

附件 2:

2019 年“三旧”改造区片市场评估价修正系数和折扣系数表

一、容积率修正系数

商服用地容积率修正系数表

容积率	≤0.4	0.5	0.6	0.7	0.8	0.9	1.0	1.1	1.2
修正系数	1	1.0044	0.9686	0.9394	0.9147	0.8935	0.875	0.8586	0.8438
容积率	1.3	1.4	1.5	1.6	1.7	1.8	1.9	2	2.1
修正系数	0.8305	0.8183	0.8072	0.7969	0.7873	0.7784	0.7701	0.7623	0.7549
容积率	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	3
修正系数	0.7479	0.7414	0.7351	0.7292	0.7235	0.7181	0.7129	0.7079	0.7032
容积率	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9
修正系数	0.6986	0.6942	0.69	0.6859	0.6819	0.6781	0.6744	0.6709	0.6674
容积率	4	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8
修正系数	0.664	0.6608	0.6576	0.6546	0.6516	0.6487	0.6458	0.6431	0.6404
容积率	4.9	5	5.1	5.2	5.3	≥5.4			
修正系数	0.6378	0.6352	0.6327	0.6303	0.6279	0.6255			

注：当宗地容积率在 0.4 ~ 5.4 之间时，容积率修正系数=0.875×r-0.199，其中 r 为综合容积率。

住宅用地容积率修正系数表

容积率	<1.0	1.0	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9
修正系数	1.3899	1.3899	1.3284	1.2746	1.2271	1.1846	1.1464	1.1118	1.0803	1.0513	1.0247
容积率	2.0	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	0.9939	0.9882	0.9827	0.9775	0.9725	0.9677	0.9632	0.9588	0.9546	0.9506
容积率	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9	4.0	4.1

修正系数	0.9467	0.9429	0.9393	0.9358	0.9324	0.9292	0.9260	0.9229	0.9199	0.9170	0.9142
容积率	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9	5.0	5.1	5.2
修正系数	0.9114	0.9088	0.9061	0.9036	0.9011	0.8987	0.8963	0.894	0.8918	0.8896	0.8874
容积率	5.3	5.4	5.5	5.6	5.7	5.8	5.9	6.0	6.1	6.2	6.3
修正系数	0.8853	0.8832	0.8812	0.8792	0.8773	0.8754	0.8735	0.8717	0.8699	0.8681	0.8664
容积率	6.4	6.5	6.6	6.7	6.8	6.9	≥7.0				
修正系数	0.8647	0.8630	0.8614	0.8597	0.8582	0.8566	0.8550				

注：当宗地容积率在 1.0~2.0 之间时，容积率修正系数 =  $(2 \div r)^{0.475}$ ；当宗地容积率在 2.0~7.0 之间时，容积率修正系数 =  $(2 \div r)^{0.125}$ ，其中 r 为综合容积率。

^b 二、剩余使用年期修正系数

商服用地剩余使用年期修正系数表（还原率=7.02%）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0703	0.1359	0.1972	0.2545	0.3081	0.3581	0.4049	0.4486	0.4894	0.5276
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.5632	0.5965	0.6276	0.6567	0.6839	0.7093	0.733	0.7552	0.7759	0.7953
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.8133	0.8302	0.846	0.8608	0.8746	0.8875	0.8995	0.9108	0.9213	0.9311
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.9403	0.9488	0.9568	0.9643	0.9713	0.9779	0.984	0.9897	0.995	1

住宅用地剩余使用年期修正系数表（还原率=6.15%）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0588	0.1143	0.1665	0.2157	0.262	0.3057	0.3468	0.3856	0.4221	0.4564
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.4888	0.5194	0.5481	0.5752	0.6007	0.6247	0.6474	0.6687	0.6888	0.7077
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.7256	0.7424	0.7582	0.7731	0.7872	0.8004	0.8129	0.8246	0.8357	0.8461
剩余使用年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.8559	0.8652	0.8739	0.8821	0.8898	0.8971	0.904	0.9104	0.9165	0.9223
剩余使用年期	41	42	43	44	45	46	47	48	49	50
修正系数	0.9277	0.9328	0.9376	0.9421	0.9463	0.9503	0.9541	0.9577	0.961	0.9642
剩余使用年期	51	52	53	54	55	56	57	58	59	60
修正系数	0.9672	0.97	0.9726	0.9751	0.9775	0.9797	0.9817	0.9837	0.9855	0.9873
剩余使用年期	61	62	63	64	65	66	67	68	69	70
修正系数	0.9889	0.9905	0.9919	0.9933	0.9946	0.9958	0.9969	0.998	0.999	1

工业用地剩余使用年期修正系数表（还原率=5.65%）

剩余使用年期	1	2	3	4	5	6	7	8	9	10
修正系数	0.0571	0.1112	0.1624	0.2109	0.2567	0.3001	0.3412	0.3801	0.4169	0.4518
剩余使用年期	11	12	13	14	15	16	17	18	19	20
修正系数	0.4847	0.5160	0.5455	0.5735	0.6009	0.6275	0.6537	0.6792	0.7044	0.7292
剩余使用年期	21	22	23	24	25	26	27	28	29	30
修正系数	0.7315	0.7496	0.7666	0.7828	0.7980	0.8125	0.8262	0.8391	0.8514	0.8630

