# 附件8

广州市2020年集体建设用地基准地价

修正体系

**一、集体商服用地地价修正体系**

**1.区域因素修正**

1. **集体商服用地区域因素修正系数表**

| **指标标准** | | **判断标准** |
| --- | --- | --- |
| 商服繁华程度 | 指标说明 | 与商服中心、高级商务区、专业批发市场的距离，区域商业氛围水平 |
| 指标权重值（Q） | 27.33% |
| 交通条件 | 指标说明 | 区域道路路网密集程度，地铁、公交站点密集程度，与汽车站、火车站、高铁站、机场的距离 |
| 指标权重值（Q） | 20.87% |
| 基本设施状况 | 指标说明 | 市政供水保证率，排水状况，供电保障率，供气及电讯设施完备度，区域内金融、酒店、停车场等商服配套设施完善程度 |
| 指标权重值（Q） | 15.01% |
| 宏观区位  影响度 | 指标说明 | 较发达的城镇中心对评估范围内各类用地土地质量的影响程度，距城镇中心越近，土地效益递增 |
| 指标权重值（Q） | 12.00% |
| 人口状况 | 指标说明 | 人口密集程度，商服客流聚集程度 |
| 指标权重值（Q） | 10.93% |
| 区域规划 | 指标说明 | 新区拓展规划及城市更新规划潜力，区域规划主导土地利用规划用途，区域规划前景情况 |
| 指标权重值（Q） | 7.73% |
| 环境条件 | 指标说明 | 区域内环境条件，区域是否有旅游资源景点或污染源影响 |
| 指标权重值（Q） | 6.13% |

注：（1）集体商服用地各区片区域因素修正幅度乘以不同因素的指标权重值后得到的是对应各区片不同因素的修正系数范围值，修正前需根据不同区片各个因素的实际优劣程度编制各级差异修正标准；

1. 集体商服用地各区片基准地价代表的是各因素在所在区片内平均优劣程度条件下的地价水平，应用修正时，需根据待估宗地的实际区域因素与区片所代表各因素平均优劣程度的差异，参考编制的因素差异修正标准，对区片基准地价进行加减修正至待估宗地实际区域因素影响条件下的地价水平。
2. **集体商服用地各区片区域因素总修正幅度表**

