**修正体系更新成果**

**一、容积率修正系数**

**附表2-1 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 | 1.3775 | 1.3177 | 1.2707 | 1.2323 | 1.2000 | 1.1722 | 1.1479 | 1.1263 | 1.1070 |
| 容积率 | 1.3 | 1.4 | 1.5 | 1.6 | 1.7 | 1.8 | 1.9 | 2.0 | 2.1 |
| 修正系数 | 1.0895 | 1.0736 | 1.0589 | 1.0454 | 1.0329 | 1.0212 | 1.0103 | 1 | 0.9903 |
| 容积率 | 2.2 | 2.3 | 2.4 | 2.5 | 2.6 | 2.7 | 2.8 | 2.9 | 3.0 |
| 修正系数 | 0.9812 | 0.9726 | 0.9644 | 0.9566 | 0.9491 | 0.9420 | 0.9352 | 0.9287 | 0.9225 |
| 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 | 0.9165 | 0.9107 | 0.9052 | 0.8998 | 0.8946 | 0.8896 | 0.8848 | 0.8801 | 0.8756 |
| 容积率 | 4.0 | 4.1 | 4.2 | 4.3 | 4.4 | 4.5 | 4.6 | 4.7 | 4.8 |
| 修正系数 | 0.8712 | 0.8669 | 0.8627 | 0.8587 | 0.8548 | 0.8510 | 0.8473 | 0.8436 | 0.8401 |
| 容积率 | 4.9 | 5.0 | 5.1 | 5.2 | 5.3 | ≥5.4 |  |  |  |
| 修正系数 | 0.8367 | 0.8333 | 0.8300 | 0.8268 | 0.8237 | 0.8207 |  |  |  |

注：当宗地容积率在0.4～5.4之间时，容积率修正系数=（2÷r）0.199，其中r为综合容积率。

**附表2-2 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÷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÷r）0.125，其中r为综合容积率。

**二、剩余使用年期修正系数**

**附表2-3 商服用地剩余使用年期修正系数表（还原率=7.56%）**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 剩余使用年期 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 修正系数 | 0.0743 | 0.1434 | 0.2076 | 0.2674 | 0.3229 | 0.3745 | 0.4225 | 0.4671 | 0.5086 | 0.5472 |
| 剩余使用年期 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 修正系数 | 0.5830 | 0.6164 | 0.6473 | 0.6762 | 0.7029 | 0.7279 | 0.751 | 0.7725 | 0.7926 | 0.8112 |
| 剩余使用年期 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 修正系数 | 0.8285 | 0.8445 | 0.8595 | 0.8734 | 0.8863 | 0.8983 | 0.9095 | 0.9199 | 0.9296 | 0.9385 |
| 剩余使用年期 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 修正系数 | 0.9469 | 0.9546 | 0.9619 | 0.9686 | 0.9748 | 0.9806 | 0.9860 | 0.9910 | 0.9957 | 1 |

**附表2-4 住宅用地剩余使用年期修正系数表（还原率=6.00%）**

|  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 剩余使用年期 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 修正系数 | 0.0576 | 0.1119 | 0.1631 | 0.2115 | 0.2571 | 0.3001 | 0.3407 | 0.3790 | 0.4151 | 0.4492 |
| 剩余使用年期 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 |
| 修正系数 | 0.4814 | 0.5117 | 0.5403 | 0.5673 | 0.5928 | 0.6168 | 0.6395 | 0.6608 | 0.6810 | 0.7000 |
| 剩余使用年期 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 |
| 修正系数 | 0.7180 | 0.7349 | 0.7509 | 0.7660 | 0.7802 | 0.7936 | 0.8063 | 0.8182 | 0.8295 | 0.8401 |
| 剩余使用年期 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 |
| 修正系数 | 0.8501 | 0.8596 | 0.8685 | 0.8769 | 0.8849 | 0.8924 | 0.8994 | 0.9061 | 0.9124 | 0.9183 |
| 剩余使用年期 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 修正系数 | 0.9239 | 0.9292 | 0.9342 | 0.9389 | 0.9433 | 0.9475 | 0.9514 | 0.9552 | 0.9587 | 0.9620 |
| 剩余使用年期 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 |
| 修正系数 | 0.9651 | 0.9681 | 0.9709 | 0.9735 | 0.9760 | 0.9783 | 0.9805 | 0.9826 | 0.9845 | 0.9864 |
| 剩余使用年期 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 |
| 修正系数 | 0.9881 | 0.9898 | 0.9913 | 0.9928 | 0.9942 | 0.9955 | 0.9967 | 0.9979 | 0.9990 | 1 |

**附表2-5 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 | 0.5999 | 0.625 | 0.6487 | 0.6712 | 0.6924 | 0.7125 |
| 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 | 0.8740 | 0.8844 | 0.8942 | 0.9035 | 0.9124 | 0.9207 | 0.9286 | 0.9361 | 0.9432 | 0.9499 |
| 剩余使用年期 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 修正系数 | 0.9562 | 0.9622 | 0.9679 | 0.9733 | 0.9784 | 0.9832 | 0.9877 | 0.9920 | 0.9961 | 1 |