剩余使用 年期	31	32	33	34	35	36	37	38	39	40
修正系数	0.87 40	0.8 844	0.8 942	0.9 035	0.9 124	0.9 207	0.9 286	0.9 361	0.9 432	0.9 499
剩余使用 年期	41	42	43	44	45	46	47	48	49	50
修正系数	0.95 62	0.9 622	0.9 679	0.9 733	0.9 784	0.9 832	0.9 877	0.9 92	0.9 961	1

三、折扣系数表

序号	行政区	区片名称	工业改商服折扣系数					工业改住宅折扣系数				
			$R \leq 2$	$2 < R \leq 2.5$	$2.5 < R \leq 3$	$3 < R \leq 3.5$	$3.5 < R$	$R \leq 2$	$2 < R \leq 2.5$	$2.5 < R \leq 3$	$3 < R \leq 3.5$	$3.5 < R$
1	南城街道	南城中心片	40.00%	45.34%	49.50%	52.37%	54.48%	47.24%	52.12%	55.21%	57.35%	58.93%
2	莞城街道、南城街道、东城街道	东城地王广场片	40.00%	45.66%	49.75%	52.59%	54.67%	47.37%	52.22%	55.30%	57.43%	58.99%
3	南城街道	万科金域华府片	40.76%	46.82%	50.68%	53.35%	55.32%	47.90%	52.60%	55.60%	57.67%	59.20%
4	东城街道、南城街道	东泰花园、光花园、东城雅园新村片	40.00%	45.90%	49.94%	52.73%	54.79%	45.64%	50.91%	54.24%	56.54%	58.23%
5	南城街道	世纪城片	43.23%	48.67%	52.15%	54.59%	56.39%	47.14%	52.03%	55.12%	57.27%	58.85%
6	莞城街道、南城街道	金牛路东莞山庄片	40.00%	44.65%	48.91%	51.86%	54.03%	47.46%	52.26%	55.31%	57.42%	58.98%
7	南城街道	恒大御湖片	40.00%	45.76%	49.80%	52.60%	54.67%	47.31%	52.14%	55.21%	57.34%	58.91%
8	南城街道、	莞太大道西片	40.00%	44.54%	48.84%	51.81%	54.00%	45.22%	50.60%	53.99%	56.33%	58.04%

序号	行政区	区片名称	工业改商服折扣系数					工业改住宅折扣系数				
			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
	莞城街道											
9	南城街道、东城街道	水濂山御花园片	40.00%	40.00%	45.07%	48.64%	51.25%	40.09%	46.75%	50.90%	53.74%	55.81%
10	万江街道、南城街道	上东国际片	40.00%	43.36%	47.88%	51.00%	53.30%	43.76%	49.50%	53.10%	55.58%	57.40%
11	东城街道、南城街道	山湖路片	40.00%	42.55%	47.19%	50.39%	52.75%	43.08%	48.93%	52.61%	55.16%	57.02%
12	东城街道、南城街道	行政学院片	40.00%	41.32%	46.20%	49.56%	52.03%	42.96%	48.83%	52.53%	55.08%	56.96%
13	南城街道	水濂山森林公园片	40.30%	46.38%	50.26%	52.96%	54.96%	45.97%	51.08%	54.33%	56.59%	58.25%
14	南城街道	周溪大道片	40.00%	45.81%	49.83%	52.61%	54.67%	44.52%	50.03%	53.51%	55.91%	57.67%
15	南城街道	石鼓片	40.00%	43.83%	48.22%	51.26%	53.50%	43.40%	49.18%	52.81%	55.32%	57.17%
16	莞城街道、东城街道	人民公园片	40.00%	45.38%	49.51%	52.38%	54.48%	47.19%	52.08%	55.17%	57.32%	58.90%
17	东城街道、莞城街道	芳桂园片	40.00%	40.94%	45.94%	49.37%	51.88%	43.71%	49.44%	53.04%	55.52%	57.34%

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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
18	莞城街道	莞城运河小学、运河西路、博厦片	40.00%	45.02%	49.17%	52.05%	54.17%	47.48%	52.23%	55.26%	57.37%	58.93%
19	东城街道	东城中心片	40.00%	43.70%	48.21%	51.31%	53.58%	45.42%	50.79%	54.16%	56.48%	58.19%
20	东城街道	旗峰片	44.53%	49.64%	52.93%	55.23%	56.95%	47.33%	52.15%	55.21%	57.34%	58.90%
21	东城街道	东城石井片	40.00%	46.01%	50.04%	52.83%	54.88%	45.70%	50.98%	54.30%	56.60%	58.28%
22	东城街道	富怡花园片	40.00%	40.58%	45.62%	49.08%	51.62%	43.10%	48.94%	52.63%	55.17%	57.03%
23	东城街道	光明大道片	40.00%	42.64%	47.28%	50.48%	52.83%	44.70%	50.16%	53.61%	55.99%	57.74%
24	东城街道	古村片	40.00%	42.06%	46.81%	50.08%	52.48%	44.29%	49.84%	53.35%	55.77%	57.55%
25	东城街道	东莞科技工业园片	40.00%	40.00%	42.49%	46.47%	49.37%	40.00%	46.51%	50.68%	53.53%	55.62%
26	东城街道	同沙生态园片	40.00%	41.61%	46.36%	49.65%	52.07%	40.00%	45.80%	50.07%	53.00%	55.15%
27	东城街道	莞深高速路片	40.00%	40.19%	45.23%	48.72%	51.28%	43.13%	48.90%	52.55%	55.08%	56.94%
28	万江街道	汽车总站、新南	40.00%	44.29%	48.58%	51.56%	53.75%	46.66%	51.61%	54.77%	56.95%	58.57%

