

A Study on The Residential Choice Behavior of Consumer : The Impact Effect of Income , Local Finance and Housing Price

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Abstract

Tiebout proposed his famous hypothesis that status of local finance may influence residential choice decision making of the population. This argument has laid the foundations of local finance theory. The purpose of our study is to analyze the effect of local expenditures and taxations on human housing location choice.

In this paper , at first look back to the relative literatures of fiscal mobility behavior for a review . After that , we utilize microeconomic utility theory to establish theoretical models , with the purpose of defining clearly the reciprocal relationship among many variables of interest to us. Finally , we conclude with many important factors and results accordingly.

Keywords : Fiscal Mobility , Local Finance Differentiation , Microeconomic Utility Theory

消費者居住區位選擇行為分析 —所得、地方財政與房價衝擊效果探討

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摘要

Tiebout 理論模型之提出，為地方財政理論之研究奠定了基礎，而其中心精神—地方財政狀況會影響居所選擇決策，更廣受學界所重視。本研究之目的，即在嘗試利用經濟效用理論建立行為模式，以探討地方政府財政支出和租稅型態對各地區間人們住宅區位選擇行為之影響關係，期能作為政府制定相關決策之參考。

本文首先探討地方財政差異與人口遷移（即財政遷移行為）之各種相關文獻，以作為本研究的立論基礎。其次利用個體經濟效用理論，建立理論模型以明確界定各重要變數間之相互影響關係。最後則為結論。

關鍵字：財政遷移、地方財政差異、經濟效用理論