

參考文獻

王健安(1998a)，「以實質選擇權模式的觀點評估都市空地開發的決策」，第一屆世界華人房地產研討會論文。

王健安(1998b)，「資本投資計畫評核術的一個新觀念—實質選擇權之理論與實證方法的文獻回顧」，台灣土地金融季刊，35:75-98。

王健安(1999)，「從等待價值與融資限制的觀點探討不動產投資開發的決策過程」，中華民國住宅學會第八屆年會研討會論文。

王建安、張金鶲、林秋瑾(1995)，「房地產景氣與總體經濟景氣之關係」，1995 年中華民國住宅學會第四屆年會論文。

中興都研所(1987)，房屋建築業調查報告。

合作金庫調查研究室(1994)，產業經濟，158:10-66。

朱冠倫(1996)，「台灣地區非金融業股票上市公司財務比率與經營績效之研究，未出版碩士論文」，中興大學企管研究所。

呂光耀(1993)，「台灣建築投資業財務績效評估之研究」，未出版碩士論文，中興大學企管研究所。

林育聖、張金鶲(2003)，「建商訂價行為之研究—探討不同類型建商訂價行為之差異」，2004 年中華民國住宅學會第十一屆年會學術研討會論文集。

林秋瑾、王健安、張金鶲(1997)，「房地產景氣與整體經濟景氣於時間上領先、同時、落後關係之研究」，國家科學委員會人文及社會科學類研究彙刊，7(1):35-56

林振宏(2004)，「台灣營建業企業財務危機應用存活分析法之研究」，未出版碩士論文，國立高雄第一科技大學財務管理所。

林祖嘉(2000)，台灣地區空屋與餘屋問題及對策之研究，臺灣土地銀行委託研究計畫。

尚瑞國、林森田 (1997)，「臺灣三七五減租政策實施前後農場經營效率之比較研

究」，人文及社會研究彙刊，7(4):514-530。

胡志堅、黎漢林(2004)，「以資料包絡法與投資報酬率法評估產業績效—以台灣IC設計業為例」，工業工程學刊，21(4):369-383。

洪裕勝、沈宜蒨(2002)，「建設公司在不同推案策略下之財務績效研究」，台灣土地金融季刊，152:57-85。

洪維廷與尚瑞國(2005)，「台灣地區上市櫃建設公司純粹管理效率評估：四階段資料包絡法之應用」，建築學報，53:1-20。

施曼孝(1998)，「上市建設公司營運績效評等之研究」，未出版碩士論文，政治大學地政研究所。

施曼孝、林秋瑾與張金鶚(1999)，「上市建設公司營運績效之研究」，1999年中華民國住宅學會第八屆年會學術研討會論文。

信義房地產企劃室(1997)，1997台灣地區房地產產業年鑑，台灣、台北。

高強、黃旭男、Sueyoshi，2004，管理績效評估—資料包絡分析法，華泰出版社、台北。

許坤錫(1995)，「我國營建業財務報表之比較與分析」，會計研究月刊，120:110-114。

章定煊、張金鶚(2000)，「從財務特徵分析建設公司投資土地之意向—以國泰建設與國揚建設為例」，中華民國住宅學會第九屆年會學術研討會論文。

章定煊、張金鶚(2001)，「上市櫃建設公司績效影響評估與影響因素探討」，中華民國住宅學會第十屆年會學術研討會論文。

章定煊、張金鶚(2002)，「上市櫃建設公司土地投資與開發對經營績效影響之探討」，台灣經濟學會2002年年會研討會論文。

章定煊、張金鶚(2003)，「上市建設公司養地行為、成屋持有與財務比率關聯之研究—實質選擇權觀點之分析」，2004年中華民國住宅學會第十一屆年會學術研討會論文集。

