

# 國立臺北大學 108 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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可 不可使用計算機

- 一、立法院院會 107 年 12 月 28 日三讀通過「都市更新條例修正案」，簡化都市更新申請程序、明確獎勵內容。針對俗稱「釘子戶」的都更不同意戶，建立「3+1」程序，只要有爭議，就強制舉行聽證，經實施者、地方政府協調不成後，才能由政府代拆。請分析此次修法的內容是否可以減少「釘子戶」的問題？此一變革對臺灣的都市更新有何影響？（25 分）
- 二、實價登錄從 2012 年 8 月上路至今已逾 6 年，購屋者在買賣房屋時有了歷史交易的實價資訊可供參考，請問實價登錄制度是否可以落實資訊透明化，減少不動產價格哄抬？此一制度之實施對平均地權政策有何影響？（25 分）
- 三、內政部於民國 107 年 4 月，依國土計畫法（民國 105 年 1 月 6 日公布），發布實施「全國國土計畫」，其中對於農地資源有哪些重要保護策略？然目前農地資源違規使用嚴重（如違章工廠），請評論其形成原因，及可行解決策略。（25 分）
- 四、請閱讀下列 WHO（World Health Organization）一份報告中之前言，並請詳述其意涵，及評論其所述內容。（25 分）

The world's population is currently undergoing two historically significant demographic shifts – rapid ageing and urbanization. As a result, the number of older people living in urban environments is growing dramatically.

In most countries, the fastest growing age group is 60 and older. The number of people in this age group is expected to increase from 841 million in 2013 to more than 2 billion in 2050, representing an almost doubling of the proportion of this population worldwide from 11.7 percent in 2013 to 21.1 percent in 2050. Older populations are also growing faster in less developed countries and regions of the world than in more developed regions. Remarkably, by 2047, the number of people aged 60 and over is expected to exceed the number of children under the age of 15, globally, for the first time in history.

Population ageing and urbanization are two global trends that together comprise major forces shaping the 21st century. At the same time as cities are growing, their share of residents aged 60 years and more is increasing. Older people are a resource for their families, communities and economies in supportive and enabling living environments. WHO regards active ageing as a lifelong process shaped by several factors that, alone and acting together, favour health, participation and security in older adult life. Informed by WHO's approach to active ageing, the purpose of this Guide is to engage cities to become more age-friendly so as to tap the potential that older people represent for humanity.

An age-friendly city encourages active ageing by optimizing opportunities for health, participation and security in order to enhance quality of life as people age. In practical terms, an age-friendly city adapts its structures and services to be accessible to and inclusive of older people with varying needs and capacities. To understand the characteristics of an age-friendly city, it is essential to go to the source—older city dwellers. By working with groups in 33 cities in all WHO regions, WHO has asked older people in focus groups to describe the advantages and barriers they experience in eight areas of city living. In most cities, the reports from older people were complemented by evidence from focus groups of caregivers and service providers in the public, voluntary and private sectors. The results from the focus groups led to the development of a set of age-friendly city checklists.

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