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## •

— — ~ ™ Š > œ • Š ž Ÿ ĩ ϕ £ ¤ ¥

! Š ¨ ©

<sup>a</sup> («) ¬ £

1. Š > œ - ®1<sup>-</sup>1... $f_{\mu}$  ° Š > œ ±

2. Š ž Ÿ ĩ ϕ Š ž Ÿ ĩ <sup>2 3</sup> ±

<sup>a</sup> ( ´ ) μ ¶ · ¸

1. Š > œ μ ¶ <sup>1 °</sup> » ¼½ ¾¿ÀÁ6¾ÃÄ±

2. Š ž Ÿ ĩ ϕ μ ¶ Š ž Ÿ ĩ ϕ Ä. Á22  
¼ÄÄ±

<sup>a</sup> (Ä) Å.

1. š > œ

1. ÆÇÈÉÊË ĺ ĺ Ĩ Ĩ ÆÇÈÉÊË ĺ ĺ ÆÐÑÊË Ò  
‡ ÓÈ Ò Õ Ö × Ø Û ±

2. « ÚÊË ĺ ĺ Ĩ Ĩ Û ÆÇÈÉÛÝ Þ ß à á • â « ÚÊ  
Ë ĺ ĺ ÆÐÑÊË ã ‡ ±

3. « Ú ĺ ĺ Ĩ Ĩ « Ú ĺ ĺ ÆÐÑä å Û  
ĺ ĺ <sup>1</sup> ° Ø Û ± æ ç Û ĺ ĺ ÐÑè ½ š é ê ë Ð ì  
‡ í î × ã ĩ ð ĺ ĺ ĺ ĺ ± ñ ò <sup>1</sup> ° Ø Û Ð Ò Ò ä å ĩ Û  
ĺ ĺ Ê ~ ½ ó » <sup>1</sup> ° Ø Û ±

2. š ž Ÿ ĺ ç

1. š ž Ÿ ĺ ç Ð ô â õ « Ú ĺ ĺ Ð ö ÷ Ê Ê ĺ  
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2. ø ç Ø ù ĺ • ĺ ĺ Ñ ‡ ä å Û ĺ ĺ <sup>1</sup>  
<sup>°</sup> Ø Û ± æ ç Û ĺ ĺ ÐÑ ‡ ~ <sup>3</sup> ã ĺ ĺ ± ñ ò <sup>1</sup> °  
Ø Û Ð Ò Ò ä å ĩ Û ĺ ĺ ĺ ĺ Ê ~ ½ ó » <sup>1</sup> ° Ø Û ±

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## •

- Ð ß ¥ Ð ß ã ¥ , ÄÁ60¼ñò  
Ð ß • ¨ , ÄÁ81¼ñò Ð ß ¨ ¥

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<sup>a</sup> ( « ) Ð ß Ð ß Ð é ê Ñ  
Š %Ðñ ì ! " # \$ ± % & # \$ ' ¨ Ð ß Ð  
( ) % ± ¢ \* + , - ã . / ' OÐ 1 2 3 Ð ß  
Ðö ÷ 4 5 ±

<sup>a</sup> ( ´ ) Ð ß

1. %67 %6789Ð Ð ß 8: ± ; Ð %67 • Ð ß é  
~ ±

2. <  $f^{\textcircled{R}}$  × <  $f^{\textcircled{R}}$  × 8 = Ð Ð ß 8: ± ; Ð <  $f^{\textcircled{R}}$  × • Ð ß é  
~ ±

3. > ? , @ > ? , @ 8 9 Ð Ð ß 8" ± ; Ð > ? , @ • Ð ß A  
~ ±

4.  
+ BCD + B8CD Ð Ð ß 8: ± ; Ð + BCD • Ð ß é ~ ±

<sup>a</sup> (Ä) Á60¼• Á80¼ Þß ~ TM

1. Á60¼ Þß ÐÖ&†#\$ ÐEİ ŸFÇ±Á80¼ Þß ÐÖG  
#\$ ÐEİ ûH I) ûJÇ±

2. Á60¼ Þß Kİ ðLÐ% MñN OP ûQHRS >TU, â  
ØTUV° TWXTUYZ[ ‡^ \] J ^H1U\_ J ^H1UÞß  
J Á80¼ Þß Kİ ð`Ð% MñN š <fõa bQ&†PWXc  
5dH1UÞß JdH1U\_ JeHfg ûU g ûJ