章定煊，2005，「上市櫃建設公司土地投資與開發策略對經營績效影響之探討」，住宅學報，14：1，41-66。

張金鶚(1991)，建築投資業與建築經理公司管理制度之研究，內政部營建署委託研究計畫。

陳東昇(1995)，金權城市，巨流出版社，台北。

陳冠華、張金鶚、林秋瑾(1999)，「不確定市場下廠商投資行為之研究」，中華民國住宅學會第八屆年會研討會論文。

國泰建設，2004，國泰房地產指數季報，2：4。

敬永康(1999)，「營建業巧裝術大破解—藉助個案別分析、告別完工百分比法之操縱」，貨幣觀測與信用評等，20:21-34。

彭建文、張金鶚，林恩從 (1998) ，「房地產景氣對生產時間落差之影響」，經濟論文叢刊， 26(4):409-429。

彭雲宏、廖佳雯、陳淑如(1999) ，「營建業上市公司代理問題之初步探討」，建築學報，28:1-14。

楊宗憲(2003)，「住宅市場之產品定位分析 - 建商推案行為之研究」，住宅學報，12(2):123-137。

蔡瑞生(2001)，「我國上市、上櫃營造公司經營績效評估—資料包絡分析模式 (DEA) 之應用」，未出版碩士論文，中山大學企業管理研究所。

廖咸興、張衛華(1997)，「上市公司房地產相關資訊宣告對公司股價影響之實證研究」，中華民國住宅學會第六屆年會學術研討會論文。

鄭秀玲、劉育碩(2000)，「銀行規模、多角化程度與經營效率分析：資料包絡法之應用」，人文及社會科學集刊，12:103-148。

鄭惠嘉(2005)，「土地增值稅減半徵收政策對建設公司成本與技術效率影響之研究」，未出版碩士論文，政治大學會計研究所。

謝定亞、林思瑢(2001)，財務指標應用於建設業績效評估之比較，營建管理季刊，46：42-49。

顏雅琴、章定煊(2005)，「政治循環與土地開發風險評估—實質選擇權之修正」，2005 年房地產經營與管理實務學術研討會論文集，241-248。

Abarbanell,J. S., and B. J. Bushee(1997),"Fundamental Analysis, Future Earnings,

and Stock Price”, *Journal of Accounting Research*,35(1):1-24.

Atkinson, S. E., and P. W. Wilson(1995),”Comparing Mean Efficiency and Productivity Scores from Small Samples: A Bootstrap Methodology” , *The Journal of Productivity Analysis*, 6:137-152.

Anderson, R. I., R. Fok , L. V. Zumpano, and H. W. Elder (1998),”Measuring the Efficiency of Residential Real Estate Brokerage Firms: An Application of the Data Envelopment Analysis”, *Journal of Real Estate Research*,16(2),139-168.

Anderson, R. I., D. Lewis, and T. M. Springer(2000),”Operating Efficiencies in Real Estate: A Critical Review of the Literature”, *Journal of Literature Review*,8,3-18.

Anderson, R. I., D. Lewis, and L. V. Zumpano(2000),” X-inefficiencies in the Residential Real Estate Market: A Stochastic Frontier Approach” , *Journal of Real Estate Research*,20(1),93-103.

Anderson, R. I., T. M. Springer, R. Fok, and J. Webb(2002),” Technical Efficiency and Economies of Scale: A Non-parametric Analysis of REIT Operating Efficiency”, *European Journal of Operational Research*, 139(3), 598-612.

Ball, R.,and P. Brown(1968), “An Empirical Evaluation of Accounting Income Numbers” , *Journal of Accounting Research*,6:159-178.

Banker, R. D., A. Charnes , W. W. Cooper, J. Swarts, and D. Thomas(1989),”An Introduction to Data Envelopment Analysis with Some of its Models and Their Use”,*Research in Government and Nonprofit Accounting*,5:125-163.

Banker, R. D. (1992), “Selection of Efficiency Evaluation Models”,*Contemporary Accounting Research*, 1: 343-355.

Bers, M., and T. M. Springer(1997),”Economics of Scale for Real Estate Investment Trust”, *Journal of Real Estate Research*,14(3),275-290.

Bers, M., and T. M. Springer(1998),”Sources of Scale Economics for REITs”, *Real Estate Finance*,14(4),47-56.

Brounen, D., P. M. A. Eichholtz, and P. M. Kanters(2000), *The Effect of Property Development on the Performance of REIT's*, *Real Estate Finance*, 16(4): 17-22.

Bjurek, H.(1996),”The Malmquist Total Factor Productivity Index”, *Scandinavian*

Journal of Economics, 98:303-313.

Callen, J. L., and H. Falk (1993), "Agency and Efficiency in Nonprofit Organizations: the Case of "Specific Health Focus" Charities", *The Accounting Review* ,68(1): 48-65.

Capozza, D. R., and G. A. Sick (1994), "The Risk Structure of Land Market", *Journal of Urban Economics*, 35, 297-319.

Caves, D. W., L. R. Christensen, and W. E. Diewert (1982),"The Economic Theory of Index Numbers and the Measurement of Input, Output, and Productivity", *Econometrica*, 50: 1393-1414.

Caves, R. E., (1980),"The Relative Efficiency of Public and Private Firms in a Competitive Environment: The Case of Canadian Railroads", *Journal of Political Economy*, 88:.958-976

Charnes, A., W. Cooper, A. Y. Lewin, and L. M. Seiford (1997), *Data Envelopment Analysis: Theory, Methodology and Applications*, Boston: Kluwer Academic Publishers.

