

## 附錄六、不動產估價報告書摘要

擬訂新北市板橋區江子翠段  
第二崁小段 109-5 地號等 42 筆  
土地都市更新事業計畫案  
都市更新後權利價值  
不動產估價報告書

委託人：新北市板橋區江子翠段第二崁小段  
109-5 地號等 42 筆(原 40 筆)土地都市更新會  
估價單位：優世國際不動產估價師事務所

版本：聽證會版

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## 不動產估價報告書摘要

### 一、不動產估價報告書案號及都市更新案號：

(一)不動產估價報告書事務所案號：104EN10201

(二)不動產估價報告書都市更新案號：104EN10201

### 二、委託人：新北市板橋區江子翠段第二崁小段109-5地號等42筆(原40筆)土地都市更新會

### 三、勘估標的基本資料：

#### (一)更新前基本資料：

##### 1.勘估標的內容：

(1)土地標示：新北市板橋區江子翠段第二崁小段109-5、109-13、109-15、109-18、109-19、109-20、109-21、109-22、109-23、109-24、109-25、109-26、109-27、109-28、109-29、109-30、109-31、109-32、109-33、109-34、109-35、109-36、109-37、109-38、109-39、109-40、109-41、109-42、109-43、109-44、109-45、109-46、109-47、109-48、109-49、109-60、111-5、111-6、111-7、111-8、111-9、111-11地號等42筆土地

(2)更新範圍內土地面積：3,292.0000 平方公尺 (約 995.8300 坪)

| 編號 | 地號     | 土地<br>使用分區 | 土地面積<br>(m <sup>2</sup> ) | 土地面積<br>(坪) |
|----|--------|------------|---------------------------|-------------|
| 1  | 109-5  | 住宅區        | 132.0000                  | 39.9300     |
| 2  | 109-13 | 人行步道       | 151.00                    | 45.6775     |
| 3  | 109-15 | 人行步道       | 52.00                     | 15.7300     |
| 4  | 109-18 | 住宅區        | 123.0000                  | 37.2075     |
| 5  | 109-19 | 住宅區        | 123.0000                  | 37.2075     |
| 6  | 109-20 | 住宅區        | 123.0000                  | 37.2075     |
| 7  | 109-21 | 住宅區        | 123.0000                  | 37.2075     |
| 8  | 109-22 | 住宅區        | 123.0000                  | 37.2075     |

| 編號 | 地號     | 土地<br>使用分區 | 土地面積<br>(m <sup>2</sup> ) | 土地面積<br>(坪) |
|----|--------|------------|---------------------------|-------------|
| 9  | 109-23 | 住宅區        | 135.0000                  | 40.8375     |
| 10 | 109-24 | 住宅區        | 116.0000                  | 35.0900     |
| 11 | 109-25 | 住宅區        | 114.0000                  | 34.4850     |
| 12 | 109-26 | 住宅區        | 143.0000                  | 43.2575     |
| 13 | 109-27 | 住宅區        | 83.0000                   | 25.1075     |
| 14 | 109-28 | 住宅區        | 84.0000                   | 25.4100     |
| 15 | 109-29 | 住宅區        | 84.0000                   | 25.4100     |
| 16 | 109-30 | 住宅區        | 84.0000                   | 25.4100     |
| 17 | 109-31 | 住宅區        | 72.0000                   | 21.7800     |
| 18 | 109-32 | 住宅區        | 39.0000                   | 11.7975     |
| 19 | 109-33 | 住宅區        | 39.0000                   | 11.7975     |
| 20 | 109-34 | 住宅區        | 39.0000                   | 11.7975     |
| 21 | 109-35 | 住宅區        | 39.0000                   | 11.7975     |
| 22 | 109-36 | 住宅區        | 62.0000                   | 18.7550     |
| 23 | 109-37 | 住宅區        | 56.0000                   | 16.9400     |
| 24 | 109-38 | 住宅區        | 38.0000                   | 11.4950     |
| 25 | 109-39 | 住宅區        | 45.0000                   | 13.6125     |
| 26 | 109-40 | 住宅區        | 45.0000                   | 13.6125     |
| 27 | 109-41 | 住宅區        | 45.0000                   | 13.6125     |
| 28 | 109-42 | 住宅區        | 45.0000                   | 13.6125     |
| 29 | 109-43 | 住宅區        | 127.0000                  | 38.4175     |
| 30 | 109-44 | 住宅區        | 117.0000                  | 35.3925     |
| 31 | 109-45 | 住宅區        | 78.0000                   | 23.5950     |
| 32 | 109-46 | 住宅區        | 91.0000                   | 27.5275     |
| 33 | 109-47 | 住宅區        | 91.0000                   | 27.5275     |
| 34 | 109-48 | 住宅區        | 90.0000                   | 27.2250     |
| 35 | 109-49 | 住宅區        | 87.0000                   | 26.3175     |
| 41 | 109-60 | 住宅區        | 63.0000                   | 19.0575     |
| 36 | 111-5  | 住宅區        | 1.0000                    | 0.3025      |
| 37 | 111-6  | 住宅區        | 4.0000                    | 1.2100      |
| 38 | 111-7  | 住宅區        | 8.0000                    | 2.4200      |
| 39 | 111-8  | 住宅區        | 10.0000                   | 3.0250      |
| 40 | 111-9  | 住宅區        | 21.0000                   | 6.3525      |
| 42 | 111-11 | 住宅區        | 147.0000                  | 44.4675     |
| 合計 |        |            | 3,292.0000                | 995.8300    |

(3)土地使用分區：住宅區、人行步道

(4)評估的權利種類：都市更新後之權利價值

## 2. 產權分析：

土地產權分析表

| 地段        | 地號     | 土地面積<br>(m <sup>2</sup> ) | 所有權人        | 持分<br>分子 | 持分<br>分母 | 土地持分<br>面積(m <sup>2</sup> ) | 土地持分<br>面積(坪) |
|-----------|--------|---------------------------|-------------|----------|----------|-----------------------------|---------------|
| 江子翠段第二崁小段 | 109-47 | 91.00                     | 王月英         | 1        | 4        | 22.7500                     | 6.8819        |
| 江子翠段第二崁小段 | 109-5  | 132.00                    | 王何好         | 1        | 4        | 33.0000                     | 9.9825        |
| 江子翠段第二崁小段 | 109-5  | 132.00                    | 王程花         | 1        | 4        | 33.0000                     | 9.9825        |
| 江子翠段第二崁小段 | 109-48 | 90.00                     | 石一敏         | 1        | 4        | 22.5000                     | 6.8063        |
| 江子翠段第二崁小段 | 111-5  | 1.00                      | 石一敏         | 1        | 4        | 0.2500                      | 0.0756        |
| 江子翠段第二崁小段 | 109-47 | 91.00                     | 吳其峰、吳宗和、吳宗安 | 1        | 4        | 22.7500                     | 6.8819        |
| 江子翠段第二崁小段 | 109-5  | 132.00                    | 李士誠         | 1        | 4        | 33.0000                     | 9.9825        |
| 江子翠段第二崁小段 | 109-5  | 132.00                    | 李昇坤、吳龜巡     | 1        | 4        | 33.0000                     | 9.9825        |
| 江子翠段第二崁小段 | 109-22 | 123.00                    | 李楊梅英        | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-23 | 135.00                    | 李曉源         | 1        | 4        | 33.7500                     | 10.2094       |
| 江子翠段第二崁小段 | 109-48 | 90.00                     | 林文雀         | 1        | 4        | 22.5000                     | 6.8063        |
| 江子翠段第二崁小段 | 111-5  | 1.00                      | 林文雀         | 1        | 4        | 0.2500                      | 0.0756        |
| 江子翠段第二崁小段 | 109-46 | 91.00                     | 林正山、林慧如     | 1        | 4        | 22.7500                     | 6.8819        |
| 江子翠段第二崁小段 | 111-11 | 147.00                    | 林忠男         | 1        | 1        | 147.0000                    | 44.4675       |
| 江子翠段第二崁小段 | 109-28 | 84.00                     | 林明玉         | 1        | 4        | 21.0000                     | 6.3525        |
| 江子翠段第二崁小段 | 109-23 | 135.00                    | 林美如         | 1        | 4        | 33.7500                     | 10.2094       |
| 江子翠段第二崁小段 | 109-22 | 123.00                    | 林鳳鳳         | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-30 | 84.00                     | 施敏俊         | 1        | 4        | 21.0000                     | 6.3525        |
| 江子翠段第二崁小段 | 109-30 | 84.00                     | 洪秀娥         | 1        | 4        | 21.0000                     | 6.3525        |
| 江子翠段第二崁小段 | 109-28 | 84.00                     | 洪貞祥         | 1        | 4        | 21.0000                     | 6.3525        |
| 江子翠段第二崁小段 | 109-46 | 91.00                     | 洪嘉慶         | 1        | 4        | 22.7500                     | 6.8819        |
| 江子翠段第二崁小段 | 109-29 | 84.00                     | 洪漢詩         | 1        | 4        | 21.0000                     | 6.3525        |
| 江子翠段第二崁小段 | 109-27 | 83.00                     | 張王阿姍        | 1        | 4        | 20.7500                     | 6.2769        |
| 江子翠段第二崁小段 | 109-36 | 62.00                     | 張麗華         | 1        | 1        | 62.0000                     | 18.7550       |
| 江子翠段第二崁小段 | 109-37 | 56.00                     | 張麗華         | 1        | 1        | 56.0000                     | 16.9400       |
| 江子翠段第二崁小段 | 109-43 | 127.00                    | 張麗華         | 1        | 1        | 127.0000                    | 38.4175       |
| 江子翠段第二崁小段 | 109-44 | 117.00                    | 張麗華         | 1        | 1        | 117.0000                    | 35.3925       |
| 江子翠段第二崁小段 | 109-45 | 78.00                     | 張麗華         | 1        | 1        | 78.0000                     | 23.5950       |