3. Á60¼ Þß 89Ð æH û bJ 8: ± ; ÐÞß  
• æ é~ ±Á80¼ Þß 89Ð æH š <fõa  
bJ 8" ± ; ÐÞß • æ A~ ±

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## •

a « • l ² £ ã Ó g30 mnÉÊ Åoš Đš pq500r Đst òl ãø¢  
Øùuvl Đ w 50%Đxq 150%Đ b...† ã107®7⁻ 1...Đl y...† ã107®  
8⁻ 19...±z Ñ { ñ | £% } Đ~l ² £ • Fxq20% ¼€ Đ• l ² £  
, f bĐ„ Ñ # ° k...> ±

a ´ • † è ½% }

1. ( « ) è ½A š pq242r Đ107®3⁻ 28... ‡ c 52,000⁻ %Đø¢Øùuv  
l Đ w 50%Đxq 180%Đî ĭ l ² £ Šă l Đ< Œ • o 103%Đ  
b...† • o 102%±

2. ( ´ ) è ½B š pq308r Đ106®4⁻ 14... ‡ c 52,100⁻ %Đø¢Øùuv  
l Đ w 50%Đxq 150%Đî ĭ l ² £ Ž• l Đl • • o 101%Đ<  
Œ • o 98%Đ b...† • o 105%±

3. ( Ä ) è ½C š pq415r Đ107®5⁻ 10... ‡ c 52,900⁻ %Đø¢Øùuv  
l Đ w 50%Đxq 150%Đî ĭ l ² £ Ž• l Đl • • o 96%Đ<  
Œ • o 99%Đ b...† • o 101%±

4. ( ´ ) è ½D š pq362r Đ107®1⁻ 10... ‡ c 53,000⁻ %Đø¢Øùuv  
l Đ w 50%Đxq 180%Đî ĭ l ² £ Ž• l Đl • • o 95%Đ<  
Œ • o 104%Đ b...† • o 103%±

5. ( ' ) è ½E š p q 540r Ð106®10<sup>-</sup> 30... ‡ c 53,800<sup>^</sup> %Ðø¢Øùuv  
 Ì Ð w 50%Ðx q 150%Ðî Ĩ Ĩ <sup>2</sup> £ Š å Ì Ð< Œ • o 95%Ð  
 b...†•o 104%±

6. ( " ) è ½F š p q 350r Ð106®2<sup>-</sup> 20... ‡ c 52,800<sup>^</sup> %Ðø¢Øùuv  
 Ì Ð w 50%Ðx q 180%Ðî Ĩ Ĩ <sup>2</sup> £ Ž • Ì Ðĭ • • o 102%Ð<  
 Œ • o 98%Ð b...†•o 108%±

<sup>a</sup> Ä• š <f õ a• %<sub>oo</sub>} ſ â " Ä• ' • ——uv Ð÷ ~ Ð™  
 š ŃP> æp q • õ « ØÐ ž Ÿ OÑ ĩ p q • õ « Ø±<sup>1</sup> ° X  
 - r 12<sup>^</sup> %ÐRS >T - r 5<sup>^</sup> %± ſ â ØTŃRS >T 2%ØÐV° WXT  
 ŃPWXc 5 4%ØÐ¢ÄTŃPWXc 5 3%ØÐYZ[ ‡ ^ \ ] ŃPWXc 5  
 1%ØÐß Ñ15%Ø±« ®†fþ 0.8%Ðÿ £ 2.8%±š % ¤  
 %c ~ ½30%Ð¥| %c ~ 70%± ĩ % ¤ %c ~ ½40%Ð¥| %c ~ 60  
 %±š æ~ 55%Ð O æ~ 45%±š <f ®†2®(S ĩ <f ®†1.5®)  
 ±

ĭ z ¤ ¨ © ¤¾<sup>a</sup> « Ð¬ - ®§ ¨ ©

<sup>a</sup> « • # ° k

<sup>a</sup> (« ) <sup>-</sup> ° ± ² ² ² ±

<sup>a</sup> ( ´ ) Ĩ <sup>2</sup> £ ³ û%<sub>oo</sub>} ² ² ¢H´ J ² ² ĩ Hµ• ¶ • ¢J ² ² ĩ ² ² ' ĩ  
 ² ² , Ðš p q 500r ±