| **区片编号** | **总修正幅度** | **区片编号** | **总修正幅度** | **区片编号** | **总修正幅度** |
| --- | --- | --- | --- | --- | --- |
| S001 | -9.82%~9.82% | S170 | -18.59%~18.59% | S339 | -4.11%~4.11% |
| S002 | -9.01%~9.01% | S171 | -12.61%~12.61% | S340 | -11.39%~11.39% |
| S003 | -6.29%~6.29% | S172 | -14.62%~14.62% | S341 | -16.97%~16.97% |
| S004 | -6.62%~6.62% | S173 | -13.16%~13.16% | S342 | -4.30%~4.30% |
| S005 | -13.31%~13.31% | S174 | -16.57%~16.57% | S343 | -3.43%~3.43% |
| S006 | -15.38%~15.38% | S175 | -8.52%~8.52% | S344 | -6.79%~6.79% |
| S007 | -15.34%~15.34% | S176 | -16.18%~16.18% | S345 | -8.68%~8.68% |
| S008 | -5.69%~5.69% | S177 | -16.36%~16.36% | S346 | -15.86%~15.86% |
| S009 | -2.15%~2.15% | S178 | -6.95%~6.95% | S347 | -15.58%~15.58% |
| S010 | -8.99%~8.99% | S179 | -13.69%~13.69% | S348 | -5.81%~5.81% |
| S011 | -4.23%~4.23% | S180 | -17.93%~17.93% | S349 | -4.35%~4.35% |
| S012 | -8.64%~8.64% | S181 | -14.42%~14.42% | S350 | -17.84%~17.84% |
| S013 | -15.30%~15.30% | S182 | -14.10%~14.10% | S351 | -14.85%~14.85% |
| S014 | -1.58%~1.58% | S183 | -17.09%~17.09% | S352 | -14.59%~14.59% |
| S015 | -0.72%~0.72% | S184 | -13.04%~13.04% | S353 | -18.55%~18.55% |
| S016 | -4.29%~4.29% | S185 | -6.29%~6.29% | S354 | -19.00%~19.00% |
| S017 | -7.68%~7.68% | S186 | -12.95%~12.95% | S355 | -19.00%~19.00% |
| S018 | -10.42%~10.42% | S187 | -18.88%~18.88% | S356 | -16.50%~16.50% |
| S019 | -9.77%~9.77% | S188 | -18.10%~18.10% | S357 | -17.93%~17.93% |
| S020 | -10.37%~10.37% | S189 | -15.56%~15.56% | S358 | -15.70%~15.70% |
| S021 | -1.88%~1.88% | S190 | -17.01%~17.01% | S359 | -12.30%~12.30% |
| S022 | -8.06%~8.06% | S191 | -13.15%~13.15% | S360 | -14.07%~14.07% |
| S023 | -13.75%~13.75% | S192 | -5.61%~5.61% | S361 | -10.68%~10.68% |
| S024 | -16.35%~16.35% | S193 | -14.14%~14.14% | S362 | -19.00%~19.00% |
| S025 | -13.24%~13.24% | S194 | -12.13%~12.13% | S363 | -17.72%~17.72% |
| S026 | -7.53%~7.53% | S195 | -15.25%~15.25% | S364 | -13.19%~13.19% |
| S027 | -13.82%~13.82% | S196 | -9.74%~9.74% | S365 | -17.76%~17.76% |
| S028 | -16.27%~16.27% | S197 | -16.94%~16.94% | S366 | -18.28%~18.28% |
| S029 | -17.22%~17.22% | S198 | -14.62%~14.62% | S367 | -12.38%~12.38% |
| S030 | -4.25%~4.25% | S199 | -15.41%~15.41% | S368 | -8.88%~8.88% |
| S031 | -14.52%~14.52% | S200 | -16.12%~16.12% | S369 | -6.39%~6.39% |
| S032 | -11.83%~11.83% | S201 | -17.15%~17.15% | S370 | -19.00%~19.00% |
| S033 | -11.51%~11.51% | S202 | -13.19%~13.19% | S371 | -19.00%~19.00% |
| S034 | -8.66%~8.66% | S203 | -16.24%~16.24% | S372 | -19.00%~19.00% |
| S035 | -16.59%~16.59% | S204 | -16.63%~16.63% | S373 | -19.00%~19.00% |
| S036 | -13.53%~13.53% | S205 | -11.24%~11.24% | S374 | -14.54%~14.54% |
| S037 | -8.41%~8.41% | S206 | -10.60%~10.60% | S375 | -14.56%~14.56% |
| S038 | -14.20%~14.20% | S207 | -11.23%~11.23% | S376 | -19.00%~19.00% |
| S039 | -7.19%~7.19% | S208 | -9.80%~9.80% | S377 | -19.00%~19.00% |
| S040 | -7.00%~7.00% | S209 | -19.00%~19.00% | S378 | -19.00%~19.00% |
| S041 | -9.12%~9.12% | S210 | -13.55%~13.55% | S379 | -15.53%~15.53% |
| S042 | -8.67%~8.67% | S211 | -19.00%~19.00% | S380 | -15.20%~15.20% |
| S043 | -15.73%~15.73% | S212 | -9.95%~9.95% | S381 | -17.23%~17.23% |
| S044 | -16.10%~16.10% | S213 | -11.13%~11.13% | S382 | -7.95%~7.95% |
| S045 | -15.38%~15.38% | S214 | -15.91%~15.91% | S383 | -18.60%~18.60% |
| S046 | -5.17%~5.17% | S215 | -18.38%~18.38% | S384 | -19.00%~19.00% |
| S047 | -8.60%~8.60% | S216 | -12.68%~12.68% | S385 | -19.00%~19.00% |
| S048 | -11.99%~11.99% | S217 | -13.47%~13.47% | S386 | -17.58%~17.58% |
| S049 | -8.08%~8.08% | S218 | -5.40%~5.40% | S387 | -14.13%~14.13% |
| S050 | -8.97%~8.97% | S219 | -14.47%~14.47% | S388 | -13.53%~13.53% |
| S051 | -15.60%~15.60% | S220 | -9.08%~9.08% | S389 | -17.02%~17.02% |
| S052 | -14.99%~14.99% | S221 | -13.56%~13.56% | S390 | -3.66%~3.66% |
| S053 | -13.70%~13.70% | S222 | -6.69%~6.69% | S391 | -18.16%~18.16% |
| S054 | -18.37%~18.37% | S223 | -18.85%~18.85% | S392 | -2.75%~2.75% |
| S055 | -12.27%~12.27% | S224 | -8.15%~8.15% | S393 | -7.76%~7.76% |
| S056 | -10.63%~10.63% | S225 | -18.12%~18.12% | S394 | -7.46%~7.46% |
| S057 | -17.69%~17.69% | S226 | -16.27%~16.27% | S395 | -16.36%~16.36% |
| S058 | -12.43%~12.43% | S227 | -17.19%~17.19% | S396 | -17.53%~17.53% |
| S059 | -17.55%~17.55% | S228 | -13.94%~13.94% | S397 | -18.16%~18.16% |
| S060 | -14.05%~14.05% | S229 | -3.99%~3.99% | S398 | -17.49%~17.49% |
| S061 | -16.99%~16.99% | S230 | -7.31%~7.31% | S399 | -13.64%~13.64% |
| S062 | -16.79%~16.79% | S231 | -13.41%~13.41% | S400 | -17.04%~17.04% |
| S063 | -18.88%~18.88% | S232 | -3.68%~3.68% | S401 | -16.05%~16.05% |
| S064 | -15.00%~15.00% | S233 | -13.32%~13.32% | S402 | -4.86%~4.86% |
| S065 | -16.01%~16.01% | S234 | -16.18%~16.18% | S403 | -7.32%~7.32% |
| S066 | -18.81%~18.81% | S235 | -9.37%~9.37% | S404 | -8.82%~8.82% |
| S067 | -15.67%~15.67% | S236 | -10.57%~10.57% | S405 | -2.68%~2.68% |
| S068 | -5.39%~5.39% | S237 | -15.79%~15.79% | S406 | -8.98%~8.98% |
| S069 | -11.76%~11.76% | S238 | -15.30%~15.30% | S407 | -2.63%~2.63% |
| S070 | -9.39%~9.39% | S239 | -6.00%~6.00% | S408 | -9.27%~9.27% |
| S071 | -10.06%~10.06% | S240 | -8.86%~8.86% | S409 | -2.75%~2.75% |
| S072 | -6.57%~6.57% | S241 | -12.25%~12.25% | S410 | -8.11%~8.11% |
| S073 | -15.95%~15.95% | S242 | -13.69%~13.69% | S411 | -3.24%~3.24% |
| S074 | -7.89%~7.89% | S243 | -7.52%~7.52% | S412 | -16.34%~16.34% |
| S075 | -18.49%~18.49% | S244 | -15.91%~15.91% | S413 | -19.00%~19.00% |
| S076 | -9.56%~9.56% | S245 | -16.02%~16.02% | S414 | -19.00%~19.00% |
| S077 | -19.00%~19.00% | S246 | -13.72%~13.72% | S415 | -13.28%~13.28% |
| S078 | -19.00%~19.00% | S247 | -6.29%~6.29% | S416 | -11.49%~11.49% |
| S079 | -16.12%~16.12% | S248 | -16.09%~16.09% | S417 | -9.39%~9.39% |
| S080 | -19.00%~19.00% | S249 | -3.81%~3.81% | S418 | -15.99%~15.99% |
| S081 | -19.00%~19.00% | S250 | -14.88%~14.88% | S419 | -16.38%~16.38% |
| S082 | -19.00%~19.00% | S251 | -13.68%~13.68% | S420 | -19.00%~19.00% |
| S083 | -16.11%~16.11% | S252 | -6.10%~6.10% | S421 | -19.00%~19.00% |
| S084 | -12.06%~12.06% | S253 | -14.48%~14.48% | S422 | -19.00%~19.00% |
| S085 | -14.79%~14.79% | S254 | -13.96%~13.96% | S423 | -19.00%~19.00% |
| S086 | -16.64%~16.64% | S255 | -18.75%~18.75% | S424 | -18.28%~18.28% |
| S087 | -15.02%~15.02% | S256 | -13.38%~13.38% | S425 | -3.30%~3.30% |
| S088 | -17.01%~17.01% | S257 | -15.56%~15.56% | S426 | -16.36%~16.36% |
| S089 | -12.95%~12.95% | S258 | -12.01%~12.01% | S427 | -13.05%~13.05% |
| S090 | -14.34%~14.34% | S259 | -8.58%~8.58% | S428 | -14.79%~14.79% |
| S091 | -16.55%~16.55% | S260 | -9.83%~9.83% | S429 | -3.83%~3.83% |
| S092 | -8.29%~8.29% | S261 | -18.83%~18.83% | S430 | -6.10%~6.10% |
| S093 | -13.07%~13.07% | S262 | -19.00%~19.00% | S431 | -19.00%~19.00% |
| S094 | -12.45%~12.45% | S263 | -19.00%~19.00% | S432 | -13.94%~13.94% |
| S095 | -19.00%~19.00% | S264 | -16.27%~16.27% | S433 | -10.05%~10.05% |
| S096 | -15.24%~15.24% | S265 | -14.60%~14.60% | S434 | -10.46%~10.46% |
| S097 | -11.26%~11.26% | S266 | -15.70%~15.70% | S435 | -8.84%~8.84% |
| S098 | -9.28%~9.28% | S267 | -5.48%~5.48% | S436 | -12.75%~12.75% |
| S099 | -16.95%~16.95% | S268 | -19.00%~19.00% | S437 | -18.78%~18.78% |
| S100 | -8.57%~8.57% | S269 | -11.68%~11.68% | S438 | -8.30%~8.30% |
| S101 | -12.20%~12.20% | S270 | -4.74%~4.74% | S439 | -3.94%~3.94% |
| S102 | -19.00%~19.00% | S271 | -14.30%~14.30% | S440 | -17.54%~17.54% |
| S103 | -17.46%~17.46% | S272 | -8.02%~8.02% | S441 | -6.07%~6.07% |
| S104 | -9.80%~9.80% | S273 | -14.50%~14.50% | S442 | -10.78%~10.78% |
| S105 | -11.48%~11.48% | S274 | -7.59%~7.59% | S443 | -19.00%~19.00% |
| S106 | -19.00%~19.00% | S275 | -10.62%~10.62% | S444 | -19.00%~19.00% |
| S107 | -14.68%~14.68% | S276 | -12.68%~12.68% | S445 | -19.00%~19.00% |
| S108 | -17.02%~17.02% | S277 | -9.62%~9.62% | S446 | -16.17%~16.17% |
| S109 | -4.73%~4.73% | S278 | -7.09%~7.09% | S447 | -16.88%~16.88% |
| S110 | -18.46%~18.46% | S279 | -8.95%~8.95% | S448 | -19.00%~19.00% |
| S111 | -13.19%~13.19% | S280 | -14.01%~14.01% | S449 | -17.82%~17.82% |
| S112 | -13.26%~13.26% | S281 | -17.13%~17.13% | S450 | -12.10%~12.10% |
| S113 | -7.36%~7.36% | S282 | -12.47%~12.47% | S451 | -18.34%~18.34% |
| S114 | -15.89%~15.89% | S283 | -12.81%~12.81% | S452 | -7.47%~7.47% |
| S115 | -11.91%~11.91% | S284 | -12.84%~12.84% | S453 | -11.03%~11.03% |
| S116 | -19.00%~19.00% | S285 | -15.38%~15.38% | S454 | -10.75%~10.75% |
| S117 | -18.77%~18.77% | S286 | -2.42%~2.42% | S455 | -17.50%~17.50% |
| S118 | -19.00%~19.00% | S287 | -14.22%~14.22% | S456 | -11.35%~11.35% |
| S119 | -13.87%~13.87% | S288 | -2.25%~2.25% | S457 | -18.71%~18.71% |
| S120 | -19.00%~19.00% | S289 | -18.68%~18.68% | S458 | -8.26%~8.26% |
| S121 | -19.00%~19.00% | S290 | -13.08%~13.08% | S459 | -6.55%~6.55% |
| S122 | -15.08%~15.08% | S291 | -2.26%~2.26% | S460 | -11.21%~11.21% |
| S123 | -16.23%~16.23% | S292 | -2.28%~2.28% | S461 | -8.90%~8.90% |
| S124 | -19.00%~19.00% | S293 | -1.23%~1.23% | S462 | -8.25%~8.25% |
| S125 | -19.00%~19.00% | S294 | -1.54%~1.54% | S463 | -11.90%~11.90% |
| S126 | -14.77%~14.77% | S295 | -8.17%~8.17% | S464 | -6.21%~6.21% |
| S127 | -14.61%~14.61% | S296 | -10.15%~10.15% | S465 | -15.62%~15.62% |
| S128 | -13.72%~13.72% | S297 | -18.03%~18.03% | S466 | -4.99%~4.99% |
| S129 | -18.57%~18.57% | S298 | -15.30%~15.30% | S467 | -19.00%~19.00% |
| S130 | -11.14%~11.14% | S299 | -14.58%~14.58% | S468 | -19.00%~19.00% |
| S131 | -14.08%~14.08% | S300 | -13.22%~13.22% | S469 | -11.71%~11.71% |
| S132 | -15.40%~15.40% | S301 | -11.97%~11.97% | S470 | -15.61%~15.61% |
| S133 | -11.82%~11.82% | S302 | -19.00%~19.00% | S471 | -14.68%~14.68% |
| S134 | -16.63%~16.63% | S303 | -18.21%~18.21% | S472 | -17.90%~17.90% |
| S135 | -14.00%~14.00% | S304 | -15.70%~15.70% | S473 | -13.21%~13.21% |
| S136 | -14.48%~14.48% | S305 | -8.32%~8.32% | S474 | -12.54%~12.54% |
| S137 | -3.45%~3.45% | S306 | -4.86%~4.86% | S475 | -8.05%~8.05% |
| S138 | -13.20%~13.20% | S307 | -19.00%~19.00% | S476 | -16.54%~16.54% |
| S139 | -6.48%~6.48% | S308 | -18.01%~18.01% | S477 | -9.95%~9.95% |
| S140 | -16.73%~16.73% | S309 | -19.00%~19.00% | S478 | -18.00%~18.00% |
| S141 | -17.29%~17.29% | S310 | -12.96%~12.96% | S479 | -16.80%~16.80% |
| S142 | -19.00%~19.00% | S311 | -12.61%~12.61% | S480 | -16.09%~16.09% |
| S143 | -19.00%~19.00% | S312 | -12.46%~12.46% | S481 | -15.93%~15.93% |
| S144 | -18.65%~18.65% | S313 | -6.70%~6.70% | S482 | -12.36%~12.36% |
| S145 | -19.00%~19.00% | S314 | -5.77%~5.77% | S483 | -11.51%~11.51% |
| S146 | -13.38%~13.38% | S315 | -8.86%~8.86% | S484 | -13.72%~13.72% |
| S147 | -8.56%~8.56% | S316 | -13.68%~13.68% | S485 | -19.00%~19.00% |
| S148 | -19.00%~19.00% | S317 | -10.02%~10.02% | S486 | -19.00%~19.00% |
| S149 | -17.85%~17.85% | S318 | -18.78%~18.78% | S487 | -16.36%~16.36% |
| S150 | -19.00%~19.00% | S319 | -17.74%~17.74% | S488 | -19.00%~19.00% |
| S151 | -15.88%~15.88% | S320 | -7.88%~7.88% | S489 | -10.83%~10.83% |
| S152 | -18.87%~18.87% | S321 | -12.99%~12.99% | S490 | -15.50%~15.50% |
| S153 | -17.30%~17.30% | S322 | -12.93%~12.93% | S491 | -13.29%~13.29% |
| S154 | -15.56%~15.56% | S323 | -18.44%~18.44% | S492 | -11.52%~11.52% |
| S155 | -11.52%~11.52% | S324 | -12.38%~12.38% | S493 | -19.00%~19.00% |
| S156 | -17.22%~17.22% | S325 | -15.06%~15.06% | S494 | -16.75%~16.75% |
| S157 | -15.43%~15.43% | S326 | -15.40%~15.40% | S495 | -17.01%~17.01% |
| S158 | -16.44%~16.44% | S327 | -9.43%~9.43% | S496 | -8.90%~8.90% |
| S159 | -12.94%~12.94% | S328 | -19.00%~19.00% | S497 | -13.47%~13.47% |
| S160 | -9.71%~9.71% | S329 | -8.99%~8.99% | S498 | -8.86%~8.86% |
| S161 | -8.86%~8.86% | S330 | -16.15%~16.15% | S499 | -10.40%~10.40% |
| S162 | -18.84%~18.84% | S331 | -13.06%~13.06% | S500 | -13.76%~13.76% |
| S163 | -19.00%~19.00% | S332 | -12.14%~12.14% | S501 | -13.73%~13.73% |
| S164 | -17.83%~17.83% | S333 | -18.69%~18.69% | S502 | -11.11%~11.11% |
| S165 | -17.00%~17.00% | S334 | -9.97%~9.97% | S503 | -8.30%~8.30% |
| S166 | -18.04%~18.04% | S335 | -7.46%~7.46% | S504 | -17.28%~17.28% |
| S167 | -10.33%~10.33% | S336 | -10.03%~10.03% | S505 | -11.72%~11.72% |
| S168 | -15.05%~15.05% | S337 | -16.76%~16.76% | S506 | -19.00%~19.00% |
| S169 | -16.09%~16.09% | S338 | -9.86%~9.86% | S507 | -6.47%~6.47% |

