

壹拾壹、更新前後權利價值鑑價

一、評價基準日

本案評價基準日為民國 100 年 4 月 1 日，報核日為民國 100 年 7 月 8 日，符合都市更新權利變換實施辦法第 8 條評價基準日於都市更新權利變換計畫報核日前六個月內之規定。

二、鑑價結果比較

本案委由宏大不動產估價師聯合事務所、景瀚不動產估價師聯合事務所、敏達不動產估價師事務所辦理本案更新前後估價，其都市更新權利變換不動產估價報告書摘要詳附錄十，估價報告書詳附件。

依新北市政府都市更新處 101 年 10 月 23 日北城更事字第 101523546 號函發第五次專案小組會議記錄中，要求店舖 4 二樓空間修正以辦公室權值計算，其變更事業計畫內容仍在審議中，但僅剩隔間與配置尚須討論，不影響估價整體評估，故遵循小組意見修正以辦公室權值計算，特此說明。

表 11-1 三家鑑價機構鑑價結果比較表

| 項目               |  | 宏大            | 景瀚            | 敏達            |
|------------------|--|---------------|---------------|---------------|
| 更新前土地價值          | 土地平均單價(元/坪)                            | 1,710,000     | 1,600,000     | 1,620,000     |
|                  | 更新前土地總價(元)                             | 1,952,230,050 | 1,826,648,000 | 1,849,481,142 |
| 更新後房地價值          | 地面層(1~2F)平均建坪單價(元/坪)<br>(店面及辦公室平均建坪單價) | 805,505       | 763,017       | 730,753       |
|                  | 三樓以上平均建坪單價(元/坪)                        | 459,487       | 449,680       | 439,046       |
|                  | 車位平均價格(元/個)                            | 1,922,906     | 1,882,759     | 1,924,138     |
|                  | 更新後總權利價值(元)                            | 6,005,024,005 | 5,849,928,834 | 5,713,794,731 |
| 土地所有權人應分配權利價值(元) |  | 3,101,253,700 | 2,946,158,529 | 2,810,024,426 |

資料來源：宏大、景瀚、敏達等三家不動產估價師聯合事務所

三、鑑價結果選定

經比較三家不動產估價師事務所出具之估價報告，其更新前土地價值、更新後總權利價值及土地所有權人應分配權利價值均以宏大不動產估價師聯合事務所之估值最高，故以宏大不動產估價師聯合事務所之鑑價結果作為權利變換計算依據。

四、更新前後鑑價結果

(一) 更新前鑑價結果

本案土地所有權人權利價值為 98.5824%，權利變換關係人計有 1 位合法建築物所有權人(王□敏)(有屋無地)及何□君與陳□智等 2 位地上權人，其權利價值為 1.4176%，合計為 100.0000%。

表 11-2 更新前各土地權利價值表

| 土地位置       | 序號   | 地號    | 土地面積              |          | 土地單價<br>(元/坪) | 土地價值(元)       |
|------------|------|-------|-------------------|----------|---------------|---------------|
|            |      |       | (m <sup>2</sup> ) | (坪)      |               |               |
| 面新店路       | 1    | 130   | 99.16             | 30.00    | 2,053,437     | 61,594,704    |
|            | 2    | 142   | 65.02             | 19.67    | 1,858,794     | 36,559,785    |
|            | 3    | 143   | 615.28            | 186.12   | 2,004,778     | 373,133,655   |
|            | 4    | 143-1 | 6.60              | 2.00     | 2,004,778     | 4,002,539     |
|            | 5    | 143-2 | 5.39              | 1.63     | 2,004,808     | 3,268,790     |
|            | 6    | 143-3 | 2.26              | 0.68     | 2,004,631     | 1,370,466     |
|            | 7    | 144   | 69.41             | 21.00    | 1,839,333     | 38,619,597    |
|            | 8    | 145   | 46.76             | 14.14    | 1,839,335     | 26,017,209    |
|            | 9    | 146   | 102.15            | 30.90    | 1,839,330     | 56,836,002    |
|            | 10   | 148   | 52.62             | 15.92    | 1,839,329     | 29,277,614    |
|            | 11   | 147   | 104.03            | 31.47    | 1,874,609     | 58,992,203    |
|            | 12   | 159   | 100.50            | 30.40    | 1,874,610     | 56,990,491    |
|            | 13   | 160   | 114.78            | 34.72    | 1,940,301     | 67,369,093    |
|            | 14   | 162   | 137.41            | 41.57    | 1,839,334     | 76,454,717    |
|            | 15   | 163   | 8.78              | 2.66     | 1,839,300     | 4,885,090     |
|            | 面國校路 | 16    | 164               | 197.56   | 59.76         | 1,841,768     |
| 17         |      | 141   | 845.71            | 255.83   | 1,630,098     | 417,023,524   |
| 18         |      | 149   | 415.99            | 125.84   | 1,627,383     | 204,784,933   |
| 19         |      | 151   | 20.95             | 6.34     | 1,109,567     | 7,031,740     |
| 20         |      | 152   | 141.93            | 42.93    | 1,109,579     | 47,638,480    |
| 21         |      | 157   | 126.24            | 38.19    | 1,627,384     | 62,145,882    |
| 22         |      | 563   | 198.00            | 59.90    | 1,627,384     | 97,472,153    |
| 23         |      | 150   | 66.27             | 20.05    | 1,044,962     | 20,948,017    |
| 內側         | 24   | 154   | 5.10              | 1.54     | 956,131       | 1,475,071     |
|            | 25   | 155   | 3.55              | 1.07     | 889,143       | 954,828       |
|            | 26   | 156   | 96.33             | 29.14    | 1,304,165     | 38,003,154    |
|            | 27   | 161   | 5.11              | 1.55     | 1,304,103     | 2,015,850     |
|            | 28   | 161-1 | 15.23             | 4.61     | 1,304,145     | 6,008,295     |
|            | 29   | 158   | 105.95            | 32.05    | 1,288,261     | 41,288,615    |
| 合計共 29 筆土地 |      |       | 3,774.07          | 1,141.66 | 1,710,000     | 1,952,230,050 |