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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	
		摩、江滨花园片											
29	万江街道	金鳌洲及万江公园片	40.00%	40.88%	45.90%	49.34%	51.86%	42.29%	48.39%	52.21%	54.83%	56.75%	
30	万江街道	恒大帝景片	40.00%	40.00%	44.96%	48.55%	51.17%	43.00%	48.89%	52.59%	55.14%	57.01%	
31	万江街道	汽车总站西片	40.00%	44.97%	49.11%	52.00%	54.13%	41.80%	47.96%	51.83%	54.49%	56.44%	
32	万江街道	万江外围西片	40.00%	40.00%	44.07%	47.75%	50.44%	40.88%	47.21%	51.20%	53.95%	55.97%	
33	高埗镇	高埗中心片	43.02%	48.28%	51.70%	54.13%	55.94%	40.00%	45.50%	49.76%	52.70%	54.86%	
34	高埗镇	洗沙三坊工业区片	40.00%	40.43%	45.35%	48.77%	51.29%	40.00%	46.12%	50.28%	53.15%	55.26%	
35	高埗镇	高埗文化广场及绿化路片	40.00%	40.00%	44.74%	48.24%	50.82%	40.00%	43.76%	48.37%	51.54%	53.87%	
36	高埗镇	低涌村、佰科技园、同花园酒店片	40.00%	40.00%	40.35%	44.55%	47.64%	40.00%	42.97%	47.73%	51.00%	53.40%	
3	高埗	高埗	40.00%	40.00%	40.00%	40.00%	42.57%	40.00%	40.00%	43.38%	47.38%	50.29%	



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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	
7	镇	外围北片	%										
38	石碣镇	石碣中学片	40.19%	46.16%	50.01%	52.71%	54.71%	43.39%	49.04%	52.63%	55.13%	56.97%	
39	石碣镇	江滨新城片	40.41%	46.28%	50.07%	52.74%	54.73%	45.46%	50.56%	53.84%	56.13%	57.83%	
40	石碣镇	崇焕东路片	40.00%	40.00%	41.94%	45.94%	48.87%	40.00%	45.70%	49.97%	52.90%	55.06%	
41	石碣镇	石碣实验小学及丰路片	40.00%	40.15%	45.12%	48.57%	51.11%	41.88%	47.87%	51.68%	54.32%	56.26%	
42	石碣镇	石碣外围北片	40.00%	40.00%	43.83%	47.45%	50.13%	40.00%	44.75%	49.13%	52.17%	54.39%	
43	松山湖	北部工业城及牛杨村片	52.92%	56.14%	58.26%	59.77%	60.91%	54.08%	57.29%	59.38%	60.85%	61.95%	
44	松山湖	松木山水库片	51.85%	55.29%	57.55%	59.16%	60.37%	53.97%	57.20%	59.30%	60.78%	61.89%	
45	松山湖	松山东片	49.47%	53.42%	56.01%	57.84%	59.21%	53.90%	57.15%	59.26%	60.75%	61.85%	
46	松山湖(生态园)	福隆第三工业区片	40.00%	40.00%	44.37%	48.03%	50.70%	40.47%	46.97%	51.03%	53.83%	55.88%	
47	松山湖(生态园)	松山湖(生态园)	40.00%	40.00%	44.71%	48.32%	50.96%	40.82%	47.25%	51.27%	54.04%	56.06%	

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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
		西片										
48	茶山镇	茶兴中路片	42.96%	48.23%	51.67%	54.09%	55.91%	47.96%	52.47%	55.39%	57.43%	58.96%
49	茶山镇	新世纪江豪园片	40.00%	44.27%	48.46%	51.39%	53.57%	46.89%	51.69%	54.77%	56.92%	58.52%
50	茶山镇	茶山外围片	40.00%	40.92%	45.77%	49.14%	51.62%	43.93%	49.45%	52.97%	55.41%	57.21%
51	寮步镇	万润广场片	47.04%	51.52%	54.44%	56.50%	58.04%	49.80%	53.98%	56.67%	58.55%	59.95%
52	寮步镇	万科城市高尔夫花园片	48.44%	52.57%	55.27%	57.19%	58.63%	54.13%	57.29%	59.36%	60.82%	61.91%
53	寮步镇	东莞悦莱花园酒店片	44.01%	49.19%	52.54%	54.89%	56.64%	50.70%	54.67%	57.24%	59.03%	60.37%
54	寮步镇	汽车东站片	48.29%	52.49%	55.23%	57.17%	58.62%	53.49%	56.82%	58.98%	60.51%	61.65%
55	寮步镇	上屯文化广场片	45.97%	50.62%	53.65%	55.80%	57.41%	51.53%	55.25%	57.68%	59.39%	60.66%
56	寮步镇	外围东南片	46.72%	51.17%	54.10%	56.17%	57.73%	50.86%	54.72%	57.23%	59.00%	60.32%
57	寮步镇	香市区蓝博小学片	40.46%	46.48%	50.34%	53.02%	55.02%	47.84%	52.49%	55.47%	57.54%	59.07%
58	寮步镇	汽车城片	43.94%	49.04%	52.35%	54.69%	56.44%	50.64%	54.56%	57.11%	58.90%	60.24%

