

# 2012 年 屋宇建築、建造及地產業的業務 表現及營運特色的主要統計數字

## Key Statistics on Business Performance and Operating Characteristics of the Building, Construction and Real Estate Sectors in 2012



香港特別行政區 政府統計處  
Census and Statistics Department  
Hong Kong Special Administrative Region

2012 年  
屋宇建築、建造及地產業  
的業務表現及營運特色的主要統計數字

Key Statistics on  
Business Performance and Operating Characteristics of  
the Building, Construction and  
Real Estate Sectors in 2012

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本報告載列2012年有關屋宇建築、建造及地產業的業務表現及營運特色的統計資料。本報告內的統計資料是根據「2012年經濟活動按年統計調查」的結果而編製。有關該統計調查方法的細節刊載於附錄甲。有關本報告所涵蓋的行業分類詳情，請參考附錄乙。本報告所涉及的用語及定義載於附錄丙。

本報告只包括有關屋宇建築、建造及地產業較常用的統計表。如欲查詢其他有關的統計資料，請聯絡：

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Landmark East友邦九龍大樓分處  
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附錄丁列出載有關與屋宇建築、建造及地產業的其他統計數字的其他政府刊物名稱，以便有興趣獲取更多有關這些行業的資料的讀者參考。但其他有關刊物所刊載的統計數字未必可與本報告內的統計數字作嚴格比較，因為它們在統計範圍、定義、分類及統計調查方法方面可能有差異。讀者應仔細參考各刊物所附的註釋及備註。

折舊數字由2010年統計期開始搜集，以優化營運成本統計數字的涵蓋面。再者，由2011年統計期開始，攤銷數字連同折舊數字亦開始搜集。包含這些數字在內的主要統計數字，另載於附件，以供參考。除另有註明外，本報告書內的所有統計數字，於編製時並**不包括**折舊及攤銷。

This report presents the statistical information on business performance and operating characteristics of the building, construction and real estate sectors in 2012. The statistical information presented in this report was compiled from the results of 2012 Annual Survey of Economic Activities (ASEA). Details of the survey methodology are given at Appendix A. For details of the classification of industries covered in this report, please refer to Appendix B. The terms and definitions used in this report are given in Appendix C.

This report includes only the more frequently used statistical tables in relation to the building, construction and real estate sectors. For enquiries on other related statistics, please contact:

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For readers who are interested in more statistical information about the building, construction and real estate sectors, a list of other relevant statistics relating to these industries which are available in other government publications is given in Appendix D for reference. However, statistics contained in such publications may not be strictly comparable with those published in this report, as there may be differences in coverage, definitions, classifications and survey methodology. Careful reference should be made to the explanatory notes and remarks in the respective publications.

Starting from the reference year of 2010, depreciation data were collected with a view to enhancing the coverage of the statistics on operating cost. Furthermore, starting from the reference year of 2011, amortisation data was also collected together with depreciation data. Key statistics incorporating such data in the calculation are separately presented in the Annex for reference. Unless otherwise specified, all the statistics in this report are compiled **excluding** depreciation and amortisation.

## 建造業

### 總收益

2012年建造業的總收益（包括建造工程總值及其他業務收益）為 2,500 億元，較 2011 年上升 13.5%。2012 年平均每間機構單位的總收益較 2011 年上升 19.1% 至 1,120 萬元。按總收益來源分析，建造工程總值達 2,369 億元，佔整個行業總收益的 94.8%。

### 總營運開支

2012年建造業的營運開支\*、僱員薪酬及付予只供應勞工的分判承建商費用共達 2,367 億元，較 2011 年上升 16.2%。僱員薪酬及付予只供應勞工的分判承建商費用合計較 2011 年上升 24.6% 至 631 億元，佔整個行業總營運開支的 26.6%。

### 盈餘總額

2012年建造業的盈餘總額（即總收益扣除總營運開支）為 133 億元，較 2011 年下降 20.3%。平均每間機構單位的盈餘總額由 2011 年的 71 萬元減少至 2012 年的 60 萬元。2012 年建造業的盈餘總額相對總收益的比率為 5.3%，較 2011 年的比率下跌 2.3 個百分點。

\* 營運開支包括材料物料的消耗；燃料、電力及用水費用；維修保養服務；連工包料的分判承建商費用；及雜項營運開支。

## Construction Sector

### Total receipts

Total receipts (comprising gross value of construction works performed and other business receipts) of the construction sector amounted to \$250.0 billion in 2012, representing an increase of 13.5% over 2011. On a per establishment basis, total receipts increased by 19.1% compared with 2011 to \$11.2 million in 2012. Analysed by source of total receipts, gross value of construction works performed totalled \$236.9 billion, accounting for 94.8% of the total receipts of the entire sector.

### Total operating expenses

Operating expenses\*, compensation of employees and payments to labour-only sub-contractors of the construction sector amounted to \$236.7 billion in 2012, representing an increase of 16.2% compared with 2011. Taken together, compensation of employees and payments to labour-only sub-contractors increased by 24.6% over 2011 to \$63.1 billion in 2012, accounting for 26.6% of the total operating expenses of the entire sector.

### Gross surplus

Gross surplus (which is equal to total receipts less total operating expenses) of the construction sector decreased by 20.3% over 2011 to \$13.3 billion in 2012. On a per establishment basis, gross surplus decreased from \$0.71 million in 2011 to \$0.60 million in 2012. The ratio of gross surplus to total receipts was 5.3% in 2012, down by 2.3 percentage points compared with that in 2011.

\* Operating expenses include consumption of materials and supplies; fuels, electricity and water; maintenance services; payment for sub-contract works by fee sub-contractors; and miscellaneous operating expenses.

### 增加價值

2012年建造業的增加價值達739億元，較2011年上升13.0%。2012年平均每間機構單位的增加價值較2011年上升18.6%至330萬元。2012年機構單位直接聘用的每名從業員平均帶來的增加價值亦由2011年的38.4萬元，上升4.3%至2012年的40.0萬元。

### 機構單位的數目

在2012年，建造業內營運的機構單位有22 309間。在這些機構單位中，約97.8% (21 827間)的就業人數不足五十人，這些中小型機構單位分別佔這個行業機構單位直接聘用的總就業人數及總收益的56.1%和51.7%。

### 就業人數

在2012年，建造業機構單位直接聘用的就業人數為184 563人，較2011年上升8.3%。2012年平均每間機構單位直接聘用的就業人數為8人。

### Value added

Value added of the construction sector amounted to \$73.9 billion in 2012, up by 13.0% over 2011. On a per establishment basis, the value added was \$3.3 million in 2012, which increased by 18.6% over 2011. The average value added brought about by each person directly engaged also increased 4.3% from \$384,000 to \$400,000 in 2012.

### Number of establishments

In 2012, there were 22 309 establishments engaging in the construction sector. Among these establishments, around 97.8% (21 827) engaged less than 50 persons. These small and medium establishments accounted for 56.1% and 51.7% respectively of the total persons directly engaged and total receipts of the sector.

### Number of persons directly engaged

In 2012, there were 184 563 persons directly engaged in the establishments in the construction sector, representing an increase of 8.3% compared with 2011. The average number of persons directly engaged per establishment was 8 persons in 2012.

### 地產活動業

#### 總收益

2012年地產活動業機構單位的總收益(包括地產發展計劃的毛利、服務及租項收入及其他業務收益)為1,873億元,較2011年上升10.5%。按總收益來源分析,服務及租項收入達1,117億元,佔地產活動業總收益的59.6%。由地產發展及/或租賃所帶來的地產發展計劃的毛利,則佔這個行業總收益的另外32.1%。

#### 總營運開支

2012年地產活動業機構單位的營運開支\*及僱員薪酬共達715億元,較2011年上升11.3%。僱員薪酬佔這個行業的總營運開支(包括營運開支及僱員薪酬)的35.3%。

#### 盈餘總額

2012年地產活動業機構單位的盈餘總額(即總收益扣除總營運開支及有關地產發展計劃的利息支付)達1,121億元,較2011年上升9.4%。2012年地產活動業的盈餘總額相對總收益的比率為59.9%,較2011年的比率下跌0.5個百分點。

#### 增加價值

2012年地產活動業機構單位的增加價值達1,327億元,較2011年上升12.1%。

\* 營運開支包括雜項物料的消耗;燃料、電力及用水費用;維修保養服務;及雜項營運開支。

### Real Estate Activities Industry

#### Total receipts

Total receipts (comprising gross margin of real estate development projects, service and rental income and other business receipts) of the real estate activities industry amounted to \$187.3 billion in 2012, representing an increase of 10.5% compared with 2011. Analysed by source of total receipts, service and rental income totalled \$111.7 billion which accounted for 59.6% of the total receipts of the entire industry. Gross margin of real estate development projects brought by real estate development and/or leasing accounted for another 32.1% of the total receipts of the industry.

#### Total operating expenses

Operating expenses\* and compensation of employees of the real estate activities industry altogether amounted to \$71.5 billion in 2012, representing an increase of 11.3% compared with 2011. Compensation of employees accounted for 35.3% of the total operating expenses (including operating expenses and compensation of employees) of the entire industry.

#### Gross surplus

Gross surplus (which is equal to total receipts less total operating expenses and interest payments to finance real estate development projects) of the real estate activities industry increased by 9.4% over 2011 to \$112.1 billion in 2012. In 2012, the ratio of gross surplus to total receipts was 59.9%, down by 0.5 of a percentage point compared with that in 2011.

#### Value added

Value added of the real estate activities industry was \$132.7 billion in 2012, up by 12.1% compared with 2011.

\* Operating expenses include consumption of sundry supplies; fuels, electricity and water; maintenance services; and miscellaneous operating expenses.



## 概要 (續)

## Highlights (cont'd)

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### 機構單位的數目

在 2012 年，地產活動業內營運的機構單位有 7 052 間。

### 就業人數

在 2012 年，地產活動業的就業人數為 118 308 人，較 2011 年上升 4.6%。2012 年平均每間機構單位的就業人數為 17 人。

### Number of establishments

In 2012, there were 7 052 establishments engaging in the real estate activities industry.

### Number of persons engaged

In 2012, there were 118 308 persons engaged in the real estate activities industry, representing an increase of 4.6% over 2011. The average number of persons engaged per establishment was 17 persons in 2012.

### 建築、測量及工程服務業

### Architectural, Surveying and Engineering Services Industry

#### 總收益

2012年建築、測量及工程服務業的總收益(包括服務收入及其他業務收益)為202億元,較2011年上升12.5%。按總收益來源分析,服務收入達194億元,佔整個行業總收益的95.7%。

#### Total receipts

Total receipts (comprising service income and other business receipts) of the architectural, surveying and engineering services industry amounted to \$20.2 billion in 2012, representing an increase of 12.5% compared with 2011. Analysed by source of total receipts, service income totalled \$19.4 billion which accounted for 95.7% of the total receipts of the entire industry.

#### 總營運開支

2012年建築、測量及工程服務業的營運開支\*及僱員薪酬共達173億元,較2011年上升8.1%。2012年僱員薪酬達105億元,較2011年上升6.5%。在2012年僱員薪酬佔這個行業的總營運開支(包括營運開支及僱員薪酬)的60.5%。

#### Total operating expenses

Operating expenses\* and compensation of employees of the architectural, surveying and engineering services industry altogether amounted to \$17.3 billion in 2012, representing an increase of 8.1% compared with 2011. Compensation of employees was \$10.5 billion in 2012, up by 6.5% compared with 2011. Compensation of employees accounted for 60.5% of the total operating expenses (including operating expenses and compensation of employees) of the entire industry in 2012.

#### 盈餘總額

2012年建築、測量及工程服務業的盈餘總額(即總收益扣除總營運開支)達29億元,較2011年上升49.0%。2012年建築、測量及工程服務業的盈餘總額相對總收益的比率為14.4%,較2011年的比率上升3.5個百分點。

#### Gross surplus

Gross surplus (which is equal to total receipts less total operating expenses) of the architectural, surveying and engineering services industry increased by 49.0% over 2011 to \$2.9 billion in 2012. In 2012, the ratio of gross surplus to total receipts was 14.4%, up by 3.5 percentage points compared with that in 2011.

\* 營運開支包括雜項物料的消耗;燃料、電力及用水費用;維修保養服務;建築、測量及工程設計與顧問諮詢費用;及雜項營運開支。

\* Operating expenses include consumption of sundry supplies; fuels, electricity and water; maintenance services; architectural, surveying and engineering design and consultancy fees; and miscellaneous operating expenses.

### 增加價值

2012年建築、測量及工程服務業的增加價值達130億元，較2011年上升10.8%。每名從業員平均帶來的增加價值亦由2011年的44.3萬元，上升16.5%至2012年的51.6萬元。

### 機構單位的數目

在2012年，建築、測量及工程服務業內營運的機構單位有1 854間。在這些機構單位中，約96.4% (1 788間)的就業人數不足五十人，這些中小型機構單位分別佔這個行業總就業人數及總收益的31.9%和36.5%。另一方面，以就業人數計算，首五十間規模最大的機構單位分別佔這個行業總就業人數及總收益的64.3%和61.0%。

### 就業人數

在2012年，建築、測量及工程服務業的就業人數為25 264人，較2011年下跌4.9%。2012年平均每間機構單位的就業人數為14人。

### Value added

Value added of the architectural, surveying and engineering services industry increased by 10.8% over 2011 to \$13.0 billion in 2012. The average value added brought about by each person engaged also increased 16.5% from \$443,000 in 2011 to \$516,000 in 2012.

### Number of establishments

In 2012, there were 1 854 establishments engaging in the architectural, surveying and engineering services industry. Among these establishments, around 96.4% (1 788) engaged less than 50 persons. These small and medium establishments accounted for 31.9% and 36.5% respectively of the total persons engaged and total receipts of the industry. On the other hand, the 50 largest establishments in terms of the number of persons engaged accounted for 64.3% and 61.0% respectively of the total persons engaged and total receipts of the entire industry.

### Number of persons engaged

In 2012, there were 25 264 persons engaged in the architectural, surveying and engineering services industry, representing a decrease of 4.9% over 2011. The average number of persons engaged per establishment was 14 persons in 2012.