資料來源：宏大不動產估價師聯合事務所

擬訂新北市新店區碧潭段 130 地號等 29 筆土地都市更新權利變換計畫案

本案權利變換關係人計有 1 位合法建築物所有權人(王□敏)(有屋無地)及何□君與陳□智等 2 位地上權人，其中王□敏與何□君之權利價值評估如表 11-4 所示。另外陳□智(編號 10 與 36)為 161 及 161-1 地號之地上權人，與該宗土地所有權人(分別為柯□葉與謝□安)依都市更新條例第 39 條以協議方式分配之；其分配比例(協議書詳附件五)為柯□葉 25.03%；謝□安 25.03%；陳□智 49.94%，協議分配後之權利價值詳表 11-5。

表 11-4 更新前權利變換關係人權利價值表

| 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 |     |                      | 價值占所座落或設定土地價值之比例(%) | 更新前土地權利價值(元) |            | 更新前土地權利價值比例(%) |
|-----------------------|---------|-----------|---------------------|----------------|------------|-----------|-----|----------------------|---------------------|--------------|------------|----------------|
|                       |         | 標示部       |                     | 所有權人           | 權利範圍       | 權利種類      | 建號  | 權利範圍                 |                     |              |            |                |
|                       |         | 地號        | 面積(m <sup>2</sup> ) |                |            |           |     |                      |                     |              |            |                |
| 1                     | 王□敏     | 152       | 141.93              | 中華民國(財政部國有財產局) | 1/1        | 建物所有權     | 236 | 1/1                  | 2.80%               | 1,000,376    | 1,000,376  | 0.0512%        |
| 2                     | 何□君     | 149       | 415.99              | 中華民國(財政部國有財產局) | 1/1        | 地上權       | -   | 79.34 m <sup>2</sup> | 10.10%              | 15,775,465   | 26,673,615 | 1.3663%        |
|                       |         | 151       | 20.95               |                | 541,691    |           |     |                      |                     |              |            |                |
|                       |         | 152       | 141.93              |                | 10,356,459 |           |     |                      |                     |              |            |                |
| 合計共 1 位建物所有權人、1 位地上權人 |         |           |                     |                |            |           |     |                      | -                   | 27,673,991   | 27,673,991 | 1.4176%        |

表 11-5 地上權人與土地所有權人之分配協議表

| 權利人 | 權利價值來源說明 | 更新前土地權利價值(元) | 拆算比例   | 拆算後更新前土地權利價值(元) | 拆算後更新前土地權利價值小計(元) | 拆算後更新前土地權利價值比例(%) |
|-----|----------|--------------|--------|-----------------|-------------------|-------------------|
|     | 地號       |              |        |                 |                   |                   |
| 柯□葉 | 155      | 954,764      | -      | 954,764         | 40,963,960        | 2.0983%           |
|     | 156      | 38,000,753   | -      | 38,000,753      |                   |                   |
|     | 161      | 2,015,850    | 25.03% | 504,567         |                   |                   |
|     | 161-1    | 6,008,295    |        | 1,503,876       |                   |                   |
| 謝□安 | 155      | 64           | -      | 64              | 2,010,908         | 0.1030%           |
|     | 156      | 2401         | -      | 2,401           |                   |                   |
|     | 161      | 2,015,850    | 25.03% | 504,567         |                   |                   |
|     | 161-1    | 6,008,295    |        | 1,503,876       |                   |                   |
| 陳□智 | 161      | 2,015,850    | 49.94% | 1,006,715       | 4,007,258         | 0.2053%           |
|     | 161-1    | 6,008,295    |        | 3,000,543       |                   |                   |