序号	行政区	区片名称	工业改商服折扣系数					工业改住宅折扣系数				
			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
59	寮步镇	佛岭水库片	40.06%	46.03%	49.88%	52.59%	54.60%	47.92%	52.46%	55.39%	57.44%	58.97%
60	寮步镇	寮步镇外围北片	41.73%	47.33%	50.95%	53.50%	55.39%	49.34%	53.56%	56.29%	58.21%	59.63%
61	大朗镇	翡翠松山湖片	47.22%	51.65%	54.54%	56.58%	58.11%	52.26%	55.86%	58.20%	59.84%	61.07%
62	大朗镇	松木山村片	49.64%	53.51%	56.06%	57.87%	59.23%	52.06%	55.69%	58.05%	59.71%	60.94%
63	大朗镇	松柏朗村、贝岭村、长西路片	49.28%	53.24%	55.84%	57.69%	59.08%	53.30%	56.66%	58.85%	60.39%	61.54%
64	大朗镇	洋坑塘广及深富路片	45.53%	50.31%	53.43%	55.62%	57.26%	51.62%	55.35%	57.77%	59.47%	60.74%
65	大朗镇	巷头村片	43.50%	48.83%	52.25%	54.65%	56.44%	50.50%	54.53%	57.13%	58.95%	60.29%
66	大朗镇	竹山村及高英村片	43.76%	48.92%	52.27%	54.63%	56.39%	51.01%	54.87%	57.37%	59.13%	60.44%
67	大朗镇	富民工业城及荔湿地公园片	42.42%	47.91%	51.46%	53.95%	55.80%	50.13%	54.20%	56.83%	58.67%	60.04%
6	大朗镇	大朗	44.80%	49.73%	52.93%	55.20%	56.89%	50.59%	54.54%	57.10%	58.90%	60.24%

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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	
8	镇	外围西片	%										
69	大朗镇	莲塘头水库片	42.66%	48.04%	51.53%	53.99%	55.82%	49.61%	53.77%	56.46%	58.35%	59.76%	
70	大朗镇	大朗外围南片	44.30%	49.23%	52.46%	54.75%	56.47%	50.69%	54.55%	57.07%	58.85%	60.18%	
71	大岭山镇	大岭山体育公园片	48.89%	52.94%	55.59%	57.48%	58.89%	53.43%	56.76%	58.93%	60.46%	61.61%	
72	大岭山镇	矮岭冚村	48.22%	52.39%	55.13%	57.07%	58.53%	52.72%	56.20%	58.46%	60.06%	61.25%	
73	大岭山镇	博讯数码科技园、外经第六工业区、金鸡咀水库片	46.86%	51.31%	54.22%	56.29%	57.84%	53.05%	56.44%	58.65%	60.21%	61.38%	
74	大岭山镇	大岭山森林公园片	42.71%	48.12%	51.62%	54.08%	55.91%	50.19%	54.23%	56.85%	58.69%	60.06%	
75	大岭山镇	东盛科技园片	43.47%	48.78%	52.20%	54.60%	56.39%	50.20%	54.29%	56.92%	58.77%	60.13%	
76	大岭山镇	同沙水库片	43.13%	48.40%	51.82%	54.23%	56.04%	50.32%	54.32%	56.91%	58.73%	60.08%	
77	石龙镇	石龙镇中心片	40.00%	45.91%	49.82%	52.56%	54.59%	46.44%	51.37%	54.52%	56.72%	58.35%	
78	石龙镇	石龙人民	40.00%	40.00%	43.20%	47.00%	49.79%	40.43%	46.84%	50.88%	53.67%	55.72%	

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		医院片										
79	石龙镇	金沙湾购物广场片	40.00%	41.47%	46.17%	49.44%	51.86%	43.22%	48.86%	52.47%	54.98%	56.83%
80	石龙镇	中山公园片	40.00%	40.00%	40.00%	43.97%	47.17%	40.00%	42.50%	47.41%	50.78%	53.23%
81	石龙镇	石龙城市公园片	40.00%	40.00%	44.40%	47.97%	50.60%	40.00%	45.26%	49.59%	52.57%	54.76%
82	石排镇	石排中心片	41.03%	46.78%	50.50%	53.11%	55.06%	47.94%	52.48%	55.41%	57.46%	58.98%
83	石排镇	锦绣江南片	40.00%	44.44%	48.58%	51.48%	53.63%	46.49%	51.36%	54.49%	56.68%	58.30%
84	石排镇	石排镇外围北片	40.00%	43.74%	48.01%	51.00%	53.22%	45.38%	50.51%	53.80%	56.10%	57.80%
85	石排镇	石排工业大道片	40.00%	43.89%	48.15%	51.13%	53.33%	45.75%	50.81%	54.05%	56.32%	57.99%
86	石排镇	石排镇外围东片	40.00%	41.63%	46.32%	49.58%	51.99%	43.90%	49.39%	52.90%	55.35%	57.15%
87	石排镇	石排镇外围西片	40.00%	40.27%	45.20%	48.62%	51.15%	42.68%	48.45%	52.13%	54.69%	56.58%
88	长安镇	长盛路片	50.54%	54.30%	56.76%	58.50%	59.80%	53.37%	56.77%	58.97%	60.51%	61.66%
89	长安镇	钻利花园片	49.93%	53.79%	56.31%	58.11%	59.45%	52.93%	56.40%	58.65%	60.24%	61.41%
9	长安	莲花	48.89	53.01%	55.70%	57.59%	59.01%	50.41%	54.50%	57.12%	58.95%	60.30%

