

2017 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 2017



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



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2018 年 12 月出版
Published in December 2018

本刊物只備有下載版
This publication is available in download version only

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本報告載列2017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「2017年經濟活動按年統計調查」的結果而編製。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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附錄丁列出載有常用的屋宇建築、建造及地產業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的相關註釋及備註。

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，以支援一些特定用途。而攤銷數字連同折舊數字則由2011年統計期開始搜集。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 2017. The statistical information presented in this report was compiled from the results of the 2017 Annual Survey of Economic Activities (ASEA). Details of the survey methodology are given in 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 commonly used 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 to support some specific applications. 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

Construction Sector

總收益

2017 年建造業的總收益（包括建造工程總值及其他業務收益）為 4,185 億元，較 2016 年上升 3.1%。2017 年平均每間機構單位的總收益為 1,680 萬元，較 2016 年輕微上升 0.4%。按總收益來源分析，2017 年的建造工程總值達 3,999 億元，佔整個行業總收益的 95.6%。

Total receipts

Total receipts (comprising gross value of construction works performed and other business receipts) of the construction sector amounted to \$418.5 billion in 2017, representing an increase of 3.1% over 2016. On a per establishment basis, total receipts was \$16.8 million in 2017, increased slightly by 0.4% compared with 2016. Analysed by source of total receipts, gross value of construction works performed totalled \$399.9 billion which accounted for 95.6% of the total receipts of the entire sector in 2017.

總營運開支

2017 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 3,776 億元，較 2016 年上升 2.8%。僱員薪酬及付予只供應勞工的分判承建商費用合計較 2016 年上升 8.0% 至 2017 年的 1,006 億元，佔整個行業總營運開支的 26.6%。

Total operating expenses

Operating expenses*, compensation of employees and payments to labour-only sub-contractors of the construction sector altogether amounted to \$377.6 billion in 2017, representing an increase of 2.8% over 2016. Taken together, compensation of employees and payments to labour-only sub-contractors increased by 8.0% compare with 2016 to \$100.6 billion in 2017, accounting for 26.6% of the total operating expenses of the entire sector.

盈餘總額

2017 年建造業的盈餘總額（即總收益扣除總營運開支）達 409 億元，較 2016 年上升 6.1%。平均每間機構單位的盈餘總額為 160 萬元，較 2016 年上升 3.3%。建造業的盈餘總額佔 2017 年總收益的 9.8%，較 2016 年上升 0.3 個百分點。

Gross surplus

Gross surplus (which is equal to total receipts less total operating expenses) of the construction sector increased by 6.1% over 2016 to \$40.9 billion in 2017. On a per establishment basis, gross surplus increased by 3.3% compared with 2016 to \$1.6 million in 2017. Gross surplus accounted for 9.8% of total receipts in 2017, up by 0.3 of a percentage point over 2016.

* 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。

* 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

2017 年建造業的增加價值達 1,328 億元，較 2016 年上升 5.2%。2017 年平均每間機構單位的增加價值較 2016 年上升 2.4% 至 530 萬元。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 2016 年的 70.3 萬元，上升 2.0% 至 2017 年的 71.7 萬元。

機構單位數目

在 2017 年，從事建造業的機構單位有 24 841 間。在這些機構單位中，約 98.4% (24 438 間) 的就業人數不足五十人，這些中小型機構單位分別佔整個行業機構單位直接聘用的總就業人數及總收益的 60.8% 和 59.1%。

直接聘用的就業人數

在 2017 年，建造業機構單位直接聘用的就業人數為 185 110 人，較 2016 年上升 3.1%。2017 年平均每間機構單位直接聘用的就業人數為 7.5 人。

Value added

Value added of the construction sector amounted to \$132.8 billion in 2017, up by 5.2% over 2016. On a per establishment basis, the value added was \$5.3 million in 2017, representing an increase of 2.4% over 2016. The average value added brought about by each person directly engaged also increased by 2.0% from \$703,000 in 2016 to \$717,000 in 2017.

Number of establishments

In 2017, there were 24 841 establishments engaging in the construction sector. Among these establishments, around 98.4% (24 438) engaged less than 50 persons. These small and medium establishments accounted for 60.8% and 59.1% respectively of the total persons directly engaged and total receipts of the entire sector.

Number of persons directly engaged

In 2017, there were 185 110 persons directly engaged in the establishments in the construction sector, representing an increase of 3.1% compared with 2016. The average number of persons directly engaged per establishment was 7.5 in 2017.

地產活動業

總收益

2017 年地產活動業的總收益（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 2,020 億元，較 2016 年上升 4.0%。按總收益來源分析，2017 年的服務及租項收入達 1,385 億元，佔地產活動業總收益的 68.6%。由地產發展及／或租賃所帶來的地產發展計劃的毛利，在 2017 年則佔這個行業總收益的 24.3%。

總營運開支

2017 年地產活動業的營運開支*及僱員薪酬共達 820 億元，較 2016 年上升 8.1%。在 2017 年僱員薪酬佔這個行業總營運開支（包括營運開支及僱員薪酬）的 38.0%。

盈餘總額

2017 年地產活動業的盈餘總額（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 1,116 億元，較 2016 年上升 0.8%。2017 年地產活動業的盈餘總額相對總收益的比率為 55.3%，較 2016 年的比率下降 1.8 個百分點。

增加價值

2017 年地產活動業的增加價值達 1,453 億元，較 2016 年上升 3.6%。

* 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；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 \$202.0 billion in 2017, representing an increase of 4.0% over 2016. Analysed by source of total receipts, service and rental income totalled \$138.5 billion in 2017 which accounted for 68.6% of the total receipts of the industry. Gross margin of real estate development projects brought about by real estate development and/or leasing accounted for 24.3% of the total receipts of the industry in 2017.

Total operating expenses

Operating expenses* and compensation of employees of the real estate activities industry altogether amounted to \$82.0 billion in 2017, representing an increase of 8.1% over 2016. Compensation of employees accounted for 38.0% of the total operating expenses (including operating expenses and compensation of employees) of the industry in 2017.

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 0.8% compared with 2016 to \$111.6 billion in 2017. In 2017, the ratio of gross surplus to total receipts was 55.3%, down by 1.8 percentage points compared with that in 2016.

Value added

Value added of the real estate activities industry was \$145.3 billion in 2017, increased by 3.6% compared with 2016.

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

概要（續）

Highlights (cont'd)

機構單位數目

在 2017 年，從事地產活動業的機構單位有 9 072 間。

就業人數

在 2017 年，地產活動業的就業人數為 112 262 人，較 2016 年下降 1.3%。2017 年平均每間機構單位的就業人數為 12.4 人。

Number of establishments

In 2017, there were 9 072 establishments engaging in the real estate activities industry.

Number of persons engaged

In 2017, there were 112 262 persons engaged in the real estate activities industry, representing a decrease of 1.3% compared with 2016. The average number of persons engaged per establishment was 12.4 in 2017.

建築、測量及工程服務業

Architectural, Surveying and Engineering Services Industry

總收益

2017 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 220 億元，較 2016 年上升 1.4%。按總收益來源分析，2017 年的服務收入達 211 億元，佔整個行業總收益的 95.9%。

Total receipts

Total receipts (comprising service income and other business receipts) of the architectural, surveying and engineering services industry amounted to \$22.0 billion in 2017, representing an increase of 1.4% over 2016. Analysed by source of total receipts, service income totalled \$21.1 billion which accounted for 95.9% of the total receipts of the entire industry in 2017.