**2.楼层/容积率修正**

**（1）楼层修正**

1. **集体商服用地楼层修正系数表**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **楼层** | | **首层** | **第二层** | **第三层** | **第四层及以上** |
| 修正系数 | 平均值 | 1 | 0.48 | 0.35 | 0.30 |
| 修正范围 | 1 | 0.30～0.60 | 0.25～0.45 | 0.20～0.35 |

注：（1）已建成项目或已有详细规划指标且能得知楼层数的待开发项目宜采用楼层修正；

（2）容积率＜0.4时，不宜采用楼层修正计算总地价。

**（2）容积率修正**

1. **集体商服用地容积率修正系数表**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| 容积率 | *r*＜0.4  (仅针对纯商业用地) | r＜0.4  (仅针对混合用地) | *0.4*≤*r*＜*1* | 1≤*r*＜2.4 | *r*≥2.4 |
| 修正系数 | 0.4967×（1/*r*）0.775 | 1 | 0.6851×（1/*r*）0.499 | 0.6645×（1/*r*）0.446 | 0.45 |

注：（1）公式中r为商服容积率，容积率修正是指首层楼面地价与平均楼面地价的转换系数；

（2）若规划条件中有明确的商业功能对应容积率（按综合用地中商业独立建设部分土地面积核定），按对应的容积率进行修正；若为混合用地，无明确商业功能对应的容积率，其容积率按商业部分建筑面积计算的商业容积率进行修正，即商业容积率=商业部分建筑面积÷宗地总用地面积（其中容积率小于0.4时，容积率修正系数为1）；

（3）评估待开发项目宜采用容积率修正，修正后得到的是对应容积率下的平均楼面地价；

（4）容积率＜1时，修正系数已考虑空地价值，地价计算公式采用建筑面积计算总价。

（5）容积率＜0.1时，容积率修正系数按容积率为0.1的修正系数进行取值。

参照集体商服用地进行用途修正的集体办公用地配套容积率修正系数如下表所示：

1. **集体办公用地容积率修正系数表**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **容积率** | *r*≤1.0 | 1.0<*r*<2.0 | 2.0≤*r*<5.0 | *r*≥5.0 |
| **修正系数** | 0.69+0.12×*r*+0.75/*r* | （2/ *r*）0.8 | （2/ *r*）0.17 | 0.84 |

注：（1）容积率≤1.0时，修正系数已考虑空地价值，地价计算公式采用建筑面积计算总价；

（2）容积率＜0.1时，容积率修正系数按容积率为0.1的修正系数进行取值。

**3.街角地修正**

1. **集体商服用地街角地修正系数表**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **临街情况** | **一面临街** | **两面临街** | **三面临街** | **四面临街** |
| 修正系数 | 1 | 1.08 | 1.13 | 1.15 |

**4.道路客流状况修正**

1. **集体商服用地道路客流状况系数**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **指标标准** | **优** | **较优** | **一般** | **较劣** | **劣** |
| **指标说明** | 宗地邻近或所在的道路客流量大，商业经营条件好 | 宗地邻近或所在的道路客流量较大，商业经营条件较好 | 宗地邻近或所在的道路客流量一般，商业经营条件一般 | 宗地邻近或所在的道路客流量较差，商业经营条件较差 | 宗地不临现状道路，商业经营条件差 |
| **修正系数幅度范围** | [1.08,1.14] | [1.02,1.08） | [0.97,1.02） | [0.93,0.97） | [0.89,0.93） |
| **平均值** | 1.10 | 1.05 | 1.00 | 0.95 | 0.91 |

注：（1）宗地临路情况说明：若宗地邻近道路，视邻近距离情况确定修正的低值取值范围；若宗地临路，视宗地所在商服道路的区段客流情况确定修正的高值取值范围；

（2）宗地不临现状道路说明：若宗地临规划道路，修正系数取最高值；若宗地不临规划道路，修正系数取最低值。

**5.土地开发程度修正**

基准地价设定开发程度为“五通一平”，当待估土地开发程度达不到或超过“五通一平”时，应进行开发程度修正。

1. **土地开发程度修正范围表**

单位：元/平方米（土地面积）

|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **土地开发**  **程度** | **开发项目及成本（元/m2）** | | | | | | | **五通一平合计（元/m2）** | **六通一平合计（元/m2）** |
| **通上水** | **通下水** | **通电** | **通讯** | **通路** | **通气** | **土地**  **平整** |
| 参考范围值 | 10～40 | 5～20 | 50～90 | 6～20 | 50～90 | 20～40 | 25～50 | 146～310 | 166～350 |
| 一级区建成区平均值 | 30 | 20 | 90 | 20 | 90 | 40 | 40 | 290 | 330 |
| 二级区建成区平均值 | 25 | 20 | 80 | 20 | 80 | 35 | 35 | 260 | 295 |
| 三级区建成区平均值 | 20 | 15 | 70 | 15 | 70 | 30 | 30 | 220 | 250 |
| 四级区建成区平均值 | 20 | 12 | 60 | 12 | 60 | 25 | 30 | 194 | 219 |
| 以上建成区外的未开发区域平均值 | 12 | 10 | 35 | 10 | 50 | 25 | 25 | 142 | 167 |
| 一级区：越秀区、海珠区、荔湾区、天河区；二级区：白云区、黄埔区；三级区：花都区、番禺区、南沙区；四级区：增城区、从化区。 | | | | | | | | | |

注：本表仅供参考，实际操作时应根据待评估宗的具体开发状况，参照上表进行修正。上述土地开发程度修正的面积基础是土地面积。其中上表的“五通一平”具体是指宗地外通上水、通下水、通电、通讯、通路及宗地内土地平整，“六通一平”具体是指宗地外通上水、通下水、通电、通讯、通气、通路及宗地内土地平整。

**6.土地剩余使用年期修正**

1. **集体商服用地使用年期修正系数（还原率 r=7.88%）**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 剩余使用年期 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 修正系数 | 0.0767 | 0.1479 | 0.2138 | 0.2749 | 0.3316 | 0.3841 | 0.4328 | 0.4779 | 0.5197 | 0.5585 |
| 剩余使用年期 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 修正系数 | 0.5944 | 0.6278 | 0.6586 | 0.6873 | 0.7138 | 0.7384 | 0.7612 | 0.7823 | 0.8019 | 0.8201 |
| 剩余使用年期 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 修正系数 | 0.8369 | 0.8525 | 0.8670 | 0.8804 | 0.8928 | 0.9044 | 0.9150 | 0.9249 | 0.9341 | 0.9426 |
| 剩余使用年期 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 修正系数 | 0.9505 | 0.9578 | 0.9646 | 0.9709 | 0.9767 | 0.9821 | 0.9871 | 0.9917 | 0.9960 | 1.0000 |

**7.其他个别因素修正**

1. **集体商服用地其他个别因素修正系数**

| **个别因素** | **指标标准** | **优（%）** | **较优（%）** | **一般（%）** | **较劣（%）** | **劣（%）** |
| --- | --- | --- | --- | --- | --- | --- |
| 宗地形状 | 指标说明 | 形状规则，对土地利用极为有利 | 形状较规则，对土地利用较为有利 | 形状基本规则，对土地利用无不良影响 | 形状较不规则，对土地利用有一定影响 | 形状不规则，对土地利用产生严重影响 |
| 修正系数 | 2 | 1 | 0 | -1 | -2 |
| 宗地地基承载力 | 指标说明 | 宗地地基  承载力好 | 宗地地基  承载力较好 | 宗地地基  承载力适宜 | 宗地地基  承载力较差 | 宗地地基  承载力差 |
| 修正系数 | 1.5 | 0.75 | 0 | -0.75 | -1.5 |
| 宗地大小 | 指标说明 | S≥10000 m2 | 5000 m2≤S＜10000 m2 | 2000 m2≤S＜5000 m2 | 1000 m2≤S＜2000 m2 | S＜1000 m2 |
| 修正系数 | 1 | 0.5 | 0 | -0.5 | -1 |

**二、集体住宅用地地价修正体系**

**1.区域因素修正**

1. **集体住宅用地区域因素修正系数表**

| **指标标准** | | **判断标准** |
| --- | --- | --- |
| 基本设施状况 | 指标说明 | 市政供水保证率，排水状况，供电保障率，供气及电讯设施完备度，区域内医疗、文体、超市、中小学、停车场等住宅配套设施完善程度 |
| 指标权重值（Q） | 26.26% |
| 交通条件 | 指标说明 | 区域道路路网密集程度，地铁、公交站点密集程度，与汽车站、高速出入口、高铁站的距离 |
| 指标权重值（Q） | 21.87% |
| 环境条件 | 指标说明 | 区域内农村人居环境条件，区域内土地自然条件情况，区域内是否有人文自然景观或污染源影响 |
| 指标权重值（Q） | 15.47% |
| 宏观区位影响度 | 指标说明 | 较发达的城镇中心对评估范围内各类用地土地质量的影响程度，距城镇中心越近，土地效益递增 |
| 指标权重值（Q） | 11.00% |
| 繁华程度 | 指标说明 | 与商服中心、高级商务区的距离，区域商服氛围水平 |
| 指标权重值（Q） | 10.20% |
| 区域规划 | 指标说明 | 新区拓展规划及城市更新规划潜力，区域规划主导土地利用规划用途，区域规划前景情况 |
| 指标权重值（Q） | 8.27% |
| 人口状况 | 指标说明 | 人口密集程度，居住氛围度水平 |
| 指标权重值（Q） | 6.93% |

注：（1）集体住宅用地各区片区域因素修正幅度乘以不同因素的指标权重值后得到的是对应各区片不同因素的修正系数范围值，修正前需根据不同区片各个因素的实际优劣程度编制各级差异修正标准；

（2）集体住宅用地各区片基准地价代表的是各因素在所在区片内平均优劣程度条件下的地价水平，应用修正时，需根据待估宗地的实际区域因素与区片所代表各因素平均优劣程度的差异，参考编制的因素差异修正标准，对区片基准地价进行加减修正至待估宗地实际区域因素影响条件下的地价水平。