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0	镇	别墅区、笔迹山公园片	%										
91	长安镇	莲花山水库片	46.02%	50.75%	53.82%	55.99%	57.60%	50.58%	54.60%	57.18%	58.99%	60.33%	
92	长安镇	龙山公园片	47.06%	51.57%	54.50%	56.57%	58.11%	48.09%	52.72%	55.67%	57.72%	59.23%	
93	长安镇	咸西工业区片	44.97%	49.95%	53.17%	55.44%	57.12%	49.65%	53.89%	56.61%	58.51%	59.91%	
94	长安镇	沈海高速收费站及培英中学片	45.18%	50.08%	53.25%	55.49%	57.15%	50.56%	54.56%	57.14%	58.95%	60.29%	
95	长安镇	乌沙环南路南片	41.74%	47.46%	51.13%	53.69%	55.60%	48.52%	53.01%	55.88%	57.89%	59.37%	
96	长安镇	上沙村片	42.08%	47.71%	51.33%	53.86%	55.74%	47.85%	52.50%	55.47%	57.54%	59.07%	
97	长安镇(滨海湾新区)	长安镇外围西片	43.69%	48.94%	52.33%	54.71%	56.48%	46.11%	51.18%	54.41%	56.65%	58.30%	
98	沙田镇	沙田镇中心片	40.00%	45.77%	49.74%	52.51%	54.56%	46.51%	51.46%	54.62%	56.82%	58.44%	
99	沙田镇	杨公洲小学片	41.06%	46.81%	50.52%	53.14%	55.08%	43.13%	48.82%	52.45%	54.97%	56.83%	
100	沙田镇	西太隆村	40.00%	42.37%	47.02%	50.23%	52.60%	42.85%	48.73%	52.43%	54.99%	56.87%	

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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
0		北片										
101	沙田镇	沙田西南及西大坦村片	40.00%	43.71%	48.05%	51.07%	53.30%	44.78%	50.12%	53.53%	55.89%	57.64%
102	沙田镇	阁西公园片	40.00%	41.98%	46.65%	49.89%	52.28%	44.71%	50.06%	53.47%	55.84%	57.59%
103	沙田镇	沙田外围片	40.00%	40.00%	42.64%	46.52%	49.37%	40.00%	44.61%	49.10%	52.18%	54.43%
104	沙田镇(虎门港)	保税物流中心片	40.00%	40.00%	40.34%	44.73%	47.91%	40.00%	44.41%	49.04%	52.19%	54.49%
105	沙田镇(虎门港)	和安村片	40.00%	40.00%	40.63%	44.95%	48.08%	40.00%	44.23%	48.89%	52.06%	54.37%
106	沙田镇(虎门港)	角尾村片	40.00%	40.00%	41.72%	45.83%	48.82%	40.00%	46.29%	50.50%	53.38%	55.49%
107	沙田镇(虎门港)	泥洲村片	40.00%	40.00%	43.55%	47.31%	50.07%	40.10%	46.64%	50.74%	53.57%	55.64%
108	虎门镇	金洲公园片	48.20%	52.47%	55.24%	57.20%	58.66%	52.38%	56.00%	58.33%	59.97%	61.18%
109	虎门镇	地标广场片	49.16%	53.17%	55.80%	57.67%	59.06%	54.03%	57.25%	59.34%	60.81%	61.91%
110	虎门镇	镇兴大道片	49.16%	53.18%	55.80%	57.67%	59.06%	50.12%	54.24%	56.88%	58.73%	60.11%
111	虎门镇	万科城片	48.74%	52.83%	55.51%	57.41%	58.84%	52.78%	56.26%	58.53%	60.12%	61.31%
112	虎门镇	细卢片	45.16%	50.10%	53.29%	55.53%	57.20%	50.46%	54.50%	57.11%	58.93%	60.28%
1	虎门	沙埗	44.96%	49.92%	53.14%	55.40%	57.08%	51.03%	54.93%	57.44%	59.21%	60.52%

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13	镇(滨海新区)	头片	%										
114	虎门镇	红星学校、钧益工业园、北栅村片	40.00%	45.85%	49.79%	52.54%	54.58%	48.31%	52.81%	55.70%	57.72%	59.22%	
115	虎门镇	赤岗东片	40.36%	46.37%	50.22%	52.91%	54.91%	48.78%	53.18%	56.01%	57.99%	59.46%	
116	虎门镇(滨海新区)	三台公园及眉山片	40.18%	46.26%	50.14%	52.86%	54.87%	47.77%	52.43%	55.41%	57.49%	59.02%	
117	虎门镇	虎门火车站片	40.59%	46.50%	50.29%	52.96%	54.94%	48.85%	53.20%	56.01%	57.98%	59.44%	
118	虎门镇(滨海新区)	南面村片	40.26%	46.24%	50.08%	52.78%	54.78%	48.10%	52.64%	55.55%	57.59%	59.10%	
119	虎门镇	虎门镇外围东片	40.00%	43.36%	47.73%	50.78%	53.04%	46.07%	51.07%	54.27%	56.50%	58.16%	
120	厚街镇	厚街中心区片	48.16%	52.42%	55.19%	57.15%	58.62%	53.11%	56.54%	58.77%	60.33%	61.50%	
121	厚街镇	厚街大道东西	40.00%	40.00%	44.82%	48.43%	51.06%	42.82%	48.75%	52.48%	55.04%	56.93%	