註:161 地號更新前土地權利價值 2,015,850 元為表 11-3 標號 10 與 36 之 161 地號加總(=1,010,550 元+1,005,300 元);161-1 地號更新前土地權利價值 6,008,296 元為表 11-3 標號 10 與 36 之 161 地號加總(=3,004,148 元+3,004,147 元)

(二) 更新後鑑價結果

更新後總價值包含更新後可供分配單元價值及停車位價值(不含捐贈予新北市政府觀光旅遊局)，共計 6,005,293,996 元。(詳表 11-6 及表 11-7)

1. 更新後分配單元價值

全案更新後為 A、B 兩棟建物，其單元總價合計 5,614,674,005 元，更新後各分配單元價值詳表 11-6。

表 11-6 更新後各分配單元價值表

| 序號 | 分配單元代號    | 總產權面積合計           |       | 捐贈面積(坪) | 總銷售面積(坪) | 地面層平均建坪單價(元/坪) | 二樓以上平均建坪單價(元/坪) | 更新後總權利價值(含露臺)(元) | 露臺及捐贈價值(元)        |
|----|-----------|-------------------|-------|---------|----------|----------------|-----------------|------------------|-------------------|
|    |           | (m <sup>2</sup> ) | (坪)   |         |          |                |                 |                  |                   |
| 1  | 1F/A/店 4  | 105.35            | 31.87 | 0.00    | 31.87    | 1,491,000      |                 | 47,513,898       |                   |
| 1  | 夾層/A/店 4  | 40.19             | 12.16 | 0.00    | 12.16    | 939,000        |                 | 11,414,715       |                   |
| 2  | 1F/A/店 5  | 88.93             | 26.90 | 0.00    | 26.90    | 1,420,000      |                 | 38,201,616       |                   |
| 2  | 夾層/A/店 5  | 30.86             | 9.34  | 0.00    | 9.34     | 895,000        |                 | 8,355,311        |                   |
| 3  | 1F/A/店 6  | 71.56             | 21.65 | 0.00    | 21.65    | 1,420,000      |                 | 30,738,475       |                   |
| 3  | 夾層/A/店 6  | 25.77             | 7.80  | 0.00    | 7.80     | 895,000        |                 | 6,977,987        |                   |
| 4  | 1F/A/店 7  | 69.37             | 20.99 | 0.00    | 20.99    | 1,448,000      |                 | 30,386,455       |                   |
| 4  | 夾層/A/店 7  | 25.52             | 7.72  | 0.00    | 7.72     | 912,000        |                 | 7,041,563        |                   |
| 4  | 2F/A/店 7  | 136.16            | 41.19 | 0.00    | 41.19    | 768,000        |                 | 31,632,041       |                   |
| 5  | 1F/A/店 8  | 72.75             | 22.01 | 0.00    | 22.01    | 1,406,000      |                 | 30,940,462       |                   |
| 5  | 夾層/A/店 8  | 27.44             | 8.30  | 0.00    | 8.30     | 886,000        |                 | 7,353,375        |                   |
| 5  | 2F/A/店 8  | 69.45             | 21.01 | 0.00    | 21.01    | 745,000        |                 | 15,650,816       |                   |
| 6  | 1F/A/店 9  | 104.23            | 31.53 | 0.00    | 31.53    | 1,406,000      |                 | 44,332,047       |                   |
| 6  | 夾層/A/店 9  | 36.76             | 11.12 | 0.00    | 11.12    | 886,000        |                 | 9,852,518        |                   |
| 6  | 2F/A/店 9  | 101.17            | 30.60 | 0.00    | 30.60    | 745,000        |                 | 22,800,163       |                   |
| 7  | 1F/A/店 10 | 118.68            | 35.90 | 0.00    | 35.90    | 1,406,000      |                 | 50,477,609       |                   |
| 7  | 夾層/A/店 10 | 41.19             | 12.46 | 0.00    | 12.46    | 886,000        |                 | 11,038,438       |                   |
| 7  | 2F/A/店 10 | 198.73            | 60.12 | 0.00    | 60.12    | 745,000        |                 | 44,786,237       |                   |
| 8  | 1F/A/店 11 | 89.10             | 26.95 | 0.00    | 26.95    | 1,477,000      |                 | 39,807,662       |                   |
| 8  | 夾層/A/店 11 | 28.25             | 8.55  | 0.00    | 8.55     | 930,000        |                 | 7,947,122        |                   |
| 9  | 3F/A/1    | 230.91            | 69.85 | 0.00    | 69.85    |                | 411,000         | 30,838,754       | 含露臺價值 2,130,547 元 |
| 10 | 3F/A/2    | 244.63            | 74.00 | 0.00    | 74.00    |                | 388,000         | 32,724,144       | 含露臺價值 4,012,288 元 |
| 11 | 4F/A/1    | 234.50            | 70.94 | 0.00    | 70.94    |                | 410,000         | 29,083,654       |                   |
| 12 | 4F/A/2    | 234.73            | 71.01 | 0.00    | 71.01    |                | 388,000         | 27,550,124       |                   |
| 13 | 4F/A/3    | 212.61            | 64.32 | 0.00    | 64.32    |                | 369,000         | 23,732,412       |                   |

