

國立臺北大學 107 學年度碩士班一般入學考試試題

系（所）組別：不動產與城鄉環境學系甲組

科 目：土地政策與問題分析

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- 一、106 年 12 月 27 日公布之「租賃住宅市場發展及管理條例」第一條：「為維護人民居住權，健全租賃住宅市場，保障租賃當事人權益，發展租賃住宅服務業，特制定本條例。」說明該法之立法目的。請分析政府為維護人民居住權利與推動租賃住宅政策之關聯性為何？並以居住正義之觀點評析此一政策。(25 分)
- 二、司法院釋字第 709 號、第 739 號有關都市更新計畫及自辦市地重劃審核等土地案件之行政決定，應給予當事人、利害關係人以言詞為意見陳述及論辯機會之意旨，說明行政行為應落實憲法正當行政程序之要求。因此，聽證制度成為落實民眾參與、實踐正當行政程序之手段。請分析政府審理都市計畫、都市更新、土地徵收及市地重劃等案件時，應落實憲法正當行政程序之內涵為何？並評析聽證制度之實踐課題。(25 分)
- 三、台灣都市土地中有公共設施保留地的議題，請述明此議題之緣由，並請論述您的解決建議。(25 分)

- 四、請閱讀下列文獻後，請大致說明其意義，並請闡述您的意見或見解。(25 分)

Despite its rehabilitation problems, the city centre's built heritage has tremendous appeal and market potential. These characteristics led several retail developers to invest in the area in the last decade. Also in the last decade, the historic ambience of the riverfront neighbourhood of Ribeira has led to the opening of many pubs, bars and restaurants, which attract crowds of tourists and young people, and constitute the base of a renovated evening economy in the city centre.

Several art galleries and ateliers for artists have opened recently in the city centre. They cater to alternative publics and chose to locate in the city centre due to its urbanity. Other commercial and residential buildings, such as A Barraca, are also being converted to mix uses with ateliers for artists.

Despite the desertification of the last decades, a recent survey showed that the city centre has remarkable appeal as a residence for younger generations and professionals from the arts and culture industry. Twenty five percent of surveyed college students, between 20 and 24 years old, manifested an intention to reside in the city centre after finishing their degrees. Additionally, 50% of art and culture professionals answered poitively to the question, would you like to reside in the city centre? (Siza,2001).

The housing stock in the city centre often needs extensive rehabilitation, which can be very expensive. Nonetheless, the city centre seems to be experiencing a new future, which illustrates profound transformations in its traditional role as a marketplace. From, in the main, a place of commerce, services and housing, the city centre seems to be emerging as a player in the specialized retail, entertainment and evening economy arenas.

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