

# 二零零六年屋宇建築、建造及 地產業按年統計調查報告

## Report on 2006 Annual Survey of Building, Construction and Real Estate Sectors

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根據二零零六年屋宇建築、建造及地產業按年統計調查的結果，本處編製了一系列統計表，本報告只選載其中較常用的統計表，如欲查詢其他有關的統計資料，請聯絡：

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附錄丙列出載有這些行業常用統計數字的其他政府刊物名稱，以便有興趣獲取更多有關屋宇建築、建造及地產業資料的讀者參考。但其刊載的統計數字未必可與本報告的作比較，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闡釋及備註。

Of all the statistical tables produced from the 2006 Annual Survey of Building, Construction and Real Estate Sectors, only those more frequently used are selected for inclusion in this report. For enquiries on other related statistics, please contact:

Construction and Miscellaneous Services  
Statistics Section  
Census and Statistics Department  
Chuang's Hung Hom Plaza Sub-office,  
15/F, Chuang's Hung Hom Plaza,  
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For readers who are interested in more information about the building, construction and real estate sectors, a list of commonly used statistics relating to these industries available in other government publications is given in Appendix C for reference. However, statistics contained in such publications may not be strictly comparable with those in this report as there may be differences in coverage, definitions, classifications and survey methodology. Careful reference should be made to explanatory notes and remarks in the respective publications.

### 背景

政府統計處在二零零七年一月至十月間進行「二零零六年屋宇建築、建造及地產業按年統計調查」。本處在一九七九年以及一九八一至二零零五年期間，每年均進行同類的統計調查。而在一九八零年，則進行了一項經簡化的統計調查，只搜集有關從事建造業的機構單位所進行的建造工程總額資料。二零零六年統計調查問卷包括兩部分：主要部分搜集基本資料，第二部分搜集有關特定課題的補充資料。

### 統計調查目的

「二零零六年屋宇建築、建造及地產業統計調查」的目的是：

- (i) 編製可顯示有關行業營運特色和結構的統計數字；及
- (ii) 估算這些行業對本地生產總值的貢獻。

這項統計調查所編製的統計數字，對政府及私營機構在制定政策及作出決定，十分有用。

### 有關法例

二零零六年統計調查是根據《普查及統計條例》（香港法例第316章）進行。這條例賦予本處權力向被訪者搜集所需數據，並規定對個別機構單位的資料必須嚴加保密，只發表整體資料，而該等資料不會顯示個別機構單位的情況。

### Background

The Census and Statistics Department (C&SD) conducted the 2006 Annual Survey of Building, Construction and Real Estate Sectors during the period from January to October 2007. Similar surveys were conducted for 1979 and for each year from 1981 to 2005. For 1980, a simplified survey was conducted for collecting information only on the gross value of construction works performed by construction establishments. The 2006 survey questionnaire consisted of two parts: the main part collected basic data, and the second part collected supplementary data on specific topics.

### Objectives

The objectives of the 2006 Annual Survey of Building, Construction and Real Estate Sectors were:

- (i) to compile statistics on the operating characteristics and structure of the relevant industries; and
- (ii) to assess the contribution of these industries to the Gross Domestic Product of Hong Kong.

The statistics compiled are useful to both the Government and the private sector in formulating policies and making decisions.

### Legislation

The 2006 Survey was conducted under the Census and Statistics Ordinance (Chapter 316 of the Laws of Hong Kong). The Ordinance provides authority for the collection of the required data from respondents and stipulates that information relating to individual establishments is to be kept in strict confidence. Only aggregate information that does not reveal details of individual establishments will be released.

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## 緒言 (續)

### 活動分類

自一九九零年的統計調查開始，本處已採納香港標準行業分類劃分統計調查中機構單位的經濟活動，以取代以前沿用的國際標準產業分類。香港標準行業分類是以國際標準產業分類為藍本，加以編訂，使其切合本地環境，從而反映本港經濟結構。本處進行的各項經濟統計調查，均採用香港標準行業分類，以便各種統計調查結果可互作比較。關於香港標準行業分類的詳情，可參閱一九九一年九月號和二零零二年二月號《香港統計月刊》所刊載有關的專題文章。

### 統計調查範圍

二零零六年的統計調查，涵蓋香港標準行業分類的行業類別五，以及行業類別八以下的行業組別 8311 - 8315 及 8334。這項統計調查的範圍，包括所有從事下列活動的機構單位，這些機構單位的資料載列在政府統計處備存的詳盡記錄上，並根據稅務局商業登記署的資料編製及更新：

- (甲) 屋宇建造及土木工程(香港標準行業分類的行業類別五)；
- (乙) 地產發展、租賃、經紀及保養管理服務(香港標準行業分類的行業組別 8311 - 8315)；及
- (丙) 建築設計、測量及工程策劃服務(香港標準行業分類的行業組別 8334)。

## Introduction (cont'd)

### Classification of activities

Starting from the 1990 Survey, the Hong Kong Standard Industrial Classification (HSIC) has been adopted to replace the previously used International Standard Industrial Classification for classifying the economic activities of establishments in the survey. The HSIC is devised by using the ISIC as a framework with local adaption to reflect the structure of the Hong Kong economy. The HSIC is adopted in all economic surveys conducted by C&SD, thus facilitating the comparison of statistics across various surveys. For more details about the HSIC, please refer to the relevant feature articles published in the September 1991 issue and the February 2002 issue of the *Hong Kong Monthly Digest of Statistics*.

### Survey coverage

The 2006 Survey covered Industry Sector 5, and Industry Groups 8311 - 8315 and 8334 in Industry Sector 8 of the HSIC. It covered all establishments engaged in the following activities as listed in a comprehensive register maintained by C&SD and updated by reference to records of the Business Registration Office of the Inland Revenue Department :

- (a) building and civil engineering construction (Industry Sector 5 of HSIC);
- (b) real estate development, leasing, brokerage and maintenance management services (Industry Groups 8311 - 8315 of HSIC); and
- (c) architectural, surveying and project engineering services (Industry Group 8334 of HSIC).

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## 緒言 (續)

屋宇建造及土木工程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微不足道，因為公共工程主要由私人承建商進行。另一種不列入統計調查範圍內的機構是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。但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。地產發展是指作為發售或租賃用途，而在統計期間有開展建造工程的私人發展計劃（包括私人機構參建居屋計劃）。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、經紀及保養管理服務，統計調查只包括就業人數為兩人或以上的機構單位或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。

## Introduction (cont'd)

Building and civil engineering construction 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 trivial as public works projects are mainly carried out by private contractors. Also excluded were labour-only sub-contractors who only provide labour on a job-to-job basis, but their output was implicitly included in that of contractors commissioning their services. However, fee sub-contractors, who have 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 (including the Private Sector Participation Schemes) 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, brokerage and maintenance management services, only those establishments engaging two or more persons or 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.

