关于广州市花都区2022年度第二十四批次城镇建设用地（山前旅游大道南一地块安置区项目）的征地补偿安置方案

为实施广州市花都区花东镇建设规划，完善城市功能，改善城市环境，促进经济、文化发展。我区拟征收广州市花都区花东镇四联村第二、第七、第八经济合作社属下的集体土地2.9376公顷。根据《中华人民共和国土地管理法》第二条、第四十五条、第四十七条有关规定精神、《广东省实施<中华人民共和国土地管理法>办法》第三十条等规定，结合我区的征收农用地区片综合地价和实际情况，拟定了征地补偿安置方案，具体如下：

一、征收集体土地情况

征收区花东镇四联村集体土地总面积2.9376公顷，其中农用地2.7019公顷（耕地0.0189公顷、园地2.4626公顷、林地0.0601公顷、其他农用地0.1603公顷）、建设用地0.1428公顷、未利用地0.0929公顷。

二、征地补偿标准

（一）土地补偿费与安置补助费

土地补偿费与安置补助费一览表（一）

（单位：公顷、万元/公顷、万元）

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **单位** | **土地类别** | **面积** | **土地补偿费** | **安置补助费** | **合计** |
| **补偿****标准** | **补偿****金额** | **补助****标准** | **补助****金额** |  |
| 广州市花都区花东镇四联村第二、第七、第八经济合作社 | 耕地 | 水田 |  | 97.5 |  | 97.5 |  |  |
| 水浇地 | 0.0189 | 97.5 | 1.84275 | 97.5 | 1.84275 | 3.6855 |
| 旱地 |  | 97.5 |  | 97.5 |  |  |
| 园地 | 2.4626 | 97.5 | 240.1035 | 97.5 | 240.1035 | 480.207 |
| 林地 | 0.0601 | 97.5 | 5.85975 | 97.5 | 5.85975 | 11.7195 |
| 其他农用地 | 0.1603 | 97.5 | 15.62925 | 97.5 | 15.62925 | 31.2585 |
| 建设用地 | 0.1428 | 195 | 27.846 |  |  | 27.846 |
| 未利用地 | 0.0929 | 195 | 18.1155 |  |  | 18.1155 |
| 土地补偿费与安置补助费合计 | 572.832 |

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备注：因被征收土地的现状调查数据变化导致补偿金额调整的，在支付补偿款时重新计算补偿金额并作出差额补足。

（二）青苗补偿费及地上附着物补偿费。征地范围内的青苗补偿费及地上附着物补偿费等其他补偿费用按《广州市人民政府办公厅关于印发广州市农民集体所有土地征收补偿试行办法的通知》（穗府办规〔2017〕10号）、《广州市花都区人民政府办公室印发花都区征地包干补偿工作方案的通知》(花府办〔2016〕12号）等有关规定进行补偿。

（三）农业人口安置。本次征收土地所涉及的被安置农业人员由被征地村以货币补偿的形式安置。征地批复后，由被征地农村集体经济组织在征地公告期内到广州市规划和自然资源局花都区分局领取办理安置农业人口征地农转非手续的函件。

三、安置措施情况

为妥善安置被征地农民，切实解决被征地农民的生产生活出路。在保证货币安置落实的同时，我区根据《印发广东省征收农村集体土地留用地管理办法（试行）的通知》（粤府办〔2009〕41号）、《广东省人民政府办公厅关于加强征收农村集体土地留用地安置管理工作的意见》（粤府办〔2016〕30号）和《广州市人民政府办公厅关于进一步加强征收农村集体土地留用地管理的意见》（穗府办规〔2018〕17号）的规定，留用地按实际征收土地面积2.9376公顷的10%计算安排给被征地村集体，面积为0.2938公顷，留用地兑现方式为实物留地，拟在广州市花都区2020年度第二十二批次城镇建设用地（粤府土审（02）〔2021〕3号）中安排落实；给上述被征地农民落实基本养老保障和培训就业等社会保障措施，确保被征地农民的原有生活水平不降低，长远生计有保障，具体将按省的征地社会保障实施方案办理。

广州市规划和自然资源局花都区分局

 2022年7月15日