## 統計表註釋

本報告所載列的統計數字（表 6 的數字除外）均反映在統計期間曾營運的所有機構單位的經濟貢獻，包括在整段或部分統計期間（見第 37 頁）曾經營業務，但在統計調查點算期間未予回覆或無法追尋的機構單位。由於沒有這些機構單位的資料，它們的經濟貢獻是適當地參照在這項統計調查中所屬的同一行業／就業人數分層內填報機構單位的成本及收益模式而加以設算。至於只在統計期內部分時間經營的這類機構單位的經濟貢獻，則會根據在整段 12 個月統計期內經營的同類機構單位的經濟貢獻設算出較小的金額。

本報告載列的機構單位數目及就業人數統計數字，是指在統計期間曾營運的所有機構單位的估計數字（如上一段所述）。基於這項定義，本報告的統計數字與以某一時點作根據的統計數字會有差距。舉例來說，以 2012 年 12 月 31 日計算的機構單位數目，與曾在 2012 年內經營的機構單位數目並不相等，因為後者包括曾在 2012 年內經營，但於 2012 年 12 月 31 日前停業的機構單位。因此，數據使用者在參考這兩種根據不同基礎而編製的統計數字時，應小心留意這點。

表 1.1 至表 1.5 載列建造業的所有機構單位主要統計數字。

## Notes to statistical tables

Statistics in this report (except those in Table 6) reflect the economic contributions of all establishments that had ever operated in the survey reference period, including those which had operated during the whole or part of the survey reference period (see page 37) but failed to respond or were untraceable during the survey enumeration period. Since information on these establishments was not available, their economic contributions were imputed with due reference to the cost and receipts patterns displayed by reporting establishments in the same industry / employment size stratum to which they belonged in this survey. An establishment of this nature which operated for only part of the survey reference period was imputed with a smaller economic contribution than a similar one which operated throughout the entire 12-month period.

Statistics on number of establishments and persons engaged contained in this report denote respective estimates for establishments that had ever operated in the survey reference period (as mentioned in the paragraph above). By their very nature, these statistics are different from those which refer to a certain point in time. For example, the number of establishments as at 31 December 2012 differs from that which ever operated in 2012, as the latter includes also those establishments which once operated within 2012 but had ceased operation before 31 December 2012. Users are therefore advised to be careful with this when they refer to statistics presented on these two different bases.

The principal statistics for all establishments in the construction sector are given in Tables 1.1 to 1.5.

## 統計圖表(續)

## Statistical Tables and Charts (cont'd)

由於建築地盤的主要承建商在建造業內為主要組別，因此就這組別作獨立分析，主要統計數字載於表2.1。主要承建商是指直接與地產發展商或聘用機構簽約承造工程的建造業機構，並對建造工程的順利完成承擔全部責任。從事建築地盤工程的主要承建商，必須根據建築物條例註冊，以認許其承擔私人新建造工程的能力及責任，或者經由發展局工務科／房屋委員會批准其資格投標政府樓宇和土木工程的建造合約。分判承建商（亦稱次承建商）是指向主要承建商或其他分判承建商承接主要合約內部分特定工程的建造業機構。

表3.1至表3.4載列地產活動業的所有機構單位主要統計數字。在統計年度曾經發展私人地產計劃供發售或租賃用途的機構單位，均納入統計調查範圍內。有關地產發展計劃的統計數字載於表4.1至表4.4。

表5.1至表5.3載列建築、測量及工程服務業的所有機構單位主要統計數字。

As main contractors at construction sites form a major group in the construction sector, they have been identified separately and their principal statistics are given in Table 2.1. A main contractor is one who enters into a contract directly with a property developer or the client party of a project, and assumes full responsibilities for the satisfactory completion of the construction works. A main contractor operating at construction sites must be registered under the Buildings Ordinance for the capability and responsibility of undertaking new construction works in the private sector, or else approved by the Works Branch of Development Bureau/Housing Authority for tendering government building and civil engineering projects. A sub-contractor is one who accepts orders from the main contractor or another sub-contractor for specific tasks forming part of a main contract.

The principal statistics for all establishments in the real estate activities industry are shown in Tables 3.1 to 3.4. All establishments that had ever been engaged in developing private real estate project(s) for sale or lease during the reference year were covered in the survey. Statistics on real estate projects concerned are given in Tables 4.1 to 4.4.

The principal statistics for all establishments in the architectural, surveying and engineering services industry are shown in Tables 5.1 to 5.3.

## 統計圖表(續)

## Statistical Tables and Charts (cont'd)

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### 代號

本報告內各代號的含意如下：

- 不適用
- § 變動百分率在 $\pm 0.05\%$ 以內
- .. 若分母或分子為負數，則有關的變動百分率不會在表內顯示，因所得的變動百分率很難有意義地闡釋。

### 數字的捨入

由於四捨五入關係，統計表內個別項目的數字加起來可能與相應總數略有出入。

變動百分率是以未經進位的數字計算。

### Symbols

The following symbols are used throughout this report:

- Not applicable
- § Percentage changes within  $\pm 0.05\%$
- .. Percentage changes are not presented whenever the denominator or the numerator is negative, as it is very difficult to interpret meaningfully the percentage change obtained.

### Rounding of figures

There may be a slight discrepancy between the sum of individual items and the corresponding total as shown in the tables due to rounding.

Percentage changes are calculated based on unrounded figures.

## 1.1 2010年至2012年按行業大類／中類劃分的建造業的所有機構單位主要統計數字 Principal statistics for all establishments in the construction sector by industry division/group, 2010 to 2012

千港元 (另有註明除外)  
HK\$'000 (unless otherwise specified)

行業大類／中類 Industry Division/Group	機構單位數目 Number of establishments	就業人數 Number of persons directly engaged	僱員薪酬及付予只供 應勞工的分判承建商費用 Compensation of employees and payments to labour-only sub-contractors	材料物料的消耗，燃料、 電力及用水費用，以及維修保養服務 Consumption of materials and supplies; fuels, electricity and water, and maintenance services	連工包料的分判承建商費用 Payment for sub-contract works rendered by fee sub-contractors	
樓房的建造 Construction of buildings	2010	639	18 529	8,343,022	35,605,177	
	2011	628	20 307	11,401,220	39,896,808	
		(-1.7)	(9.6)	(36.7)	(17.0)	(12.1)
	2012	693	24 025	13,154,069	36,590,885	
		(10.4)	(18.3)	(15.4)	(5.1)	(-8.3)
土木工程 Civil engineering	2010	1 137	24 420	7,030,728	15,170,634	
	2011	1 165	27 293	7,439,673	18,994,552	
		(2.5)	(11.8)	(5.8)	(22.0)	(25.2)
	2012	936	20 732	7,901,099	18,323,754	
		(-19.7)	(-24.0)	(6.2)	(21.5)	(-3.5)
建築物清拆及地盤預備工程 Demolition and site preparation	2010	455	6 233	2,448,995	1,843,850	
	2011	776	6 887	2,040,859	2,945,970	
		(70.5)	(10.5)	(-16.7)	(21.5)	(59.8)
	2012	626	7 673	3,422,392	3,190,437	
		(-19.3)	(11.4)	(67.7)	(43.8)	(8.3)
建築物設備安裝及保養活動 Building services installation and maintenance activities	2010	6 976	52 664	15,207,572	8,588,668	
	2011	8 096	72 434	18,524,407	9,666,904	
		(16.1)	(37.5)	(21.8)	(40.2)	(12.6)
	2012	7 282	73 828	20,263,826	10,351,236	
		(-10.1)	(1.9)	(9.4)	(-0.6)	(7.1)
樓房竣工前的修整及其他專門建造活動 Building finishing and other specialised construction activities	2010	11 299	45 112	12,319,463	16,576,924	
	2011	12 752	43 423	11,218,914	19,578,550	
		(12.9)	(-3.7)	(-8.9)	(14.0)	(18.1)
	2012	12 772	58 305	18,341,240	31,677,060	
		(0.2)	(34.3)	(63.5)	(63.2)	(61.8)
建造業總計 All construction activities	2010	20 506	146 958	45,349,781	77,785,252	
	2011	23 417	170 345	50,625,074	91,082,785	
		(14.2)	(15.9)	(11.6)	(24.5)	(17.1)
	2012	22 309	184 563	63,082,625	100,133,371	
		(-4.7)	(8.3)	(24.6)	(20.1)	(9.9)

## 1.1 2010年至2012年按行業大類／中類劃分的建造業的所有機構單位主要統計數字 (續)

### Principal statistics for all establishments in the construction sector by industry division/group, 2010 to 2012 (cont'd)

千港元 (另有註明除外)  
HK\$'000 (unless otherwise specified)

行業大類／中類 Industry Division/Group		雜項營運開支 Miscellaneous operating expenses	建造工程總值 Gross value of construction works performed	其他業務收益 Other business receipts	盈餘總額 Gross surplus	增加價值 Value added	固定資產的 買賣淨值 Gross additions to fixed assets
樓房的建造 Construction of buildings	2010	2,631,885	56,313,807	902,594	1,887,248	9,791,233	149,224
	2011	3,654,269	66,206,801	1,070,278	2,084,415	12,818,836	356,227
		(38.8)	(17.6)	(18.6)	(10.4)	(30.9)	(138.7)
土木工程 Civil engineering	2010	3,486,334	32,619,017	777,280	2,119,470	9,011,130	323,525
	2011	3,629,788	37,016,525	807,020	938,117	8,320,176	244,937
		(4.1)	(13.5)	(3.8)	(-55.7)	(-7.7)	(-24.3)
建築物清拆及地盤預備工程 Demolition and site preparation	2010	746,898	7,669,594	168,533	658,521	3,107,432	203,781
	2011	1,189,300	9,479,192	157,833	861,012	2,853,328	428,446
		(59.2)	(23.6)	(-6.3)	(30.7)	(-8.2)	(110.2)
建築物設備安裝及保養活動 Building services installation and maintenance activities	2010	5,001,206	39,595,569	3,509,594	3,310,638	18,030,038	55,456
	2011	4,257,151	53,916,770	1,723,514	7,772,492	25,169,935	354,909
		(-14.9)	(36.2)	(-50.9)	(134.8)	(39.6)	(540.0)
樓房竣工前的修整及其他專門建造活動 Building finishing and other specialised construction activities	2010	3,691,767	50,567,303	5,305,748	6,237,916	24,997,847	475,687
	2011	4,101,731	43,638,856	1,668,326	4,133,436	16,443,280	899,340
		(-13.3)	(-6.2)	(207.8)	(-19.7)	(-0.7)	(34.0)
樓房竣工前的修整及其他專門建造活動 Building finishing and other specialised construction activities	2010	4,810,222	48,357,707	1,627,409	5,058,316	16,244,041	136,534
	2011	4,774,032	71,777,883	1,110,665	2,883,007	20,910,778	328,710
		(-0.8)	(48.4)	(-31.8)	(-43.0)	(28.7)	(140.8)
建造業總計 All construction activities	2010	15,968,054	179,836,843	7,026,327	12,109,313	56,383,113	1,631,325
	2011	17,540,731	214,976,995	5,386,054	16,714,352	65,406,316	1,521,053
		(9.8)	(19.5)	(-23.3)	(38.0)	(16.0)	(-6.8)
建造業總計 All construction activities	2012	20,166,423	236,926,550	13,101,483	13,316,374	73,883,556	2,264,880
		(15.0)	(10.2)	(143.2)	(-20.3)	(13.0)	(48.9)

註釋： 括號內的數字表示該年與上年比較的變動百分率。

Note: Figures in brackets denote percentage changes of the respective year compared with the preceding year.



## 1.2 2012年按建造工程總值劃分的建造業的所有機構單位主要統計數字 Principal statistics for all establishments in the construction sector by gross value of construction works performed, 2012

千港元 (另有註明除外)  
HK\$'000 (unless otherwise specified)

建造工程總值 (千港元) Gross Value of Construction Works Performed (HK\$'000)	機構單位數目 Number of establishments	就業人數 Number of persons directly engaged	僱員薪酬及付予 只供應勞工的分 判承建商費用 Compensation of employees and payments to labour-only sub-contractors	材料物料的消 耗，燃料、電 力及用水費用， 以及維修保養服務 Consumption of materials and supplies; fuels, electricity and water, and maintenance services	連工包料的分 判承建商費用 Payment for sub-contract works rendered by fee sub- contractors	雜項營運開支 Miscellaneous operating expenses	建造工程 總值 Gross value of construction works performed	其他業務 收益 Other business receipts	盈餘總額 Gross surplus	增加價值 Value added	固定資產的 買賣淨值 Gross additions to fixed assets
< 5,000	17 099	65 237	14,662,174	7,226,878	5,657,793	3,084,708	27,937,634	4,323,499	1,629,580	16,188,972	187,335
5,000 - 9,999	1 893	15 485	5,599,278	3,195,599	3,628,163	906,073	13,599,897	341,767	612,552	6,235,111	200,804
10,000 - 19,999	2 057	25 425	9,380,484	7,965,026	11,703,250	1,731,131	31,733,822	216,545	1,170,476	10,606,789	42,625
20,000 - 49,999	931	22 031	6,777,696	4,851,294	15,249,625	1,704,594	29,504,753	468,713	1,390,258	8,243,464	203,048
50,000 - 99,999	118	14 224	3,869,840	2,930,310	1,433,311	630,501	9,987,795	105,920	1,229,753	5,104,261	66,729
100,000 +	210	42 162	22,793,153	27,160,133	62,461,228	12,109,416	124,162,648	7,645,038	7,283,755	27,504,960	1,564,339
總計 Total	22 309	184 563	63,082,625	53,329,240	100,133,371	20,166,423	236,926,550	13,101,483	13,316,374	73,883,556	2,264,880

### 1.3 2012年按增加價值劃分的建造業的所有機構單位主要統計數字 Principal statistics for all establishments in the construction sector by value added, 2012

千港元 (另有註明除外)  
HK\$'000 (unless otherwise specified)