1. **集体住宅用地各区片区域因素总修正幅度表**

| **区片编号** | **总修正幅度** | **区片编号** | **总修正幅度** | **区片编号** | **总修正幅度** |
| --- | --- | --- | --- | --- | --- |
| Z001 | -9.48%~9.48% | Z175 | -18.38%~18.38% | Z349 | -19.00%~19.00% |
| Z002 | -7.78%~7.78% | Z176 | -17.67%~17.67% | Z350 | -11.25%~11.25% |
| Z003 | -6.50%~6.50% | Z177 | -19.00%~19.00% | Z351 | -4.58%~4.58% |
| Z004 | -2.46%~2.46% | Z178 | -19.00%~19.00% | Z352 | -15.82%~15.82% |
| Z005 | -5.93%~5.93% | Z179 | -19.00%~19.00% | Z353 | -16.49%~16.49% |
| Z006 | -3.31%~3.31% | Z180 | -18.38%~18.38% | Z354 | -16.78%~16.78% |
| Z007 | -2.23%~2.23% | Z181 | -18.55%~18.55% | Z355 | -18.62%~18.62% |
| Z008 | -8.91%~8.91% | Z182 | -13.82%~13.82% | Z356 | -18.42%~18.42% |
| Z009 | -2.17%~2.17% | Z183 | -14.85%~14.85% | Z357 | -11.63%~11.63% |
| Z010 | -7.20%~7.20% | Z184 | -14.67%~14.67% | Z358 | -13.10%~13.10% |
| Z011 | -5.08%~5.08% | Z185 | -19.00%~19.00% | Z359 | -18.46%~18.46% |
| Z012 | -15.34%~15.34% | Z186 | -16.37%~16.37% | Z360 | -19.00%~19.00% |
| Z013 | -12.54%~12.54% | Z187 | -16.41%~16.41% | Z361 | -19.00%~19.00% |
| Z014 | -9.89%~9.89% | Z188 | -13.80%~13.80% | Z362 | -19.00%~19.00% |
| Z015 | -17.08%~17.08% | Z189 | -18.52%~18.52% | Z363 | -8.78%~8.78% |
| Z016 | -10.96%~10.96% | Z190 | -12.87%~12.87% | Z364 | -19.00%~19.00% |
| Z017 | -4.41%~4.41% | Z191 | -10.92%~10.92% | Z365 | -19.00%~19.00% |
| Z018 | -12.93%~12.93% | Z192 | -7.61%~7.61% | Z366 | -3.73%~3.73% |
| Z019 | -16.95%~16.95% | Z193 | -13.98%~13.98% | Z367 | -15.79%~15.79% |
| Z020 | -12.91%~12.91% | Z194 | -16.64%~16.64% | Z368 | -7.67%~7.67% |
| Z021 | -17.69%~17.69% | Z195 | -17.93%~17.93% | Z369 | -7.42%~7.42% |
| Z022 | -7.47%~7.47% | Z196 | -10.51%~10.51% | Z370 | -7.47%~7.47% |
| Z023 | -9.42%~9.42% | Z197 | -6.77%~6.77% | Z371 | -10.93%~10.93% |
| Z024 | -10.50%~10.50% | Z198 | -6.28%~6.28% | Z372 | -15.50%~15.50% |
| Z025 | -9.17%~9.17% | Z199 | -9.70%~9.70% | Z373 | -18.05%~18.05% |
| Z026 | -5.76%~5.76% | Z200 | -7.88%~7.88% | Z374 | -14.35%~14.35% |
| Z027 | -9.95%~9.95% | Z201 | -3.51%~3.51% | Z375 | -9.73%~9.73% |
| Z028 | -7.98%~7.98% | Z202 | -14.49%~14.49% | Z376 | -12.24%~12.24% |
| Z029 | -7.85%~7.85% | Z203 | -8.96%~8.96% | Z377 | -6.77%~6.77% |
| Z030 | -12.42%~12.42% | Z204 | -14.28%~14.28% | Z378 | -13.06%~13.06% |
| Z031 | -7.98%~7.98% | Z205 | -18.09%~18.09% | Z379 | -9.33%~9.33% |
| Z032 | -12.40%~12.40% | Z206 | -19.00%~19.00% | Z380 | -11.72%~11.72% |
| Z033 | -4.68%~4.68% | Z207 | -14.18%~14.18% | Z381 | -15.68%~15.68% |
| Z034 | -8.54%~8.54% | Z208 | -8.71%~8.71% | Z382 | -16.65%~16.65% |
| Z035 | -3.50%~3.50% | Z209 | -14.98%~14.98% | Z383 | -13.18%~13.18% |
| Z036 | -11.00%~11.00% | Z210 | -13.08%~13.08% | Z384 | -10.39%~10.39% |
| Z037 | -0.83%~0.83% | Z211 | -10.25%~10.25% | Z385 | -18.59%~18.59% |
| Z038 | -7.78%~7.78% | Z212 | -3.98%~3.98% | Z386 | -12.58%~12.58% |
| Z039 | -4.71%~4.71% | Z213 | -16.43%~16.43% | Z387 | -16.68%~16.68% |
| Z040 | -6.51%~6.51% | Z214 | -16.69%~16.69% | Z388 | -12.17%~12.17% |
| Z041 | -9.89%~9.89% | Z215 | -16.54%~16.54% | Z389 | -19.00%~19.00% |
| Z042 | -7.80%~7.80% | Z216 | -11.90%~11.90% | Z390 | -15.76%~15.76% |
| Z043 | -9.49%~9.49% | Z217 | -13.23%~13.23% | Z391 | -13.80%~13.80% |
| Z044 | -7.87%~7.87% | Z218 | -10.69%~10.69% | Z392 | -13.05%~13.05% |
| Z045 | -9.29%~9.29% | Z219 | -14.56%~14.56% | Z393 | -11.13%~11.13% |
| Z046 | -19.00%~19.00% | Z220 | -7.21%~7.21% | Z394 | -9.89%~9.89% |
| Z047 | -12.02%~12.02% | Z221 | -12.06%~12.06% | Z395 | -8.13%~8.13% |
| Z048 | -8.22%~8.22% | Z222 | -7.95%~7.95% | Z396 | -11.91%~11.91% |
| Z049 | -12.54%~12.54% | Z223 | -3.27%~3.27% | Z397 | -9.65%~9.65% |
| Z050 | -13.77%~13.77% | Z224 | -8.06%~8.06% | Z398 | -14.20%~14.20% |
| Z051 | -9.42%~9.42% | Z225 | -14.20%~14.20% | Z399 | -15.53%~15.53% |
| Z052 | -10.26%~10.26% | Z226 | -12.82%~12.82% | Z400 | -14.60%~14.60% |
| Z053 | -9.91%~9.91% | Z227 | -17.40%~17.40% | Z401 | -19.00%~19.00% |
| Z054 | -7.76%~7.76% | Z228 | -19.00%~19.00% | Z402 | -13.20%~13.20% |
| Z055 | -8.06%~8.06% | Z229 | -11.20%~11.20% | Z403 | -13.62%~13.62% |
| Z056 | -16.12%~16.12% | Z230 | -14.26%~14.26% | Z404 | -16.36%~16.36% |
| Z057 | -9.11%~9.11% | Z231 | -12.78%~12.78% | Z405 | -1.53%~1.53% |
| Z058 | -15.06%~15.06% | Z232 | -8.44%~8.44% | Z406 | -8.23%~8.23% |
| Z059 | -14.21%~14.21% | Z233 | -12.87%~12.87% | Z407 | -5.68%~5.68% |
| Z060 | -4.63%~4.63% | Z234 | -7.98%~7.98% | Z408 | -19.00%~19.00% |
| Z061 | -15.25%~15.25% | Z235 | -15.20%~15.20% | Z409 | -19.00%~19.00% |
| Z062 | -13.21%~13.21% | Z236 | -11.45%~11.45% | Z410 | -13.27%~13.27% |
| Z063 | -18.05%~18.05% | Z237 | -16.05%~16.05% | Z411 | -16.10%~16.10% |
| Z064 | -16.88%~16.88% | Z238 | -13.08%~13.08% | Z412 | -16.99%~16.99% |
| Z065 | -15.16%~15.16% | Z239 | -10.85%~10.85% | Z413 | -11.14%~11.14% |
| Z066 | -12.46%~12.46% | Z240 | -9.90%~9.90% | Z414 | -12.70%~12.70% |
| Z067 | -9.71%~9.71% | Z241 | -13.21%~13.21% | Z415 | -16.47%~16.47% |
| Z068 | -14.61%~14.61% | Z242 | -15.06%~15.06% | Z416 | -19.00%~19.00% |
| Z069 | -15.74%~15.74% | Z243 | -12.33%~12.33% | Z417 | -13.29%~13.29% |
| Z070 | -15.03%~15.03% | Z244 | -19.00%~19.00% | Z418 | -16.76%~16.76% |
| Z071 | -13.27%~13.27% | Z245 | -19.00%~19.00% | Z419 | -13.28%~13.28% |
| Z072 | -16.07%~16.07% | Z246 | -14.21%~14.21% | Z420 | -15.98%~15.98% |
| Z073 | -16.94%~16.94% | Z247 | -16.40%~16.40% | Z421 | -5.25%~5.25% |
| Z074 | -18.05%~18.05% | Z248 | -13.22%~13.22% | Z422 | -19.00%~19.00% |
| Z075 | -3.51%~3.51% | Z249 | -18.91%~18.91% | Z423 | -19.00%~19.00% |
| Z076 | -15.86%~15.86% | Z250 | -18.18%~18.18% | Z424 | -19.00%~19.00% |
| Z077 | -14.19%~14.19% | Z251 | -19.00%~19.00% | Z425 | -19.00%~19.00% |
| Z078 | -14.00%~14.00% | Z252 | -19.00%~19.00% | Z426 | -14.57%~14.57% |
| Z079 | -12.53%~12.53% | Z253 | -16.90%~16.90% | Z427 | -16.60%~16.60% |
| Z080 | -17.39%~17.39% | Z254 | -19.00%~19.00% | Z428 | -10.03%~10.03% |
| Z081 | -17.55%~17.55% | Z255 | -7.73%~7.73% | Z429 | -11.22%~11.22% |
| Z082 | -9.94%~9.94% | Z256 | -13.58%~13.58% | Z430 | -6.29%~6.29% |
| Z083 | -12.23%~12.23% | Z257 | -7.15%~7.15% | Z431 | -9.79%~9.79% |
| Z084 | -16.83%~16.83% | Z258 | -10.87%~10.87% | Z432 | -4.47%~4.47% |
| Z085 | -9.94%~9.94% | Z259 | -3.78%~3.78% | Z433 | -11.50%~11.50% |
| Z086 | -18.95%~18.95% | Z260 | -19.00%~19.00% | Z434 | -10.33%~10.33% |