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## 緒言 (續)

### 統計期

這項統計調查搜集二零零六年內或由零六年一月一日至零七年三月三十一日期間任何連續十二個月的資料，視乎個別機構單位的會計慣例而定。至於在上述界定會計期間開業或停業的機構單位，統計調查只搜集該機構單位經營業務期間的數據。

### 樣本設計

各建築地盤的主要承建商和地產發展商，均悉數列入統計調查樣本內。抽樣框內的其他機構單位則先以行業分層，然後在每個行業分層內，再以就業人數分層。每個按行業及就業人數分層所抽取的樣本規模是依照內曼配置方式，按每行業的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作統計調查的對象。是次統計調查共選出1 106 間機構單位作樣本。根據二零零六年統計調查結果，在統計期間營運的機構單位總數估計為25 193 間。

## Introduction (cont'd)

### Survey reference period

Data collected in the survey referred to the calendar year 2006, or a 12-month period between 1 January 2006 and 31 March 2007 according to the accounting practice of individual establishments. For establishments which commenced or ceased operation within the respective accounting periods defined above, data collected were for that part of the period during which the establishments were in operation.

### Sample design

Main contractors at construction sites and real estate developers were enumerated in full. The rest of the sampling frame for the survey was stratified by industry group and, within each industry group, by employment size range. The sample size for each industry group and employment size stratum was determined by Neyman's allocation according to a desired level of precision for the estimated value added for each industry group. Individual establishments were systematically selected at a uniform interval after an establishment was randomly selected as a start. A total of 1 106 establishments were selected. Based on the results of the 2006 Survey, the total number of establishments operated in the survey reference period was estimated to be 25 193.

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## 緒言 (續)

### 資料搜集

統計調查問卷在二零零七年一月郵寄予被抽選參與統計調查的機構單位，並要求他們於零七年七月三十一日前填妥寄回。本處職員於零七年一月底開始造訪個別機構單位，協助他們填報問卷，或收回填妥的問卷。本處亦在統計調查不同階段發出備忘提示函件，促請被抽選的機構單位及早交回問卷。至二零零七年十月底，填妥交回問卷的機構單位有841間，未予回覆或未能接觸的有76間，而在統計期內從未經營，或因屬於只供應勞工的分判承建商類別，或其他不相關類別而不在是項統計調查範圍的有189間。

### 資料處理

填妥的問卷由本處職員詳細審核及電腦查證，才進行製表工作。這項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。遇有含糊或有問題的數據，則致電或造訪有關機構單位，進行核實。錯誤填報的數據會根據有關機構單位其後提供的資料作出更正，或按同類機構單位已採納的數據加以設算而糾正。在地產發展工程方面，個別發展商可能無法提供尚未發售的發展計劃「售樓價目表」或根據市價計算的地段價值。有關此等工程價值的設算工作，是盡量參照從有關計劃所獲取的詳細資料，及參考從其他相類性質及地點的計劃所獲取的資料而進行。

## Introduction (cont'd)

### Data collection

Survey questionnaires were mailed in January 2007 to selected establishments which were asked to complete and return them by 31 July 2007. In end January 2007, staff of the C&SD started to visit individual establishments to assist them in completing questionnaires or to collect completed ones. Reminder letters were issued at different stages of the survey to urge the selected establishments to respond early. By end October 2007, 841 establishments had completed and returned their questionnaires; 76 failed to respond or could not be located; and 189 were found to have never operated during the survey reference period, or to have fallen outside the scope of the survey because they were labour-only sub-contractors, or other irrelevant cases.

### Data processing

Completed questionnaires were subject to thorough checking by staff of the C&SD and detailed validation checks by computer 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 inconsistency in the reported data, verifications were made with respondents through telephone or by field visits. Reporting errors were rectified with information provided by respondents, or corrected by imputation from the accepted data of establishments with similar characteristics. For real estate development projects, individual developers might not be able to provide the catalogued selling prices for projects not yet put up for sale or the land values of projects at market price. Imputation for such cases was made, as far as possible, from particulars obtainable about the project in question, and with reference to data obtained from other projects of similar nature and location.

## 統計表註釋

本報告所載列的所有統計表（表6除外）均根據「所有機構單位」作統計。數字包括填報機構單位與非填報機構單位。「非填報機構單位」是指在整段或部分統計期間（見第四頁）曾經營業務，但在資料搜集期間因無法與其接觸，或因其停業或搬遷而無法追尋的機構單位。非填報機構單位的收益設算方法，是參照在同一行業及就業人數組別內填報機構單位的成本及生產模式，根據有關機構單位在另一項定期進行的就業統計調查所記錄的就業人數而加以設算。至於只在統計期間內部分時間經營的機構單位的收益，則根據在整段十二個月統計期內經營的同類機構單位的收益設算出較小的金額。

本報告載列的機構單位/發展計劃數目及就業人數統計數字，是指曾經在統計期間營運的機構單位/開展的發展計劃的估計數字。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異。舉例來說，在二零零六年十二月三十一日計算的機構單位數目，與曾在零六年內營運的機構單位數目並不相等，因為後者包括曾在零六年內營運，但於零六年十二月三十一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，應小心留意此點。

表1.3至表1.5載列所有屋宇建造及土木工程機構單位的主要統計數字。只供應勞工的分判承建商並不在這項統計調查範圍內，但其工程價值已計算在判出工程的承建商的工程總值內。

## Notes to statistical tables

All statistical tables (except Table 6) in this report relate to "all establishments". The figures include reporting and non-reporting establishments. "Non-reporting establishments" refer to those which operated during the whole or part of the survey reference period (see Page 4) but became untraceable during the survey enumeration period due to non-contact, closure or removal. Their economic contributions were imputed based on their employment levels as recorded in another regular employment enquiry, with due reference to cost and output patterns displayed by reporting establishments of the same industry and employment size group. An establishment which operated for only part of the survey reference period was imputed with a smaller economic contribution than a similar one operated throughout the entire 12-month period.

Statistics on number of establishments/projects and persons engaged contained in this report denote the respective estimates for establishments/projects which had ever operated in the survey reference period. 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 2006 differs from that ever operated in 2006, as the latter includes also those establishments once operated within 2006 but had ceased operation before 31 December 2006. 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 building and civil engineering establishments are given in Tables 1.3 to 1.5. Labour-only sub-contractors were not enumerated in the survey but their output was implicitly included in that of contractors commissioning their services.

## 統計圖表(續)

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築公司，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築機構。

表3.3至表3.4載列地產發展、租賃、經紀及保養管理機構單位的主要統計數字。在統計年度曾經發展私人地產計劃以供發售或租賃用途的機構單位，均納入統計調查範圍內。

由於本處必須把個別機構單位的資料保密，故若遇到只涉及四間或以下機構單位的情況，有關個別項目的數字不會在統計表內顯示。而為免從總數減去餘數後能得出該未顯示數字的數值，另一個數字亦同時不會顯示。未有顯示的數字會以雙星號「\*\*」表示，但其數值則已包括在較闊分類層面的總數內。

由於進位原因，統計表內個別項目的數字加起來可能與總數略有出入。

## Statistical tables and charts (cont'd)

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 real estate development, leasing, brokerage and maintenance management establishments are shown in Tables 3.3 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.

