

- 2022

- 2022

2022 10 27

2022

2022

2022

2022

2022

7 31

56%

51%

2022 7 31

2. 2022

				2021 8 1 -12 31	2022 8 1 -12 31	
1				3.30	3.30	0.01%
2				761.98	691.67	1.22%
3				10.73	3.57	0.01%
4				1.99	1.66	0.00%
5				295	295	0.52%

6

				2,301.37	2,645.28	4.66%
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3. 2022

				2021 8 1 -12 31	2022 8 1 -12 31	
1				69.99	69.23	0.81%

V

2

10				85.71	85.71	0.13%
11				360.01	359.10	0.56%

12

19			T1 T2	1,836.00	740.00	1.15%
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5 2022

				2021 8 1 -12 31	2022 8 1 -12 31	
1				18,756.11	19,480.74	30.16%
2				392.39	412.01	0.64%
				19,148.50	19,892.74	30.80%

6 2022

				2021 8 1 -12 31	2022 8 1 -12 31	
1				1,549.50	1,250.00	6.88%
2				1,393.50	1,501.09	8.26%
				2,943.00	2,751.09	15.15%

1.

365

()

()

()

()

	2021		995.13		788.24
2021			96.63		-10.02
2.					
2000					
		2022		2.14	
0.05	2022	1-6	0.55		-0.27
3.					
3000					

2022 1.21

0

1500

	2022	1.89	-0.37
2022	1-6	0.17	-0.21

7.

12000

	2022	2.45	1.32
2022	1-6	0.27	-0.07

8.

3310

	2022		0.83	0.31
2022	1-6	0.44		-0.10

9.

10000

	2022		1.1	1.06
2022	1-6	0.04		0.01

10.

212

	2022		0.11	
0.10	2022	1-6	0.02	2.78

11.

36000

	2022	9.27	3.28
2022	1-6	2.85	-0.81

12.

2000

	2022	9.46	4.75
2022	1-6	3.62	0.83

13.

1000

	2022	4.77	3.34
2022	1-6	1.01	0.12

1.

1, 452, 813, 696

58.38%

6.3.3

2.

70%

6.3.3

3.

100%

6.3.3

4.

100%

6.3.3

5.

6.3.3

6.

" "

100%

100%

6.3.3

7.

100%

51%

6.3.3

8.

100%

6.3.3

9.

51%

6.3.3

10.

100%

6.3.3

11.

6.3.3

12.

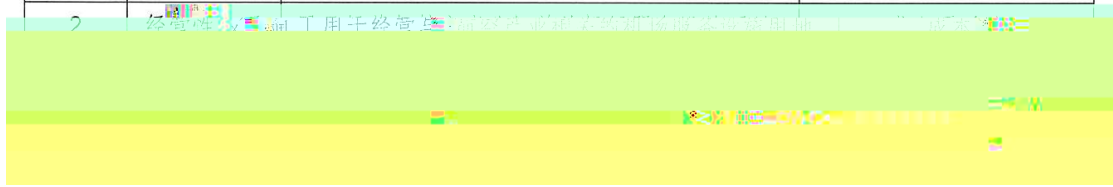
6.3.3

13.