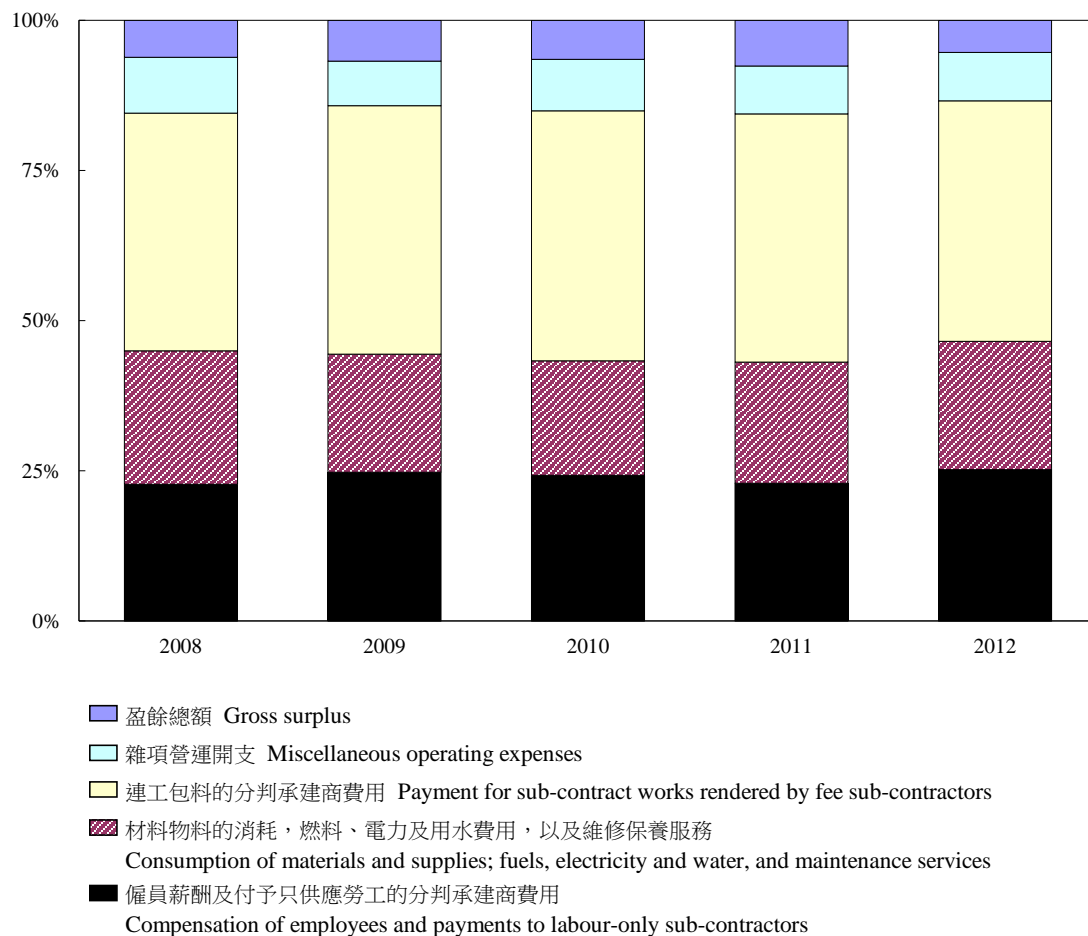
增加價值 (千港元) Value Added (HK\$'000)	機構單位數目 Number of establishments	就業人數 Number of persons directly engaged	僱員薪酬及付予 只供應勞工的分 判承建商費用 Compensation of employees and payments to labour-only sub-contractors	材料物料的消 耗，燃料、電 力及用水費用， 以及維修保養服務 Consumption of materials and supplies; fuels, electricity and water, and maintenance services	連工包料的分 判承建商費用 Payment for sub-contract works rendered by fee sub- contractors	雜項營運開支 Miscellaneous operating expenses	建造工程 總值 Gross value of construction works performed	其他業務 收益 Other business receipts	盈餘總額 Gross surplus	增加價值 Value added	固定資產的 買賣淨值 Gross additions to fixed assets
< 5,000	19 726	75 923	16,426,600	17,018,195	27,787,924	5,039,908	68,283,810	806,037	2,817,220	18,635,198	182,901
5,000 - 9,999	1 637	21 351	9,416,129	6,280,213	7,452,293	1,798,011	25,344,053	874,357	1,271,764	10,753,642	326,575
10,000 - 24,999	698	28 929	10,762,945	5,160,894	7,926,720	1,989,295	23,530,554	3,296,643	987,343	11,833,417	128,198
25,000 - 49,999	112	16 404	3,615,736	3,633,035	8,652,347	798,602	17,417,022	48,554	765,857	4,412,277	370,512
50,000 +	136	41 956	22,861,215	21,236,902	48,314,088	10,540,607	102,351,110	8,075,891	7,474,189	28,249,021	1,256,694
總計 Total	22 309	184 563	63,082,625	53,329,240	100,133,371	20,166,423	236,926,550	13,101,483	13,316,374	73,883,556	2,264,880

### 1.4 2010年至2012年按行業大類／中類劃分的建造業的所有機構單位的選定主要統計項目相對總收益的比率 Ratio of selected items of principal statistics to total receipts for all establishments in the construction sector by industry division/group, 2010 to 2012

百分比 (%)

行業大類／中類 Industry Division/Group		僱員薪酬及付予 只供應勞工的分 判承建商費用 Compensation of employees and payments to labour-only sub-contractors	材料物料的消耗， 燃料、電力及用水 費用，以及維修保養服務 Consumption of materials and supplies; fuels, electricity and water, and maintenance services	連工包料的分 判承建商費用 Payment for sub-contract works rendered by fee sub-contractors	雜項營運開支 Miscellaneous operating expenses	盈餘總額 Gross surplus	增加價值 Value added
樓房的建造 Construction of buildings	2010	15	15	62	5	3	17
	2011	17	15	59	5	3	19
	2012	20	16	55	5	4	23
土木工程 Civil engineering	2010	21	17	45	10	6	27
	2011	20	18	50	10	2	22
	2012	19	20	44	15	2	20
建築物清拆及地盤預備工程 Demolition and site preparation	2010	31	27	24	10	8	40
	2011	21	27	31	12	9	30
	2012	26	28	24	15	7	33
建築物設備安裝及保養活動 Building services installation and maintenance activities	2010	35	26	20	12	8	42
	2011	33	28	17	8	14	45
	2012	36	27	19	7	11	45
樓房竣工前的修整及其他專門建造活動 Building finishing and other specialised construction activities	2010	27	18	37	9	9	36
	2011	22	19	39	10	10	32
	2012	25	21	43	7	4	29
建造業總計 All construction activities	2010	24	19	42	9	6	30
	2011	23	20	41	8	8	30
	2012	25	21	40	8	5	30

### 1.5 2008年至2012年建造業的所有機構單位的選定主要統計項目相對總收益的比率 Ratio of selected items of principal statistics to total receipts for all establishments in the construction sector, 2008 to 2012



## 2.1 2012年按行業大類／小類劃分的屋宇建造及土木工程地盤主要承建商\*主要統計數字 Principal statistics for main contractors\* at construction sites by industry division/class, 2012

千港元(另有註明除外)  
HK\$'000 (unless otherwise specified)

行業大類／小類 Industry Division/Class	機構單位數目 Number of establishments	就業人數 Number of persons directly engaged	僱員薪酬及付予只供應勞工的判承建商費用 Compensation of employees and payments to labour-only sub-contractors	材料物料的消耗，燃料、電力及用水費用，以及維修保養服務 Consumption of materials and supplies; fuels, electricity and water, and maintenance services	連工包料的判承建商費用 Payment for sub-contract work rendered by fee sub-contractors	雜項營運開支 Miscellaneous operating expenses	建造工程總值 Gross value of construction works performed	其他業務收益 Other business receipts	盈餘總額 Gross Surplus	增加價值 Value added	固定資產的買賣淨值 Gross additions to fixed assets
樓房的建造 Construction of buildings	77	13 607	9,318,453	8,402,672	33,410,340	2,814,473	55,252,628	704,659	2,011,348	10,881,925	218,471
土木工程 Civil engineering	125	7 006	3,161,514	4,888,871	15,014,433	4,610,057	24,478,446	3,449,251	252,821	3,301,014	277,875
地盤預備工程 # Site preparation #	48	3 249	1,979,161	2,949,811	1,953,120	1,458,410	8,962,311	150,064	771,872	2,766,083	445,159
總計 Total	250	23 862	14,459,129	16,241,354	50,377,893	8,882,941	88,693,385	4,303,974	3,036,042	16,949,021	941,505

註釋：\* 請參閱第9頁。

# 地盤預備工程包括地盤開拓及整理；地基工程；及地盤的綜合及其他預備工程。

Notes: \* Please see details on page 9.

# Site preparation includes site formation and clearance; foundation works; and combined and other site preparation works.

### 3.1 2010年至2012年按行業中類／小類劃分的地產活動業的所有機構單位主要統計數字

#### Principal statistics for all establishments in the real estate activities industry by industry group/class, 2010 to 2012

百萬港元 (另有註明除外)

HK\$ million (unless otherwise specified)

行業中類／小類 Industry Group/Class	機構單位數目 Number of establishments	就業人數 Number of persons engaged	僱員薪酬 Compensation of employees	雜項物料的消耗，燃料、電力及用水費用，以及維修保養服務 Consumption of sundry supplies; fuels, electricity and water, and maintenance services	雜項營運開支 Miscellaneous operating expenses	地產發展計劃的毛利 Gross margin of real estate development projects	服務及租項收入 Service and rental income	其他業務收益 Other business receipts	盈餘總額 Gross surplus	增加價值 Value added	固定資產的買賣淨值 Gross additions to fixed assets	
地產發展兼／或租賃 Real estate development and/or leasing	2010 2011 2012	3 555 3 587 3 777	18 562 13 965 13 243	4,883 3,874 4,108	3,762 3,904 3,737	13,865 13,746 14,372	40,618 55,031 60,188	53,832 56,084 61,249	6,742 11,741 11,790	77,336 98,487 107,359	81,484 97,356 108,465	7,197 15,097 23,495
		(0.9)	(-24.8)	(-20.7)	(3.8)	(-0.9)	(35.5)	(4.2)	(74.1)	(27.4)	(19.5)	(109.8)
		(5.3)	(-5.2)	(6.1)	(-4.3)	(4.6)	(9.4)	(9.2)	(0.4)	(9.0)	(11.4)	(55.6)
按收費或以合約形式進行的地產活動 Real estate activities on a fee or contract basis	2010 2011 2012	2 424 2 957 3 276	94 245 99 177 105 065	17,313 18,792 21,163	8,061 9,558 10,246	11,025 14,430 17,914	- - -	38,254 43,019 50,442	2,776 3,689 3,616	4,631 3,929 4,735	20,688 20,996 24,223	244 420 304
		(22.0)	(5.2)	(8.5)	(18.6)	(30.9)		(12.5)	(32.9)	(-15.2)	(1.5)	(71.9)
		(10.8)	(5.9)	(12.6)	(7.2)	(24.1)		(17.3)	(-2.0)	(20.5)	(15.4)	(-27.7)
地產保養管理服務 Real estate maintenance management	2010 2011 2012	569 561 575	70 535 70 937 74 295	8,743 9,898 10,964	7,794 9,107 9,941	6,479 8,120 11,199	- - -	24,385 28,235 33,076	439 348 454	1,807 1,458 1,426	10,430 11,257 12,103	88 -36 102
		(-1.4)	(0.6)	(13.2)	(16.8)	(25.3)		(15.8)	(-20.6)	(-19.3)	(7.9)	(..)
		(2.5)	(4.7)	(10.8)	(9.2)	(37.9)		(17.1)	(30.2)	(-2.2)	(7.5)	(..)
地產經紀及代理以及其他地產服務 Real estate brokerage and agency, and other real estate services not elsewhere classified	2010 2011 2012	1 855 2 395 2 701	23 710 28 240 30 770	8,569 8,894 10,199	267 451 305	4,546 6,309 6,715	- - -	13,869 14,784 17,366	2,337 3,341 3,162	2,825 2,471 3,308	10,258 9,739 12,120	156 456 201
		(29.1)	(19.1)	(3.8)	(69.2)	(38.8)		(6.6)	(43.0)	(-12.5)	(-5.1)	(192.7)
		(12.8)	(9.0)	(14.7)	(-32.4)	(6.4)		(17.5)	(-5.4)	(33.9)	(24.5)	(-55.8)
總計 Total	2010 2011 2012	5 979 6 544 7 052	112 806 113 142 118 308	22,196 22,666 25,272	11,823 13,462 13,983	24,890 28,175 32,286	40,618 55,031 60,188	92,086 99,103 111,692	9,518 15,430 15,406	81,967 102,416 112,094	102,172 118,353 132,689	7,441 15,517 23,798
		(9.4)	(0.3)	(2.1)	(13.9)	(13.2)	(35.5)	(7.6)	(62.1)	(24.9)	(15.8)	(108.5)
		(7.8)	(4.6)	(11.5)	(3.9)	(14.6)	(9.4)	(12.7)	(-0.2)	(9.4)	(12.1)	(53.4)

註釋：括號內的數字表示該年與上年比較的變動百分率。  
- 地產發展計劃的毛利不適用於按收費或以合約形式進行的地產活動。

Notes: Figures in brackets denote percentage changes of the respective year compared with the preceding year.  
- Gross margin of real estate development projects is not applicable for real estate activities on a fee or contract basis.

### 3.2 2012年按總收益劃分的地產活動業的所有機構單位主要統計數字 Principal statistics for all establishments in the real estate activities industry by total receipts, 2012

千港元 (另有註明除外)  
HK\$'000 (unless otherwise specified)

總收益 (千港元) Total Receipts (HK\$'000)	機構單位數目 Number of establishments	就業人數 Number of persons engaged	僱員薪酬 Compensation of employees	雜項物料的消耗， 燃料、電力及用水 費用，以及 維修保養服務 Consumption of sundry supplies; fuels, electricity and water, and maintenance services	雜項營運開支 Miscellaneous operating expenses	地產發展計劃的毛利 Gross margin of real estate development projects	服務及租項收入 Service and rental income	其他業務收益 Other business receipts	盈餘總額 Gross surplus	增加價值 Value added	固定資產的買 賣淨值 Gross additions to fixed assets
< 2,000	4 418	8 744	1,011,120	112,644	1,142,009	-1,554,525	3,025,376	63,273	-958,703	359,629	1,756,481
2,000 - 4,999	998	4 329	1,039,899	111,642	763,502	12,019	2,779,937	105,868	980,768	1,943,745	320,977
5,000 - 9,999	899	7 037	1,842,119	361,920	1,098,490	107,861	5,520,450	134,954	2,386,772	4,278,825	112,240
10,000 - 19,999	186	4 394	1,026,071	235,680	578,924	137,087	2,342,398	153,433	700,607	1,846,040	4,249,191
20,000 - 49,999	156	3 843	953,465	535,566	1,047,204	915,165	3,791,674	171,800	2,289,072	3,581,617	231,792
50,000 +	397	89 961	19,399,215	12,625,326	27,655,652	60,570,144	94,231,781	14,776,645	106,695,566	120,678,984	17,127,530
總計 Total	7 052	118 308	25,271,889	13,982,777	32,285,781	60,187,752	111,691,614	15,405,973	112,094,082	132,688,841	23,798,212

