

韩语阅读：首尔地价决定房价 PDF转换可能丢失图片或格式
，建议阅读原文

https://www.100test.com/kao_ti2020/214/2021_2022__E9_9F_A9_E8_AF_AD_E9_98_85_E8_c105_214650.htm #44032.

2#47564.#48516.#44032. 3#47564.#49436.#49569.#44396.

#51648.#44396.#54217.#50500.#53944. #52292.#51667.#45936.

#50612.#45716. #50857.#50613.5851#50896.#47196. #45817.

778#50896.#44163.#47196. #53440.#45796.. #44057.#54217.#51032.

#54028.#54620. #47484. #50872. #49436.#48156.#51648.#50640.

#44592. #54644.#45716. #45817.

563#50896.#50613.8546#50896.#46304.#49436.#49884. #54616.

SH#49324.#51068. #44057.#45236.#51012. #51008. #51648.#44396.

10, 11#51648.#48156.#51648.#45800.#50500.#53944.#44060.

#50577.#44032.#49688.#48516.#44032.#44277.#54664.#46405.#5106

0. #50864.#48516.#44032. #48264. #47308.#49436.

#44600.#45124.#54637.#51008.

#50577.#44032.#48516.#44032.#53664.#48708. #51060..

#49324.#48516.#44032.#52293.#54616.#49436. #51648.#45716.

#49444. #49324. #44277.

#49884.#44048.#44032.#44148.#48708.#44148.#50896.#50640.

5%#49688.#51012. #54644. #51221.#45796..

#46972.#44148.#48708.#48516.#44032. #46041.#53360.

#54693.#51452.#47803.#51648.#53664.#44032.#51008. #52488.

#46301. #51216.#44048.#49884.#44036.#53356.#45804.#51656.

#51080.#48516.#50896.#50752. #50577.#51032.

#52264.#48268.#51648.#44163.#47196. #53440.#45796..

#51228.#48156.#45800.#54217.#51032. #50577.#44032.#49436.
#51648.#45716. 7539#50896.#50632.#47564. #50577.#50640.#45716.
1#47564. #51004.#45208.
#50632.#51060.#46384.#53664.#48708.#44148.#48708.#45908.#4851
6.#50896.#45716. 1#47564.
#51060.#51648.#48516.#44032.#50613.2733#50896.#47196. 22.6%
#46992.#51109.#45800.#54217.#50640.#46020.
#51648.#50896.#45716. 1#47564.
#51060.#51648.#48516.#44032.#49436. #51648.#45716. 2#47564.
#51004.#44048.#46076. 81% #51613.#45796.. #51648.
#51221.#47484. #50689.#48516.#44032.#50613.6797#50896.#47196.
#44032.(2#47564. #48372.#50613. #51060.#45720.#45796..
SH#49324.#44060. #51648.#49436. #45716. #51061.#52509.
390#50896.#47196. #45817. 620#50613.275#50896.#45796.. #54200.
#48264.#48516.#50896.#44032.
#44060.#50500.#53944.#48156.#51648.#52292.#51109.#45800.#5229
2., #51648. 11#51648. 398#47196. #45817. #51648.#44396.#49436.
#45912. #44144.#50640.#47564. #44553.#45796..
#50577.#51064.#50640. #50880. #44620.
SH#49324.#50896.#44277.#45716. #44036. #54028.#51032.
#50577.#52293.#50640.#51649.#51217.#51004.#50689.#51012.
#52832. #51004.#48372.#45796.. #47785.#48708.#47484. #54644.
#46020.#44172. #51008. #50577.#47484. #52628.#47197.
#46020.#45716. #44284.#51080.#46412.#51060.#54616.#47564.
#48264. #47168.#49436. #46319.
#44050.#48516.#44032.#44208.#54616.#44032.#51473.#54620.

#49688.#45716.#50640.#53360.

#51061.#44592.#54616.#50612.#45796.#49884.#46020.#45796..

SH#49324.#44053.#49688.#51012.#54644.#51012.#45817.

550#50896.(#51648.#44396.)#47049.#49324.#51068.

#51080.#51648.#48124.#44148.#49324.#54801.#47588.#47484.

#50556.#44592.#47928.#46405.#51012.#52628.#44032.

#47157.#45796.#44277.#44032.#45824.#51004.#49916.#50640.

#50577.#47484.#51221.#51452.#50500.#53944.#51012.

#51221.#53412.#45936.#51068.#48512.#54952.#44032.#51012.

#51004.#48372.#45796.. 据悉，在首尔松坡区长池地区（音）建设

一套33坪型公寓所需的费用达到2.5851亿韩元，每坪价格达

到778万韩元。另外，在首尔江西地区发散地区（音）建设一

套相同坪型公寓所需的费用达到1.8546亿韩元，每坪价格达

到563万韩元。首尔市下属的SH公社26日公开了包含以上内

容的长池地区第10、11园区和发散地区第二园区公寓的58个

成本价和收益、出售价格等内容。 土地价格决定房价 资料

中最引人注意的条款就是成本价和出售价的土地费用差距。

公社在测定出售价格的同时，把土地费用上规定为建设公司

开工当时的鉴定价格，而建筑费用则在建设成本基础上加5%

的收益后计算。 据悉，这样建筑费用对出售价格的变动不会

起很大作用，但是土地价格在购买时期和鉴定时期存在很大

变化，因此成本价和出售价格的差距拉得越大。实际上，在

发散地区第二园区的33坪型公寓的成本价中，土地费用达

到7539万韩元，但是在出售价格中却达到1.1169亿韩元，上涨

了48%。为此，将土地费用和建筑费用相加的成本价达

到1.8546亿韩元，但是出售价格却达到2.2733亿韩元，上涨

了22.6%。在长池地区第10园区33坪型公寓的土地费用成本为1.2604亿韩元，但经鉴定在出售价格中，土地费用却达到2.2880韩元，竟剧增了81%。反映土地鉴定价格的出售价格达到3.6797亿韩元，比成本（2.5851亿韩元）增加了1亿韩元（42%）以上。SH公社在3个园区中获得的总收益达到390亿韩元，在每套公寓中可以获得620万韩元~1.0275亿韩元的收益。另外，本次公开出售价格的公寓包括发散地区的357套公寓和长池地区第10园区的189套公寓、长池地区第11园区的398套公寓，这仅提供给相关住宅地区生活过的拆除居民。这能对出售价格下调有帮助吗？预计，SH公社的成本公开会对测定民间公寓的出售价格方面波及直接或间接的影响。因为，通过项目分类进行的比较，有引导下调过分高出售价格的效果。但是，从本次事例中可以看出，房价是决定出售价格的最重要的变数，因此很多人认为，很难期待很高的实际利益。SH公社可以通过强制收容将土地以每坪550万韩元（长池地区）左右的价格收购，但民间建设公司却要进行协议购买，因此很难降低房价。但预计，由于SH公社确定的价格相对低廉，有望对稳定周边地区公寓价格方面起到一定效果。

100Test 下载频道开通，各类考试题目直接下载。详细请访问 www.100test.com