

現行集村農舍推動之研究

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摘要

Up to 2007, Taiwan has 825,900 hectares of agricultural land area. If the calculation is based on the current regulation that a farm house can be built per 0.25 hectares, a total of 3,303,600 houses can be built. This will cause Taiwan to have serious ecological and agricultural damage. In order to reduce the possibility of this happening, in 2000, the government amended some of the contents of the Agricultural Development Act including orienting the farm village situation from the current form of scattered one-family farm houses to the development of multi-family dwellings. However, based on the statistics from 2002 to 2010, the national farm village multi-family dwelling application has a total of 85 cases, which is sparse. Thus it proves that the governmental promotion of the farm village multi-family dwelling policies has not been effective and some potential problems exist.

The only incentive for the current promotion of multi-family dwelling is mainly based on the monetary award from the government, but it has not offered any practical actions toward the needed assistances for the development of multi-family dwelling. This study first, through literature reviews and expert questionnaires, finds those factors that have hindered the promotion of multi-family dwelling. Furthermore, through expert interviews, the improving strategies are proposed to promote the multi-family dwelling. It is hoped that the obtained results can provide as a reference guide in the future for the implementation of multi-family dwelling policies.

關鍵字：Village farm multi-family dwelling, Farmhouses, Agricultural land policy