總營運開支

2017 年建築、測量及工程服務業的營運開支* 及僱員薪酬共達 199 億元，較 2016 年上升 0.5%。2017 年僱員薪酬達 137 億元，較 2016 年上升 1.1%。在 2017 年僱員薪酬佔整個行業總營運開支（包括營運開支及僱員薪酬）的 68.6%。

Total operating expenses

Operating expenses* and compensation of employees of the architectural, surveying and engineering services industry altogether amounted to \$19.9 billion in 2017, representing an increase of 0.5% over 2016. Compensation of employees was \$13.7 billion in 2017, increased by 1.1% compared with 2016. Compensation of employees accounted for 68.6% of the total operating expenses (including operating expenses and compensation of employees) of the entire industry in 2017.

盈餘總額

2017 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 21 億元，較 2016 年上升 10.6%。建築、測量及工程服務業的盈餘總額佔 2017 年總收益的 9.4%，較 2016 年上升 0.8 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 10.6% compared with 2016 to \$2.1 billion in 2017. In 2017, gross surplus accounted for 9.4% of total receipts, up by 0.8 of a percentage point compared with 2016.

* 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；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 materials and supplies; fuels, electricity and water; maintenance services; architectural, surveying and engineering design and consultancy fees; and miscellaneous operating expenses.

概要 (續)

增加價值

2017 年建築、測量及工程服務業的增加價值達 157 億元，較 2016 年上升 3.7%。每名從業員平均帶來的增加價值由 2016 年的 55.5 萬元，上升 9.8% 至 2017 年的 61.0 萬元。

機構單位數目

在 2017 年，從事建築、測量及工程服務業的機構單位有 2 009 間。在這些機構單位中，約 95.9% (1 926 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 26.8% 和 19.8%。另一方面，按就業人數計算，首五十間規模最大的機構單位分別佔整個行業總就業人數及總收益的 65.3% 和 65.6%。

就業人數

在 2017 年，建築、測量及工程服務業的就業人數為 25 686 人，較 2016 年下降 5.5%。2017 年平均每間機構單位的就業人數為 12.8 人。

Highlights (cont'd)

Value added

Value added of the architectural, surveying and engineering services industry increased by 3.7% compared with 2016 to \$15.7 billion in 2017. The average value added brought about by each person engaged increased by 9.8% from \$555,000 in 2016 to \$610,000 in 2017.

Number of establishments

In 2017, there were 2 009 establishments engaging in the architectural, surveying and engineering services industry. Among these establishments, around 95.9% (1 926) engaged less than 50 persons. These small and medium establishments accounted for 26.8% and 19.8% 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 65.3% and 65.6% respectively of the total persons engaged and total receipts of the entire industry.

Number of persons engaged

In 2017, there were 25 686 persons engaged in the architectural, surveying and engineering services industry, representing a decrease of 5.5% compared with 2016. The average number of persons engaged per establishment was 12.8 in 2017.

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其所屬的同一行業／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2017年12月31日計算的機構單位數目，與曾在2017年內經營的機構單位數目並不相等，因為後者包括曾在2017年內經營，但於2017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 2017 differs from that which ever operated in 2017, as the latter includes also those establishments which once operated within 2017 but had ceased operation before 31 December 2017. 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)

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 2015年至2017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, 2015 to 2017

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	直接聘用的 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	2015	622	25 963	17,405,526	72,970,168
	2016	617	26 259	24,488,919	89,926,834
		(-0.8)	(+1.1)	(+40.7)	(+23.2)
	2017	669	23 767	25,498,408	88,005,114
		(+8.4)	(-9.5)	(+4.1)	(-2.1)
土木工程 Civil engineering	2015	916	25 887	13,191,462	34,125,095
	2016	909	24 833	12,419,301	34,735,474
		(-0.8)	(-4.1)	(-5.9)	(-6.8)
	2017	730	21 370	12,314,482	31,085,327
		(-19.7)	(-13.9)	(-0.8)	(-26.2)
					(-10.5)
建築物清拆及地盤預備工程 Demolition and site preparation	2015	721	9 735	4,967,503	9,466,122
	2016	698	11 137	5,383,804	10,194,918
		(-3.2)	(+14.4)	(+8.4)	(+7.7)
	2017	629	11 169	5,172,012	11,162,220
		(-9.9)	(+0.3)	(-3.9)	(+9.5)
建築物設備安裝及保養活動 Building services installation and maintenance activities	2015	6 820	71 357	24,862,763	15,410,443
	2016	7 884	57 518	27,389,621	21,225,510
		(+15.6)	(-19.4)	(+10.2)	(+34.0)
	2017	8 691	65 016	31,767,095	23,919,568
		(+10.2)	(+13.0)	(+16.0)	(-5.9)
					(+12.7)
樓房竣工前的修整及其他專門建造活動 Building finishing and other specialised construction activities	2015	14 262	66 918	21,742,246	29,486,005
	2016	14 089	59 809	23,470,752	18,947,205
		(-1.2)	(-10.6)	(+7.9)	(+3.9)
	2017	14 122	63 789	25,871,970	24,739,901
		(+0.2)	(+6.7)	(+10.2)	(+8.9)
					(+30.6)
建造業總計 All construction activities	2015	23 342	199 861	82,169,501	161,457,833
	2016	24 197	179 556	93,152,398	175,029,941
		(+3.7)	(-10.2)	(+13.4)	(+11.1)
	2017	24 841	185 110	100,623,967	178,912,129
		(+2.7)	(+3.1)	(+8.0)	(-0.9)
					(+2.2)

