

# The State of Real Estate

## 台灣宜居：住宅大觀園



互動版》正常 MP3 - 6 / 慢速 MP3 - 63

朗讀版》Audio CD - 6

A common complaint of foreigners living in Taiwan is the characterless, monolithic<sup>2</sup> nature of much of the architecture. However, there is a lot **more** variety **than** first **meets the eye**. Japanese takes<sup>4</sup> on Victorian architecture, which **fuse**<sup>1</sup> neo-Renaissance elements with Greek colonnades,<sup>3</sup> sit quietly in the shadows of **glistening**<sup>2</sup> skyscrapers. Nearby, red-brick sanheyuan courtyard buildings **bespeak**<sup>3</sup> the Fujianese origins of much of Taiwan's population. Communities of **ramshackle**<sup>4</sup> tenements are a testament to the cheap, **makeshift**<sup>5</sup> solutions that were required to house the influx<sup>6</sup> of soldiers and their families from China in the late 1940s onward.

Many of the older structures — the single-story sanheyuan and the veteran's villages — are becoming increasingly rare as they **give way to** modern housing. Although invariably less attractive, these modern dwellings **address**<sup>6</sup> **spatial**<sup>7</sup> and seismic<sup>8</sup> considerations. From the early 1960s to the mid-1970s, four-story duplexes using reinforced concrete<sup>1</sup> became **the norm**<sup>9</sup>. Construction of toutian-type housing began in the late '70s. These types of row houses are generally three stories with overhanging balconies and an arcade below. Designed with Taiwan's climate in mind, they **afford**<sup>9</sup> pedestrians<sup>8</sup>




傳統透天式住宅



新舊交織的城市，圖為四四南村



protection from the elements.\* However, many of these were found wanting during the 921 earthquake, and improved steel-reinforcement was introduced in the 1980s and '90s.

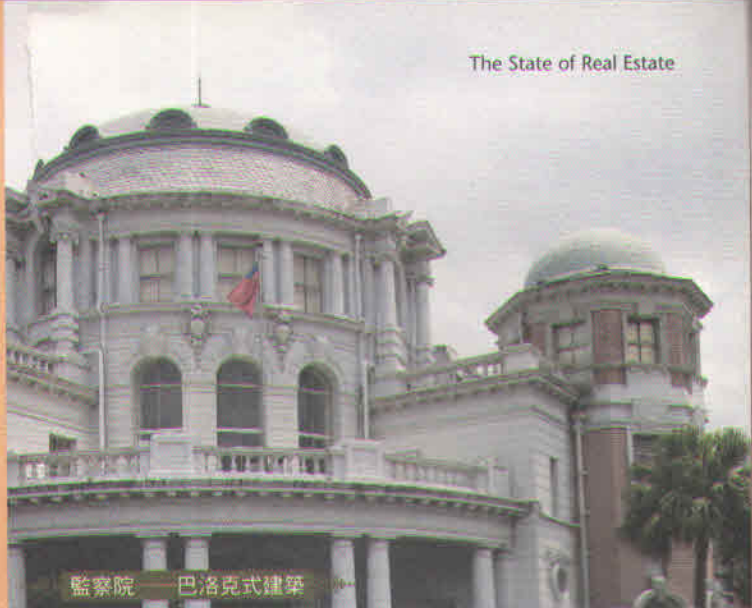
It's no secret that property prices have been sky-high in recent years. Rentals in many parts of town are at an all-time high, and some real estate investors are even turning to cities like Tokyo, where a weak yen has created relatively cheap deals. However, there are some ways to get a better value for money. Tenants<sup>9</sup> or purchasers can consult<sup>10</sup> the actual price registration system<sup>†</sup> implemented by the government last year. Government-sponsored housing initiatives like Tsuei Ma-Ma are also worth checking out. 

#### 中國

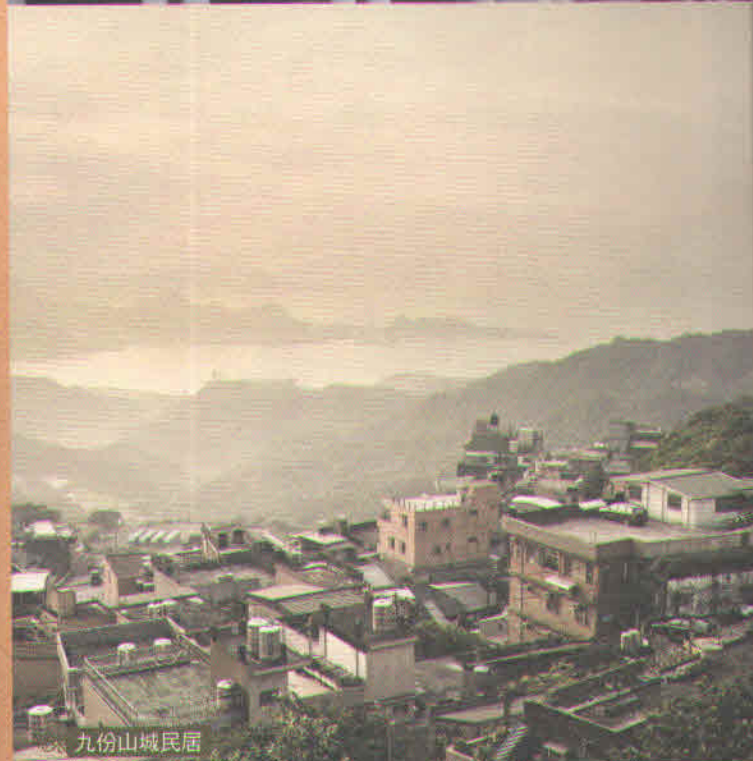
住在台灣的外國人常會有的埋怨，就是多數建築毫無特色且劃一的性質。不過，台灣建築的多樣性其實比乍看之下高出許多。融合新文藝復興元素與希臘廊柱的日式維多利亞建築，靜靜地坐落在閃亮摩天大樓的影子中。不遠處，紅磚砌成的三合院透露出許多台灣人的閩南淵源。倉庫建成的住宅社區則是廉價、權宜的解決方案，這是要讓 1940 年代末期以來，從中國大量湧入台灣的軍人及其家眷有個棲身之所。