In order to preserve the confidentiality of information relating to individual establishments, relevant individual items were suppressed for data relating to four or fewer establishments. An additional cell was also suppressed to prevent the deduction of a suppressed cell from the total. Where data suppression has been effected, a double-asterisk '\*\*' is shown. The suppressed statistics are, nevertheless, included in the respective totals at some broader level of classification.

There may be a slight discrepancy between the sum of individual items and the total shown in the tables because of rounding.

## 1.1 二零零六年所有屋宇建造及土木工程機構單位的經營帳目

### Operating account for all building and civil engineering establishments, 2006

百萬港元  
HK\$ million

#### (i) 投入與產出 Input and output

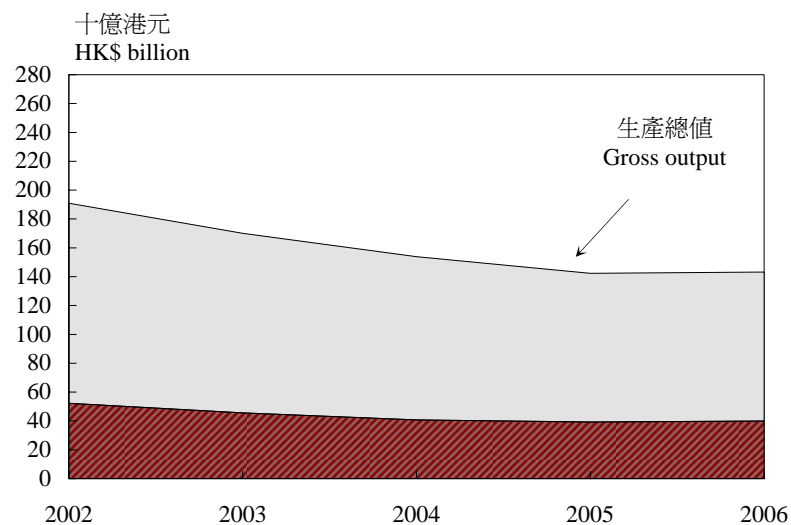
投入 Input		產出 Output			
中間投產消耗	Intermediate consumption	103,258	生產總值	Gross output	143,223
包括	材料物料的消耗, 燃料、電力及用水費用,		包括	建造工程總值	138,303
comprising	以及維修保養服務	30,073	comprising	Gross value of construction works performed	
	Consumption of materials and supplies; fuels, electricity and water; and maintenance services				
	連工包料的分判承建商費用	62,008		其他收入 (利息收入除外)	4,921
	Sub-contract works by fee sub-contractors			Other incomes (excluding interest income)	
	雜項營運開支 (利息支付除外)	11,178			
	Miscellaneous operating expenses (excluding interest payments)				
平數項目	增加價值	39,965			
Balancing item	Value added	<u>39,965</u>			
		<u>143,223</u>			<u>143,223</u>

#### (ii) 收入及其他分配 Income and its distribution

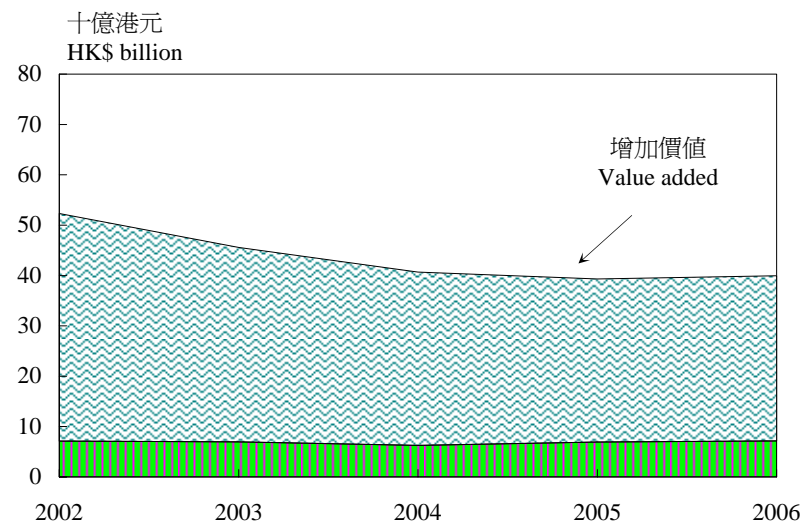
收入 Income		收入分配 Distribution of income	
增加價值	39,965	僱員薪酬及付予只供應勞工的分判承建商費用	32,828
Value added		Compensation of employees and payments to labour-only sub-contractors	
利息收入	748	利息支付	667
Interest income		Interest payments	
		盈餘總額	7,218
		Gross surplus	
	<u>40,713</u>		<u>40,713</u>

## 1.2 二零零二至二零零六年所有屋宇建造及土木工程機構單位的經營帳目 Operating account for all building and civil engineering establishments, 2002 to 2006

(i) 生產總值及其分配 Gross output and its distribution



(ii) 增加價值及其分配 Value added and its distribution



中間投產消耗 Intermediate consumption  
 增加價值 Value added

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  
 經營盈餘總額 Gross operating surplus

### 1.3 二零零四至二零零六年按主要行業組別劃分的所有屋宇建造及土木工程機構單位主要統計數字

#### Principal statistics for all building and civil engineering establishments, by major industry group, 2004 to 2006

		千港元 (另有註明除外) HK\$'000 (unless otherwise specified)										
主要行業組別 Major industry group (in HSIC)	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 & water; & maintenance services		
	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006
511 新建造工程 - 地盤開拓及地基工程 New construction works - Pre-erection works at construction sites	172	155 (-9.9)	121 (-21.9)	4 341	2 004 (-53.8)	1 790 (-10.7)	1,344,703	659,542 (-51.0)	728,623 (10.5)	767,735	883,141 (15.0)	847,790 (-4.0)
521 新建造工程 - 建築物上蓋建造及土木工程 New construction works - Architectural and civil engineering works at construction sites	543	564 (3.9)	423 (-25.0)	28 478	29 786 (4.6)	26 976 (-9.4)	11,700,743	12,396,137 (5.9)	11,274,254 (-9.1)	9,582,494	9,874,624 (3.0)	10,503,096 (6.4)
529 其他新建造工程 New construction works - Miscellaneous new construction works	688	781 (13.5)	900 (15.2)	6 305	7 274 (15.4)	9 746 (34.0)	1,999,297	2,031,850 (1.6)	1,813,103 (-10.8)	938,657	1,141,352 (21.6)	1,430,456 (25.3)
531 裝飾、修葺及保養工程 Decoration, repair and maintenance	7 987	6 627 (-17.0)	6 871 (3.7)	25 117	21 282 (-15.3)	24 688 (16.0)	4,421,839	4,331,374 (-2.0)	4,315,953 (-0.4)	4,509,091	3,901,625 (-13.5)	3,889,626 (-0.3)
541 - 專門行業 591 Special trades	8 912	9 858 (10.6)	10 742 (9.0)	57 836	62 524 (8.1)	72 137 (15.4)	14,958,947	12,947,185 (-13.4)	14,695,719 (13.5)	15,484,539	14,266,460 (-7.9)	13,401,695 (-6.1)
- 興建工程及一般整理工程 Erection and general finishing												
- 電器及機械裝設工程 Electrical and mechanical fitting												
- 燃氣及水務系統裝設工程 Gas and water fitting												
- 其他工程 Miscellaneous												
5 建造業總計 All construction activities	18 302	17 985 (-1.7)	19 057 (6.0)	122 077	122 870 (0.6)	135 337 (10.1)	34,425,530	32,366,089 (-6.0)	32,827,652 (1.4)	31,282,515	30,067,201 (-3.9)	30,072,662 (#)

