

|  |  |         |         |           |               |
|--|--|---------|---------|-----------|---------------|
|  |  | 987,042 | 670,697 | 2,381,757 | 4,988,401,203 |
|--|--|---------|---------|-----------|---------------|

壹拾壹 、更新前後權利價值鑑價

依都市更新權利變換實施辦法第六條規定，權利變換前各宗土地及更新後建築物及其土地應有部分及權利變換範圍內其他土地於評價基準日之權利價值，由實施者委託三家以上鑑價機構查估後評定之。

本案委託三家專業鑑定機構包括政大不動產估價師聯合事務所、戴德梁行不動產估價師事務所、麗業不動產估價師聯合事務所，依不動產估價技術規則分別進行本案更新前後權利價值之估價工作。

一、評價基準日

以民國 106 年 5 月 9 日為評價基準日。

二、鑑價結果比較

三家鑑價機構鑑價結果比較表，摘要如下。

表 11-1 三家鑑價機構鑑價結果比較表

| 鑑價機構          | 項目及說明 |                |                  |                   |                         |
|---------------|-------|----------------|------------------|-------------------|-------------------------|
|               | 更新前   | 比準地土地價格(元/坪)   | 比準地土地總價(元)       | 整體更新單元土地權利單價(元/坪) | 整體更新單元土地權利總價(元)         |
| 政大不動產估價聯合事務所  | 更新前   | 1,980,000      | 1,824,401,700    | 1,990,000         | 1,937,757,525           |
|               |       |                |                  |                   |                         |
|               | 更新後   | 地面層平均建坪單價(元/坪) | 二樓以上平均建坪單價(元/坪)  | 車位平均價格(元/個)       | 更新後總權利價值(元)             |
|               |       | 1,017,673      | 675,987          | 2,481,757         | 5,149,068,200           |
| 戴德梁行不動產估價師事務所 | 更新前   | 比準地土地價格(元/坪)   | 比準地土地總價(元)       | 整體更新單元土地權利單價(元/坪) | 整體更新單元土地權利總價(元)         |
|               |       | 1,910,000      | 1,759,902,663    | 1,920,000         | 1,869,595,213           |
|               | 更新後   | 店鋪平均建坪單價(元/坪)  | 住宅平均建坪單價(元/坪)    | 停車位平均價格(元/個)      | 更新後總權利價值(元)             |
|               |       | 970,556        | 658,688          | 2,381,757         | 4,905,912,888           |
| 麗業不動產估價師聯合事務所 | 更新前   | 比準地土地單價(元/坪)   | 比準地土地總價(元)       | 整體更新單元土地單價(元/坪)   | 更新前土地權利價值總額(元)          |
|               |       | 1,950,000      | 1,796,759,250    | 1,970,000         | 1,918,282,575           |
|               | 更新後   | 店面平均建坪單價(元/坪)  | 2 樓以上平均建坪單價(元/坪) | 汽車停車位平均單價(元/個)    | 更新後建築物及其土地應有部分權利價值總額(元) |

三、鑑價結果選定

經比較三家機構之鑑價結果，因政大不動產估價師聯合事務所所查估之更新後房地總體價值最高，其土地所有權人之應分配價值與比例最高，對於土地所有權人之整體權利最有利，故採其鑑價結果為權利變換計算之依據。

四、更新前後鑑價結果

(一) 更新前鑑價結果

1.更新前各土地權利價值

本案更新前土地權利價值總計為 1,937,757,525 元，詳如表 11-2。

表 11-2 更新前各土地權利價值表

| 序號 | 地號    | 土地面積     | 土地面積   | 公告現值    |         | 土地單價      | 土地價值          |
|----|-------|----------|--------|---------|---------|-----------|---------------|
|    | (m²)  | (m²)     | (坪)    | (元/m²)  | (元/坪)   | (元/坪)     | (元)           |
| 1  | 447-2 | 3,046.00 | 921.42 | 149,000 | 492,562 | 2,017,103 | 1,858,588,504 |
| 2  | 465-2 | 173.00   | 52.33  | 149,000 | 492,562 | 1,512,808 | 79,169,021    |
| 合計 |       | 3,219.00 | 973.75 |         |         | 1,990,000 | 1,937,757,525 |



2.更新前各土地所有權人權利價值

更新前各土地所有權人權利價值，詳如表 11-3。

表 11-3 更新前各土地所有權人權利價值

| 序號 | 土地所有權人                   | 地號    | 建號   | 土地面積<br>(㎡) | 權利範圍 |       | 持分面積<br>(㎡) | 更新前房地價值<br>(元) | 更新前房地權利價<br>值合計(元) | 更新前價值比例<br>(%) | 備註 |
|----|--------------------------|-------|------|-------------|------|-------|-------------|----------------|--------------------|----------------|----|
|    |                          |       |      |             | 分子   | 分母    |             |                |                    |                |    |
| 1  | 中華民國(管理機關:臺北市政府工務局新建工程處) | 465-2 |      | 173         | 1    | 1     | 173         | 79,169,021     | 79,169,021         | 4.0856%        |    |
| 2  | 丁秋蜜                      | 447-2 | 2862 | 3,046.00    | 72   | 10696 | 20.5        | 11,890,904     | 11,890,904         | 0.6136%        |    |
| 3  | 丁碧蓮                      |       | 2835 |             | 8.25 | 10696 | 2.35        | 1,396,880      | 1,396,880          | 0.0721%        |    |
| 4  | 方吳美珠                     |       | 3032 |             | 36   | 10696 | 10.25       | 5,998,419      | 5,998,419          | 0.3096%        |    |
| 5  | 王秀英                      |       | 2864 |             | 53   | 10696 | 15.09       | 10,004,946     | 10,004,946         | 0.5163%        |    |
| 6  | 王建順                      |       | 2868 |             | 36   | 10696 | 10.25       | 6,117,592      | 6,117,592          | 0.3157%        |    |
| 7  | 王春滿                      |       | 3734 |             | 37   | 10696 | 10.54       | 6,185,924      | 6,185,924          | 0.3192%        |    |
| 8  | 戴立旻                      |       | 2293 |             | 38   | 10696 | 10.82       | 6,490,731      | 6,490,731          | 0.3350%        |    |
| 9  | 王楊綉琴                     |       | 2870 |             | 37   | 10696 | 10.54       | 6,311,314      | 6,311,314          | 0.3257%        |    |
| 10 | 王義信                      |       | 3024 |             | 40   | 10696 | 11.39       | 6,645,552      | 6,645,552          | 0.3430%        |    |
| 11 | 王德                       |       | 3581 |             | 39   | 10696 | 11.11       | 6,593,682      | 6,593,682          | 0.3403%        |    |
| 12 | 王錦崑                      |       | 3792 |             | 28   | 10696 | 7.97        | 5,410,839      | 5,410,839          | 0.2792%        |    |
| 13 | 白阿美                      |       | 3619 |             | 39   | 10696 | 11.11       | 6,535,460      | 6,535,460          | 0.3373%        |    |
| 14 | 石慧鈐                      |       | 2795 |             | 41   | 10696 | 11.68       | 6,875,847      | 6,875,847          | 0.3548%        |    |
| 15 | 江慧雅                      |       | 2888 |             | 38   | 10696 | 10.82       | 5,637,344      | 5,637,344          | 0.2909%        |    |
| 16 | 何信忠                      |       | 3491 |             | 37   | 10696 | 10.54       | 7,250,608      | 7,250,608          | 0.3742%        |    |
| 17 | 余福生                      |       | 2105 |             | 31   | 10696 | 8.83        | 5,635,236      | 5,635,236          | 0.2908%        |    |
| 18 | 吳太郎                      |       | 3309 |             | 34   | 10696 | 9.68        | 5,532,615      | 5,532,615          | 0.2855%        |    |
| 19 | 吳淑惠                      |       | 2599 |             | 39   | 10696 | 11.11       | 6,404,459      | 6,404,459          | 0.3305%        |    |
| 20 | 吳火獅                      |       | 2108 |             | 57   | 10696 | 16.23       | 10,421,820     | 10,421,820         | 0.5378%        |    |
| 21 | 吳世雄                      |       | 3586 |             | 39   | 10696 | 11.11       | 6,346,235      | 6,346,235          | 0.3275%        |    |
| 22 | 吳宇佐                      |       | 2877 |             | 39   | 10696 | 11.11       | 6,462,682      | 6,462,682          | 0.3335%        |    |
| 23 | 吳忍耐                      |       | 2857 |             | 39   | 10696 | 11.11       | 6,462,682      | 6,462,682          | 0.3335%        |    |
| 24 | 吳定遠                      |       | 2686 |             | 22   | 10696 | 6.27        | 6,597,927      | 6,597,927          | 0.3405%        |    |

| 序號 | 土地所有權人 | 地號 | 建號            | 土地面積<br>(㎡) | 權利範圍 |       | 持分面積<br>(㎡) | 更新前房地價值<br>(元) | 更新前房地權利價<br>值合計(元) | 更新前價值比例<br>(%) | 備註 |
|----|--------|----|---------------|-------------|------|-------|-------------|----------------|--------------------|----------------|----|
| 25 | 吳岱融    |    | 2840          |             | 40   | 10696 | 11.39       | 6,712,081      | 6,712,081          | 0.3464%        |    |
| 26 | 吳芙蓉    |    | 3714          |             | 36   | 10696 | 10.25       | 6,117,592      | 6,117,592          | 0.3157%        |    |
| 27 | 吳金財    |    | 2628          |             | 61   | 10696 | 17.37       | 6,959,391      | 6,959,391          | 0.3591%        |    |
| 28 | 吳建忠    |    | 2839          |             | 36   | 10696 | 10.25       | 5,998,419      | 5,998,419          | 0.3096%        |    |
| 29 | 吳秋華    |    | 3021          |             | 39   | 10696 | 11.11       | 6,535,460      | 6,535,460          | 0.3373%        |    |
| 30 | 吳張瑜    |    | 3448          |             | 40   | 10696 | 11.39       | 6,706,522      | 6,706,522          | 0.3461%        |    |
| 31 | 吳許美女   |    | 2629          |             | 37   | 10696 | 10.54       | 6,959,391      | 6,959,391          | 0.3591%        |    |
| 32 | 吳陳昭華   |    | 3541          |             | 53   | 10696 | 15.09       | 10,004,946     | 10,004,946         | 0.5163%        |    |
| 33 | 吳勝雄    |    | 3315、<br>3707 |             | 41   | 10696 | 11.68       | 13,187,161     | 13,187,161         | 0.6805%        |    |
| 34 | 吳勝聰    |    | 3579、<br>3550 |             | 53   | 10696 | 15.09       | 17,502,590     | 17,502,590         | 0.9032%        |    |
| 35 | 吳曾阿有   |    | 3062          |             | 78   | 10696 | 22.21       | 13,199,123     | 13,199,123         | 0.6812%        |    |
| 36 | 吳菊     |    | 2445          |             | 34   | 10696 | 9.68        | 5,532,615      | 5,532,615          | 0.2855%        |    |
| 37 | 吳銘真    |    | 2687          |             | 34   | 10696 | 9.68        | 5,697,581      | 5,697,581          | 0.2940%        |    |
| 38 | 吳錦     |    | 2906          |             | 39   | 10696 | 11.11       | 6,535,460      | 6,535,460          | 0.3373%        |    |
| 39 | 呂政勇    |    | 3592          |             | 40   | 10696 | 11.39       | 6,767,490      | 6,767,490          | 0.3492%        |    |
| 40 | 呂劉賴    |    | 2886          |             | 37   | 10696 | 10.54       | 6,130,195      | 6,130,195          | 0.3164%        |    |
| 41 | 李蕙如    |    | 3064          |             | 29   | 10696 | 8.26        | 5,693,716      | 5,693,716          | 0.2938%        |    |
| 42 | 李金蓮    |    | 3582          |             | 37   | 10696 | 10.54       | 6,311,314      | 6,311,314          | 0.3257%        |    |
| 43 | 李俊毅    |    | 2104、<br>3320 |             | 32   | 10696 | 9.11        | 7,571,627      | 7,571,627          | 0.3907%        |    |
| 44 | 李政剛    |    | 2104、<br>3320 |             | 32   | 10696 | 9.11        | 7,571,629      | 7,571,629          | 0.3907%        |    |
| 45 | 李柑霖    |    | 2947          |             | 39   | 10696 | 11.11       | 6,346,235      | 6,346,235          | 0.3275%        |    |
| 46 | 李軍緯    |    | 2290          |             | 34   | 10696 | 9.68        | 5,583,375      | 5,583,375          | 0.2881%        |    |
| 47 | 李素鳳    |    | 3546          |             | 36   | 10696 | 10.25       | 5,916,314      | 5,916,314          | 0.3053%        |    |
| 48 | 李連只    |    | 3622          |             | 37   | 10696 | 10.54       | 6,117,592      | 6,117,592          | 0.3157%        |    |
| 49 | 李欽侯    |    | 2845          |             | 22   | 10696 | 6.27        | 6,597,927      | 6,597,927          | 0.3405%        |    |
| 50 | 李雲     |    | 3549          |             | 31   | 10696 | 8.83        | 5,119,695      | 5,119,695          | 0.2642%        |    |
| 51 | 李黃清花   |    | 3590          |             | 117  | 10696 | 33.32       | 19,664,602     | 19,664,602         | 1.0148%        |    |
| 52 | 汪國昌    |    | 2850          |             | 41   | 10696 | 11.68       | 6,799,280      | 6,799,280          | 0.3509%        |    |
| 53 | 沈育暉    |    | 2219          |             | 40   | 10696 | 11.39       | 6,346,235      | 6,346,235          | 0.3275%        |    |