| 地段        | 地號     | 土地面積<br>(m <sup>2</sup> ) | 所有權人 | 持分<br>分子 | 持分<br>分母 | 土地持分<br>面積(m <sup>2</sup> ) | 土地持分<br>面積(坪) |
|-----------|--------|---------------------------|------|----------|----------|-----------------------------|---------------|
| 江子翠段第二崁小段 | 109-18 | 123.00                    | 許色兒  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-60 | 63.00                     | 郭枝昌  | 1        | 1        | 63.0000                     | 19.0575       |
| 江子翠段第二崁小段 | 109-29 | 84.00                     | 陳王麗月 | 1        | 4        | 21.0000                     | 6.3525        |
| 江子翠段第二崁小段 | 109-48 | 90.00                     | 陳安郎  | 1        | 4        | 22.5000                     | 6.8063        |
| 江子翠段第二崁小段 | 109-27 | 83.00                     | 陳秀齡  | 1        | 4        | 20.7500                     | 6.2769        |
| 江子翠段第二崁小段 | 109-48 | 90.00                     | 陳林芬香 | 1        | 4        | 22.5000                     | 6.8063        |
| 江子翠段第二崁小段 | 111-5  | 1.00                      | 陳林芬香 | 1        | 2        | 0.5000                      | 0.1513        |
| 江子翠段第二崁小段 | 109-49 | 87.00                     | 陳俞廷  | 1        | 4        | 21.7500                     | 6.5794        |
| 江子翠段第二崁小段 | 111-6  | 4.00                      | 陳俞廷  | 1        | 4        | 1.0000                      | 0.3025        |
| 江子翠段第二崁小段 | 109-47 | 91.00                     | 陳建辰  | 1        | 4        | 22.7500                     | 6.8819        |
| 江子翠段第二崁小段 | 109-47 | 91.00                     | 陳春耳  | 1        | 4        | 22.7500                     | 6.8819        |
| 江子翠段第二崁小段 | 109-49 | 87.00                     | 陳綠玲  | 1        | 4        | 21.7500                     | 6.5794        |
| 江子翠段第二崁小段 | 111-6  | 4.00                      | 陳綠玲  | 1        | 4        | 1.0000                      | 0.3025        |
| 江子翠段第二崁小段 | 109-46 | 91.00                     | 陳傳宗  | 1        | 4        | 22.7500                     | 6.8819        |
| 江子翠段第二崁小段 | 109-49 | 87.00                     | 陳麗秋  | 1        | 4        | 21.7500                     | 6.5794        |
| 江子翠段第二崁小段 | 111-6  | 4.00                      | 陳麗秋  | 1        | 4        | 1.0000                      | 0.3025        |
| 江子翠段第二崁小段 | 109-29 | 84.00                     | 曾京   | 1        | 4        | 21.0000                     | 6.3525        |
| 江子翠段第二崁小段 | 109-18 | 123.00                    | 曾蘭葉  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-28 | 84.00                     | 游文龍  | 1        | 4        | 21.0000                     | 6.3525        |
| 江子翠段第二崁小段 | 109-38 | 38.00                     | 黃永文  | 1        | 1        | 38.0000                     | 11.4950       |
| 江子翠段第二崁小段 | 109-46 | 91.00                     | 黃成嘉  | 1        | 4        | 22.7500                     | 6.8819        |
| 江子翠段第二崁小段 | 109-30 | 84.00                     | 黃呂月卿 | 1        | 4        | 21.0000                     | 6.3525        |
| 江子翠段第二崁小段 | 109-18 | 123.00                    | 黃國寶  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-27 | 83.00                     | 黃順明  | 1        | 4        | 20.7500                     | 6.2769        |
| 江子翠段第二崁小段 | 109-27 | 83.00                     | 黃順松  | 1        | 4        | 20.7500                     | 6.2769        |
| 江子翠段第二崁小段 | 109-13 | 151.00                    | 楊文晨  | 1        | 2        | 75.5000                     | 22.8388       |
| 江子翠段第二崁小段 | 109-15 | 52.00                     | 楊文展  | 1        | 2        | 26.0000                     | 7.8650        |
| 江子翠段第二崁小段 | 109-19 | 123.00                    | 楊文晨  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-19 | 123.00                    | 楊文晨  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-19 | 123.00                    | 楊文晨  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-19 | 123.00                    | 楊文晨  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-20 | 123.00                    | 楊文晨  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-20 | 123.00                    | 楊文晨  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-20 | 123.00                    | 楊文晨  | 1        | 4        | 30.7500                     | 9.3019        |

| 地段        | 地號     | 土地面積<br>(m <sup>2</sup> ) | 所有權人 | 持分<br>分子 | 持分<br>分母 | 土地持分<br>面積(m <sup>2</sup> ) | 土地持分<br>面積(坪) |
|-----------|--------|---------------------------|------|----------|----------|-----------------------------|---------------|
| 江子翠段第二崁小段 | 109-21 | 123.00                    | 楊文展  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-21 | 123.00                    | 楊文展  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-21 | 123.00                    | 楊文展  | 1        | 4        | 30.7500                     | 9.3019        |
| 江子翠段第二崁小段 | 109-31 | 72.00                     | 楊文展  | 1        | 2        | 36.0000                     | 10.8900       |
| 江子翠段第二崁小段 | 109-32 | 39.00                     | 楊文展  | 1        | 2        | 19.5000                     | 5.8988        |
| 江子翠段第二崁小段 | 109-33 | 39.00                     | 楊文展  | 1        | 2        | 19.5000                     | 5.8988        |
| 江子翠段第二崁小段 | 109-34 | 39.00                     | 楊文展  | 1        | 2        | 19.5000                     | 5.8988        |
| 江子翠段第二崁小段 | 109-35 | 39.00                     | 楊文展  | 1        | 2        | 19.5000                     | 5.8988        |
| 江子翠段第二崁小段 | 109-39 | 45.00                     | 楊文展  | 1        | 2        | 22.5000                     | 6.8063        |
| 江子翠段第二崁小段 | 109-40 | 45.00                     | 楊文展  | 1        | 2        | 22.5000                     | 6.8063        |
| 江子翠段第二崁小段 | 109-41 | 45.00                     | 楊文展  | 1        | 2        | 22.5000                     | 6.8063        |
| 江子翠段第二崁小段 | 109-42 | 45.00                     | 楊文展  | 1        | 2        | 22.5000                     | 6.8063        |
| 江子翠段第二崁小段 | 109-23 | 135.00                    | 楊玉秀  | 1        | 4        | 33.7500                     | 10.2094       |
| 江子翠段第二崁小段 | 109-23 | 135.00                    | 楊玉珠  | 1        | 4        | 33.7500                     | 10.2094       |
| 江子翠段第二崁小段 | 109-24 | 116.00                    | 楊明樹  | 1        | 4        | 29.0000                     | 8.7725        |
| 江子翠段第二崁小段 | 111-7  | 8.00                      | 楊明樹  | 1        | 4        | 2.0000                      | 0.6050        |
| 江子翠段第二崁小段 | 109-26 | 143.00                    | 楊雨潮  | 1        | 4        | 35.7500                     | 10.8144       |
| 江子翠段第二崁小段 | 111-9  | 21.00                     | 楊雨潮  | 1        | 4        | 5.2500                      | 1.5881        |
| 江子翠段第二崁小段 | 109-13 | 151.00                    | 楊雯詵  | 1        | 2        | 75.5000                     | 22.8388       |
| 江子翠段第二崁小段 | 109-15 | 52.00                     | 楊雯詵  | 1        | 2        | 26.0000                     | 7.8650        |
| 江子翠段第二崁小段 | 109-24 | 116.00                    | 楊雯詵  | 1        | 4        | 29.0000                     | 8.7725        |
| 江子翠段第二崁小段 | 109-24 | 116.00                    | 楊雯詵  | 1        | 4        | 29.0000                     | 8.7725        |
| 江子翠段第二崁小段 | 109-25 | 114.00                    | 楊雯詵  | 1        | 4        | 28.5000                     | 8.6213        |
| 江子翠段第二崁小段 | 109-25 | 114.00                    | 楊雯詵  | 1        | 4        | 28.5000                     | 8.6213        |
| 江子翠段第二崁小段 | 109-26 | 143.00                    | 楊雯詵  | 1        | 4        | 35.7500                     | 10.8144       |
| 江子翠段第二崁小段 | 109-26 | 143.00                    | 楊雯詵  | 1        | 4        | 35.7500                     | 10.8144       |
| 江子翠段第二崁小段 | 109-26 | 143.00                    | 楊雯詵  | 1        | 4        | 35.7500                     | 10.8144       |
| 江子翠段第二崁小段 | 109-31 | 72.00                     | 楊雯詵  | 1        | 2        | 36.0000                     | 10.8900       |
| 江子翠段第二崁小段 | 109-32 | 39.00                     | 楊雯詵  | 1        | 2        | 19.5000                     | 5.8988        |
| 江子翠段第二崁小段 | 109-33 | 39.00                     | 楊雯詵  | 1        | 2        | 19.5000                     | 5.8988        |
| 江子翠段第二崁小段 | 109-34 | 39.00                     | 楊雯詵  | 1        | 2        | 19.5000                     | 5.8988        |
| 江子翠段第二崁小段 | 109-35 | 39.00                     | 楊雯詵  | 1        | 2        | 19.5000                     | 5.8988        |
| 江子翠段第二崁小段 | 109-39 | 45.00                     | 楊雯詵  | 1        | 2        | 22.5000                     | 6.8063        |
| 江子翠段第二崁小段 | 109-40 | 45.00                     | 楊雯詵  | 1        | 2        | 22.5000                     | 6.8063        |