Cooper, W. W., L.M. Seiford, and K. Tone(2000),*Data Envelopment Analysis:A Comprehensive Text with Models, Application, References and DEA-Solver Software*,Kluwer Academic Publishers.

Charnes, A., and W. W. Coope(1962),"Programming with Linear Fractional Functions", *Naval Research Logistics Quarterly*, 9, 181-185.

Charnes, A., W. W. Cooper, and E. Rhodes (1978), "Measuring the Efficiency of Decision-Making Units", *European Journal of Operational Research*, 2, 429-444.

Chen, Y., and J. Zhu(2003), "DEA Models for Identifying Critical Performance Measures", *Annals of Operations Research* ,124(1), 225-244.

Coelli, T. (1996),"A Guide to Deap 2.1: A Data Envelopment Analysis(Computer) Program", CEPA Working Paper.

Coelli, T., D.S.P. Rao, and G. E. Battese(1998),*An Introduction to Efficiency and Productivity*, Boston: Kluwer Academic Publishers.

Dickey, D. A., and W. A. Fuller (1979)," Distribution of Estimator for Autoregressive Time Series with a Unit Root", *Journal of American Statistical Association*, 74: 427-431

Diewert, W. E. (1976),"Exact and superlative index Number",*Journal of Econometric*,4:115-145.

Diewert, W. E .(1978),"Superlative Index Number and Consistency in Aggregation",*Econometrica*,46:883-900.

Diewert, W. E.(1981),"The Economic Theory of Index Number: A survey", In Deaton, A.(Ed),*Essay in Theory and Measurement of Consumer Behavior (in Honour of Richard Stone)*,Cambridge University Press, New York , 168-208.

Dixit, A. K., and R. S. Pindyck(1994), *Investment under Uncertainty*, Princeton University Press.

Efron,B.(1982),"The Jackknife, the Bootstrap, and the Other Resampling Plans", *Society for Industrial and Applied Mathematics*,Philadelphia.

Erfon, B., and B. Tibshirani(1993),*An Introduction to Bootstrap*, New York: Chapman and Hall Press .

Färe , R., S. Grosskopf, and C. A. K. Lovell(1985), *The Measurement of Efficiency of Production*, Kluwer Academic Publishers.

Färe , R., S. Grosskopf, and W. Weber(1989),"Measuring School District Performance", *Public Finance Quarterly*, 17, 409-428.

Färe , R., and S. Grosskopf (1996), *Intertemporal Production Frontiers: with Dynamic DEA*. Kluwer Academic Publishers.

Fried, H. O., C. A. K. Lovell, and S. S. Schmidt (1993), *The Measurement of Productive Efficiency: Techniques and Applications*, London: Oxford University Press.

Fried, H. O., S. S. Schmidt, and S. Yaisawarng (1999),"Incorporating the Operating Environment into a Nonparametric Measure of Technical Efficiency", *Journal of Productivity Analysis*, 12(3): 249-267.

Fried, H. O., C. A. K. Lovell, S. S. Schmidt, and S. Yaisawarng (2002),"Accounting for Environmental Effect and Statistical Noise in Data Envelopment Analysis", *Journal of Productivity Analysis*, 17(1): 157-174.

Granger, C. W. J., and P. Newbold,(1974),"Spurious Regression and Econometric", *Journal of Econometric*, 2(2):110-120.

Greene, W. H.(1981),“On the Asymptotic Bias of the Ordinary Least Squares Estimator of the Tobit Model”, *Econometrica*, 49, 505-513.

Hayes, R. D. ,and J. A. Millar (1993),"A rejoinder to "Measuring Production Efficiency in a Not-for-profit Setting: an extension", *The Accounting Review* ,68(1): 89-92

Hewlett, C. A.(1999), “Strategic Planning for Real Estate Companies”, *Journal of Property Management* “, 64, 146-160.

Hylleberg, S., R. Engle, C. Granger, and B. Yoo(1990),"Seasonal Integration and Cointegration",*Journal of Econometric*,44:215-238.

Jessen, M., and W. Meckling(1976),"Theory of the Firm: Managerial Behavior, Agency Costs and Ownership Structure", *Journal of Financial Economics*,3:305-360.

Johansen, S., (1988),"Statistical Analysis of Cointegration Vectors", *Journal of Economic Dynamics and Control*, 12(2): 251-254.

