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社宅居民對於社會住宅弱勢保障比率態度的分析

An Analysis of Social Housing Residents' Attitudes Toward the
Ratio Reserved for the Disadvantaged

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中文摘要

本研究係就社會住宅對弱勢戶出租訂定 40% 的保障比率，以及社宅對新婚家庭及婚育家庭出租訂定 20% 的保障比率。就臺北市大同區明倫社會住宅居民進行量化研究。以了解社宅住戶對該二項保障機制的看法。經抽樣調查統計分析，獲致下列發現：

一、社宅對弱勢出租保障比率機制仍有持續和強化的實際需求性

經濟弱勢較一般住戶支持較高的保障比率下限，平均高出 10.55 個百分點。此外，家庭月收入較佳住戶主張保障比率，平均降低 6.43 個百分點至 10.01 個百分點。因之，可以確信社宅對弱勢戶出租比率保障機制，仍將是社宅多數民眾所肯認。政府務須持續發展社宅出租弱勢比率保障的政策作為。

二、社宅對新婚家庭及婚育家庭所為出租比率保障機制嗣後容有適時

調整比率的政策需求

抽樣調查中，發現相較於未婚者，已婚（含同居）者及離婚者支持新婚家庭及婚育家庭保障比率，平均高出 9.07、9.68 個百分點，均達統計顯著差異。此外具有大學學歷較之未具大學學歷者，其支持保障比率平均高出 4.64 個百分點，達致統計之顯著差異。家中有 18 歲以下子女者，較之家中未曾有 18 歲以下子女者，其如有 3 名子女者支持保障比率，平均高出 9.68 個百分點，達到統計的顯著效果；有 2 名子女者，亦呈現支持較高的保障下限比率，具有邊際的顯著效果。

經由上揭發現，本研究建議：

1. 社宅規定弱勢出租比率的保障機制，政府宜定期辦理社宅之效益評估。
2. 社宅規定新婚家庭及婚育家庭申請出租比率既係下限規定，地方與中央辦理社宅配租時，允宜適時因地調整比率。
3. 社宅出租多元化需要再加力道以促使混居，達致社會融合的最終目標。

關鍵詞：社會住宅、弱勢戶、出租比率、新婚家庭、婚育家庭

Abstract

This study examines residents' perceptions of two reserved allocation quota policies in Taiwan's social housing program: a 40% reserved allocation quota for disadvantaged households and a 20% reserved allocation quota for newly married households and households with dependent children. A quantitative research approach was adopted using residents of the Minglun Social Housing Community in Datong District, Taipei City, as the study sample. The purpose of this study was to investigate residents' perceptions of these two reserved allocation mechanisms. Statistical analyses of the survey data yielded the following findings.

First, the reserved allocation quota policy for disadvantaged households continues to demonstrate practical necessity and warrants further reinforcement.

Economically disadvantaged respondents supported a higher reserved allocation quota than other residents, with an average difference of 10.55 percentage points. In addition, respondents with higher monthly household incomes preferred lower reserved allocation quotas, with the preferred quota decreasing by an average of 6.43 to 10.01 percentage points. These findings suggest that the reserved allocation quota policy for disadvantaged households continues to receive broad public support. Accordingly, the government should continue to strengthen and further develop this policy as part of its social housing program.

Second, the reserved allocation quota policy for newly married households and households with dependent children may require timely adjustments in response to changing policy needs.

Compared with unmarried respondents, married (including cohabiting) and divorced respondents supported higher reserved allocation quotas for newly married households and households with dependent children by an average of 9.07 and 9.68

percentage points, respectively, with both differences reaching statistical significance. In addition, respondents with a university degree supported higher reserved allocation quotas than those without a university degree, with an average difference of 4.64 percentage points, which was also statistically significant. Respondents with children under the age of 18 expressed stronger support for higher reserved allocation quotas than those without minor children. In particular, respondents with three children supported a higher quota by an average of 9.68 percentage points, representing a statistically significant effect, while respondents with two children also demonstrated stronger support, exhibiting marginal statistical significance.

Based on these findings, this study proposes the following policy recommendations.

First, the government should conduct periodic policy evaluations of the effectiveness of the reserved allocation quota policy for disadvantaged households in social housing.

Second, because the reserved allocation quota for newly married households and households with dependent children represents a minimum statutory requirement, both central and local governments should retain the flexibility to adjust the quota according to local conditions and housing needs when allocating social housing units.

Third, greater efforts should be devoted to promoting social mix within social housing communities in order to foster social inclusion and ultimately achieve the policy goal of an inclusive society.

Keywords: Social housing; disadvantaged households; reserved allocation quota; newly married households; households with dependent children.

目次

第一章 緒論	1
第一節 研究背景與動機	1
第二節 研究目的、問題與範圍	4
第二章 文獻回顧	7
第一節 社會住宅制定弱勢保障比率理論與相關規範	7
第二節 影響民眾對弱勢保障比率態度的因素	9
第三節 國內社會住宅相關主題研究	12
第三章 研究方法	17
第一節 研究個案簡介	17
第二節 量化變數設定	19
第三節 問卷設計	20
第四節 問卷抽樣	23
第五節 使用 SPSS 統計分析軟體倫理	24
第四章 研究結果與分析	27
第一節 研究結果	27
第二節 研究統計分析	42
第三節 綜合分析和總體解釋	46
第五章 結論	51
第一節 研究發現	51
第二節 研究建議	52
第三節 研究限制	53
參考書目	55

圖次

圖 1-1 本研究架構.....	22
圖 3-1 明倫社宅基地圖.....	5

表次

表 3-1 明倫社宅弱勢戶承租資料表.....	19
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