| 地段        | 地號     | 土地面積<br>(m <sup>2</sup> ) | 所有權人    | 持分<br>分子 | 持分<br>分母 | 土地持分<br>面積(m <sup>2</sup> ) | 土地持分<br>面積(坪)       |
|-----------|--------|---------------------------|---------|----------|----------|-----------------------------|---------------------|
| 江子翠段第二崁小段 | 109-41 | 45.00                     | 楊雯詵     | 1        | 2        | 22.5000                     | 6.8063              |
| 江子翠段第二崁小段 | 109-42 | 45.00                     | 楊雯詵     | 1        | 2        | 22.5000                     | 6.8063              |
| 江子翠段第二崁小段 | 111-7  | 8.00                      | 楊雯詵     | 3        | 4        | 6.0000                      | 1.8150              |
| 江子翠段第二崁小段 | 111-8  | 10.00                     | 楊雯詵     | 1        | 1        | 10.0000                     | 3.0250              |
| 江子翠段第二崁小段 | 111-9  | 21.00                     | 楊雯詵     | 2        | 4        | 10.5000                     | 3.1763              |
| 江子翠段第二崁小段 | 111-9  | 21.00                     | 楊雯詵     | 1        | 4        | 5.2500                      | 1.5881              |
| 江子翠段第二崁小段 | 109-22 | 123.00                    | 楊慶和     | 1        | 4        | 30.7500                     | 9.3019              |
| 江子翠段第二崁小段 | 109-22 | 123.00                    | 楊慶和     | 1        | 4        | 30.7500                     | 9.3019              |
| 江子翠段第二崁小段 | 109-21 | 123.00                    | 楊勝輝     | 1        | 4        | 30.7500                     | 9.3019              |
| 江子翠段第二崁小段 | 109-18 | 123.00                    | 詹淑美     | 1        | 4        | 30.7500                     | 9.3019              |
| 江子翠段第二崁小段 | 109-29 | 84.00                     | 廖鳳雪     | 1        | 4        | 21.0000                     | 6.3525              |
| 江子翠段第二崁小段 | 109-25 | 114.00                    | 劉茂陽     | 1        | 4        | 28.5000                     | 8.6213              |
| 江子翠段第二崁小段 | 109-49 | 87.00                     | 盧玉甚     | 1        | 4        | 21.7500                     | 6.5794              |
| 江子翠段第二崁小段 | 111-6  | 4.00                      | 盧玉甚     | 1        | 4        | 1.0000                      | 0.3025              |
| 江子翠段第二崁小段 | 109-30 | 84.00                     | 盧欽釵、盧陳舊 | 1        | 4        | 21.0000                     | 6.3525              |
| 江子翠段第二崁小段 | 109-28 | 84.00                     | 謝王阿敏    | 1        | 4        | 21.0000                     | 6.3525              |
| 江子翠段第二崁小段 | 109-25 | 114.00                    | 羅有傳     | 1        | 4        | 28.5000                     | 8.6213              |
| 合計        |        |                           |         |          |          |                             | 3,292.0000 995.8300 |

## (二)更新後基本資料

1.建築型式：地上26層及地下5層之店鋪及住宅大樓。

2.更新後供分配之建築物面積：

(1)店鋪規劃面積：28.91~36.88坪。

(2)二樓以上住宅規劃面積：32.33~71.07坪。

(3)更新後建物總面積：27,306.16平方公尺(約8,260.11坪)(詳如下表)

更新後各單元建築物面積表

| 戶別  | 樓層 | 專有面積              |                   |                   |                   | 共用使<br>用面積<br>合計 | 建坪面積   | 約定專<br>用露台<br>面積<br>(坪) |        |  |  |
|-----|----|-------------------|-------------------|-------------------|-------------------|------------------|--------|-------------------------|--------|--|--|
|     |    | 主建物               | 陽台                | 雨遮                | 合計                |                  |        |                         |        |  |  |
|     |    | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) |                  |        |                         |        |  |  |
| 店 1 | 1  | 86.10             | -                 | -                 | 86.10             | 35.82            | 121.92 | 36.88                   | 29.38% |  |  |
| 店 2 | 1  | 67.50             | -                 | -                 | 67.50             | 28.08            | 95.58  | 28.91                   | 29.38% |  |  |
| 店 3 | 1  | 67.50             | -                 | -                 | 67.50             | 28.08            | 95.58  | 28.91                   | 29.38% |  |  |

| 戶別   | 樓層 | 專有面積              |                   |                   |                   | 共用使<br>用面積<br>合計 | 建坪面積   | 公設比<br>(%) | 約定專<br>用露台<br>面積<br>(坪) |       |
|------|----|-------------------|-------------------|-------------------|-------------------|------------------|--------|------------|-------------------------|-------|
|      |    | 主建物               | 陽台                | 雨遮                | 合計                |                  |        |            |                         |       |
|      |    | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) |                  |        |            |                         |       |
| 店 4  | 1  | 67.50             | -                 | -                 | 67.50             | 28.08            | 95.58  | 28.91      | 29.38%                  | -     |
| 店 5  | 1  | 67.50             | -                 | -                 | 67.50             | 28.08            | 95.58  | 28.91      | 29.38%                  | -     |
| 店 6  | 1  | 67.50             | -                 | -                 | 67.50             | 28.08            | 95.58  | 28.91      | 29.38%                  | -     |
| 店 7  | 1  | 86.10             | -                 | -                 | 86.10             | 35.82            | 121.92 | 36.88      | 29.38%                  | -     |
| 店 8  | 1  | 85.97             | -                 | -                 | 85.97             | 35.76            | 121.73 | 36.82      | 29.38%                  | -     |
| 店 9  | 1  | 67.50             | -                 | -                 | 67.50             | 28.08            | 95.58  | 28.91      | 29.38%                  | -     |
| 店 10 | 1  | 67.69             | -                 | -                 | 67.69             | 28.16            | 95.85  | 28.99      | 29.38%                  | -     |
| A1   | 2  | 89.91             | 7.27              | 3.51              | 100.69            | 50.18            | 150.87 | 45.64      | 33.26%                  | 6.94  |
| A2   | 2  | 73.33             | 5.87              | 3.69              | 82.89             | 40.92            | 123.81 | 37.45      | 33.05%                  | 15.00 |
| A3   | 2  | 73.42             | 5.91              | 3.69              | 83.02             | 40.97            | 123.99 | 37.51      | 33.04%                  | 13.82 |
| A4   | 2  | 88.80             | 7.27              | 3.48              | 99.55             | 49.56            | 149.11 | 45.10      | 33.24%                  | 6.94  |
| B1   | 2  | 73.33             | 5.87              | 3.69              | 82.89             | 40.92            | 123.81 | 37.45      | 33.05%                  | 15.00 |
| B2   | 2  | 89.91             | 7.27              | 3.51              | 100.69            | 50.18            | 150.87 | 45.64      | 33.26%                  | 6.94  |
| B3   | 2  | 88.80             | 7.27              | 3.51              | 99.58             | 49.56            | 149.14 | 45.11      | 33.23%                  | -     |
| A1   | 3  | 89.91             | 6.91              | 5.71              | 102.53            | 48.74            | 151.27 | 45.76      | 32.22%                  | -     |
| A2   | 3  | 73.33             | 5.87              | 6.45              | 85.65             | 39.75            | 125.40 | 37.93      | 31.70%                  | -     |
| A3   | 3  | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58 | 37.99      | 31.69%                  | -     |
| A4   | 3  | 88.81             | 6.91              | 5.71              | 101.43            | 48.14            | 149.57 | 45.25      | 32.19%                  | -     |
| B1   | 3  | 73.33             | 5.87              | 6.45              | 85.65             | 39.75            | 125.40 | 37.93      | 31.70%                  | -     |
| B2   | 3  | 89.91             | 6.91              | 5.71              | 102.53            | 48.74            | 151.27 | 45.76      | 32.22%                  | -     |
| B3   | 3  | 88.81             | 6.91              | 5.71              | 101.43            | 48.14            | 149.57 | 45.25      | 32.19%                  | -     |
| B4   | 3  | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58 | 37.99      | 31.69%                  | -     |
| A1   | 4  | 89.91             | 6.91              | 5.71              | 102.53            | 48.74            | 151.27 | 45.76      | 32.22%                  | -     |
| A2   | 4  | 73.33             | 5.87              | 6.45              | 85.65             | 39.75            | 125.40 | 37.93      | 31.70%                  | -     |
| A3   | 4  | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58 | 37.99      | 31.69%                  | -     |
| A4   | 4  | 88.81             | 6.91              | 5.71              | 101.43            | 48.14            | 149.57 | 45.25      | 32.19%                  | -     |
| B1   | 4  | 73.33             | 5.87              | 6.45              | 85.65             | 39.75            | 125.40 | 37.93      | 31.70%                  | -     |
| B2   | 4  | 89.91             | 6.91              | 5.71              | 102.53            | 48.74            | 151.27 | 45.76      | 32.22%                  | -     |
| B3   | 4  | 88.81             | 6.91              | 5.71              | 101.43            | 48.14            | 149.57 | 45.25      | 32.19%                  | -     |
| B4   | 4  | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58 | 37.99      | 31.69%                  | -     |
| A1   | 5  | 89.91             | 6.91              | 5.71              | 102.53            | 48.74            | 151.27 | 45.76      | 32.22%                  | -     |
| A2   | 5  | 73.33             | 5.87              | 6.45              | 85.65             | 39.75            | 125.40 | 37.93      | 31.70%                  | -     |
| A3   | 5  | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58 | 37.99      | 31.69%                  | -     |