三合院平房和眷村等許多較老舊的建築，因為被現代住宅取代而漸趨罕見。這些現代住宅雖然沒那麼有吸引力，卻滿足了空間與地震方面的考量。從 1960 年代初期至 1970 年代中期，以鋼筋混凝土興建的四層樓雙拼住宅最為常態。透天式住宅的建築潮流始於 70 年代末期。這類成排的房屋通常為三層樓高，有突出的陽台，底下有騎樓。這種建築設計考量了台灣的氣候，為行人提供遮風避雨的空間。不過，這類建築有許多在九二一地震時消失不見，改良的鋼骨強化材料則在 1980 與 90 年代間引進。

近年來房價狂飆已是眾所皆知的現象。城市裡許多地區的租金都達到史上高點，有些不動產投資人甚至轉往東京等其他城市，東京因日圓疲弱而使得交易價格相對低廉。不過，還是有些方法可找到較划算的住處。租屋或買屋者可查詢政府去年施行的實價登錄系統。崔媽媽基金會這類政府補助的租屋組織也值得參考。



監察院 巴洛克式建築



九份山城民居



三合院的護龍一隅



1. **fuse** [fju:z] *v.* 融合  
Some of the architecture in Kuala Lumpur fuses Islamic and British colonial styles.
2. **glisten** [ˈglɪsɪŋ] *v.* 閃耀 (文中以現在分詞作形容詞)  
The plants were glistening with raindrops after the light shower.
3. **bespeak** [brɪˈspi:k] *v.* 證明；顯示  
Terence's clothes bespeak his fashion sense.
4. **ramshackle** [ˈræm.ʃækəl] *adj.* 倉卒建成的  
The city government has ordered the demolition of the ramshackle houses on the edge of town.
5. **makeshift** [ˈmek.ʃɪft] *adj.* 權宜的  
After the hurricane, many people were moved into makeshift accommodation.
6. **address** [əˈdres] *v.* 滿足；處理  
I'm afraid your proposed solution doesn't really address the problem.
7. **spatial** [ˈspeɪʃəl] *adj.* 空間的  
The constant use of smartphones has really affected the spatial awareness of many individuals.
8. **the norm** [nɔ:m] 基準  
Large families used to be the norm, but this has changed in modern society.
9. **afford** [əˈfɔ:d] *v.* 提供  
The bus stop afforded me shelter from the rain.
10. **consult** [kənˈsʌlt] *v.* 查閱；徵詢  
The sales team always consults their manager before trying to conclude any major deals.

- \* **monolithic** [ˌmɒnəˈlɪθɪk] *adj.* 劃一的
- \* **take** [teɪk] *n.* 獨特的處理或變更手法
- \* **colonnade** [ˌkɒləˈneɪd] *n.* 廊柱 (建築用語)
- \* **influx** [ˈɪnflʌks] *n.* 湧入
- \* **seismic** [ˈsaɪzɪmɪk] *adj.* 地震的
- \* **pedestrian** [pəˈdestriən] *n.* 行人
- \* **element** [ˈɛləmənt] *n.* 惡劣天氣 (作此義恆為複數)
- \* **tenant** [ˈtenənt] *n.* 租屋者



補充說明

- † **reinforced concrete** 「鋼筋混凝土」是在混凝土中加入鋼筋、鋼板或纖維構成的一種組合材料。
- † **actual price registration system** 「實價登錄系統」全名為「不動產成交案件實際資訊申報登錄」，買賣後不動產的實際交易價格會登錄在內政部所屬的地政機關網站上。

Phrase Focus / 片語威力通

- **more (to sth) than meets the eye** 事情不如表面簡單  
At first, it seems like there's not much to do in this city, but you soon realize there's more than meets the eye.  
一開始你可能會覺得在這座城市裡沒什麼事可做，但你很快就會有意外的發現。
- **give way to** 屈服於  
In the 19th century, Romantic literature gave way to movements such as Realism and Naturalism.  
十九世紀時，浪漫主義文學屈服於現實主義和自然主義等運動之下。
- **value for money** 划算的交易  
If you want to get a good value for money when booking your vacation, I have the number of an excellent travel agent.  
預訂假期行程時，你若想找划算的交易，我有個很棒的旅行專員的電話。