1.1 2015年至2017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, 2015 to 2017 (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	2015	4,524,400	115,975,193	1,516,087	6,765,192	23,624,308	261,612
	2016	4,868,405	144,763,233	2,143,117	11,742,660	35,644,985	543,534
		(+7.6)	(+24.8)	(+41.4)	(+73.6)	(+50.9)	(+107.8)
	2017	5,768,523	145,755,118	4,160,897	12,645,862	36,455,847	556,351
		(+18.5)	(+0.7)	(+94.2)	(+7.7)	(+2.3)	(+2.4)
土木工程 Civil engineering	2015	9,617,213	66,998,667	3,892,883	5,949,646	18,888,583	1,828,433
	2016	10,220,038	65,939,913	3,841,029	4,943,036	17,154,267	728,861
		(+6.3)	(-1.6)	(-1.3)	(-16.9)	(-9.2)	(-60.1)
	2017	7,055,225	58,049,085	3,127,745	5,216,682	17,138,045	531,360
		(-31.0)	(-12.0)	(-18.6)	(+5.5)	(-0.1)	(-27.1)
建築物清拆及地盤預備工程 Demolition and site preparation	2015	2,079,270	22,523,982	605,109	2,782,350	7,597,585	-761,541
	2016	2,241,140	23,705,390	294,662	1,857,083	7,199,433	-217,325
		(+7.8)	(+5.2)	(-51.3)	(-33.3)	(-5.2)	(..)
	2017	2,032,360	22,614,846	710,712	1,458,255	6,423,334	-106,657
		(-9.3)	(-4.6)	(+141.2)	(-21.5)	(-10.8)	(..)
建築物設備安裝及保養活動 Building services installation and maintenance activities	2015	5,431,560	70,599,977	4,673,238	10,768,899	32,573,834	898,033
	2016	6,039,495	87,263,770	7,833,735	15,255,043	38,289,131	645,256
		(+11.2)	(+23.6)	(+67.6)	(+41.7)	(+17.5)	(-28.1)
	2017	6,633,438	92,967,664	7,284,535	14,220,485	41,629,875	-844,733
		(+9.8)	(+6.5)	(-7.0)	(-6.8)	(+8.7)	(..)
樓房竣工前的修整及其他專門建造活動 Building finishing and other specialised construction activities	2015	5,611,820	77,344,584	356,179	4,227,909	26,086,327	360,785
	2016	5,624,237	68,496,276	1,591,555	4,766,276	27,979,641	1,139,738
		(+0.2)	(-11.4)	(+346.8)	(+12.7)	(+7.3)	(+215.9)
	2017	7,062,903	80,559,558	3,286,994	7,363,049	31,133,895	1,787,228
		(+25.6)	(+17.6)	(+106.5)	(+54.5)	(+11.3)	(+56.8)
建造業總計 All construction activities	2015	27,264,264	353,442,402	11,043,496	30,493,996	108,770,636	2,587,321
	2016	28,993,315	390,168,581	15,704,098	38,564,098	126,267,458	2,840,064
		(+6.3)	(+10.4)	(+42.2)	(+26.5)	(+16.1)	(+9.8)
	2017	28,552,450	399,946,272	18,570,883	40,904,333	132,780,996	1,923,548
		(-1.5)	(+2.5)	(+18.3)	(+6.1)	(+5.2)	(-32.3)

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 2017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, 2017

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	直接聘用的 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	17 083	41 879	10,262,855	7,532,019	3,793,772	2,725,789	20,376,098	4,758,094	819,758	8,999,433	225,736
5,000 - 9,999	3 206	22 253	8,768,933	5,356,739	3,750,187	1,558,981	21,321,347	203,288	2,089,795	10,925,928	1,580,615
10,000 - 19,999	2 843	25 288	12,025,056	7,216,116	13,407,195	3,136,417	38,915,335	70,568	3,201,118	15,250,243	231,923
20,000 - 49,999	805	14 817	8,107,589	3,957,097	8,187,159	1,173,531	22,533,626	270,613	1,378,862	9,389,375	-1,070,100
50,000 - 99,999	351	13 324	7,709,385	4,514,491	7,095,623	3,012,356	25,770,497	781,837	4,220,481	11,649,917	214,994
100,000 +	553	67 548	53,750,149	40,947,815	142,678,193	16,945,375	271,029,368	12,486,483	29,194,319	76,566,099	740,380
總計 Total	24 841	185 110	100,623,967	69,524,276	178,912,129	28,552,450	399,946,272	18,570,883	40,904,333	132,780,996	1,923,548

1.3 2017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, 2017

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

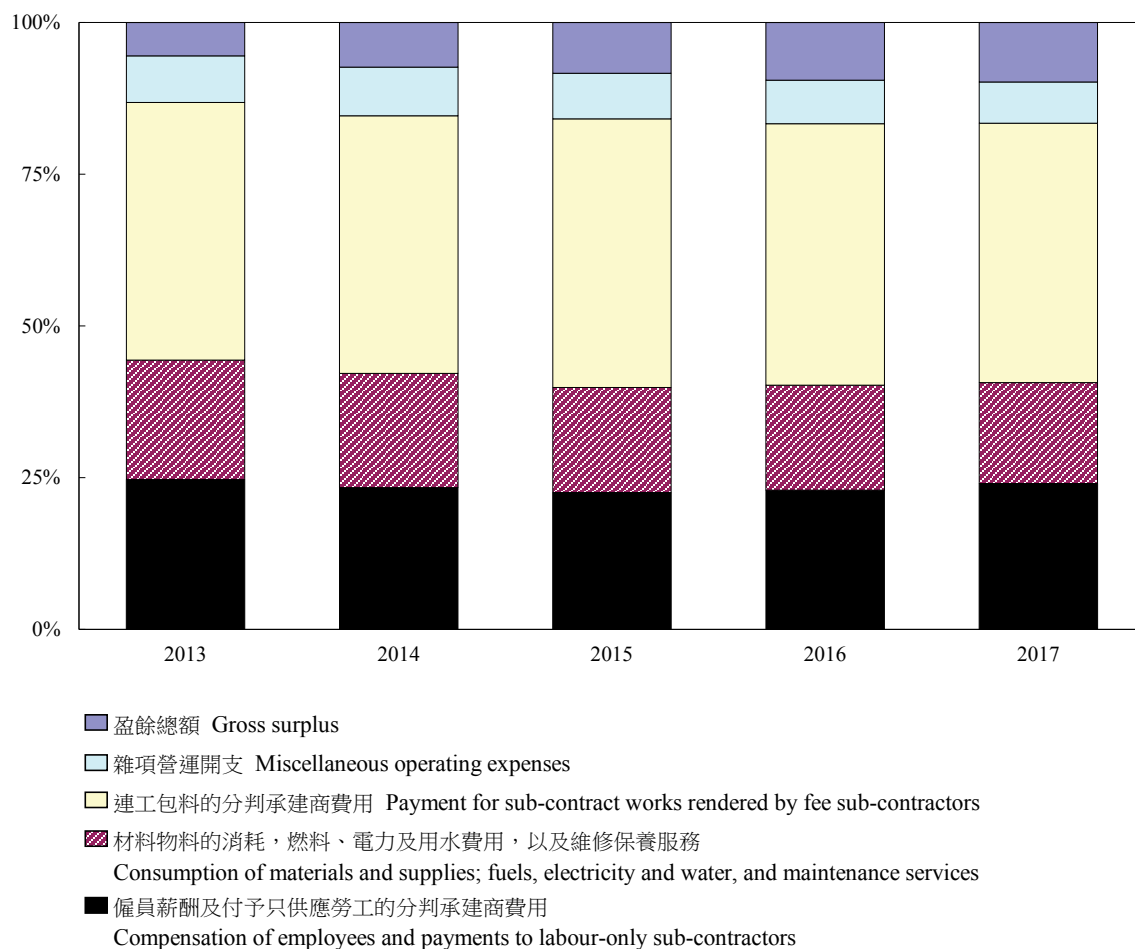
增加價值 (千港元) Value Added (HK\$'000)	機構單位數目 Number of establishments	直接聘用的 就業人數 Number of persons directly engaged	僱員薪酬及付予 只供應勞工的分 判承建商費用 Compensation of employees and payments to labour-only sub-contractors	材料物料的消 耗，燃料、電 力及用水費用， 以及維修保養服務 Consumption of materials and supplies; fuels, electricity and water, 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	20 910	66 731	18,130,272	16,337,752	26,592,663	5,407,276	63,343,703	4,245,922	1,121,662	16,824,094	363,339
5,000 - 9,999	2 269	24 229	12,865,003	5,772,381	7,823,933	2,417,726	30,130,058	977,647	2,228,663	15,121,117	1,141,095
10,000 - 24,999	1 070	18 785	13,610,667	9,806,858	23,382,181	4,486,136	52,336,908	2,130,499	3,181,565	16,629,372	-9,046
25,000 - 49,999	193	11 600	4,790,905	2,971,517	7,986,261	1,566,721	19,161,048	639,843	2,485,488	7,249,153	81,685
50,000 +	400	63 766	51,227,120	34,635,769	113,127,091	14,674,590	234,974,554	10,576,972	31,886,956	76,957,260	346,476
總計 Total	24 841	185 110	100,623,967	69,524,276	178,912,129	28,552,450	399,946,272	18,570,883	40,904,333	132,780,996	1,923,548