| Z087 | -12.15%~12.15% | Z261 | -17.45%~17.45% | Z435 | -11.67%~11.67% |
| Z088 | -14.93%~14.93% | Z262 | -13.71%~13.71% | Z436 | -12.54%~12.54% |
| Z089 | -14.92%~14.92% | Z263 | -6.56%~6.56% | Z437 | -15.38%~15.38% |
| Z090 | -17.40%~17.40% | Z264 | -9.63%~9.63% | Z438 | -4.27%~4.27% |
| Z091 | -18.34%~18.34% | Z265 | -9.06%~9.06% | Z439 | -16.41%~16.41% |
| Z092 | -11.74%~11.74% | Z266 | -17.70%~17.70% | Z440 | -18.37%~18.37% |
| Z093 | -8.94%~8.94% | Z267 | -12.51%~12.51% | Z441 | -5.78%~5.78% |
| Z094 | -6.20%~6.20% | Z268 | -16.71%~16.71% | Z442 | -7.93%~7.93% |
| Z095 | -13.48%~13.48% | Z269 | -16.87%~16.87% | Z443 | -7.05%~7.05% |
| Z096 | -14.85%~14.85% | Z270 | -11.63%~11.63% | Z444 | -12.26%~12.26% |
| Z097 | -15.40%~15.40% | Z271 | -14.76%~14.76% | Z445 | -11.93%~11.93% |
| Z098 | -10.12%~10.12% | Z272 | -16.14%~16.14% | Z446 | -8.11%~8.11% |
| Z099 | -10.26%~10.26% | Z273 | -7.72%~7.72% | Z447 | -2.48%~2.48% |
| Z100 | -14.48%~14.48% | Z274 | -9.68%~9.68% | Z448 | -14.27%~14.27% |
| Z101 | -14.15%~14.15% | Z275 | -16.42%~16.42% | Z449 | -12.51%~12.51% |
| Z102 | -13.61%~13.61% | Z276 | -15.42%~15.42% | Z450 | -13.32%~13.32% |
| Z103 | -15.09%~15.09% | Z277 | -19.00%~19.00% | Z451 | -11.87%~11.87% |
| Z104 | -12.61%~12.61% | Z278 | -7.65%~7.65% | Z452 | -3.00%~3.00% |
| Z105 | -17.21%~17.21% | Z279 | -18.51%~18.51% | Z453 | -13.05%~13.05% |
| Z106 | -17.22%~17.22% | Z280 | -18.01%~18.01% | Z454 | -15.29%~15.29% |
| Z107 | -11.55%~11.55% | Z281 | -16.90%~16.90% | Z455 | -12.56%~12.56% |
| Z108 | -14.52%~14.52% | Z282 | -10.51%~10.51% | Z456 | -15.66%~15.66% |
| Z109 | -16.62%~16.62% | Z283 | -12.57%~12.57% | Z457 | -14.79%~14.79% |
| Z110 | -16.25%~16.25% | Z284 | -11.80%~11.80% | Z458 | -5.33%~5.33% |
| Z111 | -18.18%~18.18% | Z285 | -15.36%~15.36% | Z459 | -19.00%~19.00% |
| Z112 | -11.83%~11.83% | Z286 | -15.36%~15.36% | Z460 | -17.63%~17.63% |
| Z113 | -9.17%~9.17% | Z287 | -11.09%~11.09% | Z461 | -11.61%~11.61% |
| Z114 | -12.13%~12.13% | Z288 | -11.46%~11.46% | Z462 | -10.79%~10.79% |
| Z115 | -13.54%~13.54% | Z289 | -19.00%~19.00% | Z463 | -9.93%~9.93% |
| Z116 | -8.30%~8.30% | Z290 | -19.00%~19.00% | Z464 | -16.82%~16.82% |
| Z117 | -5.58%~5.58% | Z291 | -16.04%~16.04% | Z465 | -15.94%~15.94% |
| Z118 | -9.98%~9.98% | Z292 | -11.91%~11.91% | Z466 | -8.55%~8.55% |
| Z119 | -14.68%~14.68% | Z293 | -13.12%~13.12% | Z467 | -12.85%~12.85% |
| Z120 | -9.09%~9.09% | Z294 | -19.00%~19.00% | Z468 | -11.83%~11.83% |
| Z121 | -14.14%~14.14% | Z295 | -10.24%~10.24% | Z469 | -14.75%~14.75% |
| Z122 | -9.69%~9.69% | Z296 | -8.18%~8.18% | Z470 | -16.01%~16.01% |
| Z123 | -16.71%~16.71% | Z297 | -18.13%~18.13% | Z471 | -18.99%~18.99% |
| Z124 | -15.94%~15.94% | Z298 | -18.87%~18.87% | Z472 | -13.55%~13.55% |
| Z125 | -10.03%~10.03% | Z299 | -17.68%~17.68% | Z473 | -13.74%~13.74% |
| Z126 | -17.65%~17.65% | Z300 | -12.13%~12.13% | Z474 | -14.54%~14.54% |
| Z127 | -7.80%~7.80% | Z301 | -18.36%~18.36% | Z475 | -10.81%~10.81% |
| Z128 | -17.33%~17.33% | Z302 | -14.42%~14.42% | Z476 | -6.49%~6.49% |
| Z129 | -13.10%~13.10% | Z303 | -10.69%~10.69% | Z477 | -4.72%~4.72% |
| Z130 | -15.39%~15.39% | Z304 | -6.35%~6.35% | Z478 | -2.73%~2.73% |
| Z131 | -18.53%~18.53% | Z305 | -5.19%~5.19% | Z479 | -19.00%~19.00% |
| Z132 | -9.49%~9.49% | Z306 | -14.11%~14.11% | Z480 | -12.49%~12.49% |
| Z133 | -17.87%~17.87% | Z307 | -14.98%~14.98% | Z481 | -8.37%~8.37% |
| Z134 | -6.96%~6.96% | Z308 | -19.00%~19.00% | Z482 | -7.27%~7.27% |
| Z135 | -14.68%~14.68% | Z309 | -9.96%~9.96% | Z483 | -7.24%~7.24% |
| Z136 | -15.61%~15.61% | Z310 | -9.79%~9.79% | Z484 | -15.28%~15.28% |
| Z137 | -10.68%~10.68% | Z311 | -11.13%~11.13% | Z485 | -17.83%~17.83% |
| Z138 | -8.82%~8.82% | Z312 | -17.05%~17.05% | Z486 | -15.57%~15.57% |
| Z139 | -9.24%~9.24% | Z313 | -7.31%~7.31% | Z487 | -11.46%~11.46% |
| Z140 | -7.25%~7.25% | Z314 | -7.35%~7.35% | Z488 | -0.65%~0.65% |
| Z141 | -7.03%~7.03% | Z315 | -12.38%~12.38% | Z489 | -16.14%~16.14% |
| Z142 | -12.91%~12.91% | Z316 | -9.17%~9.17% | Z490 | -18.13%~18.13% |
| Z143 | -7.60%~7.60% | Z317 | -9.50%~9.50% | Z491 | -17.97%~17.97% |
| Z144 | -19.00%~19.00% | Z318 | -9.58%~9.58% | Z492 | -14.22%~14.22% |
| Z145 | -15.24%~15.24% | Z319 | -15.51%~15.51% | Z493 | -13.58%~13.58% |
| Z146 | -6.83%~6.83% | Z320 | -15.95%~15.95% | Z494 | -10.88%~10.88% |
| Z147 | -10.81%~10.81% | Z321 | -19.00%~19.00% | Z495 | -19.00%~19.00% |
| Z148 | -18.73%~18.73% | Z322 | -19.00%~19.00% | Z496 | -13.42%~13.42% |
| Z149 | -14.59%~14.59% | Z323 | -13.64%~13.64% | Z497 | -11.33%~11.33% |
| Z150 | -12.22%~12.22% | Z324 | -10.22%~10.22% | Z498 | -10.51%~10.51% |
| Z151 | -17.67%~17.67% | Z325 | -12.91%~12.91% | Z499 | -18.05%~18.05% |
| Z152 | -19.00%~19.00% | Z326 | -10.00%~10.00% | Z500 | -7.15%~7.15% |
| Z153 | -11.57%~11.57% | Z327 | -17.36%~17.36% | Z501 | -6.62%~6.62% |
| Z154 | -11.24%~11.24% | Z328 | -19.00%~19.00% | Z502 | -4.32%~4.32% |
| Z155 | -18.01%~18.01% | Z329 | -16.81%~16.81% | Z503 | -6.20%~6.20% |
| Z156 | -18.93%~18.93% | Z330 | -18.71%~18.71% | Z504 | -6.36%~6.36% |
| Z157 | -12.70%~12.70% | Z331 | -13.47%~13.47% | Z505 | -11.19%~11.19% |
| Z158 | -7.62%~7.62% | Z332 | -19.00%~19.00% | Z506 | -5.40%~5.40% |
| Z159 | -9.73%~9.73% | Z333 | -10.45%~10.45% | Z507 | -7.48%~7.48% |
| Z160 | -16.42%~16.42% | Z334 | -19.00%~19.00% | Z508 | -6.10%~6.10% |
| Z161 | -13.02%~13.02% | Z335 | -12.48%~12.48% | Z509 | -7.35%~7.35% |
| Z162 | -12.49%~12.49% | Z336 | -12.06%~12.06% | Z510 | -4.11%~4.11% |
| Z163 | -11.41%~11.41% | Z337 | -17.30%~17.30% | Z511 | -6.95%~6.95% |
| Z164 | -11.71%~11.71% | Z338 | -12.73%~12.73% | Z512 | -18.29%~18.29% |
| Z165 | -12.17%~12.17% | Z339 | -13.95%~13.95% | Z513 | -13.53%~13.53% |
| Z166 | -10.12%~10.12% | Z340 | -14.08%~14.08% | Z514 | -19.00%~19.00% |
| Z167 | -16.18%~16.18% | Z341 | -6.27%~6.27% | Z515 | -9.98%~9.98% |
| Z168 | -16.73%~16.73% | Z342 | -8.10%~8.10% | Z516 | -18.74%~18.74% |
| Z169 | -13.86%~13.86% | Z343 | -12.91%~12.91% | Z517 | -5.99%~5.99% |
| Z170 | -13.47%~13.47% | Z344 | -5.50%~5.50% | Z518 | -9.77%~9.77% |
| Z171 | -17.45%~17.45% | Z345 | -5.64%~5.64% | Z519 | -13.68%~13.68% |
| Z172 | -18.43%~18.43% | Z346 | -16.98%~16.98% | Z520 | -6.59%~6.59% |
| Z173 | -18.13%~18.13% | Z347 | -16.08%~16.08% | Z521 | -7.69%~7.69% |
| Z174 | -9.69%~9.69% | Z348 | -16.88%~16.88% | -- | -- |