<sup>a</sup> (Ä) b...†[ ĩ y...†

1. b...† • ſ 107®7<sup>-</sup> 1...±

2. ĩ y...† • ſ 107®8<sup>-</sup> 19...±

<sup>a</sup> (Ä) b<sup>1</sup> Ž , f b±

<sup>a</sup> ( ´ ) ¼€ Ĩ <sup>2</sup> £• F x q 20% ¼€ ±

<sup>a</sup> ( ´ ) ¬£ x q• ° g» ³ b - ®±

<sup>a</sup> ( " ) c 5 ¼½¾¿ ÄÁÃÄÅÄÅ<sup>^</sup> %é ±

<sup>a</sup> (Å) Ĩ <sup>2</sup> £ ñ »• ^ ¸» [ ‡ ^ \ ] ±

1. ñ » ± ² ² ² ±

2. ^ ¸» ² ² ² ±

3. ‡ ^ \ ] ² ² ² ±

<sup>a</sup> (•) Ĩ <sup>2</sup> £ s t > Æ ² ² ² ±

<sup>a</sup> (Ç) | <sup>2</sup> £.  $f s t \Phi \tilde{E} [ \ddagger ^{\wedge} \Phi \tilde{E} \ \varsigma$

1.  $\cdot f s t \Phi \tilde{E} \ u v \grave{\imath} \mathfrak{D} \ w \ 50 \% \mathfrak{D} x q \ 150 \% \pm$

2.  $\ddagger ^{\wedge} \Phi \tilde{E} \ \varsigma \ ^{2 \ 2 \ 2} \pm$

<sup>a</sup> ´ • bÉ Ê ã

<sup>a</sup> («) ì • ã

1. ì • ÊÆ±

2. ì •  $\ddagger \grave{\imath} \acute{\imath} \hat{\imath} \tilde{E} \tilde{A} \pm$

3. ì •  $\grave{\imath} \mid 2 \tilde{E} \tilde{A} \pm$

4. ì •  $\mathfrak{D} \tilde{N} \tilde{E} \tilde{A} \pm$

5. ì •  $\grave{\text{O}} \acute{\text{O}} f \hat{\text{O}} \tilde{E} \tilde{A} \pm$

<sup>a</sup> (´) < Æ ã

1. | <sup>2</sup> £ ÓÊ ÕÉ ±

2. | <sup>2</sup> £ ÉÖ±

3. | <sup>2</sup> £ nÕ±

4. | <sup>2</sup> £ ÔÕ±

5. | <sup>2</sup> £ ã ì  $\Phi \tilde{E} \pm$

<sup>a</sup> Ä• ñ í t Å• •  $\ddagger \grave{\text{U}}, ? [ \ b \times f \ \tilde{A} \emptyset$

<sup>a</sup> («) ñ í t Å•

1. | <sup>2</sup> £,  $f \ b \ \S \times q \cdot F \mid \ ^{2} \text{£} \ b \tilde{N} \check{s} \ < f \check{o} a \cdot \cdot \ \grave{a} \hat{E} \mathfrak{D} - \grave{\text{U}} \sim ^{\text{TM}} \cdot \pm$

2. | <sup>2</sup> £ é ê b  $\grave{\text{O}} \S \times q \cdot F \mid \ ^{2} \text{£} \ b \tilde{N} \check{s} \ < f \check{o} a \cdot \cdot \ \grave{a} \hat{E} \mathfrak{D} - \grave{\text{U}} \sim ^{\text{TM}} \cdot \pm$

<sup>a</sup> (´)  $\grave{\text{U}}, ?$

1.  $\S \times q \cdot F \mid \ ^{2} \text{£}, f \ b \ \emptyset$

1.  $\sim ^{\text{TM}}.$

1. è ½A 2,000d242=8.26^ Úr [üý1]

2. è ½D 3,000d362=8.29^ Úr [üý2]

3. è ½F 2,800d350=8^ Úr [üý3]

— " Đ® Û è ½ Â î Ĩ Š â ĩ Đ Û ‡ ... † Ÿ b ... † ! Š Đ Þ ß à ! : » á 50% ± è ½ D • è ½ F â î Ĩ Ž • ĩ Đ ã è ½ D ‡ ... † Ÿ b ... † ™ Š Đ Þ ß à è ½ D » á 30% Đ ß à è ½ F » á 20% ± ! ä Đ Ó » ¹ ° ä å æ ~ ™ b - r 8.6 ^ ‰ ± 8.68 ^ 50% + 8.44 ^ 30% + 8.64 ^ 20% = 8.6 ^ Ú r

