

摘要

一般優惠房貸是政府提供購屋家戶進入房市購屋之貸款利息補助；然而，這項全面性的補貼措施究竟補貼到哪些購屋者？此問題將牽涉到該補貼措施是否公平。是以，本文試圖從申貸人及其所購產品之屬性探討該措施之公平性，透過二項羅吉特模型（Binomial Logistic Model）探究「什麼樣的購屋者，購買了什麼樣的房屋，會選擇申貸使用政府優惠房貸？」；另一方面，購屋者在具有其他政策性房貸申貸資格的情況下，「何種特質的特殊身份補貼購屋者會選擇搭配一般政府優惠房貸？」，本研究希望藉由上述兩項問題之討論，企圖了解優惠房貸政策對於個體家戶之影響，在補貼公平層面中究竟是扮演著「雪中送炭」或是「錦上添花」的角色。

研究結果發現，一般優惠房貸之提供在住宅補貼公平面成效上之效果是弊多於利。首先在補貼對象上，購屋目的為自住之購屋者，其選擇使用政府優惠房貸的發生比較非自住目的購屋者高出約 2 倍；而首購購屋者選擇使用政府優惠房貸之發生比較非首購購屋者多出了 54%。這代表一般優惠房貸的提供讓首購自住購屋者有相對較高的機率使用政府優惠房貸達成購屋目標，在補貼對象上相對達到了部分效果；然而，由於政府過度利用貸款補貼方式刺激房市以達景氣復甦之效果，以及貸款利息補貼制度設計上的盲點（包括申貸資格之缺乏限制與多種補貼措施並行等），高所得貸款購屋者傾向選擇使用政府優惠房貸之發生比較低所得購屋者高出約 3.23 倍，因而造成這些購屋者得以接受雙重補貼；此外，當購屋者購買品質越好之住宅，其使用一般政府優惠房貸的機率也越大，上述結果皆表示這項補貼措施並不能排除高所得購屋者獲得政府優惠房貸補貼，也因而造成政府優惠房貸在補貼公平性之負面作用。是故，在未來的補貼政策中，除應繼續整合現行住宅貸款利息補貼措施外，並應試圖建立一套更嚴謹的申貸資格審查標準，以確保政府所提供之住宅補貼能夠對最需要的民眾有所幫助。

關鍵字：住宅補貼、優惠房貸、補貼公平

Abstract

The government expects to achieve its goals of housing policy, such as raising high homeownership rate for low-income and young people, improving the quality of dwelling by switching to new houses, and stimulating construction business by providing mortgage interest-rates subsidies since 2000. However, it's very important for us to know whether this subsidies policy indeed gives the disadvantaged minority a hand in terms of the objective of housing subsidies. In other words, Did the subsidies policy achieve the efficacy of subsidies equity? Therefore, this article will use Binomial Logistic Model to discuss what kind of housing purchasers receive this subsidies benefit to understand whether the efficacy is good for the disadvantaged minority or not. Finally, we will suggest development of the subsidies policy in the future.

The research results show that providing mortgage interest-rates subsidies can help first-buyer make the dream of owning housing. However, the high-income consumers can't be eliminated to get this subsidy at the same time. This phenomenon cause bad outcomes in subsidies equity. Thus, the government should adjust the policy to ensure the housing subsidy can help the people who really need.

Keywords: housing subsidy, mortgage interest-rate subsidies, subsidies equity