| 序號 | 土地所有權人                  | 地號 | 建號   | 土地面積<br>(m <sup>2</sup> ) | 權利範圍 |       | 持分面積<br>(m <sup>2</sup> ) | 更新前房地價值<br>(元) | 更新前房地權利價<br>值合計(元) | 更新前價值比例<br>(%) | 備註 |
|----|-------------------------|----|------|---------------------------|------|-------|---------------------------|----------------|--------------------|----------------|----|
| 54 | 周和興                     |    | 2212 |                           | 36   | 10696 | 10.25                     | 5,945,452      | 5,945,452          | 0.3068%        |    |
| 55 | 林文彬                     |    | 3319 |                           | 40   | 10696 | 11.39                     | 6,706,522      | 6,706,522          | 0.3461%        |    |
| 56 | 林水江                     |    | 2210 |                           | 35   | 10696 | 9.97                      | 5,718,528      | 5,718,528          | 0.2951%        |    |
| 57 | 林秀彥、林麗馨、林麗蘋、林玉媛、林介山、林沛源 |    | 2106 |                           | 39   | 10696 | 11.11                     | 7,178,821      | 7,178,821          | 0.3705%        |    |
| 58 | 林秀香                     |    | 3437 |                           | 26   | 10696 | 7.4                       | 7,964,436      | 7,964,436          | 0.4110%        |    |
| 59 | 林明淵                     |    | 3057 |                           | 39   | 10696 | 11.11                     | 6,462,682      | 6,462,682          | 0.3335%        |    |
| 60 | 林花                      |    | 2909 |                           | 29   | 10696 | 8.26                      | 5,637,344      | 5,637,344          | 0.2909%        |    |
| 61 | 林金春                     |    | 3115 |                           | 40   | 10696 | 11.39                     | 6,645,552      | 6,645,552          | 0.3430%        |    |
| 62 | 林金鳳                     |    | 3485 |                           | 38   | 10696 | 10.82                     | 6,434,110      | 6,434,110          | 0.3320%        |    |
| 63 | 林信宏                     |    | 2604 |                           | 39   | 10696 | 11.11                     | 6,346,235      | 6,346,235          | 0.3275%        |    |
| 64 | 林建樂                     |    | 4184 |                           | 31   | 10696 | 8.83                      | 5,165,305      | 5,165,305          | 0.2666%        |    |
| 65 | 林柏蓉                     |    | 3079 |                           | 20   | 10696 | 5.7                       | 3,383,745      | 3,383,745          | 0.1746%        |    |
| 66 | 林振興                     |    | 2967 |                           | 32   | 10696 | 9.11                      | 5,301,790      | 5,301,790          | 0.2736%        |    |
| 67 | 林桃                      |    | 3729 |                           | 39   | 10696 | 11.11                     | 6,346,235      | 6,346,235          | 0.3275%        |    |
| 68 | 林珮資                     |    | 2835 |                           | 8.25 | 10696 | 2.35                      | 1,396,879      | 1,396,879          | 0.0721%        |    |
| 69 | 林許素卿                    |    | 2935 |                           | 65   | 10696 | 18.51                     | 11,752,828     | 11,752,828         | 0.6065%        |    |
| 70 | 林陳燕玉                    |    | 3109 |                           | 37   | 10696 | 10.54                     | 6,130,195      | 6,130,195          | 0.3164%        |    |
| 71 | 林進發                     |    | 3079 |                           | 20   | 10696 | 5.7                       | 3,383,745      | 3,383,745          | 0.1746%        |    |
| 72 | 林進傳                     |    | 3073 |                           | 31   | 10696 | 8.83                      | 5,267,926      | 5,267,926          | 0.2719%        |    |
| 73 | 林瑞蓮                     |    | 2863 |                           | 79   | 10696 | 22.5                      | 12,903,276     | 12,903,276         | 0.6659%        |    |
| 74 | 林萬居、林佑陞、林榮証、林素珠、林阿雙、林榮德 |    | 2887 |                           | 35   | 10696 | 9.97                      | 5,814,858      | 5,814,858          | 0.3001%        |    |
| 75 | 林廖良                     |    | 2605 |                           | 31   | 10696 | 8.83                      | 5,165,305      | 5,165,305          | 0.2666%        |    |
| 76 | 林慶昇                     |    | 2835 |                           | 8.25 | 10696 | 2.35                      | 1,396,879      | 1,396,879          | 0.0721%        |    |
| 77 | 林雪嬌                     |    | 3311 |                           | 36   | 10696 | 10.25                     | 5,998,419      | 5,998,419          | 0.3096%        |    |
| 78 | 林聰旗                     |    | 3318 |                           | 31   | 10696 | 8.83                      | 5,119,696      | 5,119,696          | 0.2642%        |    |
| 79 | 林蕙姍                     |    | 2835 |                           | 8.25 | 10696 | 2.35                      | 1,396,879      | 1,396,879          | 0.0721%        |    |
| 80 | 邱阿藤                     |    | 2799 |                           | 38   | 10696 | 10.82                     | 6,624,207      | 6,624,207          | 0.3418%        |    |
| 81 | 邱鈺雯                     |    | 2842 |                           | 55   | 10696 | 15.66                     | 10,421,820     | 10,421,820         | 0.5378%        |    |
| 82 | 侯清勇                     |    | 3599 |                           | 34   | 10696 | 9.68                      | 5,811,785      | 5,811,785          | 0.2999%        |    |
| 83 | 施丁山                     |    | 2116 |                           | 31   | 10696 | 8.83                      | 5,165,305      | 5,165,305          | 0.2666%        |    |
| 84 | 洪任杰                     |    | 2734 |                           | 9.75 | 10696 | 2.78                      | 1,648,421      | 1,648,421          | 0.0851%        |    |
| 85 | 洪蚊婷                     |    | 2734 |                           | 9.75 | 10696 | 2.78                      | 1,648,421      | 1,648,421          | 0.0851%        |    |



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|-----|---------|----|------|-------------|------|-------|-------------|----------------|--------------------|----------------|----|
| 86  | 洪敏雄     |    | 3043 |             | 34   | 10696 | 9.68        | 5,583,375      | 5,583,375          | 0.2881%        |    |
| 87  | 洪祥荏     |    | 2734 |             | 9.75 | 10696 | 2.78        | 1,648,421      | 1,648,421          | 0.0851%        |    |
| 88  | 洪許麗珠    |    | 2734 |             | 9.75 | 10696 | 2.78        | 1,648,421      | 1,648,421          | 0.0851%        |    |
| 89  | 紀文福     |    | 3459 |             | 29   | 10696 | 8.26        | 5,750,089      | 5,750,089          | 0.2967%        |    |
| 90  | 胡道宏     |    | 2784 |             | 37   | 10696 | 10.54       | 6,130,195      | 6,130,195          | 0.3164%        |    |
| 91  | 孫月美     |    | 2833 |             | 40   | 10696 | 11.39       | 6,767,490      | 6,767,490          | 0.3492%        |    |
| 92  | 徐文志     |    | 2109 |             | 36   | 10696 | 10.25       | 6,117,592      | 6,117,592          | 0.3157%        |    |
| 93  | 徐菊金     |    | 2209 |             | 36   | 10696 | 10.25       | 6,117,592      | 6,117,592          | 0.3157%        |    |
| 94  | 徐萬清     |    | 2124 |             | 33   | 10696 | 9.4         | 5,323,590      | 5,323,590          | 0.2747%        |    |
| 95  | 郝英瑜     |    | 3446 |             | 39   | 10696 | 11.11       | 6,535,460      | 6,535,460          | 0.3373%        |    |
| 96  | 馬敏榮     |    | 3540 |             | 37   | 10696 | 10.54       | 6,311,314      | 6,311,314          | 0.3257%        |    |
| 97  | 高安邦     |    | 2276 |             | 37   | 10696 | 10.54       | 6,311,314      | 6,311,314          | 0.3257%        |    |
| 98  | 高秀卿     |    | 3519 |             | 89   | 10696 | 25.35       | 16,096,062     | 16,096,062         | 0.8307%        |    |
| 99  | 高誌祥     |    | 2685 |             | 36   | 10696 | 10.25       | 5,945,452      | 5,945,452          | 0.3068%        |    |
| 100 | 張文龍     |    | 2933 |             | 40   | 10696 | 11.39       | 6,738,024      | 6,738,024          | 0.3477%        |    |
| 101 | 張玉年     |    | 3074 |             | 36   | 10696 | 10.25       | 6,117,592      | 6,117,592          | 0.3157%        |    |
| 102 | 張朱幼女    |    | 3727 |             | 40   | 10696 | 11.39       | 6,767,490      | 6,767,490          | 0.3492%        |    |
| 103 | 張宜昌     |    | 2934 |             | 40   | 10696 | 11.39       | 6,404,459      | 6,404,459          | 0.3305%        |    |
| 104 | 張美麗     |    | 2940 |             | 41   | 10696 | 11.68       | 7,013,671      | 7,013,671          | 0.3619%        |    |
| 105 | 張家榮     |    | 2228 |             | 36   | 10696 | 10.25       | 5,945,453      | 5,945,453          | 0.3068%        |    |
| 106 | 張勝安、張秀女 |    | 2117 |             | 38   | 10696 | 10.82       | 6,185,924      | 6,185,924          | 0.3192%        |    |
| 107 | 張達成     |    | 3452 |             | 35   | 10696 | 9.97        | 5,814,858      | 5,814,858          | 0.3001%        |    |
| 108 | 梁阿香     |    | 2391 |             | 37   | 10696 | 10.54       | 6,130,195      | 6,130,195          | 0.3164%        |    |
| 109 | 章文芳     |    | 3081 |             | 36   | 10696 | 10.25       | 6,117,592      | 6,117,592          | 0.3157%        |    |
| 110 | 粘仁薰     |    | 3499 |             | 35   | 10696 | 9.97        | 5,868,207      | 5,868,207          | 0.3028%        |    |
| 111 | 粘萬豐     |    | 2303 |             | 35   | 10696 | 9.97        | 5,868,207      | 5,868,207          | 0.3028%        |    |
| 112 | 莊王秋美    |    | 3600 |             | 36   | 10696 | 10.25       | 6,117,592      | 6,117,592          | 0.3157%        |    |
| 113 | 莊益洲     |    | 2942 |             | 40   | 10696 | 11.39       | 6,706,522      | 6,706,522          | 0.3461%        |    |
| 114 | 莊偉仁     |    | 3310 |             | 26   | 10696 | 7.4         | 7,964,436      | 7,964,436          | 0.4110%        |    |
| 115 | 莊洲雄     |    | 3520 |             | 32   | 10696 | 9.11        | 5,301,790      | 5,301,790          | 0.2736%        |    |
| 116 | 莊麗珠     |    | 3082 |             | 36   | 10696 | 10.25       | 5,998,419      | 5,998,419          | 0.3096%        |    |
| 117 | 許哲維     |    | 2838 |             | 35   | 10696 | 9.97        | 5,921,554      | 5,921,554          | 0.3056%        |    |

