**附件3:2017年折扣系数表**

折扣系数计算公式:

折扣系数=（新用途区片市场评估价×80%-原用途区片市场评估价-建筑成本）÷（新用途区片市场评估价-原用途区片市场评估价）

由于将最低折扣系数设为40%，当依据公式计算出来的折扣系数高于40%的，折扣系数取实际值；当计算出来的折扣系数低于40%的，折扣系数取40%。

**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≤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** |
| 1 | 南城区 | 南城中心片 | 63.97% | 66.78% | 68.68% | 70.06% | 71.11% | 62.26% | 65.63% | 67.88% | 69.49% | 70.71% |
| 2 | 南城区、莞城区、东城区 | 东城地王广场片 | 61.62% | 64.86% | 67.05% | 68.64% | 69.85% | 59.91% | 63.77% | 66.33% | 68.16% | 69.54% |
| 3 | 南城区 | 万科金域华府片 | 62.02% | 65.17% | 67.31% | 68.86% | 70.05% | 60.48% | 64.20% | 66.68% | 68.45% | 69.79% |
| 4 | 南城区、东城区 | 东泰花园、光大花园、东城雅园新村片 | 61.73% | 64.94% | 67.11% | 68.69% | 69.89% | 61.41% | 64.95% | 67.31% | 68.99% | 70.26% |
| 5 | 南城区 | 世纪城片 | 57.58% | 61.57% | 64.26% | 66.21% | 67.69% | 59.76% | 63.63% | 66.20% | 68.04% | 69.43% |
| 6 | 南城区、莞城区 | 金牛路东莞山庄片 | 56.42% | 60.64% | 63.48% | 65.53% | 67.09% | 58.75% | 62.83% | 65.54% | 67.47% | 68.93% |
| 7 | 南城区 | 恒大御湖片 | 54.90% | 59.41% | 62.44% | 64.62% | 66.28% | 60.22% | 63.99% | 66.50% | 68.30% | 69.65% |
| 8 | 南城区、莞城区 | 莞太大道西片 | 53.89% | 58.62% | 61.78% | 64.07% | 65.79% | 57.80% | 62.08% | 64.92% | 66.95% | 68.47% |
| 9 | 南城区、东城区 | 水濂山御花园片 | 50.68% | 56.00% | 59.57% | 62.13% | 64.08% | 56.32% | 60.89% | 63.91% | 66.07% | 67.69% |
| 10 | 南城区、万江区 | 上东国际片 | 45.48% | 51.88% | 56.13% | 59.17% | 61.47% | 54.01% | 59.08% | 62.42% | 64.79% | 66.58% |
| 11 | 南城区、东城区 | 山湖路片 | 48.82% | 54.48% | 58.27% | 61.00% | 63.06% | 52.12% | 57.54% | 61.12% | 63.67% | 65.58% |
| 12 | 南城区、东城区 | 行政学院片 | 47.01% | 53.04% | 57.06% | 59.96% | 62.15% | 49.59% | 55.56% | 59.48% | 62.27% | 64.36% |
| 13 | 南城区 | 水濂山森林公园片 | 47.20% | 53.18% | 57.17% | 60.05% | 62.22% | 52.96% | 58.20% | 61.66% | 64.13% | 65.99% |
| 14 | 南城区 | 周溪大道片 | 44.21% | 50.85% | 55.26% | 58.42% | 60.80% | 51.01% | 56.70% | 60.45% | 63.10% | 65.10% |
| 15 | 南城区 | 石鼓片 | 40.73% | 48.07% | 52.93% | 56.40% | 59.02% | 47.63% | 54.03% | 58.23% | 61.21% | 63.43% |
| 16 | 莞城区、东城区 | 人民公园片 | 59.19% | 62.88% | 65.38% | 67.18% | 68.56% | 58.04% | 62.27% | 65.08% | 67.08% | 68.59% |
| 17 | 莞城区、东城区 | 芳桂园片 | 55.84% | 60.16% | 63.07% | 65.17% | 66.77% | 58.63% | 62.72% | 65.44% | 67.39% | 68.85% |
| 18 | 莞城区 | 莞城运河小学、运河西一路、博厦片 | 50.07% | 55.49% | 59.12% | 61.73% | 63.71% | 48.49% | 54.69% | 58.76% | 61.65% | 63.82% |
| 19 | 东城区 | 东城中心片 | 61.72% | 64.94% | 67.12% | 68.70% | 69.91% | 65.68% | 68.37% | 70.17% | 71.47% | 72.44% |
| 20 | 东城区 | 旗峰片 | 61.56% | 64.79% | 66.98% | 68.58% | 69.79% | 65.55% | 68.26% | 70.07% | 71.37% | 72.36% |
| 21 | 东城区 | 东城石井片 | 61.07% | 64.41% | 66.67% | 68.30% | 69.55% | 64.27% | 67.24% | 69.22% | 70.64% | 71.72% |
| 22 | 东城区 | 富怡花园片 | 57.76% | 61.70% | 64.36% | 66.29% | 67.75% | 50.12% | 55.99% | 59.85% | 62.59% | 64.64% |
| 23 | 东城区 | 光明大道片 | 52.78% | 57.68% | 60.97% | 63.34% | 65.15% | 59.27% | 63.22% | 65.85% | 67.73% | 69.15% |
| 24 | 东城区 | 古村片 | 50.20% | 55.59% | 59.21% | 61.82% | 63.79% | 51.38% | 56.96% | 60.65% | 63.27% | 65.23% |