### 1.3 二零零四至二零零六年按主要行業組別劃分的所有屋宇建造及土木工程機構單位主要統計數字 (續)

#### Principal statistics for all building and civil engineering establishments, by major industry group, 2004 to 2006 (cont'd)

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

主要行業組別 Major industry group (in HSIC)	連工包料的分判承建商費用 Value of 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		
	2004	2005	2006	2004	2005	2006	2004	2005	2006
511 新建造工程 - 地盤開拓及地基工程 New construction works - Pre-erection works at construction sites	737,703	778,530 (5.5)	1,486,956 (91.0)	403,158	314,956 (-21.9)	426,933 (35.6)	3,054,673	2,636,804 (-13.7)	3,450,071 (30.8)
521 新建造工程 - 建築物上蓋建造及土木工程 New construction works - Architectural and civil engineering works at construction sites	46,801,404	37,387,034 (-20.1)	37,391,674 (#)	5,195,658	4,606,498 (-11.3)	4,569,815 (-0.8)	73,756,302	63,985,665 (-13.2)	63,321,599 (-1.0)
529 其他新建造工程 New construction works - Miscellaneous new construction works	2,328,043	2,687,055 (15.4)	3,571,922 (32.9)	524,750	852,994 (62.6)	504,453 (-40.9)	5,883,321	6,691,292 (13.7)	7,533,797 (12.6)
531 裝飾、修葺及保養工程 Decoration, repair and maintenance	8,751,001	9,614,936 (9.9)	11,679,862 (21.5)	1,421,782	1,462,140 (2.8)	1,492,090 (2.0)	19,847,869	20,387,885 (2.7)	22,438,892 (10.1)
541 - 專門行業 591 Special trades	9,740,722	10,566,507 (8.5)	7,877,252 (-25.5)	6,308,684	5,147,036 (-18.4)	4,851,503 (-5.7)	46,230,139	44,118,333 (-4.6)	41,558,310 (-5.8)
- 興建工程及一般整理工程 Erection and general finishing									
- 電器及機械裝設工程 Electrical and mechanical fitting									
- 燃氣及水務系統裝設工程 Gas and water fitting									
- 其他工程 Miscellaneous									
5 建造業總計 All construction activities	68,358,873	61,034,061 (-10.7)	62,007,665 (1.6)	13,854,032	12,383,624 (-10.6)	11,844,794 (-4.4)	148,772,305	137,819,979 (-7.4)	138,302,669 (0.4)

1.3 二零零四至二零零六年按主要行業組別劃分的所有屋宇建造及土木工程機構單位主要統計數字 (續)  
Principal statistics for all building and civil engineering establishments, by major industry group, 2004 to 2006 (cont'd)

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

主要行業組別 Major industry group (in HSIC)	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		
	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006
511 新建造工程 - 地盤開拓及地基工程 New construction works - Pre-erection works at construction sites	165,711	94,878 (-42.7)	211,414 (122.8)	-32,915	95,512 (+)	171,184 (79.2)	1,318,513	761,107 (-42.3)	898,002 (18.0)	-2,062	-56,208 (+)	68,464 (+)
521 新建造工程 - 建築物上蓋建造及土木工程 New construction works - Architectural and civil engineering works at construction sites	1,659,086	2,017,974 (21.6)	2,416,497 (19.7)	2,135,090	1,739,347 (-18.5)	1,999,258 (14.9)	13,952,453	14,095,037 (1.0)	13,235,335 (-6.1)	199,881	-29,456 (+)	212,253 (+)
529 其他新建造工程 New construction works - Miscellaneous new construction works	133,344	256,032 (92.0)	208,589 (-18.5)	225,918	234,073 (3.6)	422,451 (80.5)	2,233,683	2,287,052 (2.4)	2,279,508 (-0.3)	46,117	86,814 (88.2)	-11,716 (+)
531 裝飾、修葺及保養工程 Decoration, repair and maintenance	395,029	293,953 (-25.6)	379,239 (29.0)	1,139,185	1,371,765 (20.4)	1,440,601 (5.0)	5,575,666	5,752,159 (3.2)	5,765,524 (0.2)	72,433	48,002 (-33.7)	64,725 (34.8)
541 - 專門行業 591 Special trades	2,936,297	2,286,377 (-22.1)	2,452,750 (7.3)	2,673,543	3,477,523 (30.1)	3,184,891 (-8.4)	17,618,022	16,414,167 (-6.8)	17,786,564 (8.4)	148,641	326,011 (119.3)	375,728 (15.3)
- 興建工程及一般整理工程 Erection and general finishing												
- 電器及機械裝設工程 Electrical and mechanical fitting												
- 燃氣及水務系統裝設工程 Gas and water fitting												
- 其他工程 Miscellaneous												
5 建造業總計 All construction activities	5,289,467	4,949,215 (-6.4)	5,668,489 (14.5)	6,140,821	6,918,219 (12.7)	7,218,385 (4.3)	40,698,336	39,309,521 (-3.4)	39,964,933 (1.7)	465,010	375,162 (-19.3)	709,454 (89.1)

註釋：在括號內的數字表示該年與上年比較的變動百分率。

+ 如果相連兩年的數值其中之一為負數，有關的變動百分率甚難  
闡釋，故不在表內顯示。

# 變動百分率少於增減 0.05%。

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

+ Percentage changes are not presented whenever any of the two figures for comparison  
in consecutive years is negative, as it is very difficult to interpret meaningfully the  
percentage changes so calculated.