| 序號  | 土地所有權人   | 地號 | 建號   | 土地面積<br>(m <sup>2</sup> ) | 權利範圍     |       | 持分面積<br>(m <sup>2</sup> ) | 更新前房地價值<br>(元) | 更新前房地權利價<br>值合計(元) | 更新前價值比例<br>(%) | 備註 |
|-----|----------|----|------|---------------------------|----------|-------|---------------------------|----------------|--------------------|----------------|----|
| 118 | 許家瑞      |    | 3058 |                           | 61       | 10696 | 17.37                     | 14,457,035     | 14,457,035         | 0.7461%        |    |
| 119 | 許黃金花     |    | 2859 |                           | 55       | 10696 | 15.66                     | 10,421,820     | 10,421,820         | 0.5378%        |    |
| 120 | 許耀斌      |    | 2112 |                           | 38       | 10696 | 10.82                     | 6,311,314      | 6,311,314          | 0.3257%        |    |
| 121 | 許鶴       |    | 3486 |                           | 39       | 10696 | 11.11                     | 6,404,459      | 6,404,459          | 0.3305%        |    |
| 122 | 陳志忠      |    | 3178 |                           | 26       | 10696 | 7.4                       | 5,043,410      | 5,043,410          | 0.2603%        |    |
| 123 | 陳世偉      |    | 2273 |                           | 28       | 10696 | 7.97                      | 5,464,411      | 5,464,411          | 0.2820%        |    |
| 124 | 卓榮環      |    | 3462 |                           | 36       | 10696 | 10.25                     | 6,117,592      | 6,117,592          | 0.3157%        |    |
| 125 | 陳李岡      |    | 2110 |                           | 38       | 10696 | 10.82                     | 6,311,314      | 6,311,314          | 0.3257%        |    |
| 126 | 陳秀葱      |    | 3602 |                           | 34       | 10696 | 9.68                      | 5,583,375      | 5,583,375          | 0.2881%        |    |
| 127 | 陳建華      |    | 3551 |                           | 38       | 10696 | 10.82                     | 6,432,256      | 6,432,256          | 0.3319%        |    |
| 128 | 陳淑美      |    | 3447 |                           | 39       | 10696 | 11.11                     | 13,302,950     | 13,302,950         | 0.6865%        |    |
| 129 | 陳淑真      |    | 3515 |                           | 39       | 10696 | 11.11                     | 6,346,235      | 6,346,235          | 0.3275%        |    |
| 130 | 陳許文枝、陳星夢 |    | 2119 |                           | 35       | 10696 | 9.97                      | 5,552,956      | 5,552,956          | 0.2866%        |    |
| 131 | 陳琬淇      |    | 2959 |                           | 32       | 10696 | 9.11                      | 5,349,988      | 5,349,988          | 0.2761%        |    |
| 132 | 吳偉豪      |    | 3440 |                           | 34       | 10696 | 9.68                      | 5,697,581      | 5,697,581          | 0.2940%        |    |
| 133 | 陳萬發      |    | 3025 |                           | 24       | 10696 | 6.83                      | 4,591,941      | 4,591,941          | 0.2370%        |    |
| 134 | 陳鈺鏜      |    | 2274 |                           | 37       | 10696 | 10.54                     | 6,185,924      | 6,185,924          | 0.3192%        |    |
| 135 | 陳漢霖      |    | 2123 |                           | 40       | 10696 | 11.39                     | 6,346,235      | 6,346,235          | 0.3275%        |    |
| 136 | 陳銘煌      |    | 2111 |                           | 41       | 10696 | 11.68                     | 6,937,104      | 6,937,104          | 0.3580%        |    |
| 137 | 陳德華      |    | 2911 |                           | 22       | 10696 | 6.27                      | 6,597,927      | 6,597,927          | 0.3405%        |    |
| 138 | 傅群傑      |    | 3503 |                           | 28       | 10696 | 7.97                      | 8,370,727      | 8,370,727          | 0.4320%        |    |
| 139 | 曾怡雯      |    | 2387 |                           | 37       | 10696 | 10.54                     | 6,185,924      | 6,185,924          | 0.3192%        |    |
| 140 | 吳姿穎      |    | 3083 |                           | 34       | 10696 | 9.68                      | 5,811,785      | 5,811,785          | 0.2999%        |    |
| 141 | 陽伶       |    | 3701 |                           | 39       | 10696 | 11.11                     | 6,346,235      | 6,346,235          | 0.3275%        |    |
| 142 | 黃文貴      |    | 2115 |                           | 36       | 10696 | 10.25                     | 5,998,419      | 5,998,419          | 0.3096%        |    |
| 143 | 黃秀玉      |    | 2865 |                           | 31       | 10696 | 8.83                      | 5,992,809      | 5,992,809          | 0.3093%        |    |
| 144 | 黃秀琴      |    | 2851 |                           | 39       | 10696 | 11.11                     | 6,535,460      | 6,535,460          | 0.3373%        |    |
| 145 | 黃東閔      |    | 3110 |                           | 33       | 10696 | 9.4                       | 5,587,517      | 5,587,517          | 0.2883%        |    |
| 146 | 黃金色      |    | 3705 |                           | 46       | 10696 | 13.1                      | 8,683,538      | 8,683,538          | 0.4481%        |    |
| 147 | 黃美雲      |    | 3108 |                           | 36       | 10696 | 10.25                     | 5,945,452      | 5,945,452          | 0.3068%        |    |
| 148 | 黃琳琍      |    | 3880 |                           | 41       | 10696 | 11.68                     | 6,738,024      | 6,738,024          | 0.3477%        |    |
| 149 | 黃棟財      |    | 4187 |                           | 11.66667 | 10696 | 3.32                      | 652,023        | 652,023            | 0.1009%        |    |



| 序號  | 土地所有權人           | 地號 | 建號           | 土地面積<br>(㎡) | 權利範圍     |       | 持分面積<br>(㎡) | 更新前房地價值<br>(元) | 更新前房地權利價<br>值合計(元) | 更新前價值比例<br>(%) | 備註 |
|-----|------------------|----|--------------|-------------|----------|-------|-------------|----------------|--------------------|----------------|----|
| 150 | 黃棟杉              |    | 4187         |             | 11.66667 | 10696 | 3.32        | 652,023        | 652,023            | 0.1009%        |    |
| 151 | 黃言廉              |    | 4187         |             | 11.66667 | 10696 | 3.32        | 652,023        | 652,023            | 0.1009%        |    |
| 152 | 黃蔡秀霞             |    | 2272         |             | 37       | 10696 | 10.54       | 6,130,195      | 6,130,195          | 0.3164%        |    |
| 153 | 黃錦治              |    | 2861         |             | 55       | 10696 | 15.66       | 10,421,820     | 10,421,820         | 0.5378%        |    |
| 154 | 黃鴻成              |    | 3728         |             | 19.5     | 10696 | 5.55        | 3,202,229      | 3,202,229          | 0.1653%        |    |
| 155 | 黃鴻恩              |    | 3728         |             | 19.5     | 10696 | 5.55        | 3,202,230      | 3,202,230          | 0.1653%        |    |
| 156 | 黃瓊瑩              |    | 2107         |             | 39       | 10696 | 11.11       | 7,178,821      | 7,178,821          | 0.3705%        |    |
| 157 | 黃羅雲妹             |    | 2258         |             | 40       | 10696 | 11.39       | 6,404,459      | 6,404,459          | 0.3305%        |    |
| 158 | 楊永旭              |    | 3621         |             | 36       | 10696 | 10.25       | 6,117,592      | 6,117,592          | 0.3157%        |    |
| 159 | 楊淑雁              |    | 3676         |             | 67       | 10696 | 19.08       | 11,819,947     | 11,819,947         | 0.6100%        |    |
| 160 | 楊清誥              |    | 2113         |             | 35       | 10696 | 9.97        | 5,603,902      | 5,603,902          | 0.2892%        |    |
| 161 | 楊碧娥              |    | 2937         |             | 36       | 10696 | 10.25       | 6,959,391      | 6,959,391          | 0.3591%        |    |
| 162 | 楊許換              |    | 3489         |             | 39       | 10696 | 11.11       | 6,535,460      | 6,535,460          | 0.3373%        |    |
| 163 | 萬若妃              |    | 2779         |             | 29       | 10696 | 8.26        | 5,637,344      | 5,637,344          | 0.2909%        |    |
| 164 | 董彩美              |    | 2388         |             | 37       | 10696 | 10.54       | 6,130,195      | 6,130,195          | 0.3164%        |    |
| 165 | 董增榮              |    | 2787         |             | 34       | 10696 | 9.68        | 5,583,375      | 5,583,375          | 0.2881%        |    |
| 166 | 詹素蕉              |    | 2593         |             | 37       | 10696 | 10.54       | 6,185,924      | 6,185,924          | 0.3192%        |    |
| 167 | 賈邠仁              |    | 2869         |             | 36       | 10696 | 10.25       | 5,945,453      | 5,945,453          | 0.3068%        |    |
| 168 | 臺北市政府財政局         |    | 3765 建號<br>等 |             | 2609     | 10696 | 742.99      | 375,210,891    | 441,131,247        | 19.3631%       |    |
| 169 | 臺北市政府財政局(未購土地持分) |    |              |             |          |       |             | 65,920,356     |                    | 3.4019%        |    |
| 170 | 臺北市政府環境保護局       |    | 2216 建號<br>等 |             | 383      | 10696 | 109.07      | 62,212,671     | 62,212,671         | 3.2105%        |    |
| 171 | 劉木金              |    | 3514         |             | 31       | 10696 | 8.83        | 5,637,344      | 5,637,344          | 0.2909%        |    |
| 172 | 劉秀菊              |    | 2121         |             | 36       | 10696 | 10.25       | 5,833,506      | 5,833,506          | 0.3010%        |    |
| 173 | 劉育雅              |    | 2393         |             | 80       | 10696 | 22.78       | 13,261,962     | 13,261,962         | 0.6844%        |    |
| 174 | 劉淑玲              |    | 3454         |             | 40       | 10696 | 11.39       | 6,645,552      | 6,645,552          | 0.3430%        |    |
| 175 | 蔡杼鈺              |    | 3508         |             | 31       | 10696 | 8.83        | 5,165,305      | 5,165,305          | 0.2666%        |    |
| 176 | 陳姿君              |    | 2866         |             | 39       | 10696 | 11.11       | 6,404,459      | 6,404,459          | 0.3305%        |    |
| 177 | 蔡素蓮              |    | 2292         |             | 41       | 10696 | 11.68       | 6,799,280      | 6,799,280          | 0.3509%        |    |
| 178 | 蔡淵追              |    | 3439         |             | 34       | 10696 | 9.68        | 5,532,615      | 5,532,615          | 0.2855%        |    |
| 179 | 蔡寶玉              |    | 2903         |             | 39       | 10696 | 11.11       | 6,462,682      | 6,462,682          | 0.3335%        |    |



