

附件 19

# 2023 年广州市划拨国有建设用地基准地 价修正体系

## 一、划拨商业用地宗地地价修正体系

本次划拨商业用地的修正体系是针对设定地价表现形式为首层楼面地价下的修正体系。

### 1.商业用地区域因素修正

表 19-1 商业区域因素修正系数表

指标标准		判断标准
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)	36.65%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
交通条件	指标说明	区域道路路网密集程度，公交站点密集程度，地铁站布设情况、与汽车客运站、高速路口、轨道交通站、港口码头的距离
	指标权重值 (Q)	21.10%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
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)	15.15%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
人口状况	指标说明	人口密集程度，商业人流聚集程度、居住氛围度水平
	指标权重值 (Q)	12.40%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
用地潜力	指标说明	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)	8.96%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度

指标标准		判断标准
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)	5.74%
	各片区修正幅度范围	指标权重值(Q)×片区总修正幅度

注：（1）商业用地各区片区域因素总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）商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，需根据估价对象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估价对象实际区域因素影响条件下的地价水平。

**表 19-2 商业各区片区域因素总修正幅度表**

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
S001	-6.38%~5.15%	S198	-9.71%~7.05%	S394	-10.49%~9.69%
S002	-2.87%~2.50%	S199	-11.71%~10.70%	S395	-15.50%~14.70%
S003	-6.56%~5.92%	S200	-14.80%~12.70%	S396	-7.31%~8.03%
S004	-2.42%~3.90%	S201	-14.35%~13.06%	S397	-15.94%~14.70%
S005	-8.08%~7.46%	S202	-15.34%~14.77%	S398	-13.25%~10.36%
S006	-8.00%~9.61%	S203	-12.73%~11.98%	S399	-8.99%~8.25%
S007	-4.76%~3.07%	S204	-11.51%~12.70%	S400	-13.30%~10.28%
S008	-4.93%~3.62%	S205	-14.75%~14.08%	S401	-15.22%~14.70%
S009	-6.32%~4.90%	S206	-7.26%~5.66%	S402	-5.81%~5.49%
S010	-2.49%~2.72%	S207	-14.80%~13.38%	S403	-15.47%~14.70%
S011	-10.70%~9.72%	S208	-12.88%~11.40%	S404	-11.71%~10.45%
S012	-4.53%~4.93%	S209	-5.15%~5.93%	S405	-15.50%~14.72%
S013	-5.47%~4.43%	S210	-12.10%~11.23%	S406	-14.80%~14.85%
S014	-7.11%~4.04%	S211	-15.70%~14.70%	S407	-15.87%~14.70%
S015	-6.68%~7.90%	S212	-15.95%~14.70%	S408	-12.91%~13.41%
S016	-11.89%~10.89%	S213	-13.56%~12.54%	S409	-14.80%~14.70%
S017	-2.47%~2.06%	S214	-15.46%~14.70%	S410	-12.86%~11.81%
S018	-2.12%~2.16%	S215	-6.84%~7.06%	S411	-15.31%~14.70%
S019	-9.49%~8.45%	S216	-14.80%~15.00%	S412	-16.21%~14.97%
S020	-2.79%~4.30%	S217	-13.80%~14.70%	S413	-15.66%~14.70%
S021	-8.52%~7.68%	S218	-16.45%~15.00%	S414	-15.11%~14.10%
S022	-8.34%~7.17%	S219	-15.39%~14.50%	S415	-12.28%~11.54%
S023	-13.12%~12.21%	S220	-8.86%~7.70%	S416	-14.80%~14.70%
S024	-11.30%~12.88%	S221	-5.95%~5.27%	S417	-9.86%~8.59%
S025	-14.80%~13.64%	S222	-15.76%~14.70%	S418	-4.37%~3.28%
S026	-14.62%~14.70%	S223	-15.69%~14.68%	S419	-15.80%~14.78%
S027	-13.38%~14.39%	S224	-9.57%~9.29%	S420	-12.85%~10.70%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
S028	-11.50%~13.19%	S225	-13.46%~12.76%	S421	-13.98%~14.84%
S029	-11.04%~11.23%	S226	-14.80%~12.70%	S422	-14.82%~12.70%
S030	-9.00%~6.41%	S227	-15.76%~14.70%	S423	-15.12%~14.19%
S031	-12.57%~11.42%	S228	-9.59%~8.48%	S424	-10.80%~11.70%
S032	-12.46%~11.21%	S229	-15.27%~14.70%	S425	-3.80%~2.45%
S033	-3.38%~3.52%	S230	-15.00%~13.69%	S426	-13.63%~12.43%
S034	-8.03%~5.29%	S231	-7.72%~6.53%	S427	-13.82%~13.20%
S035	-15.21%~14.56%	S232	-13.59%~12.76%	S428	-14.85%~14.20%
S036	-4.58%~5.80%	S233	-14.80%~14.70%	S429	-14.80%~14.70%
S037	-15.28%~14.10%	S234	-14.20%~14.60%	S430	-9.05%~7.69%
S038	-7.44%~8.56%	S235	-6.59%~7.07%	S431	-15.60%~14.70%
S039	-14.04%~11.43%	S236	-6.11%~5.89%	S432	-13.39%~12.23%
S040	-13.50%~14.70%	S237	-11.16%~9.72%	S433	-13.80%~14.70%
S041	-9.78%~7.43%	S238	-14.80%~13.72%	S434	-9.21%~7.99%
S042	-8.93%~8.26%	S239	-11.92%~9.00%	S435	-15.57%~14.70%
S043	-16.15%~14.70%	S240	-15.26%~14.70%	S436	-13.02%~10.96%
S044	-15.31%~14.65%	S241	-6.70%~7.44%	S437	-14.80%~14.70%
S045	-16.01%~14.70%	S242	-10.13%~8.85%	S438	-11.71%~11.32%
S046	-7.58%~6.54%	S243	-11.79%~9.09%	S439	-15.23%~14.70%
S047	-3.69%~4.90%	S244	-9.39%~10.84%	S440	-10.42%~7.82%
S048	-14.91%~14.70%	S245	-14.80%~13.40%	S441	-6.81%~4.63%
S049	-12.66%~10.50%	S246	-15.41%~14.32%	S442	-10.74%~9.04%
S050	-14.80%~14.20%	S247	-8.17%~6.04%	S443	-15.69%~14.70%
S051	-15.33%~14.70%	S248	-11.80%~10.70%	S444	-12.80%~12.70%
S052	-11.26%~10.65%	S249	-14.80%~14.23%	S445	-14.73%~13.90%
S053	-15.66%~14.70%	S250	-10.12%~10.70%	S446	-3.11%~3.73%
S054	-14.80%~14.70%	S251	-9.15%~10.26%	S447	-14.66%~13.81%
S055	-14.94%~14.06%	S252	-12.96%~11.54%	S448	-12.80%~14.70%
S056	-14.33%~12.88%	S253	-12.84%~11.43%	S449	-7.64%~6.88%
S057	-5.08%~6.52%	S254	-15.46%~14.70%	S450	-9.83%~7.53%
S058	-14.89%~14.38%	S255	-15.33%~14.70%	S451	-13.76%~14.70%
S059	-6.82%~5.59%	S256	-11.97%~13.30%	S452	-12.80%~11.64%
S060	-9.52%~8.45%	S257	-11.80%~11.03%	S453	-9.63%~9.01%
S061	-14.80%~14.36%	S258	-14.80%~14.70%	S454	-14.80%~14.70%
S062	-16.01%~14.70%	S259	-13.60%~12.70%	S455	-14.80%~13.72%
S063	-4.66%~5.40%	S260	-11.80%~11.38%	S456	-13.09%~14.70%
S064	-6.69%~7.89%	S261	-8.84%~6.16%	S457	-5.65%~4.65%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
S065	-7.18%~5.84%	S262	-5.16%~4.81%	S458	-8.23%~7.03%
S066	-4.56%~2.92%	S263	-15.87%~14.70%	S459	-11.41%~10.88%
S067	-8.04%~9.12%	S264	-13.36%~12.52%	S460	-13.81%~11.99%
S068	-15.72%~14.70%	S265	-14.74%~11.70%	S461	-11.80%~10.61%
S069	-15.88%~14.70%	S266	-15.52%~14.86%	S462	-14.80%~11.85%
S070	-10.42%~9.12%	S267	-12.56%~11.52%	S463	-12.80%~14.70%
S071	-15.62%~14.70%	S268	-9.00%~8.43%	S464	-11.73%~12.65%
S072	-10.43%~9.93%	S269	-16.09%~14.70%	S465	-14.80%~14.12%
S073	-13.46%~10.34%	S270	-4.42%~3.92%	S466	-14.80%~14.70%
S074	-14.80%~13.42%	S271	-11.18%~9.90%	S467	-9.23%~8.23%
S075	-14.50%~14.70%	S272	-8.16%~7.37%	S468	-16.11%~14.70%
S076	-11.05%~9.77%	S273	-14.80%~14.05%	S469	-12.84%~13.65%
S077	-15.57%~14.70%	S274	-2.49%~2.28%	S470	-12.80%~13.85%
S078	-7.32%~8.84%	S275	-4.94%~6.25%	S471	-13.10%~11.70%
S079	-15.36%~14.70%	S276	-2.91%~4.42%	S472	-16.17%~14.85%
S080	-14.80%~14.90%	S277	-14.93%~13.45%	S473	-14.92%~13.70%
S081	-14.50%~14.70%	S278	-14.80%~12.52%	S474	-9.46%~7.97%
S082	-8.63%~9.91%	S279	-15.27%~14.17%	S475	-10.00%~9.43%
S083	-15.62%~14.70%	S280	-13.73%~12.70%	S476	-14.80%~14.75%
S084	-14.80%~13.89%	S281	-7.20%~4.46%	S477	-13.33%~12.50%
S085	-14.80%~14.70%	S282	-11.08%~11.22%	S478	-14.80%~12.70%
S086	-15.07%~14.52%	S283	-8.70%~6.93%	S479	-8.21%~7.62%
S087	-14.80%~14.70%	S284	-8.78%~9.29%	S480	-13.42%~12.54%
S088	-14.80%~13.86%	S285	-13.50%~14.70%	S481	-13.10%~14.70%
S089	-10.13%~8.67%	S286	-9.02%~8.36%	S482	-14.79%~11.85%
S090	-12.15%~10.07%	S287	-16.15%~14.70%	S483	-16.19%~14.70%
S091	-15.32%~14.70%	S288	-14.55%~13.46%	S484	-14.31%~13.52%
S092	-5.79%~4.81%	S289	-8.45%~7.47%	S485	-4.23%~3.34%
S093	-9.22%~10.02%	S290	-12.05%~11.15%	S486	-15.39%~14.70%
S094	-14.63%~13.86%	S291	-14.54%~14.70%	S487	-15.13%~14.25%
S095	-6.93%~5.64%	S292	-15.11%~14.50%	S488	-15.49%~14.80%
S096	-6.49%~7.51%	S293	-15.67%~14.70%	S489	-15.63%~14.70%
S097	-10.19%~8.85%	S294	-15.19%~13.69%	S490	-14.56%~13.31%
S098	-14.65%~11.54%	S295	-15.72%~14.70%	S491	-15.60%~14.73%
S099	-14.80%~13.93%	S296	-15.13%~14.39%	S492	-13.80%~12.70%
S100	-13.18%~10.67%	S297	-14.11%~13.28%	S493	-14.42%~15.00%
S101	-14.99%~14.08%	S298	-13.11%~14.70%	S494	-15.60%~14.75%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
S102	-2.04%~2.40%	S299	-13.24%~12.72%	S495	-14.89%~14.80%
S103	-14.04%~14.70%	S300	-14.78%~14.00%	S496	-15.80%~14.70%
S104	-11.32%~10.38%	S301	-5.70%~4.87%	S497	-14.90%~14.60%
S105	-15.47%~14.70%	S302	-14.48%~14.70%	S498	-4.35%~3.95%
S106	-13.41%~12.70%	S303	-12.40%~9.81%	S499	-16.07%~14.78%
S107	-11.68%~11.05%	S304	-15.47%~14.70%	S500	-5.21%~6.72%
S108	-12.80%~12.79%	S305	-10.19%~9.88%	S501	-2.69%~2.69%
S109	-8.49%~8.39%	S306	-14.18%~12.70%	S502	-15.37%~14.70%
S110	-10.07%~7.58%	S307	-15.44%~14.70%	S503	-11.70%~11.17%
S111	-9.98%~8.75%	S308	-11.21%~9.91%	S504	-3.44%~4.04%
S112	-14.80%~14.70%	S309	-14.14%~14.70%	S505	-2.93%~3.77%
S113	-9.87%~8.64%	S310	-13.96%~12.80%	S506	-4.88%~6.32%
S114	-8.26%~5.09%	S311	-14.80%~13.26%	S507	-12.80%~14.70%
S115	-8.91%~9.59%	S312	-14.80%~14.05%	S508	-15.90%~14.45%
S116	-14.60%~14.70%	S313	-10.35%~8.11%	S509	-12.82%~14.70%
S117	-13.80%~14.70%	S314	-11.84%~10.75%	S510	-6.01%~6.18%
S118	-14.80%~12.90%	S315	-11.94%~10.70%	S511	-9.64%~9.76%
S119	-16.05%~14.70%	S316	-15.59%~14.70%	S512	-14.80%~14.70%
S120	-14.50%~15.00%	S317	-14.80%~13.56%	S513	-14.97%~14.42%
S121	-11.34%~10.07%	S318	-6.50%~5.95%	S514	-12.60%~11.48%
S122	-14.80%~14.70%	S319	-15.77%~14.70%	S515	-2.71%~2.75%
S123	-12.60%~12.90%	S320	-14.18%~13.22%	S516	-15.40%~14.70%
S124	-11.80%~13.70%	S321	-9.50%~10.66%	S517	-4.55%~2.59%
S125	-14.90%~13.57%	S322	-15.94%~14.70%	S518	-13.76%~14.43%
S126	-14.54%~13.80%	S323	-14.80%~15.00%	S519	-13.08%~12.02%
S127	-14.80%~14.70%	S324	-10.84%~10.70%	S520	-6.77%~6.26%
S128	-14.12%~14.80%	S325	-12.22%~11.56%	S521	-14.80%~14.70%
S129	-14.52%~14.50%	S326	-13.97%~14.70%	S522	-15.65%~14.23%
S130	-15.63%~14.70%	S327	-12.88%~11.89%	S523	-13.62%~14.70%
S131	-14.85%~14.24%	S328	-13.85%~12.70%	S524	-8.92%~7.67%
S132	-12.05%~12.20%	S329	-6.62%~5.37%	S525	-5.21%~3.66%
S133	-15.57%~14.70%	S330	-14.80%~13.70%	S526	-15.94%~14.70%
S134	-14.80%~14.70%	S331	-7.92%~9.75%	S527	-14.80%~14.85%
S135	-12.75%~11.83%	S332	-14.80%~12.70%	S528	-14.57%~14.70%
S136	-14.80%~14.70%	S333	-13.38%~12.41%	S529	-13.83%~12.74%
S137	-14.80%~14.70%	S334	-13.41%~14.90%	S530	-14.80%~14.70%
S138	-6.39%~6.32%	S335	-14.80%~12.70%	S531	-14.55%~14.86%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
S139	-13.17%~11.83%	S336	-14.50%~12.80%	S532	-16.04%~14.70%
S140	-11.51%~12.12%	S337	-14.80%~13.20%	S533	-12.33%~11.01%
S141	-11.07%~9.70%	S338	-14.40%~13.60%	S534	-14.65%~14.70%
S142	-13.67%~13.08%	S339	-3.37%~4.19%	S535	-14.89%~14.85%
S143	-15.86%~14.70%	S340	-14.80%~13.70%	S536	-14.80%~14.12%
S144	-14.80%~12.00%	S341	-3.90%~5.76%	S537	-4.30%~5.70%
S145	-15.55%~14.81%	S342	-5.24%~3.92%	S538	-12.80%~14.27%
S146	-10.92%~12.19%	S343	-4.69%~4.83%	S539	-12.45%~10.70%
S147	-13.23%~11.38%	S344	-2.55%~2.54%	S540	-14.03%~13.80%
S148	-5.86%~5.96%	S345	-2.32%~2.30%	S541	-15.97%~14.70%
S149	-14.80%~14.18%	S346	-2.50%~2.52%	S542	-2.93%~2.97%
S150	-11.67%~12.32%	S347	-11.89%~11.03%	S543	-3.29%~3.29%
S151	-10.22%~8.78%	S348	-5.06%~3.22%	S544	-4.09%~2.81%
S152	-11.92%~11.55%	S349	-10.94%~8.99%	S545	-7.27%~7.63%
S153	-9.64%~8.17%	S350	-12.89%~13.97%	S546	-2.19%~2.83%
S154	-14.80%~14.70%	S351	-8.32%~7.82%	S547	-7.34%~5.95%
S155	-14.80%~14.20%	S352	-8.21%~7.66%	S548	-3.30%~2.56%
S156	-13.80%~12.33%	S353	-2.62%~2.63%	S549	-14.80%~14.70%
S157	-9.43%~8.12%	S354	-2.14%~2.16%	S550	-13.00%~10.85%
S158	-14.80%~14.70%	S355	-14.80%~11.56%	S551	-15.80%~14.71%
S159	-15.27%~14.70%	S356	-14.11%~12.70%	S552	-13.25%~13.00%
S160	-6.32%~3.15%	S357	-13.80%~12.23%	S553	-15.71%~14.70%
S161	-13.89%~14.62%	S358	-10.65%~10.70%	S554	-11.68%~12.52%
S162	-14.80%~14.70%	S359	-12.80%~14.65%	S555	-14.56%~14.70%
S163	-16.17%~14.70%	S360	-14.75%~13.80%	S556	-13.45%~12.12%
S164	-15.19%~14.42%	S361	-9.45%~10.70%	S557	-10.80%~8.70%
S165	-7.58%~5.06%	S362	-7.19%~6.20%	S558	-14.45%~13.78%
S166	-4.77%~6.53%	S363	-15.32%~14.70%	S559	-8.66%~7.36%
S167	-14.80%~14.70%	S364	-14.85%~13.45%	S560	-13.67%~12.70%
S168	-15.38%~14.70%	S365	-11.80%~12.70%	S561	-13.62%~13.01%
S169	-14.51%~14.70%	S366	-15.10%~14.19%	S562	-15.80%~14.78%
S170	-15.36%~14.70%	S367	-9.51%~10.59%	S563	-15.23%~14.70%
S171	-16.20%~15.00%	S368	-5.90%~5.31%	S564	-7.53%~5.20%
S172	-14.80%~14.70%	S369	-13.98%~12.81%	S565	-16.21%~14.78%
S173	-12.00%~12.60%	S370	-14.80%~14.85%	S566	-14.80%~14.25%
S174	-12.80%~10.70%	S371	-11.71%~10.39%	S567	-14.11%~14.70%
S175	-11.82%~10.81%	S372	-14.85%~13.64%	S568	-15.94%~14.73%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
S176	-14.80%~14.70%	S373	-5.70%~7.28%	S569	-13.80%~12.52%
S177	-7.32%~7.73%	S374	-14.80%~12.70%	S570	-16.05%~14.97%
S178	-15.61%~14.70%	S375	-13.95%~12.65%	S571	-14.80%~13.71%
S179	-10.19%~10.19%	S376	-14.80%~14.70%	S572	-14.60%~13.38%
S180	-6.73%~6.04%	S377	-14.85%~13.42%	S573	-12.37%~12.65%
S181	-16.10%~14.70%	S378	-12.80%~9.70%	S574	-9.96%~8.75%
S182	-3.88%~3.59%	S379	-15.55%~14.70%	S575	-15.57%~14.70%
S183	-15.42%~14.70%	S380	-15.80%~15.00%	S576	-13.80%~10.66%
S184	-13.98%~14.70%	S381	-15.00%~13.70%	S577	-8.57%~7.24%
S185	-10.23%~8.93%	S382	-11.80%~12.65%	S578	-12.28%~11.72%
S186	-11.83%~11.11%	S383	-14.80%~13.70%	S579	-15.64%~14.42%
S187	-11.76%~12.86%	S384	-14.85%~14.65%	S580	-8.32%~7.17%
S188	-14.85%~14.70%	S385	-12.80%~12.70%	S581	-4.50%~2.83%
S189	-11.36%~13.16%	S386	-14.70%~14.90%	S582	-8.17%~9.97%
S190	-9.27%~8.23%	S387	-14.80%~13.70%	S583	-15.60%~14.70%
S191	-14.61%~13.28%	S388	-12.38%~12.40%	S584	-12.80%~11.70%
S192	-6.54%~7.34%	S389	-15.21%~14.70%	S585	-6.84%~5.56%
S193	-13.79%~12.70%	S390	-12.83%~10.91%	S586	-11.73%~9.20%
S194	-15.08%~14.45%	S391	-10.80%~9.97%	S587	-14.11%~13.06%
S195	-9.23%~11.13%	S392	-12.00%~10.70%	S588	-12.57%~10.35%
S196	-2.99%~2.73%	S393	-13.80%~11.70%	S589	-5.21%~5.68%
S197	-14.80%~14.70%	——	——	——	——