| 戶別 | 樓層 | 專有面積              |                   |                   |                   | 共用使<br>用面積<br>合計 | 建坪面積   | 公設比<br>(%) | 約定專<br>用露台<br>面積<br>(坪) |   |
|----|----|-------------------|-------------------|-------------------|-------------------|------------------|--------|------------|-------------------------|---|
|    |    | 主建物               | 陽台                | 雨遮                | 合計                |                  |        |            |                         |   |
|    |    | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) |                  |        |            |                         |   |
| A4 | 5  | 88.81             | 6.91              | 5.71              | 101.43            | 48.14            | 149.57 | 45.25      | 32.19%                  | - |
| B1 | 5  | 73.33             | 5.87              | 6.45              | 85.65             | 39.75            | 125.40 | 37.93      | 31.70%                  | - |
| B2 | 5  | 89.91             | 6.91              | 5.71              | 102.53            | 48.74            | 151.27 | 45.76      | 32.22%                  | - |
| B3 | 5  | 88.81             | 6.91              | 5.71              | 101.43            | 48.14            | 149.57 | 45.25      | 32.19%                  | - |
| B4 | 5  | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58 | 37.99      | 31.69%                  | - |
| A1 | 6  | 89.91             | 6.91              | 5.71              | 102.53            | 48.74            | 151.27 | 45.76      | 32.22%                  | - |
| A2 | 6  | 73.33             | 5.87              | 6.45              | 85.65             | 39.75            | 125.40 | 37.93      | 31.70%                  | - |
| A3 | 6  | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58 | 37.99      | 31.69%                  | - |
| A4 | 6  | 88.81             | 6.91              | 5.71              | 101.43            | 48.14            | 149.57 | 45.25      | 32.19%                  | - |
| B1 | 6  | 73.33             | 5.87              | 6.45              | 85.65             | 39.75            | 125.40 | 37.93      | 31.70%                  | - |
| B2 | 6  | 89.91             | 6.91              | 5.71              | 102.53            | 48.74            | 151.27 | 45.76      | 32.22%                  | - |
| B3 | 6  | 88.81             | 6.91              | 5.71              | 101.43            | 48.14            | 149.57 | 45.25      | 32.19%                  | - |
| B4 | 6  | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58 | 37.99      | 31.69%                  | - |
| A1 | 7  | 89.91             | 7.27              | 5.71              | 102.89            | 49.60            | 152.49 | 46.13      | 32.53%                  | - |
| A2 | 7  | 61.87             | 10.12             | 6.45              | 78.44             | 34.13            | 112.57 | 34.05      | 30.32%                  | - |
| A3 | 7  | 61.85             | 10.25             | 6.45              | 78.55             | 34.12            | 112.67 | 34.08      | 30.28%                  | - |
| A4 | 7  | 88.79             | 7.27              | 5.71              | 101.77            | 48.98            | 150.75 | 45.60      | 32.49%                  | - |
| B1 | 7  | 61.87             | 10.12             | 6.45              | 78.44             | 34.13            | 112.57 | 34.05      | 30.32%                  | - |
| B2 | 7  | 89.91             | 7.27              | 5.71              | 102.89            | 49.60            | 152.49 | 46.13      | 32.53%                  | - |
| B3 | 7  | 88.79             | 7.27              | 5.71              | 101.77            | 48.98            | 150.75 | 45.60      | 32.49%                  | - |
| B4 | 7  | 61.85             | 10.25             | 6.45              | 78.55             | 34.12            | 112.67 | 34.08      | 30.28%                  | - |
| A1 | 8  | 89.91             | 7.27              | 5.71              | 102.89            | 49.58            | 152.47 | 46.12      | 32.52%                  | - |
| A2 | 8  | 62.08             | 4.14              | 6.45              | 72.67             | 34.24            | 106.91 | 32.34      | 32.02%                  | - |
| A3 | 8  | 62.07             | 4.14              | 6.45              | 72.66             | 34.23            | 106.89 | 32.33      | 32.02%                  | - |
| A4 | 8  | 88.79             | 7.27              | 5.71              | 101.77            | 48.97            | 150.74 | 45.60      | 32.48%                  | - |
| B1 | 8  | 62.08             | 4.14              | 6.45              | 72.67             | 34.24            | 106.91 | 32.34      | 32.02%                  | - |
| B2 | 8  | 89.91             | 7.27              | 5.71              | 102.89            | 49.58            | 152.47 | 46.12      | 32.52%                  | - |
| B3 | 8  | 88.79             | 7.27              | 5.71              | 101.77            | 48.97            | 150.74 | 45.60      | 32.48%                  | - |
| B4 | 8  | 62.07             |                   |                   |                   |                  |        |            |                         |   |

| 戶別 | 樓層 | 專有面積              |                   |                   |                   | 共用使<br>用面積<br>合計 | 建坪面積              |       | 約定專<br>用露台<br>面積<br>(坪) |   |
|----|----|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------|-------------------------|---|
|    |    | 主建物               | 陽台                | 雨遮                | 合計                |                  |                   |       |                         |   |
|    |    | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) |                  | (m <sup>2</sup> ) | (坪)   |                         |   |
| B1 | 9  | 62.08             | 4.14              | 6.45              | 72.67             | 34.24            | 106.91            | 32.34 | 32.02%                  | - |
| B2 | 9  | 89.91             | 7.27              | 5.71              | 102.89            | 49.58            | 152.47            | 46.12 | 32.52%                  | - |
| B3 | 9  | 88.79             | 7.27              | 5.71              | 101.77            | 48.97            | 150.74            | 45.60 | 32.48%                  | - |
| B4 | 9  | 62.07             | 4.14              | 6.45              | 72.66             | 34.23            | 106.89            | 32.33 | 32.02%                  | - |
| A1 | 10 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| A2 | 10 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| A3 | 10 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A4 | 10 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B1 | 10 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| B2 | 10 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| B3 | 10 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B4 | 10 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A1 | 11 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| A2 | 11 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| A3 | 11 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A4 | 11 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B1 | 11 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| B2 | 11 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| B3 | 11 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B4 | 11 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A1 | 12 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| A2 | 12 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| A3 | 12 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A4 | 12 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B1 | 12 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| B2 | 12 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| B3 | 12 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B4 | 12 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A1 | 13 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| A2 | 13 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| A3 | 13 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A4 | 13 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B1 | 13 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |

