2022年青岛市本级

土地出让收支预算

目 录

第一部分 青岛市本级2022年土地出让收支预算表

一、2022年土地出让收支预算总表

二、2022年土地出让收入预算表

三、2022年土地出让支出预算表

四、2022年土地储备资金收支预算表

第二部分 青岛市本级2022年土地出让收支预算情况和其他事项说明

第三部分 名词解释

第一部分

2022年土地出让收支预算表

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 市自然资源和规划局部门2022年土地出让支出预算表（表3）   |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | 市自然资源和规划局部门： | | | | | | | | 预算年度：2022 | | 金额单位：万元 | | 序号 | 支出功能分类科目 | | 本年支出合计 | 基本支出 | 项目支出 | 经营支出 | 上缴上级支出 | | 对附属单位补助支出 | | | 科目编码 | 科目名称 | | 栏次 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | | 8 | | | 1 |  | 合计 | 1595778.00 |  | 1595778.00 |  |  | |  | | | 2 | 212 | 城乡社区支出 | 1595778.00 |  | 1595778.00 |  |  | |  | | | 3 | 21208 | 国有土地使用权出让收入安排的支出 | 1491947.00 |  | 1491947.00 |  |  | |  | | | 4 | 2120801 | 征地和拆迁补偿支出 | 1491947.00 |  | 1491947.00 |  |  | |  | | | 5 | 2120806 | 土地出让业务支出 | 0.00 |  | 0.00 |  |  | |  | | | 6 | 21210 | 国有土地收益基金安排的支出 | 103831.00 |  | 103831.00 |  |  | |  | | | 7 | 2121001 | 征地和拆迁补偿支出 | 103831.00 |  | 103831.00 |  |  | |  | | |