擬訂新北市新店區碧潭段 130 地號等 29 筆土地都市更新權利變換計畫案

壹拾壹、更新前後權利價值鑑價

| 序號 | 分配單元代號  | 總產權面積合計           |       | 捐贈面積<br>(坪) | 總銷售面積<br>(坪) | 地面層平均<br>建坪單價<br>(元/坪) | 二樓以上平均建<br>坪單價(元/坪) | 更新後總權利價<br>值(含露臺)(元) | 露臺及捐贈價<br>值(元) | 序號 | 分配單元代號   | 總產權面積合計           |        | 捐贈面積<br>(坪) | 總銷售面積<br>(坪) | 地面層平均<br>建坪單價<br>(元/坪) | 二樓以上平均建<br>坪單價(元/坪) | 更新後總權利價<br>值(含露臺)(元) | 露臺及捐贈價<br>值(元)       |
|----|---------|-------------------|-------|-------------|--------------|------------------------|---------------------|----------------------|----------------|----|----------|-------------------|--------|-------------|--------------|------------------------|---------------------|----------------------|----------------------|
|    |         | (m <sup>2</sup> ) | (坪)   |             |              |                        |                     |                      |                |    |          | (m <sup>2</sup> ) | (坪)    |             |              |                        |                     |                      |                      |
| 14 | 4F/A/4  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 376,000             | 24,182,620           |                | 49 | 14F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 506,000             | 56,447,158           | 含露臺價值<br>2,732,633 元 |
| 15 | 5F/A/1  | 234.50            | 70.94 | 0.00        | 70.94        |                        | 461,000             | 32,701,377           |                | 50 | 14F/A/2  | 358.59            | 108.47 | 0.00        | 108.47       |                        | 493,000             | 56,053,457           | 含露臺價值<br>2,575,871 元 |
| 16 | 5F/A/2  | 234.73            | 71.01 | 0.00        | 71.01        |                        | 457,000             | 32,449,502           |                | 51 | 15F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 510,000             | 54,139,146           |                      |
| 17 | 5F/A/3  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 376,000             | 24,182,620           |                | 52 | 15F/A/2  | 358.59            | 108.47 | 0.00        | 108.47       |                        | 506,000             | 54,887,746           |                      |
| 18 | 5F/A/4  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 384,000             | 24,697,144           |                | 53 | 16F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 510,000             | 54,139,146           |                      |
| 19 | 6F/A/1  | 234.50            | 70.94 | 0.00        | 70.94        |                        | 470,000             | 33,339,798           |                | 54 | 16F/A/2  | 358.59            | 108.47 | 0.00        | 108.47       |                        | 506,000             | 54,887,746           |                      |
| 20 | 6F/A/2  | 234.73            | 71.01 | 0.00        | 71.01        |                        | 466,000             | 33,088,551           |                | 55 | 17F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 515,000             | 54,669,922           |                      |
| 21 | 6F/A/3  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 391,000             | 25,147,352           |                | 56 | 17F/A/2  | 358.59            | 108.47 | 0.00        | 108.47       |                        | 511,000             | 55,430,115           |                      |
| 22 | 6F/A/4  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 387,000             | 24,890,090           |                | 57 | 18F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 515,000             | 54,669,922           |                      |
| 23 | 7F/A/1  | 234.50            | 70.94 | 0.00        | 70.94        |                        | 474,000             | 33,623,541           |                | 58 | 18F/A/2  | 358.59            | 108.47 | 0.00        | 108.47       |                        | 511,000             | 55,430,115           |                      |
| 24 | 7F/A/2  | 234.73            | 71.01 | 0.00        | 71.01        |                        | 470,000             | 33,372,573           |                | 59 | 19F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 520,000             | 55,200,698           |                      |
| 25 | 7F/A/3  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 395,000             | 25,404,614           |                | 60 | 19F/A/2  | 358.59            | 108.47 | 0.00        | 108.47       |                        | 515,000             | 55,864,010           |                      |
| 26 | 7F/A/4  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 391,000             | 25,147,352           |                | 61 | 20F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 520,000             | 55,200,698           |                      |
| 27 | 8F/A/1  | 234.50            | 70.94 | 0.00        | 70.94        |                        | 479,000             | 33,978,220           |                | 62 | 20F/A/2  | 358.59            | 108.47 | 0.00        | 108.47       |                        | 515,000             | 55,864,010           |                      |
| 28 | 8F/A/2  | 234.73            | 71.01 | 0.00        | 71.01        |                        | 475,000             | 33,727,600           |                | 63 | 21F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 524,000             | 55,625,319           |                      |
| 29 | 8F/A/3  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 399,000             | 25,661,876           |                | 64 | 21F/A/2  | 358.59            | 108.47 | 0.00        | 108.47       |                        | 520,000             | 56,406,379           |                      |
| 30 | 8F/A/4  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 395,000             | 25,404,614           |                | 65 | 22F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 524,000             | 55,625,319           |                      |
