

考試科目	專業英文	所別	地政系	考試時間	5月24日 星期六	第 1 節
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Please read the clipped section underneath from the book of *Ethical Land Use* (Beatley, 1994, pp. 242-248) and try to answer the following three questions.

The analogy between economic markets and political systems breaks down, however, when the ultimate objectives of each system are considered. The basic operational objective for the functioning of market systems is economic efficiency, or, more specifically, Pareto optimality. Economic inequalities are accepted as givens and, indeed, the perfect market model says nothing about the ethics involved with these inequalities. Similar inequalities are, however, unacceptable in the political realm (at least in theory) and, in fact, the primary operational constraint on political decision-making is political equality. From an ethical viewpoint it is clear that political equality, not market efficiency, should be the primary basis for making decisions about land use....

***Equality of Political Participation and Political Access***

A conventional notion of what constitutes an equitable land-use decision is one in which all individuals and groups affected by a decision have an opportunity to have their voices and opinions heard. Citizen participation has long been an important value in the planning field and it is seen as a desirable part of any local land-use or comprehensive planning process. The "Ethical Principles in Planning," for example, explicitly states that planning process participants should "recognize the rights of citizens to participate in planning decisions" and should "strive to give citizens... full, clear, and accurate information on planning issues and the opportunity to have a meaningful role in the development of plans and programs" (APA, 1992, p. 1)....

***Equality of Political Influence and Power***

Political inequalities are often discussed in terms of the three "faces" or "dimensions" of power described in the community power literature (see Forester, 1982; Gaventa, 1980).... There are at least three ways, then, of thinking about inequalities in land-use politics corresponding to these three faces of power....

***Equality of Formal Decision-making***

While there is much disagreement in political science and sociology about which hypothesis of power (e.g., pluralist, elitist) best describes the current set of relationships at work at the local level, we need not become embroiled in this debate. It is sufficient for our framework to assume that inequalities occur frequently at the level of explicit and formal decisions. In the case of a proposed highway alignment that would displace low-income and minority interests, although the interests of these groups might be clearly articulated, they may simply lack sufficient resources or stature to influence local power relationships. The sources of political power in this type of situation are many, among them money (and all that it buys: experts, direct mailings, television advertising), personal connections, social status, organizational skills, access to media, and control over information. These social and economic

備	考	試	題	隨	卷	繳	交
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命題委員：	(簽章)	年	月	日
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resources are often unevenly distributed in the community, and local land-use decisions tend to reflect these allocations....

**Equality of Interest Expression**

Many land-use concerns never make it onto the public agenda in the first place. This second face of power represents an additional dimension of political equality we must strive to obtain in land-use decision-making... Barchrach and Baratz are credited with developing this perspective---what they called "nondecision-making"---in their classic book, *Power and Poverty* (1970). Their concern was with understanding the subtler ways in which certain political demands and interests are prevented from reaching the level of formal decision-making. They defined these "nondecisions" as actions which result in "suppression or thwarting of a latent or manifest challenge to the values or interests of the decision maker. To be more nearly explicit, nondecision-making is a means by which demand for change in the existing allocation of benefits and privileges in the community can be suffocated before they are even aired; or kept overt; or killed before they gain access to the relevant decision-making arena; or, failing all of these things, maimed or destroyed in the decision-implementing stage of the policy process" (Barchrach and Baratz, 1970, p.44)....

**Equality of Interest Formation**

In recent years the limitations of the pluralist/elitist and nondecision-making models have led to the consideration of a third face of community power. Power in this dimension focuses on the largely invisible impacts that certain political actors and institutions can have in affecting whether or not political demands are ever even formulated, or the ways in which these beliefs are formulated. Lukes is often credited with this addition to community power theory. He defines the third face of such power in terms of any action or institution which seeks to modify and manipulate people's perceptions and consciousness. Power is exerted here in such a way that political demands never fully arise....

**QUESTIONS**

1. Beatley argues that economic markets and political systems do pursue different objectives. Please explain their difference of objectives. (25 points)
2. Why citizen participation is very important in the land use planning process? What are the APA's Ethical Principles in Planning? (25 points)
3. What is the meaning of three "faces" of power? Why there are inequalities in land-use politics? (50 points)

備 考	試 題 隨 卷 繳 交
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考試科目	土地政策分析	所別	地政	考試時間	5月24日 星期六	第2節
<p>一、本年(97年)2月，行政院重新將「農村改建條例草案」送請立法院審議，並將其列為亟需立法院在第7屆1會期優先審議通過之法案，期藉以改善農村整體風貌及居住環境品質。試評析該法案內容對於國土利用之影響。(25分)</p> <p>二、本年總統、副總統之選舉過程中，候選人馬英九先生及蕭萬長先生提出「小地主大佃農」政策，且新政府亦即將推動之。試針對此一政策評析之。(25分)</p> <p>三、政府擬將現行土地所有權人「一生一次」適用自用住宅用地土地增值稅特別稅率之規定，改為「一生一屋」適用特別稅率；爰研擬土地稅法第三十四條修正草案，送由立法院審議中。試評析此一修法草案之政策目的，並就已見分析此修法之影響。(25分)</p> <p>四、按市地重劃及都市更新之推動，固為落實都市政策之重要措施；然依我國現行法，私人自辦市地重劃事業或以權利變換方式實施都市更新事業時，均得以事業範圍內多數土地所有權人等之同意，即得為之。於是，該事業範圍內不同意參與重劃或更新事業之土地所有權人，亦必須被強制參與之。試問：此是否有違憲法保障人民財產權之意旨？其理由何在？(25分)</p>						
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考試科目	土地經濟分析	所別	地政學系	考試時間	5月24日 星期六	第三節
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- 一、有關共用資源(common pool resources)的利用，Garret Hardin(1968)提出「共用地悲劇」(tragedy of commons)理論加以闡述，試以邊際成本和邊際收益曲線繪圖說明其要點，並評述該理論在現今的適用性。(25分)
- 二、近年來，台灣的農業經營遭逢耕地規模過小、運行績效不彰的困境，因而有人主張採取「小地主大佃農」之策。面對此議，你認為是否可行？其利弊優劣之處為何？試以土地經濟利用的觀點，予以闡述之。(25分)
- 三、宅地利用強度的高下，往往受到地價變動的影響。茲設土地利用者只採用土地和資本兩種同質的生產要素，興建不同樓層的建物；倘若再設不同樓層建物的單位樓地板面積造價並無差別，則在成本與預算固定的情況下，土地面積和建物樓高的最適組合究竟如何決定？又於地價上漲時，此等最適組合將產生何種變化？試以等產量曲線、預算線加以分析之。(25分)
- 四、台灣的農地平均面積狹小，然卻有農舍散置田間，不免影響農業有效經營，為能抒解所困，從而頒行集村興建農舍之政策措施。然自實施以來，卻效果不彰，甚至出現「買農莊，送農地」的荒謬現象。究竟實施此等政策的基本理念為何？何以會有這種怪異景象出現？其對於農業經營有何負面影響？試從農業永續發展的觀點，予以評述並研擬補救之道。(25分)

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