2022年土地储备资金收支预算表（表4）

|  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
|  |  |  |  |  |  |  |  |  |  |  | 单位：万元 | |
| **序号** | **收储项目** | **土地储备收储、前期开发资金需求** | | | | | **土地储备发资金来源** | | | | | |
| **合计** | **上年度批而未收本年拟收储土地资金需求** | **本年度计划新增收储土地资金需求** | **上年结转项目前期开发资金需求** | **本年度计划新增前期开发资金需求** | **合计** | **本年度财政预算安排用于土地储备的资金** | | | | **本年度计划融资规模** |
| **小计** | **从已供应储备土地出让收入中安排的资金** | **从国有土地收益基金中安排的资金** | **从上述资金产生的利息及其他财政资金安排的资金** |
| 1 | 中岛组团（C1地块） | **10649** |  | 10649 |  |  | **10649** |  | 10649 |  |  |  |
| 2 | 中岛组团（E地块） | **6831** |  | 6831 |  |  | **6831** |  | 6831 |  |  |  |
| 3 | 江西路76、78号地块 | **6145** |  | 6145 |  |  | **6145** |  | 6145 |  |  |  |
| 4 | 大港纬四路以西旧城改造项目商业商务地块 | **16032** |  | 16032 |  |  | **16032** |  | 16032 |  |  |  |
| 5 | 大港纬四路西侧改造项目（SF0302-33地块） | **16065** |  | 16065 |  |  | **16065** |  | 16065 |  |  |  |
| 6 | 大山二期项目（SF0801-320） | **45248** |  | 45248 |  |  | **45248** |  | 45248 |  |  |  |
| 7 | 大山二期项目（SF0801-319） | **12398** |  | 12398 |  |  | **12398** |  | 12398 |  |  |  |
| 8 | 大山二期项目（SF0801-322） | **3760** |  | 3760 |  |  | **3760** |  | 3760 |  |  |  |
| 9 | 大水清改造项目A区西地块北侧 | **3509** |  | 3509 |  |  | **3509** |  | 3509 |  |  |  |
| 10 | 振华CBD项目 | **32338** |  | 32338 |  |  | **32338** |  | 32338 |  |  |  |
| 11 | 河西水果批发市场 | **34894** |  | 34894 |  |  | **34894** |  | 34894 |  |  |  |
| 12 | 辽阳西路61、67号 | **61116** |  | 61116 |  |  | **61116** |  | 61116 |  |  |  |
| 13 | 北方汽车交易市场地块改造项目 | **87147** |  | 87147 |  |  | **87147** |  | 87147 |  |  |  |
| 14 | 世园板块一期 | **42808** |  | 42808 |  |  | **42808** |  | 42808 |  |  |  |
| 15 | 世园板块一期 | **1198** |  | 1198 |  |  | **1198** |  | 1198 |  |  |  |
| 16 | 世园板块一期 | **3783** |  | 3783 |  |  | **3783** |  | 3783 |  |  |  |
| 17 | 世园板块一期 | **2901** |  | 2901 |  |  | **2901** |  | 2901 |  |  |  |
| 18 | 世园板块一期 | **5990** |  | 5990 |  |  | **5990** |  | 5990 |  |  |  |
| 19 | 世园板块一期 | **35122** |  | 35122 |  |  | **35122** |  | 35122 |  |  |  |
| 20 | 世园板块一期 | **26925** |  | 26925 |  |  | **26925** |  | 26925 |  |  |  |
| 21 | 九水片区刘家下河地块 | **117279** |  | 117279 |  |  | **117279** |  | 117279 |  |  |  |
| 22 | 金水路以南、铜川路以东商业地块项目 | **3783** |  | 3783 |  |  | **3783** |  | 3783 |  |  |  |
| 23 | 南山新村一号项目 | **7015** |  | 7015 |  |  | **7015** |  | 7015 |  |  |  |
| 24 | 双桃杭州路28号B地块项目 | **4944** |  | 4944 |  |  | **4944** |  | 4944 |  |  |  |
| 25 | 鲁商捷能中泰片区项目 | **133612** |  | 133612 |  |  | **133612** |  | 133612 |  |  |  |
| 26 | 李沧区华外及周边地块改造项目 | **59886** |  | 59886 |  |  | **59886** |  | 59886 |  |  |  |
| 27 | 青钢集团老厂区项目 | **30605** |  | 30605 |  |  | **30605** |  | 30605 |  |  |  |
| 28 | 青钢集团老厂区项目 | **21298** |  | 21298 |  |  | **21298** |  | 21298 |  |  |  |
| 29 | 青钢集团老厂区项目 | **32893** |  | 32893 |  |  | **32893** |  | 32893 |  |  |  |
| 30 | 青钢集团老厂区项目 | **20903** |  | 20903 |  |  | **20903** |  | 20903 |  |  |  |
| 31 | 青钢集团老厂区项目 | **11140** |  | 11140 |  |  | **11140** |  | 11140 |  |  |  |
| 32 | 碱厂片区碱业地块LC0701-09 | **35322** |  | 35322 |  |  | **35322** |  | 35322 |  |  |  |
| 33 | 碱厂片区碱业地块LC0701-10 | **80043** |  | 80043 |  |  | **80043** |  | 80043 |  |  |  |
| 34 | 碱厂片区碱业地块LC0701-11 | **106251** |  | 106251 |  |  | **106251** |  | 106251 |  |  |  |
| 35 | 大悦城二期（商业综合体） | **38377** |  | 38377 |  |  | **38377** |  | 38377 |  |  |  |