## 2.楼层/容积率修正系数

### (1) 楼层修正

表 19-3 商业用地楼层修正系数表（主要针对专业批发市场、大型商场）

楼层		首层	第二层、 地下负一层	第三层、 地下负二层	第四层及以上、地 下负三层及以下
修正 系数	平均值	1.0	0.56	0.43	0.30
	修正范围	1.0	0.35 ~ 0.65	0.30 ~ 0.52	0.23 ~ 0.40

注：（1）当某层商业用地的基准地价（若存在路线价，则考虑路线价）并经商业期日修正和楼层修正后低于所在地段的办公用地的基准地价经期日修正、容积率修正及楼层分配系数修正时，取其所在地段办公用地的基准地价；

（2）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；

（3）本修正系数主要针对专业批发市场、大型商场的楼层修正；

（4）在实际土地评估中，估价师需要根据待估宗地实际情况确定楼层修正系数。

表 19-4 商业用地楼层修正系数表（主要针对普通临街底商）

楼层	首层	第二层、 地下负一层	第三层、 地下负二层	第四层及以上、地 下负三层及以下
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楼层		首层	第二层、 地下负一层	第三层、 地下负二层	第四层及以上、地 下负三层及以下
修正 系数	平均值	1.0	0.47	0.35	0.28
	修正范围	1.0	0.30~0.60	0.25~0.48	0.2~0.35

注：（1）当某层商业用地的基准地价（若存在路线价，则考虑路线价）并经商业期日修正和楼层修正后低于所在地段的办公用地的基准地价经期日修正、容积率修正及楼层分配系数修正时，取其所在地段办公用地的基准地价；

（2）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；

（3）本修正系数主要针对除专业批发市场、大型商场外的普通临街底商；

（4）在实际土地评估中，估价师需要根据待估宗地实际情况确定楼层修正系数。

## （2）容积率修正

表 19-5 一至八级商业用地容积率修正系数

容积率	r < 0.4		0.4 ≤ r < 1	1 ≤ r < 2.4	r ≥ 2.4
	纯商业用地	混合用地			
修正系数	$5.16 \times r^2 - 11.52 \times r + 4.32$	1	$(0.4/r)^{0.42}$	$0.685 \times (1/r)^{0.489}$	0.448

表 19-6 九至十二级商业用地容积率修正系数

容积率	r < 0.4		0.4 ≤ r < 1	1 ≤ r < 2.4	r ≥ 2.4
	纯商业用地	混合用地			
修正系数	$5.16 \times r^2 - 11.78 \times r + 4.32$	1	$(0.4/r)^{0.41}$	$0.685 \times (1/r)^{0.459}$	0.455

注：（1）公式中 r 为商业容积率，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）；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；

（3）评估待开发项目且无明确楼层数宜采用容积率修正，修正后得到的是对应容积率下的平均楼面地价；

（4）容积率 < 0.4 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，并且在计算总价时采用的建筑面积也要按容积率为 0.1 时的建筑面积来计算。

## 3. 临街深度修正系数（仅适用于商业路线价区段）

表 19-7 商业路线价深度修正系数表（标准深度为 15 米）

临街深度 d（米）	d ≤ 2	2 < d ≤ 4	4 < d ≤ 6	6 < d ≤ 8	8 < d ≤ 10	10 < d ≤ 12	12 < d ≤ 15
修正系数	1.70	1.56	1.45	1.32	1.21	1.12	1.0

注：（1）设定路线价区段的区域按平均标准深度 15 米确定修正系数；

（2）深度起算点为建筑红线；

（3）临街深度大于标准深度修正系数取 1。

表 19-8 商业路线价深度修正系数表（标准深度为 10 米）

临街深度 d（米）	0 ≤ d ≤ 2	2 < d ≤ 4	4 < d ≤ 6	6 < d ≤ 8	8 < d ≤ 10
修正系数	1.50	1.38	1.25	1.13	1.0

注：（1）设定路线价区段的区域按平均标准深度 10 米确定修正系数；

（2）深度起算点为建筑红线；

（3）临街深度大于标准深度修正系数取 1。

表 19-9 商业路线价深度修正系数表（标准深度为 8 米）



临街深度 d (米)	0≤2	2 < d≤4	4 < d≤6	6 < d≤8
修正系数	1.40	1.28	1.15	1.0

注：（1）设定路线价区段的区域按平均标准深度 8 米确定修正系数；  
（2）深度起算点为建筑红线；  
（3）临街深度大于标准深度修正系数取 1。

#### 4.宽深比修正系数（仅适用于商业路线价区段）

表 19-10 商业路线价宽深比修正系数表

宽深比 w	w ≤ 0.1	0.1 < w ≤ 0.25	0.25 < w ≤ 0.7	0.7 < w ≤ 0.9	0.9 < w ≤ 1.1	1.1 < w ≤ 1.2	w > 1.2
修正系数	0.88	0.95	1.00	1.04	1.08	1.12	1.15

注：深度在标准深度以内的，计算宽深比时，宽度取实际宽度、深度取实际深度；深度超过标准深度的，计算宽深比时，宽度取实际宽度，深度取标准深度。

#### 5.街角地修正系数

表 19-11 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	1.05	1.10	1.12

#### 6.商服客流聚集度修正系数

表 19-12 商服客流聚集度修正系数表

指标标准	优	较优	一般	较差	劣
指标说明	宗地临大型商务中心、大型购物广场、地铁站点、步行街等或宗地所在道路，客流量大，商业经营条件好	宗地临一般专业市场、集贸市场等或宗地所在道路客流量较大，商业经营条件较好	宗地周边商服配套设施能满足正常需求或宗地所在的道路客流量一般，商业经营条件一般	宗地周边商服配套设施能满足简单需求或宗地所在的道路客流量较差，商业经营条件较差	宗地周边无商服配套设施或宗地不临现状道路，商业经营条件差
修正系数幅度范围	(1.07,1.13]	(1.03,1.07]	(0.97,1.03]	(0.93,0.97]	[0.87,0.93]
平均值	1.10	1.05	1.00	0.95	0.90

注：当宗地不临现状道路但临规划道路时，修正系数取指标标准“劣”的最高值；若宗地不临任何道路，修正系数取指标标准“劣”的最低值。

#### 7.其他个别因素修正系数

表 19-13 商业用地其他个别因素修正系数表

指标标准		优 (%)	较优 (%)	一般 (%)	较差 (%)	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

指标标准		优 (%)	较优 (%)	一般 (%)	较差 (%)	劣 (%)
	修正系数	3	1	0	-1	-3
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
宗地大小	指标说明	宗地面积大	宗地面积较大	宗地面积适中	宗地面积偏小	宗地面积过小
	修正系数	2	1	0	-1	-2

## 8. 土地剩余使用年期修正系数

划拨商业用地基准地价设定内涵为无年期限制的价格，当划拨用地有年期限制时，应进行剩余年期修正。

表 19-14 商业用地土地剩余使用年期修正系数表（还原率  $r=7.75\%$ ）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0719	0.1387	0.2006	0.2581	0.3115	0.361	0.407	0.4496	0.4892	0.5259
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.56	0.5917	0.6211	0.6483	0.6736	0.6971	0.7189	0.7391	0.7579	0.7753
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.7914	0.8064	0.8204	0.8333	0.8453	0.8564	0.8667	0.8763	0.8852	0.8935
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.9011	0.9082	0.9148	0.921	0.9267	0.9319	0.9368	0.9414	0.9456	0.9495
其余不在表格内的年期按年期修正系数公式测算确定										
$\text{年期修正系数} = \left[ 1 - \left( \frac{1}{1 + 7.75\%} \right)^{\text{剩余使用年期}} \right]$										

## 9. 土地开发程度修正

表 19-15 土地开发程度修正表

土地开发程度	开发项目及成本（元/平方米）							五通一平合计（元/平方米）	六通一平合计（元/平方米）
	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

土地开发程度	开发项目及成本 (元/平方米)							五通一平合计 (元/平方米)	六通一平合计 (元/平方米)
	通上水	通下水	通电	通讯	通路	通气	土地平整		
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	50	10	50	25	25	157	182
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：（1）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。  
（2）上述土地开发程度修正的面积基础是土地面积。  
（3）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。

## 二、划拨住宅用地宗地地价修正体系

### 1.住宅用地区域因素修正

表 19-16 住宅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)	30.70%
	各片区修正幅度范围	指标权重值 (Q) × 片区总修正幅度
交通条件	指标说明	区域道路路网密集程度，公交站点密集程度，地铁站布设情况、与汽车客运站、高速路口、轨道交通站、港口码头的距离
	指标权重值 (Q)	24.60%
	各片区修正幅度范围	指标权重值 (Q) × 片区总修正幅度
环境条件	指标说明	区域内环境条件，周边绿地覆盖度，区域内是否有人文自然景观或污染源影响
	指标权重值 (Q)	20.00%
	各片区修正幅度范围	指标权重值 (Q) × 片区总修正幅度
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)	11.00%
	各片区修正幅度范围	指标权重值 (Q) × 片区总修正幅度
用地潜力	指标说明	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)	7.50%
	各片区修正幅度范围	指标权重值 (Q) × 片区总修正幅度
人口状况	指标说明	人口密集程度，商业人流聚集程度、居住氛围度水平

指标标准		判断标准
	指标权重值 (Q)	6.20%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度

注：（1）住宅用地各区片区域因素总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）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，需根据估价对象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估价对象实际区域因素影响条件下的地价水平。

