

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

Part A:

Please use Chinese to answer two questions beneath after you have read the following short essay:

- 1) What are we learning from new developments that can help make our cities better places to live? (25%)
- 2) What can be done to refocus development from the suburb back to our neglected center cities? (25%)

Rapid urban growth has something to do with land development. It is apparent that land development influences public facility needs as well as urban form. The process of urbanization indicates the demand of a large volume of public infrastructure investment and employment. To sustain economic growth, the devotion to infrastructure development becomes essential. However, the government has long been short of financial resources for public investment. Moreover, urban growth without balanced guidance and planning has resulted in inefficient land use, inadequate capital facilities, and inequitable resource allocation. How to improve the living environment and to promote the production environment through innovative land policies and instruments becomes very critical.

There has been a remarkable consensus in recent years that planning for more compact city form is one of the most important ways of improving the ordering of development, promoting more efficient delivery of public facilities and services, improving economic performance, and reducing pollution and energy consumption(Nelson and Peterman, 2000 ; Cervero, 2000). However, existing planning approach results in urban expansion and sprawl as an insatiable consumption apparatus and devouring open space by land conversion. It is well known that urban development has many deleterious ecological effects. Urban planning without control has deteriorated natural resources as well as urban finances.

Insofar as new places are being built at an astonishing rate—and are also influencing the rebuilding of older places. The fact that policy and planning can be blamed for our cities' problems is actually encouraging—it implies that better policy and better planning can produce better cities. But that is not enough. To be effective today, urban leaders must stop thinking of their cities strictly from the inside out, only from the point of view of their own citizens. That approach may seem virtuous, but it ignores the reality of regional competition in an open market. Urban leaders must borrow a page from the suburban developers' handbook and look at their communities from the outside in, through the eyes of a customer who is comparison-shopping. A family or company moving to a metropolitan area has a choice between the city and

the suburb, both of which are competing for its business. Often the greatest disadvantage of the city is not its own problems per se but the extreme competence and ingenuity of the suburban developers, who are constantly raising the expectations of consumers.

Part B:

Please use Chinese to answer two questions beneath after you have read the following short essay:

- 3) What is North describing with these propositions ? (25%)
- 4) In your opinion, please develop an institutional framework which you believe can deal with the current Taiwan's urban problems ? (25%)

Institutions, in the sense that the term is used by the neoinstitutional economists, are patterns of behavior that regularize interactions between members of human society. Markets, customs, and legal systems are examples of institutions from this broadly defined perspective. The role of institutions is particularly important in the context of economic growth in developing countries, where development may be viewed as an evolving pattern of relationships between societal values, technical change, and institutions. Another Nobel prize-winning economist, Douglass North (1995), whose work has focused primarily on economic development and growth in the United States over the past two centuries, has formulated five propositions that characterize the relationship underlying growth and development:

1. The continuous interaction between institutions and organizations in the economic setting of scarcity, and hence competition, is the key to institutional change.
2. Competition forces organizations to continually invest in skills and knowledge to survive. The kinds of skills and knowledge individuals and their organizations acquire will shape evolving perceptions about opportunities, and hence choices, that will incrementally alter institutions.
3. The institutional framework provides the incentives that dictate the kinds of skills and knowledge perceived to have the maximum payoff.
4. Perceptions are derived from the mental constructs of the players.
5. The economics of scope, complementarities, and network externalities of an institutional matrix make institutional change overwhelmingly incremental and path-dependent.

國立政治大學九十三年學年度研究所博士班入學考試命題 第 全 頁

考試科目	土地政策分析	所別	地政研究所	考試時間	5月22日 上午 9:00-11:30
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一. 國內近年來之某區土地帶鎖問題, 除及產量變遷之影響外, 土地價格的僵硬性, 造成售價與市價的偏離, 抹為主要因素, 試說明之某區土地價格僵硬性之制度因素及未來因應之策略。(=+25分)

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二. 為解決區段徵收與財務可行性之問題, 近來有關單位如以議定區段徵收補償方式以領回抵價地權原則, 視金額補償為例外, 並以將領回抵價地之權利物權化, 試評析其优劣。(=+25分)

三. 近十年來國內不動產市場不景氣下，導致許多地開發
率率達而廢，造成價權銀行須承受處理上述不良資
產。試問針對上述投資改良迄未完成之地，其地價
之評估宜採何種方法為宜：請繪圖說明之。(二十分)

四. 農地變更使用依法應繳納之「田賦金」與「新理台區或用
地變更應繳交之「開辦影響費」，以及為達成漲價歸公
目的而課徵之「地增稅」，三者之性質是否有所差異
？試申論之。(二十五分)

- 一、請問土地合併之交易成本對地價影響為何？欲排除合併之少數堅持者，地價補償又應為何？試申述之。〔25分〕

- 二、土地使用變更課徵對於土地供給影響為何？是否會轉嫁給使用者？試申論並繪圖說明之。〔25分〕

- 三、在全球化時代，產業用地使用管制趨勢為何？欲達到產業聚集經濟效果，管制應如何設計，試申論之。〔25分〕

- 四、環境敏感地因為規劃失靈的因素，賦予了土地開發權，在面對環保團體的壓力與既得利益保護私有財產權的立場下，政府的施為應該為何？〔25分〕