# Percentage changes less than  $\pm 0.05\%$ .

**1.4 二零零六年按建造工程總值劃分的所有屋宇建造及土木工程機構單位主要統計數字**  
**Principal statistics for all building and civil engineering establishments,**  
**by gross value of construction works performed, 2006**

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 esta- blishments	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 & 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 & supplies; fuels, electricity & water; & maintenance services	連工包料的分 判承建商費用 Value of 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	16 098	55 174	7,858,287	4,944,103	3,596,287	1,696,522	19,735,967	280,720	1,921,488	9,742,223	157,518
5,000 - 9,999	1 415	12 029	2,603,896	1,960,468	4,341,311	549,343	9,960,865	49,637	555,484	3,167,015	107,093
10,000 - 19,999	984	17 482	3,621,247	3,934,983	4,527,537	776,641	13,271,009	223,143	633,745	4,339,428	42,932
20,000 - 49,999	233	8 121	1,462,239	1,675,563	3,258,132	607,918	7,394,286	249,193	639,627	2,116,575	125,107
50,000 - 99,999	143	9 834	2,870,449	2,799,577	3,383,753	913,943	10,152,306	277,032	461,616	3,322,027	27,191
100,000 +	183	32 698	14,411,534	14,757,968	42,900,645	7,300,428	77,788,237	4,588,762	3,006,425	17,277,665	249,613
總計 Total	19 057	135 337	32,827,652	30,072,662	62,007,665	11,844,794	138,302,669	5,668,489	7,218,385	39,964,933	709,454

**1.5 二零零六年按增加價值劃分的所有屋宇建造及土木工程機構單位主要統計數字**  
**Principal statistics for all building and civil engineering establishments,**  
**by value added, 2006**

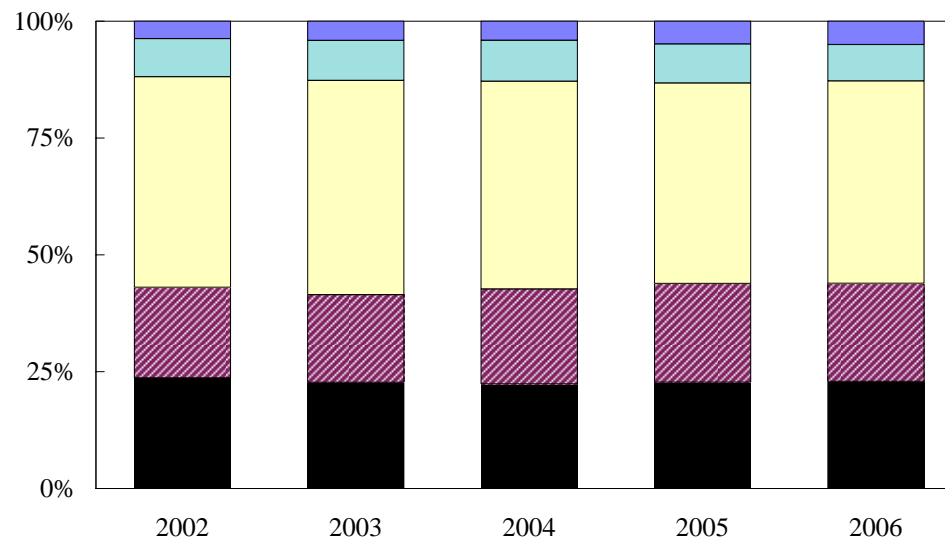
千港元 (另有註明除外)  
 HK\$'000 (unless otherwise specified)

增加價值 (千港元) Value added (HK\$'000)	機構單位數目 Number of esta- blishments	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 & 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 & supplies; fuels, electricity & water; & maintenance services	連工包料的分 判承建商費用 Value of 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	17 977	70 186	10,890,592	8,272,002	16,181,343	2,959,983	40,423,721	262,401	2,382,203	13,294,018	215,638
5,000 - 9,999	687	18 621	3,670,067	4,210,357	6,412,246	898,502	15,760,873	144,329	714,030	4,458,086	205,930
10,000 - 24,999	198	10 209	2,366,938	2,847,011	5,419,025	950,722	11,892,511	601,548	910,363	3,242,529	23,840
25,000 - 49,999	99	8 547	2,899,660	2,540,770	6,961,024	1,045,620	13,240,011	583,661	376,599	3,257,739	67,014
50,000 +	96	27 773	13,000,395	12,202,523	27,034,027	5,989,968	56,985,553	4,076,551	2,835,191	15,712,562	197,033
總計 Total	19 057	135 337	32,827,652	30,072,662	62,007,665	11,844,794	138,302,669	5,668,489	7,218,385	39,964,933	709,454

**1.6 二零零五至二零零六年按主要行業組別劃分的所有屋宇建造及土木工程機構單位生產總值的投入成分**  
**Input contents of gross output for all building and civil engineering establishments, by**  
**major industry group, 2005 to 2006**

主要行業組別 Major industry group (in HSIC)	生產總值內各成分所佔百分比				Components of gross output (%)				增加價值佔生產 總值的百分比 Value added as percentage of gross output			
	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 & water; & main- tenance services		連工包料的分 判承建商費用 Value of sub- contract works rendered by fee sub-contractors		雜項營運開支 (利息支付除外) Miscellaneous operating expenses (excluding interest payments)				經營盈餘總額 Gross operating surplus	
	2005	2006	2005	2006	2005	2006	2005	2006			2005	2006
511 新建造工程 - 地盤開拓及地基工程 New construction works - Pre-erection works at construction sites	24	20	32	23	29	41	11	11	4	5	28	25
521 新建造工程 - 建築物上蓋建造及土木工程 New construction works - Architectural and civil engineering works at construction sites	19	17	15	16	57	57	7	6	3	3	21	20
529 其他新建造工程 New construction works - Miscellaneous new construction works	29	23	16	19	39	46	12	6	4	6	33	29
531 裝飾、修葺及保養工程 Decoration, repair and maintenance	21	19	19	17	47	51	7	6	7	6	28	25
541 - 專門行業 591 Special trades	28	34	31	31	23	18	11	11	8	7	36	41
- 興建工程及一般整理工程 Erection and general finishing												
- 電器及機械裝設工程 Electrical and mechanical fitting												
- 燃氣及水務系統裝設工程 Gas and water fitting												
- 其他工程 Miscellaneous												
5 建造業總計 All construction activities	23	23	21	21	43	43	8	8	5	5	28	28

**1.7 二零零二至二零零六年所有屋宇建造及土木工程機構單位生產總值的投入成分**  
**Input contents of gross output for all building and civil engineering establishments, 2002 to 2006**



- 經營盈餘總額 Gross operating surplus
- 雜項營運開支(利息支付除外) Miscellaneous operating expenses (excluding interest payments)
- 連工包料的分判承建商費用 Value of sub-contract works rendered by fee 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
- 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

2.1 二零零六年按行業組別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 group, 2006

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

行業組別 Industry group (in HSIC)	機構單位數目 Number of esta- blishments	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 & 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 & supplies; fuels, electricity & water; & maintenance services	連工包料的分 判承建商費用 Value of 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
5111, 地盤開拓及整理工程、地基工程及 5113 & 地盤開拓、地盤整理及地基工程 5117 的綜合工程 Site formation and clearance, foundation works & combination of site formation, clearance and foundation works	12	1 433	615,452	648,096	1,084,367	331,364	2,628,528	177,017	126,265	739,281	33,627
5211 & 建築物上蓋建造及 5218 地盤開拓、地基工程、建築物 上蓋建造及土木工程的綜合工程 Erection of architectural superstructures & combination of pre-erection works, erection of architectural superstructures and civil engineering construction activities	157	13 388	7,248,941	7,237,329	26,797,875	3,029,241	43,905,839	1,730,192	1,322,646	8,463,759	80,626
5213 土木工程 Civil engineering construction	90	8 521	3,076,853	2,342,885	9,812,356	1,368,085	16,648,652	547,821	596,294	3,735,902	74,473
總計 Total	259	23 341	10,941,246	10,228,310	37,694,598	4,728,690	63,183,019	2,455,031	2,045,205	12,938,943	188,725

註釋：\* 請參閱第七頁。

Note : \* Please see details on page 7.