1.4 2015年至2017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, 2015 to 2017

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	2015	15	13	62	4	6	20
	2016	17	11	61	3	8	24
	2017	17	12	59	4	8	24
土木工程 Civil engineering	2015	19	11	48	14	8	27
	2016	18	11	50	15	7	25
	2017	20	9	51	12	9	28
建築物清拆及地盤預備工程 Demolition and site preparation	2015	21	17	41	9	12	33
	2016	22	18	42	9	8	30
	2017	22	15	48	9	6	28
建築物設備安裝及保養活動 Building services installation and maintenance activities	2015	33	25	20	7	14	43
	2016	29	26	22	6	16	40
	2017	32	24	24	7	14	42
樓房竣工前的修整及其他專門建造活動 Building finishing and other specialised construction activities	2015	28	21	38	7	5	34
	2016	33	25	27	8	7	40
	2017	31	22	30	8	9	37
建造業總計 All construction activities	2015	23	17	44	7	8	30
	2016	23	17	43	7	10	31
	2017	24	17	43	7	10	32

1.5 2013年至2017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, 2013 to 2017



2.1 2017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, 2017

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	直接聘用的 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 work rendered by fee sub-contractors	雜項營運開支 Miscellaneous operating expenses	建造工程 總值 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	228	20 209	23,115,680	16,875,417	83,013,353	5,216,887	136,033,068	4,062,204	11,873,934	33,304,697	519,497
土木工程 Civil engineering	166	11 410	6,997,092	3,521,582	24,944,431	6,157,330	43,809,789	2,137,662	4,327,016	11,183,211	251,212
地盤預備工程 # Site preparation #	42	3 061	1,555,823	2,293,924	6,777,400	1,316,709	12,369,241	557,098	982,482	2,358,111	134,379
總計 Total	435	34 680	31,668,596	22,690,923	114,735,184	12,690,926	192,212,098	6,756,964	17,183,432	46,846,019	905,088

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 2015年至2017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, 2015 to 2017

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	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	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	固定資產的買實淨值 Gross additions to fixed assets
地產發展兼／或租賃 Real estate development and/or leasing	2015 4 003	14 318	4,651	4,044	21,634	46,242	75,837	9,831	96,128	103,215	7,137
	2016 4 740 (+18.4)	13 940 (-2.6)	4,686 (+0.7)	4,368 (+8.0)	20,343 (-6.0)	47,407 (+2.5)	83,697 (+10.4)	11,493 (+16.9)	105,619 (+9.9)	112,035 (+8.5)	-1,461 (..)
	2017 5 847 (+23.4)	14 010 (+0.5)	5,431 (+15.9)	3,988 (-8.7)	23,233 (+14.2)	49,162 (+3.7)	81,690 (-2.4)	12,795 (+11.3)	102,639 (-2.8)	110,014 (-1.8)	-8,722 (..)
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	2015 3 407	95 932	21,718	10,578	17,018	-	50,527	709	1,921	23,421	288
	2016 3 189 (-6.4)	99 809 (+4.0)	23,717 (+9.2)	7,484 (-29.3)	15,248 (-10.4)	-	49,791 (-1.5)	1,818 (+156.5)	5,161 (+168.7)	28,240 (+20.6)	178 (-38.1)
	2017 3 225 (+1.1)	98 252 (-1.6)	25,738 (+8.5)	6,849 (-8.5)	16,746 (+9.8)	-	56,815 (+14.1)	1,494 (-17.8)	8,976 (+73.9)	35,320 (+25.1)	170 (-4.4)
地產保養管理服務 Real estate maintenance management	2015 573	72 098	12,810	10,328	12,180	-	36,496	291	1,469	14,143	155
	2016 794 (+38.6)	74 771 (+3.7)	13,643 (+6.5)	7,069 (-31.5)	10,087 (-17.2)	-	31,905 (-12.6)	1,092 (+275.2)	2,198 (+49.6)	15,576 (+10.1)	71 (-54.2)
	2017 766 (-3.5)	73 178 (-2.1)	13,639 (\$)	6,340 (-10.3)	10,038 (-0.5)	-	31,361 (-1.7)	915 (-16.2)	2,259 (+2.8)	16,239 (+4.3)	-3 (..)
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	2015 2 834	23 833	8,908	250	4,837	-	14,030	418	452	9,278	133
	2016 2 395 (-15.5)	25 038 (+5.1)	10,073 (+13.1)	415 (+65.6)	5,161 (+6.7)	-	17,886 (+27.5)	726 (+73.8)	2,963 (+555.7)	12,664 (+36.5)	107 (-19.4)
	2017 2 459 (+2.7)	25 074 (+0.1)	12,100 (+20.1)	509 (+22.7)	6,708 (+30.0)	-	25,455 (+42.3)	579 (-20.3)	6,717 (+126.7)	19,080 (+50.7)	173 (+61.4)
總計 Total	2015 7 409	110 250	26,370	14,622	38,651	46,242	126,364	10,540	98,049	126,636	7,425
	2016 7 929 (+7.0)	113 749 (+3.2)	28,402 (+7.7)	11,852 (-18.9)	35,591 (-7.9)	47,407 (+2.5)	133,488 (+5.6)	13,311 (+26.3)	110,780 (+13.0)	140,275 (+10.8)	-1,283 (..)
	2017 9 072 (+14.4)	112 262 (-1.3)	31,170 (+9.7)	10,837 (-8.6)	39,980 (+12.3)	49,162 (+3.7)	138,505 (+3.8)	14,289 (+7.3)	111,615 (+0.8)	145,333 (+3.6)	-8,551 (..)

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 2017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, 2017

