Content

Title：	Directions for the Sale of the National Portion of Joint Ownership of Real Estate Ch
Date：	2015.11.23
Legislative：	1.Promulgation of Decree No. 09840001381 by the Ministry of Finance on February 13, 2009 2.Revision of Decree No. 10440016690 by the Ministry of Finance on November 23, 2015
Content：	Article 1 The sale of the national portion of the joint ownership of real estate as stipulated in Subparagraph 3, Paragraph 1, Article 52-1 of the *National Property Act* shall be handled by the National Property Administration (NPA) of the Ministry of Finance in accordance with these Directions. Article 2 The national portion of the joint ownership of real estate shall be sold under any of the following circumstances: For those national portions of the joint ownership of real estate, where the real estate is for unpaid tax. For those national portions of the joint ownership of house, where the house is located on another owner’s land. For those national portions of the joint ownership of house and those national portions of the joint ownership of the land, where the house is located on the land. For those national portions of the joint ownership of the land, where the area of the national portion does not exceed 500 square meters. For those national portions of the joint ownership of the land, where the national portion is 500 square meters or more in size of the area, with complex use situations, and cannot be vacated within a short time. Article 3 When different co-owners of real estate with joint ownership apply for purchase of the same national portion (or the national portion of the same building), their applications shall be processed in the sequence of receipt of the applications. Applications for purchase with higher priority are accepted and processed first, and applicants with higher priority are notified to make payments for the purchase as prescribed once the applications are approved for sales. When an applicant fails to pay the price within the time limit after being notified, the next applicant shall be notified in order accordingly for the purchase.