### 3.1 二零零六年所有地產發展、租賃、經紀及保養管理服務機構單位的經營帳目

#### Operating account for all real estate development, leasing, brokerage and maintenance management establishments, 2006

(i) 投入與產出 Input and output 百萬港元  
HK\$ million

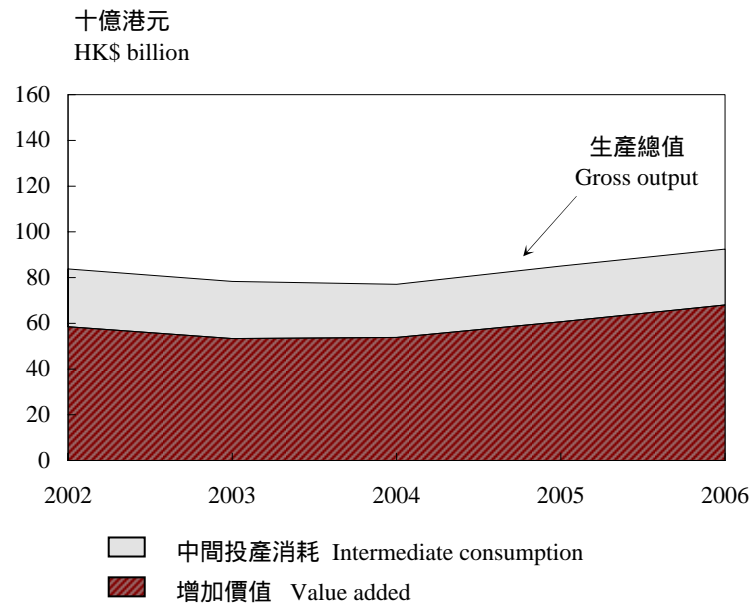
投入 Input		產出 Output	
中間投產消耗	Intermediate consumption	24,437	
<u>包括</u> comprising	雜項物料的消耗，燃料、電力及用水費用， 以及維修保養服務 Consumption of sundry supplies; fuels, electricity and water; and maintenance services	10,757	
	雜項營運開支(利息支付除外) Miscellaneous operating expenses (excluding interest payments)	13,679	
<u>平數項目</u> Balancing item	增加價值 Value added	68,049	
		92,486	
		92,486	
			生產總值 Gross output
			92,486
			<u>包括</u> comprising
			服務及租項收入 Service and rental income
			57,236
			地產發展計劃的毛利 Gross margin of real estate development projects
			34,289
			其他收入(利息收入除外) Other incomes (excluding interest income)
			961
			92,486
			92,486

(ii) 收入及其分配 Income and its distribution

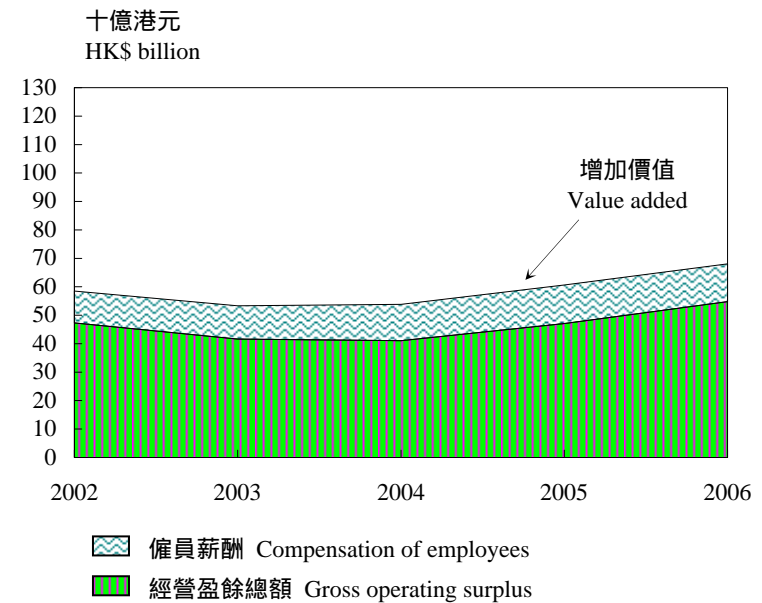
收入 Income		收入分配 Distribution of income	
增加價值 Value added	68,049	僱員薪酬 Compensation of employees	13,261
利息收入 Interest income	1,195	利息支付 Interest payments	8,968
	69,244	盈餘總額 Gross surplus	47,015
	69,244		69,244
			69,244

### 3.2 二零零二至二零零六年所有地產發展、租賃、經紀及保養管理服務機構單位的經營帳目 Operating account for all real estate development, leasing, brokerage and maintenance management establishments, 2002 to 2006

(i) 生產總值及其分配 Gross output and its distribution



(ii) 增加價值及其分配 Value added and its distribution



### 3.3 二零零四至二零零六年按行業組別劃分的所有地產發展、租賃、經紀及保養管理服務機構單位主要統計數字

#### Principal statistics for all real estate development, leasing, brokerage and maintenance management establishments, by industry group, 2004 to 2006

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

行業組別 Industry group (in HSIC)	機構單位數目 Number of establishments			就業人數 Number of persons directly 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 & water; & maintenance services			雜項營運開支 Miscellaneous operating expenses		
	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006
8311- 地產發展兼/或租賃	3 276	3 351	3 037	8 900	9 375	10 260	1,869	1,810	2,262	2,248	2,418	3,150	10,772	12,545	12,294
8313 Real estate development and/or leasing		(2.3)	(-9.4)		(5.3)	(9.4)		(-3.2)	(25.0)		(7.6)	(30.3)		(16.5)	(-2.0)
8314 地產保養管理服務	292	367	543	62 186	68 126	67 523	6,824	7,469	6,972	7,386	7,709	7,390	5,184	5,067	4,573
Real estate maintenance management		(25.7)	(48.0)		(9.6)	(-0.9)		(9.5)	(-6.7)		(4.4)	(-4.1)		(-2.2)	(-9.8)
8315 地產經紀及代理	1 050	1 220	1 306	14 819	15 585	16 179	4,085	4,288	4,026	129	156	217	2,010	2,222	2,669
Real estate brokerage and agency		(16.2)	(7.0)		(5.2)	(3.8)		(5.0)	(-6.1)		(21.2)	(39.6)		(10.5)	(20.1)
總計 Total	4 618	4 938	4 886	85 905	93 086	93 963	12,779	13,568	13,261	9,762	10,282	10,757	17,966	19,834	19,536
		(6.9)	(-1.1)		(8.4)	(0.9)		(6.2)	(-2.3)		(5.3)	(4.6)		(10.4)	(-1.5)