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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
		片										
122	厚街镇	厚街河田片	40.00%	44.70%	48.89%	51.81%	53.97%	46.60%	51.55%	54.71%	56.90%	58.52%
123	厚街镇	将军路西、东片	45.15%	50.03%	53.20%	55.43%	57.10%	50.87%	54.78%	57.31%	59.08%	60.40%
124	厚街镇	横岗水库片	41.21%	46.91%	50.61%	53.20%	55.14%	48.44%	52.86%	55.72%	57.72%	59.21%
125	厚街镇	家具大道片	40.00%	40.00%	43.53%	47.30%	50.06%	40.63%	47.04%	51.07%	53.84%	55.87%
126	厚街镇	湖景大道片	40.00%	42.20%	46.85%	50.07%	52.45%	43.47%	49.16%	52.76%	55.25%	57.09%
127	厚街镇	S256中心片	40.00%	40.00%	43.59%	47.34%	50.10%	41.44%	47.64%	51.54%	54.23%	56.21%
128	厚街镇	厚街外围片	40.00%	40.00%	42.05%	46.07%	49.01%	40.00%	46.25%	50.43%	53.31%	55.42%
129	麻涌镇	麻涌文化广场片	46.30%	50.79%	53.74%	55.85%	57.43%	47.11%	51.77%	54.79%	56.92%	58.49%
130	麻涌镇	信鸿岸片	41.02%	46.70%	50.40%	53.00%	54.95%	45.91%	50.88%	54.08%	56.33%	57.99%
131	麻涌镇	万科碧桂园片	43.34%	48.45%	51.80%	54.18%	55.97%	47.11%	51.76%	54.78%	56.90%	58.48%
132	麻涌镇	南玻工业园、大步工业区及太文	41.90%	47.35%	50.91%	53.43%	55.31%	45.21%	50.32%	53.61%	55.92%	57.63%

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		广场片											
133	麻涌镇	新基文化场及涌第一中学片	40.00%	44.77%	48.84%	51.70%	53.82%	44.92%	50.16%	53.52%	55.86%	57.59%	
134	麻涌镇	麻涌镇外围片	40.97%	46.60%	50.28%	52.87%	54.82%	44.01%	49.37%	52.83%	55.24%	57.04%	
135	中堂镇	中堂镇政府片	40.11%	46.08%	49.93%	52.63%	54.64%	45.69%	50.76%	54.02%	56.29%	57.97%	
136	中堂镇	朝阳学校及东泊工业区片	40.00%	43.93%	48.15%	51.10%	53.30%	45.42%	50.52%	53.80%	56.10%	57.79%	
137	中堂镇	中堂外围西片	40.00%	40.11%	45.05%	48.49%	51.03%	40.47%	46.77%	50.77%	53.54%	55.58%	
138	中堂镇	中堂外围东片	40.00%	40.00%	44.32%	47.89%	50.52%	41.63%	47.66%	51.50%	54.17%	56.13%	
139	望牛墩镇	富望牛墩镇中心片	40.00%	45.69%	49.60%	52.35%	54.40%	42.28%	48.17%	51.93%	54.53%	56.45%	
140	望牛墩镇	望牛墩医院及立交片	40.00%	44.59%	48.69%	51.57%	53.71%	40.70%	46.96%	50.93%	53.68%	55.71%	
141	望牛墩镇	望牛墩文化场片	40.00%	45.40%	49.35%	52.13%	54.19%	42.09%	48.00%	51.77%	54.39%	56.32%	

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142	望牛墩镇	望牛墩外围片	40.00%	40.00%	44.32%	47.87%	50.49%	40.00%	44.32%	48.80%	51.89%	54.15%
143	洪梅镇	洪梅镇中心片	44.15%	49.19%	52.48%	54.79%	56.53%	45.30%	50.47%	53.78%	56.09%	57.79%
144	洪梅镇	望洪中心公路片	40.00%	44.33%	48.49%	51.41%	53.57%	45.50%	50.61%	53.88%	56.17%	57.86%
145	洪梅镇	洪梅外围片	40.00%	43.96%	48.13%	51.06%	53.24%	44.46%	49.74%	53.14%	55.52%	57.28%
146	道滘镇	五福里片	42.46%	47.90%	51.42%	53.90%	55.75%	47.44%	52.11%	55.11%	57.22%	58.77%
147	道滘镇	沿海丽水佳园片	40.99%	46.77%	50.50%	53.12%	55.07%	47.58%	52.22%	55.20%	57.29%	58.84%
148	道滘镇	新世纪上河居片	40.00%	43.45%	47.81%	50.85%	53.10%	40.88%	47.16%	51.12%	53.87%	55.88%
149	道滘镇	道滘镇外围片	40.00%	44.40%	48.53%	51.43%	53.59%	45.25%	50.40%	53.71%	56.01%	57.72%
150	道滘镇	道滘体育馆片	40.00%	43.54%	47.88%	50.90%	53.15%	46.24%	51.20%	54.37%	56.59%	58.23%
151	常平镇	站前路片	45.82%	50.52%	53.59%	55.75%	57.37%	51.61%	55.34%	57.75%	59.46%	60.72%
152	常平镇	汇俊中心片	40.00%	43.69%	48.10%	51.15%	53.40%	45.49%	50.73%	54.06%	56.36%	58.05%
153	常平镇	隐贤山庄、莞东东站	40.00%	40.00%	44.46%	48.06%	50.70%	40.38%	46.81%	50.86%	53.66%	55.71%