6.3.3

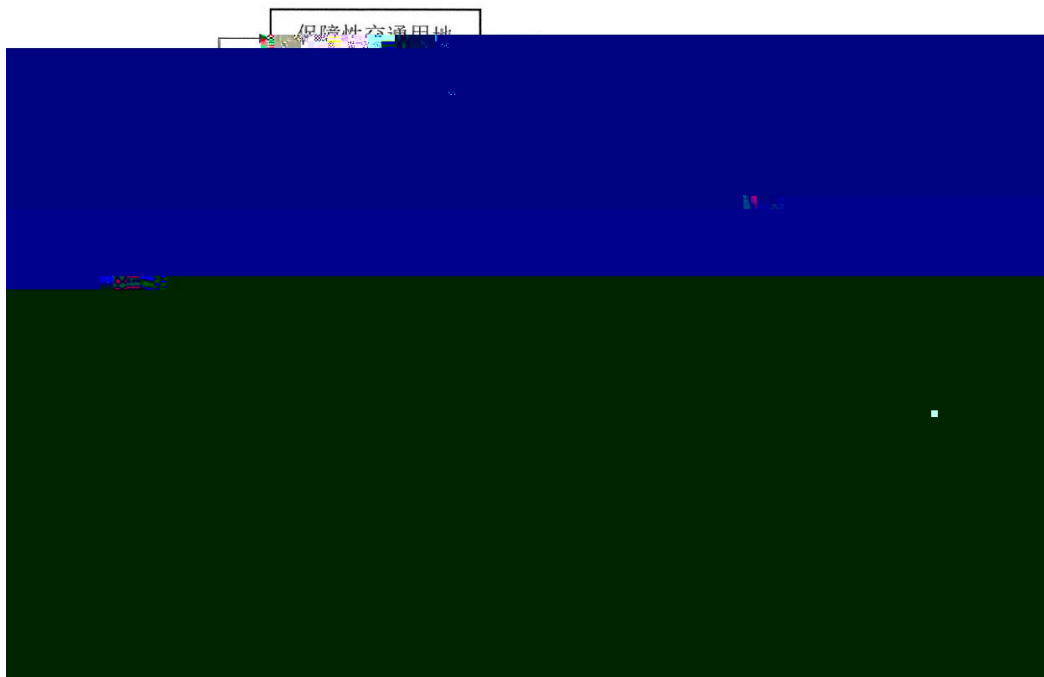
1

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



a b

b



1

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

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

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

2

$$\frac{A_I = A_0 - V_D \times R_D}{L + C} \quad V = A$$

3

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

4

:

=

×

×

×

5

$$V = A - B - C$$

式中： V: 待估土地价格

A: 开发完成后的土地总价值或房地产总价值

B: 整个开发项目的开发成本

C: 开发商合理利润

2022

1 /

2022 8

1 -12 31 189.45

2

2022 8 1 -12 31

7.18

3

2022

8 1 -12 31 865

2022 8 1 -12 31 1.66

5

2022 8 1 -12 31 295

6 9 2022

8 1 -12 31 1,433.81

1 T1 T2

T1 T2

2022 8 1 -12 31

107.59

2 T2 RFID

T2 RFID

2022 8 1 -12

31 276.50

3

2022 8 1 -12 31

107.38

4 T2

T2

2022 8 1 -12 31

167.00

5

T2

2022 8

1 -12 31

52.23

6

2022

8 1 -12 31

571.68

7

RFID

2022 8 1 -12 31

6.11

8

T2

T2

2022 8 1 -12 31

4.08

9

T2

2022 8 1 -12 31

141.24

7

2022 8 1 -12 31 125.63

8

2022 8 1 -12 31 12.58

9

2022 8 1 -12 31 14.94

10

2022 8 1 -12 31 63.12

2022

1

2022 8 1 -12 31 69.23

2

-

2022 8

1 -12 31 36.98

3

2022 8 1 -12 31 24.99

4

2022 8 1 -12 31 0.23

5

2022 8 1 -12 31 57.09

6

2022 8 1 -12 31

9.43

7

T2

T2

2022 8 1 -12 31 40.38

8

T2

2022 8 1 -12 31

14.15

9

2022 8 1 -12 31 65.86

10

2022 8 1 -12 31 85.71

11

2022 8 1 -12 31

359.10

12

2022 8 1 -12 31 70.56

13

2022 8 1 -12 31 4.94

14

2

T2

2022 8 1 -12 31

72.06

15

P6 P7

2022 8 1 -12 31

19.13

16

2022 8 1 -12 31

453

17

2022 8 1 -12 31

172.6

18

2

21

T2 21

2022 8 1 -12 31

68.8

19

T1 T2

2022 8 1 -12 31

740

2022

1

6

6.04

2022 8 1 -12 31

1,163.66

7

37.4

2022 8 1 -12

31

4,060.12

2022

1

2022

8 1 -12 31

19,480.74

2

2022 8 1 -12

31

412.01

2022

1.

2022

8 1 -12 31

1,250.00

2.

2022 8 1 -12 31

1,501.09

2022

41.29

64.70

2022

2022 10 29