附表

深圳市标定地价修正体系表

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| 住宅用途容积率修正系数表 | 容积率 | 修正系数 | 容积率 | 修正系数 | 容积率 | 修正系数 | 容积率 | 修正系数 |
| 1 | 1.2460 | 3.3 | 0.9780 | 5.6 | 0.9375 | 7.9 | 0.9121 |
| 1.1 | 1.2178 | 3.4 | 0.9757 | 5.7 | 0.9362 | 8 | 0.9111 |
| 1.2 | 1.1926 | 3.5 | 0.9734 | 5.8 | 0.9349 | 8.1 | 0.9102 |
| 1.3 | 1.1699 | 3.6 | 0.9712 | 5.9 | 0.9336 | 8.2 | 0.9093 |
| 1.4 | 1.1493 | 3.7 | 0.9691 | 6 | 0.9324 | 8.3 | 0.9085 |
| 1.5 | 1.1304 | 3.8 | 0.9671 | 6.1 | 0.9311 | 8.4 | 0.9076 |
| 1.6 | 1.1131 | 3.9 | 0.9651 | 6.2 | 0.9299 | 8.5 | 0.9067 |
| 1.7 | 1.0970 | 4 | 0.9631 | 6.3 | 0.9287 | 8.6 | 0.9059 |
| 1.8 | 1.0820 | 4.1 | 0.9612 | 6.4 | 0.9276 | 8.7 | 0.9051 |
| 1.9 | 1.0681 | 4.2 | 0.9593 | 6.5 | 0.9264 | 8.8 | 0.9042 |
| 2 | 1.0550 | 4.3 | 0.9575 | 6.6 | 0.9253 | 8.9 | 0.9034 |
| 2.1 | 1.0427 | 4.4 | 0.9558 | 6.7 | 0.9242 | 9 | 0.9026 |
| 2.2 | 1.0312 | 4.5 | 0.9541 | 6.8 | 0.9231 | 9.1 | 0.9018 |
| 2.3 | 1.0202 | 4.6 | 0.9524 | 6.9 | 0.9220 | 9.2 | 0.9010 |
| 2.4 | 1.0098 | 4.7 | 0.9508 | 7 | 0.9209 | 9.3 | 0.9002 |
| 2.5 | 1.0000 | 4.8 | 0.9492 | 7.1 | 0.9199 | 9.4 | 0.8995 |
| 2.6 | 0.9969 | 4.9 | 0.9476 | 7.2 | 0.9189 | 9.5 | 0.8987 |
| 2.7 | 0.9939 | 5 | 0.9461 | 7.3 | 0.9178 | 9.6 | 0.8980 |
| 2.8 | 0.9910 | 5.1 | 0.9446 | 7.4 | 0.9168 | 9.7 | 0.8972 |
| 2.9 | 0.9882 | 5.2 | 0.9431 | 7.5 | 0.9159 | 9.8 | 0.8965 |
| 3 | 0.9855 | 5.3 | 0.9417 | 7.6 | 0.9149 | 9.9 | 0.8957 |
| 3.1 | 0.9829 | 5.4 | 0.9403 | 7.7 | 0.9139 | 10 | 0.8950 |
| 3.2 | 0.9804 | 5.5 | 0.9389 | 7.8 | 0.9130 |  |  |
| 注：本表不适用容积率小于1的情况；容积率超过10时取值0.895。 | | | | | | | |

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| 办  公  用  途  容  积  率  修  正  系  数  表 | 容积率 | 修正系数 | 容积率 | 修正系数 | 容积率 | 修正系数 | 容积率 | 修正系数 |
| 0.1 | 1.3771 | 2.6 | 1.0271 | 5.1 | 1.0541 | 7.6 | 1.1147 |
| 0.2 | 1.2938 | 2.7 | 1.0236 | 5.2 | 1.057 | 7.7 | 1.1167 |
| 0.3 | 1.2475 | 2.8 | 1.0203 | 5.3 | 1.0598 | 7.8 | 1.1187 |
| 0.4 | 1.2156 | 2.9 | 1.0171 | 5.4 | 1.0626 | 7.9 | 1.1207 |
| 0.5 | 1.1914 | 3 | 1.014 | 5.5 | 1.0653 | 8 | 1.1227 |
| 0.6 | 1.172 | 3.1 | 1.011 | 5.6 | 1.068 | 8.1 | 1.1247 |
| 0.7 | 1.1559 | 3.2 | 1.0081 | 5.7 | 1.0707 | 8.2 | 1.1266 |
| 0.8 | 1.1421 | 3.3 | 1.0053 | 5.8 | 1.0733 | 8.3 | 1.1285 |