| 25 | 东城区 | 东莞科技工业园片 | 49.05% | 54.65% | 58.40% | 61.10% | 63.15% | 44.09% | 51.21% | 55.88% | 59.18% | 61.65% |
| 26 | 东城区 | 同沙生态公园片 | 49.28% | 54.80% | 58.51% | 61.19% | 63.22% | 42.30% | 49.78% | 54.67% | 58.14% | 60.73% |
| 27 | 东城区 | 莞深高速路片 | 43.24% | 49.98% | 54.47% | 57.70% | 60.14% | 48.36% | 54.54% | 58.62% | 61.51% | 63.69% |
| 28 | 万江区 | 汽车总站、新华南摩、江滨花园片 | 54.03% | 58.69% | 61.82% | 64.08% | 65.80% | 55.42% | 60.17% | 63.31% | 65.55% | 67.24% |
| 29 | 万江区 | 金鳌洲及万江公园片 | 40.69% | 48.06% | 52.93% | 56.41% | 59.03% | 50.33% | 56.17% | 60.00% | 62.72% | 64.76% |
| 30 | 万江区 | 恒大帝景片 | 42.54% | 49.52% | 54.15% | 57.46% | 59.95% | 50.17% | 56.04% | 59.90% | 62.63% | 64.68% |
| 31 | 万江区 | 汽车总站西片 | 40.00% | 45.23% | 50.55% | 54.35% | 57.20% | 48.36% | 54.58% | 58.68% | 61.58% | 63.75% |
| 32 | 万江区 | 万江外围西片 | 40.00% | 40.52% | 46.58% | 50.90% | 54.14% | 43.19% | 50.47% | 55.24% | 58.63% | 61.16% |
| 33 | 高埗镇 | 高埗中心片 | 44.93% | 51.21% | 55.44% | 58.49% | 60.81% | 44.97% | 51.76% | 56.25% | 59.45% | 61.85% |
| 34 | 高埗镇 | 冼沙三坊工业区片 | 42.69% | 49.47% | 54.00% | 57.27% | 59.74% | 40.85% | 48.58% | 53.65% | 57.25% | 59.94% |
| 35 | 高埗镇 | 高埗文化广场及绿化路片 | 41.71% | 48.64% | 53.28% | 56.63% | 59.16% | 40.33% | 48.12% | 53.24% | 56.88% | 59.60% |
| 36 | 高埗镇 | 低涌村、佰旺科技园、同富花园酒店片 | 40.00% | 40.00% | 44.49% | 49.03% | 52.46% | 40.00% | 43.01% | 49.03% | 53.28% | 56.46% |
| 37 | 高埗镇 | 高埗外围北片 | 40.00% | 40.00% | 40.00% | 40.00% | 44.45% | 40.00% | 40.00% | 40.00% | 40.00% | 41.89% |
| 38 | 石碣镇 | 石碣中学片 | 45.79% | 51.98% | 56.14% | 59.13% | 61.39% | 40.00% | 47.17% | 52.52% | 56.30% | 59.12% |
| 39 | 石碣镇 | 江滨新城片 | 42.06% | 48.96% | 53.57% | 56.89% | 59.41% | 44.09% | 51.12% | 55.74% | 59.03% | 61.50% |
| 40 | 石碣镇 | 崇焕东路片 | 40.00% | 40.00% | 44.42% | 49.02% | 52.48% | 40.00% | 40.00% | 45.29% | 50.14% | 53.76% |
| 41 | 石碣镇 | 石碣实验小学及庆丰路片 | 40.00% | 40.00% | 43.73% | 48.41% | 51.94% | 40.00% | 41.08% | 47.49% | 52.00% | 55.36% |
| 42 | 石碣镇 | 石碣外围北片 | 40.00% | 40.00% | 40.03% | 45.19% | 49.07% | 40.00% | 40.00% | 41.70% | 47.05% | 51.03% |
| 43 | 松山湖 | 北部工业城及牛杨村片 | 61.23% | 64.52% | 66.75% | 68.37% | 69.60% | 65.13% | 67.92% | 69.78% | 71.12% | 72.14% |
| 44 | 松山湖 | 松木山水库片 | 60.86% | 64.21% | 66.48% | 68.14% | 69.40% | 65.44% | 68.15% | 69.98% | 71.29% | 72.29% |
| 45 | 松山湖 | 松山湖东片 | 58.23% | 62.08% | 64.68% | 66.56% | 68.00% | 62.51% | 65.81% | 68.01% | 69.59% | 70.79% |
| 46 | 松山湖（生态园） | 福隆第三工业区片 | 45.81% | 52.08% | 56.26% | 59.27% | 61.54% | 40.00% | 40.00% | 46.38% | 51.15% | 54.68% |
| 47 | 松山湖（生态园） | 松山湖（生态园）西片 | 40.00% | 43.75% | 49.35% | 53.32% | 56.31% | 40.00% | 46.64% | 52.17% | 56.05% | 58.94% |
| 48 | 茶山镇 | 茶兴中路片 | 41.32% | 48.35% | 53.05% | 56.43% | 59.00% | 43.60% | 50.71% | 55.40% | 58.73% | 61.23% |
| 49 | 茶山镇 | 新世纪丽江豪园片 | 40.00% | 40.00% | 45.82% | 50.20% | 53.51% | 41.98% | 49.45% | 54.36% | 57.85% | 60.46% |
| 50 | 茶山镇 | 茶山镇外围片 | 40.00% | 40.00% | 40.00% | 45.20% | 49.13% | 40.00% | 40.00% | 44.06% | 49.11% | 52.86% |
| 51 | 寮步镇 | 万润广场片 | 55.21% | 59.62% | 62.60% | 64.75% | 66.39% | 47.99% | 54.30% | 58.44% | 61.38% | 63.58% |