| 序號  | 土地所有權人 | 地號 | 建號   | 土地面積<br>(m <sup>2</sup> ) | 權利範圍  |       | 持分面積<br>(m <sup>2</sup> ) | 更新前房地價值<br>(元) | 更新前房地權利價<br>值合計(元) | 更新前價值比例<br>(%) | 備註 |
|-----|--------|----|------|---------------------------|-------|-------|---------------------------|----------------|--------------------|----------------|----|
| 180 | 鄭文明    |    | 2860 |                           | 57    | 10696 | 16.23                     | 10,994,609     | 10,994,609         | 0.5674%        |    |
| 181 | 鄭遠志    |    | 2902 |                           | 24    | 10696 | 6.83                      | 4,637,862      | 4,637,862          | 0.2393%        |    |
| 182 | 鄭林寶珠   |    | 2178 |                           | 40    | 10696 | 11.39                     | 6,404,459      | 6,404,459          | 0.3305%        |    |
| 183 | 鄭環珠    |    | 3063 |                           | 25    | 10696 | 7.12                      | 7,497,644      | 7,497,644          | 0.3869%        |    |
| 184 | 盧秀敏    |    | 2678 |                           | 39    | 10696 | 11.11                     | 6,666,459      | 6,666,459          | 0.3440%        |    |
| 185 | 蕭珠峯    |    | 2945 |                           | 28    | 10696 | 7.97                      | 5,464,411      | 5,464,411          | 0.2820%        |    |
| 186 | 賴世文    |    | 2103 |                           | 38    | 10696 | 10.82                     | 6,311,314      | 6,311,314          | 0.3257%        |    |
| 187 | 賴慧蓮    |    | 3069 |                           | 34    | 10696 | 9.68                      | 5,583,375      | 5,583,375          | 0.2881%        |    |
| 188 | 戴康國    |    | 4152 |                           | 40    | 10696 | 11.39                     | 6,767,490      | 6,767,490          | 0.3492%        |    |
| 189 | 謝朝欽    |    | 3583 |                           | 39    | 10696 | 11.11                     | 6,404,459      | 6,404,459          | 0.3305%        |    |
| 190 | 謝蔡春婭   |    | 2213 |                           | 40    | 10696 | 11.39                     | 6,404,459      | 6,404,459          | 0.3305%        |    |
| 191 | 鍾何純屯   |    | 2291 |                           | 39    | 10696 | 11.11                     | 6,404,459      | 6,404,459          | 0.3305%        |    |
| 192 | 鍾雨蓓    |    | 2836 |                           | 28    | 10696 | 7.97                      | 5,410,839      | 5,410,839          | 0.2792%        |    |
| 193 | 顏清會    |    | 2771 |                           | 28    | 10696 | 7.97                      | 5,357,265      | 5,357,265          | 0.2765%        |    |
| 194 | 魏其鳳    |    | 2630 |                           | 41    | 10696 | 11.68                     | 6,799,280      | 6,799,280          | 0.3509%        |    |
| 195 | 羅秀美    |    | 3116 |                           | 107   | 10696 | 30.47                     | 21,348,012     | 21,348,012         | 1.1017%        |    |
| 196 | 吳淑惠    |    | 2789 |                           | 39    | 10696 | 11.11                     | 6,535,460      | 6,535,460          | 0.3373%        |    |
| 197 | 許梅秀    |    | 3709 |                           | 7.25  | 10696 | 2.06                      | 10,639,815     | 10,639,815         | 0.5491%        |    |
| 198 | 蘇文松    |    | 2793 |                           | 7.25  | 10696 | 2.06                      | 2,501,237      | 2,501,237          | 0.1291%        |    |
| 199 | 蘇玉鳳    |    | 4131 |                           | 110   | 10696 | 31.33                     | 18,182,762     | 18,182,762         | 0.9383%        |    |
| 200 | 蘇志成    |    | 2793 |                           | 13.25 | 10696 | 3.77                      | 2,501,237      | 2,501,237          | 0.1291%        |    |
| 201 | 蘇來春    |    | 2120 |                           | 40    | 10696 | 11.39                     | 6,346,235      | 6,346,235          | 0.3275%        |    |
| 202 | 蘇金花    |    | 2782 |                           | 39    | 10696 | 11.11                     | 6,535,460      | 6,535,460          | 0.3373%        |    |
| 203 | 蘇洪春勸   |    | 2118 |                           | 72    | 10696 | 20.5                      | 11,890,904     | 11,890,904         | 0.6136%        |    |
| 204 | 蘇美蓮    |    | 3525 |                           | 39    | 10696 | 11.11                     | 6,404,459      | 6,404,459          | 0.3305%        |    |
| 205 | 蘇崑柱    |    | 3758 |                           | 38    | 10696 | 10.82                     | 6,624,207      | 6,624,207          | 0.3418%        |    |
| 206 | 蘇暉婷    |    | 2114 |                           | 36    | 10696 | 10.25                     | 5,998,419      | 5,998,419          | 0.3096%        |    |
| 207 | 蘇輝從    |    | 2390 |                           | 36    | 10696 | 10.25                     | 6,959,391      | 6,959,391          | 0.3591%        |    |

3.更新前各權利變換關係人權利價值

更新前各權利變換關係人權利價值，詳如表 11-4。



表 11-4 更新前各權利變換關係人權利價值

| 序號 | 權利變換關係人                      | 所座落或設定之土地 |          |          |            | 權利變換關係之權利      |      | 價值或所座落土地之價值比例(%) | 更新前土地價值(元) | 更新前價值比例(%) | 說明                                              |
|----|------------------------------|-----------|----------|----------|------------|----------------|------|------------------|------------|------------|-------------------------------------------------|
|    |                              | 標示部       |          | 所有權部     |            |                |      |                  |            |            |                                                 |
|    |                              | 地號        | 面積(m²)   | 所有權人     | 權利範圍       | 權利種類           | 權利範圍 |                  |            |            |                                                 |
| 1  | 許燭玉                          | 447-2     | 3,046.00 | 臺北市政府財政局 | 2609/10696 | 未登記建物(建物所有權)   | 1/1  | 22.7557%         | 494,115    | 0.0263%    | 早年向台北市政府購入，未辦理保存登記，未購基地土持，更新後價值未達最小分配單元，不能參與選配。 |
| 2  | 黃明                           |           |          | 臺北市政府財政局 | 2609/10696 | 未登記建物(建物所有權)   | 1/1  | 22.7557%         | 458,375    | 0.0244%    | 早年向台北市政府購入，未辦理保存登記，未購基地土持，更新後價值未達最小分配單元，不能參與選配。 |
| 3  | 黃明南外 1 人                     |           |          | 臺北市政府財政局 | 2609/10696 | 未登記建物(建物所有權)   | 1/1  | 22.7557%         | 507,201    | 0.0270%    | 早年向台北市政府購入，未辦理保存登記，未購基地土持，更新後價值未達最小分配單元，不能參與選配。 |
| 4  | 葉卓白雲、卓木光、卓桂蘭、卓桂春、梁繼祥、梁春明、陳氏秋 |           |          | 臺北市政府財政局 | 2609/10696 | 建物所有權(2275 建號) | 1/1  | 22.7557%         | 482,363    | 0.0257%    | 辦妥保存登記，未購基地土持，更新後價值未達最小分配單元，不能參與選配。             |
| 5  | 賈柏林                          |           |          | 臺北市政府財政局 | 2609/10696 | 未登記建物(建物所有權)   | 1/1  | 22.7557%         | 458,375    | 0.0244%    | 早年向台北市政府購入，未辦理保存登記，未購基地土持，更新後價值未達最小分配單元，不能參與選配。 |

(二) 更新後鑑價結果

本案更新後房地總價值為 4,781,768,200 元，車位總價值為 367,300,000 元，更新後總價值為 5,149,068,200 元，詳參表 11-5 更新後各分配單元價值表、表 11-6 更新後停車位價值表。

表 11-5 更新後各分配單元價值表

| 序號 | 分配單元代號 | 樓層 | 總產權面積合計  |         | 地面層平均單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(元) | 備註 |
|----|--------|----|----------|---------|--------------|-----------------|-------------|----|
|    |        |    | (m²)     | (坪)     |              |                 |             |    |
| 1  | R101   | 1F | 48.01 m² | 14.52 坪 | 1,159,950    |                 | 16,842,474  |    |
| 2  | R102   | 1F | 49.55 m² | 14.99 坪 | 1,045,000    |                 | 15,664,550  |    |
| 3  | R103   | 1F | 49.55 m² | 14.99 坪 | 1,076,350    |                 | 16,134,487  |    |
| 4  | R104   | 1F | 50.81 m² | 15.37 坪 | 1,076,350    |                 | 16,543,500  |    |
| 5  | R105   | 1F | 56.75 m² | 17.17 坪 | 1,076,350    |                 | 18,480,930  |    |
| 6  | R106   | 1F | 55.51 m² | 16.79 坪 | 1,045,000    |                 | 17,545,550  |    |
| 7  | R107   | 1F | 61.26 m² | 18.53 坪 | 1,076,350    |                 | 19,944,766  |    |