| 戶別 | 樓層 | 專有面積              |                   |                   |                   | 共用使<br>用面積<br>合計 | 建坪面積              |       | 約定專<br>用露台<br>面積<br>(坪) |   |
|----|----|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------|-------------------------|---|
|    |    | 主建物               | 陽台                | 雨遮                | 合計                |                  |                   |       |                         |   |
|    |    | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) |                  | (m <sup>2</sup> ) | (坪)   |                         |   |
| B2 | 13 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| B3 | 13 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B4 | 13 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A1 | 14 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| A2 | 14 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| A3 | 14 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A4 | 14 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B1 | 14 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| B2 | 14 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| B3 | 14 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B4 | 14 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A1 | 15 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| A2 | 15 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| A3 | 15 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A4 | 15 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B1 | 15 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| B2 | 15 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| B3 | 15 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B4 | 15 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A1 | 16 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| A2 | 16 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| A3 | 16 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A4 | 16 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B1 | 16 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91 | 31.72%                  | - |
| B2 | 16 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 | 32.14%                  | - |
| B3 | 16 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35 | 32.11%                  | - |
| B4 | 16 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99 | 31.69%                  | - |
| A1 | 17 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87 |                         |   |

| 戶別 | 樓層 | 專有面積              |                   |                   |                   | 共用使<br>用面積<br>合計 | 建坪面積              |                   | 約定專<br>用露台<br>面積<br>(坪) | 公設比<br>(%) |
|----|----|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|-------------------------|------------|
|    |    | 主建物               | 陽台                | 雨遮                | 合計                |                  | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (坪)                     |            |
|    |    | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) |                  | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (坪)                     |            |
| B3 | 17 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35             | 32.11%                  | -          |
| B4 | 17 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99             | 31.69%                  | -          |
| A1 | 18 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87             | 32.14%                  | -          |
| A2 | 18 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91             | 31.72%                  | -          |
| A3 | 18 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99             | 31.69%                  | -          |
| A4 | 18 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35             | 32.11%                  | -          |
| B1 | 18 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91             | 31.72%                  | -          |
| B2 | 18 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87             | 32.14%                  | -          |
| B3 | 18 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35             | 32.11%                  | -          |
| B4 | 18 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99             | 31.69%                  | -          |
| A1 | 19 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87             | 32.14%                  | -          |
| A2 | 19 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91             | 31.72%                  | -          |
| A3 | 19 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99             | 31.69%                  | -          |
| A4 | 19 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35             | 32.11%                  | -          |
| B1 | 19 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91             | 31.72%                  | -          |
| B2 | 19 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87             | 32.14%                  | -          |
| B3 | 19 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35             | 32.11%                  | -          |
| B4 | 19 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99             | 31.69%                  | -          |
| A1 | 20 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87             | 32.14%                  | -          |
| A2 | 20 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91             | 31.72%                  | -          |
| A3 | 20 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99             | 31.69%                  | -          |
| A4 | 20 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35             | 32.11%                  | -          |
| B1 | 20 | 73.33             | 5.78              | 6.45              | 85.56             | 39.75            | 125.31            | 37.91             | 31.72%                  | -          |
| B2 | 20 | 89.91             | 7.27              | 5.71              | 102.89            | 48.74            | 151.63            | 45.87             | 32.14%                  | -          |
| B3 | 20 | 88.80             | 7.27              | 5.71              | 101.78            | 48.14            | 149.92            | 45.35             | 32.11%                  | -          |
| B4 | 20 | 73.42             | 5.91              | 6.45              | 85.78             | 39.80            | 125.58            | 37.99             | 31.69%                  | -          |
| A1 | 21 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A2 | 21 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A3 | 21 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A4 | 21 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A1 | 22 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A2 | 22 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A3 | 22 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |

| 戶別 | 樓層 | 專有面積              |                   |                   |                   | 共用使<br>用面積<br>合計 | 建坪面積              |                   | 約定專<br>用露台<br>面積<br>(坪) | 公設比<br>(%) |
|----|----|-------------------|-------------------|-------------------|-------------------|------------------|-------------------|-------------------|-------------------------|------------|
|    |    | 主建物               | 陽台                | 雨遮                | 合計                |                  | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (坪)                     |            |
|    |    | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (m <sup>2</sup> ) |                  | (m <sup>2</sup> ) | (m <sup>2</sup> ) | (坪)                     |            |
| A4 | 22 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A1 | 23 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A2 | 23 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A3 | 23 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A4 | 23 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A1 | 24 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A2 | 24 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A3 | 24 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A4 | 24 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A1 | 25 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A2 | 25 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A3 | 25 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A4 | 25 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A1 | 26 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A2 | 26 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| A3 | 26 | 146.44            | 13.21             | 10.59             | 157.03            | 77.92            | 234.95            | 71.07             | 33.16%                  | -          |
| A4 | 26 | 144.52            | 13.31             | 10.85             | 155.37            | 76.90            | 232.27            | 70.26             | 33.11%                  | -          |
| 合計 |    | 16,380.00         | 1,307.93          | 1,157.88          | 18,527.57         | 8,778.59         | 27,306.16         | 8,260.11          | -                       | 64.64      |

3.建物構造：鋼骨鋼筋混凝土造

4.建材等級：第二級

## 5. 更新後供分配地下層規劃產品型態：

更新後供分配地下層預計開挖5層，規劃為共同使用部分及汽車停車位187個。停車位配置及數量詳如下表：

| 樓層 | 單位型態     | 單位數量<br>(個) |
|----|----------|-------------|
| B1 | 坡道平面式大車位 | 5           |
|    | 坡道平面式小車位 | 3           |
|    | 無障礙停車位   | 2           |
| B2 | 坡道平面式大車位 | 34          |
|    | 坡道平面式小車位 | 11          |
| B3 | 坡道平面式大車位 | 34          |
|    | 坡道平面式小車位 | 11          |
| B4 | 坡道平面式大車位 | 32          |
|    | 坡道平面式小車位 | 11          |
| B5 | 坡道平面式大車位 | 30          |
|    | 坡道平面式小車位 | 14          |
| 合計 |          | 187         |

## (三)評估內容：

## 更新後各單元建築物及其土地應有部分之權利價值表

| 編號 | 戶別   | 樓層 | 建坪面積<br>(坪) | 建坪單價<br>(元/坪) | 權利價值<br>(元) | 約定專<br>用露臺<br>面積<br>(坪) | 露臺單價<br>(元/坪) | 約定專用露<br>臺價值(元) | 含露臺<br>權利價值(元) |
|----|------|----|-------------|---------------|-------------|-------------------------|---------------|-----------------|----------------|
| 1  | 店 1  | 1  | 36.88       | 635,000       | 23,418,998  | -                       | -             | -               | 23,418,998     |
| 2  | 店 2  | 1  | 28.91       | 611,000       | 17,665,927  | -                       | -             | -               | 17,665,927     |
| 3  | 店 3  | 1  | 28.91       | 605,000       | 17,492,448  | -                       | -             | -               | 17,492,448     |
| 4  | 店 4  | 1  | 28.91       | 605,000       | 17,492,448  | -                       | -             | -               | 17,492,448     |
| 5  | 店 5  | 1  | 28.91       | 605,000       | 17,492,448  | -                       | -             | -               | 17,492,448     |
| 6  | 店 6  | 1  | 28.91       | 599,000       | 17,318,969  | -                       | -             | -               | 17,318,969     |
| 7  | 店 7  | 1  | 36.88       | 623,000       | 22,976,435  | -                       | -             | -               | 22,976,435     |
| 8  | 店 8  | 1  | 36.82       | 635,000       | 23,383,639  | -                       | -             | -               | 23,383,639     |
| 9  | 店 9  | 1  | 28.91       | 611,000       | 17,665,927  | -                       | -             | -               | 17,665,927     |
| 10 | 店 10 | 1  | 28.99       | 635,000       | 18,411,522  | -                       | -             | -               | 18,411,522     |
| 11 | A1   | 2  | 45.64       | 441,000       | 20,125,909  | 6.94                    | 147,000       | 1,020,180       | 21,146,089     |
| 12 | A2   | 2  | 37.45       | 441,000       | 16,516,998  | 15.00                   | 147,000       | 2,205,000       | 18,721,998     |