| 52 | 寮步镇 | 万科城市高尔夫花园片 | 52.02% | 57.01% | 60.38% | 62.81% | 64.66% | 58.67% | 62.71% | 65.41% | 67.34% | 68.80% |
| 53 | 寮步镇 | 东莞悦莱花园酒店片 | 50.78% | 56.06% | 59.59% | 62.14% | 64.08% | 51.20% | 56.81% | 60.52% | 63.15% | 65.13% |
| 54 | 寮步镇 | 汽车东站片 | 49.85% | 55.31% | 58.96% | 61.60% | 63.59% | 57.09% | 61.48% | 64.39% | 66.47% | 68.04% |
| 55 | 寮步镇 | 上屯文化广场片 | 49.51% | 54.96% | 58.63% | 61.28% | 63.30% | 49.72% | 55.58% | 59.45% | 62.21% | 64.29% |
| 56 | 寮步镇 | 外围东南片 | 46.57% | 52.59% | 56.64% | 59.55% | 61.76% | 44.02% | 51.08% | 55.72% | 59.02% | 61.49% |
| 57 | 寮步镇 | 香市小区及蓝博小学片 | 45.40% | 51.76% | 56.00% | 59.04% | 61.34% | 43.29% | 50.63% | 55.43% | 58.81% | 61.34% |
| 58 | 寮步镇 | 汽车城片 | 40.97% | 48.12% | 52.88% | 56.31% | 58.90% | 48.84% | 54.88% | 58.88% | 61.72% | 63.86% |
| 59 | 寮步镇 | 佛岭水库片 | 43.74% | 50.32% | 54.73% | 57.90% | 60.30% | 40.00% | 46.66% | 52.08% | 55.91% | 58.78% |
| 60 | 寮步镇 | 寮步镇外围北片 | 40.00% | 40.67% | 46.67% | 50.95% | 54.17% | 40.00% | 46.00% | 51.54% | 55.45% | 58.37% |
| 61 | 大朗镇 | 翡翠松山湖片 | 52.66% | 57.56% | 60.86% | 63.24% | 65.04% | 59.09% | 63.06% | 65.71% | 67.61% | 69.04% |
| 62 | 大朗镇 | 松木山村片 | 52.04% | 57.03% | 60.39% | 62.82% | 64.67% | 53.08% | 58.27% | 61.70% | 64.16% | 66.00% |
| 63 | 大朗镇 | 松柏朗村、黎贝岭村、长富西路片 | 46.49% | 52.58% | 56.66% | 59.59% | 61.81% | 53.67% | 58.74% | 62.10% | 64.50% | 66.30% |
| 64 | 大朗镇 | 洋坑塘广场及深富路片 | 44.65% | 51.11% | 55.42% | 58.52% | 60.87% | 52.10% | 57.49% | 61.06% | 63.61% | 65.52% |
| 65 | 大朗镇 | 巷头村片 | 40.00% | 46.53% | 51.66% | 55.31% | 58.06% | 48.93% | 55.06% | 59.08% | 61.94% | 64.07% |
| 66 | 大朗镇 | 竹山村及高英村片 | 40.00% | 44.08% | 49.53% | 53.42% | 56.36% | 43.49% | 50.69% | 55.41% | 58.76% | 61.27% |
| 67 | 大朗镇 | 富民工业城及荔香湿地公园片 | 40.00% | 40.00% | 43.06% | 47.88% | 51.50% | 40.00% | 46.24% | 51.76% | 55.66% | 58.57% |
| 68 | 大朗镇 | 大朗外围西片 | 40.00% | 42.70% | 48.38% | 52.43% | 55.49% | 46.20% | 52.81% | 57.17% | 60.26% | 62.59% |
| 69 | 大朗镇 | 莲塘头水库片 | 40.00% | 40.00% | 40.83% | 45.93% | 49.76% | 40.00% | 46.44% | 51.89% | 55.74% | 58.62% |
| 70 | 大朗镇 | 大朗外围南片 | 40.00% | 40.00% | 42.58% | 47.37% | 50.98% | 40.00% | 47.62% | 52.81% | 56.49% | 59.25% |
| 71 | 大岭山镇 | 大岭山体育公园片 | 54.73% | 59.21% | 62.24% | 64.43% | 66.09% | 58.82% | 62.83% | 65.51% | 67.43% | 68.88% |
| 72 | 大岭山镇 | 矮岭冚村 | 49.14% | 54.69% | 58.42% | 61.11% | 63.15% | 53.92% | 58.93% | 62.25% | 64.62% | 66.41% |
| 73 | 大岭山镇 | 博讯数码科技工业园、外经第六工业区、金鸡咀水库片 | 40.00% | 46.46% | 51.48% | 55.09% | 57.81% | 49.65% | 55.50% | 59.38% | 62.15% | 64.23% |
| 74 | 大岭山镇 | 大岭山森林公园片 | 40.00% | 40.00% | 42.78% | 47.63% | 51.27% | 40.23% | 48.13% | 53.30% | 56.96% | 59.69% |
| 75 | 大岭山镇 | 东盛科技园片 | 40.00% | 41.30% | 47.29% | 51.54% | 54.74% | 45.01% | 51.95% | 56.50% | 59.71% | 62.12% |
| 76 | 大岭山镇 | 同沙水库片 | 40.00% | 40.00% | 42.28% | 47.16% | 50.84% | 40.00% | 47.69% | 52.91% | 56.61% | 59.38% |
| 77 | 石龙镇 | 石龙镇中心片 | 52.43% | 57.34% | 60.64% | 63.04% | 64.86% | 56.61% | 61.06% | 64.02% | 66.14% | 67.74% |
| 78 | 石龙镇 | 石龙人民医院片 | 40.00% | 45.41% | 50.64% | 54.39% | 57.21% | 42.29% | 49.76% | 54.66% | 58.12% | 60.72% |