2. Š < f õ a ·

1. WX p q x q • ã 150% Đ x q • F 20% ± 150% ^ (1+20%) = 180% w 50% Đ x q 180% Đ " ' • — — u v Đ ÷ ~ ± 500 ^ 180% = 900 r H³³ > æ p q J 900 ^ 1/8 = 112.5 r H ™ Š p q J 500 ^ 50% ^ 1/8 = 31.25 r H ž Ÿ O p q J 900 + 112.5 + 31.25 = 1,044 r H W X p q J

2. P W X c 5 H S J 12 ^ 1,044 = 12,528 ^ ‰

3. f g û H C J 5 ^ 1,044 = 5,220 ^ ‰

4. g û H M J , â Ø T 5,220 ^ 2% = 104 ^ ‰ V ° W X T 12,528 ^ 4% = 501 ^ ‰ ¢ Æ T 12,528 ^ 3% = 376 ^ ‰ Y Z [ ‡ ^ \ ] 12,528 ^ 1% = 125 ^ ‰ Ø 104 + 501 + 376 + 125 = 1,106 ^ ‰

5. — H i J (0.8% ^ 30% + 2.8% ^ 70%) ^ 2 ^ 55% + (0.8% ^ 40% + 2.8% ^ 60%) ^ 1. 5 ^ 1/2 ^ 45% = 3.095%

6. Þ ß H R J Þ ß Ñ 15% Ø ±

7. Š < f õ a b H V J V = S d (1+R) d (1+i) - (C+M) = 12,528 d (1+15%) d (1+3.095%) - (5,220 + 1,106) = 4,241 ^ ‰ H P J 4,241 d 500 = 8.48 ^ Ú r H è J

Š x q • F ĩ ² £ b x f û # ° Ñ ~ ™. å š ~ ™ b ã 8.6 ^ ‰ Ú r Đ Ñ š < f õ a · å š < f õ a b ã 8.48 ^ ‰ Ú r ± x q • ° g » ³ Ñ š < f õ a · ã Ê Đ Ñ ~ ™. ã ç Đ Þ ß à š < f õ a b » á 60% Đ ß à ~ ™ b » á 40% ± ! ä Đ Ó » ¹ ° ä å Š x q • F ĩ ² £ š è ã 8.51 ^ ‰ Ú r Đ Þ ã 4,255 ^ ‰ ± 8.6 ^ 40% + 8.48 ^ 60% = 8.51 ^ Ú r 8.51 ^ 500 = 4,255 ^ ‰

2. Ò Š x q • F ĩ ² £ é è b Ø

1. ~ ™.

1. è ½ B 2,100 d 308 = 6.82 ^ Ú r [ü ý 4]

2. è ½ C 2,900 d 415 = 6.99 ^ Ú r [ü ý 5]

3. è ½ E 3,800 d 540 = 7.04 ^ Ú r [ü ý 6]

— " Đ è ½ E è î Ĩ Š â ĩ Đ ã ‡ ... † Ÿ b ... † é è è ½ C è î Ĩ Ž • ĩ Đ ã ‡ ... † Ÿ b ... † ! Š Đ Þ è ½ C [ è ½ E ß à è ¤ » á Đ ã ã 40% ± è ½ B ĩ



ĩ ž• ĩ ĐÜ ‡...†Ÿ b...†! êĐƳà! " » á 20%±! äĐó»<sup>1 °</sup> ä  
 åæ~™ b - r 6.89^‰±7.09^20%+6.71^40%+6.96^40%=6.89^Úr

2. š <fõa·

1. WXpq w 50%Đxq 150%Đ " Ä• ——uvĐ÷ ~ ±500^  
 150%=750r H³³> æpqJ 750^1/8=93.75r H™špqJ 500^50%^1/8=31.  
 25r H žŸ OpqJ 750+93.75+31.25=875r HWXpqJ

2. PWXc 5HSJ 12^875=10,500^‰

3. fg ûHCJ 5^40%+7.11^60%=7.02^Úr 7.02^500=3,510^‰875=4,375  
 ^‰

4. g ûHMJ Ÿ â ØT 4,375^2%=88^‰V° WXT 10,500^4%=420  
 ^‰¢ÃT 10,500^3%=315^‰YZ [ ‡ ^ \ ] 10,500^1%=105^‰ Ø 88+  
 420+315+105=928^‰

5. — HiJ (0.8%^30%+2.8%^70%)^2^55%+(0.8%^40%+2.8%^60%)^1.  
 5^1/2^45%=3.095%

6. ƳƳ HRJ ƳƳ Ñ15%Ø±

7. š <fõa bHVJ V=Sd(1+R)d(1+i)-(C+M)  
 =10,500d(1+15%)d(1+3.095%)-(4,375+928)  
 =3,553^‰HP J 3,553d500=7.11^Úr Hè J