| 序號    | 分配單元代號 | 樓層 | 總產權面積合計    |          | 地面層平均單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(元) | 備註 |
|-------|--------|----|------------|----------|--------------|-----------------|-------------|----|
|       |        |    | (m²)       | (坪)      |              |                 |             |    |
| 8     | R108   | 1F | 61.26 m²   | 18.53 坪  | 1,076,350    |                 | 19,944,766  |    |
| 9     | R109   | 1F | 50.59 m²   | 15.30 坪  | 1,045,000    |                 | 15,988,500  |    |
| 10    | R110   | 1F | 48.98 m²   | 14.82 坪  | 1,076,350    |                 | 15,951,507  |    |
| 11    | R111   | 1F | 50.59 m²   | 15.30 坪  | 1,045,000    |                 | 15,988,500  |    |
| 12    | R112   | 1F | 58.49 m²   | 17.69 坪  | 1,076,350    |                 | 19,040,632  |    |
| 13    | R114   | 1F | 69.25 m²   | 20.95 坪  | 950,950      |                 | 19,922,403  |    |
| 14    | R115   | 1F | 61.26 m²   | 18.53 坪  | 950,950      |                 | 17,621,104  |    |
| 15    | R116   | 1F | 55.51 m²   | 16.79 坪  | 919,600      |                 | 15,440,084  |    |
| 16    | R117   | 1F | 56.75 m²   | 17.17 坪  | 919,600      |                 | 15,789,532  |    |
| 17    | R118   | 1F | 48.98 m²   | 14.82 坪  | 930,050      |                 | 13,783,341  |    |
| 18    | R119   | 1F | 47.78 m²   | 14.45 坪  | 961,400      |                 | 13,892,230  |    |
| 19    | R120   | 1F | 47.78 m²   | 14.45 坪  | 930,050      |                 | 13,439,223  |    |
| 20    | R121   | 1F | 61.26 m²   | 18.53 坪  | 961,400      |                 | 17,814,742  |    |
| 21    | R122   | 1F | 61.26 m²   | 18.53 坪  | 961,400      |                 | 17,814,742  |    |
| 22    | R123   | 1F | 47.78 m²   | 14.45 坪  | 930,050      |                 | 13,439,223  |    |
| 23    | R124   | 1F | 47.78 m²   | 14.45 坪  | 961,400      |                 | 13,892,230  |    |
| 24    | R125   | 1F | 47.78 m²   | 14.45 坪  | 930,050      |                 | 13,439,223  |    |
| 25    | R126   | 1F | 49.54 m²   | 14.99 坪  | 1,086,800    |                 | 16,291,132  |    |
| 26    | R127   | 1F | 49.54 m²   | 14.99 坪  | 1,118,150    |                 | 16,761,069  |    |
| 27    | R128   | 1F | 47.37 m²   | 14.33 坪  | 1,128,600    |                 | 16,172,838  |    |
| 1F 小計 |        |    | 1440.97 m² | 435.88 坪 |              |                 |             |    |
| 28    | A-1    | 2F | 86.51 m²   | 26.17 坪  |              | 742,760         | 19,438,023  |    |
| 29    | A-2    | 2F | 55.77 m²   | 16.87 坪  |              | 663,000         | 11,184,810  |    |
| 30    | A-3    | 2F | 55.80 m²   | 16.88 坪  |              | 663,000         | 11,191,440  |    |
| 31    | A-4    | 2F | 55.80 m²   | 16.88 坪  |              | 663,000         | 11,191,440  |    |
| 32    | A-5    | 2F | 55.80 m²   | 16.88 坪  |              | 663,000         | 11,191,440  |    |
| 33    | A-6    | 2F | 55.80 m²   | 16.88 坪  |              | 663,000         | 11,191,440  |    |
| 34    | A-7    | 2F | 56.69 m²   | 17.15 坪  |              | 663,000         | 11,370,450  |    |
| 35    | A-8    | 2F | 56.69 m²   | 17.15 坪  |              | 663,000         | 11,370,450  |    |
| 36    | A-9    | 2F | 55.88 m²   | 16.90 坪  |              | 650,000         | 10,985,000  |    |
| 37    | A-10   | 2F | 51.02 m²   | 15.43 坪  |              | 709,013         | 10,940,064  |    |
| 38    | A-11   | 2F | 48.66 m²   | 14.72 坪  |              | 676,000         | 9,950,720   |    |
| 39    | A-12   | 2F | 76.64 m²   | 23.18 坪  |              | 708,500         | 16,423,030  |    |
| 40    | A-13   | 2F | 107.09 m²  | 32.39 坪  |              | 682,500         | 22,106,175  |    |
| 41    | A-14   | 2F | 50.00 m²   | 15.13 坪  |              | 666,432         | 10,083,112  |    |
| 42    | A-1    | 3F | 86.51 m²   | 26.17 坪  |              | 702,000         | 18,371,340  |    |



| 序號 | 分配單元代號 | 樓層 | 總產權面積合計  |         | 地面層平均單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(元) | 備註 |
|----|--------|----|----------|---------|--------------|-----------------|-------------|----|
|    |        |    | (㎡)      | (坪)     |              |                 |             |    |
| 43 | A-2    | 3F | 55.77 ㎡  | 16.87 坪 |              | 656,500         | 11,075,155  |    |
| 44 | A-3    | 3F | 55.80 ㎡  | 16.88 坪 |              | 656,500         | 11,081,720  |    |
| 45 | A-4    | 3F | 55.80 ㎡  | 16.88 坪 |              | 656,500         | 11,081,720  |    |
| 46 | A-5    | 3F | 55.80 ㎡  | 16.88 坪 |              | 656,500         | 11,081,720  |    |
| 47 | A-6    | 3F | 55.80 ㎡  | 16.88 坪 |              | 656,500         | 11,081,720  |    |
| 48 | A-7    | 3F | 56.69 ㎡  | 17.15 坪 |              | 669,500         | 11,481,925  |    |
| 49 | A-8    | 3F | 56.69 ㎡  | 17.15 坪 |              | 669,500         | 11,481,925  |    |
| 50 | A-9    | 3F | 55.88 ㎡  | 16.90 坪 |              | 656,500         | 11,094,850  |    |
| 51 | A-10   | 3F | 51.02 ㎡  | 15.43 坪 |              | 669,500         | 10,330,385  |    |
| 52 | A-11   | 3F | 48.66 ㎡  | 14.72 坪 |              | 669,500         | 9,855,040   |    |
| 53 | A-12   | 3F | 76.64 ㎡  | 23.18 坪 |              | 702,000         | 16,272,360  |    |
| 54 | A-13   | 3F | 107.09 ㎡ | 32.39 坪 |              | 676,000         | 21,895,640  |    |
| 55 | A-14   | 3F | 35.89 ㎡  | 10.86 坪 |              | 630,500         | 6,847,230   |    |
| 56 | A-15   | 3F | 36.30 ㎡  | 10.98 坪 |              | 630,500         | 6,922,890   |    |
| 57 | A-1    | 4F | 86.51 ㎡  | 26.17 坪 |              | 695,500         | 18,201,235  |    |
| 58 | A-2    | 4F | 55.77 ㎡  | 16.87 坪 |              | 650,000         | 10,965,500  |    |
| 59 | A-3    | 4F | 55.80 ㎡  | 16.88 坪 |              | 650,000         | 10,972,000  |    |
| 60 | A-4    | 4F | 55.80 ㎡  | 16.88 坪 |              | 650,000         | 10,972,000  |    |
| 61 | A-5    | 4F | 55.80 ㎡  | 16.88 坪 |              | 650,000         | 10,972,000  |    |
| 62 | A-6    | 4F | 55.80 ㎡  | 16.88 坪 |              | 650,000         | 10,972,000  |    |
| 63 | A-7    | 4F | 56.69 ㎡  | 17.15 坪 |              | 663,000         | 11,370,450  |    |
| 64 | A-8    | 4F | 56.69 ㎡  | 17.15 坪 |              | 663,000         | 11,370,450  |    |
| 65 | A-9    | 4F | 55.88 ㎡  | 16.90 坪 |              | 650,000         | 10,985,000  |    |
| 66 | A-10   | 4F | 51.02 ㎡  | 15.43 坪 |              | 663,000         | 10,230,090  |    |
| 67 | A-11   | 4F | 48.66 ㎡  | 14.72 坪 |              | 663,000         | 9,759,360   |    |
| 68 | A-12   | 4F | 76.64 ㎡  | 23.18 坪 |              | 695,500         | 16,121,690  |    |
| 69 | A-13   | 4F | 107.09 ㎡ | 32.39 坪 |              | 669,500         | 21,685,105  |    |
| 70 | A-14   | 4F | 35.89 ㎡  | 10.86 坪 |              | 624,000         | 6,776,640   |    |
| 71 | A-15   | 4F | 36.30 ㎡  | 10.98 坪 |              | 624,000         | 6,851,520   |    |
| 72 | A-1    | 5F | 86.51 ㎡  | 26.17 坪 |              | 702,000         | 18,371,340  |    |
| 73 | A-2    | 5F | 55.77 ㎡  | 16.87 坪 |              | 656,500         | 11,075,155  |    |
| 74 | A-3    | 5F | 55.80 ㎡  | 16.88 坪 |              | 656,500         | 11,081,720  |    |
| 75 | A-4    | 5F | 55.80 ㎡  | 16.88 坪 |              | 656,500         | 11,081,720  |    |
| 76 | A-5    | 5F | 55.80 ㎡  | 16.88 坪 |              | 656,500         | 11,081,720  |    |
| 77 | A-6    | 5F | 55.80 ㎡  | 16.88 坪 |              | 656,500         | 11,081,720  |    |
| 78 | A-7    | 5F | 56.69 ㎡  | 17.15 坪 |              | 669,500         | 11,481,925  |    |

| 序號  | 分配單元代號 | 樓層 | 總產權面積合計   |         | 地面層平均單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(元) | 備註 |
|-----|--------|----|-----------|---------|--------------|-----------------|-------------|----|
|     |        |    | (m²)      | (坪)     |              |                 |             |    |
| 79  | A-8    | 5F | 56.69 m²  | 17.15 坪 |              | 669,500         | 11,481,925  |    |
| 80  | A-9    | 5F | 55.88 m²  | 16.90 坪 |              | 656,500         | 11,094,850  |    |
| 81  | A-10   | 5F | 51.02 m²  | 15.43 坪 |              | 669,500         | 10,330,385  |    |
| 82  | A-11   | 5F | 48.66 m²  | 14.72 坪 |              | 669,500         | 9,855,040   |    |
| 83  | A-12   | 5F | 76.64 m²  | 23.18 坪 |              | 702,000         | 16,272,360  |    |
| 84  | A-13   | 5F | 107.09 m² | 32.39 坪 |              | 676,000         | 21,895,640  |    |
| 85  | A-14   | 5F | 35.89 m²  | 10.86 坪 |              | 630,500         | 6,847,230   |    |
| 86  | A-15   | 5F | 36.30 m²  | 10.98 坪 |              | 630,500         | 6,922,890   |    |
| 87  | A-1    | 6F | 86.51 m²  | 26.17 坪 |              | 708,500         | 18,541,445  |    |
| 88  | A-2    | 6F | 55.77 m²  | 16.87 坪 |              | 663,000         | 11,184,810  |    |
| 89  | A-3    | 6F | 55.80 m²  | 16.88 坪 |              | 663,000         | 11,191,440  |    |
| 90  | A-4    | 6F | 55.80 m²  | 16.88 坪 |              | 663,000         | 11,191,440  |    |
| 91  | A-5    | 6F | 55.80 m²  | 16.88 坪 |              | 663,000         | 11,191,440  |    |
| 92  | A-6    | 6F | 55.80 m²  | 16.88 坪 |              | 663,000         | 11,191,440  |    |
| 93  | A-7    | 6F | 56.69 m²  | 17.15 坪 |              | 676,000         | 11,593,400  |    |
| 94  | A-8    | 6F | 56.69 m²  | 17.15 坪 |              | 676,000         | 11,593,400  |    |
| 95  | A-9    | 6F | 55.88 m²  | 16.90 坪 |              | 663,000         | 11,204,700  |    |
| 96  | A-10   | 6F | 51.02 m²  | 15.43 坪 |              | 676,000         | 10,430,680  |    |
| 97  | A-11   | 6F | 48.66 m²  | 14.72 坪 |              | 676,000         | 9,950,720   |    |
| 98  | A-12   | 6F | 76.64 m²  | 23.18 坪 |              | 708,500         | 16,423,030  |    |
| 99  | A-13   | 6F | 107.09 m² | 32.39 坪 |              | 682,500         | 22,106,175  |    |
| 100 | A-14   | 6F | 35.89 m²  | 10.86 坪 |              | 637,000         | 6,917,820   |    |
| 101 | A-15   | 6F | 36.30 m²  | 10.98 坪 |              | 637,000         | 6,994,260   |    |
| 102 | A-1    | 7F | 86.51 m²  | 26.17 坪 |              | 715,000         | 18,711,550  |    |
| 103 | A-2    | 7F | 55.77 m²  | 16.87 坪 |              | 669,500         | 11,294,465  |    |
| 104 | A-3    | 7F | 55.80 m²  | 16.88 坪 |              | 669,500         | 11,301,160  |    |
| 105 | A-4    | 7F | 55.80 m²  | 16.88 坪 |              | 669,500         | 11,301,160  |    |
| 106 | A-5    | 7F | 55.80 m²  | 16.88 坪 |              | 669,500         | 11,301,160  |    |
| 107 | A-6    | 7F | 55.80 m²  | 16.88 坪 |              | 669,500         | 11,301,160  |    |
| 108 | A-7    | 7F | 56.69 m²  | 17.15 坪 |              | 682,500         | 11,704,875  |    |
| 109 | A-8    | 7F | 56.69 m²  | 17.15 坪 |              | 682,500         | 11,704,875  |    |
| 110 | A-9    | 7F | 55.88 m²  | 16.90 坪 |              | 669,500         | 11,314,550  |    |
| 111 | A-10   | 7F | 51.02 m²  | 15.43 坪 |              | 682,500         | 10,530,975  |    |
| 112 | A-11   | 7F | 48.66 m²  | 14.72 坪 |              | 682,500         | 10,046,400  |    |
| 113 | A-12   | 7F | 76.64 m²  | 23.18 坪 |              | 715,000         | 16,573,700  |    |
| 114 | A-13   | 7F | 107.09 m² | 32.39 坪 |              | 689,000         | 22,316,710  |    |