| 79 | 石龙镇 | 金沙湾购物广场片 | 40.00% | 43.76% | 49.23% | 53.14% | 56.10% | 44.04% | 51.08% | 55.71% | 59.01% | 61.47% |
| 80 | 石龙镇 | 中山公园片 | 40.00% | 44.28% | 49.69% | 53.55% | 56.47% | 40.00% | 42.92% | 49.03% | 53.32% | 56.53% |
| 81 | 石龙镇 | 石龙城市公园片 | 40.00% | 40.00% | 43.31% | 48.06% | 51.62% | 40.00% | 44.91% | 50.62% | 54.66% | 57.68% |
| 82 | 石排镇 | 石排中心片 | 40.00% | 46.60% | 51.58% | 55.17% | 57.88% | 44.00% | 51.03% | 55.66% | 58.96% | 61.43% |
| 83 | 石排镇 | 锦绣江南片 | 40.00% | 40.00% | 45.94% | 50.30% | 53.59% | 40.00% | 45.98% | 51.49% | 55.39% | 58.31% |
| 84 | 石排镇 | 石排镇外围北片 | 40.00% | 40.00% | 42.41% | 47.28% | 50.93% | 40.00% | 40.00% | 44.31% | 49.30% | 53.00% |
| 85 | 石排镇 | 石排工业大道片 | 40.00% | 40.00% | 45.31% | 49.78% | 53.14% | 40.00% | 45.49% | 51.10% | 55.08% | 58.04% |
| 86 | 石排镇 | 石排镇外围东片 | 40.00% | 40.00% | 40.00% | 42.51% | 46.75% | 40.00% | 40.00% | 40.46% | 46.04% | 50.17% |
| 87 | 石排镇 | 石排镇外围西片 | 40.00% | 40.00% | 40.00% | 40.00% | 42.58% | 40.00% | 40.00% | 40.55% | 46.09% | 50.20% |
| 88 | 长安镇 | 长盛路片 | 63.05% | 66.01% | 68.02% | 69.48% | 70.59% | 65.75% | 68.42% | 70.21% | 71.49% | 72.46% |
| 89 | 长安镇 | 钻利花园片 | 62.07% | 65.20% | 67.32% | 68.86% | 70.04% | 63.56% | 66.64% | 68.71% | 70.20% | 71.32% |
| 90 | 长安镇 | 莲花别墅区、笔迹山公园片 | 61.92% | 65.08% | 67.22% | 68.78% | 69.97% | 62.62% | 65.89% | 68.09% | 69.66% | 70.85% |
| 91 | 长安镇 | 莲花山水库片 | 60.14% | 63.62% | 65.98% | 67.70% | 69.00% | 59.02% | 63.01% | 65.68% | 67.58% | 69.01% |
| 92 | 长安镇 | 龙山公园片 | 60.21% | 63.69% | 66.04% | 67.75% | 69.06% | 63.02% | 66.22% | 68.36% | 69.89% | 71.05% |
| 93 | 长安镇 | 咸西工业区片 | 57.47% | 61.46% | 64.15% | 66.10% | 67.59% | 59.60% | 63.48% | 66.07% | 67.92% | 69.32% |
| 94 | 长安镇 | 沈海高速收费站及培英中学片 | 55.63% | 59.96% | 62.88% | 64.99% | 66.60% | 58.71% | 62.76% | 65.46% | 67.39% | 68.84% |
| 95 | 长安镇 | 乌沙环南路南片 | 54.43% | 58.99% | 62.06% | 64.28% | 65.97% | 57.80% | 62.03% | 64.85% | 66.87% | 68.39% |
| 96 | 长安镇 | 上沙村片 | 54.01% | 58.64% | 61.76% | 64.02% | 65.74% | 57.31% | 61.64% | 64.52% | 66.58% | 68.14% |
| 97 | 长安镇 | 长安镇外围西片 | 50.44% | 55.78% | 59.36% | 61.94% | 63.89% | 47.70% | 54.06% | 58.24% | 61.20% | 63.42% |
| 98 | 沙田镇 | 沙田镇中心片 | 41.89% | 48.93% | 53.61% | 56.96% | 59.50% | 42.76% | 50.18% | 55.03% | 58.46% | 61.02% |
| 99 | 沙田镇 | 杨公洲小学片 | 40.00% | 47.17% | 52.08% | 55.61% | 58.28% | 40.00% | 45.42% | 51.05% | 55.03% | 58.01% |
| 100 | 沙田镇 | 西太隆村北片 | 40.00% | 41.93% | 47.79% | 51.96% | 55.10% | 40.00% | 44.52% | 50.39% | 54.52% | 57.60% |
| 101 | 沙田镇 | 沙田西南及西大坦村片 | 40.00% | 43.37% | 48.95% | 52.94% | 55.94% | 40.00% | 43.15% | 49.23% | 53.51% | 56.70% |
| 102 | 沙田镇 | 阇西山公园片 | 40.00% | 40.45% | 46.52% | 50.85% | 54.10% | 40.00% | 42.49% | 48.70% | 53.06% | 56.30% |
| 103 | 沙田镇 | 沙田外围片 | 40.00% | 40.00% | 40.01% | 45.25% | 49.18% | 40.00% | 40.00% | 41.95% | 47.32% | 51.31% |
| 104 | 沙田镇（虎门港） | 保税物流中心片 | 40.00% | 40.00% | 43.52% | 48.36% | 51.97% | 40.00% | 43.22% | 49.40% | 53.71% | 56.91% |
| 105 | 沙田镇（虎门港） | 和安村片 | 40.00% | 40.00% | 40.00% | 40.00% | 43.57% | 40.00% | 40.00% | 40.00% | 40.71% | 45.69% |