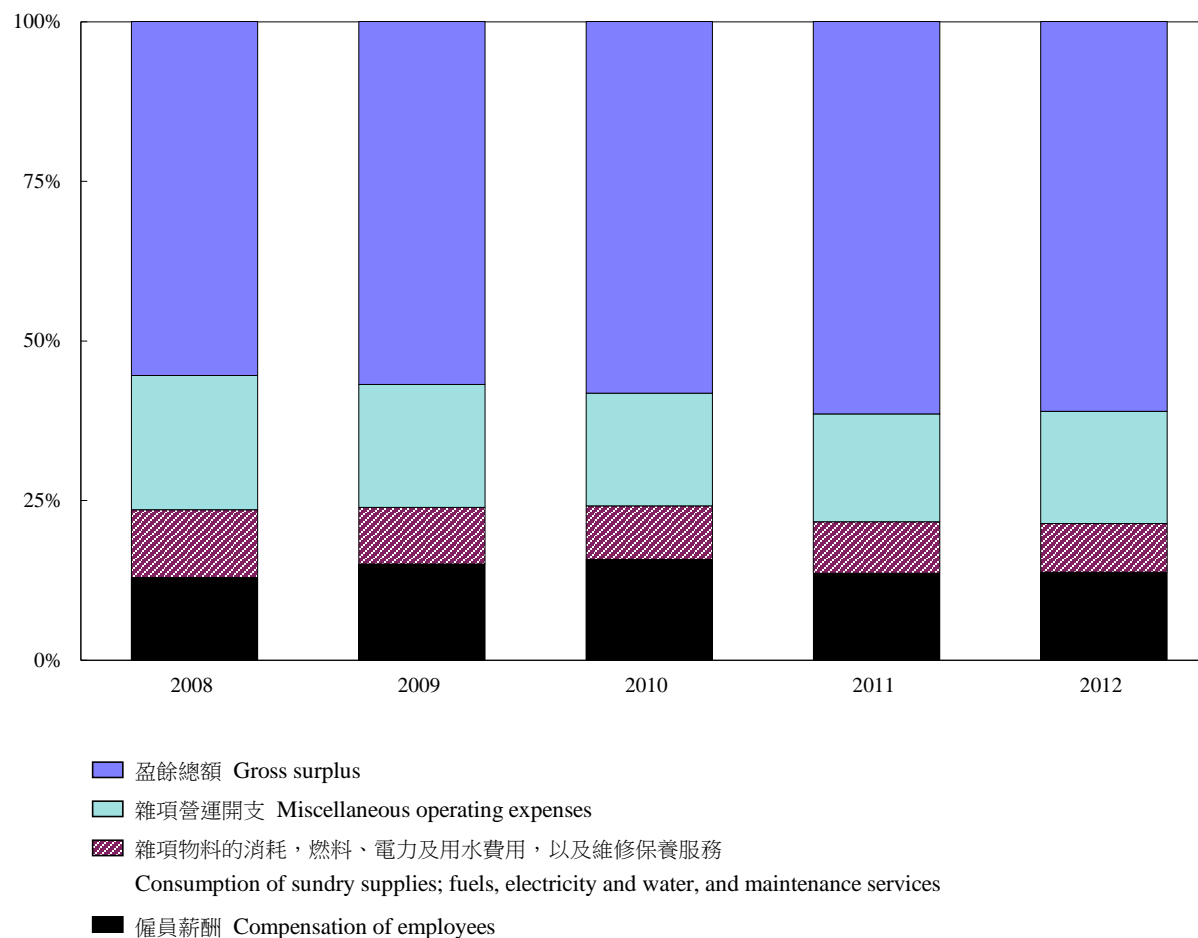
### 3.3 2010年至2012年按行業中類／小類劃分的地產活動業的所有機構單位的選定主要統計項目相對總收益的比率 Ratio of selected items of principal statistics to total receipts for all establishments in the real estate activities industry by industry group/class, 2010 to 2012

百分比(%)

行業中類／小類 Industry Group/Class		僱員薪酬 Compensation of employees	雜項物料的消耗， 燃料、電力及用 水費用，以及 維修保養服務 Consumption of sundry supplies; fuels, electricity and water, and maintenance services	雜項營運開支 Miscellaneous operating expenses	盈餘總額 Gross surplus	增加價值 Value added
地產發展兼／或租賃 Real estate development and/or leasing	2010	5	4	14	76	81
	2011	3	3	11	80	79
	2012	3	3	11	81	81
按收費或以合約形式進行的地產活動 Real estate activities on a fee or contract basis	2010	42	20	27	11	50
	2011	40	20	31	8	45
	2012	39	19	33	9	45
地產保養管理服務 Real estate maintenance management	2010	35	31	26	7	42
	2011	35	32	28	5	39
	2012	33	30	33	4	36
地產經紀及代理以及其他地產服務 Real estate brokerage and agency, and other real estate services not elsewhere classified	2010	53	2	28	17	63
	2011	49	2	35	14	54
	2012	50	1	33	16	59
總計 Total	2010	16	8	18	58	72
	2011	13	8	17	60	70
	2012	13	7	17	60	71



### 3.4 2008年至2012年地產活動業的所有機構單位的選定主要統計項目相對總收益的比率 Ratio of selected items of principal statistics to total receipts for all establishments in the real estate activities industry, 2008 to 2012



#### 4.1 2010年至2012年按樓宇用途劃分的地產發展計劃統計數字 Real estate project statistics by end use of buildings, 2010 to 2012

千港元 (另有註明除外)  
HK \$'000 (unless otherwise specified)

樓宇用途 End Use of Buildings	發展計劃數目 Number of projects	付予承建商的費用 Payments to contractors	建築合約價值 外另行供應的 建築材料及裝置 Building materials and fittings supplied	建築設計及 技術顧問費用 Architectural design and technical consultancy fees	利息支付 Interest payments	發展計劃內 其他支出 Other project expenses	填報年度內發展計劃 累積的總值 Value accrued to projects during reporting period	發展計劃的 地段面積 (千平方米) Land area of projects ('000 sq. m.)	樓宇完成後的 樓面總面積 (千平方米) Gross floor area of buildings when completed ('000 sq. m.)	
住宅樓宇 + Private residential premises +	2010	108	18,241,635	39,057	944,849	1,167,726	1,213,738	48,844,308	1 109	3 665
	2011	198 (83.3)	22,502,450 (23.4)	62,832 (60.9)	1,298,115 (37.4)	2,306,439 (97.5)	2,214,593 (82.5)	73,964,592 (51.4)	1 721 (55.2)	5 839 (59.3)
	2012	174 (-12.1)	27,228,310 (21.0)	168,417 (168.0)	1,316,394 (1.4)	3,040,158 (31.8)	2,233,239 (0.8)	64,397,843 (-12.9)	1 437 (-16.5)	5 282 (-9.6)
寫字樓 Office buildings	2010	13	1,583,002	0	70,474	26,577	71,420	3,078,285	35	389
	2011	10 (-23.1)	438,050 (-72.3)	0 (-)	294,499 (317.9)	14,674 (-44.8)	107,800 (50.9)	1,443,764 (-53.1)	18 (-47.3)	172 (-55.7)
	2012	16 (60.0)	875,113 (99.8)	0 (-)	79,360 (-73.1)	67,413 (359.4)	59,343 (-45.0)	5,827,016 (303.6)	41 (125.2)	471 (173.3)
酒店及旅舍 Hotels and boarding houses	2010	20	691,905	78,651	78,829	89,183	63,879	1,884,785	27	162
	2011	35 (75.0)	1,928,625 (178.7)	5,995 (-92.4)	167,082 (112.0)	435,745 (388.6)	317,045 (396.3)	4,545,071 (141.1)	60 (122.9)	401 (147.0)
	2012	20 (-42.9)	2,427,187 (25.9)	33,001 (450.4)	250,831 (50.1)	243,765 (-44.1)	154,757 (-51.2)	4,105,600 (-9.7)	38 (-36.3)	322 (-19.7)
綜合式商業大廈 Multi-purpose commercial premises	2010	20	3,560,054	456	140,895	36,596	165,834	13,212,727	149	987
	2011	22 (10.0)	2,505,506 (-29.6)	644 (41.1)	132,347 (-6.1)	77,610 (112.1)	171,149 (3.2)	6,762,945 (-48.8)	38 (-74.4)	455 (-53.9)
	2012	21 (-4.5)	2,354,022 (-6.0)	353 (-45.2)	108,958 (-17.7)	210,606 (171.4)	121,438 (-29.0)	21,252,014 (214.2)	61 (59.9)	494 (8.6)
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	2010	6	414,909	0	14,703	26,227	27,355	999,374	14	125
	2011	9 (50.0)	1,507,562 (263.3)	11,633 (-)	43,026 (192.6)	10,583 (-59.6)	74,587 (172.7)	2,097,996 (109.9)	42 (195.9)	362 (189.3)
	2012	10 (11.1)	1,043,086 (-30.8)	152 (-98.7)	34,829 (-19.1)	88,869 (739.7)	81,483 (9.2)	3,175,556 (51.4)	62 (48.4)	486 (34.4)
總計 Total	2010	167	24,491,504	118,165	1,249,750	1,346,310	1,542,225	68,019,479	1 334	5 328
	2011	274 (64.1)	28,882,193 (17.9)	81,105 (-31.4)	1,935,069 (54.8)	2,845,051 (111.3)	2,885,173 (87.1)	88,814,369 (30.6)	1 879 (40.8)	7 229 (35.7)
	2012	241 (-12.0)	33,927,719 (17.5)	201,923 (149.0)	1,790,373 (-7.5)	3,650,810 (28.3)	2,650,261 (-8.1)	98,758,027 (11.2)	1 639 (-12.8)	7 055 (-2.4)

註釋：括號內的數字表示該年與上年比較的變動百分率。  
+ 包括作純住宅用途及商住兩用的樓宇。

Notes: Figures in brackets denote percentage changes of the respective year compared with the preceding year.  
+ Including buildings purely for residential purpose and combined residential and non-residential buildings.

## 4.2 2012年按樓宇完成後的樓面總面積劃分的地產發展計劃統計數字 Real estate project statistics by gross floor area of buildings when completed, 2012

千港元 (另有註明除外)  
HK \$'000 (unless otherwise specified)

樓宇完成後的樓面總面積 (平方米) Gross Floor Area of Buildings When Completed (sq. m.)	發展計劃數目 Number of projects	在填報年度內發展計劃的支出 Project expenses incurred during reporting period						填報年度內發展計劃累積的總值 Value accrued to projects during reporting period	估計地價增值 Estimated land price appreciations	發展計劃的地段面積 (千平方米) Land area of projects ('000 sq. m.)	樓宇完成後的樓面總面積 (千平方米) Gross floor area of buildings when completed ('000 sq. m.)
		總計 Total	付予承建商的費用 Payments to contractors	建築合約價值外另行供應的建築材料及裝置 Building materials and fittings supplied	建築設計及技術顧問費用 Architectural design and technical consultancy fees	利息支付 Interest payments	發展計劃內其他支出 Other project expenses				
< 1 000	17	328,650	268,066	3,554	16,380	21,687	18,964	383,795	113,878	12	13
1 000 - 1 999	6	142,271	119,154	69	6,609	7,712	8,727	117,811	112,357	5	9
2 000 - 2 999	13	402,099	323,752	74	30,926	26,560	20,787	1,248,669	473,641	7	33
3 000 - 4 999	32	1,608,274	1,236,979	485	144,173	96,028	130,608	3,619,262	942,435	34	120
5 000 - 9 999	58	4,666,517	3,661,245	41,506	199,140	408,565	356,063	9,412,683	3,928,213	103	392
10 000 - 19 999	30	2,939,883	2,393,432	42	237,494	132,262	176,653	7,595,911	1,819,056	65	443
20 000 - 49 999	42	9,239,813	7,101,544	6,229	352,854	1,307,491	471,695	19,015,458	14,032,151	335	1 197
50 000 - 99 999	22	12,470,419	10,307,432	149,965	317,471	1,057,865	637,685	30,298,942	26,770,896	505	1 635
100 000 +	21	10,423,159	8,516,114	0	485,326	592,641	829,078	27,065,497	25,838,158	574	3 212
總計 Total	241	42,221,086	33,927,719	201,923	1,790,373	3,650,810	2,650,261	98,758,027	74,030,785	1 639	7 055

### 4.3 2012年按地區劃分的地產發展計劃統計數字 Real estate project statistics by district, 2012

千港元 (另有註明除外)  
HK \$'000 (unless otherwise specified)

地區 District	發展計劃數目 Number of projects	填報年度內發展計劃累積的總值 Value accrued to projects during reporting period	估計地價增值 Estimated land price appreciations	發展計劃的地段面積 (千平方米) Land area of projects ('000 sq. m.)	樓宇完成後的樓面總面積 (千平方米) Gross floor area of buildings when completed ('000 sq. m.)
香港島 Hong Kong Island	95	26,443,879	20,854,212	218	1 180
九龍 Kowloon	86	22,493,343	20,833,306	215	1 533
新界及離島 New Territories and Islands	60	49,820,805	32,343,267	1 207	4 341
總計 Total	241	98,758,027	74,030,785	1 639	7 055

#### 4.4 2012年12月31日按發展計劃進展情況劃分的地產發展計劃地段面積及樓面總面積 Land area and gross floor area of real estate projects by status of project as at 31.12.2012

在2012年12月31日 發展計劃進展情況 Status of Project as at 31.12.2012	發展計劃數目 Number of projects	發展計劃的 地段面積 (千平方米) Land area of projects ('000 sq. m.)	樓宇完成後的 樓面總面積 (千平方米) Gross floor area of buildings when completed ('000 sq. m.)
已完成 Completed	58	331	1 718
興建中 Under construction	183	1 309	5 337
總計 Total	241	1 639	7 055

## 5.1 2010年至2012年建築、測量及工程服務業的所有機構單位主要統計數字 Principal statistics for all establishments in the architectural, surveying and engineering services industry, 2010 to 2012

千港元(另有註明除外) HK\$'000 (unless otherwise specified)					
	機構單位數目 Number of establishments	就業人數 Number of persons engaged	僱員薪酬 Compensation of employees	雜項物料的消耗，燃料、電力及 用水費用，以及維修保養服務 Consumption of sundry supplies; fuels, electricity and water, and maintenance services	建築、測量及工程設計 與顧問諮詢費用 Architectural, surveying and engineering design and consultancy fees
2010	1 761	25 352	8,746,353	291,127	2,389,847
2011	1 745 (-0.9)	26 574 (4.8)	9,835,517 (12.5)	348,861 (19.8)	2,869,984 (20.1)
2012	1 854 (6.2)	25 264 (-4.9)	10,474,836 (6.5)	377,729 (8.3)	2,576,814 (-10.2)

千港元(另有註明除外) HK\$'000 (unless otherwise specified)						
	雜項營運開支 Miscellaneous operating expenses	服務收入 Service income	其他業務收益 Other business receipts	盈餘總額 Gross surplus	增加價值 Value added	固定資產的 買賣淨值 Gross additions to fixed assets
2010	2,391,770	15,513,167	490,132	2,184,202	10,868,768	128,734
2011	2,970,771 (24.2)	17,598,531 (13.4)	377,886 (-22.9)	1,951,284 (-10.7)	11,774,080 (8.3)	213,987 (66.2)
2012	3,890,765 (31.0)	19,354,529 (10.0)	872,967 (131.0)	2,907,352 (49.0)	13,043,513 (10.8)	-449,309 (..)

註釋：括號內的數字表示該年與上年比較的變動百分率。

Note: Figures in brackets denote percentage changes of the respective year compared with the preceding year.