Ò§xq•F ĩ ²£ bxf û#° Ñ~™. åš ~™ bã6.89^‰  
 Úr ĐÑš <fõa· åš <fõa bã7.11^‰Úr ±xq•°g»³  
 Ñš <fõa· ãÊĐÑ~™. ãçĐƳàš <fõa b » á 60%  
 ĐƳà~™ b » á 40%±! äĐó»<sup>1 °</sup> äå ĐÒ§xq•F ĩ ²£š  
 è ã7.02^‰Úr ĐƳ ã3,510^‰±6.89^40%+7.11^60%=7.02^Úr 7.02^  
 500=3,510^‰

<sup>a</sup> (Ä) µ Ÿ ÄÁ6¼Ä2ç Ÿ f ĩ Đí î ĩ ‡ b¹ ž ‡  
 Ñ, f b ĄĐí őĩ ‡ ¼€Đ„ ¤ Ø‡éê b±ñ ; Đû#°  
 • ' O%

1. §xq•F ĩ ²£, f bĐš è ã8.51^‰/r ĐƳ ã4,255^‰±

2.

Ò§xq•F ĩ ²£éê bĐš è ã7.02^‰/r ĐƳ ã3,510^‰±

<sup>a</sup> ( ' ) ‡ ^ • è G ç [ µ Ÿ f ò őĩ ç ²²² ±

<sup>a</sup> ( ' ) €óô [ ‡ õ ö ÷ , ²²² ±

<sup>a</sup> ' • ø€ û#° k €

<sup>a</sup> («) I ² ∈î Kû ±

<sup>a</sup> (´) I ² ∈[ ‡´ âöý ±

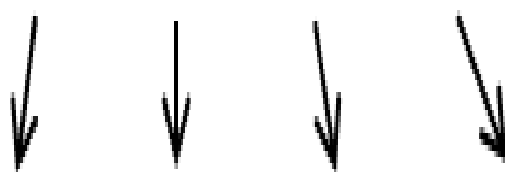
<sup>a</sup> (Ä) š ùúûüû ±

<sup>a</sup> (´) ýüüû ±

<sup>a</sup> (´) š st õl õï k ±

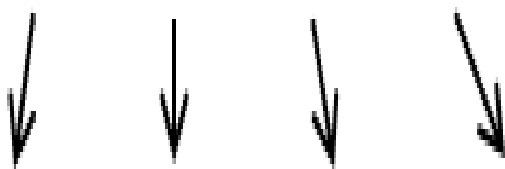
## üý

$$8.26 \times \frac{100}{100} \times \frac{102}{100} \times \frac{100}{100} \times \frac{103}{100} = 8.68 \text{ 萬/坪}$$



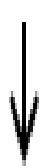
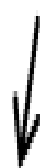
(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$8.29 \times \frac{100}{100} \times \frac{103}{100} \times \frac{95}{100} \times \frac{104}{100} = 8.44 \text{ 萬/坪}$$



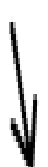
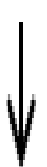
(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$8 \times \frac{100}{100} \times \frac{108}{100} \times \frac{102}{100} \times \frac{98}{100} = 8.64 \text{ 萬/坪}$$



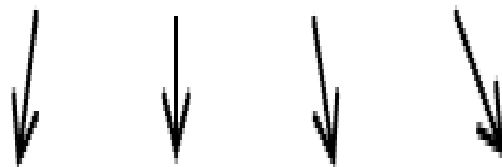
(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$6.82 \times \frac{100}{100} \times \frac{105}{100} \times \frac{101}{100} \times \frac{98}{100} = 7.09 \text{ 萬/坪}$$



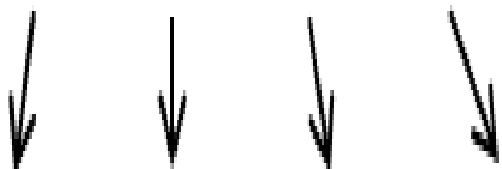
(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$6.99 \times \frac{100}{100} \times \frac{101}{100} \times \frac{96}{100} \times \frac{99}{100} = 6.71 \text{ 萬/坪}$$