| 106 | 沙田镇（虎门港） | 角尾村片 | 40.00% | 40.00% | 40.00% | 40.00% | 42.21% | 40.00% | 40.00% | 40.00% | 41.53% | 46.39% |
| 107 | 沙田镇（虎门港） | 泥洲村片 | 40.00% | 40.00% | 40.00% | 40.00% | 42.30% | 40.00% | 40.00% | 40.00% | 41.63% | 46.44% |
| 108 | 虎门镇 | 金洲公园片 | 62.75% | 65.77% | 67.82% | 69.30% | 70.44% | 61.95% | 65.38% | 67.66% | 69.30% | 70.53% |
| 109 | 虎门镇 | 地标广场片 | 61.03% | 64.35% | 66.59% | 68.23% | 69.48% | 63.32% | 66.45% | 68.55% | 70.06% | 71.19% |
| 110 | 虎门镇 | 镇兴大道片 | 59.79% | 63.34% | 65.75% | 67.49% | 68.82% | 56.41% | 60.95% | 63.96% | 66.10% | 67.72% |
| 111 | 虎门镇 | 万科城片 | 58.53% | 62.31% | 64.87% | 66.72% | 68.14% | 60.26% | 64.00% | 66.49% | 68.28% | 69.63% |
| 112 | 虎门镇 | 细卢片 | 54.93% | 59.41% | 62.43% | 64.62% | 66.27% | 56.91% | 61.35% | 64.30% | 66.40% | 67.98% |
| 113 | 虎门镇 | 沙埗头片 | 53.66% | 58.38% | 61.56% | 63.85% | 65.59% | 57.34% | 61.68% | 64.57% | 66.63% | 68.18% |
| 114 | 虎门镇 | 红星学校、钧益工业园、北栅村片 | 49.95% | 55.35% | 58.98% | 61.60% | 63.59% | 49.08% | 55.11% | 59.09% | 61.92% | 64.04% |
| 115 | 虎门镇 | 赤岗路东片 | 50.27% | 55.63% | 59.23% | 61.83% | 63.80% | 50.68% | 56.40% | 60.17% | 62.85% | 64.86% |
| 116 | 虎门镇 | 三台山公园及眼眉山片 | 48.44% | 54.17% | 58.01% | 60.77% | 62.86% | 50.39% | 56.17% | 59.98% | 62.69% | 64.73% |
| 117 | 虎门镇 | 虎门火车站片 | 49.42% | 54.92% | 58.61% | 61.28% | 63.30% | 53.57% | 58.65% | 62.02% | 64.43% | 66.24% |
| 118 | 虎门镇 | 南面村片 | 45.15% | 51.48% | 55.71% | 58.76% | 61.07% | 46.07% | 52.72% | 57.09% | 60.20% | 62.53% |
| 119 | 虎门镇 | 虎门镇外围东片 | 40.00% | 43.09% | 48.69% | 52.69% | 55.71% | 40.00% | 46.97% | 52.34% | 56.14% | 58.97% |
| 120 | 厚街镇 | 厚街中心区片 | 59.46% | 63.08% | 65.53% | 67.31% | 68.66% | 60.86% | 64.50% | 66.92% | 68.65% | 69.96% |
| 121 | 厚街镇 | 厚街大道东西片 | 54.08% | 58.72% | 61.85% | 64.10% | 65.81% | 54.59% | 59.51% | 62.76% | 65.08% | 66.82% |
| 122 | 厚街镇 | 厚街河田片 | 53.62% | 58.35% | 61.53% | 63.83% | 65.57% | 55.68% | 60.37% | 63.48% | 65.69% | 67.36% |
| 123 | 厚街镇 | 将军路西、东片 | 53.54% | 58.25% | 61.42% | 63.72% | 65.47% | 57.00% | 61.39% | 64.30% | 66.39% | 67.97% |
| 124 | 厚街镇 | 横岗水库片 | 50.29% | 55.60% | 59.17% | 61.76% | 63.72% | 56.15% | 60.69% | 63.71% | 65.88% | 67.51% |
| 125 | 厚街镇 | 家具大道片 | 47.11% | 53.07% | 57.07% | 59.95% | 62.13% | 43.63% | 50.84% | 55.56% | 58.91% | 61.41% |
| 126 | 厚街镇 | 湖景大道片 | 47.96% | 53.75% | 57.64% | 60.43% | 62.56% | 52.32% | 57.67% | 61.21% | 63.73% | 65.63% |
| 127 | 厚街镇 | S256中心片 | 43.72% | 50.35% | 54.78% | 57.96% | 60.37% | 49.07% | 55.09% | 59.07% | 61.90% | 64.02% |
| 128 | 厚街镇 | 厚街外围片 | 40.00% | 45.23% | 50.51% | 54.28% | 57.13% | 40.00% | 47.09% | 52.48% | 56.28% | 59.11% |
| 129 | 麻涌镇 | 麻涌文化广场片 | 45.62% | 51.74% | 55.87% | 58.85% | 61.12% | 42.34% | 49.65% | 54.48% | 57.92% | 60.50% |
| 130 | 麻涌镇 | 信鸿熙岸片 | 40.00% | 45.31% | 50.48% | 54.19% | 57.01% | 40.00% | 47.46% | 52.69% | 56.40% | 59.18% |
| 131 | 麻涌镇 | 万科碧桂园片 | 40.00% | 44.20% | 49.51% | 53.33% | 56.23% | 40.63% | 48.28% | 53.33% | 56.93% | 59.63% |
| 132 | 麻涌镇 | 南玻工业园、大步工业区及太村文化广场片 | 40.00% | 40.00% | 45.37% | 49.77% | 53.09% | 40.00% | 40.00% | 45.15% | 49.95% | 53.54% |