**2.容积率修正**

**（1）宅基地容积率修正公式**

宅基地容积率修正仅对与宅基地批准容积率2.33有差异的宅基地进行修正，与宅基地批准容积率2.33一致的，宅基地容积率修正为1.0。

宅基地批准容积率2.33是根据2020年印发的《关于加强农村住宅建设管理的实施意见》及征询相关农村规划报建部门，广州市农村自建房报建最大建筑面积280平方米，最大用地面积120平方米，最大建筑基底面积80平方米的要求设定为2.33。当已批准的合法取得宅基地批准容积率高于或低于2.33时，按以下修正公式进行修正。其中，具体合法取得的宅基地批准容积率不以现状建筑面积计算容积率为准，应以项目历史批准文件记载的允许最大建设面积计算为准。

1. **宅基地容积率修正系数表**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **容积率** | *r*≤1.0 | 1.0＜*r*≤2.5 | 2.5＜*r*＜4.5 | *r*≥4.5 |
| **修正系数** | 2 | (2.33/*r*)0.91 | (2.33/*r*)0.75 | 0.61 |

注：（1）容积率为合法取得的宅基地批准容积率；

（2）目前根据2020年5月12日15届109次广州市政府常务会议审议通过的《关于加强农村住宅建设管理的实施意见》及征询相关农村规划报建部门，宅基地批准容积率是按照目前广州市农村自建房报建最大建筑面积280平方米，最大用地面积120平方米，最大建筑基底面积80平方米的要求设定为2.33，但具体合法取得的宅基地批准容积率应按项目历史批准文件记载的允许最大建设面积计算为准。

**（2）集体租赁住房用地容积率修正公式**

1. **广州市级别范围一至七级内集体租赁住房用地容积率修正系数表**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **容积率** | *r*≤1.0 | 1.0＜*r*＜2.7 | 2.7≤*r*＜7.0 | *r*≥7.0 |
| **修正系数** | 0.49+0.23×*r*2.5+0.55/*r* | （2.7/*r*）0.27 | （2.7/*r*）0.18 | 0.84 |

注：（1）容积率≤1.0时，修正系数已考虑空地价值，地价计算公式采用建筑面积计算总价；

（2）容积率为建设项目综合容积率，即含裙楼商业公建配套等的综合容积率；

（3）容积率＜0.1时，容积率修正系数按容积率为0.1的修正系数进行取值。

1. **广州市级别范围八至十一级内集体租赁住房用地容积率修正系数表**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **容积率** | *r*≤1.0 | 1.0＜*r*＜2.1 | 2.1≤*r*＜7.0 | *r*≥7.0 |
| **修正系数** | 0.25+0.51×*r*+0.54/*r* | （2.1/*r*）0.4 | （2.1/*r*）0.15 | 0.82 |

注：（1）容积率≤1.0时，修正系数已考虑空地价值，地价计算公式采用建筑面积计算总价；

（2）容积率为建设项目综合容积率，即含裙楼商业公建配套等的综合容积率；

（3）容积率＜0.1时，容积率修正系数按容积率为0.1的修正系数进行取值。

**3.集体租赁住房用地临江（海）修正**

临珠江前后航道、白沙河、西华海、沙贝海、白坭河、巴江河、鸦岗河、流溪河、三枝香水道、市桥水道、沥滘水道、沙湾水道、蕉门水道、珠江出海口增江河、东江河航道、从化区流溪河主航道等两岸的首宗建设用地（城市道路用地、绿地与广场等用地除外），其临江（海）建设用地红线以内50米部分的基准地价在原基础上有一定幅度的增加。根据其对价格影响，住宅用地其临江（海）建设用地红线以内50米部分的基准地价在原基础上增加10%-30%。

**4.土地开发程度修正（同集体商服用地）**

集体住宅用地的土地开发程度修正，参照《表8-8土地开发程度修正范围表》进行。

**5.土地剩余使用年期修正**

1. **集体租赁住房用地土地使用年期修正系数表（r=6.44%）**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **剩余使用年期** | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| **修正系数** | 0.0613 | 0.1189 | 0.1729 | 0.2238 | 0.2715 | 0.3164 | 0.3585 | 0.3981 | 0.4353 | 0.4702 |
| **剩余使用年期** | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| **修正系数** | 0.5030 | 0.5339 | 0.5629 | 0.5901 | 0.6157 | 0.6397 | 0.6623 | 0.6835 | 0.7034 | 0.7221 |
| **剩余使用年期** | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| **修正系数** | 0.7397 | 0.7562 | 0.7718 | 0.7864 | 0.8001 | 0.8129 | 0.8250 | 0.8364 | 0.8471 | 0.8571 |
| **剩余使用年期** | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| **修正系数** | 0.8665 | 0.8754 | 0.8837 | 0.8915 | 0.8988 | 0.9057 | 0.9122 | 0.9183 | 0.9240 | 0.9294 |
| **剩余使用年期** | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| **修正系数** | 0.9344 | 0.9392 | 0.9436 | 0.9478 | 0.9518 | 0.9555 | 0.9589 | 0.9622 | 0.9653 | 0.9681 |
| **剩余使用年期** | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 |
| **修正系数** | 0.9708 | 0.9734 | 0.9758 | 0.9780 | 0.9801 | 0.9821 | 0.9840 | 0.9857 | 0.9873 | 0.9889 |
| **剩余使用年期** | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 |
| **修正系数** | 0.9903 | 0.9917 | 0.9930 | 0.9942 | 0.9953 | 0.9964 | 0.9974 | 0.9983 | 0.9992 | 1.0000 |

**6.其他个别因素修正**

**（1）宅基地其他个别因素修正**

1. **宅基地其他个别因素修正系数**

| **个别因素** | **指标标准** | **优（%）** | **较优（%）** | **一般（%）** | **较劣（%）** | **劣（%）** |
| --- | --- | --- | --- | --- | --- | --- |
| 宗地  形状 | 指标说明 | 形状规则，对土地利用极为有利 | 形状较规则，对土地利用较为有利 | 形状基本规则，对土地利用无不良影响 | 形状较不规则，对土地利用有一定影响 | 形状不规则，对土地利用产生严重影响 |
| 修正系数 | 2 | 1 | 0 | -1 | -2 |
| 宗地地基承载力 | 指标说明 | 宗地地基承载力好 | 宗地地基承载力较好 | 宗地地基承载力适宜 | 宗地地基承载力较差 | 宗地地基承载力差 |
| 修正系数 | 1.5 | 0.75 | 0 | -0.75 | -1.5 |
| 景观  条件 | 指标说明 | 景观条件好，对土地利用极为有利 | 景观条件良好，对土地利用较为有利 | 景观条件一般，对土地利用无不良影响 | 景观条件较差，对土地利用有一定影响 | 景观条件差，对土地利用产生严重影响 |
| 修正系数 | 3 | 1.5 | 0 | -1.5 | -3 |
| 临路  条件 | 指标说明 | 宗地两面以上临主要道路 | 宗地一面临主要道路，一面临次要道路 | 宗地一面临主要道路 | 宗地一面临次要道路 | 宗地不临任何道路 |
| 修正系数 | 5 | 2.5 | 0 | -2.5 | -5 |

**（2）集体租赁住房用地其他个别因素修正**

1. **集体租赁住房用地其他个别因素修正系数**

| **指标标准** | | **优（%）** | **较优（%）** | **一般（%）** | **较劣（%）** | **劣（%）** |
| --- | --- | --- | --- | --- | --- | --- |
| 小区配套设施 | 指标说明 | 小区内部配套完善 | 小区内部配套较完善 | 小区内部配套一般 | 小区内部配套较差 | 小区内部配套差 |
| 修正系数 | 3.5 | 2 | 0 | -2 | -3.5 |
| 宗地  形状 | 指标说明 | 形状规则，对土地利用极为有利 | 形状较规则，对土地利用较为有利 | 形状基本规则，对土地利用无不良影响 | 形状较不规则，对土地利用有一定影响 | 形状不规则，对土地利用产生严重影响 |
| 修正系数 | 2 | 1 | 0 | -1 | -2 |
| 宗地地基承载力 | 指标说明 | 宗地地基承载力状况好 | 宗地地基承载力状况良好 | 宗地地基承载力状况适宜 | 宗地地基承载力状况较差 | 宗地地基承载力状况差 |
| 修正系数 | 2 | 1 | 0 | -1 | -2 |
| 景观  条件 | 指标说明 | 景观条件好，对土地利用极为有利 | 景观条件良好，对土地利用较为有利 | 景观条件一般，对土地利用无不良影响 | 景观条件较差，对土地利用有一定影响 | 景观条件差，对土地利用产生严重影响 |
| 修正系数 | 4 | 2.5 | 0 | -2.5 | -4 |

**三、集体工业用地地价修正体系**

**1.区域因素修正**

1. **集体工业用地区域因素修正系数表**

| **指标标准** | | **判断标准** |
| --- | --- | --- |
| 交通条件 | 指标说明 | 区域道路路网密集程度，与公路或火车货运站、高速出入口、港口码头的距离 |
| 指标权重值（Q） | 34.80% |
| 基本设施状况 | 指标说明 | 区域内市政供水保证率，排水状况，供电保障率 |
| 指标权重值（Q） | 27.73% |
| 产业集聚效益 | 指标说明 | 区域内产业集聚度，周边工业区分布及联系紧密程度 |
| 指标权重值（Q） | 15.60% |
| 环境条件 | 指标说明 | 区域内土地自然条件情况，区域地势与工程地质条件对建筑的影响程度 |
| 指标权重值（Q） | 12.00% |
| 区域规划 | 指标说明 | 新区拓展规划及城市更新规划潜力，区域规划主导土地利用规划用途，区域规划前景情况 |
| 指标权重值（Q） | 9.87% |

注：（1）集体工业用地各区片区域因素修正幅度乘以不同因素的指标权重值后得到的是对应各区片不同因素的修正系数范围值，修正前需根据不同区片各个因素的实际优劣程度编制各级差异修正标准；

（2）集体工业用地各区片基准地价代表的是各因素在所在区片内平均优劣程度条件下的地价水平，应用修正时，需根据待估宗地的实际区域因素与区片所代表各因素平均优劣程度的差异，参考编制的因素差异修正标准，对区片基准地价进行加减修正至待估宗地实际区域因素影响条件下的地价水平。

