

國立臺北大學 111 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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☐可 ☒不可使用計算機

- 一、因應不斷上漲的房屋價格，政府為了制止投資客的不當炒房行為，不斷祭出打炒房政策，中央銀行也祭出「信用管制政策」，請詳述中央銀行的信用管制政策包含了那些措施，您認為這些措施是否可達成抑制房價上漲的效果？（25%）
- 二、為使市場回歸理性交易，內政部修法禁止紅單（指針對預售屋之標的及價格談妥時，消費者與建商所簽訂之訂購單或預約單。）轉讓，請詳述您對此一措施的看法，並分析其是否能遏止違法交易歪風？（25%）
- 三、台灣農地上有許多違章工廠之問題，請問現今政府打算如何處理此問題，並請論述您認為可行之途徑。（25%）

- 四、請閱讀以下英文，並請詳述其意涵，及詳評其所述內容。（25%）

In the following years smart cities are to play a fundamental role in the models of economic development. The cities that used to be just a place to live in are becoming areas that have to be adapted to the needs of their residents, and can guarantee them a better life quality, but always from a responsible position. The United Nations (UN) said repeatedly that in 2050 a 70% of the world population would live in cities and some of them would have more than ten millions of residents. The purpose of this chapter is to make an approximation to the smart cities concept and to deepen into the application and the results of this kind of models of the urban development. The methodology is based on a theoretical-practical analysis of the smart cities. For this purpose an exhaustive analysis of the most recent economic literature on this topic has been done. Moreover, some of the most important results of this new model of the urban development have been indicated, so they can be applied to the problems that some cities have, and a case study has been done as well.

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