| 編號 | 戶別 | 樓層 | 建坪面積<br>(坪) | 建坪單價<br>(元/坪) | 權利價值<br>(元) | 約定專<br>用露臺<br>面積<br>(坪) | 露臺單價<br>(元/坪) | 約定專用露<br>臺價值(元) | 含露臺<br>權利價值(元) |
|----|----|----|-------------|---------------|-------------|-------------------------|---------------|-----------------|----------------|
| 13 | A3 | 2  | 37.51       | 441,000       | 16,541,040  | 13.82                   | 147,000       | 2,031,540       | 18,572,580     |
| 14 | A4 | 2  | 45.10       | 441,000       | 19,891,193  | 6.94                    | 147,000       | 1,020,180       | 20,911,373     |
| 15 | B1 | 2  | 37.45       | 441,000       | 16,516,998  | 15.00                   | 147,000       | 2,205,000       | 18,721,998     |
| 16 | B2 | 2  | 45.64       | 441,000       | 20,125,909  | 6.94                    | 147,000       | 1,020,180       | 21,146,089     |
| 17 | B3 | 2  | 45.11       | 441,000       | 19,895,195  | -                       | -             | -               | 19,895,195     |
| 18 | A1 | 3  | 45.76       | 437,000       | 19,996,467  | -                       | -             | -               | 19,996,467     |
| 19 | A2 | 3  | 37.93       | 437,000       | 16,576,968  | -                       | -             | -               | 16,576,968     |
| 20 | A3 | 3  | 37.99       | 437,000       | 16,600,602  | -                       | -             | -               | 16,600,602     |
| 21 | A4 | 3  | 45.25       | 437,000       | 19,772,231  | -                       | -             | -               | 19,772,231     |
| 22 | B1 | 3  | 37.93       | 437,000       | 16,576,968  | -                       | -             | -               | 16,576,968     |
| 23 | B2 | 3  | 45.76       | 437,000       | 19,996,467  | -                       | -             | -               | 19,996,467     |
| 24 | B3 | 3  | 45.25       | 437,000       | 19,772,231  | -                       | -             | -               | 19,772,231     |
| 25 | B4 | 3  | 37.99       | 437,000       | 16,600,602  | -                       | -             | -               | 16,600,602     |
| 26 | A1 | 4  | 45.76       | 432,000       | 19,767,674  | -                       | -             | -               | 19,767,674     |
| 27 | A2 | 4  | 37.93       | 432,000       | 16,387,300  | -                       | -             | -               | 16,387,300     |
| 28 | A3 | 4  | 37.99       | 432,000       | 16,410,664  | -                       | -             | -               | 16,410,664     |
| 29 | A4 | 4  | 45.25       | 432,000       | 19,546,004  | -                       | -             | -               | 19,546,004     |
| 30 | B1 | 4  | 37.93       | 432,000       | 16,387,300  | -                       | -             | -               | 16,387,300     |
| 31 | B2 | 4  | 45.76       | 432,000       | 19,767,674  | -                       | -             | -               | 19,767,674     |
| 32 | B3 | 4  | 45.25       | 432,000       | 19,546,004  | -                       | -             | -               | 19,546,004     |
| 33 | B4 | 4  | 37.99       | 432,000       | 16,410,664  | -                       | -             | -               | 16,410,664     |
| 34 | A1 | 5  | 45.76       | 437,000       | 19,996,467  | -                       | -             | -               | 19,996,467     |
| 35 | A2 | 5  | 37.93       | 437,000       | 16,576,968  | -                       | -             | -               | 16,576,968     |
| 36 | A3 | 5  | 37.99       | 437,000       | 16,600,602  | -                       | -             | -               | 16,600,602     |
| 37 | A4 | 5  | 45.25       | 437,000       | 19,772,231  | -                       | -             | -               | 19,772,231     |
| 38 | B1 | 5  | 37.93       | 437,000       | 16,576,968  | -                       | -             | -               | 16,576,968     |
| 39 | B2 | 5  | 45.76       | 437,000       | 19,996,467  | -                       | -             | -               | 19,996,467     |
| 40 | B3 | 5  | 45.25       | 437,000       | 19,772,231  | -                       | -             | -               | 19,772,231     |
| 41 | B4 | 5  | 37.99       | 437,000       | 16,600,602  | -                       | -             | -               | 16,600,602     |
| 42 | A1 | 6  | 45.76       | 441,000       | 20,179,501  | -                       | -             | -               | 20,179,501     |
| 43 | A2 | 6  | 37.93       | 441,000       | 16,728,702  | -                       | -             | -               | 16,728,702     |
| 44 | A3 | 6  | 37.99       | 441,000       | 16,752,553  | -                       | -             | -               | 16,752,553     |
| 45 | A4 | 6  | 45.25       | 441,000       | 19,953,212  | -                       | -             | -               | 19,953,212     |

| 編號 | 戶別 | 樓層 | 建坪面積<br>(坪) | 建坪單價<br>(元/坪) | 權利價值<br>(元) | 約定專<br>用露臺<br>面積<br>(坪) | 露臺單價<br>(元/坪) | 約定專用露<br>臺價值(元) | 含露臺<br>權利價值(元) |
|----|----|----|-------------|---------------|-------------|-------------------------|---------------|-----------------|----------------|
| 46 | B1 | 6  | 37.93       | 441,000       | 16,728,702  | -                       | -             | -               | 16,728,702     |
| 47 | B2 | 6  | 45.76       | 441,000       | 20,179,501  | -                       | -             | -               | 20,179,501     |
| 48 | B3 | 6  | 45.25       | 441,000       | 19,953,212  | -                       | -             | -               | 19,953,212     |
| 49 | B4 | 6  | 37.99       | 441,000       | 16,752,553  | -                       | -             | -               | 16,752,553     |
| 50 | A1 | 7  | 46.13       | 450,000       | 20,757,929  | -                       | -             | -               | 20,757,929     |
| 51 | A2 | 7  | 34.05       | 450,000       | 15,323,935  | -                       | -             | -               | 15,323,935     |
| 52 | A3 | 7  | 34.08       | 450,000       | 15,337,407  | -                       | -             | -               | 15,337,407     |
| 53 | A4 | 7  | 45.60       | 450,000       | 20,521,360  | -                       | -             | -               | 20,521,360     |
| 54 | B1 | 7  | 34.05       | 450,000       | 15,323,935  | -                       | -             | -               | 15,323,935     |
| 55 | B2 | 7  | 46.13       | 450,000       | 20,757,929  | -                       | -             | -               | 20,757,929     |
| 56 | B3 | 7  | 45.60       | 450,000       | 20,521,360  | -                       | -             | -               | 20,521,360     |
| 57 | B4 | 7  | 34.08       | 450,000       | 15,337,407  | -                       | -             | -               | 15,337,407     |
| 58 | A1 | 8  | 46.12       | 454,000       | 20,940,066  | -                       | -             | -               | 20,940,066     |
| 59 | A2 | 8  | 32.34       | 440,000       | 14,229,245  | -                       | -             | -               | 14,229,245     |
| 60 | A3 | 8  | 32.33       | 440,000       | 14,227,180  | -                       | -             | -               | 14,227,180     |
| 61 | A4 | 8  | 45.60       | 454,000       | 20,701,423  | -                       | -             | -               | 20,701,423     |
| 62 | B1 | 8  | 32.34       | 440,000       | 14,229,245  | -                       | -             | -               | 14,229,245     |
| 63 | B2 | 8  | 46.12       | 454,000       | 20,940,066  | -                       | -             | -               | 20,940,066     |
| 64 | B3 | 8  | 45.60       | 454,000       | 20,701,423  | -                       | -             | -               | 20,701,423     |
| 65 | B4 | 8  | 32.33       | 440,000       | 14,227,180  | -                       | -             | -               | 14,227,180     |
| 66 | A1 | 9  | 46.12       | 458,000       | 21,124,560  | -                       | -             | -               | 21,124,560     |
| 67 | A2 | 9  | 32.34       | 445,000       | 14,390,941  | -                       | -             | -               | 14,390,941     |
| 68 | A3 | 9  | 32.33       | 445,000       | 14,388,852  | -                       | -             | -               | 14,388,852     |
| 69 | A4 | 9  | 45.60       | 458,000       | 20,883,814  | -                       | -             | -               | 20,883,814     |
| 70 | B1 | 9  | 32.34       | 445,000       | 14,390,941  | -                       | -             | -               | 14,390,941     |
| 71 | B2 | 9  | 46.12       | 458,000       | 21,124,560  | -                       | -             | -               | 21,124,560     |
| 72 | B3 | 9  | 45.60       | 458,000       | 20,883,814  | -                       | -             | -               | 20,883,814     |
| 73 | B4 | 9  | 32.33       | 445,000       | 14,388,852  | -                       | -             | -               | 14,388,852     |
| 74 | A1 | 10 | 45.87       | 463,000       | 21,236,657  | -                       | -             | -               | 21,236,657     |
| 75 | A2 | 10 | 37.91       | 463,000       | 17,550,675  | -                       | -             | -               | 17,550,675     |
| 76 | A3 | 10 | 37.99       | 463,000       | 17,588,321  | -                       | -             | -               | 17,588,321     |
| 77 | A4 | 10 | 45.35       | 463,000       | 20,996,920  | -                       | -             | -               | 20,996,920     |
| 78 | B1 | 10 | 37.91       | 463,000       | 17,550,675  | -                       | -             | -               | 17,550,675     |

