

????????????????????????????????????
????????????????????????????????????

????????????????????????????????????
????????????????????????????????????
????????????????????????????????????
????????????

????????????????????????????????????
????????????????????????????????[8]
????????????????????????????????[9]????????????

???

????????????????????????????????????.
????????????????????????????????????

澳州西太平洋銀行研究顯示：「87%的澳洲人仍懷抱擁有自宅的澳洲夢，86%的澳洲人認為房產是累積財富的路徑，79%的澳洲人認為持有房產是人生勝利的象徵。」[10]

澳洲民眾對房產的看法和台灣人有土斯有財的哲學高度雷同，也因此支撐了強勁的內需。而房貸利率降低、失靈的社會住宅、政府補貼、負扣稅制度（negative gearing）、增值稅減免等政策，更鞏固了房產市場的買方需求，維持了高房價的穩定。

????????????????????????????????????.%????????????.%[11]
????????????????????????????????????
????????????????????????????????
????????????????????[12]
????????????????????????????????????

??Australian Prudential Regulation Authority?
??
??
??
??
??

??vacant residential
property tax??capital improved
value
??
????
??????????
??????????????????????
??
??[22]
??
??
???

??
??

??

[1]
http://hk.on.cc/tw/bkn/cnt/commentary/20170419/bkntw-20170419000424498-0419_04411_001.html

[2]
<http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/6416.0Mar%202018?OpenDocument>

[3] <http://www.abs.gov.au/ausstats/abs@.nsf/mf/4130.0>

[4] <http://www.abc.net.au/news/2017-07-17/home-ownership-in-australia-declines-for-decades/8677190>

[5] <https://www.alp.org.au/negativegearing>

[6] <https://www.smh.com.au/business/the-economy/the-great-australian-nightmare-alive-and-well-in-sydney-melbourne-20171005-gyujbr.html>

[7] <https://www.tandfonline.com/doi/full/10.1080/00049182.2017.1317050>

[8] <http://firb.gov.au/about/publication/2016-17-annual-report/>

[9] <https://business.nab.com.au/wp-content/uploads/2018/04/NAB-Residential-Property-Survey-Q1-2018.pdf>

[10] <https://www.westpac.com.au/about-westpac/media/media-releases/2016/12-december/>

[11] <https://tradingeconomics.com/australia/interest-rate>

[12] <http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/4130.0~2015-16~Main%20Features~Housing%20Costs~5>

[13] <http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/4130.0~2015-16~Main%20Features~Housing%20Occupancy%20and%20Utilisation~4>

[14] <https://www.theguardian.com/australia-news/2017/jul/21/social-housing-stock-one-sixth-empty-while-195000-people-remain-on-waitlist>

[15] <http://www.abs.gov.au/AUSSTATS/abs@.nsf/mf/3101.0>

[16] <http://www.abs.gov.au/AUSSTATS/abs@.nsf/mf/3412.0>

[17] <https://www.smh.com.au/national/australian-resident-number-25-million-due-next-month-20180709-p4zqb5.html>

[18] <http://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2071.0~2016~Main%20Features~Cultural%20Diversity%20Article~60>

[19]

<http://www.abs.gov.au/ausstats/abs@.nsf/lookup/3412.0Media%20Release12015-16>

[20]

<http://www.abs.gov.au/AUSSTATS/abs@.nsf/DetailsPage/3412.02015-16?OpenDocument>

[21]

<https://www.homeaffairs.gov.au/ReportsandPublications/Documents/statistics/report-on-migration-program-2016-17.pdf>

[22] <http://ec.ltn.com.tw/article/paper/1130029>