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| Title : | Appraisal Directions for National Property Ch |
| Date : | 2013.06.26 |
| Legislative : | <p>1.Approved by Executive Yuan Order, Tai 59-Tsai-Chi No. 5722, June 27, 1970</p> <p>2.Amended by Executive Yuan Letter, Tai 86-Tsai-Chi No. 22877, June 4, 1997</p> <p>3.Amended by Executive Yuan Letter, Yuan Tai-Tsai-Chi No. 0910055421, November 7, 2002</p> <p>4.Amended by Executive Yuan Letter, Yuan Tai-Tsai-Chi No. 0920054219, October 30, 2003</p> <p>5.Amended and Published by Ministry of Finance Order, Tai-Tsai-Chan-Gu-Chi No. 10000384461, December 21, 2011</p> <p>6.Amended Articles 2, 3 and 8 by Ministry of Finance Order, Tai-Tsai-Chan-Gu-Chi No. 10200165300, effective since the date of June 28, 2013</p> <p>Published by Executive Yuan Announcement, Yuan-Tai-Gui-Kui-Chi No. 1010154558, December 25, 2012, announcing that the rights and responsibilities of National Property Bureau of Ministry of Finance prescribed in relevant provisions in this Appraisal Directions was under the jurisdiction of the National Property Administration of the Ministry of Finance since January 1, 2003</p> |
| Content : | <p>Article 1</p> <p>These appraisal directions are regulated in accordance with the provision of Paragraph 1 of Article 58 of the National Property Act.</p> <p>Article 2</p> <p>The standard of national property assessment should be with reference to the market value. However, in the case of an exchange with other public land(s) in accordance with the provision of Subparagraph 7 of Article 2 of Regulations for Exchange between National Non-public Use Real Estate and Other Real Estate, the value should be assessed on the basis of the announced current land value at the time of the exchange date approved by the Ministry of Finance.</p> <p>The market value, as referred to in the preceding paragraph, refers to the market value at the time the national property value is assessed.</p> <p>Article 3</p> <p>Any national property price assessed and evaluated or calculated by these appraisal directions may be a price for sale, a reserve price for sale by tender, a price for contribution, a price for exchange, or other price for calculating a national property, and may be used as a basis for calculating a rent or royalty of superficies.</p> <p>Article 4</p> <p>A national property price, if deemed necessary, may be assessed by a government authority, appropriate organization, real estate appraiser, or other professionals through entrustment.</p> <p>Article 5</p> <p>The calculation method of a national real estate is as follows:</p> <p>(1) The price of national lands shall be assessed individually.</p> <p>(2) A national land which has obtained permits for development should be assessed with the value after the development, and part of the development cost may be deducted according to a ratio of the national land to the overall</p> |

development area, provided that the amount of deduction shall not exceed 30% of the assessed value of the national land.

- (3) The price of national constructional improvements shall be assessed individually and calculated by deducting the depreciation from the cost of reconstruction. However, improvements which exist over the usable life may be assessed based on the current value in the year, provided by a tax collection authority.
- (4) The price of a national strata titled building and the building site thereof shall be assessed together on the basis of each strata titled building and the site thereof. The price of the site is the total price of the building and the site, less the assessed improvement price set forth in the preceding paragraph, and so determines the assessed price of a national site used by a private strata titled building. In the case where the price of the site assessed in accordance with the above is lower than the announced land present value at the time, for the total price of a real property, the price of the building and the price of the site may be separately assessed on the basis of a ratio of the present value of the building in the year, provided by a local tax collection authority where the building is located, to the amount of the announced land present value. However, for the price of the site after a separate assessment, in case of being higher than the announced land present value at the time, the announced land present value at the time serves as the price of the site, and the balance amount of the total price of the real property, less the price of the site, serves as the price of the building.
- (5) The price of national agricultural improvements shall be assessed with reference to the compensation standard for expropriation prescribed by the local government.
- (6) The price of national forest products shall be assessed as prescribed by the competent forestry authority.
- (7) The price of natural resources shall be assessed in accordance with relevant laws and regulations.

Article 6

The price of a domestic national property is assessed as follows:

- (1) The price of general domestic national property, the original price less the depreciation expense, shall be assessed on the basis of the price index. Those with no original price are assessed on the basis of the price for reconstruction or replacement.
- (2) Special items shall be assessed individually with reference to the market price.
- (3) The price of domestic national property shall be assessed based on the approved amount for countervailing unpaid tax. One which is tendered but fails to be tendered-off may be assessed based on 10% off the original reserve price accordingly, and may be further tendered with a reduced price in case of still failing to be tendered-off.

Article 7

The assessment of the national rights value shall be conducted in accordance with relevant laws and regulations.

Article 8

The price of each national property assigned by this appraisal direction shall be, according to the assessment procedure, submitted to the national property

assessment teams of each region branch by each region branch of the National Property Administration of Ministry of Finance for review, the results of which shall be submitted by the National Property Administration to the Assessment Committee of National Property for approval as required by law.

The price of any national property assessed by another authority or organization, submitted to the Executive Yuan or Ministry of Finance for re-assessment, may be submitted by the National Property Administration to the Assessment Committee of National Property accordingly for approval.

Article 9

The price of a national property upon assessment, in case of encountering causes affecting the assessment, such as sharp fluctuation of the market price or amendments of laws or regulations, or an assessment exceeding six (6) months, shall be re-assessed in accordance with the assessment procedure.

Data Source : Ministry of Finance, R.O.C. Laws and Regulations Retrieving System