

考試科目	專業英文	所別	地政學系	考試時間	5月7日(六)第 1 節
<p>1. Property rights and common-pool resources</p> <p>(1). Please explain the meaning of common-pool resources in English. (10%)</p> <p>(2). Please translate the following paragraphs into Chinese. (20%)</p> <p>(3). Write down your opinions on the types of rights in English and explain why. (25%)</p> <p>“There are five rights that Ostrom (2009) and other scholars found in empirical studies of operational resource systems in the field:</p> <p>Access—a right to enter a defined physical property;</p> <p>Withdrawal—a right to harvest the products of a resource such as timber, water, and food for pastoral animals;</p> <p>Management—a right to regulate the use patterns of other harvesters and to transform a resource system by building improvements;</p> <p>Exclusion—a right to determine who will have the right of access to a resource and whether that right can be transferred;</p> <p>Alienation—a right to sell or lease any of the above rights.”</p> <p>“... There are a variety of common-property institutions in which participants can sell any and all of their other bundles of rights to someone else. Sometimes they have to get permission from a council to do this, but they have that right subject to review. There are, however, many well-defined and operational common-property systems that have existed for a long time without the right of alienation (McKean 1982, 1992; Netting 1981).”</p> <p>“...In regard to irrigation systems, Tang (1994) found that having the rights of a proprietor made a substantial difference in regard to long-term management, but having the full rights of an owner was not crucial. In many common-property systems that have been sustained over long periods of time, none of the resource users has had the right to alienate their other rights. Thus, the right of alienation is not the key defining right for those who have been responsible for designing and adapting common-property systems in the field. Many users of common-pool resources do have property rights, even though these may not include the right of alienation.”</p> <p>(Source: Ostrom, Elinor. 2009. "Design Principles of Robust Property Rights Institutions: What Have We Learned?" Property Rights and Land Policies, eds. Ingram, Gregory K., and Yu-Hung Hong. Cambridge, MA: Lincoln Institute of Land Policy.</p> <p>http://www.lincolnst.edu/pubs/2076_Design-Principles-of-Robust-Property-Rights-Institutions-What-Have-We-Learned)</p>					
備註	<p>一、作答於試題上者，不予計分。</p> <p>二、試題請隨卷繳交。</p>				

考試科目	專業英文	所別	地政學系	考試時間	5月7日(六)第 1 節
<p>2. Public Housing and Unemployment</p> <p>(1). Please explain the meaning of Public Housing in English. (5%)</p> <p>(2). Please translate the following paragraphs into Chinese. (20%)</p> <p>(3). Write down your opinions on the contents of the excerpt in English and explain why. (20%)</p> <p>“The changing role of the public rental housing system is a policy decision but the results presented in this paper show that the current system contributes to the higher rate of unemployment. Overall unemployment rates in Hong Kong and the difference in unemployment between public tenants and other types of tenure are lower than in many other countries. In France, for example, unemployment among public tenants is 15.7 percent, almost three times the unemployment rate of people in other tenures (Dujardin and Goffette-Nagot, 2009).</p> <p>Nevertheless, this difference is shown to stem from other characteristics of public tenants and the endogeneity of living in public housing and being unemployed. In Hong Kong, public housing tenancy leads to a larger probability of being unemployed even when properly modeled, suggesting that some reform of Hong Kong’s public housing system is needed. The present analysis has two policy implications for the reform of the public rental housing system. First, the impact of location on unemployment suggests that creating a more flexible system of moving within public housing would be beneficial. Currently, the Hong Kong Housing Authority limits transfers of public rental flats to medical reasons, loss of income and need for a cheaper flat, changes in family circumstances, accidents, or rehabilitation of the flat (Hong Kong Housing Authority, 2011). Thus, reform of the public rental housing system could include the expansion of options of transfer or flat swapping for employment reasons. Many of the older estates, which are located more centrally, have a disproportionate share of elderly people whereas those of working age live farther out. Thus, there is potential efficiency gain from encouraging elderly tenants to move to newer estates, perhaps by installing more services and care, which would free up space for working aged residents closer to jobs.”</p> <p>(Source: Monkkonen, Paavo. 2014. Public Housing and Unemployment in Postindustrial Hong Kong, Working Paper WP14PM1. Cambridge MA: Lincoln Institute of Land Policy. https://www.lincolninst.edu/pubs/dl/2454_1801_Monkkonen%20WP14PM1.pdf)</p>					
備註	<p>一、作答於試題上者，不予計分。</p> <p>二、試題請隨卷繳交。</p>				