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|-----|--------|-----|-----------|---------|--------------|-----------------|-------------|----|
|     |        |     | (m²)      | (坪)     |              |                 |             |    |
| 115 | A-14   | 7F  | 35.89 m²  | 10.86 坪 |              | 643,500         | 6,988,410   |    |
| 116 | A-15   | 7F  | 36.30 m²  | 10.98 坪 |              | 643,500         | 7,065,630   |    |
| 117 | A-1    | 8F  | 86.51 m²  | 26.17 坪 |              | 721,500         | 18,881,655  |    |
| 118 | A-2    | 8F  | 55.77 m²  | 16.87 坪 |              | 676,000         | 11,404,120  |    |
| 119 | A-3    | 8F  | 55.80 m²  | 16.88 坪 |              | 676,000         | 11,410,880  |    |
| 120 | A-4    | 8F  | 55.80 m²  | 16.88 坪 |              | 676,000         | 11,410,880  |    |
| 121 | A-5    | 8F  | 55.80 m²  | 16.88 坪 |              | 676,000         | 11,410,880  |    |
| 122 | A-6    | 8F  | 55.80 m²  | 16.88 坪 |              | 676,000         | 11,410,880  |    |
| 123 | A-7    | 8F  | 56.69 m²  | 17.15 坪 |              | 689,000         | 11,816,350  |    |
| 124 | A-8    | 8F  | 56.69 m²  | 17.15 坪 |              | 689,000         | 11,816,350  |    |
| 125 | A-9    | 8F  | 55.88 m²  | 16.90 坪 |              | 676,000         | 11,424,400  |    |
| 126 | A-10   | 8F  | 51.02 m²  | 15.43 坪 |              | 689,000         | 10,631,270  |    |
| 127 | A-11   | 8F  | 48.66 m²  | 14.72 坪 |              | 689,000         | 10,142,080  |    |
| 128 | A-12   | 8F  | 76.64 m²  | 23.18 坪 |              | 721,500         | 16,724,370  |    |
| 129 | A-13   | 8F  | 107.09 m² | 32.39 坪 |              | 695,500         | 22,527,245  |    |
| 130 | A-14   | 8F  | 35.89 m²  | 10.86 坪 |              | 650,000         | 7,059,000   |    |
| 131 | A-15   | 8F  | 36.30 m²  | 10.98 坪 |              | 650,000         | 7,137,000   |    |
| 132 | A-1    | 9F  | 86.51 m²  | 26.17 坪 |              | 728,000         | 19,051,760  |    |
| 133 | A-2    | 9F  | 55.77 m²  | 16.87 坪 |              | 682,500         | 11,513,775  |    |
| 134 | A-3    | 9F  | 55.80 m²  | 16.88 坪 |              | 682,500         | 11,520,600  |    |
| 135 | A-4    | 9F  | 55.80 m²  | 16.88 坪 |              | 682,500         | 11,520,600  |    |
| 136 | A-5    | 9F  | 55.80 m²  | 16.88 坪 |              | 682,500         | 11,520,600  |    |
| 137 | A-6    | 9F  | 55.80 m²  | 16.88 坪 |              | 682,500         | 11,520,600  |    |
| 138 | A-7    | 9F  | 56.69 m²  | 17.15 坪 |              | 695,500         | 11,927,825  |    |
| 139 | A-8    | 9F  | 56.69 m²  | 17.15 坪 |              | 695,500         | 11,927,825  |    |
| 140 | A-9    | 9F  | 55.88 m²  | 16.90 坪 |              | 682,500         | 11,534,250  |    |
| 141 | A-10   | 9F  | 51.02 m²  | 15.43 坪 |              | 695,500         | 10,731,565  |    |
| 142 | A-11   | 9F  | 48.66 m²  | 14.72 坪 |              | 695,500         | 10,237,760  |    |
| 143 | A-12   | 9F  | 76.64 m²  | 23.18 坪 |              | 728,000         | 16,875,040  |    |
| 144 | A-13   | 9F  | 107.09 m² | 32.39 坪 |              | 702,000         | 22,737,780  |    |
| 145 | A-14   | 9F  | 35.89 m²  | 10.86 坪 |              | 656,500         | 7,129,590   |    |
| 146 | A-15   | 9F  | 36.30 m²  | 10.98 坪 |              | 656,500         | 7,208,370   |    |
| 147 | A-1    | 10F | 86.51 m²  | 26.17 坪 |              | 734,500         | 19,221,865  |    |
| 148 | A-2    | 10F | 55.77 m²  | 16.87 坪 |              | 689,000         | 11,623,430  |    |
| 149 | A-3    | 10F | 55.80 m²  | 16.88 坪 |              | 689,000         | 11,630,320  |    |
| 150 | A-4    | 10F | 55.80 m²  | 16.88 坪 |              | 689,000         | 11,630,320  |    |

| 序號  | 分配單元代號 | 樓層  | 總產權面積合計  |         | 地面層平均單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(元) | 備註 |
|-----|--------|-----|----------|---------|--------------|-----------------|-------------|----|
|     |        |     | (㎡)      | (坪)     |              |                 |             |    |
| 151 | A-5    | 10F | 55.80 ㎡  | 16.88 坪 |              | 689,000         | 11,630,320  |    |
| 152 | A-6    | 10F | 55.80 ㎡  | 16.88 坪 |              | 689,000         | 11,630,320  |    |
| 153 | A-7    | 10F | 56.69 ㎡  | 17.15 坪 |              | 702,000         | 12,039,300  |    |
| 154 | A-8    | 10F | 56.69 ㎡  | 17.15 坪 |              | 702,000         | 12,039,300  |    |
| 155 | A-9    | 10F | 55.88 ㎡  | 16.90 坪 |              | 689,000         | 11,644,100  |    |
| 156 | A-10   | 10F | 51.02 ㎡  | 15.43 坪 |              | 702,000         | 10,831,860  |    |
| 157 | A-11   | 10F | 48.66 ㎡  | 14.72 坪 |              | 702,000         | 10,333,440  |    |
| 158 | A-12   | 10F | 76.64 ㎡  | 23.18 坪 |              | 734,500         | 17,025,710  |    |
| 159 | A-13   | 10F | 107.09 ㎡ | 32.39 坪 |              | 708,500         | 22,948,315  |    |
| 160 | A-14   | 10F | 35.89 ㎡  | 10.86 坪 |              | 663,000         | 7,200,180   |    |
| 161 | A-15   | 10F | 36.30 ㎡  | 10.98 坪 |              | 663,000         | 7,279,740   |    |
| 162 | A-1    | 11F | 86.51 ㎡  | 26.17 坪 |              | 741,000         | 19,391,970  |    |
| 163 | A-2    | 11F | 55.77 ㎡  | 16.87 坪 |              | 695,500         | 11,733,085  |    |
| 164 | A-3    | 11F | 55.80 ㎡  | 16.88 坪 |              | 695,500         | 11,740,040  |    |
| 165 | A-4    | 11F | 55.80 ㎡  | 16.88 坪 |              | 695,500         | 11,740,040  |    |
| 166 | A-5    | 11F | 55.80 ㎡  | 16.88 坪 |              | 695,500         | 11,740,040  |    |
| 167 | A-6    | 11F | 55.80 ㎡  | 16.88 坪 |              | 695,500         | 11,740,040  |    |
| 168 | A-7    | 11F | 56.69 ㎡  | 17.15 坪 |              | 708,500         | 12,150,775  |    |
| 169 | A-8    | 11F | 56.69 ㎡  | 17.15 坪 |              | 708,500         | 12,150,775  |    |
| 170 | A-9    | 11F | 55.88 ㎡  | 16.90 坪 |              | 695,500         | 11,753,950  |    |
| 171 | A-10   | 11F | 51.02 ㎡  | 15.43 坪 |              | 708,500         | 10,932,155  |    |
| 172 | A-11   | 11F | 48.66 ㎡  | 14.72 坪 |              | 708,500         | 10,429,120  |    |
| 173 | A-12   | 11F | 76.64 ㎡  | 23.18 坪 |              | 741,000         | 17,176,380  |    |
| 174 | A-13   | 11F | 107.09 ㎡ | 32.39 坪 |              | 715,000         | 23,158,850  |    |
| 175 | A-14   | 11F | 35.89 ㎡  | 10.86 坪 |              | 669,500         | 7,270,770   |    |
| 176 | A-15   | 11F | 36.30 ㎡  | 10.98 坪 |              | 669,500         | 7,351,110   |    |
| 177 | A-1    | 12F | 86.51 ㎡  | 26.17 坪 |              | 754,000         | 19,732,180  |    |
| 178 | A-2    | 12F | 55.77 ㎡  | 16.87 坪 |              | 702,000         | 11,842,740  |    |
| 179 | A-3    | 12F | 55.80 ㎡  | 16.88 坪 |              | 702,000         | 11,849,760  |    |
| 180 | A-4    | 12F | 55.80 ㎡  | 16.88 坪 |              | 702,000         | 11,849,760  |    |
| 181 | A-5    | 12F | 55.80 ㎡  | 16.88 坪 |              | 702,000         | 11,849,760  |    |
| 182 | A-6    | 12F | 55.80 ㎡  | 16.88 坪 |              | 702,000         | 11,849,760  |    |
| 183 | A-7    | 12F | 56.69 ㎡  | 17.15 坪 |              | 715,000         | 12,262,250  |    |
| 184 | A-8    | 12F | 56.69 ㎡  | 17.15 坪 |              | 715,000         | 12,262,250  |    |
| 185 | A-9    | 12F | 55.88 ㎡  | 16.90 坪 |              | 702,000         | 11,863,800  |    |
| 186 | A-10   | 12F | 51.02 ㎡  | 15.43 坪 |              | 715,000         | 11,032,450  |    |