表 19-17 住宅各区片区域因素总修正幅度表

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z001	-3.11%~3.31%	Z192	-10.27%~6.91%	Z383	-10.71%~12.28%
Z002	-7.87%~5.62%	Z193	-10.25%~9.53%	Z384	-12.53%~13.66%
Z003	-7.83%~6.46%	Z194	-13.66%~10.08%	Z385	-10.28%~12.53%
Z004	-9.97%~9.72%	Z195	-9.53%~8.32%	Z386	-7.21%~10.42%
Z005	-7.76%~8.17%	Z196	-5.42%~5.03%	Z387	-11.79%~11.71%
Z006	-2.13%~2.02%	Z197	-5.90%~6.79%	Z388	-11.95%~13.12%
Z007	-4.48%~2.09%	Z198	-7.05%~7.06%	Z389	-11.22%~14.70%
Z008	-2.36%~2.77%	Z199	-6.32%~4.62%	Z390	-11.42%~13.39%
Z009	-5.60%~4.88%	Z200	-9.47%~9.54%	Z391	-4.42%~8.01%
Z010	-7.15%~8.58%	Z201	-14.07%~13.51%	Z392	-10.58%~14.29%
Z011	-4.82%~6.91%	Z202	-12.56%~14.48%	Z393	-11.64%~13.86%
Z012	-10.90%~10.28%	Z203	-12.40%~13.31%	Z394	-12.62%~13.01%
Z013	-7.92%~8.18%	Z204	-4.67%~3.49%	Z395	-14.24%~13.07%
Z014	-14.48%~14.25%	Z205	-5.70%~7.56%	Z396	-13.88%~12.05%
Z015	-6.07%~5.69%	Z206	-12.11%~12.06%	Z397	-12.63%~12.54%
Z016	-6.92%~8.31%	Z207	-9.06%~12.40%	Z398	-11.96%~10.59%
Z017	-5.14%~7.45%	Z208	-14.77%~13.50%	Z399	-13.70%~11.25%
Z018	-3.76%~3.02%	Z209	-11.58%~12.24%	Z400	-9.30%~10.29%
Z019	-2.70%~2.17%	Z210	-12.53%~14.24%	Z401	-11.82%~13.36%
Z020	-8.03%~8.94%	Z211	-7.12%~7.31%	Z402	-10.52%~12.84%
Z021	-5.04%~3.11%	Z212	-11.69%~12.69%	Z403	-8.82%~10.41%
Z022	-7.52%~6.18%	Z213	-10.75%~12.19%	Z404	-4.26%~3.19%
Z023	-7.62%~6.30%	Z214	-11.30%~11.42%	Z405	-2.61%~4.05%
Z024	-12.47%~10.62%	Z215	-9.99%~8.42%	Z406	-13.61%~14.53%
Z025	-5.42%~3.55%	Z216	-12.38%~14.68%	Z407	-12.15%~13.03%
Z026	-5.83%~6.50%	Z217	-11.79%~13.96%	Z408	-13.93%~13.84%
Z027	-8.78%~6.73%	Z218	-12.30%~13.61%	Z409	-11.11%~13.52%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z028	-10.60%~9.34%	Z219	-13.75%~13.60%	Z410	-9.13%~12.68%
Z029	-12.54%~10.53%	Z220	-8.38%~11.83%	Z411	-12.55%~13.36%
Z030	-14.90%~11.61%	Z221	-13.57%~13.01%	Z412	-11.58%~13.22%
Z031	-13.95%~10.72%	Z222	-10.96%~12.37%	Z413	-13.04%~12.11%
Z032	-14.77%~12.56%	Z223	-7.93%~11.35%	Z414	-14.64%~11.91%
Z033	-12.76%~14.30%	Z224	-12.39%~13.76%	Z415	-14.48%~11.89%
Z034	-14.57%~13.63%	Z225	-12.28%~14.82%	Z416	-12.67%~14.24%
Z035	-6.88%~7.66%	Z226	-7.67%~5.00%	Z417	-13.00%~13.44%
Z036	-10.81%~10.51%	Z227	-6.75%~7.69%	Z418	-11.48%~9.00%
Z037	-10.92%~13.26%	Z228	-7.79%~5.09%	Z419	-14.68%~14.94%
Z038	-11.14%~11.84%	Z229	-14.21%~14.65%	Z420	-12.79%~13.95%
Z039	-12.17%~14.11%	Z230	-10.40%~13.18%	Z421	-12.99%~12.29%
Z040	-8.63%~9.91%	Z231	-14.09%~13.85%	Z422	-14.53%~12.52%
Z041	-10.39%~8.43%	Z232	-10.43%~7.72%	Z423	-14.44%~13.49%
Z042	-6.12%~7.49%	Z233	-14.35%~12.04%	Z424	-13.23%~14.42%
Z043	-11.21%~9.35%	Z234	-8.25%~7.20%	Z425	-13.79%~13.45%
Z044	-8.34%~10.66%	Z235	-6.61%~6.34%	Z426	-12.13%~12.19%
Z045	-4.10%~3.78%	Z236	-6.86%~5.18%	Z427	-13.14%~11.08%
Z046	-12.35%~14.64%	Z237	-11.84%~9.53%	Z428	-13.02%~11.10%
Z047	-10.94%~12.06%	Z238	-11.02%~12.04%	Z429	-13.32%~11.57%
Z048	-8.64%~6.76%	Z239	-12.62%~11.06%	Z430	-11.51%~12.53%
Z049	-8.28%~8.75%	Z240	-9.83%~10.29%	Z431	-12.66%~14.68%
Z050	-8.23%~6.57%	Z241	-11.13%~12.95%	Z432	-13.11%~14.58%
Z051	-8.35%~6.41%	Z242	-13.00%~10.47%	Z433	-12.12%~14.41%
Z052	-12.06%~13.92%	Z243	-7.92%~8.45%	Z434	-9.51%~11.60%
Z053	-9.63%~8.53%	Z244	-12.40%~14.07%	Z435	-11.78%~11.87%
Z054	-6.46%~8.36%	Z245	-12.62%~12.69%	Z436	-8.30%~11.85%
Z055	-5.10%~5.70%	Z246	-12.84%~13.59%	Z437	-4.53%~5.31%
Z056	-12.99%~13.50%	Z247	-11.00%~11.80%	Z438	-13.45%~11.86%
Z057	-14.32%~13.88%	Z248	-9.90%~8.22%	Z439	-9.23%~12.74%
Z058	-10.50%~12.92%	Z249	-12.72%~13.65%	Z440	-11.85%~13.02%
Z059	-3.94%~2.89%	Z250	-12.60%~13.50%	Z441	-13.91%~11.51%
Z060	-6.03%~7.32%	Z251	-4.88%~5.17%	Z442	-13.17%~13.58%
Z061	-2.30%~3.49%	Z252	-8.88%~10.55%	Z443	-12.06%~14.13%
Z062	-5.57%~6.49%	Z253	-3.29%~5.40%	Z444	-14.50%~12.96%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z063	-9.62%~6.81%	Z254	-7.87%~9.67%	Z445	-13.26%~12.59%
Z064	-9.22%~11.27%	Z255	-11.01%~13.36%	Z446	-12.01%~13.45%
Z065	-12.67%~14.29%	Z256	-12.20%~14.31%	Z447	-10.52%~7.33%
Z066	-10.37%~13.23%	Z257	-11.79%~13.68%	Z448	-3.41%~4.89%
Z067	-14.66%~13.45%	Z258	-12.59%~14.77%	Z449	-8.12%~6.01%
Z068	-12.75%~13.16%	Z259	-13.33%~10.95%	Z450	-14.70%~12.44%
Z069	-12.32%~14.81%	Z260	-13.40%~14.02%	Z451	-11.36%~8.27%
Z070	-13.06%~14.11%	Z261	-9.48%~8.89%	Z452	-5.70%~5.88%
Z071	-7.63%~11.04%	Z262	-13.02%~14.79%	Z453	-10.86%~12.69%
Z072	-13.96%~14.60%	Z263	-10.49%~8.58%	Z454	-14.44%~12.10%
Z073	-11.05%~12.72%	Z264	-8.66%~10.13%	Z455	-4.94%~6.30%
Z074	-11.57%~12.84%	Z265	-14.01%~12.74%	Z456	-12.30%~14.39%
Z075	-8.36%~9.31%	Z266	-9.35%~7.93%	Z457	-11.24%~12.84%
Z076	-12.55%~14.85%	Z267	-2.92%~2.61%	Z458	-7.83%~9.21%
Z077	-2.81%~2.98%	Z268	-4.57%~2.67%	Z459	-11.39%~11.66%
Z078	-13.69%~13.44%	Z269	-2.94%~3.12%	Z460	-12.87%~13.87%
Z079	-9.90%~7.50%	Z270	-5.73%~5.17%	Z461	-11.86%~10.42%
Z080	-9.37%~12.41%	Z271	-2.09%~2.07%	Z462	-6.17%~8.15%
Z081	-13.83%~12.93%	Z272	-7.67%~9.31%	Z463	-12.41%~13.02%
Z082	-6.32%~6.34%	Z273	-2.65%~2.92%	Z464	-14.03%~14.13%
Z083	-12.05%~13.25%	Z274	-11.35%~8.14%	Z465	-12.47%~14.33%
Z084	-8.23%~10.87%	Z275	-14.69%~13.28%	Z466	-13.20%~12.07%
Z085	-12.46%~9.73%	Z276	-14.16%~13.45%	Z467	-10.03%~12.18%
Z086	-11.75%~13.92%	Z277	-10.67%~8.18%	Z468	-9.86%~12.63%
Z087	-10.89%~12.81%	Z278	-12.39%~13.51%	Z469	-10.41%~13.74%
Z088	-12.32%~14.41%	Z279	-13.83%~14.15%	Z470	-10.43%~12.08%
Z089	-13.64%~13.04%	Z280	-11.47%~12.88%	Z471	-5.80%~9.00%
Z090	-12.55%~14.68%	Z281	-14.85%~14.07%	Z472	-2.69%~2.81%
Z091	-8.49%~12.04%	Z282	-14.09%~12.33%	Z473	-6.85%~8.66%
Z092	-13.19%~10.30%	Z283	-13.64%~13.61%	Z474	-11.34%~14.35%
Z093	-12.89%~14.39%	Z284	-12.63%~14.58%	Z475	-12.38%~14.17%
Z094	-11.66%~11.56%	Z285	-7.58%~8.71%	Z476	-7.25%~7.70%
Z095	-8.48%~9.15%	Z286	-12.71%~13.83%	Z477	-14.02%~11.73%
Z096	-8.10%~8.04%	Z287	-12.36%~10.62%	Z478	-12.50%~14.05%
Z097	-13.65%~13.97%	Z288	-5.62%~4.67%	Z479	-11.06%~12.25%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z098	-14.81%~12.73%	Z289	-5.78%~6.27%	Z480	-11.14%~13.57%
Z099	-13.04%~12.93%	Z290	-9.94%~8.08%	Z481	-9.98%~11.74%
Z100	-13.28%~13.80%	Z291	-2.93%~2.61%	Z482	-10.79%~10.34%
Z101	-9.13%~8.06%	Z292	-13.58%~14.06%	Z483	-13.01%~14.11%
Z102	-8.90%~6.76%	Z293	-11.58%~10.33%	Z484	-13.08%~13.70%
Z103	-11.92%~13.17%	Z294	-10.28%~11.03%	Z485	-8.29%~10.59%
Z104	-13.34%~13.95%	Z295	-14.76%~12.63%	Z486	-12.62%~10.46%
Z105	-13.78%~14.52%	Z296	-11.79%~11.66%	Z487	-8.49%~9.83%
Z106	-12.49%~13.25%	Z297	-14.04%~13.48%	Z488	-9.90%~8.64%
Z107	-6.22%~5.31%	Z298	-11.11%~9.48%	Z489	-10.45%~12.85%
Z108	-9.75%~6.52%	Z299	-10.94%~12.66%	Z490	-14.13%~10.52%
Z109	-7.54%~7.76%	Z300	-2.51%~2.60%	Z491	-6.43%~8.32%
Z110	-8.07%~8.87%	Z301	-14.07%~11.92%	Z492	-10.22%~12.89%
Z111	-12.29%~11.69%	Z302	-12.23%~14.68%	Z493	-14.04%~14.12%
Z112	-6.19%~7.76%	Z303	-12.42%~12.04%	Z494	-7.11%~3.52%
Z113	-8.98%~12.04%	Z304	-14.41%~13.43%	Z495	-13.54%~12.13%
Z114	-12.98%~13.74%	Z305	-13.67%~13.41%	Z496	-8.09%~11.50%
Z115	-11.51%~13.62%	Z306	-4.98%~3.64%	Z497	-3.71%~4.94%
Z116	-9.76%~8.58%	Z307	-5.33%~5.89%	Z498	-10.00%~10.38%
Z117	-4.45%~5.70%	Z308	-14.77%~12.90%	Z499	-13.00%~13.29%
Z118	-13.02%~13.59%	Z309	-14.80%~13.44%	Z500	-12.28%~10.42%
Z119	-12.84%~14.17%	Z310	-13.69%~14.22%	Z501	-13.82%~11.94%
Z120	-12.03%~12.12%	Z311	-12.61%~13.77%	Z502	-13.42%~14.47%
Z121	-13.54%~12.24%	Z312	-7.70%~9.74%	Z503	-12.64%~12.93%
Z122	-10.12%~10.00%	Z313	-6.41%~5.78%	Z504	-11.33%~13.33%
Z123	-12.78%~9.88%	Z314	-11.61%~9.68%	Z505	-14.99%~14.31%
Z124	-9.88%~8.54%	Z315	-14.23%~11.73%	Z506	-12.54%~9.02%
Z125	-14.57%~13.65%	Z316	-11.88%~9.52%	Z507	-10.32%~14.04%
Z126	-9.63%~8.47%	Z317	-12.36%~14.75%	Z508	-9.26%~8.69%
Z127	-9.14%~7.33%	Z318	-9.49%~11.53%	Z509	-14.65%~13.92%
Z128	-7.42%~6.88%	Z319	-7.96%~7.66%	Z510	-13.60%~11.25%
Z129	-13.88%~10.27%	Z320	-14.72%~11.06%	Z511	-12.57%~13.96%
Z130	-7.34%~9.79%	Z321	-12.21%~9.86%	Z512	-10.07%~8.01%
Z131	-14.51%~10.86%	Z322	-14.37%~13.91%	Z513	-13.42%~15.76%
Z132	-10.13%~9.95%	Z323	-13.18%~14.46%	Z514	-13.38%~12.04%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z133	-9.43%~9.23%	Z324	-12.68%~12.59%	Z515	-12.15%~13.56%
Z134	-10.37%~11.20%	Z325	-9.93%~8.27%	Z516	-12.23%~14.60%
Z135	-14.52%~13.11%	Z326	-11.93%~13.05%	Z517	-13.33%~11.89%
Z136	-14.02%~13.59%	Z327	-12.05%~9.63%	Z518	-10.62%~14.35%
Z137	-9.69%~11.22%	Z328	-13.84%~14.18%	Z519	-5.49%~7.26%
Z138	-5.57%~5.67%	Z329	-14.30%~12.71%	Z520	-11.47%~14.04%
Z139	-8.45%~9.07%	Z330	-13.57%~10.90%	Z521	-14.73%~13.83%
Z140	-11.85%~14.72%	Z331	-13.36%~12.21%	Z522	-11.85%~13.97%
Z141	-7.22%~9.68%	Z332	-12.69%~11.24%	Z523	-11.54%~14.34%
Z142	-12.72%~14.61%	Z333	-8.22%~7.35%	Z524	-2.83%~2.92%
Z143	-11.54%~12.09%	Z334	-3.19%~4.72%	Z525	-12.28%~14.48%
Z144	-12.19%~13.37%	Z335	-7.85%~7.53%	Z526	-9.59%~12.04%
Z145	-9.90%~11.17%	Z336	-4.79%~5.99%	Z527	-12.72%~12.84%
Z146	-10.29%~12.27%	Z337	-14.77%~12.86%	Z528	-4.16%~3.51%
Z147	-7.39%~8.00%	Z338	-12.73%~10.73%	Z529	-14.71%~12.13%
Z148	-9.27%~10.53%	Z339	-10.75%~9.71%	Z530	-13.95%~14.06%
Z149	-11.99%~13.43%	Z340	-7.02%~4.21%	Z531	-11.14%~14.38%
Z150	-9.77%~12.55%	Z341	-11.43%~13.96%	Z532	-13.27%~14.03%
Z151	-12.97%~14.20%	Z342	-11.98%~13.09%	Z533	-12.48%~12.34%
Z152	-2.53%~3.56%	Z343	-14.69%~14.16%	Z534	-11.96%~12.47%
Z153	-14.73%~12.99%	Z344	-14.34%~12.72%	Z535	-13.34%~13.46%
Z154	-12.36%~12.45%	Z345	-14.42%~11.86%	Z536	-14.27%~12.98%
Z155	-12.19%~15.07%	Z346	-13.69%~12.84%	Z537	-13.51%~12.67%
Z156	-13.96%~13.37%	Z347	-13.59%~12.49%	Z538	-12.99%~13.32%
Z157	-14.59%~13.92%	Z348	-10.82%~10.60%	Z539	-12.28%~14.61%
Z158	-14.67%~12.95%	Z349	-13.90%~11.94%	Z540	-10.44%~8.49%
Z159	-11.26%~12.28%	Z350	-12.10%~13.43%	Z541	-14.09%~11.39%
Z160	-13.45%~12.12%	Z351	-14.72%~12.13%	Z542	-5.75%~6.98%
Z161	-11.75%~10.39%	Z352	-12.78%~14.13%	Z543	-4.95%~3.29%
Z162	-14.02%~14.15%	Z353	-11.82%~13.63%	Z544	-13.74%~13.22%
Z163	-13.37%~10.59%	Z354	-11.81%~14.21%	Z545	-8.93%~7.81%
Z164	-11.27%~14.79%	Z355	-13.93%~12.28%	Z546	-14.76%~11.64%
Z165	-12.67%~14.29%	Z356	-5.77%~5.99%	Z547	-8.97%~8.97%
Z166	-11.09%~13.84%	Z357	-12.46%~10.88%	Z548	-6.43%~7.09%
Z167	-13.19%~12.05%	Z358	-10.90%~12.50%	Z549	-8.69%~10.38%



区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
Z168	-9.56%~12.31%	Z359	-12.77%~14.07%	Z550	-11.73%~13.34%
Z169	-12.53%~14.72%	Z360	-9.83%~12.75%	Z551	-14.43%~13.25%
Z170	-4.69%~5.46%	Z361	-10.41%~13.51%	Z552	-9.90%~8.53%
Z171	-13.96%~11.26%	Z362	-13.25%~14.77%	Z553	-13.45%~11.06%
Z172	-7.26%~9.58%	Z363	-12.80%~14.09%	Z554	-13.13%~14.42%
Z173	-14.61%~12.12%	Z364	-13.52%~13.69%	Z555	-10.92%~12.16%
Z174	-12.17%~10.34%	Z365	-13.95%~13.91%	Z556	-11.22%~13.70%
Z175	-12.25%~12.29%	Z366	-11.88%~12.36%	Z557	-14.46%~14.18%
Z176	-10.82%~12.63%	Z367	-13.53%~15.41%	Z558	-10.70%~12.09%
Z177	-12.02%~14.71%	Z368	-5.94%~5.94%	Z559	-11.06%~11.91%
Z178	-11.65%~10.10%	Z369	-8.44%~10.71%	Z560	-11.18%~13.41%
Z179	-13.86%~11.39%	Z370	-13.70%~13.69%	Z561	-13.51%~13.86%
Z180	-13.07%~10.00%	Z371	-14.82%~13.11%	Z562	-12.11%~14.10%
Z181	-8.19%~6.22%	Z372	-13.80%~13.85%	Z563	-12.06%~13.41%
Z182	-2.22%~3.35%	Z373	-14.36%~12.96%	Z564	-11.89%~13.45%
Z183	-10.36%~8.35%	Z374	-13.06%~11.74%	Z565	-13.29%~13.95%
Z184	-12.59%~11.34%	Z375	-14.00%~13.50%	Z566	-12.27%~14.10%
Z185	-5.91%~7.73%	Z376	-14.05%~12.01%	Z567	-6.42%~3.01%
Z186	-12.54%~14.68%	Z377	-13.32%~14.70%	Z568	-10.41%~12.76%
Z187	-4.67%~3.03%	Z378	-11.93%~13.87%	Z569	-12.87%~14.47%
Z188	-11.33%~12.87%	Z379	-12.51%~14.07%	Z570	-12.51%~15.27%
Z189	-10.22%~12.20%	Z380	-10.31%~13.46%	Z571	-10.45%~13.50%
Z190	-11.84%~14.73%	Z381	-14.18%~13.63%	Z572	-12.78%~13.70%
Z191	-8.50%~7.88%	Z382	-12.22%~11.71%	Z573	-4.45%~5.91%

## 2.容积率修正系数

表 19-18 广州市级别范围一至八级内住宅用地容积率修正系数表

容积率	$r \leq 1.0$	$1.0 < r < 2.7$	$2.7 \leq r < 7.0$	$r \geq 7.0$
修正系数	$0.55 + 0.23 \times r^{1.5} + 0.52/r$	$(2.7/r)^{0.261}$	$(2.7/r)^{0.196}$	0.83

表 19-19 广州市级别范围九至十二级内住宅用地容积率修正系数表

容积率	$r \leq 1.0$	$1.0 < r < 2.1$	$2.1 \leq r < 7.0$	$r \geq 7.0$
修正系数	$0.59 + 0.23 \times r^{1.4} + 0.49/r$	$(2.1/r)^{0.36}$	$(2.1/r)^{0.165}$	0.82

注：（1）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；  
（2）容积率 $\leq 1.0$ 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；  
（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，且在计算总价时采用的建筑面积也要按容积率为0.1时的建筑面积来计算。