1. **集体工业用地各区片区域因素总修正幅度表**

| **区片编号** | **总修正幅度** | **区片编号** | **总修正幅度** | **区片编号** | **总修正幅度** |
| --- | --- | --- | --- | --- | --- |
| G001 | -2.35%~2.35% | G143 | -10.01%~10.01% | G285 | -17.00%~17.00% |
| G002 | -12.09%~12.09% | G144 | -18.72%~18.72% | G286 | -19.00%~19.00% |
| G003 | -1.43%~1.43% | G145 | -16.56%~16.56% | G287 | -10.13%~10.13% |
| G004 | -11.72%~11.72% | G146 | -10.12%~10.12% | G288 | -5.58%~5.58% |
| G005 | -15.86%~15.86% | G147 | -14.75%~14.75% | G289 | -10.18%~10.18% |
| G006 | -4.65%~4.65% | G148 | -8.12%~8.12% | G290 | -15.94%~15.94% |
| G007 | -9.42%~9.42% | G149 | -16.53%~16.53% | G291 | -15.42%~15.42% |
| G008 | -15.37%~15.37% | G150 | -9.61%~9.61% | G292 | -11.76%~11.76% |
| G009 | -17.36%~17.36% | G151 | -12.79%~12.79% | G293 | -13.56%~13.56% |
| G010 | -16.08%~16.08% | G152 | -10.62%~10.62% | G294 | -14.79%~14.79% |
| G011 | -12.33%~12.33% | G153 | -11.17%~11.17% | G295 | -6.67%~6.67% |
| G012 | -7.45%~7.45% | G154 | -14.34%~14.34% | G296 | -17.67%~17.67% |
| G013 | -16.14%~16.14% | G155 | -4.21%~4.21% | G297 | -6.62%~6.62% |
| G014 | -14.73%~14.73% | G156 | -5.90%~5.90% | G298 | -10.29%~10.29% |
| G015 | -14.06%~14.06% | G157 | -16.50%~16.50% | G299 | -7.76%~7.76% |
| G016 | -15.46%~15.46% | G158 | -11.05%~11.05% | G300 | -6.33%~6.33% |
| G017 | -8.77%~8.77% | G159 | -16.32%~16.32% | G301 | -11.83%~11.83% |
| G018 | -7.26%~7.26% | G160 | -17.61%~17.61% | G302 | -18.02%~18.02% |
| G019 | -14.22%~14.22% | G161 | -11.83%~11.83% | G303 | -15.43%~15.43% |
| G020 | -17.77%~17.77% | G162 | -17.81%~17.81% | G304 | -13.95%~13.95% |
| G021 | -16.70%~16.70% | G163 | -11.96%~11.96% | G305 | -13.57%~13.57% |
| G022 | -13.93%~13.93% | G164 | -6.53%~6.53% | G306 | -17.42%~17.42% |
| G023 | -3.00%~3.00% | G165 | -11.39%~11.39% | G307 | -13.23%~13.23% |
| G024 | -4.76%~4.76% | G166 | -11.14%~11.14% | G308 | -15.02%~15.02% |
| G025 | -7.18%~7.18% | G167 | -16.64%~16.64% | G309 | -16.25%~16.25% |
| G026 | -4.78%~4.78% | G168 | -9.37%~9.37% | G310 | -14.04%~14.04% |
| G027 | -3.02%~3.02% | G169 | -15.04%~15.04% | G311 | -17.30%~17.30% |
| G028 | -4.02%~4.02% | G170 | -10.54%~10.54% | G312 | -18.80%~18.80% |
| G029 | -10.68%~10.68% | G171 | -6.84%~6.84% | G313 | -19.00%~19.00% |
| G030 | -6.27%~6.27% | G172 | -17.05%~17.05% | G314 | -12.07%~12.07% |
| G031 | -8.42%~8.42% | G173 | -8.19%~8.19% | G315 | -16.76%~16.76% |
| G032 | -17.40%~17.40% | G174 | -14.19%~14.19% | G316 | -15.52%~15.52% |
| G033 | -18.03%~18.03% | G175 | -8.65%~8.65% | G317 | -11.97%~11.97% |
| G034 | -14.64%~14.64% | G176 | -16.16%~16.16% | G318 | -10.84%~10.84% |
| G035 | -15.14%~15.14% | G177 | -9.88%~9.88% | G319 | -12.07%~12.07% |
| G036 | -11.16%~11.16% | G178 | -19.00%~19.00% | G320 | -11.06%~11.06% |
| G037 | -6.67%~6.67% | G179 | -13.70%~13.70% | G321 | -9.01%~9.01% |
| G038 | -17.62%~17.62% | G180 | -10.62%~10.62% | G322 | -11.81%~11.81% |
| G039 | -14.37%~14.37% | G181 | -10.43%~10.43% | G323 | -13.24%~13.24% |
| G040 | -10.73%~10.73% | G182 | -9.94%~9.94% | G324 | -9.97%~9.97% |
| G041 | -14.47%~14.47% | G183 | -8.76%~8.76% | G325 | -14.31%~14.31% |
| G042 | -3.04%~3.04% | G184 | -5.60%~5.60% | G326 | -12.65%~12.65% |
| G043 | -9.08%~9.08% | G185 | -10.23%~10.23% | G327 | -15.58%~15.58% |
| G044 | -7.56%~7.56% | G186 | -5.94%~5.94% | G328 | -14.08%~14.08% |
| G045 | -10.65%~10.65% | G187 | -4.28%~4.28% | G329 | -14.63%~14.63% |
| G046 | -7.88%~7.88% | G188 | -3.39%~3.39% | G330 | -15.46%~15.46% |
| G047 | -12.68%~12.68% | G189 | -3.95%~3.95% | G331 | -16.25%~16.25% |
| G048 | -13.58%~13.58% | G190 | -6.53%~6.53% | G332 | -15.94%~15.94% |
| G049 | -16.41%~16.41% | G191 | -14.18%~14.18% | G333 | -13.65%~13.65% |
| G050 | -15.23%~15.23% | G192 | -14.05%~14.05% | G334 | -15.91%~15.91% |
| G051 | -10.93%~10.93% | G193 | -17.38%~17.38% | G335 | -6.15%~6.15% |
| G052 | -8.38%~8.38% | G194 | -11.03%~11.03% | G336 | -15.15%~15.15% |
| G053 | -11.89%~11.89% | G195 | -11.24%~11.24% | G337 | -19.00%~19.00% |
| G054 | -15.21%~15.21% | G196 | -17.37%~17.37% | G338 | -9.91%~9.91% |
| G055 | -5.27%~5.27% | G197 | -15.37%~15.37% | G339 | -9.87%~9.87% |
| G056 | -2.35%~2.35% | G198 | -3.92%~3.92% | G340 | -8.98%~8.98% |
| G057 | -3.18%~3.18% | G199 | -5.26%~5.26% | G341 | -8.78%~8.78% |
| G058 | -15.96%~15.96% | G200 | -18.45%~18.45% | G342 | -16.17%~16.17% |
| G059 | -18.32%~18.32% | G201 | -18.04%~18.04% | G343 | -15.86%~15.86% |
| G060 | -2.10%~2.10% | G202 | -7.99%~7.99% | G344 | -18.88%~18.88% |
| G061 | -2.79%~2.79% | G203 | -13.85%~13.85% | G345 | -10.76%~10.76% |
| G062 | -2.48%~2.48% | G204 | -13.26%~13.26% | G346 | -8.25%~8.25% |
| G063 | -3.05%~3.05% | G205 | -12.46%~12.46% | G347 | -16.23%~16.23% |
| G064 | -2.80%~2.80% | G206 | -18.18%~18.18% | G348 | -7.49%~7.49% |
| G065 | -11.08%~11.08% | G207 | -16.09%~16.09% | G349 | -7.96%~7.96% |
| G066 | -5.68%~5.68% | G208 | -9.57%~9.57% | G350 | -14.48%~14.48% |
| G067 | -4.62%~4.62% | G209 | -17.47%~17.47% | G351 | -7.00%~7.00% |
| G068 | -4.11%~4.11% | G210 | -19.00%~19.00% | G352 | -17.31%~17.31% |
| G069 | -4.98%~4.98% | G211 | -5.84%~5.84% | G353 | -7.29%~7.29% |
| G070 | -9.44%~9.44% | G212 | -18.12%~18.12% | G354 | -17.38%~17.38% |
| G071 | -3.52%~3.52% | G213 | -14.18%~14.18% | G355 | -8.34%~8.34% |
| G072 | -2.28%~2.28% | G214 | -7.19%~7.19% | G356 | -16.36%~16.36% |
| G073 | -16.06%~16.06% | G215 | -18.73%~18.73% | G357 | -14.01%~14.01% |
| G074 | -4.09%~4.09% | G216 | -4.72%~4.72% | G358 | -12.77%~12.77% |
| G075 | -3.29%~3.29% | G217 | -1.47%~1.47% | G359 | -19.00%~19.00% |
| G076 | -5.13%~5.13% | G218 | -12.97%~12.97% | G360 | -10.74%~10.74% |
| G077 | -6.14%~6.14% | G219 | -10.92%~10.92% | G361 | -7.69%~7.69% |
| G078 | -4.23%~4.23% | G220 | -5.04%~5.04% | G362 | -6.87%~6.87% |
| G079 | -4.92%~4.92% | G221 | -3.86%~3.86% | G363 | -7.21%~7.21% |
| G080 | -4.38%~4.38% | G222 | -7.42%~7.42% | G364 | -9.87%~9.87% |
| G081 | -3.24%~3.24% | G223 | -11.83%~11.83% | G365 | -19.00%~19.00% |
| G082 | -5.81%~5.81% | G224 | -6.57%~6.57% | G366 | -7.98%~7.98% |
| G083 | -7.94%~7.94% | G225 | -9.42%~9.42% | G367 | -11.92%~11.92% |
| G084 | -16.36%~16.36% | G226 | -4.58%~4.58% | G368 | -19.00%~19.00% |
| G085 | -16.56%~16.56% | G227 | -3.05%~3.05% | G369 | -15.47%~15.47% |
| G086 | -5.42%~5.42% | G228 | -4.80%~4.80% | G370 | -18.89%~18.89% |
| G087 | -3.03%~3.03% | G229 | -2.79%~2.79% | G371 | -12.41%~12.41% |
| G088 | -2.08%~2.08% | G230 | -1.08%~1.08% | G372 | -11.30%~11.30% |
| G089 | -3.71%~3.71% | G231 | -4.56%~4.56% | G373 | -19.00%~19.00% |
| G090 | -9.39%~9.39% | G232 | -8.22%~8.22% | G374 | -12.18%~12.18% |
| G091 | -12.03%~12.03% | G233 | -13.73%~13.73% | G375 | -13.73%~13.73% |
| G092 | -10.57%~10.57% | G234 | -14.82%~14.82% | G376 | -17.73%~17.73% |
| G093 | -14.16%~14.16% | G235 | -9.63%~9.63% | G377 | -16.64%~16.64% |
| G094 | -4.37%~4.37% | G236 | -11.33%~11.33% | G378 | -15.66%~15.66% |
| G095 | -4.29%~4.29% | G237 | -13.17%~13.17% | G379 | -11.41%~11.41% |
| G096 | -15.29%~15.29% | G238 | -12.16%~12.16% | G380 | -15.73%~15.73% |
| G097 | -13.88%~13.88% | G239 | -18.42%~18.42% | G381 | -6.64%~6.64% |
| G098 | -5.58%~5.58% | G240 | -9.20%~9.20% | G382 | -7.80%~7.80% |
| G099 | -6.67%~6.67% | G241 | -13.00%~13.00% | G383 | -6.94%~6.94% |
| G100 | -10.98%~10.98% | G242 | -14.22%~14.22% | G384 | -19.00%~19.00% |
| G101 | -9.70%~9.70% | G243 | -6.83%~6.83% | G385 | -16.94%~16.94% |
| G102 | -8.00%~8.00% | G244 | -14.69%~14.69% | G386 | -10.28%~10.28% |
| G103 | -3.79%~3.79% | G245 | -14.96%~14.96% | G387 | -12.17%~12.17% |
| G104 | -8.15%~8.15% | G246 | -19.00%~19.00% | G388 | -11.79%~11.79% |
| G105 | -3.47%~3.47% | G247 | -17.05%~17.05% | G389 | -16.29%~16.29% |
| G106 | -8.35%~8.35% | G248 | -11.87%~11.87% | G390 | -6.32%~6.32% |
| G107 | -10.86%~10.86% | G249 | -18.42%~18.42% | G391 | -8.14%~8.14% |
| G108 | -6.22%~6.22% | G250 | -17.24%~17.24% | G392 | -4.99%~4.99% |
| G109 | -9.09%~9.09% | G251 | -11.85%~11.85% | G393 | -16.01%~16.01% |
| G110 | -13.39%~13.39% | G252 | -13.83%~13.83% | G394 | -11.09%~11.09% |
| G111 | -10.06%~10.06% | G253 | -6.33%~6.33% | G395 | -8.89%~8.89% |
| G112 | -16.10%~16.10% | G254 | -6.37%~6.37% | G396 | -6.74%~6.74% |
| G113 | -13.72%~13.72% | G255 | -16.38%~16.38% | G397 | -9.50%~9.50% |
| G114 | -7.46%~7.46% | G256 | -6.56%~6.56% | G398 | -15.35%~15.35% |
| G115 | -9.13%~9.13% | G257 | -8.37%~8.37% | G399 | -1.38%~1.38% |
| G116 | -19.00%~19.00% | G258 | -14.91%~14.91% | G400 | -6.60%~6.60% |
| G117 | -13.79%~13.79% | G259 | -9.25%~9.25% | G401 | -18.70%~18.70% |
| G118 | -19.00%~19.00% | G260 | -14.88%~14.88% | G402 | -11.86%~11.86% |
| G119 | -17.70%~17.70% | G261 | -15.65%~15.65% | G403 | -6.96%~6.96% |
| G120 | -5.74%~5.74% | G262 | -19.00%~19.00% | G404 | -7.03%~7.03% |
| G121 | -9.00%~9.00% | G263 | -11.54%~11.54% | G405 | -4.82%~4.82% |
| G122 | -3.17%~3.17% | G264 | -10.56%~10.56% | G406 | -11.52%~11.52% |
| G123 | -10.77%~10.77% | G265 | -16.49%~16.49% | G407 | -14.96%~14.96% |
| G124 | -10.66%~10.66% | G266 | -15.12%~15.12% | G408 | -5.21%~5.21% |
| G125 | -1.96%~1.96% | G267 | -13.19%~13.19% | G409 | -8.68%~8.68% |
| G126 | -1.72%~1.72% | G268 | -18.51%~18.51% | G410 | -7.50%~7.50% |
| G127 | -10.05%~10.05% | G269 | -15.75%~15.75% | G411 | -3.72%~3.72% |
| G128 | -6.39%~6.39% | G270 | -16.74%~16.74% | G412 | -8.34%~8.34% |
| G129 | -4.88%~4.88% | G271 | -16.97%~16.97% | G413 | -9.62%~9.62% |
| G130 | -17.04%~17.04% | G272 | -19.00%~19.00% | G414 | -11.07%~11.07% |
| G131 | -6.63%~6.63% | G273 | -17.41%~17.41% | G415 | -0.94%~0.94% |
| G132 | -8.83%~8.83% | G274 | -14.52%~14.52% | G416 | -18.17%~18.17% |
| G133 | -9.25%~9.25% | G275 | -14.99%~14.99% | G417 | -2.32%~2.32% |
| G134 | -13.29%~13.29% | G276 | -18.38%~18.38% | G418 | -5.19%~5.19% |
| G135 | -13.72%~13.72% | G277 | -11.81%~11.81% | G419 | -5.13%~5.13% |
| G136 | -12.97%~12.97% | G278 | -12.08%~12.08% | G420 | -11.35%~11.35% |
| G137 | -11.77%~11.77% | G279 | -8.27%~8.27% | G421 | -14.54%~14.54% |
| G138 | -14.31%~14.31% | G280 | -15.34%~15.34% | G422 | -12.60%~12.60% |
| G139 | -17.25%~17.25% | G281 | -16.04%~16.04% | G423 | -4.87%~4.87% |
| G140 | -15.26%~15.26% | G282 | -17.16%~17.16% | G424 | -14.41%~14.41% |
| G141 | -10.53%~10.53% | G283 | -10.16%~10.16% | G425 | -7.21%~7.21% |
| G142 | -4.75%~4.75% | G284 | -18.65%~18.65% | G426 | -6.52%~6.52% |