| 序號    | 分配單元代號 | 樓層  | 總產權面積合計    |           | 地面層平均單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(元) | 備註 |
|-------|--------|-----|------------|-----------|--------------|-----------------|-------------|----|
|       |        |     | (㎡)        | (坪)       |              |                 |             |    |
| 187   | A-11   | 12F | 48.66 ㎡    | 14.72 坪   |              | 715,000         | 10,524,800  |    |
| 188   | A-12   | 12F | 76.64 ㎡    | 23.18 坪   |              | 754,000         | 17,477,720  |    |
| 189   | A-13   | 12F | 107.09 ㎡   | 32.39 坪   |              | 721,500         | 23,369,385  |    |
| 190   | A-14   | 12F | 35.89 ㎡    | 10.86 坪   |              | 676,000         | 7,341,360   |    |
| 191   | A-15   | 12F | 36.30 ㎡    | 10.98 坪   |              | 676,000         | 7,422,480   |    |
| 192   | A-1    | 13F | 86.51 ㎡    | 26.17 坪   |              | 760,500         | 19,902,285  |    |
| 193   | A-2    | 13F | 55.77 ㎡    | 16.87 坪   |              | 708,500         | 11,952,395  |    |
| 194   | A-3    | 13F | 55.80 ㎡    | 16.88 坪   |              | 708,500         | 11,959,480  |    |
| 195   | A-4    | 13F | 55.80 ㎡    | 16.88 坪   |              | 708,500         | 11,959,480  |    |
| 196   | A-5    | 13F | 55.80 ㎡    | 16.88 坪   |              | 708,500         | 11,959,480  |    |
| 197   | A-6    | 13F | 55.80 ㎡    | 16.88 坪   |              | 708,500         | 11,959,480  |    |
| 198   | A-7    | 13F | 56.69 ㎡    | 17.15 坪   |              | 721,500         | 12,373,725  |    |
| 199   | A-8    | 13F | 56.69 ㎡    | 17.15 坪   |              | 721,500         | 12,373,725  |    |
| 200   | A-9    | 13F | 55.88 ㎡    | 16.90 坪   |              | 708,500         | 11,973,650  |    |
| 201   | A-10   | 13F | 51.02 ㎡    | 15.43 坪   |              | 721,500         | 11,132,745  |    |
| 202   | A-11   | 13F | 48.66 ㎡    | 14.72 坪   |              | 721,500         | 10,620,480  |    |
| 203   | A-12   | 13F | 76.64 ㎡    | 23.18 坪   |              | 760,500         | 17,628,390  |    |
| 204   | A-13   | 13F | 107.09 ㎡   | 32.39 坪   |              | 728,000         | 23,579,920  |    |
| 205   | A-14   | 13F | 35.89 ㎡    | 10.86 坪   |              | 682,500         | 7,411,950   |    |
| 206   | A-15   | 13F | 36.30 ㎡    | 10.98 坪   |              | 682,500         | 7,493,850   |    |
| A 棟小計 |        |     | 10661.89 ㎡ | 3225.13 坪 |              |                 |             |    |
| 207   | B-1    | 3F  | 116.12 ㎡   | 35.13 坪   |              | 708,500         | 24,889,605  |    |
| 208   | B-2    | 3F  | 36.03 ㎡    | 10.90 坪   |              | 656,500         | 7,155,850   |    |
| 209   | B-3    | 3F  | 36.26 ㎡    | 10.97 坪   |              | 656,500         | 7,201,805   |    |
| 210   | B-4    | 3F  | 86.51 ㎡    | 26.17 坪   |              | 708,500         | 18,541,445  |    |
| 211   | B-5    | 3F  | 55.80 ㎡    | 16.88 坪   |              | 650,000         | 10,972,000  |    |
| 212   | B-6    | 3F  | 55.77 ㎡    | 16.87 坪   |              | 650,000         | 10,965,500  |    |
| 213   | B-7    | 3F  | 55.76 ㎡    | 16.87 坪   |              | 650,000         | 10,965,500  |    |
| 214   | B-8    | 3F  | 55.76 ㎡    | 16.87 坪   |              | 650,000         | 10,965,500  |    |
| 215   | B-9    | 3F  | 102.67 ㎡   | 31.06 坪   |              | 676,000         | 20,996,560  |    |
| 216   | B-10   | 3F  | 102.75 ㎡   | 31.08 坪   |              | 682,500         | 21,212,100  |    |
| 217   | B-11   | 3F  | 51.02 ㎡    | 15.43 坪   |              | 669,500         | 10,330,385  |    |
| 218   | B-12   | 3F  | 48.66 ㎡    | 14.72 坪   |              | 669,500         | 9,855,040   |    |
| 219   | B-13   | 3F  | 76.72 ㎡    | 23.21 坪   |              | 702,000         | 16,293,420  |    |
| 220   | B-1    | 4F  | 116.12 ㎡   | 35.13 坪   |              | 702,000         | 24,661,260  |    |
| 221   | B-2    | 4F  | 36.03 ㎡    | 10.90 坪   |              | 650,000         | 7,085,000   |    |

| 序號  | 分配單元代號 | 樓層 | 總產權面積合計   |         | 地面層平均單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(元) | 備註 |
|-----|--------|----|-----------|---------|--------------|-----------------|-------------|----|
|     |        |    | (m²)      | (坪)     |              |                 |             |    |
| 222 | B-3    | 4F | 36.26 m²  | 10.97 坪 |              | 650,000         | 7,130,500   |    |
| 223 | B-4    | 4F | 86.51 m²  | 26.17 坪 |              | 702,000         | 18,371,340  |    |
| 224 | B-5    | 4F | 55.80 m²  | 16.88 坪 |              | 643,500         | 10,862,280  |    |
| 225 | B-6    | 4F | 55.77 m²  | 16.87 坪 |              | 643,500         | 10,855,845  |    |
| 226 | B-7    | 4F | 55.76 m²  | 16.87 坪 |              | 643,500         | 10,855,845  |    |
| 227 | B-8    | 4F | 55.76 m²  | 16.87 坪 |              | 643,500         | 10,855,845  |    |
| 228 | B-9    | 4F | 102.67 m² | 31.06 坪 |              | 669,500         | 20,794,670  |    |
| 229 | B-10   | 4F | 102.75 m² | 31.08 坪 |              | 676,000         | 21,010,080  |    |
| 230 | B-11   | 4F | 51.02 m²  | 15.43 坪 |              | 663,000         | 10,230,090  |    |
| 231 | B-12   | 4F | 48.66 m²  | 14.72 坪 |              | 663,000         | 9,759,360   |    |
| 232 | B-13   | 4F | 76.72 m²  | 23.21 坪 |              | 695,500         | 16,142,555  |    |
| 233 | B-1    | 5F | 116.12 m² | 35.13 坪 |              | 708,500         | 24,889,605  |    |
| 234 | B-2    | 5F | 36.03 m²  | 10.90 坪 |              | 656,500         | 7,155,850   |    |
| 235 | B-3    | 5F | 36.26 m²  | 10.97 坪 |              | 656,500         | 7,201,805   |    |
| 236 | B-4    | 5F | 86.51 m²  | 26.17 坪 |              | 708,500         | 18,541,445  |    |
| 237 | B-5    | 5F | 55.80 m²  | 16.88 坪 |              | 650,000         | 10,972,000  |    |
| 238 | B-6    | 5F | 55.77 m²  | 16.87 坪 |              | 650,000         | 10,965,500  |    |
| 239 | B-7    | 5F | 55.76 m²  | 16.87 坪 |              | 650,000         | 10,965,500  |    |
| 240 | B-8    | 5F | 55.76 m²  | 16.87 坪 |              | 650,000         | 10,965,500  |    |
| 241 | B-9    | 5F | 102.67 m² | 31.06 坪 |              | 676,000         | 20,996,560  |    |
| 242 | B-10   | 5F | 102.75 m² | 31.08 坪 |              | 682,500         | 21,212,100  |    |
| 243 | B-11   | 5F | 51.02 m²  | 15.43 坪 |              | 669,500         | 10,330,385  |    |
| 244 | B-12   | 5F | 48.66 m²  | 14.72 坪 |              | 669,500         | 9,855,040   |    |
| 245 | B-13   | 5F | 76.72 m²  | 23.21 坪 |              | 702,000         | 16,293,420  |    |
| 246 | B-1    | 6F | 116.12 m² | 35.13 坪 |              | 715,000         | 25,117,950  |    |
| 247 | B-2    | 6F | 36.03 m²  | 10.90 坪 |              | 663,000         | 7,226,700   |    |
| 248 | B-3    | 6F | 36.26 m²  | 10.97 坪 |              | 663,000         | 7,273,110   |    |
| 249 | B-4    | 6F | 86.51 m²  | 26.17 坪 |              | 715,000         | 18,711,550  |    |
| 250 | B-5    | 6F | 55.80 m²  | 16.88 坪 |              | 656,500         | 11,081,720  |    |
| 251 | B-6    | 6F | 55.77 m²  | 16.87 坪 |              | 656,500         | 11,075,155  |    |
| 252 | B-7    | 6F | 55.76 m²  | 16.87 坪 |              | 656,500         | 11,075,155  |    |
| 253 | B-8    | 6F | 55.76 m²  | 16.87 坪 |              | 656,500         | 11,075,155  |    |
| 254 | B-9    | 6F | 102.67 m² | 31.06 坪 |              | 682,500         | 21,198,450  |    |
| 255 | B-10   | 6F | 102.75 m² | 31.08 坪 |              | 689,000         | 21,414,120  |    |
| 256 | B-11   | 6F | 51.02 m²  | 15.43 坪 |              | 676,000         | 10,430,680  |    |
| 257 | B-12   | 6F | 48.66 m²  | 14.72 坪 |              | 676,000         | 9,950,720   |    |



