







應基於平等互惠原則

外國人在中華民國取得或設定土

地權利,以依條約或其本國法律

,中華民國人民得在該國享受同

(土地法第十八條)

樣權利者為限。

土地類別限制

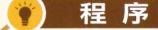
(土地法第十七條)

凡林地、漁地、狩獵地、鹽地

礦地、水源地、要塞軍備區域及

領域邊境之土地,禁止移轉、設

定負擔或租賃於外國人。



- 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
 - 向臺南市任一地政事務所申請土地登記
 - 由地政事務所送請臺南市政府核准
- 03 亥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

向中央目的事業主管機關申請核准

向臺南市任一地政事務所申請土地登記

由地政事務所送請臺南市政府核准

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。

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。



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.

Transfer in Terms of Real Property

Apply for registration to any land office in Tainan City

Aliens Applying to Aeguite or

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.

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

Apply for approval to the central authority in charge of the business

Apply for registration to any land office in Tainan City

The land office sends the applications to Tainan City Government for approval.

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 squality 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.

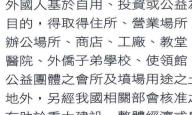
更多的相關問題,歡迎來電洽詢本局及本市各地政事務所

麻豆區、官田區、下營區 TEL:06-5713417 六甲區、大內區 臺南市政府地政局 TEL:06-2991111 佳里地政事務所 | 佳里區、西港區、七股區 TEL:06-7220404 台南地政事務所 北區、中西區、安平區 TEL:06-2978860 東南地政事務所 東區、南區 TEL:06-2680595 TEL:06-2559317 安南地政事務所|安南區 玉井區、楠化區、楠西區 TEL:06-5742049 歸仁地政事務所 | 歸仁區、仁德區、陽廟區 TEL:06-3308377 鹽水地政事務所 新營區、鹽水區、柳營區 TEL:06-6522491 白河地政事務所 白河區、東山區、後壁區 TEL:06-6852251 TEL:06-2328565









取得土地之用途限制 (土地法第十九條) 外國人基於自用、投資或公益為

目的,得取得住所、營業場所、 辦公場所、商店、工廠、教堂、 醫院、外僑子弟學校、使領館、 公益團體之會所及墳場用途之土 地外,另經我國相關部會核准之 有助於重大建設、整體經濟或農 牧經營之投資,亦可由外國人取 得土地。