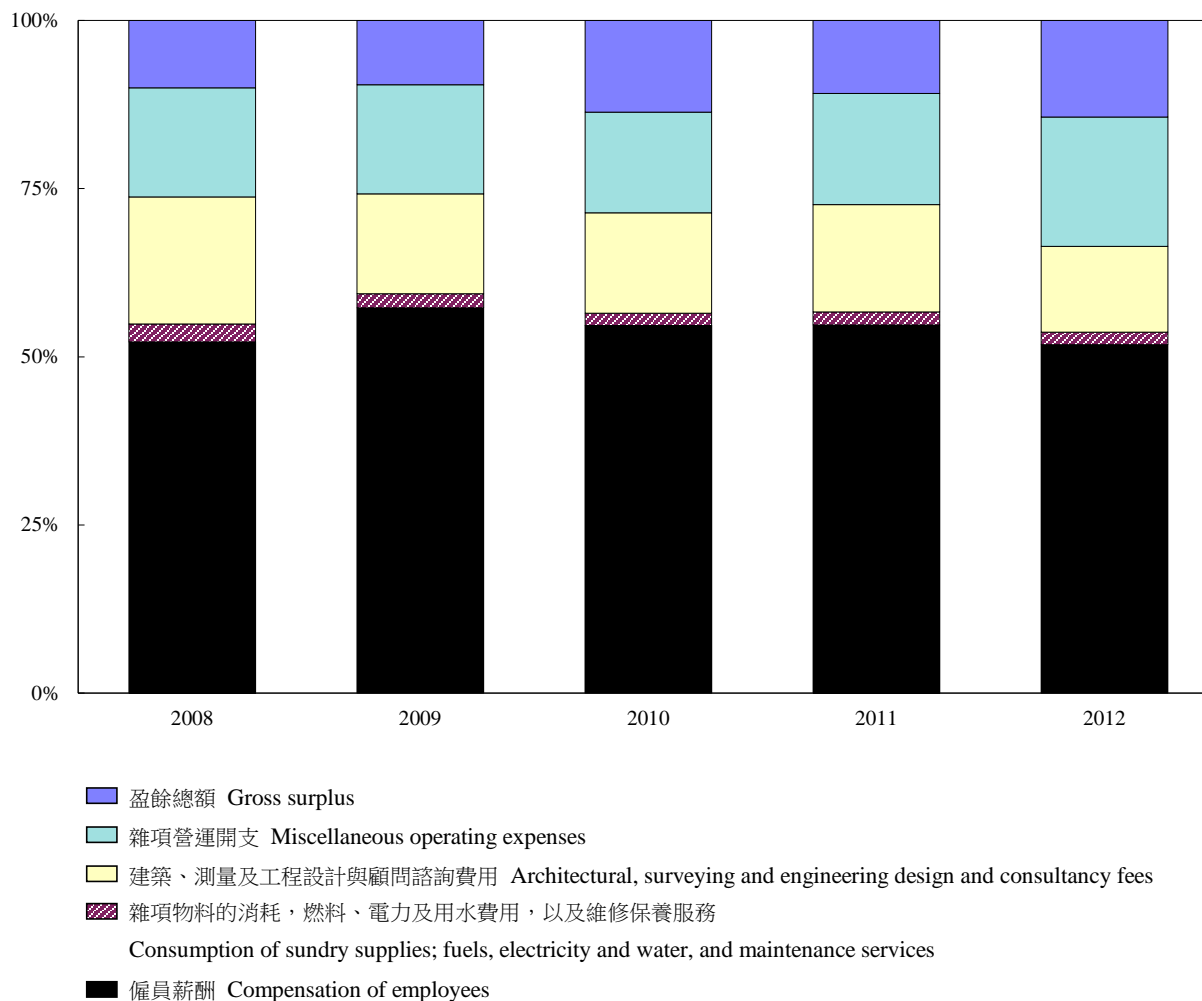
## 5.2 2012年按總收益劃分的建築、測量及工程服務業的所有機構單位主要統計數字

### Principal statistics for all establishments in the architectural, surveying and engineering services industry by total receipts, 2012

千港元 (另有註明除外)  
HK\$'000 (unless otherwise specified)

總收益 (千港元) Total Receipts (HK\$'000)	機構單位數目 Number of establishments	就業人數 Number of persons engaged	僱員薪酬 Compensation of employees	雜項物料的消耗， 燃料、電力及用 水費用，以及 維修保養服務 Consumption of sundry supplies; fuels, electricity and water, and maintenance services	建築、測量及 工程設計與 顧問諮詢費用 Architectural, surveying and engineering design and consultancy fees	雜項營運開支 Miscellaneous operating expenses	服務收入 Service income	其他業務 收益 Other business receipts	盈餘總額 Gross surplus	增加價值 Value added	固定資產的 買賣淨值 Gross additions to fixed assets
< 2,000	1 011	1 931	268,484	54,484	76,106	271,904	579,310	1,804	-89,863	177,858	-296,634
2,000 - 4,999	406	1 699	537,824	48,061	175,753	269,909	1,314,586	30,014	313,054	850,441	-199,146
5,000 - 9,999	232	1 613	510,814	35,056	102,942	189,719	1,467,531	81,137	710,136	1,223,236	12,503
10,000 - 19,999	78	1 796	602,320	18,383	40,483	207,399	1,057,468	21,978	210,861	806,132	-71,341
20,000 - 49,999	75	2 683	1,271,169	26,517	436,283	559,246	2,409,703	67,543	184,032	1,455,327	22,664
50,000 +	52	15 542	7,284,225	195,229	1,745,248	2,392,589	12,525,931	670,491	1,579,132	8,530,519	82,645
總計 Total	1 854	25 264	10,474,836	377,729	2,576,814	3,890,765	19,354,529	872,967	2,907,352	13,043,513	-449,309

### 5.3 2008年至2012年建築、測量及工程服務業的所有機構單位的選定主要統計項目相對總收益的比率 Ratio of selected items of principal statistics to total receipts for all establishments in the architectural, surveying and engineering services industry, 2008 to 2012





## 6 2012年按行業主類／中類劃分的選定主要統計數字相對標準誤差及置信區間 Relative standard errors and confidence intervals of selected principal statistics by industry section/group, 2012

百萬港元（另有註明除外）  
HK\$ million (unless otherwise specified)

行業主類／中類 Industry section/group	僱員薪酬 Compensation of employees		雜項物料的消耗，燃料、 電力及用水費用， 以及維修保養服務 Consumption of sundry supplies; fuels, electricity and water, and maintenance services			業務收益 <sup>@</sup> Business receipts <sup>@</sup>			增加價值 Value added	
	相對標準誤差	95% 置信區間	相對標準誤差	95% 置信區間	相對標準誤差	95% 置信區間	相對標準誤差	95% 置信區間		
	Relative standard error	95% confidence interval	Relative standard error	95% confidence interval	Relative standard error	95% confidence interval	Relative standard error	95% confidence interval		
	(%)		(%)		(%)		(%)			
建造業 * Construction *	6.28	55,317.9 - 70,847.3	6.21	46,842.1 - 59,816.3	4.00	218,363.8 - 255,489.3	5.63	65,727.4 - 82,039.7		
地產活動業 Real Estate Activities Industry	3.18	23,698.3 - 26,845.4	5.05	12,598.4 - 15,367.1	4.98	100,786.6 - 122,596.6	3.87	122,618.0 - 142,759.7		
建築、測量及 工程服務業 Architectural, Surveying and Engineering Services Industry	2.88	9,884.4 - 11,065.2	5.75	335.2 - 420.3	3.69	17,956.4 - 20,752.6	4.11	11,993.5 - 14,093.5		

- 註釋：
- \* 建造業的僱員薪酬亦包括付予只供應勞工的分判承建商費用。
  - @ 業務收益指建造業的建造工程總值，或地產活動業的服務及租項收入，或建築、測量及工程服務業的服務收益。
  - 相對標準誤差為一統計量數，顯示估計數值的相對精確性。相對標準誤差越低，估計數值則越精確。
  - 統計變數的95%置信區間的上下限分別在樣本估計值之上及之下相距兩個標準誤差。若以同樣方法抽取同樣大小的樣本，每個樣本計算其置信區間，可預期當中有百分之九十五個置信區間將包含變數的實際值。
  - 本統計表所列出的相對標準誤差及95%置信區間只根據填報機構單位的資料而計算。

- Notes:
- \* Compensation of employees also includes payments to labour-only sub-contractors in the case of construction sector.
  - @ Business receipts refers to gross value of construction works performed in the case of construction sector; service and rental income in the case of real estate activities industry; and service income in the case of architectural, surveying and engineering services industry.
  - The relative standard error is a statistical measure used to indicate the relative precision of an estimate. The smaller the relative standard error, the more precise is the value of the estimate.
  - A 95% confidence interval for a statistical variable is bounded by upper and lower limits which are two standard errors respectively above and below the sample estimate. If similar confidence intervals are constructed for different samples of the same size selected using the same sampling method, one would expect that 95% of them will cover the true value of the variable.
  - Both the relative standard errors and the 95% confidence intervals given in this table have been computed on the basis of reporting establishments only.

## 2011 年至 2012 年按行業主類 ／中類劃分的所有機構單位 主要統計數字（折舊及攤銷 計算在內）

## Principal statistics for all establishments by industry section/group (incorporating depreciation and amortisation), 2011 to 2012

由 2010 年統計期開始，政府統計處透過「經濟活動按年統計調查」搜集折舊資料，以優化營運成本統計數字的涵蓋面。再者，由 2011 年統計期開始，攤銷數字連同折舊數字亦開始搜集。本附件提供包含折舊及攤銷資料的按行業主類／中類劃分的所有機構單位的業務表現及營運特色的主要統計數字。2011 年至 2012 年的主要結果載列於第 31 頁的表 A1。

Starting from the reference year of 2010, the Census and Statistics Department collected data on depreciation through the Annual Survey of Economic Activities (ASEA) with a view to enhancing the coverage of the statistics on operating cost. Furthermore, starting from the reference year of 2011, amortisation data was also collected together with depreciation data. Key statistics on business performance and operating characteristics for all establishments by industry section/group with depreciation and amortisation data incorporated are provided in this Annex. The key findings for 2011 to 2012 are presented in Table A1 on page 31.

**A1 2011年至2012年按行業主類／中類劃分的所有機構單位主要統計數字（折舊及攤銷計算在內）**  
**Principal statistics for all establishments by industry section/group (incorporating depreciation and amortisation), 2011 to 2012**

千港元 (另有註明除外)  
HK\$'000 (unless otherwise specified)

行業主類／中類 Industry Section/Group	機構單位 數目 Number of establish- ments	就業人數 Number of persons engaged	僱員薪酬 Compensation of employees	雜項物料的 消耗，燃料、 電力及用水 費用，以及 維修保養服務 Consumption of materials and supplies; fuels, electricity and water, and maintenance services	連工包料的分判 承建商費用／ 建築、測量及 工程設計與顧問 諮詢費用 Payment for sub- contract works rendered by fee sub-contractors / Architectural, surveying and engineering design and consultancy fees	雜項營運開支 <sup>(1)</sup> Miscellaneous operating expenses <sup>(1)</sup>	業務收益 <sup>@</sup> Business receipts <sup>@</sup>	地產發展 計劃的毛利 Gross margin of real estate development projects	其他業 務收益 Other business receipts	盈餘總額 <sup>(1)</sup> Gross surplus <sup>(1)</sup>	增加價值 Value added	固定資產的 買賣淨值 Gross additions to fixed assets
建造業 * Construction *	2011 23 417	170 345	50,625,074	44,400,107	91,082,785	18,701,176	214,976,995	-	5,386,054	15,553,907	65,406,316	1,521,053
	2012 22 309	184 563	63,082,625	53,329,240	100,133,371	21,079,528	236,926,550	-	13,101,483	12,403,269	73,883,556	2,264,880
地產活動業 Real Estate Activities Industry	2011 6 544	113 142	22,665,668	13,461,879	-	30,805,852	99,102,985	55,030,829	15,430,428	99,785,791	118,352,687	15,517,069
	2012 7 052	118 308	25,271,889	13,982,777	-	33,996,645	111,691,614	60,187,752	15,405,973	110,383,218	132,688,841	23,798,212
建築、測量及工程服務業 Architectural, Surveying and Engineering Services Industry	2011 1 745	26 574	9,835,517	348,861	2,869,984	3,103,095	17,598,531	-	377,886	1,818,960	11,774,080	213,987
	2012 1 854	25 264	10,474,836	377,729	2,576,814	4,059,034	19,354,529	-	872,967	2,739,083	13,043,513	-449,309

註釋： \* 建造業的僱員薪酬亦包括付予只供應勞工的分判承建商費用。  
@ 業務收益指建造業的建造工程總值，或地產活動業的服務及租項收入，  
或建築、測量及工程服務業的服務收益。

(1) 折舊及攤銷已計算在內。

Notes: \* Compensation of employees also includes payments to labour-only sub-contractors in the case of construction sector.  
@ Business receipts refers to gross value of construction works performed in the case of construction sector; service and rental income in the case of real estate activities industry; and service income in the case of architectural, surveying and engineering services industry.  
(1) Depreciation and amortisation have been incorporated.

## 統計調查方法

## Survey Methodology

### 2012年經濟活動按年統計調查

#### 背景

政府統計處由2009年統計期起推行「經濟活動按年統計調查」，結合及取代以往就不同主要經濟行業進行的按年經濟統計調查<sup>1</sup>，以達致更協調及流暢的統計調查程序。

「2012年經濟活動按年統計調查」於2013年1月至10月期間進行。不同主要經濟行業的統計調查結果載列在這項統計調查下同一系列有關不同主要經濟行業的報告內。

<sup>1</sup> 包括：

- (a) 工業生產按年統計調查 (於1973年度首次進行及之後由1976至2008年度每年進行)
- (b) 屋宇建築、建造及地產業按年統計調查 (於1979年度首次進行及之後由1981至2008年度每年進行)
- (c) 運輸及有關服務按年統計調查 (於1980至2008年度每年進行)
- (d) 批發、零售、進口與出口貿易、食肆及酒店按年統計調查 (於1977年度首次進行及之後由1979至2008年度每年進行)
- (e) 倉庫業、通訊業、財務業、保險業及商用服務業按年統計調查 (於1980年度首次進行及之後由1982至2008年度每年進行)
- (f) 銀行、接受存款公司、有限牌照銀行及外地銀行代表辦事處按年統計調查 (於1980年度首次進行及之後由1982至2008年度每年進行)

### 2012 Annual Survey of Economic Activities

#### Background

The Census and Statistics Department (C&SD) introduced the Annual Survey of Economic Activities (ASEA) starting from the reference year of 2009 as an integrated survey in place of the annual economic surveys<sup>1</sup> on different major economic sectors conducted in past years, with a view to achieving further harmonisation and streamlining of survey processes.

The 2012 ASEA was conducted during January to October 2013. The survey results in respect of different major economic sectors are published in the reports on different major economic sectors of the same series under the survey.