### 3.楼层分配系数

表 19-20 多层住宅（楼梯楼）楼层分配系数

总楼层 所在楼层	1	2	3	4	5	6	7	8	9
1	1	0.992	0.982	0.979	0.975	0.974	0.973	0.973	0.972
2	—	1.008	1.014	1.009	1.008	0.998	0.998	0.997	0.996
3	—	—	1.004	1.018	1.023	1.021	1.031	1.035	1.033
4	—	—	—	0.994	1.012	1.031	1.032	1.038	1.036
5	—	—	—	—	0.982	1.004	1.015	1.029	1.032
6	—	—	—	—	—	0.972	0.986	0.993	1.013
7	—	—	—	—	—	—	0.965	0.973	0.989
8	—	—	—	—	—	—	—	0.962	0.971
9	—	—	—	—	—	—	—	—	0.958

注：（1）楼层分配修正系数是对住宅楼整体平均楼面地价修正至具体某一层的楼面地价修正；  
 （2）上表的多层住宅楼层分配修正系数适用于多层无电梯住宅，即楼层为9层及以下的普通楼梯住宅楼。

表 19-21 高层住宅（电梯楼）楼层分配系数

总楼层 所在楼层	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
1	1	0.982	0.979	0.976	0.971	0.969	0.968	0.968	0.967	0.965	0.963	0.961	0.959	0.956	0.954	0.952	0.951	0.948
2	—	1.018	1.012	0.997	0.987	0.986	0.985	0.976	0.973	0.972	0.971	0.969	0.966	0.963	0.961	0.958	0.956	0.956
3	—	—	1.009	1.015	1.004	0.997	0.992	0.988	0.985	0.984	0.983	0.978	0.975	0.972	0.967	0.962	0.961	0.961
4	—	—	—	1.012	1.020	1.008	1.002	0.999	0.995	0.993	0.991	0.987	0.984	0.981	0.975	0.972	0.967	0.967
5	—	—	—	—	1.018	1.021	1.012	1.010	1.006	1.004	1.002	0.999	0.995	0.993	0.987	0.985	0.982	0.975
6	—	—	—	—	—	1.019	1.022	1.016	1.012	1.007	1.005	1.003	1.002	0.998	0.995	0.992	0.991	0.980
7	—	—	—	—	—	—	1.019	1.023	1.017	1.012	1.009	1.007	1.005	1.003	1.001	0.998	0.996	0.989
8	—	—	—	—	—	—	—	1.020	1.024	1.016	1.013	1.012	1.010	1.008	1.005	1.003	1.001	1.000
9	—	—	—	—	—	—	—	—	1.021	1.025	1.018	1.017	1.014	1.012	1.010	1.006	1.004	1.003
10	—	—	—	—	—	—	—	—	—	1.022	1.024	1.021	1.017	1.015	1.014	1.011	1.006	1.003
11	—	—	—	—	—	—	—	—	—	—	1.021	1.026	1.022	1.019	1.019	1.016	1.015	1.011
12	—	—	—	—	—	—	—	—	—	—	—	1.020	1.027	1.025	1.024	1.022	1.018	1.017
13	—	—	—	—	—	—	—	—	—	—	—	—	1.024	1.030	1.029	1.027	1.023	1.022
14	—	—	—	—	—	—	—	—	—	—	—	—	—	1.025	1.032	1.029	1.027	1.026
15	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.027	1.035	1.032	1.031
16	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.032	1.037	1.035
17	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.033	1.042
18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.034

(续表)

总楼层 所在楼层	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	35 以上 (N)
1	0.945	0.943	0.943	0.942	0.942	0.936	0.935	0.932	0.932	0.929	0.927	0.922	0.921	0.921	0.920	0.910	0.910	0.921
2	0.955	0.954	0.952	0.950	0.950	0.948	0.947	0.947	0.945	0.943	0.942	0.939	0.936	0.936	0.936	0.935	0.934	0.936
3	0.961	0.960	0.958	0.956	0.955	0.954	0.953	0.952	0.951	0.949	0.947	0.946	0.945	0.944	0.943	0.942	0.941	0.944
4	0.967	0.966	0.964	0.962	0.962	0.960	0.958	0.957	0.956	0.954	0.952	0.950	0.948	0.948	0.947	0.946	0.944	0.948
5	0.973	0.972	0.970	0.968	0.967	0.966	0.964	0.963	0.962	0.961	0.959	0.957	0.956	0.955	0.954	0.953	0.952	0.955
6	0.980	0.978	0.977	0.975	0.973	0.972	0.971	0.971	0.968	0.967	0.965	0.964	0.961	0.960	0.958	0.957	0.956	0.960
7	0.986	0.984	0.982	0.981	0.980	0.978	0.977	0.977	0.974	0.972	0.971	0.969	0.967	0.966	0.965	0.963	0.962	0.966
8	0.990	0.989	0.989	0.987	0.985	0.983	0.980	0.979	0.978	0.977	0.976	0.975	0.972	0.972	0.971	0.970	0.969	0.972
9	1	0.991	0.991	0.991	0.989	0.988	0.986	0.984	0.982	0.980	0.980	0.980	0.979	0.978	0.977	0.976	0.975	0.978
10	1.002	1	1	0.992	0.991	0.990	0.990	0.990	0.990	0.989	0.988	0.985	0.982	0.982	0.980	0.98	0.979	0.982
11	1.009	1.008	1.007	1	1	0.996	0.994	0.994	0.994	0.994	0.994	0.992	0.989	0.989	0.987	0.986	0.985	0.989
12	1.016	1.015	1.013	1.01	1.006	1	1	0.996	0.996	0.996	0.996	0.995	0.993	0.993	0.992	0.991	0.990	0.993
13	1.022	1.021	1.019	1.017	1.015	1.01	1.01	1	1	0.999	0.998	0.997	0.995	0.995	0.994	0.994	0.993	0.995
14	1.028	1.027	1.025	1.023	1.021	1.018	1.017	1.008	1.003	1	1	0.999	0.998	0.998	0.996	0.996	0.995	0.998
15	1.034	1.033	1.031	1.029	1.027	1.024	1.023	1.016	1.015	1.011	1.009	1	1	0.999	0.998	0.998	0.998	0.999
16	1.040	1.039	1.036	1.035	1.033	1.030	1.029	1.023	1.022	1.018	1.015	1.013	1.012	1	1	0.999	0.999	1
17	1.038	1.041	1.038	1.036	1.034	1.033	1.031	1.026	1.024	1.021	1.019	1.019	1.018	1.018	1.015	1	1	1.018
18	1.032	1.032	1.039	1.037	1.035	1.034	1.033	1.028	1.027	1.024	1.022	1.021	1.020	1.019	1.018	1.018	1.015	1.019
19	1.022	1.028	1.031	1.039	1.036	1.036	1.033	1.032	1.029	1.027	1.025	1.025	1.024	1.023	1.022	1.021	1.017	1.023
20	—	1.019	1.020	1.032	1.037	1.037	1.035	1.033	1.031	1.029	1.027	1.027	1.027	1.026	1.025	1.024	1.019	1.026

总楼层 所在楼层	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	35 以上 (N)
21	—	—	1.015	1.024	1.028	1.039	1.035	1.038	1.033	1.033	1.031	1.030	1.030	1.030	1.027	1.026	1.023	1.030
22	—	—	—	1.014	1.021	1.035	1.036	1.040	1.038	1.037	1.034	1.033	1.033	1.033	1.032	1.032	1.028	1.033
23	—	—	—	—	1.013	1.021	1.033	1.043	1.040	1.040	1.038	1.038	1.038	1.037	1.035	1.033	1.029	1.037
24	—	—	—	—	—	1.012	1.018	1.037	1.041	1.043	1.041	1.041	1.040	1.040	1.038	1.036	1.033	1.040
25	—	—	—	—	—	—	1.012	1.023	1.036	1.037	1.042	1.042	1.042	1.042	1.041	1.039	1.038	1.042
26	—	—	—	—	—	—	—	1.011	1.022	1.032	1.038	1.043	1.043	1.043	1.042	1.042	1.039	1.043
27	—	—	—	—	—	—	—	—	1.011	1.028	1.031	1.036	1.039	1.039	1.044	1.043	1.041	1.039
28	—	—	—	—	—	—	—	—	—	1.010	1.023	1.031	1.037	1.037	1.039	1.046	1.045	1.037
29	—	—	—	—	—	—	—	—	—	—	1.010	1.021	1.028	1.028	1.036	1.042	1.046	1.028
30	—	—	—	—	—	—	—	—	—	—	—	1.010	1.020	1.025	1.027	1.038	1.043	1.025
31	—	—	—	—	—	—	—	—	—	—	—	—	1.007	1.018	1.024	1.028	1.039	1.018
32	—	—	—	—	—	—	—	—	—	—	—	—	—	1.006	1.018	1.024	1.034	1.006
33	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.999	1.016	1.023	1.006+0.002 (n-32) (n≤ N-1)
34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.996	1.013	1.006+0.002 (N-33)-0.02
35	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.993	—

注：（1）楼层分配修正系数是对住宅楼整体平均楼面地价修正至具体某一层的楼面地价修正；

（2）上表的高层住宅楼层分配修正系数适用于高层电梯住宅。

（3）上表 35 层以上楼层修正系数计算公式，设定总楼层数为 N，所在楼层数为 n。总楼层 35 层以上的，以总楼层为 32 层的第 1~32 层的楼层修正系数进行修正，所在楼层 32 层以上的各楼层的楼层修正系数在总楼层 32 层的第 32 层楼层修正系数的基础上每增加 1 层增加 0.002，其中顶层楼层修正系数以其下一层的修正系数减少 0.02。

#### 4.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%。

#### 5.其他个别因素修正系数

表 19-22 住宅用地其他个别因素修正系数表

指标标准		优 (%)	较优 (%)	一般 (%)	较差 (%)	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	2	0	-2	-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	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
山、湖、园景观条件	指标说明	山、湖、园景观景观条件好，对土地利用极为有利	山、湖、园景观景观条件良好，对土地利用较为有利	山、湖、园景观景观条件一般，对土地利用无不良影响	山、湖、园景观景观条件较差，对土地利用有一定影响	山、湖、园景观景观条件差，对土地利用产生严重影响
	修正系数	3	1.5	0	-1.5	-3

## 6.土地剩余使用年期修正系数

划拨住宅用地基准地价设定内涵是无年期限制的价格，当划拨用地有年期限制时，应进行剩余年期修正。

表 19-23 住宅用地土地剩余使用年期修正系数表（还原率 r=7.03%）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0657	0.1271	0.1844	0.238	0.288	0.3348	0.3785	0.4193	0.4574	0.4931
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.5264	0.5575	0.5865	0.6137	0.6391	0.6628	0.6849	0.7056	0.725	0.743
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.7599	0.7757	0.7904	0.8042	0.817	0.8291	0.8403	0.8508	0.8606	0.8697
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.8783	0.8863	0.8938	0.9007	0.9073	0.9133	0.919	0.9244	0.9293	0.934
剩余使用年期	41	42	43	44	45	46	47	48	49	50
修正系数	0.9383	0.9424	0.9461	0.9497	0.953	0.9561	0.959	0.9617	0.9642	0.9665
剩余使用年期	51	52	53	54	55	56	57	58	59	60
修正系数	0.9687	0.9708	0.9727	0.9745	0.9762	0.9777	0.9792	0.9806	0.9818	0.983
剩余使用年期	61	62	63	64	65	66	67	68	69	70
修正系数	0.9841	0.9852	0.9862	0.9871	0.9879	0.9887	0.9895	0.9901	0.9908	0.9914
其余不在表格内的年期按年期修正系数公式测算确定										
$\text{年期修正系数} = \left[ 1 - \left( \frac{1}{1 + 7.03\%} \right)^{\text{剩余使用年期}} \right]$										

## 7.土地开发程度修正（同商业用地）

### 三、划拨办公用地宗地地价修正体系

#### 1.办公用地区域因素修正

表 19-24 办公区域因素修正系数表

指标标准		判断标准
繁华程度	指标说明	与商服中心、高级商务区、行政办公区的距离，区域商务办公氛围水平
	指标权重值 (Q)	34.20%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
交通条件	指标说明	区域道路路网密集程度，公交站点密集程度，地铁站布设情况、与汽车客运站、高速路口、轨道交通站、港口码头的距离
	指标权重值 (Q)	25.40%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
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、停车场等办公配套设施完善程度
	指标权重值 (Q)	20.39%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
环境条件	指标说明	区域内环境条件，区域是否有人文自然景观或污染源影响
	指标权重值 (Q)	12.35%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
用地潜力	指标说明	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)	7.66%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度

注：（1）办公用地各区片区域因素总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）办公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，需根据估价对象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估价对象实际区域因素影响条件下的地价水平。

表 19-25 办公各区片区域因素总修正幅度表

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
B001	-14.31%~13.29%	B194	-14.39%~14.61%	B387	-14.81%~13.93%
B002	-6.57%~7.20%	B195	-10.11%~9.67%	B388	-13.08%~11.41%
B003	-9.18%~8.64%	B196	-14.09%~12.66%	B389	-14.03%~13.04%
B004	-11.90%~10.42%	B197	-13.72%~12.79%	B390	-13.29%~12.30%
B005	-13.99%~13.44%	B198	-10.21%~9.58%	B391	-14.19%~14.41%
B006	-13.43%~12.22%	B199	-6.69%~5.56%	B392	-8.93%~7.96%
B007	-13.85%~12.95%	B200	-12.77%~11.54%	B393	-14.40%~13.80%
B008	-8.55%~7.87%	B201	-10.15%~9.23%	B394	-12.89%~9.81%