| 133 | 麻涌镇 | 新基文化广场及麻涌第一中学片 | 40.00% | 40.00% | 42.43% | 47.28% | 50.93% | 40.00% | 45.16% | 50.81% | 54.81% | 57.80% |
| 134 | 麻涌镇 | 麻涌镇外围片 | 40.00% | 40.00% | 40.00% | 43.27% | 47.36% | 40.00% | 40.00% | 40.00% | 40.63% | 45.42% |
| 135 | 中堂镇 | 中堂镇政府片 | 48.31% | 53.98% | 57.80% | 60.55% | 62.65% | 43.44% | 50.61% | 55.33% | 58.68% | 61.19% |
| 136 | 中堂镇 | 朝阳学校及东泊工业区片 | 40.00% | 47.06% | 51.95% | 55.48% | 58.15% | 40.00% | 42.27% | 48.43% | 52.77% | 56.02% |
| 137 | 中堂镇 | 中堂外围西片 | 40.00% | 40.00% | 40.00% | 40.00% | 42.54% | 40.00% | 40.00% | 40.00% | 42.98% | 47.49% |
| 138 | 中堂镇 | 中堂外围东片 | 40.00% | 40.00% | 40.00% | 40.00% | 41.60% | 40.00% | 40.00% | 40.00% | 42.19% | 46.84% |
| 139 | 望牛墩镇 | 富望牛墩镇中心片 | 50.99% | 56.14% | 59.62% | 62.14% | 64.05% | 40.00% | 47.31% | 52.60% | 56.35% | 59.15% |
| 140 | 望牛墩镇 | 望牛墩医院及立交片 | 41.17% | 48.21% | 52.93% | 56.32% | 58.90% | 40.00% | 40.00% | 42.65% | 47.88% | 51.76% |
| 141 | 望牛墩镇 | 望牛墩文化广场南片 | 40.00% | 43.03% | 48.59% | 52.58% | 55.59% | 40.00% | 42.25% | 48.42% | 52.77% | 56.02% |
| 142 | 望牛墩镇 | 望牛墩外围片 | 40.00% | 40.00% | 40.00% | 44.62% | 48.56% | 40.00% | 40.00% | 40.00% | 40.00% | 43.73% |
| 143 | 洪梅镇 | 洪梅镇中心片 | 42.27% | 49.14% | 53.73% | 57.03% | 59.53% | 44.36% | 51.33% | 55.93% | 59.19% | 61.64% |
| 144 | 洪梅镇 | 望洪中心公路片 | 40.00% | 44.91% | 50.19% | 53.97% | 56.83% | 40.00% | 46.31% | 51.79% | 55.66% | 58.55% |
| 145 | 洪梅镇 | 洪梅外围片 | 40.00% | 43.83% | 49.21% | 53.08% | 56.02% | 40.00% | 40.00% | 45.63% | 50.36% | 53.90% |
| 146 | 道滘镇 | 五福里片 | 44.86% | 51.22% | 55.49% | 58.56% | 60.89% | 46.11% | 52.72% | 57.09% | 60.19% | 62.52% |
| 147 | 道滘镇 | 沿海丽水佳园片 | 40.00% | 42.74% | 48.40% | 52.44% | 55.49% | 42.57% | 49.95% | 54.80% | 58.23% | 60.81% |
| 148 | 道滘镇 | 新世纪上河居片 | 40.00% | 43.44% | 48.97% | 52.93% | 55.92% | 40.16% | 48.05% | 53.22% | 56.89% | 59.62% |
| 149 | 道滘镇 | 道滘镇外围片 | 40.00% | 43.98% | 49.38% | 53.25% | 56.18% | 40.00% | 40.00% | 41.25% | 46.69% | 50.72% |
| 150 | 道滘镇 | 道滘体育馆片 | 40.00% | 40.00% | 44.91% | 49.44% | 52.84% | 40.00% | 40.00% | 43.67% | 48.77% | 52.56% |
| 151 | 常平镇 | 站前路片 | 53.48% | 58.18% | 61.36% | 63.66% | 65.41% | 59.05% | 63.01% | 65.65% | 67.55% | 68.98% |
| 152 | 常平镇 | 汇俊中心片 | 49.21% | 54.80% | 58.55% | 61.24% | 63.28% | 48.18% | 54.45% | 58.57% | 61.49% | 63.68% |
| 153 | 常平镇 | 隐贤山庄、东莞东站及土塘公园片 | 43.27% | 49.98% | 54.46% | 57.68% | 60.12% | 48.57% | 54.69% | 58.73% | 61.60% | 63.76% |
| 154 | 常平镇 | 木伦工业区片 | 41.62% | 48.65% | 53.35% | 56.71% | 59.26% | 50.13% | 55.91% | 59.74% | 62.47% | 64.51% |
| 155 | 常平镇 | 金美公园片 | 40.00% | 46.09% | 51.21% | 54.87% | 57.64% | 45.20% | 52.04% | 56.54% | 59.73% | 62.12% |
| 156 | 常平镇 | 环城南路及银座中心城片 | 40.00% | 43.49% | 49.01% | 52.96% | 55.94% | 41.41% | 49.02% | 54.02% | 57.56% | 60.22% |
| 157 | 常平镇 | 常平外围东片 | 40.00% | 40.00% | 41.52% | 46.52% | 50.27% | 40.00% | 40.00% | 46.57% | 51.22% | 54.68% |
| 158 | 谢岗镇 | 谢岗中学片 | 40.00% | 46.48% | 51.50% | 55.11% | 57.84% | 45.04% | 51.88% | 56.38% | 59.58% | 61.98% |
| 159 | 谢岗镇 | 谢岗医院和宝湖片 | 40.00% | 44.85% | 50.16% | 53.96% | 56.83% | 40.00% | 41.46% | 47.82% | 52.30% | 55.63% |
