

國立臺北大學 113 學年度碩士班一般入學考試試題

系（所）組別：不動產與城鄉環境學系

科目：土地政策與問題分析

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一、目前非都市土地之使用管制方式為何？為何需進行土地使用編定？又，實務上如何進行此編定作業？（25 分）

二、請閱讀下列之摘錄文，並詳述其意涵及評論其內容。（25 分）

Rising rents, stagnant wages, and anemic housing production have led to generation high rent burden rates. Nearly 47 percent of renters across the country (USA) spend more than 30 percent of their household's total income on rent (Harvard Joint Center for Housing Studies 2020). As the crisis worsens and broad relief for renters is slow to materialize, many state and local governments are now considering whether to implement some variation of soft, second-generation rent regulations that limit rent increases (rent stabilization), as opposed to older, first-generation ones that mandate hard rent ceilings (rent control). Although rent regulations have been dismissed in some policy circles as costly ineffective, they have long been framed as affordability policies and viewed by renters as popular forms of public intervention. Based on our empirical analysis of rent savings and burden reduction for stabilized renters in New York City during the 1990s and 2000s, we argue that rent stabilization should be expanded and paired with policies that increase housing supply to provide a more robust response to the current housing affordability crisis.

This research is especially important as the crisis expands and middle-income households become vulnerable populations that need protection against rent inflation. As politicians consider implementing new rent regulations to address growing affordability concerns, we provide evidence that rent stabilization reduces rents and promotes affordability in tight housing markets. Three research questions frame our work. First, who is most likely to benefit from rent stabilization? If higher income and more privileged renters predominately occupy rentstabilized units, that could undermine the ostensive equity objectives of such measures. While we view this critique as a red herring often used to suggest that rent regulation is a "bad" policy, we think it is sociologically important to know if policies thought to alleviate inequality could unintentionally exacerbate it. Second, how much rent, if any at all, do stabilization measures save tenants initially and over time? While it might be obvious that stabilized renters would save on rent compared to their non-stabilized counterparts, previous research suggests that stabilized tenants may pay a premium to gain access to stabilized units that will save them rent in the long run. Finally, does

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接背面

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stabilization reduce the share of rent-burdened households—that is, those spending more than 30 percent of their household income on housing costs? In light of our findings that rent stabilization can save tenants money and reduce rent-to-income ratios, we argue that it is an important policy tool that officials can leverage to address the ongoing affordability crisis.

三、全國國土計畫公布實施後，直轄市、縣（市）政府開始進行鄉鎮層級的規劃。請問，若是該鄉鎮是以農產業發展為主的鄉鎮，農業部門應如何思考其空間發展計畫，以維繫國家農業永續發展？若是該鄉鎮是以工商產業發展為主，城鄉發展部門應該如何思考其產業發展與生活機能，以落實成長管理？請依鄉村地區整體規劃與農地利用綜合規劃計畫說明之。（25分）

四、人類身處一個資源有限的星球，人口與經濟規模不可能永無止境的成長。長期致力於追求經濟增長使得生態環境不停的被汙染或破壞。另外，臺灣人口已經逐漸下降，都市與土地似乎不可能無限度的發展。請以前述觀點，分析以下之合理性：（25分）

（一）城鄉發展地區第二之三類的劃設

（二）區段徵收規劃

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