

眷村土地再利用評估決策之研究

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摘要

A military dependents' village is a community in Taiwan built in the late 1940s and the 1950s whose original purpose was to serve as provisional housing for Nationalist soldiers and their dependents from Mainland China after the KMT retreated to Taiwan. Over the years, many military dependents' villages have suffered from urban problems such as housing dereliction, abandonment, urban decay, and urban slum. On May 30, 1980, the Ministry of National Defense had promulgated "Key Regulations during the Trial Period for the Rehabilitation of Military Dependents' Villages". Based on the rehabilitation planning, from 2010 to 2017 the required capital is about 20 to 25 billion NT dollars each year to rehabilitate the military dependents' villages. This research first, through expert interviews, determines that urban redevelopment, establishment of superficies right and land tenancy are the three best land disposition methods to be used for the land reuse for military dependents' villages based on the available land disposition methods. Furthermore, the accounting asset pricing is applied to each of the public lands studied, and analyzed for the three disposition methods. Finally, a decision making process for the land reuse is presented.

關鍵字：Military Dependents' Village, Land Disposition, Asset Pricing, Decision Making Process