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

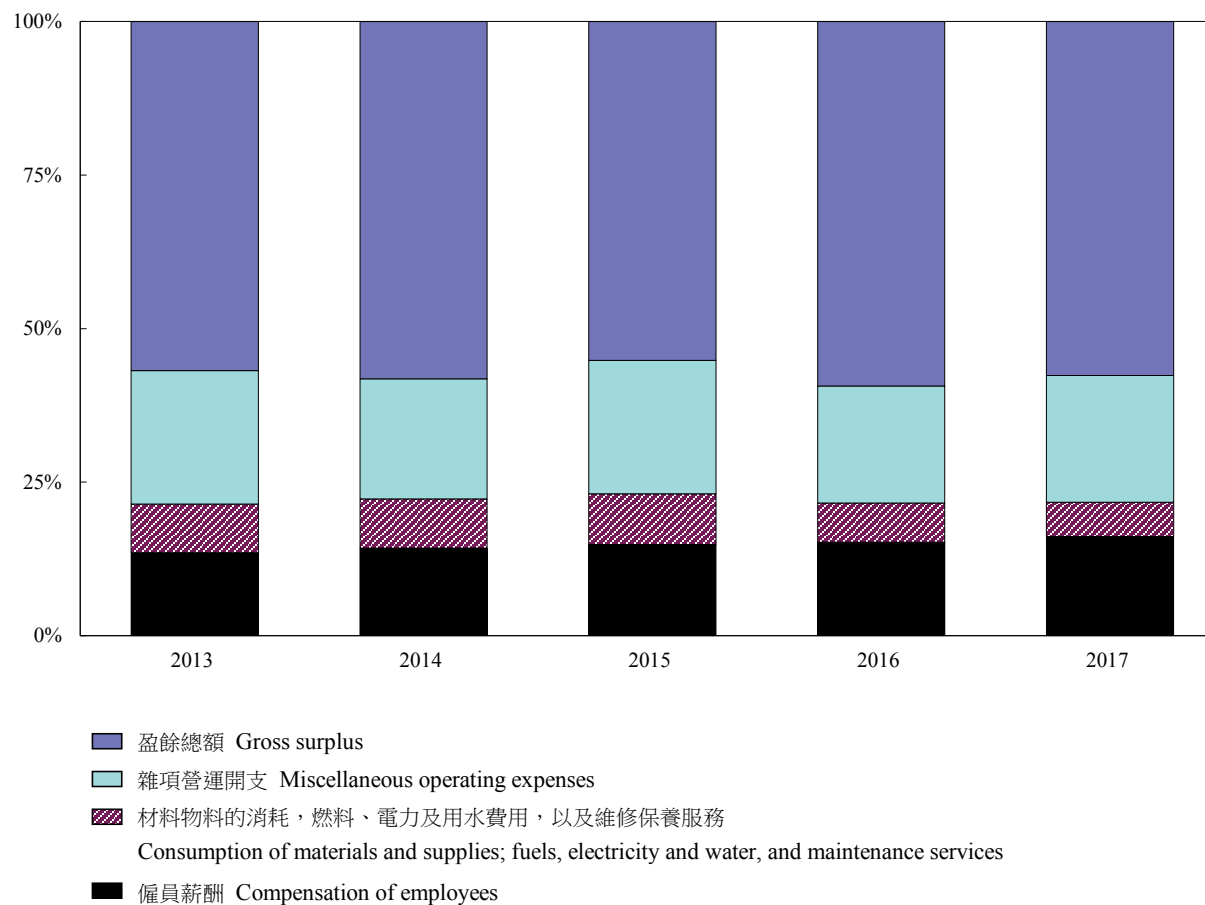
總收益 (千港元) Total Receipts (HK\$'000)	機構單 位數目 Number of establishments	就業 人數 Number of persons engaged	僱員 薪酬 Compensation of employees	材料物料的消耗， 燃料、電力及用 水費用，以及 維修保養服務 Consumption of materials and supplies; fuels, electricity and water, and maintenance services	雜項營 運開支 Miscellaneous operating expenses	地產發展計 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	6 303	9 242	1,917,203	177,359	1,818,255	-15,935,324	3,833,486	142,213	-19,143,568	-13,853,481	3,969,603
2,000 - 4,999	1 044	2 947	1,095,637	152,845	1,097,129	17,958	2,963,526	349,355	974,828	1,989,796	54,249
5,000 - 9,999	687	4 949	940,565	257,666	1,369,962	60,580	4,944,589	56,050	2,438,366	3,804,608	731,723
10,000 - 19,999	456	3 914	1,129,329	372,038	926,708	139,485	4,008,025	3,050,469	4,711,690	2,944,772	242,937
20,000 - 49,999	292	10 914	2,703,855	933,708	2,418,356	773,831	9,293,143	353,008	4,065,174	7,141,312	172,514
50,000 +	290	80 296	23,383,150	8,943,150	32,349,246	64,105,063	113,462,193	10,338,146	118,568,647	143,306,231	-13,722,516
總計 Total	9 072	112 262	31,169,738	10,836,765	39,979,656	49,161,593	138,504,962	14,289,240	111,615,137	145,333,237	-8,551,492

3.3 2015年至2017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, 2015 to 2017

百分比 (%)

行業中類／小類 Industry Group/Class		僱員薪酬 Compensation of employees	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	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	2015	4	3	16	73	78
	2016	3	3	14	74	79
	2017	4	3	16	71	77
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	2015	42	21	33	4	46
	2016	46	15	30	10	55
	2017	44	12	29	15	61
地產保養管理服務 Real estate maintenance management	2015	35	28	33	4	38
	2016	41	21	31	7	47
	2017	42	20	31	7	50
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	2015	62	2	33	3	64
	2016	54	2	28	16	68
	2017	46	2	26	26	73
總計 Total	2015	14	8	21	54	69
	2016	15	6	18	57	72
	2017	15	5	20	55	72

3.4 2013年至2017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, 2013 to 2017



4.1 2015年至2017年按樓宇用途劃分的私人地產發展計劃統計數字 Statistics on private real estate development projects by end use of buildings, 2015 to 2017

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 & fittings supplied outside the contract sum	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	千港元 (另有註明除外) HK \$'000 (unless otherwise specified)		
								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 +	2015	203	42,951,416	544,614	2,409,103	3,905,330	4,022,624	76,836,718	1 646	5 609
	2016	209	55,989,169	560,239	2,495,891	4,860,880	5,162,518	91,887,767	1 682	6 139
		(+3.0)	(+30.4)	(+2.9)	(+3.6)	(+24.5)	(+28.3)	(+19.6)	(+2.2)	(+9.5)
	2017	208	70,709,692	139,120	3,305,280	5,658,641	8,597,507	104,590,962	1 675	6 173
		(-0.5)	(+26.3)	(-75.2)	(+32.4)	(+16.4)	(+66.5)	(+13.8)	(-0.4)	(+0.6)
寫字樓 Office buildings	2015	21	4,870,192	0	443,931	373,915	239,433	11,318,791	115	779
	2016	17	5,987,184	0	854,034	737,826	527,290	10,084,682	73	632
		(-19.0)	(+22.9)	(-)	(+92.4)	(+97.3)	(+120.2)	(-10.9)	(-36.7)	(-18.8)
	2017	14	8,328,665	0	565,249	162,986	264,118	14,057,656	51	619
		(-17.6)	(+39.1)	(-)	(-33.8)	(-77.9)	(-49.9)	(+39.4)	(-30.0)	(-2.0)
酒店及旅舍 Hotels and boarding houses	2015	36	3,860,158	51,886	280,491	102,476	169,190	5,673,064	145	443
	2016	36	7,025,233	50,902	431,394	234,626	354,560	8,395,081	168	548
		(§)	(+82.0)	(-1.9)	(+53.8)	(+129.0)	(+109.6)	(+48.0)	(+15.4)	(+23.6)
	2017	33	5,937,864	42,641	323,702	392,356	302,013	7,931,335	146	489
		(-8.3)	(-15.5)	(-16.2)	(-25.0)	(+67.2)	(-14.8)	(-5.5)	(-13.1)	(-10.7)
綜合式商業大廈 Multi-purpose commercial premises	2015	31	7,118,835	0	558,082	1,055,583	327,446	20,161,728	94	840
	2016	34	6,730,920	7,321	648,090	1,629,282	374,803	23,882,947	326	873
		(+9.7)	(-5.4)	(-)	(+16.1)	(+54.3)	(+14.5)	(+18.5)	(+246.8)	(+3.9)
	2017	32	13,896,806	11,905	456,599	2,072,833	563,205	33,162,616	332	1 014
		(-5.9)	(+106.5)	(+62.6)	(-29.5)	(+27.2)	(+50.3)	(+38.9)	(+1.8)	(+16.1)
多層工廠大廈及貨倉^ Flatted factory blocks and warehouses ^	2015	9	1,651,832	163	145,002	15,687	104,731	2,000,600	57	363
	2016	12	2,318,733	231	122,891	118,242	76,244	2,873,875	63	370
		(+33.3)	(+40.4)	(+41.9)	(-15.2)	(+653.7)	(-27.2)	(+43.7)	(+11.1)	(+2.1)
	2017	12	1,552,173	2,475	65,354	67,682	164,790	4,648,180	52	321
		(§)	(-33.1)	(+970.7)	(-46.8)	(-42.8)	(+116.1)	(+61.7)	(-18.2)	(-13.3)
總計 Total	2015	300	60,452,432	596,663	3,836,609	5,452,990	4,863,424	115,990,901	2 057	8 033
	2016	308	78,051,239	618,693	4,552,300	7,580,854	6,495,414	137,124,352	2 312	8 562
		(+2.7)	(+29.1)	(+3.7)	(+18.7)	(+39.0)	(+33.6)	(+18.2)	(+12.4)	(+6.6)
	2017	299	100,425,200	196,140	4,716,183	8,354,498	9,891,632	164,390,748	2 256	8 617
		(-2.9)	(+28.7)	(-68.3)	(+3.6)	(+10.2)	(+52.3)	(+19.9)	(-2.4)	(+0.6)