**2.容积率修正**

1. **集体工业用地容积率修正系数表**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **容积率** | *r*≤1.0 | 1.0＜*r*≤2 | 2＜*r*≤3 | *R*＞3.0 |
| **修正系数** | 1 | 0.99×*r*0.25 | 1.07×*r*0.16 | 1.28 |

注：纳入城乡土地市场统筹供应，与国有工业用地供后监管要求一致的集体工业用地，可不作容积率修正。

1. **集体工业用地容积率修正系数表**

|  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **容积率** | ≤1.0 | 1.1 | 1.2 | 1.3 | 1.4 | 1.5 | 1.6 | 1.7 | 1.8 | 1.9 | 2 |
| **修正系数** | 1 | 1.0139 | 1.0362 | 1.0571 | 1.0769 | 1.0956 | 1.1134 | 1.1304 | 1.1467 | 1.1623 | 1.1773 |
| **容积率** | 2.1 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 2.7 | 2.8 | 2.9 | >3.0 | —— |
| **修正系数** | 1.2049 | 1.2139 | 1.2225 | 1.2309 | 1.239 | 1.2468 | 1.2543 | 1.2616 | 1.2687 | 1.28 | —— |

**3.临江（海）修正**

临珠江前后航道、白沙河、西华海、沙贝海、白坭河、巴江河、鸦岗河、流溪河、三枝香水道、市桥水道、沥滘水道、沙湾水道、蕉门水道、珠江出海口增江河、东江河航道、从化区流溪河主航道等两岸的首宗建设用地（城市道路用地、绿地与广场等用地除外），其临江（海）建设用地红线以内50米部分的基准地价在原基础上有一定幅度的增加。根据其对价格影响，工业用地其临江（海）建设用地红线以内50米部分的基准地价在原基础上增加30%。

**4.土地开发程度修正（同集体商服用地）**

集体工业用地的土地开发程度修正，参照《表8-8 土地开发程度修正范围表》进行。

**5.土地剩余使用年期修正**

1. **集体工业用地土地使用年期修正系数表（r=5.51%）**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 剩余使用年期 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 修正系数 | 0.0561 | 0.1092 | 0.1595 | 0.2073 | 0.2525 | 0.2954 | 0.3360 | 0.3745 | 0.4110 | 0.4456 |
| 剩余使用年期 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 修正系数 | 0.4784 | 0.5095 | 0.5389 | 0.5669 | 0.5933 | 0.6184 | 0.6422 | 0.6647 | 0.6860 | 0.7063 |
| 剩余使用年期 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 修正系数 | 0.7254 | 0.7436 | 0.7608 | 0.7772 | 0.7926 | 0.8073 | 0.8212 | 0.8344 | 0.8469 | 0.8587 |
| 剩余使用年期 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 修正系数 | 0.8699 | 0.8805 | 0.8906 | 0.9002 | 0.9092 | 0.9178 | 0.9259 | 0.9336 | 0.9409 | 0.9479 |
| 剩余使用年期 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 修正系数 | 0.9544 | 0.9606 | 0.9665 | 0.9721 | 0.9774 | 0.9824 | 0.9872 | 0.9917 | 0.9960 | 1.0000 |

**6.其他个别因素修正**

利用基准地修正至宗地地价时，还要考虑宗地的形状、面积大小、宗地地基承载力及交通条件是影响工业用地地价水平的重要因素，最终确定工业用地的其他个别因素修正系数。

1. **集体工业用地个别因素修正系数表**

| **个别因素** | **指标标准** | **优（%）** | **较优（%）** | **一般（%）** | **较劣（%）** | **劣（%）** |
| --- | --- | --- | --- | --- | --- | --- |
| 临路条件 | 指标说明 | 临交通型主干道 | 临混合型主干道 | 临次干道 | 临支路 | 不临路 |
| 修正系数 | 3 | 1.5 | 0 | -1.5 | -3 |
| 宗地形状 | 指标说明 | 形状规则，对土地利用极为有利 | 形状较规则，对土地利用较为有利 | 形状基本规则，对土地利用无不良影响 | 形状较不规则，对土地利用有一定影响 | 形状不规则，对土地利用产生严重影响 |
| 修正系数 | 1.5 | 0.75 | 0 | -0.75 | -1.5 |
| 宗地地基承载力 | 指标说明 | 宗地地基承载力好 | 宗地地基  承载力良好 | 宗地地基  承载力适宜 | 宗地地基  承载力较差 | 宗地地基  承载力差 |
| 修正系数 | 1.5 | 0.75 | 0 | -0.75 | -1.5 |
| 宗地大小 | 指标说明 | ≥50000m2 | 20000≤S<50000m2 | 10000≤S<20000m2 | 5000≤S<10000m2 | S<5000 m2 |
| 修正系数 | 2 | 1 | 0 | -1 | -2 |