<sup>1</sup> Including :

- (a) Annual Survey of Industrial Production (first conducted for 1973 round and then for each of the years from 1976 to 2008)
- (b) Annual Survey of Building, Construction and Real Estate Sectors (first conducted for 1979 round and then for each of the years from 1981 to 2008)
- (c) Annual Survey of Transport and Related Services (conducted for each of the years from 1980 to 2008)
- (d) Annual Survey of Wholesale, Retail and Import and Export Trades, Restaurants and Hotels (first conducted for 1977 round and then for each of the years from 1979 to 2008)
- (e) Annual Survey of Storage, Communication, Financing, Insurance and Business Services (first conducted for 1980 round and then for each of the years from 1982 to 2008)
- (f) Annual Survey of Banks, Deposit-taking Companies, Restricted Licence Banks and Representative Offices of Foreign Banks (first conducted for 1980 round and then for each of the years from 1982 to 2008)

### 統計調查目的

「經濟活動按年統計調查」旨在提供統計資料用作量度不同經濟行業的業務表現和營運特色，以及評估它們對本地生產總值的貢獻。統計調查結果對政府及私營機構在制定政策及作出決策方面，十分有用。

### 有關法例

「經濟活動按年統計調查」是根據《普查及統計條例》（香港法例第 316 章）第 3 部進行，並已在香港特別行政區政府憲報於 2009 年 11 月 6 日所刊登的 2009 年第 218 號法律公告上宣布作為一項強制性統計調查。條例規定，政府統計處必須對所有搜集得來可分辨個別機構的資料嚴加保密及只作統計用途，日後只發表整體性的資料，而不會顯示個別機構的資料。

### Objectives

The ASEA aims to provide statistical information for gauging the business performance and operating characteristics of different economic sectors and for evaluating their contribution to Hong Kong's Gross Domestic Product. The survey results are useful to both the Government and the private sector in formulating policies and making decisions.

### Legislation

The ASEA is conducted under Part III of the Census and Statistics Ordinance (Chapter 316 of the Laws of Hong Kong). It was notified as a mandatory statistical survey in Legal Notice 218 of 2009 in the Government of the HKSAR Gazette of November 6, 2009. The Ordinance stipulates that all collected information which may enable identification of individual establishments should be kept in strict confidence and be used solely for statistical purposes. Only aggregate information, which does not reveal details of individual establishments, will be released.

### 行業分類

這項統計調查採用「香港標準行業分類」作抽選樣本、數據搜集及發布統計調查結果。這個行業分類是以聯合國的「國際標準產業分類」為藍本，配合本地情況作出編訂，從而反映本港經濟結構。

政府統計處就「香港標準行業分類」不時予以檢討，以反映香港經濟產業結構的變化和新興經濟活動的出現。「香港標準行業分類 1.1 版」於 2001 年推行，為了使「香港標準行業分類」更能反映本地經濟活動的最新情況，並改善官方統計數字的國際可比性，以便利不同的使用者，「香港標準行業分類」在 2008 年已全面作出修訂。已修訂的「香港標準行業分類」（即「香港標準行業分類 2.0 版」）於 2008 年 10 月公布。由 2009 年統計期開始，政府統計處已在不同的統計調查相繼採用「香港標準行業分類 2.0 版」。有關修訂「香港標準行業分類」的詳情，讀者可參閱刊載於《香港統計月刊》2008 年 11 月號的「修訂「香港標準行業分類」」的專題文章。

「經濟活動按年統計調查」已於 2009 年統計期起開始使用「香港標準行業分類 2.0 版」，取代過往的按年經濟統計調查所使用的「香港標準行業分類 1.1 版」。為維持「香港標準行業分類 2.0 版」實施前及實施後數據的連貫性和可比性，政府統計處已按「香港標準行業分類 2.0 版」重新編製回溯至 2005 年的統計調查結果。本報告內的行業分類及所有數字均以「香港標準行業分類 2.0 版」為依據。如有需要，政府統計處可提供回溯至 2005 年度的較闊分類的層面數字。

### Classification of Industries

The Hong Kong Standard Industrial Classification (HSIC) has been adopted in the survey for sample selection, data collection and dissemination of survey results. The HSIC is devised by using the United Nations' International Standard Industrial Classification as the framework, with local adaptation to reflect the structure of the Hong Kong economy.

The HSIC is reviewed from time to time to reflect significant changes in the structure of the Hong Kong economy and the emergence of new economic activities. HSIC Version 1.1 was implemented in 2001 and in order to bring HSIC more up-to-date on local economic activities as well as to foster international comparability of official statistics for different users, a full-scale revision exercise was completed in 2008. The revised HSIC, i.e. HSIC Version 2.0, was released in October 2008. HSIC Version 2.0 has been used progressively in different surveys by the C&SD starting from the reference year of 2009. Readers may refer to the feature article "Revision of the Hong Kong Standard Industrial Classification" published in the November 2008 issue of the *Hong Kong Monthly Digest of Statistics* for more details on the revision of HSIC.

HSIC Version 2.0 has been used in ASEA starting from the reference year of 2009, to replace HSIC Version 1.1 used in previous rounds of annual economic surveys. To maintain data continuity and comparability before and after implementation of HSIC Version 2.0, the C&SD has re-compiled survey results dating back to 2005 in accordance with HSIC Version 2.0. The industrial classification and all figures given in this report were based on HSIC Version 2.0. Figures at broader levels of classification for earlier years back to 2005 are available from the C&SD upon request.

### 統計調查範圍

這項統計調查涵蓋「香港標準行業分類 2.0 版」內下列主要經濟活動的機構單位：

- (a) 工業；
- (b) 屋宇建築、建造及地產業；
- (c) 進出口貿易、批發及零售業以及住宿及膳食服務業；
- (d) 運輸、倉庫及速遞服務業；
- (e) 資訊及通訊、金融及保險、專業及商用服務業；以及
- (f) 社會及個人服務業。

### 抽樣框及樣本設計

這項統計調查中不同經濟行業的抽樣框及樣本設計大致相同。然而，由於一些行業的運作模式較特殊，故就這些經濟活動使用了特設的抽樣框及樣本設計。這章節只詳述本報告所涵蓋的屋宇建築、建造及地產業的情況。

### Survey Coverage

The survey covers establishments engaging in the following major economic activities under HSIC Version 2.0:

- (a) industrial sector;
- (b) building, construction and real estate sectors;
- (c) import/export, wholesale and retail trades, and accommodation and food services sectors;
- (d) transportation, storage and courier services sectors;
- (e) information and communications, financing and insurance, professional and business services sectors; and
- (f) social and personal services sectors.

### Sampling Frame and Sample Design

The sampling frame and sample design for different economic sectors are generally similar in the survey. Nevertheless, owing to specific trade practices in some cases, customised sampling frame and sample design are adopted for some economic activities. This section provides only the details in respect of the building, construction and real estate sectors which are covered by this report.

建造業包括所有新建築工程、土木工程，以及修葺及保養服務。然而，統計調查不包括由政府直屬僱員所進行的建造工程，這些工程所涉及的金額一般微不足道，因為公共工程主要由私人承建商進行。基於數據搜集的實際考慮，統計調查亦不包括那些只供應勞工的分判承建商，這類承建商只提供人力以按件論值方式承接建造工程，而其工程價值已計算在判出工程的承建商的工程總值內。另一方面，提供分判工程所需的建築材料／器械、人力及其他輔助服務的連工包料分判承建商，則包括在統計調查內。

統計調查亦包括所有在統計年度從事地產發展的機構單位。地產發展是指在統計期間有開展建造工程的作發售或租賃用途的私人發展計劃。不過，純粹或主要供本身使用的地產發展或純粹為持有土地而成立的公司，則不包括在內。

至於地產租賃、地產經紀及代理及地產保養管理服務業，統計調查只包括就業人數為兩人或以上的機構單位，以及地產企業的附屬機構。其他小型機構單位，大部分為自營作業或以散工形式經營，則不包括在內，這是由於以機構單位為對象的統計調查不能對這些小型機構單位作出全面統計。

The construction sector included all new architectural and civil engineering works, as well as repair and maintenance services. However, the survey did not cover construction works undertaken by direct employees of the Government, the value of which is generally trivial as public works projects are mainly carried out by private contractors. For practical consideration in data collection, the survey also did not cover labour-only sub-contractors who only provided labour on a job-to-job basis, but their output was implicitly included in that of contractors commissioning their services. On the other hand, fee sub-contractors, who had to furnish the necessary building materials/plant, labour and other support services required for the construction works sub-contracted to them, were covered.

The survey also covered all establishments that had been engaged in real estate development during the reference year. Real estate development referred to private development projects on properties that were intended for sale or lease and for which construction works were undertaken during the survey reference period. However, real estate development purely or predominantly for own use and firms set up purely for land holding were excluded.

For real estate leasing, real estate brokerage and agency and real estate maintenance management services, only those establishments engaging two or more persons and those which were subsidiaries of real estate enterprises were included. The other small undertakings, mostly self-employed persons, or persons operating on a casual basis, were excluded as they could not be adequately enumerated in an establishment-type enquiry.



屋宇建築、建造及地產業的抽樣框主要是以政府統計處備存的機構單位記錄庫為基礎。此記錄庫根據商業登記署的資料進行更新。一般而言，抽樣框內的機構單位是先以行業分層，然後在每個行業分層內，再以機構單位的就業人數劃分成多個行業／就業人數的分層。每個行業／就業人數分層所抽取的樣本規模是依照內曼配置方式，按個別行業估計增加價值的期望精確程度而決定。經隨機選出一間機構單位作開端後，個別機構單位便有系統地以等距方式被抽選。為了編製更詳細的統計數字，統計調查亦較全面地涵蓋地產發展商和建築地盤的主要承建商。

The sampling frame for the building, construction and real estate sectors was mainly based on the Central Register of Establishments maintained by the C&SD and updated by reference to records of the Business Registration Office. In general, the establishments in the sampling frame were first stratified by industry and, within each industry stratum, by employment size of establishments to form a number of industry/employment size strata. The sample size for each industry/employment size stratum was determined by Neyman's allocation according to a desired level of precision for the estimated value added for individual industries. Individual establishments were systematically selected at a uniform interval after an establishment was randomly selected as a start. Real estate developers and main contractors at construction sites were more comprehensively covered in the survey in order to facilitate the compilation of more refined statistics.

### 統計期

這項統計調查搜集2012年內或由2012年1月1日至2013年3月31日期間任何連續12個月的資料，視乎個別機構單位的會計慣例而定。至於在上述界定的會計期間開業或停業的機構單位，只會搜集其經營業務期間的數據。

### Survey Reference Period

Data collected in the survey referred to the calendar year 2012, or any consecutive 12-month period between 1 January 2012 and 31 March 2013 according to the accounting practice of individual establishments. For establishments which commenced or ceased operation within their respective accounting periods defined above, data collected were for that part of the period during which the establishments were in operation.

### 資料搜集

統計調查問卷包括兩部分：主要部分搜集基本資料，而補充部分搜集有關特定課題的較詳細資料。統計調查問卷由2013年1月起以郵件及／或電郵方式寄予選定的機構單位，要求他們於2013年5月底前交回填妥的問卷。本處職員於2013年3月開始以電話聯絡或造訪個別機構單位，協助受訪者填報問卷，或收回填妥的問卷。本處在統計調查的不同階段發出備忘提示函件，促請受訪者及早交回問卷。

### 資料處理

填妥交回的問卷，須由統計員詳細審核及電腦確證後才製表。審核程序包括查核填報的資料是否完整無缺、前後一致以及確實可信。如填報的數據含糊或前後不一致，則致電或造訪有關機構單位進行查證。錯誤填報的數據會盡可能根據有關機構單位其後提供的資料作出更正。

### Data Collection

The survey questionnaire comprised two parts: the main part collected basic data and the supplementary part collected more detailed data on specific topics. Survey questionnaires were sent out by post and / or via electronic mails starting from January 2013 to the selected establishments requesting them to return completed questionnaires by the end of May 2013. In March 2013, staff of the C&SD started to make telephone contacts with or visit individual establishments to assist respondents in completing questionnaires or to collect completed ones. Reminder letters were issued during different stages of the survey to urge respondents to respond early.

### Data Processing

Completed questionnaires received were subject to thorough checking by statistical staff and detailed computer-based validation checks before tabulation. Such checking covered completeness of entries, consistency among data items and credibility of reported data. Where there seemed to be dubious entries or inconsistencies in the reported data, clarification was made with respondents by telephone or field verification visits. Reporting errors were rectified with information provided by respondents as far as possible.

### 點算結果

「2012年經濟活動按年統計調查」一共從屋宇建築、建造及地產業中選出約1 200間機構單位作訪問。截至2013年10月底，填妥及交回問卷的機構單位約有840間。從選出的機構單位中扣除在統計調查點算期間無法追尋的機構單位，或在統計期內從未經營或不屬於本報告所涵蓋行業範圍內的機構單位後，在該統計調查中與前述行業有關的整體回應率為84%。根據「2012年經濟活動按年統計調查」的結果，於統計期間在屋宇建築、建造及地產業內經營的機構單位總數估計約為31 220間。

### Enumeration Results

Some 1 200 establishments in the building, construction and real estate sectors were selected for enumeration in the 2012 ASEA. By the end of October 2013, some 840 establishments had returned completed questionnaires. Excluding those selected establishments which were untraceable during the survey enumeration period, or were found to have never operated during the survey reference period or to have fallen outside the scope of the sectors covered in this report, the response rate of the survey pertaining to the aforementioned sectors as a whole was 84%. According to the results of the 2012 ASEA, the total number of establishments which operated in the building, construction and real estate sectors during the survey reference period was estimated to be about 31 220.