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。

^ 包括工貿大廈。

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

^ Including industrial/office buildings.

4.2 2017年按樓宇完成後的樓面總面積劃分的私人地產發展計劃統計數字 Statistics on private real estate development projects by gross floor area of buildings when completed, 2017

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 & fittings supplied outside the contract sum	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	13	313,272	254,651	17,223	11,545	12,103	17,751	165,179	207,363	7	9
1 000 - 1 999	15	475,371	390,869	1,152	22,564	32,323	28,463	259,069	200,361	11	23
2 000 - 2 999	21	2,087,005	1,747,634	4,123	109,532	120,366	105,349	1,019,086	352,659	16	52
3 000 - 4 999	32	2,829,767	2,097,542	12,660	108,588	124,865	486,111	2,511,184	1,900,077	47	126
5 000 - 9 999	64	9,431,446	7,938,424	26,700	392,481	552,127	521,714	8,580,087	5,548,977	103	467
10 000 - 19 999	48	10,811,059	9,348,664	15,686	394,985	567,727	483,997	17,229,087	8,625,461	153	686
20 000 - 49 999	49	26,817,220	21,420,964	21,580	1,284,995	1,888,995	2,200,686	33,024,239	15,637,278	380	1 703
50 000 - 99 999	41	35,109,964	28,243,183	85,684	1,032,484	2,812,581	2,936,032	47,371,305	23,417,080	712	2 795
100 000 +	16	35,708,547	28,983,268	11,332	1,359,009	2,243,410	3,111,528	54,231,513	17,029,641	826	2 758
總計 Total	299	123,583,653	100,425,200	196,140	4,716,183	8,354,498	9,891,632	164,390,748	72,918,896	2 256	8 617

4.3 2017年按地區劃分的私人地產發展計劃統計數字 Statistics on private real estate development projects by district, 2017

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	109	32,616,252	20,502,875	267	1 694
九龍 Kowloon	80	55,156,622	22,967,203	594	2 489
新界及離島 New Territories and Islands	110	76,617,873	29,448,818	1 395	4 434
總計 Total	299	164,390,748	72,918,896	2 256	8 617

4.4 2017年12月31日按發展計劃進展情況劃分的私人地產發展計劃地段面積及樓面總面積 Land area and gross floor area of private real estate development projects by status of project as at 31.12.2017

在2017年12月31日 發展計劃進展情況 Status of Project as at 31.12.2017	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	63	369	1 211
興建中 Under construction	236	1 886	7 406
總計 Total	299	2 256	8 617

5.1 2015年至2017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, 2015 to 2017

	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	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	建築、測量及工程設計 與顧問諮詢費用 Architectural, surveying and engineering design and consultancy fees
2015	1 781	28 522	13,116,246	304,420	2,425,168
2016	1 997 (+12.1)	27 184 (-4.7)	13,519,477 (+3.1)	336,930 (+10.7)	1,882,978 (-22.4)
2017	2 009 (+0.6)	25 686 (-5.5)	13,669,982 (+1.1)	398,609 (+18.3)	1,623,468 (-13.8)

	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
2015	3,837,158	21,590,152	589,438	2,496,599	15,490,687	87,253
2016	4,089,219 (+6.6)	21,026,608 (-2.6)	666,588 (+13.1)	1,864,593 (-25.3)	15,098,837 (-2.5)	115,216 (+32.0)
2017	4,243,891 (+3.8)	21,106,562 (+0.4)	891,766 (+33.8)	2,062,377 (+10.6)	15,661,062 (+3.7)	105,013 (-8.9)

註釋：括號內的數字表示該年與上年比較的變動百分率。

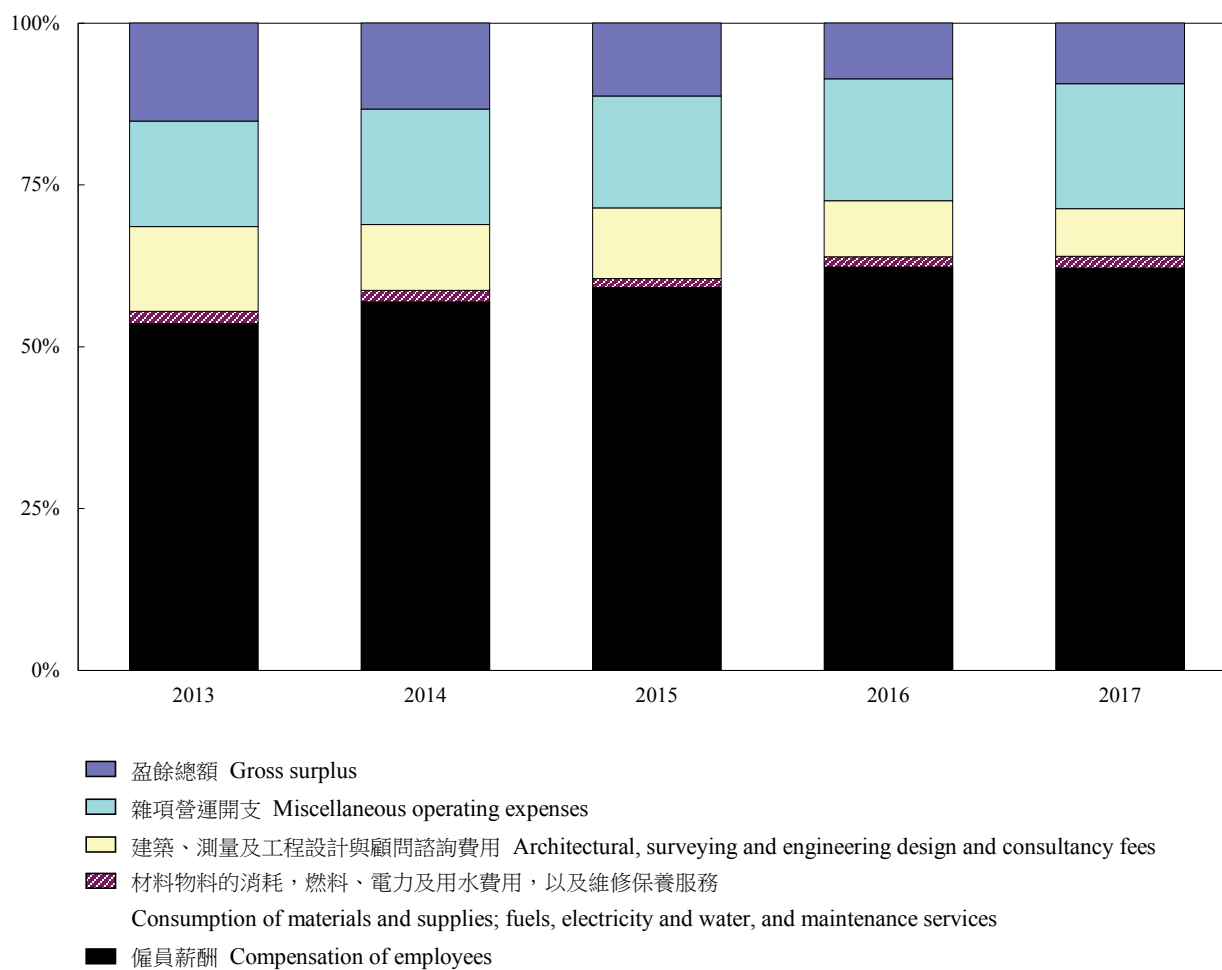
Note: Figures in brackets denote percentage changes of the respective year compared with the preceding year.

