

考 試 科 目	專業英文	所 別	地政學系	考 試 時 間	5 月 21 日(六) 第 1 節
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The following article is derived from Paul Davidoff's paper published in 1965, titled "Advocacy and Pluralism in Planning." Please read it carefully and answering the following questions in Chinese.

Appropriate planning action cannot be prescribed from a position of value neutrality, for prescriptions are based on desired objectives. One conclusion drawn from this assertion is that "values are inescapable elements of any rational decision-making process" and that values held by the planner should be made clear...Here I will say that the planner should do more than explicate the values underlying his prescriptions for courses of actions; he should affirm them; he should be an advocate for what he deems proper.

Determinations of what serves the public interest, in a society containing many diverse interest groups, are almost always of a highly contentious nature. In performing its role of prescribing courses of action leading to future desired states, the planning profession must engage itself thoroughly and openly in the contention surrounding political determination. Moreover, planners should be able to engage in the political process as advocates of the interests both of government and of such other groups, organizations, or individuals who are concerned with proposing policies for the future development of the community.

The recommendation that city planners represent and plead the plans of many interest groups is founded upon the need to establish an effective urban democracy, one in which citizens may be able to play an active role in the process of deciding public policy. Appropriate policy in a democracy is determined through a process of political debate. The right course of action is always a matter of choice, never of fact. In a bureaucratic age great care must be taken that choices remain in the area of public view and participation.

Urban politics, in an era of increasing government activity in planning and welfare, must balance the demands for ever-increasing central bureaucratic control against the demands for increased concern for the unique requirements of local, specialized interests. The welfare of all and the welfare of minorities are both deserving of support: Planning must be so structured and so practiced as to account for this unavoidable bifurcation of the public interest....

If the planning process is to encourage democratic urban government, then it must operate so as to include rather than exclude citizens from participating in the process. "Inclusion" means not only permitting citizens to be heard. It also means allowing them to become well informed about the underlying reasons for planning proposals, and to respond to these in the technical language of professional planners.

Questions (each question 25 points):

1. Can value be separated from planning actions? Why?
2. What is the meaning of public interest? How to grasp public interest according to Davidoff's ideas?
3. What kinds of role that planners can play?
4. Do you agree with Davidoff's assertion that planning process must include, not exclude, citizens? Why?

備 註 試 題 隨 卷 繳 交

考試科目	土地政策分析	所別	地政學系	考試時間	5月2/日(文)第二節
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- 一、「規定地價」為平均地權制度之首要辦法，由政府公告地價後，土地所有權人再依法「申報地價」，以為課徵地價稅或實施照價收買之依據。惟近年來歷次之申報地價情形甚低（93年、96年、99年皆為0.01%左右），制度形同虛設，在國內估價制度日趨純熟之際，申報地價制度是否仍有存在之必要？試申論之。（25分）
- 二、為抑制房地產投機現象，立法部門已三讀通過「特種貨物及勞務稅條例」，試評析該法案對不動產市場之衝擊，以及就炒作壟斷，藉以獲取不勞利得的不動產市場發展情形，我國應有之土地政策手段為何？請申論之。（25分）
- 三、為創造就業機會，並促進經濟發展，採「區段徵收」方式取得土地以供高科技廠商設廠之手段是否適宜？公益徵收之正當性基礎何在？試分析之。（25分）
- 四、我國民法物權編修訂後，有關債權或事實之約定亦納入土地登記體系內，惟其與權利登記之生效力顯有不同，且亦非採強制登記，故登記時登記機關應審查之範圍內容為何？又該登記是否應賦與公信力及推定力？試申己見。（25分）

考試科目

土地經濟分析

所別

地政學系

考試時間

5月21日(六) 第三節

- 一、有關農地利用集約度的見解，屠能(Johann Heinrich von Thünen)提出「農業區位論」(Agricultural Location Theory)剖析，辛克萊(Robert Sinclair)則藉「都市擴張理論」(Urban Expansion Theory)加以論述，試繪圖說明兩理論要旨之異同，並評述其於現今台灣之適用性。(25分)
- 二、不動產市場的功能，在於透過互易活動以達成柏雷托最適狀態(Pareto optimality)。試問，何謂「柏雷托最適狀態」？若從我國現行土地徵收地價補償基準以觀，是否已達到「柏雷托最適狀態」？請繪圖析論之。(25分)
- 三、近年來，國光石化廠設置問題引發不少爭議，其原因究竟為何？針對這種生產活動所致的負外部性，庇古(Pigou, Arthur C.)和寇斯(Ronald H. Coase)所提的解決策略為何？其間有無侷限性？試繪圖說明之。(25分)
- 四、最近，「特種貨物及勞務稅條例」業經總統公布，按該條例規定，那類的土地、房屋稱之為「特種貨物」？何以需要對這種貨物課稅？其課稅時機為何？又課徵此特種貨物稅，究竟和現行土地稅制間有否相互扞格之處？你認為其合理性為何？試闡論之。(25分)

備

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試題隨卷繳交