(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

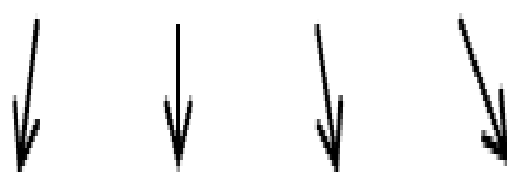
$$7.04 \times \frac{100}{100} \times \frac{104}{100} \times \frac{100}{100} \times \frac{95}{100} = 6.96 \text{ 萬/坪}$$



(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

## üý

$$8.26 \times \frac{100}{100} \times \frac{102}{100} \times \frac{100}{100} \times \frac{103}{100} = 8.68 \text{ 萬/坪}$$



(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$8.29 \times \frac{100}{100} \times \frac{103}{100} \times \frac{95}{100} \times \frac{104}{100} = 8.44 \text{ 萬/坪}$$



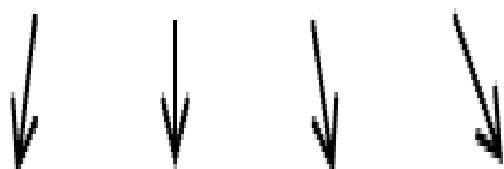
(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$8 \times \frac{100}{100} \times \frac{108}{100} \times \frac{102}{100} \times \frac{98}{100} = 8.64 \text{ 萬/坪}$$



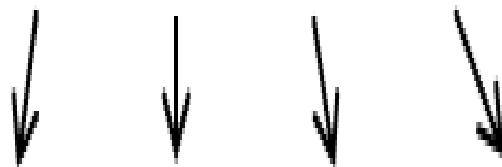
(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$6.82 \times \frac{100}{100} \times \frac{105}{100} \times \frac{101}{100} \times \frac{98}{100} = 7.09 \text{ 萬/坪}$$



(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$6.99 \times \frac{100}{100} \times \frac{101}{100} \times \frac{96}{100} \times \frac{99}{100} = 6.71 \text{ 萬/坪}$$



(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

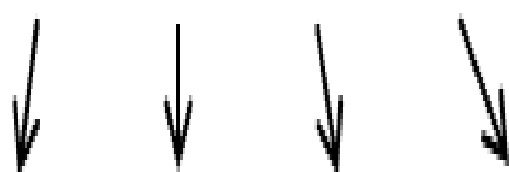
$$7.04 \times \frac{100}{100} \times \frac{104}{100} \times \frac{100}{100} \times \frac{95}{100} = 6.96 \text{ 萬/坪}$$



(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

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$$8.26 \times \frac{100}{100} \times \frac{102}{100} \times \frac{100}{100} \times \frac{103}{100} = 8.68 \text{ 萬/坪}$$



(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$8.29 \times \frac{100}{100} \times \frac{103}{100} \times \frac{95}{100} \times \frac{104}{100} = 8.44 \text{ 萬/坪}$$



(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

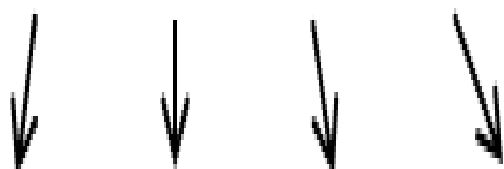


$$8 \times \frac{100}{100} \times \frac{108}{100} \times \frac{102}{100} \times \frac{98}{100} = 8.64 \text{ 萬/坪}$$



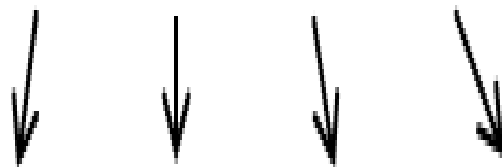
(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$6.82 \times \frac{100}{100} \times \frac{105}{100} \times \frac{101}{100} \times \frac{98}{100} = 7.09 \text{ 萬/坪}$$



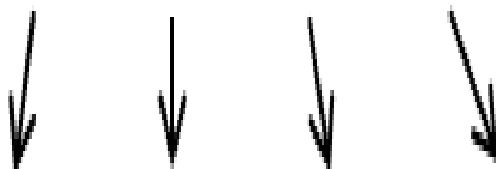
(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$6.99 \times \frac{100}{100} \times \frac{101}{100} \times \frac{96}{100} \times \frac{99}{100} = 6.71 \text{ 萬/坪}$$



(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

$$7.04 \times \frac{100}{100} \times \frac{104}{100} \times \frac{100}{100} \times \frac{95}{100} = 6.96 \text{ 萬/坪}$$



(情況調整)(價格日期調整)(區域因素調整)(個別因素調整)

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