| 36 | 市南区南京路1号项目 | **4720** |  | 4720 |  |  | **4720** |  | 4720 |  |  |  |
| 37 | 市北区欢乐滨海城SF1001-0903地块 | **25649** |  | 25649 |  |  | **25649** |  | 25649 |  |  |  |
| 38 | 市北区欢乐滨海城SF1001-0906地块 | **26046** |  | 26046 |  |  | **26046** |  | 26046 |  |  |  |
| 39 | 市北区欢乐滨海城SF1001-0905地块 | **8883** |  | 8883 |  |  | **8883** |  | 8883 |  |  |  |
| 40 | 市北区规划SF0902-26地块 | **23859** |  | 23859 |  |  | **23859** |  | 23859 |  |  |  |
| 41 | 市北区中车四方厂区100地块 | **60629** |  | 60629 |  |  | **60629** |  | 60629 |  |  |  |
| 42 | 市北区中车四方厂区104a地块 | **15747** |  | 15747 |  |  | **15747** |  | 15747 |  |  |  |
| 43 | 兴国路以北、重庆中路以西地块项目 | **6306** |  | 6306 |  |  | **6306** |  | 6306 |  |  |  |
| 44 | 青港博物馆051地块 | **19687** |  | 19687 |  |  | **19687** |  | 19687 |  |  |  |
| 45 | 筒仓酒店052地块 | **26959** |  | 26959 |  |  | **26959** |  | 26959 |  |  |  |
| 46 | 餐饮集市056地块 | **30204** |  | 30204 |  |  | **30204** |  | 30204 |  |  |  |
| 47 | 市北区生物医药二期项目 | **2532** |  | 2532 |  |  | **2532** |  | 2532 |  |  |  |
| 48 | 新能源科技产业园板块项目 | **6099** |  | 6099 |  |  | **6099** |  | 6099 |  |  |  |
| 49 | 碱厂片区碱业地块LC0701-05 | **890** |  | 890 |  |  | **890** |  | 890 |  |  |  |
| 50 | 碱厂片区碱业地块LC0701-06 | **2105** |  | 2105 |  |  | **2105** |  | 2105 |  |  |  |
| 51 | 同德路打通 | **4777** |  | 4777 |  |  | **4777** |  | 4777 |  |  |  |
| 52 | 连云港路小学 | **900** |  | 900 |  |  | **900** |  | 900 |  |  |  |
| 53 | 同德路小学 | **3085** |  | 3085 |  |  | **3085** |  | 3085 |  |  |  |
| 54 | 劲松三路小学 | **2321** |  | 2321 |  |  | **2321** |  | 2321 |  |  |  |
| 55 | 市北区规划SF0902-22地块 | **3300** |  | 3300 |  |  | **3300** |  | 3300 |  |  |  |
| 56 | 市北区规划SF0902-25地块 | **2550** |  | 2550 |  |  | **2550** |  | 2550 |  |  |  |
| 57 | 市北区规划SF0902-27地块 | **7005** |  | 7005 |  |  | **7005** |  | 7005 |  |  |  |
| 58 | 辽宁路67号 | **1471** |  | 1471 |  |  | **1471** |  | 1471 |  |  |  |
| 59 | 大港纬四路西侧改造项目（SF0302-34地块） | **597** |  | 597 |  |  | **597** |  | 597 |  |  |  |
| 60 | 万科未来城配套学校及幼儿园 | **6126** |  | 6126 |  |  | **6126** |  | 6126 |  |  |  |
| 61 | 捷能中泰片区规划学校 | **5550** |  | 5550 |  |  | **5550** |  | 5550 |  |  |  |
| 62 | 大健康产业化基地中小学地块 | **2940** |  | 2940 |  |  | **2940** |  | 2940 |  |  |  |
| 63 | 中车四方智汇港项目配套学校 | **10489** |  | 10489 |  |  | **10489** |  | 10489 |  |  |  |
| 64 | 李沧区政府南侧改造项目 | **4087** |  | 4087 |  |  | **4087** |  | 4087 |  |  |  |
| 65 | 青岛国际院士港院士研究院东扩项目（李家上流小区地块） | **2733** |  | 2733 |  |  | **2733** |  | 2733 |  |  |  |
| 66 | 烟墩山一号线道路工程 | **702** |  | 702 |  |  | **702** |  | 702 |  |  |  |
| 67 | 烟墩山三号线道路工程 | **193** |  | 193 |  |  | **193** |  | 193 |  |  |  |
| 68 | 规划八号线道路打通工程 | **577** |  | 577 |  |  | **577** |  | 577 |  |  |  |
| 69 | 李沧区规划六号线道路工程 | **898** |  | 898 |  |  | **898** |  | 898 |  |  |  |
| 70 | 唐山路打通一期工程 | **3564** |  | 3564 |  |  | **3564** |  | 3564 |  |  |  |
| 71 | 枣园路打通工程 | **1322** |  | 1322 |  |  | **1322** |  | 1322 |  |  |  |
| 72 | 规划三号线打通工程 | **1435** |  | 1435 |  |  | **1435** |  | 1435 |  |  |  |
| 73 | 收购其他土地 | **100000** |  | 100000 |  |  | **100000** |  |  | 100000 |  |  |
| 74 | 其他土地储备成本 | **1000** |  | 1000 |  |  | **1000** |  | 1000 |  |  |  |
| 75 | 土地储备资金利息 | **5000** |  | 5000 |  |  | **5000** |  |  |  | 5000 |  |
|  | 合计 | **1591145** |  |  |  |  | **1591145** |  |  |  |  |  |