| 31 | 9F/A/1  | 234.50            | 70.94 | 0.00        | 70.94        |                        | 483,000             | 34,261,963           |                | 66 | 22F/A/2  | 358.59            | 108.47 | 0.00        | 108.47       |                        | 520,000             | 56,406,379           |                      |
| 32 | 9F/A/2  | 234.73            | 71.01 | 0.00        | 71.01        |                        | 479,000             | 34,011,622           |                | 67 | 23F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 529,000             | 56,156,095           |                      |
| 33 | 9F/A/3  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 403,000             | 25,919,138           |                | 68 | 23F/A/2  | 358.59            | 108.47 | 0.00        | 108.47       |                        | 524,000             | 56,840,274           |                      |
| 34 | 9F/A/4  | 212.61            | 64.32 | 0.00        | 64.32        |                        | 431,000             | 27,719,971           |                | 69 | 24F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 529,000             | 56,156,095           |                      |
| 35 | 10F/A/1 | 234.50            | 70.94 | 0.00        | 70.94        |                        | 488,000             | 34,616,642           |                | 70 | 24F/A/2  | 374.37            | 113.25 | 0.00        | 113.25       |                        | 524,000             | 59,340,981           |                      |
| 36 | 10F/A/2 | 234.73            | 71.01 | 0.00        | 71.01        |                        | 484,000             | 34,366,649           |                | 71 | 25F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 533,000             | 56,580,715           |                      |
| 37 | 10F/A/3 | 212.61            | 64.32 | 0.00        | 64.32        |                        | 407,000             | 26,176,400           |                | 72 | 25F/A/2  | 374.37            | 113.25 | 0.00        | 113.25       |                        | 529,000             | 59,907,212           |                      |
| 38 | 10F/A/4 | 212.61            | 64.32 | 0.00        | 64.32        |                        | 435,000             | 27,977,233           |                | 73 | 26F/A/1  | 350.93            | 106.16 | 0.00        | 106.16       |                        | 547,000             | 58,066,888           |                      |
| 39 | 11F/A/1 | 234.50            | 70.94 | 0.00        | 70.94        |                        | 492,000             | 34,900,385           |                | 74 | 26F/A/2  | 374.37            | 113.25 | 0.00        | 113.25       |                        | 543,000             | 61,492,658           |                      |
| 40 | 11F/A/2 | 234.73            | 71.01 | 0.00        | 71.01        |                        | 488,000             | 34,650,671           |                | 75 | 1F/B/店 1 | 54.56             | 16.50  | 0.00        | 16.50        | 724,000                |                     | 11,949,268           |                      |
| 41 | 11F/A/3 | 212.61            | 64.32 | 0.00        | 64.32        |                        | 410,000             | 26,369,346           |                | 75 | 夾層/B/店 1 | 20.82             | 6.30   | 0.00        | 6.30         | 471,000                |                     | 2,966,978            |                      |
| 42 | 11F/A/4 | 212.61            | 64.32 | 0.00        | 64.32        |                        | 439,000             | 28,234,495           |                | 76 | 1F/B/店 2 | 54.56             | 16.50  | 0.00        | 16.50        | 682,000                |                     | 11,256,078           |                      |
| 43 | 12F/A/1 | 234.50            | 70.94 | 0.00        | 70.94        |                        | 497,000             | 35,255,063           |                | 76 | 夾層/B/店 2 | 20.82             | 6.30   | 0.00        | 6.30         | 443,000                |                     | 2,790,598            |                      |
| 44 | 12F/A/2 | 234.73            | 71.01 | 0.00        | 71.01        |                        | 493,000             | 35,005,699           |                | 77 | 1F/B/店 3 | 98.38             | 29.76  | 0.00        | 29.76        | 710,000                |                     | 21,130,353           |                      |
| 45 | 12F/A/3 | 212.61            | 64.32 | 0.00        | 64.32        |                        | 406,000             | 26,112,084           |                | 77 | 夾層/B/店 3 | 34.25             | 10.36  | 0.00        | 10.36        | 462,000                |                     | 4,786,422            |                      |
| 46 | 12F/A/4 | 212.61            | 64.32 | 0.00        | 64.32        |                        | 443,000             | 28,491,757           |                | 78 | 3F/B/3   | 194.68            | 58.89  | 0.00        | 58.89        |                        | 376,000             | 23,740,740           | 含露臺價值<br>1,598,329 元 |
| 46 | 13F/A/4 | 186.36            | 56.37 | 0.00        | 56.37        |                        | 435,000             | 24,522,973           |                | 79 | 3F/B/4   | 194.68            | 58.89  | 0.00        | 58.89        |                        | 380,000             | 23,993,301           | 含露臺價值<br>1,615,332 元 |
| 47 | 13F/A/1 | 234.50            | 70.94 | 0.00        | 70.94        |                        | 514,000             | 36,460,971           |                |    |          |                   |        |             |              |                        |                     |                      |                      |
| 48 | 13F/A/2 | 234.73            | 71.01 | 0.00        | 71.01        |                        | 497,000             | 35,289,721           |                |    |          |                   |        |             |              |                        |                     |                      |                      |

