

Procedure

- 1 Aliens intend to acquire land for the usage referred in subparagraph 1 to subparagraph 7 of paragraph 1 of Article 19 of the Land Act.

- 01 Apply for registration to any land office in Tainan City
- 02 The land office sends the applications to Tainan City Government for approval.
- 03 The result is returned to the land office for registration. & Kept in the Ministry of the Interior for future reference.

Aliens shall file an application together with related documents to their local land offices if they intend to acquire land for the usage referred in subparagraph 1 to subparagraph 7 of paragraph 1 of Article 19 of the Land Act. The land office will then send the applications and documents to the competent Municipal or County (City) Government for approval.

- 2 Aliens intend to acquire land for the usage referred in subparagraph 8 of paragraph 1 of Article 19 of the Land Act.

- 01 Apply for approval to the central authority in charge of the business
- 02 Apply for registration to any land office in Tainan City
- 03 The land office sends the applications to Tainan City Government for approval.
- 04 The result is returned to the land office for registration. & Kept in the Ministry of the Interior for future reference.

Aliens who intend to acquire land for the usage referred in subparagraph 8 of paragraph 1 of Article 19 of the Land Act shall obtain the consent of the competent authorities for their plans and then apply in accordance with the aforementioned procedure.

Note* For foreign companies applying for incorporating a subsidiary in Taiwan for the first time, they shall apply for the approval of the Department of Commerce, MOEA beforehand.

It shall be based on the principles of equality and reciprocity. (Article 18 of the Land Act)

Only those aliens who are nationals of States that have diplomatic relations with the Republic of China and permit, according either to treaty or to their municipal Acts, may acquire or create rights over land in the Republic of China, if Chinese nationals enjoy the same rights in their respective countries.

Limitation on the type of land (Article 17 of the Land Act)

Forest lands, fisheries, hunting rounds, salt fields, land with mineral deposit, source of water and lands lying within fortified and military areas and lands adjacent to the national frontiers shall not be transferred or leased to aliens, nor may encumbrance on them be created in favor of aliens.

Usage limitation for acquisition (Article 19 of the Land Act)

Aliens may acquire land of residences, business places, office buildings, shops and factories, churches, hospitals, schools for the children of aliens, diplomatic and consular buildings and office buildings of organizations for the promotion of public welfare, and cemeteries, for self-use, investment and public welfare. Aliens may also acquire land for the usage of investments helping important construction in the country, the economy as a whole, and agriculture and pasture provided that it is approved by the competent authorities.

更多的相關問題，歡迎來電洽詢本局及本市各地政事務所

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