| 160 | 谢岗镇 | 谢岗镇外围南片 | 40.00% | 40.00% | 40.00% | 43.97% | 48.03% | 40.00% | 40.00% | 40.00% | 40.00% | 41.98% |
| 161 | 谢岗镇 | 金川工业区片 | 40.00% | 40.00% | 40.00% | 42.10% | 46.38% | 40.00% | 40.00% | 40.00% | 41.05% | 45.85% |
| 162 | 谢岗镇 | 谢岗外围片 | 40.00% | 40.00% | 40.00% | 40.00% | 40.45% | 40.00% | 40.00% | 40.00% | 40.00% | 40.00% |
| 163 | 东坑镇 | 东坑大道北及井美村片 | 51.08% | 56.22% | 59.69% | 62.20% | 64.11% | 40.00% | 44.15% | 50.01% | 54.15% | 57.24% |
| 164 | 东坑镇 | 东坑碧桂园片 | 42.40% | 49.19% | 53.74% | 57.03% | 59.52% | 41.08% | 48.71% | 53.73% | 57.30% | 59.97% |
| 165 | 东坑镇 | 东坑镇政府片 | 43.10% | 49.80% | 54.29% | 57.52% | 59.96% | 41.30% | 48.94% | 53.95% | 57.50% | 60.16% |
| 166 | 东坑镇 | 东坑外围片 | 40.00% | 41.58% | 47.38% | 51.53% | 54.67% | 40.00% | 46.13% | 51.61% | 55.49% | 58.40% |
| 167 | 桥头镇 | 松景酒店片 | 44.33% | 50.77% | 55.09% | 58.21% | 60.57% | 40.00% | 46.79% | 52.17% | 55.98% | 58.83% |
| 168 | 桥头镇 | 桥头镇中心外围片 | 40.00% | 40.00% | 44.70% | 49.18% | 52.57% | 40.00% | 42.91% | 48.90% | 53.14% | 56.32% |
| 169 | 桥头镇 | 桥头外围片 | 40.00% | 40.00% | 40.00% | 40.00% | 44.27% | 40.00% | 40.00% | 40.55% | 46.04% | 50.12% |
| 170 | 企石镇 | 企石中心及嘉宏锦城片 | 40.00% | 45.37% | 50.62% | 54.37% | 57.20% | 40.00% | 41.85% | 48.18% | 52.63% | 55.93% |
| 171 | 企石镇 | 企石外围西片 | 40.00% | 40.00% | 44.59% | 49.15% | 52.58% | 40.00% | 40.00% | 40.13% | 45.77% | 49.94% |
| 172 | 企石镇 | 企石外围东片 | 40.00% | 40.00% | 40.00% | 40.00% | 40.70% | 40.00% | 40.00% | 40.00% | 44.82% | 49.12% |
| 173 | 横沥镇 | 横沥镇政府片 | 40.00% | 46.83% | 51.83% | 55.41% | 58.12% | 40.00% | 46.86% | 52.27% | 56.09% | 58.95% |
| 174 | 横沥镇 | 横沥中学及横沥外围北片 | 40.00% | 43.01% | 48.59% | 52.58% | 55.60% | 40.00% | 41.28% | 47.63% | 52.11% | 55.45% |
| 175 | 横沥镇 | 裕宁路中心片 | 40.00% | 42.95% | 48.64% | 52.69% | 55.73% | 44.63% | 51.64% | 56.23% | 59.48% | 61.92% |
| 176 | 横沥镇 | 田头村外围片 | 40.00% | 41.39% | 47.22% | 51.40% | 54.56% | 43.89% | 50.93% | 55.58% | 58.88% | 61.36% |
| 177 | 横沥镇 | 横沥外围东北片 | 40.00% | 40.00% | 43.63% | 48.31% | 51.83% | 40.00% | 40.00% | 43.26% | 48.39% | 52.21% |
| 178 | 黄江镇 | 中惠君庭、星光城片 | 50.34% | 55.65% | 59.23% | 61.81% | 63.77% | 55.04% | 59.81% | 62.98% | 65.25% | 66.96% |
| 179 | 黄江镇 | 黄江人民公园及黄江大道东片 | 46.50% | 52.55% | 56.61% | 59.53% | 61.75% | 52.97% | 58.16% | 61.60% | 64.06% | 65.91% |
| 180 | 黄江镇 | 裕元工业区及东环路片 | 43.94% | 50.46% | 54.83% | 57.98% | 60.37% | 49.28% | 55.20% | 59.13% | 61.93% | 64.03% |
| 181 | 黄江镇 | 星光村、金地湖山大境片 | 43.41% | 50.03% | 54.46% | 57.66% | 60.08% | 52.44% | 57.71% | 61.21% | 63.72% | 65.60% |
| 182 | 黄江镇 | 刁朗大道及板湖村片 | 40.00% | 43.83% | 49.28% | 53.19% | 56.14% | 46.39% | 52.92% | 57.24% | 60.31% | 62.62% |
| 183 | 黄江镇 | 长龙村片 | 40.00% | 43.45% | 48.95% | 52.89% | 55.87% | 43.42% | 50.57% | 55.28% | 58.63% | 61.14% |
| 184 | 黄江镇 | 黄江镇外围西片 | 40.00% | 43.03% | 48.56% | 52.53% | 55.53% | 41.75% | 49.20% | 54.12% | 57.62% | 60.24% |
| 185 | 黄江镇 | 黄江镇外围东片 | 40.00% | 40.00% | 45.37% | 49.80% | 53.14% | 41.10% | 48.73% | 53.75% | 57.31% | 59.98% |
| 186 | 塘厦镇 | 莲湖路片 | 54.98% | 59.40% | 62.39% | 64.56% | 66.21% | 57.93% | 62.11% | 64.91% | 66.91% | 68.42% |
