

摘要

高密度發展的都市型態已成為世界各國為追求永續發展的都市規劃方式。對政策規劃者來說，他們關心的議題之一為高密度都市發展後房價的變動是否會影響居民對住的福利水準，過去文獻之實證研究亦發現高密度發展將產生房價上漲或下跌的效果，此引發本研究欲得知高密度指標對台北市房價將如何影響之動機。然而高密度都市發展政策的實施對各所得階層居民的影響為何若以普通最小平方迴歸分析將無法得知，所以本研究以分量迴歸進行分析，增加變數的可解釋能力。

因此本研究以台北市十二個行政區為空間範圍，利用民國九十三年至九十六年間共 1268 筆房屋交易實例案例，作為實證研究之樣本。主題變數方面以容積率、是否為住宅大樓及人口密度來分析各變數對房價之影響。藉由普通最小平方迴歸及分量迴歸分析結果發現，高密度之都市發展將造成住宅平均價格下跌，對中低總價住宅亦產生價格下跌的效果，因此高密度都市發展型態將增加居民福利水準，增進都市整體效益。

關鍵詞：高密度都市型態、永續發展、特徵價格法、分量迴歸

Abstract

Nowadays, most nations in the world has thought of the urban form of high density development as a mean to pursue sustainable development. For policy planner, what they care is whether high density development would influence residents about the variation of welfare for living. Literatures of past empirical research also show that high density development will have the effects of rising or falling on housing prices, which leads to the motive of this study and also leads to a better understanding of how high density indicators would impact housing prices in Taipei City. However, what's the impact for every income class through the implication of this urban development policy is impossible to know if we use OLS models, therefore, our study adopts Quantile Regression to enhance the interpretable abilities for every variable.

Accordingly, our study uses 1268 property-trading-records from 2004 to 2007 as samples, which all locate within 12 districts in Taipei City. We use floorage ratio, residential building and population density as main variables to analyze their impacts on housing prices. The result shows that high density development will both lead to falling of average housing prices and middle and low housing prices. Consequently, the urban form of high density development will enhance the level of residents' welfare and improve the benefits for all urban area.

Keywords: Urban Form of High Density Development, Sustainable Development, Hedonic Price Theory, Quantile Regression