擬訂新北市新店區碧潭段 130 地號等 29 筆土地都市更新權利變換計畫案

壹拾壹、更新前後權利價值鑑價

| 序號  | 分配單元代號  | 總產權面積合計           |       | 捐贈面積<br>(坪) | 總銷售面積<br>(坪) | 地面層平均<br>建坪單價<br>(元/坪) | 二樓以上平均建<br>坪單價(元/坪) | 更新後總權利價<br>值(含露臺)(元) | 露臺及捐贈價<br>值(元)     | 序號  | 分配單元代號  | 總產權面積合計           |       | 捐贈面積<br>(坪) | 總銷售面積<br>(坪) | 地面層平均<br>建坪單價<br>(元/坪) | 二樓以上平均建<br>坪單價(元/坪) | 更新後總權利價<br>值(含露臺)(元) | 露臺及捐贈價<br>值(元) |
|-----|---------|-------------------|-------|-------------|--------------|------------------------|---------------------|----------------------|--------------------|-----|---------|-------------------|-------|-------------|--------------|------------------------|---------------------|----------------------|----------------|
|     |         | (m <sup>2</sup> ) | (坪)   |             |              |                        |                     |                      |                    |     |         | (m <sup>2</sup> ) | (坪)   |             |              |                        |                     |                      |                |
| 80  | 4F/B/1  | 197.40            | 59.71 | 0.00        | 59.71        |                        | 395,000             | 24,233,544           | 含露臺價值<br>646,865 元 | 115 | 12F/B/4 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 439,000             | 25,852,443           |                |
| 81  | 4F/B/2  | 190.69            | 57.68 | 0.00        | 57.68        |                        | 372,000             | 22,065,418           | 含露臺價值<br>607,661 元 | 116 | 13F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 460,000             | 27,468,031           |                |
| 82  | 4F/B/3  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 376,000             | 22,142,411           |                    | 117 | 13F/B/3 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 431,000             | 25,381,328           |                |
| 83  | 4F/B/4  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 380,000             | 22,377,969           |                    | 118 | 13F/B/4 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 443,000             | 26,088,000           |                |
| 84  | 5F/B/1  | 197.40            | 59.71 | 0.00        | 59.71        |                        | 403,000             | 24,064,384           |                    | 119 | 14F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 460,000             | 27,468,031           |                |
| 85  | 5F/B/2  | 190.69            | 57.68 | 0.00        | 57.68        |                        | 380,000             | 21,919,214           |                    | 120 | 14F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 414,000             | 23,880,407           |                |
| 86  | 5F/B/3  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 388,000             | 22,849,084           |                    | 121 | 14F/B/3 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 443,000             | 26,088,000           |                |
| 87  | 5F/B/4  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 391,000             | 23,025,752           |                    | 122 | 14F/B/4 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 443,000             | 26,088,000           |                |
| 88  | 6F/B/1  | 197.40            | 59.71 | 0.00        | 59.71        |                        | 407,000             | 24,303,236           |                    | 123 | 15F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 464,000             | 27,706,883           |                |
| 89  | 6F/B/2  | 190.69            | 57.68 | 0.00        | 57.68        |                        | 395,000             | 22,784,446           |                    | 124 | 15F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 426,000             | 24,572,592           |                |
| 90  | 6F/B/3  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 395,000             | 23,261,310           |                    | 125 | 15F/B/3 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 447,000             | 26,323,558           |                |
| 91  | 6F/B/4  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 399,000             | 23,496,867           |                    | 126 | 15F/B/4 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 447,000             | 26,323,558           |                |
| 92  | 7F/B/1  | 197.40            | 59.71 | 0.00        | 59.71        |                        | 411,000             | 24,542,088           |                    | 127 | 16F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 464,000             | 27,706,883           |                |
| 93  | 7F/B/2  | 190.69            | 57.68 | 0.00        | 57.68        |                        | 399,000             | 23,015,174           |                    | 128 | 16F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 426,000             | 24,572,592           |                |
| 94  | 7F/B/3  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 399,000             | 23,496,867           |                    | 129 | 16F/B/3 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 447,000             | 26,323,558           |                |
| 95  | 7F/B/4  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 403,000             | 23,732,425           |                    | 130 | 16F/B/4 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 447,000             | 26,323,558           |                |