| 序號  | 分配單元代號 | 樓層 | 總產權面積合計  |         | 地面層平均單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(元) | 備註 |
|-----|--------|----|----------|---------|--------------|-----------------|-------------|----|
|     |        |    | (㎡)      | (坪)     |              |                 |             |    |
| 258 | B-13   | 6F | 76.72 ㎡  | 23.21 坪 |              | 708,500         | 16,444,285  |    |
| 259 | B-1    | 7F | 116.12 ㎡ | 35.13 坪 |              | 721,500         | 25,346,295  |    |
| 260 | B-2    | 7F | 36.03 ㎡  | 10.90 坪 |              | 669,500         | 7,297,550   |    |
| 261 | B-3    | 7F | 36.26 ㎡  | 10.97 坪 |              | 669,500         | 7,344,415   |    |
| 262 | B-4    | 7F | 86.51 ㎡  | 26.17 坪 |              | 721,500         | 18,881,655  |    |
| 263 | B-5    | 7F | 55.80 ㎡  | 16.88 坪 |              | 663,000         | 11,191,440  |    |
| 264 | B-6    | 7F | 55.77 ㎡  | 16.87 坪 |              | 663,000         | 11,184,810  |    |
| 265 | B-7    | 7F | 55.76 ㎡  | 16.87 坪 |              | 663,000         | 11,184,810  |    |
| 266 | B-8    | 7F | 55.76 ㎡  | 16.87 坪 |              | 663,000         | 11,184,810  |    |
| 267 | B-9    | 7F | 102.67 ㎡ | 31.06 坪 |              | 689,000         | 21,400,340  |    |
| 268 | B-10   | 7F | 102.75 ㎡ | 31.08 坪 |              | 695,500         | 21,616,140  |    |
| 269 | B-11   | 7F | 51.02 ㎡  | 15.43 坪 |              | 682,500         | 10,530,975  |    |
| 270 | B-12   | 7F | 48.66 ㎡  | 14.72 坪 |              | 682,500         | 10,046,400  |    |
| 271 | B-13   | 7F | 76.72 ㎡  | 23.21 坪 |              | 715,000         | 16,595,150  |    |
| 272 | B-1    | 8F | 116.12 ㎡ | 35.13 坪 |              | 728,000         | 25,574,640  |    |
| 273 | B-2    | 8F | 36.03 ㎡  | 10.90 坪 |              | 676,000         | 7,368,400   |    |
| 274 | B-3    | 8F | 36.26 ㎡  | 10.97 坪 |              | 676,000         | 7,415,720   |    |
| 275 | B-4    | 8F | 86.51 ㎡  | 26.17 坪 |              | 728,000         | 19,051,760  |    |
| 276 | B-5    | 8F | 55.80 ㎡  | 16.88 坪 |              | 669,500         | 11,301,160  |    |
| 277 | B-6    | 8F | 55.77 ㎡  | 16.87 坪 |              | 669,500         | 11,294,465  |    |
| 278 | B-7    | 8F | 55.76 ㎡  | 16.87 坪 |              | 669,500         | 11,294,465  |    |
| 279 | B-8    | 8F | 55.76 ㎡  | 16.87 坪 |              | 669,500         | 11,294,465  |    |
| 280 | B-9    | 8F | 102.67 ㎡ | 31.06 坪 |              | 695,500         | 21,602,230  |    |
| 281 | B-10   | 8F | 102.75 ㎡ | 31.08 坪 |              | 702,000         | 21,818,160  |    |
| 282 | B-11   | 8F | 51.02 ㎡  | 15.43 坪 |              | 689,000         | 10,631,270  |    |
| 283 | B-12   | 8F | 48.66 ㎡  | 14.72 坪 |              | 689,000         | 10,142,080  |    |
| 284 | B-13   | 8F | 76.72 ㎡  | 23.21 坪 |              | 721,500         | 16,746,015  |    |
| 285 | B-1    | 9F | 116.12 ㎡ | 35.13 坪 |              | 734,500         | 25,802,985  |    |
| 286 | B-2    | 9F | 36.03 ㎡  | 10.90 坪 |              | 682,500         | 7,439,250   |    |
| 287 | B-3    | 9F | 36.26 ㎡  | 10.97 坪 |              | 682,500         | 7,487,025   |    |
| 288 | B-4    | 9F | 86.51 ㎡  | 26.17 坪 |              | 734,500         | 19,221,865  |    |
| 289 | B-5    | 9F | 55.80 ㎡  | 16.88 坪 |              | 676,000         | 11,410,880  |    |
| 290 | B-6    | 9F | 55.77 ㎡  | 16.87 坪 |              | 676,000         | 11,404,120  |    |
| 291 | B-7    | 9F | 55.76 ㎡  | 16.87 坪 |              | 676,000         | 11,404,120  |    |
| 292 | B-8    | 9F | 55.76 ㎡  | 16.87 坪 |              | 676,000         | 11,404,120  |    |
| 293 | B-9    | 9F | 102.67 ㎡ | 31.06 坪 |              | 702,000         | 21,804,120  |    |

| 序號  | 分配單元代號 | 樓層  | 總產權面積合計  |         | 地面層平均單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(元) | 備註 |
|-----|--------|-----|----------|---------|--------------|-----------------|-------------|----|
|     |        |     | (㎡)      | (坪)     |              |                 |             |    |
| 294 | B-10   | 9F  | 102.75 ㎡ | 31.08 坪 |              | 708,500         | 22,020,180  |    |
| 295 | B-11   | 9F  | 51.02 ㎡  | 15.43 坪 |              | 695,500         | 10,731,565  |    |
| 296 | B-12   | 9F  | 48.66 ㎡  | 14.72 坪 |              | 695,500         | 10,237,760  |    |
| 297 | B-13   | 9F  | 76.72 ㎡  | 23.21 坪 |              | 728,000         | 16,896,880  |    |
| 298 | B-1    | 10F | 116.12 ㎡ | 35.13 坪 |              | 741,000         | 26,031,330  |    |
| 299 | B-2    | 10F | 36.03 ㎡  | 10.90 坪 |              | 689,000         | 7,510,100   |    |
| 300 | B-3    | 10F | 36.26 ㎡  | 10.97 坪 |              | 689,000         | 7,558,330   |    |
| 301 | B-4    | 10F | 86.51 ㎡  | 26.17 坪 |              | 741,000         | 19,391,970  |    |
| 302 | B-5    | 10F | 55.80 ㎡  | 16.88 坪 |              | 682,500         | 11,520,600  |    |
| 303 | B-6    | 10F | 55.77 ㎡  | 16.87 坪 |              | 682,500         | 11,513,775  |    |
| 304 | B-7    | 10F | 55.76 ㎡  | 16.87 坪 |              | 682,500         | 11,513,775  |    |
| 305 | B-8    | 10F | 55.76 ㎡  | 16.87 坪 |              | 682,500         | 11,513,775  |    |
| 306 | B-9    | 10F | 102.67 ㎡ | 31.06 坪 |              | 708,500         | 22,006,010  |    |
| 307 | B-10   | 10F | 102.75 ㎡ | 31.08 坪 |              | 715,000         | 22,222,200  |    |
| 308 | B-11   | 10F | 51.02 ㎡  | 15.43 坪 |              | 702,000         | 10,831,860  |    |
| 309 | B-12   | 10F | 48.66 ㎡  | 14.72 坪 |              | 702,000         | 10,333,440  |    |
| 310 | B-13   | 10F | 76.72 ㎡  | 23.21 坪 |              | 734,500         | 17,047,745  |    |
| 311 | B-1    | 11F | 116.12 ㎡ | 35.13 坪 |              | 754,000         | 26,488,020  |    |
| 312 | B-2    | 11F | 36.03 ㎡  | 10.90 坪 |              | 695,500         | 7,580,950   |    |
| 313 | B-3    | 11F | 36.26 ㎡  | 10.97 坪 |              | 695,500         | 7,629,635   |    |
| 314 | B-4    | 11F | 86.51 ㎡  | 26.17 坪 |              | 754,000         | 19,732,180  |    |
| 315 | B-5    | 11F | 55.80 ㎡  | 16.88 坪 |              | 689,000         | 11,630,320  |    |
| 316 | B-6    | 11F | 55.77 ㎡  | 16.87 坪 |              | 689,000         | 11,623,430  |    |
| 317 | B-7    | 11F | 55.76 ㎡  | 16.87 坪 |              | 689,000         | 11,623,430  |    |
| 318 | B-8    | 11F | 55.76 ㎡  | 16.87 坪 |              | 689,000         | 11,623,430  |    |
| 319 | B-9    | 11F | 102.67 ㎡ | 31.06 坪 |              | 715,000         | 22,207,900  |    |
| 320 | B-10   | 11F | 102.75 ㎡ | 31.08 坪 |              | 721,500         | 22,424,220  |    |
| 321 | B-11   | 11F | 51.02 ㎡  | 15.43 坪 |              | 708,500         | 10,932,155  |    |
| 322 | B-12   | 11F | 48.66 ㎡  | 14.72 坪 |              | 708,500         | 10,429,120  |    |
| 323 | B-13   | 11F | 76.72 ㎡  | 23.21 坪 |              | 741,000         | 17,198,610  |    |
| 324 | B-1    | 12F | 116.12 ㎡ | 35.13 坪 |              | 760,500         | 26,716,365  |    |
| 325 | B-2    | 12F | 36.03 ㎡  | 10.90 坪 |              | 702,000         | 7,651,800   |    |
| 326 | B-3    | 12F | 36.26 ㎡  | 10.97 坪 |              | 702,000         | 7,700,940   |    |
| 327 | B-4    | 12F | 86.51 ㎡  | 26.17 坪 |              | 760,500         | 19,902,285  |    |
| 328 | B-5    | 12F | 55.80 ㎡  | 16.88 坪 |              | 695,500         | 11,740,040  |    |
| 329 | B-6    | 12F | 55.77 ㎡  | 16.87 坪 |              | 695,500         | 11,733,085  |    |



| 序號    | 分配單元代號 | 樓層  | 總產權面積合計     |           | 地面層平均單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(元)   | 備註 |
|-------|--------|-----|-------------|-----------|--------------|-----------------|---------------|----|
|       |        |     | (m²)        | (坪)       |              |                 |               |    |
| 330   | B-7    | 12F | 55.76 m²    | 16.87 坪   |              | 695,500         | 11,733,085    |    |
| 331   | B-8    | 12F | 55.76 m²    | 16.87 坪   |              | 695,500         | 11,733,085    |    |
| 332   | B-9    | 12F | 102.67 m²   | 31.06 坪   |              | 721,500         | 22,409,790    |    |
| 333   | B-10   | 12F | 102.75 m²   | 31.08 坪   |              | 728,000         | 22,626,240    |    |
| 334   | B-11   | 12F | 51.02 m²    | 15.43 坪   |              | 715,000         | 11,032,450    |    |
| 335   | B-12   | 12F | 48.66 m²    | 14.72 坪   |              | 715,000         | 10,524,800    |    |
| 336   | B-13   | 12F | 76.72 m²    | 23.21 坪   |              | 754,000         | 17,500,340    |    |
| 337   | B-1    | 13F | 116.12 m²   | 35.13 坪   |              | 767,000         | 26,944,710    |    |
| 338   | B-2    | 13F | 36.03 m²    | 10.90 坪   |              | 708,500         | 7,722,650     |    |
| 339   | B-3    | 13F | 36.26 m²    | 10.97 坪   |              | 708,500         | 7,772,245     |    |
| 340   | B-4    | 13F | 86.51 m²    | 26.17 坪   |              | 767,000         | 20,072,390    |    |
| 341   | B-5    | 13F | 55.80 m²    | 16.88 坪   |              | 702,000         | 11,849,760    |    |
| 342   | B-6    | 13F | 55.77 m²    | 16.87 坪   |              | 702,000         | 11,842,740    |    |
| 343   | B-7    | 13F | 55.76 m²    | 16.87 坪   |              | 702,000         | 11,842,740    |    |
| 344   | B-8    | 13F | 55.76 m²    | 16.87 坪   |              | 702,000         | 11,842,740    |    |
| 345   | B-9    | 13F | 102.67 m²   | 31.06 坪   |              | 728,000         | 22,611,680    |    |
| 346   | B-10   | 13F | 102.75 m²   | 31.08 坪   |              | 734,500         | 22,828,260    |    |
| 347   | B-11   | 13F | 51.02 m²    | 15.43 坪   |              | 721,500         | 11,132,745    |    |
| 348   | B-12   | 13F | 48.66 m²    | 14.72 坪   |              | 721,500         | 10,620,480    |    |
| 349   | B-13   | 13F | 76.72 m²    | 23.21 坪   |              | 760,500         | 17,651,205    |    |
| B 棟合計 |        |     | 9678.13 m²  | 2927.76 坪 |              |                 |               |    |
| 350   | 一般事務所  | 2F  | 389.12 m²   | 117.71 坪  |              | 614,250         | 72,303,368    |    |
| 合計    |        |     | 22170.11 m² | 6706.48 坪 |              |                 | 4,781,768,200 |    |

表 11-6 更新後停車位價值

| 樓層 | 規格      |     | 類型  | 數量(個) | 單價(元/個)   | 價值(元)       |
|----|---------|-----|-----|-------|-----------|-------------|
| B1 | 250*550 | 大車位 | 平面式 | 31    | 2,600,000 | 80,600,000  |
| B2 | 250*550 | 大車位 | 平面式 | 59    | 2,500,000 | 147,500,000 |
| B3 | 250*550 | 大車位 | 平面式 | 58    | 2,400,000 | 139,200,000 |
| 合計 |         |     |     | 148   | 2,481,757 | 367,300,000 |