

2021

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2021 3 25

2021

2020

1. 2020

			2020	2020
1			137.82	63.79
2			500.93	-
3			157.62	157.62
			796.37	221.41

2 2020

			2020	2020
1			188.68	165.66
2			12,758.45	12,259.88
3			130.38	130.38
4			1,674.36	2,096.02
5			1,261.57	915.21
6			17.70	1.46
			16,031.14	15,568.61

3. 2020

			2020	2020
1			285.71	292.86
2			7,909.93	3,036.42
3			192.38	192.38
4			28,571.43	23,490.68
5			92.50	92.49
6			2,249.79	2,331.57
7			60.85	60.58
8			10.65	10.65
9			119.70	125.79
10			377.36	162.57

11

4. 2020

			2020	2020
1			12,265.08	12,265.08
2			100,758.75	100,758.74
3			327.48	327.48
			113,351.31	113,351.30

2021

2020

1. 2021

				2021		2020	
1				65.61	0.06%	63.79	0.07%
2				435.87	5.74%	-	-
3				237.74	3.13%	-	-
4				157.62	2.08%	157.62	2.03%
				896.84	11.01%	221.41	2.10%



3				10.42	0.06%	10.65	0.06%
4				18.82	0.10%	12.10	0.07%
5				3.62	0.02%	3.62	0.02%
6				24.80	0.14%	21.17	0.12%

4 2021

				2021		2020	
1				327.48	0.30%	327.48	0.29%
2				100,343.70	91.36%	100,758.74	88.31%
3				7,861.70	7.16%	12,265.08	10.75%
				108,532.88	98.82%	113,351.30	99.35%

1.

145

2019

968.28

809.16

2019

178.27

83.03

2.

2000

		2020		2.66	
0.28	2020	1-6		0.72	-0.61

3.

3000

		2020		0.82	
0.55	2020	1-6		0.83	0.02

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	2020		21.98	1.29
2020	1-6	<b>0.26</b>	0.23	
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		¢		—

	2020		16.61	14.69
2020	1-6	3.98	1.31	
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	2020	0.47	0.24
2020	1-6	0.39	0.04

8.

12000

	2020	1.57	1.22
2020	1-6	0.37	28.06

9.

36000

	2020	7.34	3.97
2020	1-12	6.86	-0.18
	10.		

35000

	2020	45	36.62
2020	1-12	82.17	4.01
	11.		

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	2020	6.82	4.25
2020	1-12	11.27	3.95
	12.		