| 編號  | 戶別 | 樓層 | 建坪面積<br>(坪) | 建坪單價<br>(元/坪) | 權利價值<br>(元) | 約定專<br>用露臺<br>面積<br>(坪) | 露臺單價<br>(元/坪) | 約定專用露<br>臺價值(元) | 含露臺<br>權利價值(元) |
|-----|----|----|-------------|---------------|-------------|-------------------------|---------------|-----------------|----------------|
| 79  | B2 | 10 | 45.87       | 463,000       | 21,236,657  | -                       | -             | -               | 21,236,657     |
| 80  | B3 | 10 | 45.35       | 463,000       | 20,996,920  | -                       | -             | -               | 20,996,920     |
| 81  | B4 | 10 | 37.99       | 463,000       | 17,588,321  | -                       | -             | -               | 17,588,321     |
| 82  | A1 | 11 | 45.87       | 467,000       | 21,420,127  | -                       | -             | -               | 21,420,127     |
| 83  | A2 | 11 | 37.91       | 467,000       | 17,702,301  | -                       | -             | -               | 17,702,301     |
| 84  | A3 | 11 | 37.99       | 467,000       | 17,740,272  | -                       | -             | -               | 17,740,272     |
| 85  | A4 | 11 | 45.35       | 467,000       | 21,178,319  | -                       | -             | -               | 21,178,319     |
| 86  | B1 | 11 | 37.91       | 467,000       | 17,702,301  | -                       | -             | -               | 17,702,301     |
| 87  | B2 | 11 | 45.87       | 467,000       | 21,420,127  | -                       | -             | -               | 21,420,127     |
| 88  | B3 | 11 | 45.35       | 467,000       | 21,178,319  | -                       | -             | -               | 21,178,319     |
| 89  | B4 | 11 | 37.99       | 467,000       | 17,740,272  | -                       | -             | -               | 17,740,272     |
| 90  | A1 | 12 | 45.87       | 472,000       | 21,649,465  | -                       | -             | -               | 21,649,465     |
| 91  | A2 | 12 | 37.91       | 472,000       | 17,891,833  | -                       | -             | -               | 17,891,833     |
| 92  | A3 | 12 | 37.99       | 472,000       | 17,930,210  | -                       | -             | -               | 17,930,210     |
| 93  | A4 | 12 | 45.35       | 472,000       | 21,405,067  | -                       | -             | -               | 21,405,067     |
| 94  | B1 | 12 | 37.91       | 472,000       | 17,891,833  | -                       | -             | -               | 17,891,833     |
| 95  | B2 | 12 | 45.87       | 472,000       | 21,649,465  | -                       | -             | -               | 21,649,465     |
| 96  | B3 | 12 | 45.35       | 472,000       | 21,405,067  | -                       | -             | -               | 21,405,067     |
| 97  | B4 | 12 | 37.99       | 472,000       | 17,930,210  | -                       | -             | -               | 17,930,210     |
| 98  | A1 | 13 | 45.87       | 476,000       | 21,832,935  | -                       | -             | -               | 21,832,935     |
| 99  | A2 | 13 | 37.91       | 476,000       | 18,043,459  | -                       | -             | -               | 18,043,459     |
| 100 | A3 | 13 | 37.99       | 476,000       | 18,082,161  | -                       | -             | -               | 18,082,161     |
| 101 | A4 | 13 | 45.35       | 476,000       | 21,586,466  | -                       | -             | -               | 21,586,466     |
| 102 | B1 | 13 | 37.91       | 476,000       | 18,043,459  | -                       | -             | -               | 18,043,459     |
| 103 | B2 | 13 | 45.87       | 476,000       | 21,832,935  | -                       | -             | -               | 21,832,935     |
| 104 | B3 | 13 | 45.35       | 476,000       | 21,586,466  | -                       | -             | -               | 21,586,466     |
| 105 | B4 | 13 | 37.99       | 476,000       | 18,082,161  | -                       | -             | -               | 18,082,161     |
| 106 | A1 | 14 | 45.87       | 480,000       | 22,016,405  | -                       | -             | -               | 22,016,405     |
| 107 | A2 | 14 | 37.91       | 480,000       | 18,195,084  | -                       | -             | -               | 18,195,084     |
| 108 | A3 | 14 | 37.99       | 480,000       | 18,234,112  | -                       | -             | -               | 18,234,112     |
| 109 | A4 | 14 | 45.35       | 480,000       | 21,767,865  | -                       | -             | -               | 21,767,865     |
| 110 | B1 | 14 | 37.91       | 480,000       | 18,195,084  | -                       | -             | -               | 18,195,084     |
| 111 | B2 | 14 | 45.87       | 480,000       | 22,016,405  | -                       | -             | -               | 22,016,405     |

| 編號  | 戶別 | 樓層 | 建坪面積<br>(坪) | 建坪單價<br>(元/坪) | 權利價值<br>(元) | 約定專<br>用露臺<br>面積<br>(坪) | 露臺單價<br>(元/坪) | 約定專用露<br>臺價值(元) | 含露臺<br>權利價值(元) |
|-----|----|----|-------------|---------------|-------------|-------------------------|---------------|-----------------|----------------|
| 112 | B3 | 14 | 45.35       | 480,000       | 21,767,865  | -                       | -             | -               | 21,767,865     |
| 113 | B4 | 14 | 37.99       | 480,000       | 18,234,112  | -                       | -             | -               | 18,234,112     |
| 114 | A1 | 15 | 45.87       | 490,000       | 22,475,080  | -                       | -             | -               | 22,475,080     |
| 115 | A2 | 15 | 37.91       | 490,000       | 18,574,148  | -                       | -             | -               | 18,574,148     |
| 116 | A3 | 15 | 37.99       | 490,000       | 18,613,989  | -                       | -             | -               | 18,613,989     |
| 117 | A4 | 15 | 45.35       | 490,000       | 22,221,362  | -                       | -             | -               | 22,221,362     |
| 118 | B1 | 15 | 37.91       | 490,000       | 18,574,148  | -                       | -             | -               | 18,574,148     |
| 119 | B2 | 15 | 45.87       | 490,000       | 22,475,080  | -                       | -             | -               | 22,475,080     |
| 120 | B3 | 15 | 45.35       | 490,000       | 22,221,362  | -                       | -             | -               | 22,221,362     |
| 121 | B4 | 15 | 37.99       | 490,000       | 18,613,989  | -                       | -             | -               | 18,613,989     |
| 122 | A1 | 16 | 45.87       | 494,000       | 22,658,550  | -                       | -             | -               | 22,658,550     |
| 123 | A2 | 16 | 37.91       | 494,000       | 18,725,774  | -                       | -             | -               | 18,725,774     |
| 124 | A3 | 16 | 37.99       | 494,000       | 18,765,940  | -                       | -             | -               | 18,765,940     |
| 125 | A4 | 16 | 45.35       | 494,000       | 22,402,761  | -                       | -             | -               | 22,402,761     |
| 126 | B1 | 16 | 37.91       | 494,000       | 18,725,774  | -                       | -             | -               | 18,725,774     |
| 127 | B2 | 16 | 45.87       | 494,000       | 22,658,550  | -                       | -             | -               | 22,658,550     |
| 128 | B3 | 16 | 45.35       | 494,000       | 22,402,761  | -                       | -             | -               | 22,402,761     |
| 129 | B4 | 16 | 37.99       | 494,000       | 18,765,940  | -                       | -             | -               | 18,765,940     |
| 130 | A1 | 17 | 45.87       | 498,000       | 22,842,020  | -                       | -             | -               | 22,842,020     |
| 131 | A2 | 17 | 37.91       | 498,000       | 18,877,400  | -                       | -             | -               | 18,877,400     |
| 132 | A3 | 17 | 37.99       | 498,000       | 18,917,891  | -                       | -             | -               | 18,917,891     |
| 133 | A4 | 17 | 45.35       | 498,000       | 22,584,160  | -                       | -             | -               | 22,584,160     |
| 134 | B1 | 17 | 37.91       | 498,000       | 18,877,400  | -                       | -             | -               | 18,877,400     |
| 135 | B2 | 17 | 45.87       | 498,000       | 22,842,020  | -                       | -             | -               | 22,842,020     |
| 136 | B3 | 17 | 45.35       | 498,000       | 22,584,160  | -                       | -             | -               | 22,584,160     |
| 137 | B4 | 17 | 37.99       | 498,000       | 18,917,891  | -                       | -             | -               | 18,917,891     |
| 138 | A1 | 18 | 45.87       | 503,000       | 23,071,357  | -                       | -             | -               | 23,071,357     |
| 139 | A2 | 18 | 37.91       | 503,000       | 19,066,932  | -                       | -             | -               | 19,066,932     |
| 140 | A3 | 18 | 37.99       | 503,000       | 19,107,830  | -                       | -             | -               | 19,107,830     |
| 141 | A4 | 18 | 45.35       | 503,000       | 22,810,909  | -                       | -             | -               | 22,810,909     |
| 142 | B1 | 18 | 37.91       | 503,000       | 19,066,932  | -                       | -             | -               | 19,066,932     |
| 143 | B2 | 18 | 45.87       | 503,000       | 23,071,357  | -                       | -             | -               | 23,071,357     |
| 144 | B3 | 18 | 45.35       | 503,000       | 22,810,909  | -                       | -             | -               | 22,810,909     |

