

Please answer all questions in Part A and in Part B.

Part A:

The following short essay is derived from Chapman's article(1998)--- "The Continuing Redistribution of Fiscal Stress." Please use Chinese to answer two questions beneath after you have read it:

- 1) Is LGFA important ? Why? Give your comments on it. (25%)
- 2) If local government lacks fiscal autonomy, in your opinion, how will land use policy and urban pattern be influenced? (25%)

Local Government Fiscal Autonomy (LGFA) is important because competition is important. Competition is necessary for Pareto improvements; in the public sector this means that governments will be responsive to public preferences as they allocate resources among services and that they will produce those services at a minimum cost. As Boyne argues (p.704), competition will compel public sector organizations to "do the right things" and to "do things right."

There are three variables that affect the level of competition among governments: the structure of the governmental system, the level of local autonomy, and the extent of centralized funding (Boyne, p. 708). Structure essentially refers to the number of local governments and their hierarchical relationship to the central government; local autonomy refers to the ability of local governments to develop new and distinction ways of ensuring that services are provided; and the degree of centralization refers to the ability to shift costs to a higher level of government. Local autonomy thus becomes a necessary, but not sufficient, condition for competition. A broader definition of autonomy includes not only the ability to innovate but also to have control over enough resources to allow innovation to occur.

A second reason why LGFA is important is its relationship to the Tiebout model of the importance of local government as a way to ensure accurate revelation of preferences for public goods. Although Tiebout models have been somewhat controversial, there is a large amount of evidence that many of the implications of the Tiebout model are confirmed. Without the capacity for autonomy, local jurisdictions may not have the ability to differentiate themselves from one another, and thus the Tiebout sorting mechanisms will not work. At least some degree of autonomy is therefore a necessary (but not sufficient) condition for Tiebout.

A third reason why LGFA is important is that it allows local jurisdictions to undertake activities that move to maximize the value of that community. Kirlin (1996), following a broad stream of economics literature argues that a function of local

government is to make decisions in a variety of arenas that add value to place for each jurisdiction. In order to be able to make these decisions, the jurisdictions must have the political and fiscal autonomy necessary to allow them to travel different roads than other jurisdictions.

Part B:

The following paragraphs are derived from Cheema's book(1993)---Urban Management. Please use Chinese to answer two questions beneath:

- 3) In general, what are the major urban problems in Taiwan in terms of global and fiscal perspectives ? (25%)
- 4) In your opinion, please develop a framework which you believe can deal with the current Taiwan's urban problems ? (25%)

Rapid urban growth in developing countries has created major social, economic, and physical problems. There are two alternative approaches to dealing with these problems. The first is to reduce the population pressure on cities by controlling rural-to-urban migration and encouraging lower birth rates. The second is to improve urban management. Most developing countries have been actively promoting policies aimed at lower birth rates. However, the policies and programs to control rural-to-urban migration have been found to be extremely difficult, if not impossible, to implement and are thus unrealistic. The second alternative is to promote appropriate policies and tools dealing with land development, the provision and maintenance of infrastructure, the urban informal sector, municipal finance, urban environment, and related problems.

Because policies and programs to control rural-to-urban migration and the diffusion of urban population have not been successful, there is an increasing recognition that the growth of cities is inevitable and that the solutions to urban problems depend heavily on effective urban management. Urban management is a holistic concept. It is aimed at strengthening the capacity of governmental and nongovernmental organizations to identify policy and program alternatives and to implement them with optimal results. The challenge of urban management is thus to respond effectively to the problems and issues of individual cities in order to enable them to perform their functions. The most common issues faced by these cities are improving financial structure and management; providing shelter, basic urban services, and infrastructure; improving urban information systems; strengthening the role of the urban informal sector; and strengthening urban institutional capacities, including the role of municipal governments.

一、試依洛克(J. Locke)對私有財產權之主張，評析平均地權清除不勞而獲思想之本質。(25分)

二、在「打不平」追求「地權平等」之宗旨下，試論「公平」在平均地權之涵義為何？(25分)

三、試就平均地權財產權保障的意旨，申論在攫取課題(Taking Issue)下，其因應之政策為何？(25分)

四、土地增值稅適用于「累進稅制」或「比例稅制」？對達成漲價歸公政策內涵有何差異？試申論之。(25分)

- 一、土地整合 (land assembling) 市場中，土地規模與地價關係有人認為是 concave 函數型態，亦有人認為是 convex 函數型態，請論述其原因為何？(25 分)
- 二、Calabresi 和 Melamed (1972) 對於財產權配置提出財產法制 (property rules)、義務法財 (liability rules) 和不能奪取法財 (inalienability rules)，請說明三種法則在土地使用配置中的影響效果為何？(25 分)
- 三、何謂土地最高與最佳使用 (highest and best use 簡稱 HBU)？HBU 和租隙 (rent gap) 有什麼關係？又租隙大小和仕紳化 (gentrification) 以台灣地區的觀點說明其關係為何及其理由？(25 分)
- 四、台灣地區最近在辦理區段徵收的時候，常常面臨土地滯銷問題以及財政問題？請問真正的原因為何？你認為有什麼解決策略？(25 分)