区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
B009	-2.53%~3.04%	B202	-11.36%~9.03%	B395	-11.52%~12.31%
B010	-2.40%~2.67%	B203	-13.69%~13.63%	B396	-14.42%~13.34%
B011	-2.88%~2.98%	B204	-12.63%~13.04%	B397	-13.25%~11.10%
B012	-2.04%~3.23%	B205	-13.86%~12.70%	B398	-11.11%~9.26%
B013	-4.36%~4.77%	B206	-12.03%~10.26%	B399	-2.70%~3.70%
B014	-6.76%~6.22%	B207	-13.60%~11.22%	B400	-14.13%~14.19%
B015	-4.34%~2.93%	B208	-14.39%~13.35%	B401	-14.42%~13.00%
B016	-4.33%~3.28%	B209	-8.97%~10.65%	B402	-14.26%~14.42%
B017	-2.87%~3.41%	B210	-11.95%~12.62%	B403	-11.37%~12.33%
B018	-3.21%~2.61%	B211	-12.31%~11.03%	B404	-14.85%~14.56%
B019	-3.61%~2.46%	B212	-12.19%~9.69%	B405	-13.27%~12.33%
B020	-2.76%~3.89%	B213	-10.23%~11.65%	B406	-13.33%~11.85%
B021	-2.89%~2.35%	B214	-14.22%~11.38%	B407	-9.65%~8.99%
B022	-11.35%~9.96%	B215	-11.08%~12.45%	B408	-14.09%~13.55%
B023	-11.98%~10.73%	B216	-7.75%~9.64%	B409	-12.42%~9.68%
B024	-6.95%~4.20%	B217	-7.03%~6.03%	B410	-14.26%~13.68%
B025	-9.61%~9.03%	B218	-10.82%~11.78%	B411	-14.60%~13.19%
B026	-5.19%~3.64%	B219	-14.31%~13.61%	B412	-12.31%~11.13%
B027	-3.10%~3.56%	B220	-13.66%~13.93%	B413	-14.16%~13.73%
B028	-14.68%~13.35%	B221	-12.91%~10.56%	B414	-14.22%~14.57%
B029	-6.60%~6.51%	B222	-14.25%~12.00%	B415	-13.12%~12.25%
B030	-10.18%~9.91%	B223	-13.24%~11.02%	B416	-13.65%~12.73%
B031	-4.57%~6.36%	B224	-13.22%~11.76%	B417	-14.61%~13.28%
B032	-11.42%~10.50%	B225	-12.71%~11.97%	B418	-12.49%~11.15%
B033	-10.87%~9.79%	B226	-11.50%~12.26%	B419	-13.14%~10.97%
B034	-13.90%~13.08%	B227	-4.05%~2.73%	B420	-10.59%~12.48%
B035	-6.91%~5.95%	B228	-13.23%~13.06%	B421	-13.81%~11.95%
B036	-10.28%~9.28%	B229	-10.72%~9.71%	B422	-12.13%~10.69%
B037	-4.53%~3.15%	B230	-11.85%~8.72%	B423	-10.58%~11.87%
B038	-5.70%~4.72%	B231	-6.40%~7.76%	B424	-12.31%~11.56%
B039	-12.53%~11.46%	B232	-8.95%~7.53%	B425	-12.19%~10.41%
B040	-12.71%~10.53%	B233	-14.62%~14.60%	B426	-14.11%~14.27%
B041	-14.54%~13.98%	B234	-9.43%~8.61%	B427	-13.54%~12.89%
B042	-10.67%~9.25%	B235	-12.19%~10.78%	B428	-13.36%~12.51%
B043	-7.84%~6.41%	B236	-14.29%~14.08%	B429	-12.92%~12.59%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
B044	-11.83%~10.77%	B237	-14.67%~13.32%	B430	-8.62%~9.14%
B045	-10.79%~10.20%	B238	-13.86%~12.73%	B431	-12.47%~9.14%
B046	-11.81%~10.62%	B239	-10.15%~9.32%	B432	-12.89%~12.25%
B047	-13.95%~12.72%	B240	-12.30%~10.38%	B433	-9.13%~11.05%
B048	-13.36%~10.22%	B241	-13.14%~11.97%	B434	-12.81%~11.91%
B049	-6.69%~7.88%	B242	-13.91%~12.96%	B435	-12.75%~10.55%
B050	-13.03%~13.35%	B243	-4.92%~4.76%	B436	-13.13%~11.59%
B051	-8.36%~8.49%	B244	-13.80%~11.50%	B437	-14.01%~12.93%
B052	-12.42%~11.01%	B245	-14.87%~14.43%	B438	-11.98%~13.48%
B053	-9.02%~8.73%	B246	-11.81%~9.37%	B439	-12.95%~12.00%
B054	-3.23%~2.08%	B247	-4.34%~3.27%	B440	-12.39%~14.23%
B055	-11.98%~11.46%	B248	-10.33%~9.05%	B441	-14.48%~14.60%
B056	-14.92%~13.64%	B249	-2.90%~3.13%	B442	-13.80%~14.43%
B057	-11.35%~10.24%	B250	-11.07%~10.40%	B443	-12.24%~12.42%
B058	-3.47%~3.69%	B251	-8.29%~9.13%	B444	-13.15%~13.39%
B059	-9.07%~9.10%	B252	-8.32%~7.66%	B445	-13.84%~12.57%
B060	-10.88%~11.66%	B253	-7.11%~5.78%	B446	-12.78%~12.06%
B061	-11.69%~9.63%	B254	-10.56%~12.15%	B447	-12.35%~11.50%
B062	-8.02%~6.53%	B255	-9.49%~11.37%	B448	-7.15%~9.01%
B063	-4.59%~5.40%	B256	-6.70%~7.95%	B449	-10.23%~9.39%
B064	-13.30%~12.18%	B257	-14.28%~13.44%	B450	-7.86%~8.23%
B065	-10.30%~10.99%	B258	-13.54%~10.83%	B451	-13.78%~13.09%
B066	-14.30%~13.33%	B259	-10.98%~11.85%	B452	-13.72%~13.58%
B067	-12.90%~14.14%	B260	-14.70%~13.58%	B453	-13.10%~12.11%
B068	-11.36%~10.95%	B261	-10.01%~10.77%	B454	-14.21%~13.96%
B069	-14.40%~13.35%	B262	-12.25%~10.78%	B455	-12.72%~10.85%
B070	-13.33%~12.06%	B263	-13.05%~14.60%	B456	-12.96%~10.57%
B071	-13.76%~13.21%	B264	-12.95%~12.04%	B457	-13.20%~12.33%
B072	-12.43%~10.99%	B265	-12.48%~11.07%	B458	-10.36%~9.71%
B073	-9.68%~11.55%	B266	-10.85%~8.90%	B459	-9.98%~8.92%
B074	-10.55%~10.93%	B267	-10.00%~10.49%	B460	-14.51%~13.24%
B075	-12.65%~12.06%	B268	-11.80%~12.76%	B461	-14.52%~14.71%
B076	-13.94%~14.26%	B269	-2.65%~3.56%	B462	-9.80%~10.43%
B077	-10.24%~7.04%	B270	-13.99%~13.95%	B463	-13.64%~12.21%
B078	-14.47%~14.54%	B271	-9.22%~9.83%	B464	-14.11%~14.59%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
B079	-14.34%~13.81%	B272	-13.02%~13.12%	B465	-12.90%~11.00%
B080	-13.71%~12.99%	B273	-8.44%~8.02%	B466	-13.56%~12.53%
B081	-14.54%~13.42%	B274	-11.72%~12.95%	B467	-14.85%~13.45%
B082	-13.43%~12.05%	B275	-14.24%~14.98%	B468	-10.98%~11.46%
B083	-14.43%~12.66%	B276	-14.42%~13.37%	B469	-13.57%~12.91%
B084	-7.51%~4.55%	B277	-14.74%~14.32%	B470	-12.99%~12.19%
B085	-10.80%~11.10%	B278	-14.84%~14.63%	B471	-14.29%~14.00%
B086	-14.22%~13.75%	B279	-13.14%~14.11%	B472	-12.74%~11.65%
B087	-14.64%~14.02%	B280	-10.72%~12.10%	B473	-11.26%~11.42%
B088	-10.55%~9.60%	B281	-13.96%~14.17%	B474	-13.01%~12.35%
B089	-14.55%~13.11%	B282	-13.42%~12.35%	B475	-13.99%~13.31%
B090	-10.72%~8.96%	B283	-12.59%~11.84%	B476	-9.12%~9.43%
B091	-10.56%~11.23%	B284	-13.95%~13.31%	B477	-14.48%~13.49%
B092	-13.41%~12.33%	B285	-11.64%~13.41%	B478	-12.41%~12.70%
B093	-12.98%~12.07%	B286	-12.21%~9.30%	B479	-11.32%~10.06%
B094	-12.05%~12.55%	B287	-14.35%~13.27%	B480	-12.38%~9.98%
B095	-14.92%~13.81%	B288	-10.15%~10.11%	B481	-10.78%~10.18%
B096	-10.91%~11.66%	B289	-13.92%~12.78%	B482	-14.16%~13.21%
B097	-8.47%~7.57%	B290	-9.92%~10.63%	B483	-11.08%~10.07%
B098	-10.22%~9.35%	B291	-13.65%~12.35%	B484	-14.89%~13.47%
B099	-13.86%~13.76%	B292	-14.88%~14.03%	B485	-13.02%~11.57%
B100	-13.65%~13.02%	B293	-8.86%~10.25%	B486	-11.53%~12.21%
B101	-13.89%~13.24%	B294	-13.20%~10.42%	B487	-6.63%~4.97%
B102	-8.61%~9.72%	B295	-14.93%~13.00%	B488	-6.46%~4.30%
B103	-5.94%~5.90%	B296	-13.92%~13.05%	B489	-3.96%~4.85%
B104	-12.13%~10.39%	B297	-12.32%~12.32%	B490	-14.84%~13.47%
B105	-7.70%~6.73%	B298	-12.28%~10.35%	B491	-14.76%~13.28%
B106	-9.34%~8.52%	B299	-12.39%~14.20%	B492	-13.92%~13.37%
B107	-7.47%~7.51%	B300	-13.20%~11.57%	B493	-13.99%~13.10%
B108	-10.82%~11.51%	B301	-12.20%~11.30%	B494	-14.32%~13.64%
B109	-11.22%~12.59%	B302	-12.51%~9.19%	B495	-11.76%~12.62%
B110	-11.14%~11.10%	B303	-10.25%~10.76%	B496	-8.92%~8.20%
B111	-12.07%~12.91%	B304	-9.55%~8.44%	B497	-13.85%~12.55%
B112	-13.97%~13.05%	B305	-12.74%~12.20%	B498	-14.28%~13.27%
B113	-6.35%~7.43%	B306	-8.41%~7.36%	B499	-2.79%~3.03%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
B114	-13.02%~13.49%	B307	-7.06%~6.23%	B500	-11.47%~10.27%
B115	-9.62%~9.88%	B308	-9.59%~9.09%	B501	-14.87%~14.64%
B116	-13.50%~10.38%	B309	-14.03%~13.06%	B502	-14.47%~13.29%
B117	-11.73%~12.41%	B310	-11.42%~12.20%	B503	-11.87%~11.83%
B118	-11.06%~11.08%	B311	-4.82%~4.82%	B504	-11.47%~12.41%
B119	-12.39%~11.31%	B312	-6.80%~6.09%	B505	-14.08%~14.39%
B120	-13.91%~12.60%	B313	-12.71%~13.07%	B506	-14.55%~13.25%
B121	-9.56%~9.86%	B314	-9.10%~9.37%	B507	-14.07%~13.07%
B122	-11.95%~9.87%	B315	-13.29%~12.12%	B508	-12.81%~11.95%
B123	-14.17%~14.24%	B316	-14.74%~13.92%	B509	-4.23%~4.06%
B124	-11.24%~8.82%	B317	-9.13%~9.70%	B510	-13.26%~12.15%
B125	-13.76%~12.59%	B318	-13.04%~14.50%	B511	-9.04%~6.06%
B126	-10.96%~10.25%	B319	-13.79%~13.19%	B512	-14.90%~14.20%
B127	-13.45%~12.28%	B320	-12.57%~10.43%	B513	-11.32%~10.48%
B128	-14.06%~14.14%	B321	-6.75%~5.42%	B514	-11.60%~12.86%
B129	-9.56%~9.55%	B322	-13.30%~12.43%	B515	-14.35%~13.20%
B130	-14.11%~13.06%	B323	-13.19%~10.57%	B516	-7.07%~6.30%
B131	-12.22%~12.12%	B324	-9.25%~10.76%	B517	-12.10%~12.09%
B132	-13.48%~14.46%	B325	-12.71%~11.29%	B518	-4.55%~4.55%
B133	-9.20%~10.49%	B326	-13.99%~14.12%	B519	-5.87%~2.94%
B134	-11.90%~10.06%	B327	-14.42%~12.03%	B520	-2.82%~2.28%
B135	-2.51%~3.45%	B328	-11.64%~9.51%	B521	-12.46%~10.94%
B136	-12.42%~10.65%	B329	-12.23%~9.32%	B522	-14.24%~12.87%
B137	-14.52%~13.12%	B330	-13.72%~11.37%	B523	-2.36%~3.18%
B138	-13.67%~12.96%	B331	-12.69%~11.88%	B524	-14.90%~13.73%
B139	-9.66%~11.45%	B332	-12.40%~11.13%	B525	-11.31%~9.17%
B140	-12.22%~11.42%	B333	-12.19%~12.58%	B526	-6.81%~8.40%
B141	-11.46%~12.92%	B334	-14.08%~14.19%	B527	-12.59%~11.33%
B142	-10.51%~9.47%	B335	-10.91%~10.09%	B528	-12.56%~10.36%
B143	-11.46%~11.43%	B336	-14.16%~12.94%	B529	-14.51%~13.65%
B144	-13.66%~13.04%	B337	-12.57%~11.64%	B530	-9.84%~9.49%
B145	-11.89%~11.38%	B338	-8.76%~7.95%	B531	-14.76%~13.37%
B146	-9.23%~8.59%	B339	-13.51%~12.07%	B532	-9.21%~10.10%
B147	-14.53%~13.60%	B340	-10.98%~11.53%	B533	-13.55%~12.73%
B148	-13.30%~11.75%	B341	-3.25%~4.05%	B534	-3.48%~2.61%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
B149	-14.34%~12.34%	B342	-9.30%~10.47%	B535	-6.90%~8.19%
B150	-10.83%~8.92%	B343	-14.80%~14.33%	B536	-11.40%~12.53%
B151	-14.87%~14.71%	B344	-14.01%~12.03%	B537	-11.84%~13.06%
B152	-9.52%~8.85%	B345	-12.18%~9.53%	B538	-14.38%~14.50%
B153	-7.94%~7.37%	B346	-13.95%~12.95%	B539	-13.17%~11.92%
B154	-14.94%~14.31%	B347	-11.80%~9.43%	B540	-14.04%~14.93%
B155	-14.43%~13.21%	B348	-9.16%~10.91%	B541	-11.59%~13.16%
B156	-12.91%~12.07%	B349	-13.97%~11.99%	B542	-12.99%~13.10%
B157	-11.76%~13.51%	B350	-14.27%~13.47%	B543	-14.06%~12.02%
B158	-11.38%~9.42%	B351	-3.82%~2.72%	B544	-12.68%~12.83%
B159	-13.00%~11.94%	B352	-9.17%~10.16%	B545	-11.30%~8.29%
B160	-14.25%~13.40%	B353	-12.35%~9.91%	B546	-12.57%~13.05%
B161	-12.10%~13.00%	B354	-9.06%~9.38%	B547	-12.28%~12.41%
B162	-14.66%~14.05%	B355	-12.18%~12.25%	B548	-13.41%~11.93%
B163	-9.39%~9.05%	B356	-11.30%~10.41%	B549	-14.40%~11.10%
B164	-14.25%~12.82%	B357	-14.11%~12.64%	B550	-11.65%~11.38%
B165	-13.38%~11.69%	B358	-11.24%~11.29%	B551	-13.46%~11.49%
B166	-12.74%~11.63%	B359	-7.18%~6.53%	B552	-10.49%~11.79%
B167	-12.04%~11.84%	B360	-12.40%~11.44%	B553	-12.85%~11.01%
B168	-14.37%~13.40%	B361	-12.09%~10.77%	B554	-13.84%~12.46%
B169	-11.45%~12.00%	B362	-14.96%~14.41%	B555	-14.29%~12.91%
B170	-13.58%~11.10%	B363	-14.36%~14.25%	B556	-12.91%~11.68%
B171	-11.87%~10.02%	B364	-10.10%~11.73%	B557	-14.32%~14.57%
B172	-12.07%~9.06%	B365	-8.37%~6.98%	B558	-13.34%~12.06%
B173	-8.77%~7.46%	B366	-11.95%~10.53%	B559	-9.54%~10.81%
B174	-8.34%~6.32%	B367	-14.47%~13.85%	B560	-13.46%~12.87%
B175	-9.16%~7.06%	B368	-12.41%~14.16%	B561	-13.88%~11.05%
B176	-2.93%~3.93%	B369	-12.58%~11.51%	B562	-11.45%~10.62%
B177	-13.29%~12.15%	B370	-14.82%~14.00%	B563	-13.28%~12.51%
B178	-7.67%~7.13%	B371	-8.00%~8.30%	B564	-14.43%~12.83%
B179	-13.64%~12.82%	B372	-11.18%~10.19%	B565	-12.49%~11.85%
B180	-12.94%~11.83%	B373	-10.80%~8.95%	B566	-7.60%~6.91%
B181	-10.30%~10.59%	B374	-2.74%~2.85%	B567	-14.08%~13.60%
B182	-10.80%~9.36%	B375	-13.83%~12.36%	B568	-11.02%~9.74%
B183	-12.50%~11.96%	B376	-10.14%~9.76%	B569	-9.51%~8.87%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
B184	-13.32%~13.18%	B377	-12.95%~13.71%	B570	-2.56%~4.00%
B185	-12.21%~13.46%	B378	-14.61%~13.15%	B571	-7.39%~6.56%
B186	-14.76%~14.57%	B379	-11.32%~9.33%	B572	-13.71%~12.86%
B187	-9.57%~8.56%	B380	-10.85%~8.88%	B573	-5.53%~6.73%
B188	-13.45%~14.20%	B381	-12.87%~12.98%	B574	-10.12%~10.12%
B189	-2.30%~3.62%	B382	-14.49%~13.91%	B575	-11.54%~10.10%
B190	-5.70%~2.59%	B383	-11.28%~11.44%	B576	-13.82%~10.79%
B191	-9.83%~7.59%	B384	-10.79%~12.60%	B577	-8.41%~6.14%
B192	-14.18%~13.52%	B385	-11.80%~9.67%	B578	-6.80%~6.55%
B193	-12.47%~12.02%	B386	-13.11%~14.27%	B579	-14.92%~14.55%

## 2.容积率修正系数

表 19-26 广州市级别范围一至八级内办公用地容积率修正系数表

容积率	$r \leq 1.0$	$1.0 < r < 3.6$	$3.6 \leq r < 7.0$	$r \geq 7.0$
修正系数	$0.71 + 0.12 \times r + 0.65/r$	$(3.6/r)^{0.31}$	$(3.6/r)^{0.26}$	0.84

表 19-27 广州市级别范围九至十一级内办公用地容积率修正系数表

容积率	$r \leq 1.0$	$1.0 < r < 3.0$	$3.0 \leq r < 7.0$	$r \geq 7.0$
修正系数	$0.51 + 0.28 \times r^{0.48} + 0.67/r$	$(3/r)^{0.341}$	$(3/r)^{0.19}$	0.85

注：（1）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；  
（2）容积率 $\leq 1.0$ 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；  
（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，且在计算总价时采用的建筑面积也要按容积率为0.1时的建筑面积来计算。

## 3.楼层分配系数（同住宅用地）

## 4.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，办公用地其临江（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5%~30%。

## 5.其他个别因素修正系数

表 19-28 办公用地其他个别因素修正系数表

指标标准		优 (%)	较优 (%)	一般 (%)	较差 (%)	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
山、湖、园景观条件	指标说明	山、湖、园景观景观条件好，对土地利用极为有利	山、湖、园景观景观条件良好，对土地利用较为有利	山、湖、园景观景观条件一般，对土地利用无不良影响	山、湖、园景观景观条件较差，对土地利用有一定影响	山、湖、园景观景观条件差，对土地利用产生严重影响
	修正系数	2	1	0	-1	-2

## 6.土地剩余使用年期修正系数

划拨办公用地基准地价设定内涵是无年限限制的价格，当划拨用地有年限限制时，应进行剩余年期修正。

表 19-29 办公用地土地剩余使用年期修正系数表（还原率 r=7.14%）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0666	0.1288	0.1869	0.2411	0.2917	0.3389	0.3829	0.424	0.4624	0.4983
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.5317	0.5629	0.592	0.6192	0.6446	0.6683	0.6904	0.711	0.7303	0.7483
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.765	0.7807	0.7953	0.8089	0.8217	0.8336	0.8447	0.855	0.8647	0.8737
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.8821	0.89	0.8973	0.9041	0.9105	0.9165	0.9221	0.9272	0.9321	0.9366
剩余使用年期	41	42	43	44	45	46	47	48	49	50
修正系数	0.9408	0.9448	0.9485	0.9519	0.9551	0.9581	0.9609	0.9635	0.9659	0.9682
其余不在表格内的年期按年期修正系数公式测算确定										
$\text{年期修正系数} = \left[ 1 - \left( \frac{1}{1 + 7.14\%} \right)^{\text{剩余使用年期}} \right]$										