5.2 2017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, 2017

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	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	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	1 545	2 670	353,552	46,351	132,237	231,535	907,309	100,906	244,541	598,419	-3,222
2,000 - 4,999	123	644	195,315	8,653	8,303	79,664	374,596	4,923	87,584	278,333	1,436
5,000 - 9,999	142	1 692	590,183	24,454	45,789	153,611	899,353	6,211	91,527	681,370	6,800
10,000 - 19,999	91	1 390	497,410	19,598	187,628	180,732	1,135,886	34,963	285,480	775,130	4,360
20,000 - 49,999	34	1 361	828,967	14,995	25,164	99,116	1,047,633	50,982	130,373	919,571	-199
50,000 +	74	17 929	11,204,555	284,557	1,224,347	3,499,233	16,741,785	693,781	1,222,873	12,408,239	95,839
總計 Total	2 009	25 686	13,669,982	398,609	1,623,468	4,243,891	21,106,562	891,766	2,062,377	15,661,062	105,013

5.3 2013年至2017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, 2013 to 2017



6 2017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, 2017

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		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		業務收益 [@] Business receipts [@]		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 *	5.33	90,108.1 - 111,139.8	7.49	59,316.6 - 79,732.0	4.31	366,198.5 - 433,694.1	5.30	118,988.4 - 146,573.6
地產活動業 Real Estate Activities	4.26	28,564.1 - 33,775.3	7.92	9,154.4 - 12,519.1	3.32	129,503.9 - 147,506.0	2.39	138,535.9 - 152,130.6
建築、測量及 工程服務業 Architectural, Surveying and Engineering Services	3.24	12,803.1 - 14,536.9	4.03	367.1 - 430.1	3.47	19,672.8 - 22,540.3	3.49	14,590.7 - 16,731.4

- 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.

2015年至2017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), 2015 to 2017

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，以支援一些特定用途。而攤銷數字連同折舊數字則由2011年統計期開始搜集。本附件的表A1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。

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 to support some specific applications. 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 Table A1 of this [Annex](#).

A1 2015年至2017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), 2015 to 2017

百萬港元 (另有註明除外)
HK\$ million (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	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／ 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 ⁽¹⁾ Miscellaneous operating expenses ⁽¹⁾	業務收益 [@] Business receipts [@]	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 ⁽¹⁾ Gross surplus ⁽¹⁾	增加價值 Value added	固定資產的 買賣淨值 Gross additions to fixed assets	
建造業 * Construction *	2015	23 342	199 861	82,170	63,100	161,458	29,643	353,442	-	11,043	28,115	108,771	2,587
	2016	24 197	179 556	93,152	70,133	175,030	31,711	390,169	-	15,704	35,847	126,267	2,840
		(+3.7)	(-10.2)	(+13.4)	(+11.1)	(+8.4)	(+7.0)	(+10.4)		(+42.2)	(+27.5)	(+16.1)	(+9.8)
	2017	24 841	185 110	100,624	69,524	178,912	32,786	399,946	-	18,571	36,671	132,781	1,924
		(+2.7)	(+3.1)	(+8.0)	(-0.9)	(+2.2)	(+3.4)	(+2.5)		(+18.3)	(+2.3)	(+5.2)	(-32.3)
地產活動業 Real Estate Activities	2015	7 409	110 250	26,370	14,622	-	42,048	126,364	46,242	10,540	94,653	126,636	7,425
	2016	7 929	113 749	28,402	11,852	-	38,596	133,488	47,407	13,311	107,774	140,275	-1,283
		(+7.0)	(+3.2)	(+7.7)	(-18.9)		(-8.2)	(+5.6)	(+2.5)	(+26.3)	(+13.9)	(+10.8)	(..)
	2017	9 072	112 262	31,170	10,837	-	44,415	138,505	49,162	14,289	107,180	145,333	-8,551
		(+14.4)	(-1.3)	(+9.7)	(-8.6)		(+15.1)	(+3.8)	(+3.7)	(+7.3)	(-0.6)	(+3.6)	(..)
建築、測量及工程服務業 Architectural, Surveying and Engineering Services	2015	1 781	28 522	13,116	304	2,425	3,976	21,590	-	589	2,357	15,491	87
	2016	1 997	27 184	13,519	337	1,883	4,256	21,027	-	667	1,698	15,099	115
		(+12.1)	(-4.7)	(+3.1)	(+10.7)	(-22.4)	(+7.0)	(-2.6)		(+13.1)	(-28.0)	(-2.5)	(+32.0)
	2017	2 009	25 686	13,670	399	1,623	4,368	21,107	-	892	1,938	15,661	105
		(+0.6)	(-5.5)	(+1.1)	(+18.3)	(-13.8)	(+2.6)	(+0.4)		(+33.8)	(+14.2)	(+3.7)	(-8.9)

註釋：* 就建造業而言，就業人數數字指該行業直接聘用的就業人數，並不包括那些只供應勞工的分判承建商所提供的勞工投入；而僱員薪酬則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: * For the construction sector, the figures of number of persons engaged refer to persons directly engaged in the sector and do not include the labour input provided by labour-only sub-contractors; whereas compensation of employees includes payments to labour-only sub-contractors.

@ 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

2017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¹，以達致更協調及流暢的統計調查程序。

「2017年經濟活動按年統計調查」於2018年2月至11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。

2017 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 surveys¹ on different major economic sectors conducted in past years, with a view to achieving further harmonisation and streamlining of survey processes.