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| 办  公  用  途  容  积  率  修  正  系  数  表 | 容积率 | 修正系数 | 容积率 | 修正系数 | 容积率 | 修正系数 | 容积率 | 修正系数 |
| 0.9 | 1.13 | 3.4 | 1.0026 | 5.9 | 1.0758 | 8.4 | 1.1304 |
| 1 | 1.1194 | 3.5 | 1 | 6 | 1.0784 | 8.5 | 1.1323 |
| 1.1 | 1.1098 | 3.6 | 1.004 | 6.1 | 1.0809 | 8.6 | 1.1341 |
| 1.2 | 1.1011 | 3.7 | 1.0078 | 6.2 | 1.0833 | 8.7 | 1.136 |
| 1.3 | 1.0932 | 3.8 | 1.0116 | 6.3 | 1.0858 | 8.8 | 1.1378 |
| 1.4 | 1.086 | 3.9 | 1.0153 | 6.4 | 1.0882 | 8.9 | 1.1396 |
| 1.5 | 1.0792 | 4 | 1.0189 | 6.5 | 1.0905 | 9 | 1.1414 |
| 1.6 | 1.073 | 4.1 | 1.0224 | 6.6 | 1.0929 | 9.1 | 1.1431 |
| 1.7 | 1.0672 | 4.2 | 1.0259 | 6.7 | 1.0952 | 9.2 | 1.1449 |
| 1.8 | 1.0617 | 4.3 | 1.0292 | 6.8 | 1.0974 | 9.3 | 1.1466 |
| 1.9 | 1.0565 | 4.4 | 1.0326 | 6.9 | 1.0997 | 9.4 | 1.1483 |
| 2 | 1.0517 | 4.5 | 1.0358 | 7 | 1.1019 | 9.5 | 1.15 |
| 2.1 | 1.047 | 4.6 | 1.039 | 7.1 | 1.1041 | 9.6 | 1.1517 |
| 2.2 | 1.0427 | 4.7 | 1.0421 | 7.2 | 1.1063 | 9.7 | 1.1534 |
| 2.3 | 1.0385 | 4.8 | 1.0452 | 7.3 | 1.1084 | 9.8 | 1.1551 |
| 2.4 | 1.0345 | 4.9 | 1.0482 | 7.4 | 1.1105 | 9.9 | 1.1567 |
| 2.5 | 1.0307 | 5 | 1.0512 | 7.5 | 1.1126 | 10 | 1.1583 |
| 注：自2021版起，容积率小于0.1时取值1.3771，容积率超过10时取值1.1583。 | | | | | | | |

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| 土  地  使  用  年  期  修  正  系  数  表 | 年期 | 住宅类 | 商业类 | 办公类 | 工业类 | 年期 | 住宅类 | 商业类 | 办公类 | 工业类 |
| n | （70年） | （40年） | （40年） | （30年） | n | （70年） | （40年） | （40年） | （30年） |
| 1 | 0.0492 | 0.0627 | 0.0591 | 0.0620 | 36 | 0.8555 | 0.9717 | 0.9682 | 1.0764 |
| 2 | 0.0961 | 0.1219 | 0.1151 | 0.1210 | 37 | 0.8640 | 0.9794 | 0.9768 | 1.0871 |
| 3 | 0.1408 | 0.1777 | 0.1681 | 0.1772 | 38 | 0.8721 | 0.9867 | 0.9850 | 1.0973 |
| 4 | 0.1833 | 0.2303 | 0.2184 | 0.2307 | 39 | 0.8798 | 0.9935 | 0.9927 | 1.1070 |
| 5 | 0.2238 | 0.2800 | 0.2661 | 0.2816 | 40 | 0.8871 | 1.0000 | 1.0000 | 1.1162 |
| 6 | 0.2624 | 0.3268 | 0.3113 | 0.3302 | 41 | 0.8941 | 1.0061 | 1.0069 | 1.1250 |
| 7 | 0.2992 | 0.3710 | 0.3542 | 0.3764 | 42 | 0.9008 | 1.0118 | 1.0135 | 1.1334 |
| 8 | 0.3341 | 0.4127 | 0.3948 | 0.4204 | 43 | 0.9071 | 1.0173 | 1.0197 | 1.1414 |
| 9 | 0.3675 | 0.4521 | 0.4333 | 0.4624 | 44 | 0.9132 | 1.0224 | 1.0257 | 1.1490 |
| 10 | 0.3992 | 0.4892 | 0.4697 | 0.5023 | 45 | 0.9189 | 1.0272 | 1.0313 | 1.1562 |
| 11 | 0.4294 | 0.5242 | 0.5043 | 0.5403 | 46 | 0.9244 | 1.0318 | 1.0366 | 1.1631 |
| 12 | 0.4582 | 0.5572 | 0.5371 | 0.5766 | 47 | 0.9296 | 1.0361 | 1.0416 | 1.1697 |