第二部分

2022年预算情况和

其他事项说明

一、2022年土地出让收支预算情况说明

（一）2022年土地出让收支预算总体情况说明

按照综合预算、收支平衡原则，青岛市本级土地出让收支预算均为2,835,204万元。收入包括：国有土地使用权出让金收入、国有土地收益基金收入、农业土地开发资金收入；支出包括：城乡社区支出、债务还本支出、债务付息支出、债务发行费用支出。

2022年收入预算为2,835,204万元，其中：国有土地使用权出让金收入2,728,302万元，占96.2%；国有土地收益基金收入103,831万元，占3.7%；农业土地开发资金收入3,071万元，占0.1%。

2022年支出预算为2,835,204万元，其中: 城乡社区支出2,466,105万元，占87%；债务还本支出301,936万元，占10.6%；债务付息支出64,061万元，占2.3%；债务发行费用支出31万元，占0.1%。

（二）2022年土地出让收入预算情况说明

青岛市本级土地出让收入预算为2,835,204万元，其中：财政拨款收入2,835,204万元，占100%。

（三）2022年土地出让支出预算情况说明

青岛市自然资源和规划局部门支出预算为1,595,778万元，其中：基本支出0万元，占0% ；项目支出1,595,778万元，占100%。

（四）2022年土地储备资金收支预算情况说明

2022年土地储备资金收支预算为1,591,145万元，较上年增加21.7%，主要是加强土地出让收入的征收管理，加快土地前期开发整理和土地供应，严格按照土地储备计划及时将土地纳入储备，增加了土地储备资金收支。

二、其他事项的情况说明（无）

第三部分

名词解释

支出功能分类科目解释说明

（明细到支出功能分类“项”级科目）

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| 科目代码 | | | 科目名称 | 说明 |
| 类 | 款 | 项 |
| 212 |  |  | 城乡社区支出 | 反映政府城乡社区事务支行。 |
|  | 08 |  | 国有土地使用权出让收入安排的支出 | 反映用不含计提和划转部分的国有土地使用权出让收入安排的支出。不包括市县级政府当年按规定使用土地出让收入向中央和省级政府缴纳新增建设用地土地有偿使用费用支出。 |
|  |  | 01 | 征地和拆迁补偿支出 | 反映地方政府在征地和收购土地过程中支付的土地补偿费、安置补助费、地上附着和青苗补偿费、拆迁补偿费支出。 |
|  |  | 06 | 土地出让业务支出 | 反映土地出让收入用于土地出让业务费用的开支。 |
|  | 11 |  | 农业土地开发资金安排的支出 | 反映从计提的农业土地开发资金中安排用于农业土地开发的支出。 |
|  | 16 |  | 棚户区改造专项债券收入安排的支出 | 反映棚户区改造专项债券用于棚户区改造项目建设的支出。 |
|  |  | 01 | 征地和拆迁补偿支出 | 反映棚户区改造专项债券用于地方政府为实施棚户区改造，在征地和收购土地过程中支付的土地补偿费、安置补助费、地上附着和青苗补偿费、拆迁补偿费支出。 |
| 232 |  |  | 债务付息支出 | 反映用于归还债务利息所发生的支出。 |
|  | 04 |  | 地方政府专项债务付息支出 | 反映地方政府用于归还专项债务利息所发生的支出。 |
|  |  | 31 | 土地储备专项债券付息支出 | 反映地方政府以土地储备项目对应并纳入政府性基金预算管理的国有土地使用权出让收入、国有土地收益基金收入及专项收入安排的土地储备专项债券人付息支出。 |
| 233 |  |  | 债务发行费用支出 | 反映用于债务发行兑付费用的支出。 |
|  | 04 |  | 地方政府专项债务发行费用支出 | 反映用于地方政府专项债务发行兑付费用的支出。 |
|  |  | 31 | 土地储备专项债券发行费用支出 | 反映行政事业单位按人力资源和社会保障部、财政部规定的基本工资和津贴补贴以及规定比例为职工缴纳的住房公积金。 |