The 2017 ASEA was conducted during February to November 2018. 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.

1 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)

1 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。

「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.

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。

統計期

這項統計調查搜集2017年內或由2017年1月1日至2018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。

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.

Survey Reference Period

Data collected in the survey referred to the calendar year 2017, or any consecutive 12-month period between 1 January 2017 and 31 March 2018 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2018年2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2018年5月底前交回填妥的問卷。本處職員於2018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，統計員會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 February 2018 to the selected establishments requesting them to return completed questionnaires by the end of May 2018. In March 2018, 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

「2017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1 250間機構單位作訪問。截至2018年11月，填妥及交回問卷的機構單位約有870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78%。根據「2017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35 920間。

Enumeration Results

Some 1 250 establishments in the building, construction and real estate sectors were selected for enumeration in the 2017 ASEA. By November 2018, some 870 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 78%. According to the results of the 2017 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 35 920.

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

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 HSIC Version 2.0 Code
<ul style="list-style-type: none"> ● 樓房裝飾、修葺及保養 ● 樓房內部裝設、裝飾及修葺 ● 樓房外部翻新及修葺 ● 樓房內部及外部裝設、裝飾、翻新及修葺的綜合工程 ● 其他一般竣工前的修整及專門建造工程 	<ul style="list-style-type: none"> ● Decoration, repair and maintenance for buildings ● Interior fitting, decoration and repairs for buildings ● Exterior renovation and repairs for buildings ● Combination of interior fitting, decoration and exterior renovation and repairs for buildings ● Other general finishing and specialised construction works 	<p>4391</p> <p>439101</p> <p>439102</p> <p>439199</p> <p>4399</p>
地產活動	Real estate activities	
<ul style="list-style-type: none"> ● 地產活動 ● 涉及自置或租賃物業的地產活動 ● 地產發展 ● 地產租賃 ● 地產發展兼租賃 ● 按收費或以合約形式進行的地產活動 ● 地產經紀及代理 ● 地產保養管理服務 ● 其他地產服務 	<ul style="list-style-type: none"> ● Real estate activities ● Real estate activities with own or leased property ● Real estate development ● Real estate leasing ● Real estate development with leasing ● Real estate activities on a fee or contract basis ● Real estate brokerage and agency ● Real estate maintenance management ● Other real estate services not elsewhere classified 	<p>68</p> <p>681</p> <p>6811</p> <p>6812</p> <p>6813</p> <p>682</p> <p>6821</p> <p>6822</p> <p>6829</p>
建築、測量及工程服務	Architectural, surveying and engineering services	
<ul style="list-style-type: none"> ● 與建造及地產活動相關的建築、測量及工程服務 	<ul style="list-style-type: none"> ● Architectural, surveying and engineering services related to real estate and construction 	<p>711</p>

用語及定義

統計單位

機構單位

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。

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。

建築地盤

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。

發展計劃

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。

Statistical units

Establishment

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.

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.

Construction site

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.

Project

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

直接聘用的就業人數

等於 在職東主、在職合夥人及無酬家屬幫工人數
加 直接僱員人數，包括操作工人及其他僱員人數

在建造業，把某部分工程或工序分判給一些只供應勞工的分判承建商是很普遍的。建造業直接聘用的就業人數數字並不包括那些只供應勞工的分判承建商所提供的勞工投入。

僱員薪酬及付予只供應勞工的分判承建商費用

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）
加 付予只供應勞工的分判承建商費用

總收益

等於 建造工程總值
加 其他業務收益

建造工程總值

等於 主要承建商的所有下列工程的建造總值
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
加 分判承建商的所有下列工程的建造總值
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

其他業務收益

等於 其他服務收入
加 土地及樓宇的租金或分租收入
加 利息收入
加 股息收入
加 其他收益

Construction sector

Number of persons directly engaged

equals number of working proprietors, active partners and unpaid family workers
plus number of direct employees, comprising operatives and other employees

Sub-contracting of certain part/stage 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 sector do not include the labour input provided by labour-only sub-contractors.

Compensation of employees and payments to labour only sub-contractors

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)
plus payments to labour-only sub-contractors

Total receipts

equals gross value of construction works performed
plus other business receipts

Gross value of construction works performed

equals construction works performed as main contractor at
i. construction sites
ii. other minor new construction works locations
iii. erected buildings and structures
plus construction works performed as sub-contractor at
i. construction sites
ii. other minor new construction works locations
iii. erected buildings and structures

Other business receipts

equals other service income
plus rental income from letting/subletting land and buildings
plus interest income
plus dividend income
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 報紙和雜誌及電訊開支

加 郵費及速遞服務費

加 保險費

加 支付給相關公司的商業管理費／管理費及行政費用

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 business management fee/management fee and 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 royalty payments for the use of patents, trademarks, copyrights and franchises

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

加 土地及樓宇的租金或分租收入

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

plus rental income from letting/subletting land and buildings

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 從專利權、商標、版權及特許經營權所得的收益

plus royalty receipts from patents, trademarks, copyrights and franchises

加 利息收入

plus interest income

加 股息收入

plus dividend income

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 報紙和雜誌及電訊開支

加 郵費及速遞服務費

加 保險費

加 支付給相關公司的商業管理費/管理費及行政費用

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

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 business management fee/management fee and 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 royalty payments for the use of patents, trademarks, copyrights and franchises

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

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

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	從專利權、商標、版權及特許經營權所得的收益
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	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	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	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 sum
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	royalty receipts from patents, trademarks, copyrights and franchises
less	consumption of materials and 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 materials and 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 土地及樓宇的租金或分租收入

plus rental income from letting/subletting land and buildings

加 從專利權、商標、版權及特許經營權所得的收益

plus royalty receipts from for patents, trademarks, copyrights and franchises

加 利息收入

plus interest income

加 股息收入

plus dividend income

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 支付給相關公司的商業管理費／管理費及行政費用

plus business management fee/management fee and 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
加	因使用專利權、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	土地及樓宇的租金或分租收入
加	從專利權、商標、版權及特許經營權所得的收益
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	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	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	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	storage fees
plus	royalty payments for the use of patents, trademarks, copyrights and franchises
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	rental income from letting/subletting land and buildings
plus	royalty receipts from for patents, trademarks, copyrights and franchises
less	consumption of materials and 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 materials and 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
甲. 主要統計數字			
機構單位數目			
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
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
就業人數			
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
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
僱員薪酬／每日平均工資			
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

統計數字／資料／刊物名稱	Statistics/Information/Title of publication	刊物周期	Frequency
建造工程總值	Gross value of construction works performed		
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
服務收入	Service income		
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
增加價值	Value added		
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)；及
- (v) 資料月報 (屋宇署)。

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); and
- (v) Monthly Digest (Buildings Department).

獲取政府統計處刊物的方法 Means of Obtaining Publications of the Census and Statistics Department

網站

用戶可以在政府統計處網站 (www.censtatd.gov.hk/hkstat/quicklink/index_tc.jsp) 免費下載統計刊物。

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Website

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Publications Unit of C&SD

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The Publications Unit of C&SD also provides a reading area where users may browse through the latest issue of various publications of the department on display.

The address of the Publications Unit is :
19/F, Wanchai Tower,
12 Harbour Road, Wan Chai, Hong Kong.
Tel. : (852) 2582 3025
Fax : (852) 2827 1708

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