## 7.土地开发程度修正（同商业用地）

## 四、划拨工业用地宗地地价修正体系

### 1.工业用地区域因素修正

表 19-30 工业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，公交站点密集程度，地铁站 布局情况、与汽车客运站、高速路口、轨道交通站、 港口码头的距离
	指标权重值 (Q)	36.70%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
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)	27.90%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
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)	14.85%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
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)	11.40%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
用地潜力	指标说明	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)	9.15%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度

注：（1）工业用地各区片区域因素总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）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，需根据估价对象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估价对象实际区域因素影响条件下的地价水平。

表 19-31 工业各区片区域因素总修正幅度表

区片 编号	修正幅度	区片 编号	修正幅度	区片 编号	修正幅度
G001	-4.76%~3.06%	G148	-12.25%~13.28%	G295	-12.27%~13.99%
G002	-4.67%~2.91%	G149	-11.91%~14.40%	G296	-12.09%~10.10%
G003	-4.77%~3.49%	G150	-5.03%~6.07%	G297	-11.64%~12.83%
G004	-4.01%~3.55%	G151	-5.78%~7.62%	G298	-13.97%~12.29%
G005	-4.49%~2.78%	G152	-6.55%~6.55%	G299	-10.86%~13.20%
G006	-8.68%~6.64%	G153	-8.52%~10.48%	G300	-10.02%~12.30%
G007	-10.85%~11.50%	G154	-5.06%~7.16%	G301	-8.01%~7.83%
G008	-5.24%~3.69%	G155	-6.47%~8.85%	G302	-10.36%~7.85%
G009	-2.41%~2.35%	G156	-11.70%~13.80%	G303	-7.12%~7.44%



区片 编号	修正幅度	区片 编号	修正幅度	区片 编号	修正幅度
G010	-4.85%~6.63%	G157	-6.95%~8.88%	G304	-11.67%~14.00%
G011	-10.59%~12.30%	G158	-13.29%~12.90%	G305	-14.12%~13.80%
G012	-13.32%~13.20%	G159	-5.04%~4.79%	G306	-11.41%~13.84%
G013	-9.96%~8.21%	G160	-2.39%~2.92%	G307	-8.45%~5.63%
G014	-13.76%~12.84%	G161	-10.79%~10.10%	G308	-7.92%~6.36%
G015	-11.63%~12.30%	G162	-12.63%~14.20%	G309	-14.53%~12.40%
G016	-10.30%~10.52%	G163	-12.63%~10.67%	G310	-11.86%~13.20%
G017	-6.35%~3.94%	G164	-9.41%~7.00%	G311	-11.76%~13.54%
G018	-6.35%~4.41%	G165	-14.30%~13.00%	G312	-11.50%~11.30%
G019	-9.94%~12.50%	G166	-10.12%~11.95%	G313	-11.92%~13.82%
G020	-8.79%~8.14%	G167	-10.83%~8.57%	G314	-13.30%~12.40%
G021	-12.82%~13.04%	G168	-9.52%~6.71%	G315	-12.78%~12.60%
G022	-10.23%~12.04%	G169	-9.02%~10.20%	G316	-13.42%~11.01%
G023	-11.82%~13.80%	G170	-7.79%~10.25%	G317	-8.41%~6.63%
G024	-4.37%~5.04%	G171	-4.02%~3.57%	G318	-11.81%~12.50%
G025	-6.81%~7.12%	G172	-11.12%~12.10%	G319	-13.79%~13.40%
G026	-10.79%~12.49%	G173	-12.30%~11.94%	G320	-14.57%~13.10%
G027	-11.14%~13.20%	G174	-10.41%~12.84%	G321	-12.80%~13.30%
G028	-11.05%~12.60%	G175	-8.69%~6.39%	G322	-10.44%~13.20%
G029	-2.27%~3.13%	G176	-7.68%~5.68%	G323	-7.90%~9.34%
G030	-3.14%~3.94%	G177	-11.98%~14.40%	G324	-8.34%~5.86%
G031	-5.52%~3.68%	G178	-9.25%~11.63%	G325	-15.53%~13.10%
G032	-11.21%~9.85%	G179	-3.74%~2.84%	G326	-10.93%~13.60%
G033	-5.88%~8.19%	G180	-9.87%~7.34%	G327	-12.66%~13.40%
G034	-7.15%~5.33%	G181	-12.93%~10.45%	G328	-11.21%~11.35%
G035	-8.43%~10.82%	G182	-6.77%~5.24%	G329	-8.99%~11.47%
G036	-3.13%~4.54%	G183	-4.15%~3.03%	G330	-10.02%~7.94%
G037	-2.35%~3.03%	G184	-12.13%~11.10%	G331	-7.24%~6.55%
G038	-3.21%~5.42%	G185	-6.96%~5.17%	G332	-12.61%~13.60%
G039	-4.18%~3.51%	G186	-12.45%~11.10%	G333	-12.03%~11.30%
G040	-7.31%~5.11%	G187	-4.51%~2.95%	G334	-6.13%~4.83%
G041	-2.33%~2.83%	G188	-5.70%~3.53%	G335	-4.89%~3.26%
G042	-2.42%~3.48%	G189	-9.03%~7.48%	G336	-11.92%~13.60%
G043	-2.77%~3.12%	G190	-6.92%~9.02%	G337	-11.13%~12.70%
G044	-3.23%~3.62%	G191	-6.89%~7.18%	G338	-11.02%~13.40%
G045	-3.36%~3.12%	G192	-10.61%~12.40%	G339	-11.38%~13.60%
G046	-2.09%~2.88%	G193	-5.51%~3.94%	G340	-10.76%~12.70%
G047	-3.19%~3.67%	G194	-3.61%~5.59%	G341	-14.19%~14.00%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
G048	-6.61%~4.28%	G195	-6.91%~8.95%	G342	-12.81%~14.40%
G049	-4.62%~4.72%	G196	-8.08%~9.91%	G343	-10.14%~12.10%
G050	-3.57%~3.46%	G197	-2.73%~2.19%	G344	-10.06%~12.10%
G051	-3.91%~3.63%	G198	-2.77%~2.93%	G345	-10.46%~12.30%
G052	-4.63%~4.28%	G199	-5.64%~4.02%	G346	-12.22%~14.20%
G053	-3.58%~4.59%	G200	-9.55%~11.30%	G347	-13.98%~11.50%
G054	-2.88%~3.38%	G201	-11.53%~13.34%	G348	-9.54%~12.04%
G055	-4.56%~3.93%	G202	-10.09%~7.40%	G349	-10.76%~12.50%
G056	-5.06%~6.03%	G203	-9.75%~11.90%	G350	-9.68%~11.30%
G057	-3.49%~4.06%	G204	-13.89%~11.95%	G351	-7.27%~9.28%
G058	-2.14%~3.97%	G205	-9.32%~8.91%	G352	-7.51%~10.26%
G059	-3.00%~3.89%	G206	-10.33%~13.10%	G353	-12.37%~13.10%
G060	-4.06%~2.76%	G207	-11.27%~13.78%	G354	-12.41%~14.00%
G061	-3.93%~2.07%	G208	-9.52%~10.61%	G355	-9.73%~11.90%
G062	-3.13%~4.83%	G209	-6.74%~4.44%	G356	-9.34%~11.30%
G063	-3.49%~3.70%	G210	-7.22%~5.70%	G357	-8.94%~10.82%
G064	-7.44%~5.27%	G211	-9.97%~8.03%	G358	-11.07%~12.78%
G065	-2.74%~2.60%	G212	-9.72%~11.27%	G359	-11.13%~13.60%
G066	-2.71%~3.60%	G213	-11.44%~13.60%	G360	-11.28%~13.46%
G067	-2.20%~3.25%	G214	-6.98%~5.02%	G361	-14.08%~13.66%
G068	-5.86%~3.99%	G215	-10.88%~8.70%	G362	-12.25%~13.30%
G069	-11.52%~13.80%	G216	-14.33%~12.80%	G363	-12.01%~12.70%
G070	-6.01%~4.32%	G217	-13.09%~11.70%	G364	-13.10%~12.60%
G071	-10.58%~13.00%	G218	-9.33%~10.94%	G365	-12.14%~11.90%
G072	-12.56%~14.40%	G219	-13.82%~13.11%	G366	-12.31%~11.50%
G073	-14.19%~12.60%	G220	-10.40%~12.90%	G367	-10.59%~13.00%
G074	-10.06%~11.70%	G221	-11.73%~14.00%	G368	-13.88%~12.30%
G075	-11.40%~13.20%	G222	-9.70%~7.74%	G369	-9.83%~12.40%
G076	-12.74%~11.70%	G223	-13.62%~12.80%	G370	-12.92%~13.40%
G077	-13.04%~12.60%	G224	-9.06%~11.50%	G371	-13.87%~12.70%
G078	-14.45%~12.50%	G225	-14.35%~12.40%	G372	-12.18%~12.90%
G079	-14.37%~13.30%	G226	-12.16%~14.06%	G373	-6.27%~6.01%
G080	-4.61%~2.87%	G227	-11.75%~13.97%	G374	-9.90%~11.90%
G081	-8.69%~6.37%	G228	-11.83%~14.20%	G375	-13.99%~13.40%
G082	-5.65%~3.49%	G229	-11.40%~13.10%	G376	-5.37%~7.71%
G083	-7.38%~5.56%	G230	-3.55%~5.71%	G377	-9.22%~10.82%
G084	-11.02%~9.35%	G231	-5.47%~6.87%	G378	-11.91%~14.40%
G085	-8.08%~5.69%	G232	-7.28%~7.17%	G379	-11.17%~12.30%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
G086	-5.22%~3.70%	G233	-6.44%~4.78%	G380	-10.82%~13.30%
G087	-12.62%~11.70%	G234	-13.24%~12.10%	G381	-13.22%~13.10%
G088	-13.28%~10.92%	G235	-10.99%~8.55%	G382	-11.32%~13.60%
G089	-8.51%~9.13%	G236	-13.18%~13.30%	G383	-13.24%~14.40%
G090	-8.33%~6.20%	G237	-13.91%~11.39%	G384	-8.78%~8.78%
G091	-9.45%~10.75%	G238	-11.79%~10.19%	G385	-10.34%~12.80%
G092	-10.01%~12.10%	G239	-9.36%~11.11%	G386	-10.42%~8.54%
G093	-8.19%~10.12%	G240	-11.27%~13.24%	G387	-12.50%~12.50%
G094	-7.61%~8.28%	G241	-12.15%~12.80%	G388	-10.77%~12.90%
G095	-9.37%~11.54%	G242	-10.43%~13.20%	G389	-11.45%~13.60%
G096	-5.69%~8.13%	G243	-10.31%~12.80%	G390	-10.40%~12.10%
G097	-11.18%~13.64%	G244	-6.10%~5.50%	G391	-3.50%~4.89%
G098	-11.82%~13.78%	G245	-14.33%~13.00%	G392	-4.49%~6.20%
G099	-11.06%~13.10%	G246	-11.17%~11.50%	G393	-12.75%~12.70%
G100	-8.58%~10.94%	G247	-10.70%~13.10%	G394	-8.78%~10.31%
G101	-10.13%~12.10%	G248	-9.16%~11.50%	G395	-7.86%~10.07%
G102	-7.77%~8.22%	G249	-14.21%~12.30%	G396	-6.33%~6.33%
G103	-11.65%~13.58%	G250	-13.82%~12.50%	G397	-11.94%~14.20%
G104	-5.20%~3.28%	G251	-5.86%~3.44%	G398	-3.14%~1.82%
G105	-3.15%~3.38%	G252	-6.55%~4.81%	G399	-11.62%~13.68%
G106	-3.21%~3.16%	G253	-10.57%~11.88%	G400	-6.91%~8.88%
G107	-2.64%~2.90%	G254	-9.83%~12.51%	G401	-9.96%~11.96%
G108	-10.15%~12.60%	G255	-12.84%~13.83%	G402	-10.89%~12.76%
G109	-7.76%~5.78%	G256	-13.17%~12.80%	G403	-3.54%~3.27%
G110	-4.77%~3.62%	G257	-12.41%~13.00%	G404	-10.34%~12.80%
G111	-2.50%~3.08%	G258	-12.68%~12.70%	G405	-9.43%~9.43%
G112	-12.27%~12.50%	G259	-12.52%~14.20%	G406	-12.68%~14.20%
G113	-5.04%~4.72%	G260	-14.04%~13.80%	G407	-10.30%~12.37%
G114	-3.72%~5.17%	G261	-6.07%~3.49%	G408	-10.84%~12.30%
G115	-8.29%~9.57%	G262	-13.79%~11.50%	G409	-9.78%~12.10%
G116	-8.50%~6.02%	G263	-10.84%~13.00%	G410	-13.67%~12.90%
G117	-6.79%~4.95%	G264	-12.06%~13.30%	G411	-10.64%~12.40%
G118	-11.85%~13.80%	G265	-11.86%~13.80%	G412	-12.47%~14.00%
G119	-6.13%~7.07%	G266	-12.58%~14.40%	G413	-11.39%~13.25%
G120	-9.60%~7.90%	G267	-14.17%~12.50%	G414	-10.75%~13.10%
G121	-12.99%~13.30%	G268	-12.26%~14.20%	G415	-11.10%~13.40%
G122	-6.96%~5.26%	G269	-13.50%~14.00%	G416	-12.19%~14.04%
G123	-14.12%~13.40%	G270	-12.08%~13.40%	G417	-7.00%~5.83%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
G124	-10.45%~8.90%	G271	-11.94%~13.20%	G418	-11.03%~12.60%
G125	-8.23%~10.71%	G272	-13.64%~11.30%	G419	-10.80%~13.00%
G126	-10.08%~8.05%	G273	-12.07%~14.00%	G420	-6.27%~7.08%
G127	-13.80%~12.90%	G274	-12.42%~13.20%	G421	-11.64%~13.80%
G128	-12.33%~13.82%	G275	-11.76%~14.00%	G422	-5.96%~7.67%
G129	-13.44%~11.84%	G276	-12.63%~13.82%	G423	-5.12%~7.19%
G130	-9.28%~7.68%	G277	-9.01%~7.07%	G424	-3.24%~4.48%
G131	-11.69%~9.96%	G278	-9.46%~11.34%	G425	-5.00%~5.71%
G132	-8.43%~6.07%	G279	-9.30%~11.15%	G426	-3.94%~4.63%
G133	-13.52%~12.98%	G280	-8.25%~9.74%	G427	-10.17%~11.90%
G134	-7.34%~5.40%	G281	-11.57%~11.30%	G428	-9.92%~12.70%
G135	-7.95%~6.29%	G282	-11.32%~11.70%	G429	-12.15%~13.30%
G136	-11.79%~8.64%	G283	-10.31%~12.95%	G430	-3.44%~4.85%
G137	-11.59%~12.70%	G284	-11.99%~12.40%	G431	-10.47%~12.90%
G138	-13.40%~11.23%	G285	-9.90%~11.99%	G432	-10.08%~11.70%
G139	-12.12%~10.11%	G286	-11.00%~12.57%	G433	-2.82%~1.96%
G140	-9.43%~6.48%	G287	-10.45%~11.90%	G434	-8.70%~6.61%
G141	-5.37%~3.65%	G288	-5.91%~5.56%	G435	-10.60%~12.40%
G142	-13.34%~10.74%	G289	-11.74%~14.00%	G436	-11.53%~9.19%
G143	-5.41%~5.08%	G290	-10.47%~7.46%	G437	-10.62%~12.90%
G144	-4.67%~2.86%	G291	-13.02%~10.13%	G438	-5.38%~7.47%
G145	-9.56%~7.23%	G292	-12.99%~14.40%	G439	-12.26%~14.20%
G146	-11.30%~13.22%	G293	-12.41%~11.90%	G440	-11.22%~12.95%
G147	-6.59%~7.86%	G294	-12.88%~11.70%	—	—

## 2.容积率修正系数

表 19-32 工业用地容积率修正系数表

容积率	$r \leq 1.0$	1.5	2.0	2.5	3.0	$r > 3$
修正系数	1.00	1.10	1.16	1.20	1.26	$0.42 \times r$

考虑到国家、广东省和广州市鼓励工业用地集约节约利用以及对工业用地增加容积率不加收地价的客观实际，此次划拨基准地价成果，工业用地暂不作容积率修正，即容积率修正系数为 1。

## 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.其他个别因素修正系数

表 19-33 工业用地其他个别因素修正系数表

指标标准		优 (%)	较优 (%)	一般 (%)	较差 (%)	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	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
宗地大小	指标说明	宗地面积大	宗地面积较大	宗地面积适中	宗地面积偏小	宗地面积过小
	修正系数	2	1	0	-1	-2

#### 5.土地剩余使用年期修正系数

划拨工业用地基准地价设定内涵是无年期限限制的价格，当划拨用地有年期限限制时，应进行剩余年期修正。

表 19-34 工业用地土地剩余使用年期修正系数表（还原率  $r=5.70\%$ ）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0539	0.1049	0.1532	0.1989	0.2421	0.2829	0.3216	0.3582	0.3928	0.4256
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.4565	0.4858	0.5136	0.5398	0.5646	0.5881	0.6103	0.6313	0.6512	0.67
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.6878	0.7046	0.7206	0.7356	0.7499	0.7634	0.7761	0.7882	0.7996	0.8104
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.8207	0.8303	0.8395	0.8481	0.8563	0.8641	0.8714	0.8783	0.8849	0.8911
剩余使用年期	41	42	43	44	45	46	47	48	49	50

修正系数	0.897	0.9025	0.9078	0.9128	0.9175	0.9219	0.9261	0.9301	0.9339	0.9374
其余不在表格内的年期按年期修正系数公式测算确定										
$\text{年期修正系数} = \left[ 1 - \left( \frac{1}{1 + 5.70\%} \right)^{\text{剩余使用年限}} \right]$										