| 96  | 8F/B/1  | 197.40            | 59.71 | 0.00        | 59.71        |                        | 415,000             | 24,780,941           |                    | 131 | 17F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 468,000             | 27,945,736           |                |
| 97  | 8F/B/2  | 190.69            | 57.68 | 0.00        | 57.68        |                        | 403,000             | 23,245,903           |                    | 132 | 17F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 430,000             | 24,803,321           |                |
| 98  | 8F/B/3  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 423,000             | 24,910,213           |                    | 133 | 17F/B/3 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 451,000             | 26,559,116           |                |
| 99  | 8F/B/4  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 423,000             | 24,910,213           |                    | 134 | 17F/B/4 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 451,000             | 26,559,116           |                |
| 100 | 9F/B/1  | 197.40            | 59.71 | 0.00        | 59.71        |                        | 443,000             | 26,452,908           |                    | 135 | 18F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 468,000             | 27,945,736           |                |
| 101 | 9F/B/2  | 190.69            | 57.68 | 0.00        | 57.68        |                        | 407,000             | 23,476,632           |                    | 136 | 18F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 430,000             | 24,803,321           |                |
| 102 | 9F/B/3  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 427,000             | 25,145,770           |                    | 137 | 18F/B/3 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 451,000             | 26,559,116           |                |
| 103 | 9F/B/4  | 194.68            | 58.89 | 0.00        | 58.89        |                        | 427,000             | 25,145,770           |                    | 138 | 18F/B/4 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 451,000             | 26,559,116           |                |
| 104 | 10F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 447,000             | 26,691,760           |                    | 139 | 19F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 472,000             | 28,184,588           |                |
| 105 | 10F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 411,000             | 23,707,360           |                    | 140 | 19F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 434,000             | 25,034,049           |                |
| 106 | 10F/B/3 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 431,000             | 25,381,328           |                    | 141 | 19F/B/3 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 455,000             | 26,794,673           |                |
| 107 | 10F/B/4 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 431,000             | 25,381,328           |                    | 142 | 19F/B/4 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 455,000             | 26,794,673           |                |
| 108 | 11F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 451,000             | 26,930,613           |                    | 143 | 20F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 472,000             | 28,184,588           |                |
| 109 | 11F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 415,000             | 23,938,089           |                    | 144 | 20F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 434,000             | 25,034,049           |                |
| 110 | 11F/B/3 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 435,000             | 25,616,885           |                    | 145 | 20F/B/3 | 192.82            | 58.33 | 0.00        | 58.33        |                        | 455,000             | 26,538,862           |                |
| 111 | 11F/B/4 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 435,000             | 25,616,885           |                    | 146 | 20F/B/4 | 192.82            | 58.33 | 0.00        | 58.33        |                        | 455,000             | 26,538,862           |                |
| 112 | 12F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 456,000             | 27,229,178           |                    | 147 | 21F/B/1 | 197.40            | 59.71 | 0.00        | 59.71        |                        | 477,000             | 28,483,154           |                |
| 113 | 12F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 410,000             | 23,649,678           |                    | 148 | 21F/B/2 | 190.69            | 57.68 | 0.00        | 57.68        |                        | 438,000             | 25,264,778           |                |
| 114 | 12F/B/3 | 194.68            | 58.89 | 0.00        | 58.89        |                        | 439,000             | 25,852,443           |                    | 149 | 21F/B/3 | 192.82            | 58.33 | 0.00        | 58.33        |                        | 459,000             | 26,772,171           |                |
|     |         |                   |       |             |              |                        |                     |                      |                    | 150 | 21F/B/4 | 192.82            | 58.33 | 0.00        | 58.33        |                        | 459,000             | 26,772,171           |                |