## 行業分類

## Industrial Classification

行業主類／大類／中類／小類	Industry Section/ Division/ Group/ Class	香港標準行業 分類2.0版譯碼 <sup>(1)</sup> HSIC Version 2.0 Code <sup>(1)</sup>
<b>建造業</b>	<b>Construction</b>	
<b>樓房的建造</b>	<b>Construction of buildings</b>	<b>41</b>
<ul style="list-style-type: none"> <li>● 建築物上蓋建造</li> <li>● 結構鋼架工程</li> <li>● 其他樓房新建造工程</li> <li>● 建築物結構更改及加建工程</li> <li>● 小型建築物興建</li> <li>● 臨時建築物興建</li> <li>● 綜合及其他雜項樓房新建造工程</li> </ul>	<ul style="list-style-type: none"> <li>● Erection of architectural superstructures</li> <li>● Structural steel framework erection</li> <li>● Other new building construction works</li> <li>● Structural alteration and addition works</li> <li>● Erection of minor architectural superstructures</li> <li>● Erection of temporary structures</li> <li>● Combined and other miscellaneous new building construction works</li> </ul>	<ul style="list-style-type: none"> <li>411</li> <li>412</li> <li>419</li> <li>419100</li> <li>419200</li> <li>419300</li> <li>419900</li> </ul>
<b>土木工程</b>	<b>Civil engineering</b>	<b>42</b>
<ul style="list-style-type: none"> <li>● 土木工程項目的修建</li> <li>● 雜項土木工程</li> </ul>	<ul style="list-style-type: none"> <li>● Construction of civil engineering projects</li> <li>● Miscellaneous civil engineering works</li> </ul>	<ul style="list-style-type: none"> <li>421</li> <li>422</li> </ul>
<b>專門建造活動</b>	<b>Specialised construction activities</b>	<b>43</b>
<ul style="list-style-type: none"> <li>● 建築物清拆</li> <li>● 地盤預備工程</li> <li>● 地盤開拓及整理</li> <li>● 地基工程</li> <li>● 地盤勘探</li> <li>● 挖泥工程</li> <li>● 地盤的綜合及其他預備工程</li> <li>● 電器設備安裝及保養</li> <li>● 通風、燃氣及水務設備系統安裝及保養活動</li> <li>● 其他建築設施安裝及保養</li> </ul>	<ul style="list-style-type: none"> <li>● Demolition</li> <li>● Site preparation</li> <li>● Site formation and clearance</li> <li>● Foundation works</li> <li>● Site investigation</li> <li>● Excavation work</li> <li>● Combined and other site preparation works</li> <li>● Electrical equipment installation and maintenance</li> <li>● Ventilation, gas and water fitting installation and maintenance activities</li> <li>● Other construction installation and maintenance</li> </ul>	<ul style="list-style-type: none"> <li>4311</li> <li>4312</li> <li>431201</li> <li>431202</li> <li>431203</li> <li>431204</li> <li>431299</li> <li>4321</li> <li>4322</li> <li>4329</li> </ul>

## 附錄乙 (續)

## Appendix B (cont'd)

<u>行業主類／大類／中類／小類</u>	<u>Industry Section/ Division/ Group/ Class</u>	<u>香港標準行業 分類2.0版譯碼<sup>(1)</sup></u> <b>HSIC Version 2.0 Code<sup>(1)</sup></b>
● 樓房裝飾、修葺及保養	● Decoration, repair and maintenance for buildings	4391
● 樓房內部裝設、裝飾及修葺	● Interior fitting, decoration and repairs for buildings	439101
● 樓房外部翻新及修葺	● Exterior renovation and repairs for buildings	439102
● 樓房內部及外部裝設、裝飾、翻新及修葺的綜合工程	● Combination of interior fitting, decoration and exterior renovation and repairs for buildings	439199
● 其他一般竣工前的修整及專門建造工程	● Other general finishing and specialised construction works	4399
<b>地產活動</b>	<b>Real estate activities</b>	
● 地產活動	● Real estate activities	68
● 涉及自置或租賃物業的地產活動	● Real estate activities with own or leased property	681
● 地產發展	● Real estate development	6811
● 地產租賃	● Real estate leasing	6812
● 地產發展兼租賃	● Real estate development with leasing	6813
● 按收費或以合約形式進行的地產活動	● Real estate activities on a fee or contract basis	682
● 地產經紀及代理	● Real estate brokerage and agency	6821
● 地產保養管理服務	● Real estate maintenance management	6822
● 其他地產服務	● Other real estate services not elsewhere classified	6829
<b>建築、測量及工程服務</b>	<b>Architectural, surveying and engineering services</b>	
● 與建造及地產活動相關的建築、測量及工程服務	● Architectural, surveying and engineering services related to real estate and construction	711

註釋: (1) 有關香港標準行業分類的描述，請參閱第34頁。

Note: (1) Please refer to page 34 for the description of HSIC.

## 用語及定義

## Terms and Definitions

### 統計單位

### Statistical units

#### 機構單位

#### Establishment

一間機構單位原則上是指在單一擁有權或控制權下，在單一地點從事一種或主要從事一種經濟活動的經濟單位。就建造業的情況而言，基於實際理由，對單一地點的要求可予放寬。

An establishment is ideally an economic unit which engages, under a single ownership or control, in one or predominantly one kind of economic activity at a single physical location. In the context of construction, the requirement of a single physical location is relaxed for practical purposes.

倘在同一管理下有關不同活動或不同地點的個別數字並不齊備，則合併的資料亦予接納。在這情況下，該填報單位視為一間機構單位。

Where separate figures relating to different activities or different locations under the same management are not available, a combined return is accepted and in this case, the reporting unit is treated as an establishment.

#### 建築地盤

#### Construction site

建築地盤是指在單一劃定的地點（最少擁有相當面積），而在該地點內進行一項或多項階段或工序的建造工程，例如地盤開拓、打樁、沉箱及建築物上蓋建造工程。此類工程與在現有樓宇及建築物內進行裝設、裝飾及其他建造工程有所不同，是由於地盤內的樓宇及建築物屬於未完成的建築物，因而未獲發給「竣工證明書」或「佔用許可證」（亦稱入伙紙），且未能就原定用途即時使用。

A construction site refers to a demarcated locality (of an appreciable area at the least) where one or more major stages or processes of building/construction works, such as site formation, piling, caissons and superstructure erection, are being carried on. It differs from fitting, decoration and other construction works done on erected buildings and structures in that the entire building/structure in the construction site in question, being unfinished, is not issued with a Certificate of Completion/Occupation Permit and is as yet not ready for use according to its intended purposes.

#### 發展計劃

#### Project

地產發展計劃是指將土地發展及／或將現有樓宇拆卸重建成新物業作出售或租賃用途。若已開展的發展計劃只涉及建造工程前的籌備工作，則該計劃不視為在積極進行中。

A real estate development project is concerned with the development of land and/or redevelopment of existing premises into a new form of property for sale or lease. A development project is not regarded as active if the works that have been initiated relate only to pre-construction preparation.

**建造業**

**Construction sector**

**就業人數**

**Number of persons directly engaged**

等於 在職東主、在職合夥人及無酬家屬幫工人數

equals number of working proprietors, active partners and unpaid family workers

加 直接僱員人數，包括操作工人及其他僱員人數

plus number of direct employees, comprising operatives and other employees

在建造業，將部分工程工序分判給一些只供應勞工的分判商的情況是很普遍。建造業機構單位的就業人數的數字，並不包括那些只供應勞工的分判商的勞動投入數字。

Sub-contracting of part of the construction works to labour-only sub-contractors is a common practice in the construction sector. The figures of number of persons directly engaged in the construction establishments do not include the labour input of the labour-only sub-contractors.

**僱員薪酬及付予只供應勞工的分判承建商費用**

**Compensation of employees and payments to labour only sub-contractors**

等於 直接僱員的薪酬（包括付予操作工人及其他僱員工資及薪金、僱員實質利益費用及僱主為僱員提供社會保障的費用，以及任何以股份為基礎的支出）

equals remuneration to direct employees (comprising wages and salaries to operatives and other employees; payments in kind and employer's social security expenditure as well as any share-based payments)

加 付予只供應勞工的分判承建商費用

plus payments to labour-only sub-contractors

**總收益**

**Total receipts**

等於 建造工程總值

equals gross value of construction works performed

加 其他業務收益

plus other business receipts

**建造工程總值**

**Gross value of construction works performed**

等於 主要承建商的所有下列工程的建造總值

equals construction works performed as main contractor at

- i. 建築地盤工程
- ii. 小規模新建造工程
- iii. 在現有樓宇及建築物內進行的工程

- i. construction sites
- ii. other minor new construction works locations
- iii. erected buildings and structures

加 分判承建商的所有下列工程的建造總值

plus construction works performed as sub-contractor at

- i. 建築地盤工程
- ii. 小規模新建造工程
- iii. 在現有樓宇及建築物內進行的工程

- i. construction sites
- ii. other minor new construction works locations
- iii. erected buildings and structures

**其他業務收益**

**Other business receipts**

等於 其他服務收入

equals other service income

加 利息收入

plus interest income

加 股息收入

plus dividends

加 其他收益

plus receipts from other sources

**雜項營運開支**

等於 土地及樓宇的租金、差餉及地租

加 機器、設備及車輛租金

加 利息支付

加 運輸費及交通費

加 報紙和雜誌及通訊開支

加 郵費及速遞服務費

加 保險費

加 支付給相關公司的行政費用

加 清潔費

加 廣告及業務推廣支出

加 會計、核數及法律費用

加 其他專業及商業服務費用

加 應酬費用

加 銀行、接受存款公司及其他金融機構收取的費用

加 經營在本港以外代表辦事處的開支

加 存倉費

加 因使用他人的專利權、商標、版權及特許經營權而支付的費用

加 員工培訓開支

加 電腦系統及軟件開支

加 其他與資訊科技服務有關的開支

加 建築廢物處置費用

加 建築、測量及工程設計與顧問諮詢費用

加 其他營運開支

**Miscellaneous operating expenses**

equals rent, rates and government rent for land and buildings

plus rentals for machinery, equipment and vehicles

plus interest payments

plus transport and travelling expenses

plus newspaper and magazines, and telecommunications expenses

plus postal and courier service expenses

plus insurance premiums

plus administration charges paid to related companies

plus cleaning expenses

plus advertisement and business promotion expenses

plus accounting, audit and legal fees

plus other professional and business services fees

plus entertainment expenses

plus charges paid to banks, deposit-taking companies and other financial institutions

plus expenses in maintaining representative offices outside Hong Kong

plus storage fees

plus payment for royalties for the use of patents, trademarks, copyrights and franchises owned by others

plus staff training expenses

plus expenditure on computer hardware and software

plus expenses on other IT related services

plus payment for disposal of construction waste

plus architectural, surveying and engineering design and consultancy fees

plus other operating expenses



**增加價值**

增加價值的計算，是以一個行業的生產總額扣除在生產中所耗用的貨物和服務的價值，所以增加價值是一項免除重複計算的行業產值指標。本報告所載列的增加價值統計數字是根據「經濟活動按年統計調查」所搜集的數據直接編製，這與本地生產總值框架下發布的增加價值統計數字大致相若，但在編製後者的統計數字時會進一步根據國民經濟核算的方法作出若干的調整，而用作調整的數據則來自「經濟活動按年統計調查」以外的資料來源。使用「經濟活動按年統計調查」的數據直接編製增加價值統計數字的好處，是可提供更詳細的行業分項數字。在計算上，本報告內的**增加價值**

等於 建造工程總值

加 其他服務收入

減 材料物料的消耗，燃料、電力及用水費用，以及維修保養服務

減 付予連工包料的分判承建商的費用

減 雜項營運開支（不包括利息支付）

**盈餘總額**

等於 總收益

減 僱員薪酬及付予只供應勞工的分判承建商費用

減 材料物料的消耗，燃料、電力及用水費用，以及維修保養服務

減 付予連工包料的分判承建商的費用

減 雜項營運開支

**固定資產的買賣淨值**

等於 添置的固定資產

減 出售的固定資產所得

**Value added**

Value added is an unduplicated measure of an industry's output in which the values of the goods and services used in production are eliminated from the gross value of output. Compiled directly from data collected in the Annual Survey of Economic Activities (ASEA), the value added statistics presented in this report are broadly similar to the value added statistics published under the Gross Domestic Product framework, except that some adjustments (based on data from sources other than the ASEA) are further made to the latter in accordance with a number of national accounting conventions. The advantage of compiling value added statistics directly from data collected in the ASEA is that more refined industry breakdowns are available. Computationally, **value added** in this report

equals gross value of construction works performed

plus other service income

less consumption of materials and supplies; fuels, electricity and water, and maintenance services

less payment for sub-contract works rendered by fee sub-contractors

less miscellaneous operating expenses (excluding interest payments)

**Gross surplus**

equals total receipts

less compensation of employees and payments to labour-only sub-contractors

less consumption of materials and supplies; fuels, electricity and water, and maintenance services

less payment for sub-contract works rendered by fee sub-contractors

less miscellaneous operating expenses

**Gross additions to fixed assets**

equals acquisitions of fixed assets

less proceeds from disposal of fixed assets

**地產活動業**

**Real estate activities industry**

**就業人數**

**Number of persons engaged**

等於 在職東主、在職合夥人及無酬家屬幫工人數

equals number of working proprietors, active business partners and unpaid family workers

加 僱員人數

plus number of employees

**僱員薪酬**

**Compensation of employees**

等於 工資及薪金（包括以股份為基礎的支出）

equals wages and salaries (including share-based payments)

加 僱員實質利益費用及僱主為僱員提供社會保障的費用

plus payments in kind and employer's social security expenditure

**總收益**

**Total receipts**

等於 地產發展計劃的毛利

equals gross margin of real estate development projects

加 服務及租項收入

plus service and rental income

加 其他業務收益

plus other business receipts

**地產發展計劃的毛利**

**Gross margin of real estate development projects**

等於 地產發展計劃價值

equals value accrued to project

減 地產發展計劃總支出

less total project expenses

加 有關地產發展計劃的利息支付

plus interest payments to finance real estate development projects

**其他業務收益**

**Other business receipts**

等於 其他服務收入

equals other service income

加 因准許他人使用一間機構的專利權、商標、版權及特許經營權所得的收益

plus receipts from royalties for licensing others to make use of an establishment's patents, trademarks, copyrights and franchises

加 利息收入

plus interest income

加 股息收入

plus dividends

加 其他收益

plus receipts from other sources

**雜項營運開支**

- 等於 土地及樓宇的租金、差餉及地租
- 加 機器、設備及車輛租金
- 加 利息支付（有關地產發展計劃的利息支付除外）
- 加 運輸費及交通費
- 加 屋苑管理費用
- 加 報紙和雜誌及通訊開支
- 加 郵費及速遞服務費
- 加 保險費
- 加 支付給相關公司的行政費用
- 加 清潔費
- 加 洗滌及乾洗服務費
- 加 廣告及業務推廣支出
- 加 會計、核數及法律費用
- 加 其他專業及商業服務費用
- 加 應酬費用
- 加 銀行、接受存款公司及其他金融機構收取的費用
- 加 經營在本港以外代表辦事處的開支
- 加 存倉費
- 加 因使用他人的專利權、商標、版權及特許經營權而支付的費用
- 加 員工培訓開支
- 加 電腦系統及軟件開支
- 加 其他與資訊科技服務有關的開支
- 加 建築、測量及工程設計與顧問諮詢費用
- 加 其他營運開支

**填報年度內發展計劃累積的價值**

等於  $\frac{(P_1 - L_1) + (P_2 - L_2)}{2} \times (C_2 - C_1)$

- P: 發展物業倘完成後的按市價價值
- L: 發展計劃有關地段的按市價價值
- C: 發展計劃已完成的百分比
- 右下數字 1: 填報年度期始
- 右下數字 2: 填報年度期末