## 6. 土地开发程度修正（同商业用地）

### 五、划拨公共管理与公共服务用地宗地地价修正体系

#### 1. 公共管理与公共服务用地区域因素修正

表 19-35 公共管理与公共服务用地区域因素修正系数表

指标标准		判断标准
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）	24.25%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
人口状况	指标说明	人口密集程度，商业人流聚集程度、居住氛围度水平
	指标权重值（Q）	20.35%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
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）	16.85%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
交通条件	指标说明	区域道路路网密集程度，公交站点密集程度，地铁站布设情况、与汽车客运站、高速路口、轨道交通站、港口码头的距离
	指标权重值（Q）	14.90%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
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）	9.65%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
环境条件	指标说明	区域内环境条件，是否有人文自然景观或污染源影响
	指标权重值（Q）	8.20%
	各片区修正幅度范围	指标权重值（Q）×区片总修正幅度
用地潜力	指标说明	区域规划主导土地利用规划用地类型，区域规划前景情况
	指标权重值（Q）	5.80%

指标标准		判断标准
	各片区修正幅度范围	指标权重值(Q)×片区总修正幅度

注：(1) 公共管理与公共服务用地各区片区域因素总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，修正前需根据不同片区各个因素的实际优劣程度编制各级差异修正标准；

(2) 公共管理与公共服务用地各区片基准地价代表的是各因素在所在片区内平均优劣程度条件下的地价水平，应用修正时，需根据估价对象的实际区域因素与片区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，对片区基准地价进行加减修正至估价对象实际区域因素影响条件下的地价水平。

**表 19-36 公共管理与公共服务用地各区片区域因素总修正幅度表**

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
GF001	-3.73%~3.92%	GF142	-13.28%~14.83%	GF283	-11.10%~9.56%
GF002	-5.24%~3.14%	GF143	-9.35%~6.38%	GF284	-13.42%~14.63%
GF003	-4.18%~3.23%	GF144	-7.65%~6.93%	GF285	-14.85%~13.37%
GF004	-2.73%~2.89%	GF145	-6.84%~6.27%	GF286	-14.46%~12.66%
GF005	-5.07%~2.31%	GF146	-6.82%~3.91%	GF287	-14.91%~13.28%
GF006	-3.36%~2.45%	GF147	-12.60%~11.57%	GF288	-14.65%~14.63%
GF007	-2.72%~1.81%	GF148	-6.16%~4.63%	GF289	-8.08%~6.57%
GF008	-4.51%~3.99%	GF149	-14.42%~14.53%	GF290	-14.81%~13.78%
GF009	-4.59%~2.97%	GF150	-4.02%~2.68%	GF291	-14.85%~13.69%
GF010	-2.84%~2.45%	GF151	-4.29%~4.95%	GF292	-14.59%~14.63%
GF011	-4.59%~5.15%	GF152	-10.93%~10.66%	GF293	-14.91%~13.37%
GF012	-2.80%~2.92%	GF153	-4.35%~4.94%	GF294	-13.58%~13.28%
GF013	-3.55%~1.93%	GF154	-3.93%~6.84%	GF295	-14.11%~13.11%
GF014	-3.55%~2.15%	GF155	-9.90%~9.04%	GF296	-12.99%~13.76%
GF015	-2.46%~1.73%	GF156	-14.46%~14.94%	GF297	-9.76%~8.53%
GF016	-2.69%~2.99%	GF157	-13.12%~13.28%	GF298	-13.24%~14.54%
GF017	-4.80%~3.31%	GF158	-13.58%~14.53%	GF299	-13.18%~13.78%
GF018	-9.59%~7.18%	GF159	-12.59%~13.40%	GF300	-14.42%~14.53%
GF019	-2.73%~2.92%	GF160	-13.28%~14.31%	GF301	-13.25%~14.12%
GF020	-4.62%~3.31%	GF161	-13.09%~13.66%	GF302	-10.93%~13.16%
GF021	-5.81%~2.92%	GF162	-11.16%~13.37%	GF303	-11.56%~13.28%
GF022	-10.04%~8.38%	GF163	-13.25%~13.62%	GF304	-11.90%~14.31%
GF023	-6.06%~8.68%	GF164	-10.80%~13.85%	GF305	-14.70%~13.85%
GF024	-7.08%~5.32%	GF165	-8.16%~8.99%	GF306	-4.31%~4.89%
GF025	-7.87%~6.68%	GF166	-12.50%~14.83%	GF307	-14.62%~13.76%
GF026	-3.74%~6.15%	GF167	-8.82%~10.57%	GF308	-13.09%~14.53%
GF027	-9.87%~8.58%	GF168	-12.89%~10.34%	GF309	-13.08%~13.16%
GF028	-9.84%~6.27%	GF169	-13.18%~12.35%	GF310	-14.51%~14.84%
GF029	-9.52%~9.76%	GF170	-3.55%~4.43%	GF311	-14.26%~14.83%
GF030	-6.21%~7.82%	GF171	-13.43%~12.86%	GF312	-4.58%~2.39%
GF031	-7.47%~8.52%	GF172	-8.44%~10.25%	GF313	-12.28%~13.69%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
GF032	-5.88%~4.96%	GF173	-14.10%~14.26%	GF314	-14.59%~13.76%
GF033	-8.93%~7.14%	GF174	-13.17%~13.87%	GF315	-13.58%~14.83%
GF034	-7.86%~7.77%	GF175	-13.53%~14.83%	GF316	-13.17%~14.31%
GF035	-7.23%~7.46%	GF176	-13.18%~12.90%	GF317	-13.17%~13.68%
GF036	-4.14%~5.66%	GF177	-12.19%~14.29%	GF318	-14.52%~14.63%
GF037	-4.00%~4.05%	GF178	-14.10%~14.63%	GF319	-14.82%~14.42%
GF038	-6.34%~6.64%	GF179	-14.70%~13.85%	GF320	-13.28%~13.62%
GF039	-11.07%~9.44%	GF180	-13.17%~14.54%	GF321	-14.07%~13.16%
GF040	-11.21%~11.95%	GF181	-12.20%~13.28%	GF322	-12.66%~14.71%
GF041	-11.18%~13.16%	GF182	-14.52%~13.37%	GF323	-9.15%~9.49%
GF042	-13.17%~13.66%	GF183	-14.82%~14.12%	GF324	-11.65%~10.92%
GF043	-7.08%~10.34%	GF184	-13.17%~14.65%	GF325	-10.92%~14.26%
GF044	-8.25%~9.28%	GF185	-10.76%~11.96%	GF326	-11.53%~13.66%
GF045	-2.69%~2.89%	GF186	-13.42%~14.65%	GF327	-2.17%~2.68%
GF046	-11.38%~11.42%	GF187	-13.58%~14.63%	GF328	-11.92%~13.53%
GF047	-8.51%~7.64%	GF188	-13.37%~13.28%	GF329	-14.10%~13.28%
GF048	-8.52%~6.83%	GF189	-14.91%~14.42%	GF330	-13.25%~9.92%
GF049	-4.77%~4.98%	GF190	-13.66%~13.85%	GF331	-13.17%~13.53%
GF050	-6.11%~4.77%	GF191	-4.30%~4.64%	GF332	-13.43%~13.28%
GF051	-7.35%~7.23%	GF192	-14.65%~14.83%	GF333	-11.82%~13.85%
GF052	-14.59%~13.66%	GF193	-13.24%~14.84%	GF334	-12.16%~14.31%
GF053	-7.45%~5.99%	GF194	-14.65%~12.48%	GF335	-13.26%~14.54%
GF054	-12.46%~14.26%	GF195	-8.86%~10.78%	GF336	-4.68%~7.33%
GF055	-11.91%~9.57%	GF196	-10.83%~13.87%	GF337	-9.50%~10.82%
GF056	-11.78%~12.85%	GF197	-10.08%~9.82%	GF338	-12.62%~14.71%
GF057	-13.28%~11.46%	GF198	-14.46%~13.37%	GF339	-13.26%~14.94%
GF058	-10.49%~13.32%	GF199	-14.81%~13.44%	GF340	-11.83%~8.22%
GF059	-13.42%~14.83%	GF200	-12.48%~10.97%	GF341	-11.76%~14.12%
GF060	-12.47%~13.85%	GF201	-13.42%~12.72%	GF342	-12.08%~14.12%
GF061	-13.17%~14.42%	GF202	-13.42%~14.29%	GF343	-12.20%~14.65%
GF062	-10.05%~10.62%	GF203	-13.43%~13.28%	GF344	-11.08%~8.50%
GF063	-7.06%~7.31%	GF204	-9.26%~10.20%	GF345	-11.46%~13.78%
GF064	-13.53%~12.28%	GF205	-13.26%~14.84%	GF346	-12.38%~14.31%
GF065	-11.64%~13.76%	GF206	-12.08%~13.85%	GF347	-10.39%~13.40%
GF066	-9.53%~11.57%	GF207	-4.81%~3.58%	GF348	-12.19%~14.42%
GF067	-13.37%~12.16%	GF208	-9.89%~11.40%	GF349	-11.93%~14.42%
GF068	-12.37%~14.12%	GF209	-11.80%~13.53%	GF350	-6.90%~4.82%
GF069	-8.62%~10.88%	GF210	-10.04%~9.71%	GF351	-11.84%~13.69%



区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
GF070	-11.33%~13.16%	GF211	-14.98%~13.37%	GF352	-12.10%~14.31%
GF071	-12.63%~11.80%	GF212	-12.97%~11.98%	GF353	-14.98%~13.68%
GF072	-13.09%~12.18%	GF213	-13.24%~13.32%	GF354	-13.68%~13.40%
GF073	-11.30%~13.68%	GF214	-13.58%~14.26%	GF355	-3.77%~5.61%
GF074	-4.81%~7.28%	GF215	-12.43%~13.40%	GF356	-13.09%~13.62%
GF075	-9.10%~10.62%	GF216	-13.18%~13.68%	GF357	-14.42%~13.69%
GF076	-10.54%~12.42%	GF217	-12.55%~11.76%	GF358	-14.65%~13.87%
GF077	-11.65%~13.62%	GF218	-12.44%~13.11%	GF359	-13.53%~12.90%
GF078	-8.93%~11.03%	GF219	-13.43%~14.63%	GF360	-13.43%~14.53%
GF079	-8.89%~10.70%	GF220	-14.51%~14.26%	GF361	-13.12%~13.16%
GF080	-13.87%~14.63%	GF221	-13.66%~14.42%	GF362	-13.17%~13.76%
GF081	-13.87%~13.28%	GF222	-13.43%~10.69%	GF363	-14.26%~13.78%
GF082	-13.26%~12.49%	GF223	-13.12%~14.63%	GF364	-12.05%~13.85%
GF083	-13.58%~14.26%	GF224	-11.41%~13.66%	GF365	-13.68%~13.53%
GF084	-13.09%~13.85%	GF225	-10.67%~11.81%	GF366	-12.16%~13.85%
GF085	-12.77%~12.51%	GF226	-13.24%~13.69%	GF367	-10.44%~9.81%
GF086	-12.24%~12.22%	GF227	-11.41%~13.85%	GF368	-14.91%~14.63%
GF087	-11.09%~13.68%	GF228	-14.46%~12.90%	GF369	-12.33%~13.76%
GF088	-14.70%~14.71%	GF229	-7.46%~9.15%	GF370	-11.72%~13.66%
GF089	-14.11%~13.62%	GF230	-5.82%~7.37%	GF371	-4.63%~4.51%
GF090	-14.52%~14.63%	GF231	-11.73%~13.11%	GF372	-5.21%~4.26%
GF091	-7.84%~5.89%	GF232	-11.10%~13.53%	GF373	-5.15%~8.26%
GF092	-7.72%~10.52%	GF233	-13.28%~11.82%	GF374	-12.53%~14.29%
GF093	-9.03%~6.87%	GF234	-13.58%~13.32%	GF375	-2.80%~2.97%
GF094	-3.36%~6.12%	GF235	-13.37%~14.65%	GF376	-13.28%~13.76%
GF095	-6.81%~4.32%	GF236	-11.41%~13.78%	GF377	-11.36%~14.54%
GF096	-4.40%~4.14%	GF237	-11.49%~14.63%	GF378	-13.09%~13.68%
GF097	-11.29%~10.01%	GF238	-13.42%~14.65%	GF379	-13.18%~13.11%
GF098	-13.37%~11.02%	GF239	-4.33%~6.53%	GF380	-5.93%~6.07%
GF099	-13.17%~13.37%	GF240	-8.34%~10.46%	GF381	-14.52%~13.68%
GF100	-13.58%~14.12%	GF241	-4.24%~5.62%	GF382	-2.17%~2.68%
GF101	-8.03%~9.54%	GF242	-8.85%~11.27%	GF383	-2.17%~2.32%
GF102	-11.94%~13.87%	GF243	-14.62%~13.66%	GF384	-11.84%~10.23%
GF103	-9.09%~11.00%	GF244	-13.87%~14.65%	GF385	-14.42%~13.32%
GF104	-13.66%~13.11%	GF245	-14.91%~13.16%	GF386	-14.10%~12.27%
GF105	-14.11%~13.53%	GF246	-13.17%~13.85%	GF387	-7.73%~9.15%
GF106	-11.94%~13.87%	GF247	-13.26%~14.29%	GF388	-13.25%~13.78%
GF107	-14.82%~14.65%	GF248	-6.19%~8.90%	GF389	-3.55%~4.73%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
GF108	-9.38%~7.37%	GF249	-13.37%~13.40%	GF390	-5.99%~7.36%
GF109	-13.53%~14.84%	GF250	-7.35%~8.59%	GF391	-14.10%~14.53%
GF110	-14.81%~13.73%	GF251	-10.55%~7.53%	GF392	-12.96%~11.31%
GF111	-13.24%~13.11%	GF252	-5.03%~7.06%	GF393	-2.84%~4.18%
GF112	-14.07%~13.32%	GF253	-7.70%~8.45%	GF394	-12.89%~13.69%
GF113	-14.07%~14.63%	GF254	-13.68%~11.94%	GF395	-12.42%~14.63%
GF114	-14.10%~14.31%	GF255	-7.05%~7.63%	GF396	-11.97%~13.85%
GF115	-13.66%~13.11%	GF256	-13.53%~13.87%	GF397	-13.23%~14.84%
GF116	-13.37%~13.68%	GF257	-14.51%~13.28%	GF398	-10.78%~13.40%
GF117	-13.25%~13.28%	GF258	-11.66%~13.32%	GF399	-11.97%~13.87%
GF118	-13.12%~13.32%	GF259	-12.92%~14.71%	GF400	-13.12%~14.71%
GF119	-10.38%~8.96%	GF260	-12.76%~14.29%	GF401	-12.50%~13.28%
GF120	-9.73%~12.71%	GF261	-12.76%~14.94%	GF402	-14.26%~14.54%
GF121	-14.62%~13.42%	GF262	-11.62%~13.62%	GF403	-11.35%~13.69%
GF122	-6.83%~8.43%	GF263	-10.17%~13.28%	GF404	-13.17%~13.37%
GF123	-9.79%~9.21%	GF264	-14.70%~12.56%	GF405	-14.00%~14.84%
GF124	-12.98%~12.07%	GF265	-12.94%~13.53%	GF406	-12.46%~14.12%
GF125	-2.73%~3.65%	GF266	-8.46%~10.72%	GF407	-14.59%~13.62%
GF126	-13.08%~13.66%	GF267	-12.49%~14.26%	GF408	-14.26%~13.76%
GF127	-14.62%~14.71%	GF268	-11.38%~13.53%	GF409	-13.53%~14.42%
GF128	-13.58%~14.54%	GF269	-13.58%~13.69%	GF410	-11.55%~13.28%
GF129	-14.11%~12.51%	GF270	-10.97%~13.11%	GF411	-13.68%~13.85%
GF130	-12.43%~14.84%	GF271	-14.07%~14.71%	GF412	-12.59%~14.29%
GF131	-10.42%~10.55%	GF272	-11.83%~13.78%	GF413	-11.26%~13.37%
GF132	-12.87%~12.72%	GF273	-8.48%~7.45%	GF414	-13.12%~13.85%
GF133	-13.26%~13.78%	GF274	-7.84%~10.02%	GF415	-11.17%~13.40%
GF134	-8.60%~6.13%	GF275	-13.18%~13.40%	GF416	-3.94%~2.09%
GF135	-10.75%~9.42%	GF276	-13.25%~13.32%	GF417	-14.51%~14.94%
GF136	-7.42%~4.89%	GF277	-10.60%~9.56%	GF418	-14.85%~14.53%
GF137	-2.72%~3.14%	GF278	-12.53%~14.12%	GF419	-10.08%~11.17%
GF138	-10.02%~10.87%	GF279	-14.10%~14.29%	GF420	-13.08%~12.06%
GF139	-14.98%~13.62%	GF280	-14.91%~14.54%	GF421	-11.09%~13.28%
GF140	-12.10%~13.85%	GF281	-13.24%~12.90%	GF422	-14.10%~14.26%
GF141	-11.49%~13.87%	GF282	-13.87%~13.16%	GF423	-6.50%~7.91%

## 2.容积率修正系数

表 19-37 容积率修正公式一览表

容积率	$r \leq 1.0$	$1 < r < 4$	$r \geq 4.0$
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修正系数	$0.27+0.25 \times r^{2.8}+0.73/r$	$(2.0/r)^{0.35}$	0.784
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注：（1）容积率为建设项目综合容积率；  
（2）容积率 $\leq 1.0$ 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；  
（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，且在计算总价时采用的建筑面积也要按容积率为0.1时的建筑面积来计算。