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| 土  地  使  用  年  期  修  正  系  数  表 | 年期  n | 住宅类  （70年） | 商业类  （40年） | 办公类  （40年） | 工业类  （30年） | 年期  n | 住宅类  （70年） | 商业类  （40年） | 办公类  （40年） | 工业类  （30年） |
| 13 | 0.4856 | 0.5884 | 0.5682 | 0.6111 | 48 | 0.9346 | 1.0401 | 1.0464 | 1.1759 |
| 14 | 0.5118 | 0.6178 | 0.5976 | 0.6439 | 49 | 0.9393 | 1.0439 | 1.0509 | 1.1819 |
| 15 | 0.5366 | 0.6455 | 0.6255 | 0.6752 | 50 | 0.9438 | 1.0476 | 1.0552 | 1.1876 |
| 16 | 0.5603 | 0.6717 | 0.6520 | 0.7050 | 51 | 0.9481 | 1.0510 | 1.0592 | 1.1930 |
| 17 | 0.5829 | 0.6963 | 0.6771 | 0.7334 | 52 | 0.9522 | 1.0542 | 1.0631 | 1.1981 |
| 18 | 0.6043 | 0.7196 | 0.7009 | 0.7604 | 53 | 0.9561 | 1.0572 | 1.0667 | 1.2030 |
| 19 | 0.6248 | 0.7416 | 0.7234 | 0.7862 | 54 | 0.9598 | 1.0601 | 1.0702 | 1.2077 |
| 20 | 0.6443 | 0.7623 | 0.7448 | 0.8107 | 55 | 0.9633 | 1.0628 | 1.0735 | 1.2121 |
| 21 | 0.6628 | 0.7819 | 0.7650 | 0.8340 | 56 | 0.9667 | 1.0653 | 1.0766 | 1.2164 |
| 22 | 0.6805 | 0.8003 | 0.7842 | 0.8563 | 57 | 0.9699 | 1.0677 | 1.0795 | 1.2204 |
| 23 | 0.6973 | 0.8177 | 0.8024 | 0.8775 | 58 | 0.9730 | 1.0700 | 1.0823 | 1.2242 |
| 24 | 0.7134 | 0.8341 | 0.8196 | 0.8976 | 59 | 0.9759 | 1.0721 | 1.0850 | 1.2279 |
| 25 | 0.7286 | 0.8496 | 0.8360 | 0.9168 | 60 | 0.9786 | 1.0741 | 1.0875 | 1.2314 |
| 26 | 0.7432 | 0.8642 | 0.8515 | 0.9351 | 61 | 0.9813 | 1.0760 | 1.0899 | 1.2347 |
| 27 | 0.7570 | 0.8780 | 0.8661 | 0.9526 | 62 | 0.9838 | 1.0778 | 1.0921 | 1.2379 |
| 28 | 0.7702 | 0.8910 | 0.8801 | 0.9691 | 63 | 0.9862 | 1.0795 | 1.0942 | 1.2409 |
| 29 | 0.7828 | 0.9033 | 0.8932 | 0.9849 | 64 | 0.9884 | 1.0811 | 1.0963 | 1.2437 |
| 30 | 0.7947 | 0.9148 | 0.9057 | 1.0000 | 65 | 0.9906 | 1.0826 | 1.0982 | 1.2465 |
| 31 | 0.8061 | 0.9257 | 0.9176 | 1.0143 | 66 | 0.9927 | 1.0840 | 1.1000 | 1.2491 |
| 32 | 0.8170 | 0.9360 | 0.9288 | 1.0280 | 67 | 0.9946 | 1.0854 | 1.1017 | 1.2515 |
| 33 | 0.8273 | 0.9458 | 0.9395 | 1.0410 | 68 | 0.9965 | 1.0866 | 1.1034 | 1.2539 |
| 34 | 0.8372 | 0.9549 | 0.9496 | 1.0534 | 69 | 0.9983 | 1.0878 | 1.1049 | 1.2561 |
| 35 | 0.8465 | 0.9636 | 0.9591 | 1.0652 | 70 | 1.0000 | 1.0889 | 1.1064 | 1.2583 |

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| 地上商业楼层修正系数表 | |
| 商业楼层 | 修正系数 |
| 首层商业 | 1 |
| 第二层商业 | 0.6 |
| 第三层商业 | 0.5 |
| 第四层及以上商业 | 0.4 |