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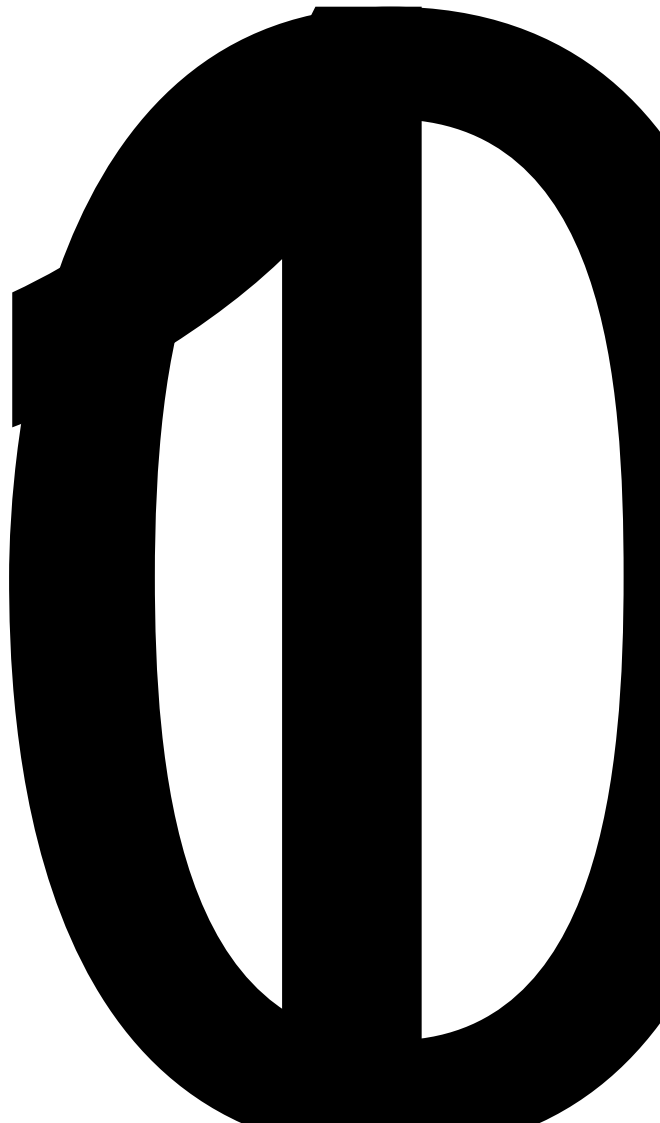
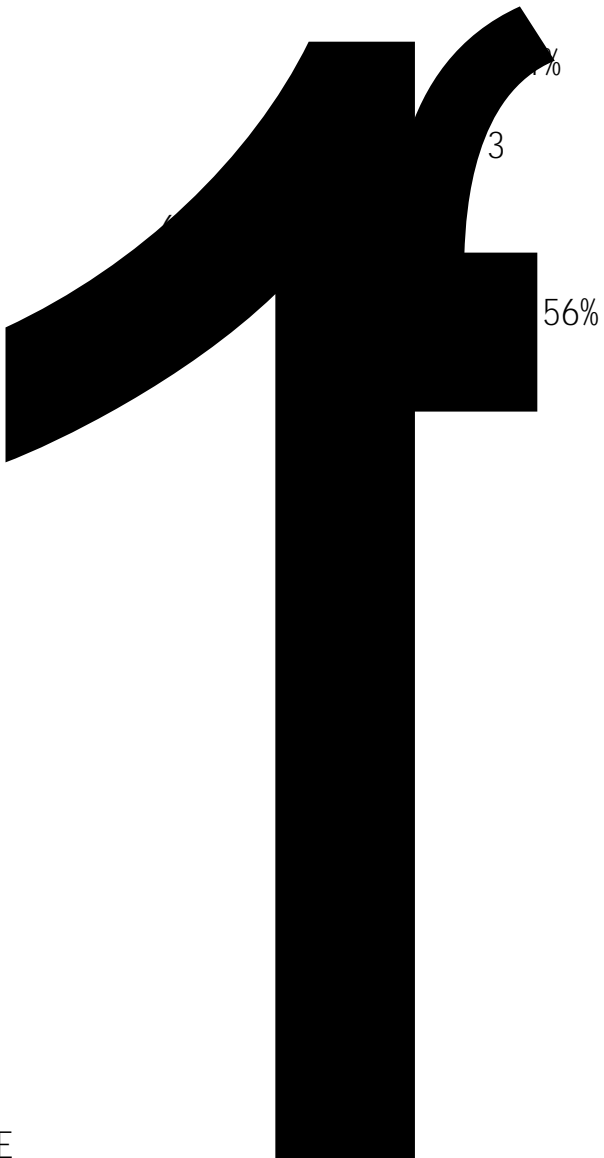
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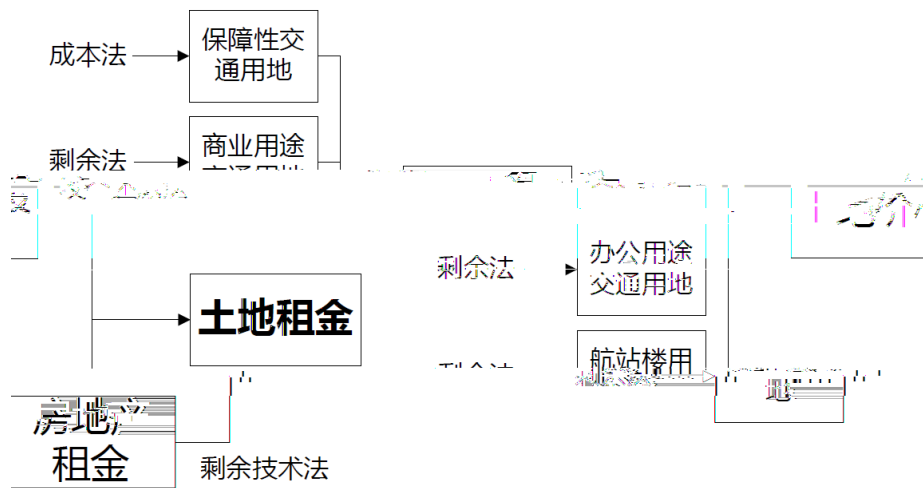
43

8

序号	建议分类	用途定义	使用方法
1	保障性交通	为机场正常运营提供配套保障设施及服务的用地，使用方不以盈利为目的	成本逼近法
2	商业用途交通用地	b. 交通用地中宜用于商业用途的土地	剩余法
3	办公用途交通用地	b. 交通用地中宜用于办公的土地	剩余法

a b

b



2.



用途分类	用途说明	参考用途
商业综合用房	产生直接收入来源的商业设施	商业
办公用房	主要包括股份公司及其下属企业为机场配套服务人员提供的行政办公用房，基本不产生直接收入来源	办公

1

$$V = \frac{A \times d - C}{(r - g)} \times \left[ 1 - \frac{(1 + g)^n}{(1 + r)^n} \right] + \frac{Vn}{(1 + y)^n}$$

$$Vn = V \times (1 + b)^n$$

$$A = \left\{ \left( V - \frac{Vn}{(1 + y)^n} \right) \times (r - g) \div \left[ 1 - \frac{(1 + g)^n}{(1 + r)^n} \right] + C \right\} \div d$$

2

1

2

3

$$\times \quad = \quad \times \quad \times \quad \times$$

4

1

2

3

4

5

6

$$V = E_a + E_d + T + R_1 + R_2 + R_3$$

$$= V_E + R_3$$

3.

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100% 100%

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							1,092.05
				2021	1	1	
3				2021	12	31	
							58.88
				2021	9	1	
4				2021	12	31	
							684.34
				2021	1	1	
5				2021	12	31	
	116.75			2021	4	1	
31				2021	12		
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							89.53

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