### 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，公共管理与公共服务用地其临江（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5%~30%。

### 4.其他个别因素修正系数

表 19-38 公共管理与公共服务用地其他个别因素修正系数表

指标标准		优（%）	较优（%）	一般（%）	较差（%）	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
山、湖、园景观条件	指标说明	山、湖、园景观条件好，对土地利用极为有利	山、湖、园景观条件良好，对土地利用较为有利	山、湖、园景观条件一般，对土地利用无不良影响	山、湖、园景观条件较差，对土地利用有一定影响	山、湖、园景观条件差，对土地利用产生严重影响
	修正系数	2	1	0	-1	-2

### 5.土地剩余使用年期修正系数

划拨公共服务与公共管理用地基准地价设定内涵是无年期限的价格，当划拨用地有年期限限制时，应进行剩余年期修正。

表 19-39 公共管理与公共服务用地土地剩余使用年期修正系数表（还原率  $r=6.01\%$ ）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
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修正系数	0.0567	0.1102	0.1606	0.2082	0.2531	0.2954	0.3354	0.3731	0.4086	0.4421
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.4738	0.5036	0.5317	0.5583	0.5833	0.6069	0.6292	0.6503	0.6701	0.6888
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.7064	0.7231	0.7388	0.7536	0.7676	0.7807	0.7932	0.8049	0.8159	0.8264
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.8362	0.8455	0.8543	0.8625	0.8703	0.8777	0.8846	0.8912	0.8973	0.9031
剩余使用年期	41	42	43	44	45	46	47	48	49	50
修正系数	0.9086	0.9138	0.9187	0.9233	0.9277	0.9318	0.9356	0.9393	0.9427	0.946
其余不在表格内的年期按年期修正系数公式测算确定										
$\text{年期修正系数} = \left[ 1 - \left( \frac{1}{1 + 6.01\%} \right)^{\text{剩余使用年期}} \right]$										

## 6. 土地开发程度修正（同商业用地）

## 六、划拨公用设施用地宗地地价修正体系

### 1.公用设施用地区域因素修正

表 19-40 公用设施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)	25.30%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
交通条件	指标说明	区域道路路网密集程度，公交站点密集程度，地铁站布设情况、与汽车客运站、高速路口、轨道交通站、港口码头的距离
	指标权重值 (Q)	19.95%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
人口状况	指标说明	人口密集程度，商业人流聚集程度、居住氛围度水平
	指标权重值 (Q)	16.30%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
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)	13.40%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
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)	11.10%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
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)	8.00%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度
用地潜力	指标说明	区域规划主导土地利用规划用地类型，区域规划前景情况
	指标权重值 (Q)	5.95%
	各片区修正幅度范围	指标权重值 (Q) × 区片总修正幅度

注：(1) 公用设施用地各区片区域因素总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) 公用设施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，需根据估价对象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估价对象实际区域因素影响条件下的地价水平。

表 19-41 公用设施用地各区片区域因素总修正幅度表

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
GS001	-7.92%~6.79%	GS120	-8.73%~6.37%	GS239	-14.36%~11.88%
GS002	-8.06%~7.82%	GS121	-11.04%~13.60%	GS240	-14.74%~11.51%
GS003	-9.33%~8.47%	GS122	-7.55%~8.22%	GS241	-8.12%~6.50%
GS004	-4.97%~5.44%	GS123	-3.54%~4.45%	GS242	-13.89%~14.11%
GS005	-10.29%~8.62%	GS124	-3.02%~4.11%	GS243	-11.29%~14.75%
GS006	-13.45%~11.30%	GS125	-4.78%~3.93%	GS244	-11.94%~14.57%
GS007	-13.07%~10.95%	GS126	-2.53%~2.78%	GS245	-13.89%~12.26%
GS008	-14.18%~13.39%	GS127	-10.92%~13.58%	GS246	-13.45%~11.91%
GS009	-5.45%~2.45%	GS128	-9.47%~9.68%	GS247	-11.91%~14.02%
GS010	-13.56%~13.65%	GS129	-6.77%~8.06%	GS248	-10.60%~12.72%
GS011	-5.67%~8.20%	GS130	-12.22%~14.75%	GS249	-13.17%~14.62%
GS012	-4.22%~6.17%	GS131	-7.38%~6.07%	GS250	-5.70%~6.98%
GS013	-14.39%~14.44%	GS132	-7.14%~6.62%	GS251	-13.49%~10.60%
GS014	-14.79%~11.40%	GS133	-7.26%~10.48%	GS252	-11.66%~14.57%
GS015	-12.79%~14.17%	GS134	-11.36%~13.58%	GS253	-9.42%~12.01%
GS016	-13.07%~11.11%	GS135	-2.24%~2.64%	GS254	-6.45%~9.68%
GS017	-14.92%~12.78%	GS136	-5.10%~7.32%	GS255	-10.68%~13.03%
GS018	-11.05%~7.73%	GS137	-11.04%~9.96%	GS256	-11.48%~14.08%
GS019	-5.45%~7.77%	GS138	-13.89%~12.47%	GS257	-11.35%~14.02%
GS020	-8.50%~11.10%	GS139	-9.21%~7.04%	GS258	-9.84%~12.77%
GS021	-11.60%~14.23%	GS140	-14.45%~12.85%	GS259	-12.95%~13.52%
GS022	-14.18%~14.01%	GS141	-13.45%~12.72%	GS260	-6.52%~10.28%
GS023	-13.56%~13.64%	GS142	-11.82%~14.08%	GS261	-10.75%~13.64%
GS024	-10.99%~9.02%	GS143	-11.14%~8.79%	GS262	-9.74%~13.18%
GS025	-11.54%~14.15%	GS144	-13.06%~14.08%	GS263	-4.76%~5.36%
GS026	-11.13%~13.18%	GS145	-9.14%~5.56%	GS264	-6.96%~9.49%
GS027	-13.49%~13.58%	GS146	-12.01%~9.77%	GS265	-3.98%~3.63%
GS028	-13.49%~13.58%	GS147	-6.86%~5.49%	GS266	-4.10%~3.31%
GS029	-14.19%~14.62%	GS148	-11.46%~9.36%	GS267	-2.49%~2.64%
GS030	-14.17%~14.62%	GS149	-7.68%~6.58%	GS268	-2.45%~2.62%
GS031	-7.33%~5.70%	GS150	-8.35%~10.37%	GS269	-3.75%~2.81%
GS032	-7.65%~7.34%	GS151	-7.05%~10.75%	GS270	-2.24%~3.91%
GS033	-3.18%~6.65%	GS152	-4.57%~5.26%	GS271	-2.62%~2.62%
GS034	-14.36%~12.19%	GS153	-13.79%~11.80%	GS272	-2.27%~2.81%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
GS035	-6.13%~8.41%	GS154	-6.50%~7.67%	GS273	-12.57%~14.62%
GS036	-13.56%~14.02%	GS155	-13.49%~13.46%	GS274	-14.05%~13.39%
GS037	-5.98%~6.89%	GS156	-9.53%~10.98%	GS275	-6.74%~8.86%
GS038	-8.32%~6.20%	GS157	-11.82%~11.13%	GS276	-11.43%~13.46%
GS039	-8.14%~10.28%	GS158	-10.86%~12.97%	GS277	-14.66%~12.56%
GS040	-11.40%~13.46%	GS159	-9.31%~10.30%	GS278	-14.45%~12.37%
GS041	-5.53%~4.73%	GS160	-9.21%~12.97%	GS279	-14.79%~14.43%
GS042	-11.39%~14.01%	GS161	-14.53%~12.17%	GS280	-14.74%~12.39%
GS043	-10.66%~14.23%	GS162	-8.65%~7.81%	GS281	-11.74%~14.01%
GS044	-7.61%~9.98%	GS163	-14.79%~14.08%	GS282	-13.56%~14.43%
GS045	-10.78%~13.46%	GS164	-11.37%~14.01%	GS283	-13.56%~14.15%
GS046	-10.80%~13.60%	GS165	-13.74%~12.77%	GS284	-14.13%~12.34%
GS047	-6.72%~9.99%	GS166	-10.72%~13.58%	GS285	-14.18%~14.75%
GS048	-11.36%~14.43%	GS167	-13.56%~13.45%	GS286	-13.56%~13.64%
GS049	-7.24%~11.00%	GS168	-12.01%~14.17%	GS287	-14.17%~13.58%
GS050	-5.00%~7.32%	GS169	-11.75%~13.18%	GS288	-13.74%~13.39%
GS051	-5.24%~7.79%	GS170	-14.53%~12.97%	GS289	-10.74%~10.16%
GS052	-10.18%~12.39%	GS171	-10.79%~9.05%	GS290	-11.61%~14.17%
GS053	-11.53%~14.23%	GS172	-12.13%~14.57%	GS291	-8.28%~7.36%
GS054	-13.79%~13.58%	GS173	-7.39%~6.79%	GS292	-10.26%~6.62%
GS055	-13.89%~10.30%	GS174	-5.83%~7.48%	GS293	-11.51%~14.08%
GS056	-5.52%~4.23%	GS175	-14.05%~12.77%	GS294	-6.99%~9.91%
GS057	-12.79%~10.42%	GS176	-10.79%~13.03%	GS295	-11.90%~14.57%
GS058	-2.43%~2.78%	GS177	-14.13%~12.28%	GS296	-10.62%~14.17%
GS059	-4.78%~5.47%	GS178	-12.22%~14.23%	GS297	-12.24%~14.11%
GS060	-10.61%~13.03%	GS179	-14.13%~12.16%	GS298	-11.17%~13.33%
GS061	-2.89%~5.52%	GS180	-14.19%~10.81%	GS299	-13.17%~13.45%
GS062	-5.69%~8.06%	GS181	-10.11%~7.76%	GS300	-12.95%~12.72%
GS063	-5.27%~6.78%	GS182	-14.53%~13.46%	GS301	-14.45%~13.39%
GS064	-11.69%~14.44%	GS183	-11.21%~11.06%	GS302	-14.05%~13.18%
GS065	-12.18%~10.14%	GS184	-7.39%~5.42%	GS303	-14.18%~13.65%
GS066	-4.53%~3.66%	GS185	-6.36%~4.50%	GS304	-14.66%~13.33%
GS067	-7.92%~6.12%	GS186	-12.79%~13.18%	GS305	-9.73%~12.72%
GS068	-3.21%~3.85%	GS187	-11.47%~13.58%	GS306	-11.69%~11.69%
GS069	-5.34%~3.09%	GS188	-7.75%~7.32%	GS307	-6.83%~7.06%

区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
GS070	-4.07%~5.34%	GS189	-14.83%~14.77%	GS308	-14.17%~13.58%
GS071	-6.60%~7.92%	GS190	-5.95%~8.05%	GS309	-13.07%~11.14%
GS072	-4.35%~3.68%	GS191	-9.18%~12.01%	GS310	-12.50%~14.75%
GS073	-4.22%~3.31%	GS192	-6.02%~9.19%	GS311	-11.49%~14.15%
GS074	-4.57%~7.46%	GS193	-8.06%~5.87%	GS312	-14.66%~14.44%
GS075	-2.49%~4.94%	GS194	-5.34%~3.56%	GS313	-13.74%~13.45%
GS076	-12.37%~14.62%	GS195	-8.37%~9.84%	GS314	-13.56%~14.43%
GS077	-9.84%~12.66%	GS196	-8.52%~5.52%	GS315	-14.66%~13.60%
GS078	-4.43%~3.95%	GS197	-14.05%~12.66%	GS316	-2.49%~3.31%
GS079	-9.01%~6.18%	GS198	-3.74%~5.30%	GS317	-11.20%~13.33%
GS080	-13.79%~12.66%	GS199	-9.83%~11.85%	GS318	-8.63%~11.38%
GS081	-10.93%~14.43%	GS200	-4.20%~6.26%	GS319	-6.28%~6.73%
GS082	-6.75%~9.48%	GS201	-10.27%~12.97%	GS320	-5.78%~7.23%
GS083	-11.95%~14.08%	GS202	-10.23%~10.54%	GS321	-11.54%~11.28%
GS084	-10.01%~9.81%	GS203	-5.04%~6.78%	GS322	-10.03%~7.64%
GS085	-5.63%~4.88%	GS204	-3.68%~4.68%	GS323	-14.74%~14.43%
GS086	-6.75%~4.81%	GS205	-14.45%~13.03%	GS324	-12.60%~14.75%
GS087	-9.31%~6.72%	GS206	-13.74%~14.17%	GS325	-14.13%~12.40%
GS088	-11.29%~14.11%	GS207	-13.06%~12.66%	GS326	-5.47%~7.41%
GS089	-10.40%~11.33%	GS208	-10.64%~12.77%	GS327	-8.81%~6.19%
GS090	-9.83%~10.10%	GS209	-7.26%~9.12%	GS328	-11.70%~14.11%
GS091	-3.68%~6.64%	GS210	-11.65%~14.23%	GS329	-6.54%~8.82%
GS092	-7.71%~6.61%	GS211	-14.39%~13.33%	GS330	-11.44%~13.52%
GS093	-8.91%~11.57%	GS212	-11.08%~13.45%	GS331	-12.22%~14.57%
GS094	-12.23%~14.75%	GS213	-11.89%~14.44%	GS332	-13.17%~11.17%
GS095	-10.91%~8.64%	GS214	-14.39%~14.15%	GS333	-10.43%~13.33%
GS096	-5.43%~6.29%	GS215	-13.49%~13.65%	GS334	-4.26%~4.26%
GS097	-4.95%~3.09%	GS216	-7.79%~7.94%	GS335	-11.95%~14.11%
GS098	-14.19%~10.79%	GS217	-5.33%~7.99%	GS336	-2.24%~2.62%
GS099	-14.74%~12.38%	GS218	-11.90%~8.76%	GS337	-11.43%~14.15%
GS100	-12.33%~14.57%	GS219	-7.80%~5.56%	GS338	-14.19%~14.02%
GS101	-6.42%~8.15%	GS220	-7.28%~5.16%	GS339	-10.72%~13.65%
GS102	-3.75%~3.36%	GS221	-14.36%~11.87%	GS340	-10.08%~12.72%
GS103	-10.35%~13.03%	GS222	-6.78%~4.47%	GS341	-12.09%~10.99%
GS104	-12.25%~12.25%	GS223	-14.79%~13.60%	GS342	-11.05%~9.67%



区片编号	修正幅度	区片编号	修正幅度	区片编号	修正幅度
GS105	-12.95%~13.45%	GS224	-10.43%~12.97%	GS343	-11.85%~14.02%
GS106	-14.17%~11.33%	GS225	-13.79%~12.18%	GS344	-12.29%~13.65%
GS107	-11.82%~12.02%	GS226	-14.92%~11.35%	GS345	-10.63%~13.58%
GS108	-10.00%~7.04%	GS227	-14.36%~13.39%	GS346	-6.24%~5.75%
GS109	-2.43%~3.36%	GS228	-10.95%~13.52%	GS347	-12.08%~14.62%
GS110	-9.41%~7.46%	GS229	-12.41%~11.72%	GS348	-11.93%~13.64%
GS111	-4.98%~8.20%	GS230	-11.95%~14.44%	GS349	-12.40%~13.60%
GS112	-6.45%~9.62%	GS231	-13.49%~12.66%	GS350	-4.24%~3.09%
GS113	-7.62%~8.25%	GS232	-14.53%~14.15%	GS351	-11.56%~14.17%
GS114	-5.56%~5.45%	GS233	-11.75%~14.23%	GS352	-11.27%~14.11%
GS115	-4.84%~3.96%	GS234	-12.25%~13.52%	GS353	-11.27%~13.64%
GS116	-8.84%~11.32%	GS235	-14.39%~14.01%	GS354	-11.47%~14.44%
GS117	-4.00%~5.10%	GS236	-14.92%~12.46%	GS355	-9.53%~11.76%
GS118	-2.45%~2.64%	GS237	-10.55%~13.52%	GS356	-6.47%~7.64%
GS119	-3.56%~4.17%	GS238	-9.57%~6.43%	——	——

## 2.其他个别因素修正系数

表 19-42 公用设施用地其他个别因素修正系数表

指标标准		优 (%)	较优 (%)	一般 (%)	较差 (%)	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
宗地大小	指标说明	宗地面积大	宗地面积较大	宗地面积适中	宗地面积偏小	宗地面积过小
	修正系数	2	1	0	-1	-2

## 3.土地剩余使用年期修正系数

划拨公用设施用地基准地价设定内涵是无年期限的价格,当划拨用地有年期限限制时,应进行剩余年期修正。

表 19-43 公用设施用地土地剩余使用年期修正系数表 (还原率 r=5.40%)

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0512	0.0998	0.146	0.1897	0.2312	0.2706	0.308	0.3434	0.3771	0.409
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.4393	0.468	0.4953	0.5211	0.5456	0.5689	0.591	0.612	0.6318	0.6507
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.6686	0.6856	0.7017	0.717	0.7315	0.7452	0.7583	0.7707	0.7824	0.7936
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.8041	0.8142	0.8237	0.8327	0.8413	0.8494	0.8571	0.8645	0.8714	0.878
剩余使用年期	41	42	43	44	45	46	47	48	49	50
修正系数	0.8842	0.8902	0.8958	0.9011	0.9062	0.911	0.9156	0.9199	0.924	0.9279
其余不在表格内的年期按年期修正系数公式测算确定										
$\text{年期修正系数} = \left[ 1 - \left( \frac{1}{1 + 5.40\%} \right)^{\text{剩余使用年期}} \right]$										

#### 4. 土地开发程度修正 (同商业用地)