20

### 3.3 (續) (cont'd)

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

行業組別 Industry group (in HSIC)	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		
	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006
8311- 地產發展兼/或租賃	21,735	27,091	34,289	27,030	28,562	29,492	1,028	1,157	1,544	33,288	37,660	44,507	40,868	46,895	54,712	12,041	6,374	2,306
8313 Real estate development and/or leasing		(24.6)	(26.6)		(5.7)	(3.3)		(12.5)	(33.4)		(13.1)	(18.2)		(14.7)	(16.7)		(-47.1)	(-63.8)
8314 地產保養管理服務	N.A.	N.A.	N.A.	20,192	20,958	20,229	192	312	210	990	1,024	1,504	7,775	8,427	8,393	2	12	23
Real estate maintenance management					(3.8)	(-3.5)		(62.1)	(-32.6)		(3.5)	(46.8)		(8.4)	(-0.4)		(502.1)	(91.1)
8315 地產經紀及代理	N.A.	N.A.	N.A.	6,761	7,391	7,515	679	410	401	1,216	1,136	1,004	5,213	5,338	4,944	147	138	69
Real estate brokerage and agency					(9.3)	(1.7)		(-39.6)	(-2.2)		(-6.6)	(-11.6)		(2.4)	(-7.4)		(-5.8)	(-50.4)
總計 Total	21,735	27,091	34,289	53,983	56,911	57,236	1,900	1,879	2,156	35,494	39,820	47,015	53,855	60,660	68,049	12,189	6,524	2,397
		(24.6)	(26.6)		(5.4)	(0.6)		(-1.1)	(14.7)		(12.2)	(18.1)		(12.6)	(12.2)		(-46.5)	(-63.3)

註釋: 在括號內的數字表示該年與上年比較的變動百分率。  
N.A. 代表不適用。

Notes: Figures in brackets denote percentage changes of the respective year compared with the preceding year.  
N.A. Denotes not applicable.

### 3.4 二零零六年按生產總值劃分的所有地產發展、租賃、經紀及保養管理服務機構單位主要統計數字

#### Principal statistics for all real estate development, leasing, brokerage and maintenance management establishments, by value of gross output, 2006

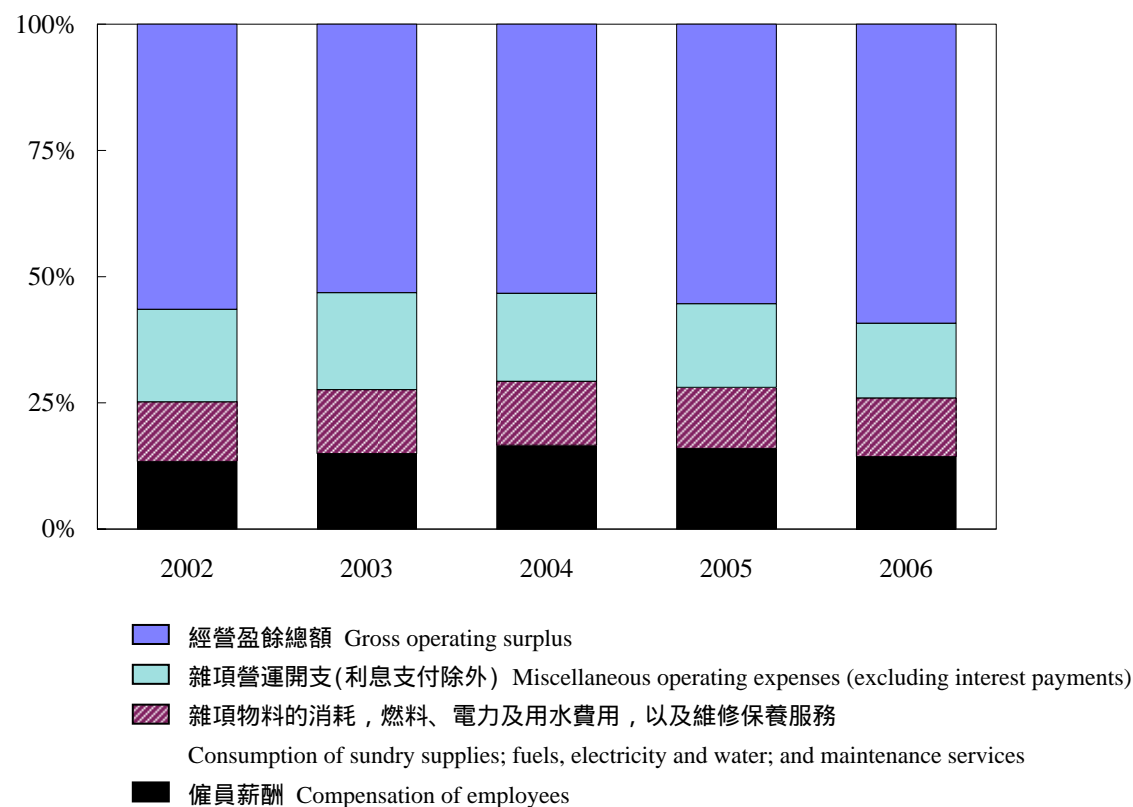
千港元（另有註明除外）  
HK\$ '000 (unless otherwise specified)

生產總值 (千港元) Gross output (HK\$'000)	機構單位數目 Number of esta- blishments	就業人數 Number of persons directly 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 & water; & main- tenance services	雜項營運開支 Miscel- laneous 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 & 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	3 729	10 288	748,052	253,694	1,379,267	-144,003	2,559,433	41,275	-26,993	1,370,189	1,902,992
2,000 - 4,999	485	2 563	619,193	98,389	587,850	40,799	1,554,914	36,167	314,392	1,072,433	2,804,958
5,000 - 9,999	205	3 483	395,486	162,284	373,085	88,600	1,372,475	29,111	126,545	929,118	123,336
10,000 - 19,999	187	6 081	1,070,574	276,288	387,849	290,740	2,209,781	38,036	752,195	1,845,488	3,899
20,000 - 49,999	127	11 809	1,135,015	1,314,631	533,639	1,262,938	3,261,140	24,297	1,250,104	2,701,699	795
50,000 +	153	59 739	9,292,230	8,652,127	16,274,259	32,750,336	46,278,014	1,986,720	44,599,131	60,130,293	-2,439,082
總計 Total	4 886	93 963	13,260,550	10,757,414	19,535,949	34,289,411	57,235,757	2,155,605	47,015,373	68,049,220	2,396,898

3.5 二零零五至二零零六年按行業組別劃分的所有地產發展、租賃、經紀及保養管理服務機構單位生產總值的投入成分  
 Input contents of gross output for all real estate development, leasing, brokerage and maintenance management establishments,  
 by industry group, 2005 to 2006