序号	行政区	区片名称	工业改商服折扣系数					工业改住宅折扣系数				
			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
		及土塘公园片										
154	常平镇	木伦工业区片	40.00%	44.15%	48.40%	51.36%	53.55%	46.30%	51.26%	54.44%	56.65%	58.29%
155	常平镇	金美园片	40.00%	40.00%	44.27%	47.90%	50.56%	42.07%	48.08%	51.87%	54.50%	56.44%
156	常平镇	环城南路及银座中心城片	40.00%	40.00%	44.88%	48.38%	50.95%	42.40%	48.27%	52.01%	54.60%	56.51%
157	常平镇	常平外围东片	40.00%	40.00%	44.41%	47.96%	50.58%	41.62%	47.65%	51.49%	54.15%	56.12%
158	谢岗镇	谢岗中学片	40.00%	40.00%	42.18%	46.13%	49.02%	40.00%	43.59%	48.27%	51.48%	53.83%
159	谢岗镇	谢岗医院和宝湖片	40.00%	40.00%	40.00%	41.75%	45.28%	40.00%	40.40%	45.75%	49.40%	52.05%
160	谢岗镇	谢岗镇外围南片	40.00%	40.00%	40.00%	42.47%	45.88%	40.00%	40.00%	44.46%	48.32%	51.12%
161	谢岗镇	金川工业区片	40.00%	40.00%	40.00%	41.49%	45.02%	40.00%	40.35%	45.66%	49.29%	51.94%
162	谢岗镇	谢岗外围片	40.00%	40.00%	40.00%	40.00%	43.53%	40.00%	40.00%	45.17%	48.88%	51.59%
163	东坑镇	东坑大道北及井美村片	40.00%	40.00%	41.37%	45.46%	48.45%	40.00%	43.70%	48.37%	51.57%	53.91%
1	东坑镇	东坑	40.00%	40.00%	44.80%	48.27%	50.84%	40.78%	46.98%	50.93%	53.67%	55.70%

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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	
64	镇	碧桂园片	%										
165	东坑镇	东坑镇政府片	40.00%	40.00%	42.96%	46.78%	49.59%	40.00%	45.25%	49.60%	52.59%	54.79%	
166	东坑镇	东坑外围片	40.00%	40.00%	41.41%	45.45%	48.42%	40.00%	45.11%	49.45%	52.45%	54.65%	
167	桥头镇	松景酒店片	40.00%	40.00%	40.00%	40.00%	41.74%	40.00%	40.00%	43.77%	47.73%	50.62%	
168	桥头镇	桥头镇中心外围片	40.00%	40.00%	40.00%	43.44%	46.65%	40.00%	40.76%	45.92%	49.47%	52.07%	
169	桥头镇	桥头外围片	40.00%	40.00%	40.00%	40.00%	42.77%	40.00%	40.00%	43.97%	47.85%	50.68%	
170	企石镇	企石中心及嘉锦城片	40.00%	40.00%	40.00%	42.96%	46.33%	40.00%	42.50%	47.44%	50.81%	53.27%	
171	企石镇	企石外围西片	40.00%	40.00%	40.00%	43.13%	46.44%	40.00%	42.03%	47.01%	50.42%	52.91%	
172	企石镇	企石外围东片	40.00%	40.00%	40.00%	41.77%	45.27%	40.00%	40.58%	45.86%	49.46%	52.09%	
173	横沥镇	横沥镇政府片	40.00%	40.00%	44.81%	48.34%	50.94%	42.77%	48.59%	52.29%	54.85%	56.73%	
174	横沥镇	横沥中学及沥外北片	40.00%	40.00%	43.89%	47.53%	50.21%	41.55%	47.60%	51.45%	54.12%	56.09%	
175	横沥镇	裕宁路中心片	40.00%	40.00%	44.58%	48.18%	50.82%	42.74%	48.61%	52.33%	54.90%	56.78%	

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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
176	横沥镇	田头村外围片	40.00%	40.56%	45.43%	48.81%	51.31%	43.48%	49.05%	52.61%	55.09%	56.93%
177	横沥镇	横沥外围东北片	40.00%	40.00%	40.00%	41.80%	45.28%	40.00%	42.19%	47.11%	50.48%	52.95%
178	黄江镇	中惠君庭、星光城片	48.00%	52.21%	54.98%	56.94%	58.41%	48.16%	52.67%	55.58%	57.61%	59.12%
179	黄江镇	江民园及江大道东片	46.37%	50.94%	53.92%	56.03%	57.62%	47.87%	52.44%	55.39%	57.45%	58.98%
180	黄江镇	裕元工业区及东环路片	43.38%	48.58%	51.96%	54.35%	56.13%	45.61%	50.68%	53.94%	56.22%	57.91%
181	黄江镇	星光大道、田心大道、金湖山境片	45.55%	50.26%	53.34%	55.53%	57.16%	48.44%	52.85%	55.70%	57.71%	59.19%
182	黄江镇	刁朗大道及板湖村片	42.02%	47.52%	51.10%	53.61%	55.49%	42.52%	48.34%	52.05%	54.63%	56.53%
188	黄江镇	长龙村片	40.08%	46.04%	49.88%	52.58%	54.59%	43.43%	49.03%	52.61%	55.09%	56.93%

