

摘要

「居住」為人民基本需求，快速都市化之結果造成住宅問題日益嚴重，對於弱勢者之衝擊更為廣泛，更進而衍生諸多社會問題，促使世界各國積極尋求解決方案，而提供只租不售之社會住宅協助弱勢者安居即屬策略之一。臺灣則於《住宅法》第 3 條中將社會住宅定義為：「由政府興辦或獎勵民間興辦，專供出租之用，並應提供至少百分之十以上比例出租予具特殊情形或身分者之住宅。」然而，臺灣過去長期以出售之國民住宅為主要政策方向，導致當前社會住宅供需嚴重失衡，此外，《住宅法》雖於第 22 條與第 23 條中明訂政府取得社會住宅之方式，惟礙於國內起步較晚，相關經驗與配套尚屬不足，造成後續推動過程遭遇阻礙而執行不易，並影響政策成效與目標。弱勢者所面臨之困境不僅係居住，更係如何融入社會之問題，興辦社會住宅應規劃完善制度與配套，進而達到社會包容之政策目標，是故，當前政府提供社會住宅之方式與配套似仍有待改善與檢討。

為使臺灣未來社會住宅順利推行，本研究以《住宅法》第 28 條規定之社會住宅承租者，應以無自有住宅或一定所得、財產基準以下之家庭或個人為社會住宅提供對象，並以同法第 22 條與第 23 條之政府取得社會住宅方式為中心，藉由歷史研究法、間接訪談法、比較研究法與個案研究法，回顧臺灣過去住宅政策發展沿革，並選取臺北市與新北市之興辦案例為研究範圍，分析當前社會住宅政策推動情況，另參考美國、荷蘭與新加坡相關興辦經驗，並以問卷調查國內專家學者之看法，進而提出臺灣未來社會住宅提供方式與相關配套制定之改善建議。

參考國外經驗與針對國內專家學者所進行之問卷調查結果，對於臺灣當前社會住宅提供方式之改善建議與配套研擬，本研究作出結論如下：促進社會包容為提供社會住宅之積極功能、公私協力模式係推動社會住宅之較佳策略、興辦社會住宅有賴政府積極釋出土地與建物、社會住宅應與社會福利服務搭配與結合；並建議成立社會住宅專責機構與培力第三部門、設置專屬住宅基金與擴大財源、研議鼓勵民間參與誘因、健全租屋市場制度，以協助社會住宅之興辦與提供。

關鍵字：社會住宅、公私協力、住宅法、社會住宅提供方式

Abstract

“Housing” is the basic necessity of life. Due to rapid urbanization, housing problems are getting serious. For some people who are vulnerable, the impact is even worse, and thus causes much more social problems. Governments now are trying to solve problems. One of the solutions is providing the vulnerable with social housing, which is not for selling but for renting only, making them live in peace. In Taiwan, according to the article 3 of the House Act: social housing refers to housing built by the government or private sector with subsidies from the government that is primarily rented, and should rent at least 10% to persons with special conditions or identities. However, selling used to be the main goal in our public housing system, resulting in unbalance of supply and demand in housing presently. Besides, despite of statement in the article 22 and 23, telling people how to obtain social housing, we still encounter much difficulty for lacking experience. Since this idea did not carry out in the early stage, leading to difficulties in the process later on and influence on policies. Difficulties that the vulnerable face are not just only about housing but social integration. Therefore, promoting social housing should have comprehensive consideration and that is where our government should put effort into.

To promote social housing effectively, this study based on Article 22 and 23, in accordance with Article 28 of the Housing Act: tenants of social housing shall be families or individuals that do not own a house or has income and assets below the specified standard. Besides, by means of historical research, indirect interview survey, comparative research, and case study, this study examines the process of social housing implementation in the early times of Taiwan. This article selects cases in Xinbei City and Taipei city as examples to analysis process of promoting social housing policy. Furthermore, we take cases in America, Dutch and Singapore as reference, and ask for advice from some experts in Taiwan by providing questionnaire. Finally, we give some relative solutions and make advices on social housing policy.

After learning from other countries' experience and results from questionnaires, this study provides suggestions and relative solutions as followings: providing social housing aim to improve social inclusion; public sectors cooperating with private sectors can have better results than original plans ; building social housing needs public sectors offering lands and buildings actively; social welfare working with social housing can have better influence; creating a special organization to deal with social housing, establishing a special housing fund and expanding financial resources is strongly advised; finding some incentives that encourage private sectors to join and strengthening the system of rented housing market to help improve social housing system.