| 187 | 塘厦镇 | 林村片 | 51.83% | 56.83% | 60.20% | 62.65% | 64.50% | 53.62% | 58.66% | 62.01% | 64.41% | 66.22% |
| 188 | 塘厦镇 | 清湖头村（火车站）片 | 50.15% | 55.51% | 59.10% | 61.70% | 63.68% | 52.46% | 57.77% | 61.29% | 63.80% | 65.68% |
| 189 | 塘厦镇 | 塘厦镇外围片 | 40.00% | 44.26% | 49.60% | 53.44% | 56.34% | 46.44% | 52.92% | 57.21% | 60.27% | 62.57% |
| 190 | 清溪镇 | 清溪中心片 | 54.12% | 58.75% | 61.86% | 64.11% | 65.82% | 53.48% | 58.62% | 62.02% | 64.44% | 66.25% |
| 191 | 清溪镇 | 鹿湖东路及清溪大道北片 | 47.22% | 53.12% | 57.08% | 59.93% | 62.10% | 44.14% | 51.17% | 55.80% | 59.09% | 61.55% |
| 192 | 清溪镇 | 康怡路西及香芒路片 | 44.05% | 50.58% | 54.95% | 58.09% | 60.47% | 49.31% | 55.26% | 59.19% | 61.99% | 64.09% |
| 193 | 清溪镇 | 清溪外围片 | 40.00% | 40.00% | 43.94% | 48.55% | 52.03% | 40.00% | 40.40% | 46.87% | 51.43% | 54.84% |
| 194 | 凤岗镇 | 凤岗中心片 | 57.26% | 61.24% | 63.95% | 65.91% | 67.41% | 61.62% | 65.07% | 67.37% | 69.03% | 70.29% |
| 195 | 凤岗镇 | 凤凰山高尔夫球场片 | 55.50% | 59.79% | 62.69% | 64.80% | 66.42% | 61.25% | 64.75% | 67.09% | 68.78% | 70.06% |
| 196 | 凤岗镇 | 恒大绿洲片 | 53.47% | 58.12% | 61.27% | 63.56% | 65.31% | 58.23% | 62.31% | 65.05% | 67.01% | 68.50% |
| 197 | 凤岗镇 | 凤岗镇外围南片 | 51.52% | 56.52% | 59.91% | 62.37% | 64.25% | 53.93% | 58.86% | 62.15% | 64.51% | 66.29% |
| 198 | 凤岗镇 | 龙平公路及祥新东片 | 50.18% | 55.46% | 59.03% | 61.62% | 63.59% | 56.68% | 61.08% | 64.02% | 66.13% | 67.72% |
| 199 | 凤岗镇 | 凤岗镇外围西、东片 | 44.81% | 51.09% | 55.32% | 58.38% | 60.70% | 50.88% | 56.43% | 60.12% | 62.76% | 64.75% |
| 200 | 凤岗镇 | 凤岗镇外围北片 | 40.00% | 45.85% | 50.93% | 54.58% | 57.35% | 45.44% | 52.13% | 56.56% | 59.71% | 62.08% |
| 201 | 樟木头镇 | 大科山、嘉多利山花园、龙仙公园片 | 55.59% | 59.92% | 62.85% | 64.96% | 66.57% | 46.09% | 52.79% | 57.18% | 60.29% | 62.63% |
| 202 | 樟木头镇 | 樟木头镇政府片 | 53.50% | 58.17% | 61.33% | 63.63% | 65.37% | 46.54% | 53.04% | 57.34% | 60.39% | 62.69% |
| 203 | 樟木头镇 | 中惠香樟绿洲、富盈山水华府片 | 49.10% | 54.62% | 58.34% | 61.03% | 63.07% | 54.77% | 59.58% | 62.78% | 65.07% | 66.79% |
| 204 | 樟木头镇 | 火车站片 | 50.88% | 56.13% | 59.65% | 62.19% | 64.12% | 52.50% | 57.84% | 61.37% | 63.88% | 65.76% |
| 205 | 樟木头镇 | 观音山1号片 | 52.26% | 57.17% | 60.49% | 62.89% | 64.72% | 48.17% | 54.33% | 58.41% | 61.31% | 63.49% |
| 206 | 樟木头镇 | 绿茵温莎堡 | 43.98% | 50.49% | 54.86% | 58.01% | 60.39% | 49.58% | 55.44% | 59.33% | 62.10% | 64.19% |
| 207 | 樟木头镇 | 帝豪花园片 | 43.36% | 50.05% | 54.51% | 57.72% | 60.15% | 46.07% | 52.72% | 57.10% | 60.20% | 62.53% |
| 208 | 樟木头镇 | 森林公园、莞樟东路片 | 45.26% | 51.51% | 55.70% | 58.73% | 61.03% | 40.00% | 44.24% | 50.05% | 54.17% | 57.24% |
| 209 | 樟木头镇 | 樟洋村片 | 40.00% | 44.15% | 49.55% | 53.42% | 56.34% | 40.53% | 48.32% | 53.43% | 57.06% | 59.77% |
| 210 | 樟木头镇 | 禾笔山片 | 40.00% | 42.89% | 48.51% | 52.52% | 55.55% | 40.00% | 41.10% | 47.51% | 52.02% | 55.38% |
| 211 | 樟木头镇 | 樟木头林场南片 | 40.00% | 40.00% | 42.40% | 47.23% | 50.86% | 40.00% | 40.00% | 43.11% | 48.24% | 52.06% |
| 212 | 樟木头镇 | 樟木头林场东片 | 40.00% | 40.00% | 41.22% | 46.21% | 49.97% | 40.00% | 40.00% | 40.00% | 40.00% | 42.85% |

**注：** R为改造后商服用地或住宅用地的综合容积率。