| 編號  | 戶別 | 樓層 | 建坪面積<br>(坪) | 建坪單價<br>(元/坪) | 權利價值<br>(元) | 約定專<br>用露臺<br>面積<br>(坪) | 露臺單價<br>(元/坪) | 約定專用露<br>臺價值(元) | 含露臺<br>權利價值(元) |
|-----|----|----|-------------|---------------|-------------|-------------------------|---------------|-----------------|----------------|
| 145 | B4 | 18 | 37.99       | 503,000       | 19,107,830  | -                       | -             | -               | 19,107,830     |
| 146 | A1 | 19 | 45.87       | 507,000       | 23,254,828  | -                       | -             | -               | 23,254,828     |
| 147 | A2 | 19 | 37.91       | 507,000       | 19,218,558  | -                       | -             | -               | 19,218,558     |
| 148 | A3 | 19 | 37.99       | 507,000       | 19,259,781  | -                       | -             | -               | 19,259,781     |
| 149 | A4 | 19 | 45.35       | 507,000       | 22,992,308  | -                       | -             | -               | 22,992,308     |
| 150 | B1 | 19 | 37.91       | 507,000       | 19,218,558  | -                       | -             | -               | 19,218,558     |
| 151 | B2 | 19 | 45.87       | 507,000       | 23,254,828  | -                       | -             | -               | 23,254,828     |
| 152 | B3 | 19 | 45.35       | 507,000       | 22,992,308  | -                       | -             | -               | 22,992,308     |
| 153 | B4 | 19 | 37.99       | 507,000       | 19,259,781  | -                       | -             | -               | 19,259,781     |
| 154 | A1 | 20 | 45.87       | 512,000       | 23,484,165  | -                       | -             | -               | 23,484,165     |
| 155 | A2 | 20 | 37.91       | 512,000       | 19,408,090  | -                       | -             | -               | 19,408,090     |
| 156 | A3 | 20 | 37.99       | 512,000       | 19,449,720  | -                       | -             | -               | 19,449,720     |
| 157 | A4 | 20 | 45.35       | 512,000       | 23,219,056  | -                       | -             | -               | 23,219,056     |
| 158 | B1 | 20 | 37.91       | 512,000       | 19,408,090  | -                       | -             | -               | 19,408,090     |
| 159 | B2 | 20 | 45.87       | 512,000       | 23,484,165  | -                       | -             | -               | 23,484,165     |
| 160 | B3 | 20 | 45.35       | 512,000       | 23,219,056  | -                       | -             | -               | 23,219,056     |
| 161 | B4 | 20 | 37.99       | 512,000       | 19,449,720  | -                       | -             | -               | 19,449,720     |
| 162 | A1 | 21 | 71.07       | 516,000       | 36,672,846  | -                       | -             | -               | 36,672,846     |
| 163 | A2 | 21 | 70.26       | 516,000       | 36,254,278  | -                       | -             | -               | 36,254,278     |
| 164 | B1 | 21 | 71.07       | 516,000       | 36,672,846  | -                       | -             | -               | 36,672,846     |
| 165 | B2 | 21 | 70.26       | 516,000       | 36,254,278  | -                       | -             | -               | 36,254,278     |
| 166 | A1 | 22 | 71.07       | 520,000       | 36,957,132  | -                       | -             | -               | 36,957,132     |
| 167 | A2 | 22 | 70.26       | 520,000       | 36,535,319  | -                       | -             | -               | 36,535,319     |
| 168 | B1 | 22 | 71.07       | 520,000       | 36,957,132  | -                       | -             | -               | 36,957,132     |
| 169 | B2 | 22 | 70.26       | 520,000       | 36,535,319  | -                       | -             | -               | 36,535,319     |
| 170 | A1 | 23 | 71.07       | 525,000       | 37,312,489  | -                       | -             | -               | 37,312,489     |
| 171 | A2 | 23 | 70.26       | 525,000       | 36,886,621  | -                       | -             | -               | 36,886,621     |
| 172 | B1 | 23 | 71.07       | 525,000       | 37,312,489  | -                       | -             | -               | 37,312,489     |
| 173 | B2 | 23 | 70.26       | 525,000       | 36,886,621  | -                       | -             | -               | 36,886,621     |
| 174 | A1 | 24 | 71.07       | 529,000       | 37,596,775  | -                       | -             | -               | 37,596,775     |
| 175 | A2 | 24 | 70.26       | 529,000       | 37,167,661  | -                       | -             | -               | 37,167,661     |
| 176 | B1 | 24 | 71.07       | 529,000       | 37,596,775  | -                       | -             | -               | 37,596,775     |
| 177 | B2 | 24 | 70.26       | 529,000       | 37,167,661  | -                       | -             | -               | 37,167,661     |

| 編號  | 戶別 | 樓層 | 建坪面積<br>(坪) | 建坪單價<br>(元/坪) | 權利價值<br>(元)   | 約定專<br>用露臺<br>面積<br>(坪) | 露臺單價<br>(元/坪) | 約定專用露<br>臺價值(元) | 含露臺<br>權利價值(元) |
|-----|----|----|-------------|---------------|---------------|-------------------------|---------------|-----------------|----------------|
| 178 | A1 | 25 | 71.07       | 534,000       | 37,952,132    | -                       | -             | -               | 37,952,132     |
| 179 | A2 | 25 | 70.26       | 534,000       | 37,518,963    | -                       | -             | -               | 37,518,963     |
| 180 | B1 | 25 | 71.07       | 534,000       | 37,952,132    | -                       | -             | -               | 37,952,132     |
| 181 | B2 | 25 | 70.26       | 534,000       | 37,518,963    | -                       | -             | -               | 37,518,963     |
| 182 | A1 | 26 | 71.07       | 538,000       | 38,236,417    | -                       | -             | -               | 38,236,417     |
| 183 | A2 | 26 | 70.26       | 538,000       | 37,800,004    | -                       | -             | -               | 37,800,004     |
| 184 | B1 | 26 | 71.07       | 538,000       | 38,236,417    | -                       | -             | -               | 38,236,417     |
| 185 | B2 | 26 | 70.26       | 538,000       | 37,800,004    | -                       | -             | -               | 37,800,004     |
| 合計  |    |    | 8,260.11    | -             | 4,017,705,519 | 64.64                   |               | 9,502,080       | 4,027,207,599  |

更新後車位權利價值表

| 樓層 | 單位型態     | 單位數量<br>(個) | 單位單價<br>(元/個) | 單位總價<br>(元) |
|----|----------|-------------|---------------|-------------|
| B1 | 坡道平面式大車位 | 5           | 1,800,000     | 9,000,000   |
|    | 坡道平面式小車位 | 3           | 1,750,000     | 5,250,000   |
|    | 無障礙停車位   | 2           | 1,800,000     | 3,600,000   |
| B2 | 坡道平面式大車位 | 34          | 1,700,000     | 57,800,000  |
|    | 坡道平面式小車位 | 11          | 1,650,000     | 18,150,000  |
| B3 | 坡道平面式大車位 | 34          | 1,600,000     | 54,400,000  |
|    | 坡道平面式小車位 | 11          | 1,550,000     | 17,050,000  |
| B4 | 坡道平面式大車位 | 32          | 1,500,000     | 48,000,000  |
|    | 坡道平面式小車位 | 11          | 1,450,000     | 15,950,000  |
| B5 | 坡道平面式車位  | 30          | 1,400,000     | 42,000,000  |
|    | 坡道平面式車位  | 14          | 1,350,000     | 18,900,000  |
| 合計 |          | 187         | 1,551,337     | 290,100,000 |

更新後權利價值分析表

| 更新後 | 地面層平均建坪<br>單價(元/坪) | 二樓以上平均建<br>坪單價(元/坪) | 單位平均價格<br>(元/個) | 更新後總權利價值<br>(元) |
|-----|--------------------|---------------------|-----------------|-----------------|
|     | 617,516            | 482,429             | 1,551,337       | 4,317,307,599   |

## 四、估價前提：

(一) 估價目的：都市更新後權利價值參考。

(二) 價格種類：正常價格。

(三) 價格日期：民國100年10月25日。

(四) 勘察日期：民國104年12月01日。

(五) 估價條件：

1. 更新後區分所有建物，依委託人所提供之都市更新權利變換計畫之建築計畫、建材標準、設備等級、工程造價水準及更新前後樓層別效用比閑連性等因素，以都市更新評價基準日當時之新成屋價格查估之。

2. 更新後各戶價格評估，地面層部分選定店 4-1F 戶作為比準戶，樓上層部份選定 A2-4F 戶作為比準戶。

## 五、評估價值結論：

經本所估價師針對勘估標的進行產權、一般因素、區域因素、個別因素、不動產市場現況及勘估標的依最有效使用情況下，與專業意見分析後，最終價格決定如下。

更新後建築物及其土地應有部分價值總額：新臺幣4,317,307,599元

以上評估結果僅適用於勘估標的於都市更新權利變換估價目的下之價值參考。另使用本估價報告書者，請詳閱報告內容所載之基本聲明事項、限制條件、基本事項說明及估價條件，以避免估價結果之誤用。

不動產估價師： 林全生 (簽名或蓋章)

不動產估價師開業證書字號：(103)新北估字第000095號

新北市不動產估價師公會會員證書字號：(108)新北市估會證第040號