擬訂新北市新店區碧潭段 130 地號等 29 筆土地都市更新權利變換計畫案

壹拾壹、更新前後權利價值鑑價

| 序號  | 分配單元代號   | 總產權面積合計           |           | 捐贈面積<br>(坪) | 總銷售面積<br>(坪) | 地面層平均<br>建坪單價<br>(元/坪) | 二樓以上平均建<br>坪單價(元/坪) | 更新後總權利價<br>值(含露臺)(元) | 露臺及捐贈價<br>值(元)                                 |
|-----|----------|-------------------|-----------|-------------|--------------|------------------------|---------------------|----------------------|--|
|     |          | (m <sup>2</sup> ) | (坪)       |             |              |                        |                     |                      |  |
| 151 | 22F/B/1  | 197.40            | 59.71     | 0.00        | 59.71        |                        | 477,000             | 28,483,154           |  |
| 152 | 22F/B/2  | 190.69            | 57.68     | 0.00        | 57.68        |                        | 438,000             | 25,264,778           |  |
| 153 | 22F/B/3  | 192.82            | 58.33     | 0.00        | 58.33        |                        | 459,000             | 26,772,171           |  |
| 154 | 22F/B/4  | 192.82            | 58.33     | 0.00        | 58.33        |                        | 459,000             | 26,772,171           |  |
| 155 | 23F/B/1  | 197.40            | 59.71     | 0.00        | 59.71        |                        | 489,000             | 29,199,711           |  |
| 156 | 23F/B/2  | 190.69            | 57.68     | 0.00        | 57.68        |                        | 449,000             | 25,899,282           |  |
| 157 | 23F/B/3  | 192.82            | 58.33     | 0.00        | 58.33        |                        | 471,000             | 27,472,097           |  |
| 158 | 23F/B/4  | 192.82            | 58.33     | 0.00        | 58.33        |                        | 471,000             | 27,472,097           |  |
| 159 | 1F/C/辦 1 | 303.56            | 91.83     | 0.00        | 91.83        | 1,221,000              |                     | 112,121,821          |  |
| 159 | 夾層/C/辦 1 | 48.94             | 14.80     | 0.00        | 14.80        | 769,000                |                     | 11,383,521           |  |
| 160 | 2F/C/辦 2 | 283.43            | 85.74     | 0.00        | 85.74        | 363,000                |                     | 32,351,828           | 含露臺價值<br>1,229,476 元                           |
| 161 | 1F/C/觀光局 | 175.30            | 53.03     | 53.03       |              | 781,000                |                     |                      | 含露臺價值<br>1,503,822 元；<br>捐贈價值<br>170,629,968 元 |
| 161 | 2F/C/觀光局 | 2,101.58          | 635.73    | 290.37      | 345.36       | 445,000                |                     | 155,186,904          |  |
| 合計  |          | 38,862.47         | 11,755.88 | 343.40      | 11,412.48    |                        |                     | 5,614,674,005        | 露臺總價值<br>18,652,824 元<br>捐贈價值<br>170,629,968 元 |

資料來源：宏大不動產估價師聯合事務所

2. 更新後停車位價值

全案實設 183 部機車位，203 部平面汽車位，包含大車位(250×600mm)計 117 部，小車位(225×575mm)計 86 部，車位總價合計 390,350,000 元，分層平均單價表 11-7。

表 11-7 更新後停車位價值表

| 樓層別   | 車位型態  | 車位數量(個) | 車位單價(元/個) | 車位總價(元)     |
|-------|-------|---------|-----------|-------------|
| 地下一層  | (大)平面 | 12      | 2,250,000 | 27,000,000  |
|       | (小)平面 | 16      | 2,100,000 | 33,600,000  |
| 地下二層  | (大)平面 | 37      | 2,150,000 | 79,550,000  |
|       | (小)平面 | 19      | 2,000,000 | 38,000,000  |
| 地下三層  | (大)平面 | 35      | 1,950,000 | 68,250,000  |
|       | (小)平面 | 23      | 1,800,000 | 41,400,000  |
| 地下四層  | (大)平面 | 33      | 1,750,000 | 57,750,000  |
|       | (小)平面 | 28      | 1,600,000 | 44,800,000  |
| 合計    |       | 203     | 1,922,906 | 390,350,000 |
| (大)平面 |       | 117     | 1,987,607 | 232,550,000 |
| (小)平面 |       | 86      | 1,834,884 | 157,800,000 |