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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
3												
184	黄江镇	黄江镇西片	40.80%	46.52%	50.24%	52.86%	54.82%	43.96%	49.38%	52.85%	55.28%	57.08%
185	黄江镇	黄江镇东片	40.00%	42.49%	46.98%	50.12%	52.45%	42.77%	48.51%	52.17%	54.72%	56.61%
186	塘厦镇	莲湖路片	50.40%	54.17%	56.63%	58.38%	59.69%	55.16%	58.13%	60.07%	61.44%	62.47%
187	塘厦镇	林村片	50.32%	54.08%	56.55%	58.30%	59.62%	54.43%	57.55%	59.59%	61.03%	62.10%
188	塘厦镇	清湖头村(火车站)片	48.84%	52.94%	55.62%	57.52%	58.94%	53.64%	56.95%	59.10%	60.62%	61.75%
189	塘厦镇	塘厦镇外围片	47.85%	52.10%	54.89%	56.86%	58.34%	53.21%	56.57%	58.77%	60.32%	61.47%
190	清溪镇	清溪中心片	44.42%	49.59%	52.90%	55.22%	56.94%	49.65%	53.92%	56.65%	58.56%	59.96%
191	清溪镇	鹿湖路清溪大道北片	43.33%	48.66%	52.09%	54.51%	56.30%	50.22%	54.30%	56.93%	58.77%	60.13%
192	清溪镇	康怡路西香路及芒路片	41.75%	47.47%	51.14%	53.70%	55.60%	49.52%	53.77%	56.50%	58.41%	59.83%
193	清溪镇	清溪外片	42.26%	47.79%	51.36%	53.86%	55.73%	49.24%	53.51%	56.27%	58.20%	59.63%

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			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
194	凤岗镇	凤岗中心片	54.13%	57.08%	59.04%	60.44%	61.49%	58.13%	60.45%	61.97%	63.06%	63.87%
195	凤岗镇	凤凰山高尔夫球场片	55.01%	57.76%	59.59%	60.91%	61.90%	58.60%	60.80%	62.26%	63.30%	64.08%
196	凤岗镇	恒大绿洲片	54.51%	57.35%	59.25%	60.61%	61.63%	58.22%	60.50%	62.01%	63.08%	63.89%
197	凤岗镇	凤岗镇外围南片	52.40%	55.67%	57.83%	59.39%	60.56%	56.86%	59.42%	61.11%	62.31%	63.21%
198	凤岗镇	龙平路及祥东片	51.81%	55.22%	57.48%	59.09%	60.31%	56.49%	59.15%	60.89%	62.13%	63.06%
199	凤岗镇	凤岗镇外围西、东片	47.70%	51.96%	54.76%	56.75%	58.24%	53.42%	56.72%	58.89%	60.41%	61.55%
200	凤岗镇	凤岗镇外围北片	46.93%	51.39%	54.30%	56.36%	57.91%	52.89%	56.33%	58.57%	60.15%	61.32%
201	樟木头镇	大山、嘉利花园、龙仙园片	41.43%	47.19%	50.90%	53.49%	55.41%	44.73%	50.12%	53.54%	55.92%	57.67%
202	樟木头镇	樟木头镇政府	43.38%	48.58%	51.96%	54.35%	56.13%	45.99%	50.98%	54.19%	56.42%	58.08%



序号	行政区	区片名称	工业改商服折扣系数					工业改住宅折扣系数				
			R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R	R≤2	2<R≤2.5	2.5<R≤3	3<R≤3.5	3.5<R
		片										
203	樟木头镇	中惠香樟绿洲、富山水华府片	44.25%	49.27%	52.54%	54.85%	56.58%	48.78%	53.13%	55.94%	57.91%	59.38%
204	樟木头镇	火车站片	40.93%	46.85%	50.64%	53.28%	55.24%	44.94%	50.31%	53.71%	56.07%	57.80%
205	樟木头镇	观音山1号片	41.90%	47.43%	51.02%	53.55%	55.44%	45.48%	50.59%	53.87%	56.15%	57.85%
206	樟木头镇	绿茵温莎堡	43.84%	48.94%	52.26%	54.61%	56.37%	46.40%	51.30%	54.45%	56.65%	58.28%
207	樟木头镇	帝豪花园片	41.49%	47.17%	50.83%	53.40%	55.32%	46.30%	51.25%	54.42%	56.64%	58.27%
208	樟木头镇	森林公园、莞樟东路片	41.12%	46.82%	50.51%	53.11%	55.05%	47.79%	52.35%	55.29%	57.35%	58.89%
209	樟木头镇	樟洋村片	40.00%	44.70%	48.79%	51.66%	53.79%	44.34%	49.72%	53.16%	55.56%	57.34%
210	樟木头镇	禾笔山片	40.00%	44.97%	49.03%	51.88%	53.99%	43.59%	49.18%	52.74%	55.22%	57.04%
211	樟木头镇	樟木头场南片	40.00%	44.57%	48.66%	51.52%	53.66%	43.89%	49.33%	52.83%	55.27%	57.07%
212	樟木头镇	樟木头场东片	40.00%	44.06%	48.23%	51.16%	53.34%	43.75%	49.23%	52.74%	55.19%	57.00%

注：R 为改造后商服用地或住宅用地的综合容积率。