

國立臺北大學 109 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

科目：土地政策與問題分析

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- 一、我國不動產登記簿上所登載之事項依法將會發生「推定力」與「公信力」兩種法律效力，試說明其意涵。又，「公示力」亦為不動產登記簿上登載事項所生法律效力之一，茲為兼顧不動產登記簿上登記名義人之「個人資料保護」與「不動產交易安全保障」兩種不同之法益，立法者乃於土地登記規則第 24 條之 1 將土地登記分為三類謄本，試說明其內容及其各自所需具備之申請資格，並對前揭土地登記第二類謄本予以評析。(25 分)
- 二、我國都市計畫地區範圍內公共設施保留地之使用依法受到諸多限制，且其所有權人迄無具有徵收公法上之請求權，從而造成該類土地普遍低度、甚至違規利用（因需用土地人多拒絕發動徵收）。試從土地政策之觀點，研訂取得公共設施保留地之對策、並說明其理由。(25 分)
- 三、請分析購物商圈在都市發展中所扮演的角色，近年各層級商圈均產生空置率提升，甚至發生退租潮的情形。請從空間變遷、智慧科技與其他可能的影響因素與趨勢，討論市鎮中心之沿街店面商圈發展面臨的衝擊與解決之道。(25 分)
- 四、請閱讀本題所附 NASA Earth Observatory 短文，進行文章解析與評論。並請就文中內容，討論臺灣所面臨的挑戰與因應之策。(25 分)

The Impact of Climate Change on Natural Disasters

Climate change may not be responsible for the recent skyrocketing cost of natural disasters, but it is very likely that it will impact future catastrophes. Climate models provide a glimpse of the future, and while they do not agree on all of the details, most models predict a few general trends. First, according to the Intergovernmental Panel on Climate Change, an increase of greenhouse gases in the atmosphere will probably boost temperatures over most land surfaces, though the exact change will vary regionally. More uncertain—but possible—outcomes of an increase in global temperatures include increased risk of drought and increased intensity of storms, including tropical cyclones with higher wind speeds, a wetter Asian monsoon, and, possibly, more intense mid-latitude storms.

Global warming could affect storm formation by decreasing the temperature difference between the poles and the equator. That temperature difference fuels the mid-latitude storms affect the Earth's most populated regions. Warmer temperatures could increase the amount of water vapor that enters the atmosphere. The result is a hotter, more humid environment. At the equator, where conditions are already hot and humid, the change isn't expected to be large. At the poles, however, the air is cold and dry; a little extra heat and water vapor could raise temperatures greatly. As a result, global warming may cause the temperature difference between the poles and the equator to decrease. And as the difference decreases, so should the number of storms, says George Tselioudis, a research scientist at NASA Goddard Institute for

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Space Studies (GISS) and Columbia University. But even as a warming climate might decrease the overall number of storms that form, it could increase the number of intense storms. As temperatures continue to rise, more and more water vapor could evaporate into the atmosphere, and water vapor is the fuel for storms.

The combined result of increased temperatures over land, decreased equator-versus-pole temperature differences, and increased humidity could be increasingly intense cycles of droughts and floods as more of a region's precipitation falls in a single large storm rather than a series of small ones. A warmer, wetter atmosphere could also affect tropical storms (hurricanes), but changes to tropical storms are harder to predict and track. Some scientists have speculated that a warmer climate that allows more intense storms to develop would also spawn more hurricanes. Warmer temperatures may also heat ocean waters farther from the Equator, expanding the reach of large tropical storms. But there is little evidence to support the either of these theories, says Kerry Emanuel, a professor of tropical meteorology and climate in the Massachusetts Institute of Technology's Program in Atmospheres, Oceans, and Climate.

The one way in which global warming could impact hurricanes is by making them more intense. More heat and water in the atmosphere and warmer sea surface temperatures could provide more fuel to increase the wind speeds of tropical storms. Warming that has already occurred since 1980 has increased sea surface temperatures 0.3 degrees Celsius, which should increase the maximum potential wind speed of hurricanes by 1 knot, according to hurricane intensity models. But increases that small could not have been observed yet. Even if tropical storms don't change significantly, other environmental changes brought on by global warming could make the storms more deadly. Melting glaciers and ice caps will likely cause sea levels to rise, which would make coastal flooding more severe when a storm comes ashore.

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