Johansen, S., and K. Juselius (1990), *Maximum Likelihood Estimation and Inference on Cointegration with Application to the Demand for Money*, Oxford Bulletin of Economics and Statistics, 52(2): 169-210.

Johansen, S.(1991),"Estimation and Hypothesis Testing of Cointegration Vectors In Gaussian Vector Regression Models",*Econometrica*,59:1551-1580.

Johansen, S. Mand K. Juselius, (1992), “Testing Structural Hypotheses in a Multivariate Cointegration Analysis of the PPP and the UIP for UK”, *Journal of Econometrics*, 53: 211-244.

Lewis, D., and R. I. Anderson(1999)," Residential Real Estate Brokerage Efficiency and the Implications of Franchising: A Bayesian Approach", *Real Estate Economics*, 27(3), 543-560.

Lev B., and R. Thiagarajan,(1993),”Fundamental Information Analysis”, *Journal of Accounting Research*,31(2):190-215.

Maddala, G.S.(1983), *Limited-Dependent and Qualitative Variables in Econometrics*, 雙葉書廊.

Malmquist, S. ,(1953), “Index numbers and indifference surfaces”, *Trabajos de Estadística*, 4:209-242.

Martzoukos S. H., and L.Trigeorgis(2002),” Financial and Real Options with Multiple Types of Rare Events” ,*European Journal of Operational Research*,136(3), 696-706.

McCarty, T. A., and S. Yaisawarng (1993), “Technical Efficiency in New Jersey School Districts,” in Fried *et al.*, ed., *The Measurement of Productive Efficiency: Techniques and Applications*, Oxford University Press, 271-287.

Megginson, W. L., R. C. Nash, and V. R. Matthias(1994),”The Financial and Operating Performance of Newly privatized Firms: An International Empirical Analysis”, *The Journal of Finance*, 8: 23-50.

Mehrez, A. J. R. Brown, and M. Khouja(1992),”Aggregate Efficiency Measures and Simpson's Paradox”, *Contemporary Accounting Research*, 9(1): 329-342.

Mensah, Y. M., and S. H. Li (1993),”Measuring Production Efficiency in a Not-for-profit Setting: an Extension”, *The Accounting Review*, 68(1): 66-88.

O'connor M. C.(1973),On the Usefulness of Financial Ratios to Investors in Common Stock,*The Accounting Review*,48(4):239-352.

Ong, S. E. and Y. Y. Yong(2000), “Real Estate Exposure and Asset Intensity,” *Journal of Real Estate Portfolio Management*, 6, 27-35.

Perron, P.(1989),”The Great Crash,The Oil Price Shock, and the Unit Root Hypothesis”,*Econometrica*,57:1361-1401.

Pilateris, P., and B. McCabe(2003),”Constructor financial evaluation model(CFEM)”,*Canadian Journal of Civil Engineering*,30(3),487-499.

Seiford, L. M. (1996), “Data Envelopment Analysis: The Evolution of the State of the Art (1978-1995)”, *Journal of Productivity Analysis*, 9, 99-137.

Sexton, T. R. (1996), "The Methodology of Data Envelopment Analysis," *New Directions for Program Evaluation*, 32, 7-29.

Shephard, R. W. (1970), *Theory of Cost and Production Functions*, Princeton, New Jersey: Princeton University Press.

Simar, L., and P. W. Wilson(1998), "Sensitivity Analysis of Efficiency Scores : How to Bootstrap in Nonparametric Frontier Model", *Management Science*,44:49-61.

Simar, L., and P. W. Wilson(2000), "A General Methodology for Bootstrapping in Nonparametric Frontier Models ", *Journal of Applied Statistics*,27:779-802.

Tang , Y. H., and S. O. Ogunlana, (2003),"Modeling and Dynamic Performance of a Construction Organization", *Construction Management and Economics*,21:127-136.

Titman, S.(1985),"Urban Land Prices under Uncertainty", *The American Economic Review*, 75: 505-514.

Williams, J. T.(1991),"Real Estate Development as an Option", *Journal of Real Estate Finance and Economics*, 4, 191-208.

Williams, J. T.(1993),"Equilibrium and Options on Real Assets", *The Review of Financial Studies*, 6, 825-850.

Zumpano L. V., and H. W. Elder(1994),"Economics of Scope and Density in the Market for Real Estate Brokerage Services", *Journal of American Real Estate and Urban Economics Association*,22(3),497-513.

Zumpano L. V. , H. W. Elder, and G. E. Crellin(1993),"The Market for Residential Real Estate Brokerage Services: Cost of Production and Economics of Scale", *Journal of Real Estate Finance and Economics*,6,237-250.