

# 國軍老舊眷村改建的公平和效率問題

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住宅是社會政策中十分重要的一個課題，但是到目前為止，台灣並沒有一個全面性的住宅政策，有的，只是一個以低收入戶為對象的「國民住宅政策」。民國 85 年，政府為解決國軍老舊眷村的重建和更新問題，特別通過了「國軍老舊眷村改建條例」的法案。由於眷村固然居住了許多低收入戶，但其中也居住了不少的中產和中上的眷戶，因此眷村改建案的推行，已使政策所照顧的對象，由純粹低收入戶擴大到中產甚至中上的範圍，於是突顯了其中的公平性和效率性的問題。本文在簡述了住宅政策的意義和老舊眷村的現狀之後，進而分析各個不同改建方案所賦有的公平性和效率性。由於在公平和效率的標準下，各個改建方案的優劣順序頗不相同，甚至迹近於相反。無論在「公平優於效率」或是「公平和效率兼顧」的前提下，政府推行眷村改建政策理想的作法都應該是：從現在所採行的「政府統建」政策，朝「售屋租地」的方向去改革、修正。

**關鍵詞：**住宅政策、公平、效率、住者有其屋、租賃住宅

## 一、前言

住宅是人生的基本需要，因此每個社會都會有其住宅問題的存在，只是隨著問題性質的不同，其所需解決問題的政策也就隨之不同。在台灣，從光復後到中央政府遷台之前，由於地廣人稀，住宅並不構成顯著的問題；但在

# **The Equity and Efficiency of the Reconstruction of Military Servicemen's Settlements**

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## **ABSTRACT**

Housing is a very important subject in the field of social policy. But until now, there has been no real universal housing policy in Taiwan. The only policy, the so-called "National Housing Policy", is actually restricted to only qualified low income earners. At present, for the sake of solving the reconstruction and renovation issues of obsolete military residences, the Act of Reconstruction of Obsolete Military Residences was passed by the Legislative Yuan in 1996. The passing of this Act demonstrates that the present housing policy's coverage has been enlarged from qualified low income earners to include middle income or even upper-middle income earners. Thus, the issues of equity and efficiency have become more explicit through this housing policy. According to our analysis, the function order of equity and efficiency varies in different renovation policies. Under the principle of either 'equity is more important than efficiency' or 'equity is as important as efficiency,' rather than modify present policies that focus on "government planning and building," governments should instead create policies that offer "private housing on governmental land."

**Key Words:** housing policy, equity, efficiency, home ownership, rental housing