**Miscellaneous operating expenses**

- equals rent, rates and government rent for land and buildings
- plus rentals for machinery, equipment and vehicles
- plus interest payments apart from those for financing real estate development projects
- plus transport and travelling expenses
- plus estate management expenses
- plus newspaper and magazines, and telecommunications expenses
- plus postal and courier service expenses
- plus insurance premiums
- plus administration charges paid to related companies
- plus cleaning expenses
- plus laundry and dry-cleaning services expenses
- plus advertisement and business promotion expenses
- plus accounting, audit and legal fees
- plus other professional and business services fees
- plus entertainment expenses
- plus charges paid to banks, deposit-taking companies and other financial institutions
- plus expenses in maintaining representative offices outside Hong Kong
- plus storage fees
- plus payment for royalties for the use of patents, trademarks, copyrights and franchises owned by others
- plus staff training expenses
- plus expenditure on computer hardware and software
- plus expenses on other IT related services
- plus architectural, surveying and engineering design and consultancy fees
- plus other operating expenses

**Value accrued to project during reporting period**

equals  $\frac{(P_1 - L_1) + (P_2 - L_2)}{2} \times (C_2 - C_1)$

- P: market value of the property as if completed
- L: market value of the underlying land lot
- C: percentage of project completion
- Subscript 1: the beginning of reporting period
- Subscript 2: the end of the reporting period

**發展計劃的總支出**

- 等於 付予承建商費用
- 加 建築合約價值外另行供應的建築材料及裝置
- 加 建築設計及技術顧問費用
- 加 有關地產發展計劃的利息支付
- 加 發展計劃內其他支出

**增加價值**

增加價值的計算，是以一個行業的生產總額扣除在生產中所耗用的貨物和服務的價值，所以增加價值是一項免除重複計算的行業產值指標。本報告所載列的增加價值統計數字是根據「經濟活動按年統計調查」所搜集的數據直接編製，這與本地生產總值框架下發布的增加價值統計數字大致相若，但在編製後者的統計數字時會進一步根據國民經濟核算的方法作出若干的調整，而用作調整的數據則來自「經濟活動按年統計調查」以外的資料來源。使用「經濟活動按年統計調查」的數據直接編製增加價值統計數字的好處，是可提供更詳細的行業分項數字。在計算上，本報告內的**增加價值**

- 等於 地產發展計劃的毛利
- 加 服務及租項收入
- 加 其他服務收入
- 加 因准許他人使用一間機構的專利權、商標、版權及特許經營權所得的收益
- 減 雜項物料的消耗，燃料、電力及用水費用，以及維修保養服務
- 減 雜項營運開支
- 加 利息支付（有關地產發展計劃的利息支付除外）

**盈餘總額**

- 等於 總收益
- 減 僱員薪酬
- 減 雜項物料的消耗，燃料、電力及用水費用，以及維修保養服務
- 減 雜項營運開支
- 減 有關地產發展計劃的利息支付

**固定資產的買賣淨值**

- 等於 添置的固定資產
- 減 出售的固定資產所得

**Total project expenses**

- equals payments to contractors
- plus building materials and fittings supplied outside the contract price
- plus architectural design and technical consultancy fees
- plus interest payments to finance real estate development projects
- plus other project expenses

**Value added**

Value added is an unduplicated measure of an industry's output in which the values of the goods and services used in production are eliminated from the gross value of output. Compiled directly from data collected in the Annual Survey of Economic Activities (ASEA), the value added statistics presented in this report are broadly similar to the value added statistics published under the Gross Domestic Product framework, except that some adjustments (based on data from sources other than the ASEA) are further made to the latter in accordance with a number of national accounting conventions. The advantage of compiling value added statistics directly from data collected in the ASEA is that more refined industry breakdowns are available. Computationally, **value added** in this report

- equals gross margin of real estate development projects
- plus service and rental income
- plus other service income
- plus receipts from royalties for licensing others to make use of an establishment's patents, trademarks, copyrights and franchises
- less consumption of sundry supplies; fuels, electricity and water, and maintenance services
- less miscellaneous operating expenses
- plus interest payments apart from those for financing real estate development projects

**Gross surplus**

- equals total receipts
- less compensation of employees
- less consumption of sundry supplies; fuels, electricity and water, and maintenance services
- less miscellaneous operating expenses
- less interest payments to finance real estate development projects

**Gross additions to fixed assets**

- equals acquisitions of fixed assets
- less proceeds from disposal of fixed assets

建築、測量及工程服務業

Architectural, surveying and engineering services industry

就業人數

Number of persons engaged

等於 在職東主及在職合夥人人數

equals number of working proprietors and active business partners

加 僱員人數

plus number of employees

僱員薪酬

Compensation of employees

等於 工資及薪金（包括以股份為基礎的支出）

equals wages and salaries (including share-based payments)

加 僱員實質利益費用及僱主為僱員提供社會保障的費用

plus payments in kind and employer's social security expenditure

總收益

Total receipts

等於 服務收入

equals service income

加 其他業務收益

plus other business receipts

其他業務收益

Other business receipts

等於 其他服務收入

equals other service income

加 因准許他人使用一間機構的專利權、商標、版權及特許經營權所得的收益

plus receipts from royalties for licensing others to make use of an establishment's patents, trademarks, copyrights and franchises

加 利息收入

plus interest income

加 股息收入

plus dividends

加 其他收益

plus receipts from other sources

雜項營運開支

Miscellaneous operating expenses

等於 土地及樓宇的租金、差餉及地租

equals rent, rates and government rent for land and buildings

加 機器、設備及車輛租金

plus rentals for machinery, equipment and vehicles

加 利息支付

plus interest payments

加 運輸費及交通費

plus transport and travelling expenses

加 報紙和雜誌及電訊開支

plus newspaper and magazines, and telecommunications expenses

加 郵費及速遞服務費

plus postal and courier service expenses

加 保險費

plus insurance premiums

加 支付給相關公司的行政費用

plus administration charges paid to related companies

加 清潔費

plus cleaning expenses

加 廣告及業務推廣支出

plus advertisement and business promotion expenses

加 會計、核數及法律費用

plus accounting, audit and legal fees

加 其他專業及商業服務費用

plus other professional and business services fees

加 應酬費用

plus entertainment expenses

加 銀行、接受存款公司及其他金融機構收取的費用

plus charges paid to banks, deposit-taking companies and other financial institutions

加 經營在本港以外代表辦事處的開支

plus expenses in maintaining representative offices outside Hong Kong

加 存倉費

plus storage fees

## 附錄丙

## Appendix C (cont'd)

加	因使用他人的專利權、商標、版權及特許經營權而支付的費用
加	員工培訓開支
加	電腦系統及軟件開支
加	其他與資訊科技服務有關的開支
加	其他營運開支

### 增加價值

增加價值的計算，是以一個行業的生產總額扣除在生產中所耗用的貨物和服務的價值，所以增加價值是一項免除重複計算的行業產值指標。本報告所載列的增加價值統計數字是根據「經濟活動按年統計調查」所搜集的數據直接編製，這與本地生產總值框架下發布的增加價值統計數字大致相若，但在編製後者的統計數字時會進一步根據國民經濟核算的方法作出若干的調整，而用作調整的數據則來自「經濟活動按年統計調查」以外的資料來源。使用「經濟活動按年統計調查」的數據直接編製增加價值統計數字的好處，是可提供更詳細的行業分項數字。在計算上，本報告內的**增加價值**

等於	服務收入
加	其他服務收入
加	因准許他人使用一間機構的專利權、商標、版權及特許經營權所得的收益
減	雜項物料的消耗，燃料、電力及用水費用，以及維修保養服務
減	建築、測量及工程設計與顧問諮詢費用
減	雜項營運開支（不包括利息支付）

### 盈餘總額

等於	總收益
減	僱員薪酬
減	雜項物料的消耗，燃料、電力及用水費用，以及維修保養服務
減	建築、測量及工程設計與顧問諮詢費用
減	雜項營運開支

### 固定資產的買賣淨值

等於	添置的固定資產
減	出售的固定資產所得

plus	payment for royalties for the use of patents, trademarks, copyrights and franchises owned by others
plus	staff training expenses
plus	expenditure on computer hardware and software
plus	expenses on other IT related services
plus	other operating expenses

### Value added

Value added is an unduplicated measure of an industry's output in which the values of the goods and services used in production are eliminated from the gross value of output. Compiled directly from data collected in the Annual Survey of Economic Activities (ASEA), the value added statistics presented in this report are broadly similar to the value added statistics published under the Gross Domestic Product framework, except that some adjustments (based on data from sources other than the ASEA) are further made to the latter in accordance with a number of national accounting conventions. The advantage of compiling value added statistics directly from data collected in the ASEA is that more refined industry breakdowns are available. Computationally, **value added** in this report

equals	service income
plus	other service income
plus	receipts from royalties for licensing others to make use of an establishment's patents, trademarks, copyrights and franchises
less	consumption of sundry supplies; fuels, electricity and water, and maintenance services
less	architectural, surveying and engineering design and consultancy fees
less	miscellaneous operating expenses (excluding interest payments)

### Gross surplus

equals	total receipts
less	compensation of employees
less	consumption of sundry supplies; fuels, electricity and water, and maintenance services
less	architectural, surveying and engineering design and consultancy fees
less	miscellaneous operating expenses

### Gross additions to fixed assets

equals	acquisitions of fixed assets
less	proceeds from disposal of fixed assets

刊載常用的屋宇建築、建造及地產業及商用服務業統計數字的其他政府刊物一覽表  
List of Other Government Publications Containing Commonly Used Statistics Relating to the Building, Construction and Real Estate Sectors

統計數字／資料／刊物名稱	Statistics/Information/Title of publication	刊物周期	Frequency
<b>甲. 主要統計數字</b>			
<b>機構單位數目</b>			
香港統計年刊	Hong Kong Annual Digest of Statistics	年刊	Annual
就業及空缺按季統計報告	Quarterly Report of Employment and Vacancies Statistics	季刊	Quarterly
就業及空缺統計（詳細統計表）	Employment and Vacancies Statistics (Detailed Tables)	年刊	Annual
服務業統計摘要	Statistical Digest of the Services Sector	年刊	Annual
服務業統計摘要按季補充資料	Quarterly Supplement to Statistical Digest of the Services Sector	季刊	Quarterly
<b>就業人數</b>			
土木工程及建築業人力調查報告	Manpower Survey Report of the Building and Civil Engineering Industry	雙年刊	Biennial
香港統計年刊	Hong Kong Annual Digest of Statistics	年刊	Annual
收入及工時按年統計調查報告	Report on Annual Earnings and Hours Survey	年刊	Annual
就業及空缺按季統計報告	Quarterly Report of Employment and Vacancies Statistics	季刊	Quarterly
就業及空缺統計（詳細統計表）	Employment and Vacancies Statistics (Detailed Tables)	年刊	Annual
綜合住戶統計調查按季統計報告	Quarterly Report on General Household Survey	季刊	Quarterly
建築地盤就業及空缺按季統計報告	Quarterly Report of Employment and Vacancies at Construction Sites	季刊	Quarterly
服務業統計摘要	Statistical Digest of the Services Sector	年刊	Annual
服務業統計摘要按季補充資料	Quarterly Supplement to Statistical Digest of the Services Sector	季刊	Quarterly
<b>僱員薪酬／每日平均工資</b>			
香港統計年刊	Hong Kong Annual Digest of Statistics	年刊	Annual
收入及工時按年統計調查報告	Report on Annual Earnings and Hours Survey	年刊	Annual
經理級與專業僱員薪金及僱員福利統計報告（高層管理人員除外）	Report of Salaries and Employee Benefits Statistics - Managerial and Professional Employees (Excluding Top Management)	年刊	Annual
工資及薪金總額按季統計報告	Quarterly Report of Wage and Payroll Statistics	季刊	Quarterly
由主要承建商填報有關從事公營建築工程的工人每日平均工資	Average Daily Wages of Workers Engaged in Public Sector Construction Projects as Reported by Main Contractors	月刊	Monthly

## 附錄丁 (續)

## Appendix D (cont'd)

統計數字／資料／刊物名稱	Statistics/Information/Title of publication	刊物周期	Frequency
<b>建造工程總值</b>	<b>Gross value of construction works performed</b>		
香港統計年刊	Hong Kong Annual Digest of Statistics	年刊	Annual
建造工程完成量按季統計調查報告	Report on the Quarterly Survey of Construction Output	季刊	Quarterly
<b>服務收入</b>	<b>Service income</b>		
香港統計年刊	Hong Kong Annual Digest of Statistics	年刊	Annual
服務業統計摘要	Statistical Digest of the Services Sector	年刊	Annual
服務業統計摘要按季補充資料	Quarterly Supplement to Statistical Digest of the Services Sector	季刊	Quarterly
服務行業按季業務收益指數	Quarterly Business Receipts Indices for Service Industries	季刊	Quarterly
<b>增加價值</b>	<b>Value added</b>		
香港統計年刊	Hong Kong Annual Digest of Statistics	年刊	Annual
本地生產總值〔季刊〕	Gross Domestic Product (Quarterly)	季刊	Quarterly
本地生產總值〔年刊〕	Gross Domestic Product (Annual)	年刊	Annual
服務業統計摘要	Statistical Digest of the Services Sector	年刊	Annual

### 乙. 其他有關統計數字

### B. Other related statistics

#### 屋宇建造及地產業的結構及業務表現

#### Structure and business performance of the building, construction and real estate sectors

香港年報	Hong Kong Yearbook	年刊	Annual
經濟概況及展望	Economic Background and Prospects	年刊	Annual
香港物業報告	Hong Kong Property Review	年刊	Annual
屋宇署資料月報	Monthly Digest - Buildings Department	月刊	Monthly

#### 建築材料及工資成本

#### Building material and labour costs

特選建築材料平均批發價格	Average Wholesale Prices of Selected Building Materials	月刊	Monthly
由主要承建商填報有關從事公營建築工程的工人每日平均工資	Average Daily Wages of Workers Engaged in Public Sector Construction Projects as Reported by Main Contractors	月刊	Monthly



## 註釋：

以上刊物均由政府統計處編製，下列刊物則除外：

- (i) 土木工程及建築業人力調查報告 (職業訓練局)；
- (ii) 香港年報 (政府新聞處)；
- (iii) 經濟概況及展望 (財政司司長辦公室經濟分析及方便營商處)；
- (iv) 香港物業報告 (差餉物業估價署)；
- (v) 資料月報 (屋宇署)；及

## Notes:

The aforesaid publications are published by the Census and Statistics Department (C&SD), except:

- (i) Manpower Survey Report of the Building and Civil Engineering Industry (Vocational Training Council);
- (ii) Hong Kong Yearbook (Information Services Department);
- (iii) Economic Background and Prospects (Economic Analysis and Business Facilitation Unit, Financial Secretary's Office);
- (iv) Hong Kong Property Review (Rating and Valuation Department);
- (v) Monthly Digest (Buildings Department); and

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Tel. : (852) 2582 3025  
Fax : (852) 2827 1708

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