行業組別 Industry group (in HSIC)	生產總值內各成分所佔百分比				Components of gross output (%)					
	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 & water; & main- tenance services		雜項營運開支 (利息支付除外) Miscellaneous operating expenses (excluding interest payments)		經營盈餘總額 Gross operating surplus		增加價值佔 生產總值的百分比 Value added as percentage of gross output	
	2005	2006	2005	2006	2005	2006	2005	2006	2005	2006
8311- 地產發展兼/或租賃 8313 Real estate development and/or leasing	3	4	4	5	12	10	80	81	83	85
8314 地產保養管理服務 Real estate maintenance management	35	34	36	36	24	22	5	7	40	41
8315 地產經紀及代理 Real estate brokerage and agency	56	52	2	3	28	34	14	12	70	64
總計 Total	16	14	12	12	17	15	55	59	71	74

**3.6 二零零二至二零零六年所有地產發展、租賃、經紀及保養管理服務機構單位生產總值的投入成分**  
**Input contents of gross output for all real estate development, leasing, brokerage and maintenance management establishments, 2002 to 2006**



## 4.1 二零零四至二零零六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, 2004 to 2006

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 & fittings supplied			建築設計及 技術顧問費用 Architectural design & technical consultancy fees			利息支付 Interest payments		
	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006
住宅樓宇 + Private residential premises +	159	127	131	16,365,110	14,307,547	16,351,790	0	1,533	4,579	937,788	746,883	746,942	1,142,969	2,127,935	2,965,528
		(-20.1)	(3.1)		(-12.6)	(14.3)		(N.A.)	(198.7)		(-20.4)	(#)		(86.2)	(39.4)
寫字樓 Office buildings	10	17	20	**	**	2,959,357	**	**	0	**	**	208,768	**	**	76,237
		(70.0)	(17.6)		(**)	(**)		(**)	(**)		(**)	(**)		(**)	(**)
酒店及旅舍 Hotels and boarding houses	14	17	15	1,597,310	3,130,250	1,598,310	0	0	0	71,930	513,323	195,486	33,339	133,124	22,805
		(21.4)	(-11.8)		(96.0)	(-48.9)		(N.A.)	(N.A.)		(613.6)	(-61.9)		(299.3)	(-82.9)
綜合式商業大廈 Multi-purpose commercial premises	18	16	18	3,427,117	3,568,607	3,877,993	0	0	0	362,704	236,622	185,897	425,329	29,768	46,918
		(-11.1)	(12.5)		(4.1)	(8.7)		(N.A.)	(N.A.)		(-34.8)	(-21.4)		(-93.0)	(57.6)
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	4	5	6	**	**	112,389	**	**	0	**	**	10,514	**	**	0
		(25.0)	(20.0)		(**)	(**)		(**)	(**)		(**)	(**)		(**)	(**)
總計 Total	205	182	190	24,161,292	22,998,608	24,899,839	769	1,533	4,579	1,506,769	1,689,097	1,347,608	1,617,276	2,378,164	3,111,488
		(-11.2)	(4.4)		(-4.8)	(8.3)		(99.3)	(198.7)		(12.1)	(-20.2)		(47.0)	(30.8)

4.1 二零零四至二零零六年按樓宇用途劃分的地產發展計劃統計數字 (續)  
Real estate project statistics by end use of buildings, 2004 to 2006 (cont'd)

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 project 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.)		
	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006
住宅樓宇 + Private residential premises +	3,422,858	3,946,656 (15.3)	2,294,058 (-41.9)	35,986,070	34,330,411 (-4.6)	40,772,305 (18.8)	1 869	1 419 (-24.1)	1 287 (-9.3)	8 169	6 591 (-19.3)	6 068 (-7.9)
寫字樓 Office buildings	**	** (**)	204,013 (**)	**	** (**)	6,558,103 (**)	**	** (**)	302 (**)	**	** (**)	945 (**)
酒店及旅舍 Hotels and boarding houses	129,959	264,985 (103.9)	102,529 (-61.3)	3,452,346	6,713,734 (94.5)	3,148,734 (-53.1)	253	318 (25.7)	98 (-69.2)	654	794 (21.4)	587 (-26.1)
綜合式商業大廈 Multi-purpose commercial premises	170,081	92,041 (-45.9)	75,516 (-18.0)	7,091,180	10,623,208 (49.8)	12,412,195 (16.8)	150	137 (-8.7)	134 (-2.2)	1 471	1 303 (-11.4)	890 (-31.7)
多層工廠大廈及貨倉 Flatted factory blocks and warehouses	**	** (**)	5,534 (**)	**	** (**)	331,749 (**)	**	** (**)	19 (**)	**	** (**)	134 (**)
總計 Total	3,817,698	4,442,244 (16.4)	2,681,649 (-39.6)	51,221,463	56,222,516 (9.8)	63,223,086 (12.5)	2 550	2 174 (-14.7)	1 838 (-15.5)	10 964	9 502 (-13.3)	8 624 (-9.2)

註釋: 在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。  
N.A. 代表不適用。  
# 變動百分率少於增減 0.05%。  
\*\* 為使個別公司所提供的資料得以保密, 數據不予公布。

Notes: Figures in brackets denote percentage changes of the respective year compared with the preceding year.  
+ Include buildings purely for residential purpose and combined residential and non-residential buildings.  
N.A. Denotes not applicable.  
# Percentage changes less than  $\pm 0.05\%$   
\*\* Data not released in order to safeguard confidentiality of information provided by individual establishments.

## 4.2 二零零六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, 2006

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 project during reporting period	估計 地價增值 Estimated land price appre- ciations	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	建築設計及 技術顧問費用 Architectural design & technical consultancy fees	利息支付 Interest payments	發展計劃內 其他支出 Other project expenses				
< 1 000	5	34,433	28,558	0	2,033	2,107	1,736	55,631	15,942	1	3
1 000 - 1 999	15	303,445	242,890	500	14,025	32,049	13,981	509,449	64,201	23	25
2 000 - 2 999	9	302,762	232,062	1,748	12,681	38,277	17,993	468,911	104,386	15	21
3 000 - 4 999	24	650,142	466,288	1,410	40,059	72,075	70,309	1,014,502	514,633	29	91
5 000 - 9 999	23	1,010,161	668,719	0	71,109	86,696	183,637	1,722,278	496,393	68	167
10 000 - 19 999	32	1,737,654	1,226,557	0	110,433	290,894	109,769	3,650,147	1,744,065	146	466
20 000 - 49 999	39	5,596,856	4,773,253	921	247,639	357,728	217,315	10,909,041	3,491,497	335	1 264
50 000 - 99 999	12	4,478,467	3,251,959	0	94,471	617,039	514,999	9,116,043	2,535,580	102	807
100 000 +	31	17,931,243	14,009,553	0	755,158	1,614,622	1,551,910	35,777,085	16,361,390	1 119	5 780
總計 Total	190	32,045,163	24,899,839	4,579	1,347,608	3,111,488	2,681,649	63,223,086	25,328,088	1 838	8 624

### 4.3 二零零六年按區議會分區劃分的地產發展計劃統計數字 Real estate project statistics by District Council district, 2006

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

區議會分區 District Council district	發展計劃 數目 Number of projects	總計 Total	在填報年度內發展計劃的支出 Project expenses incurred during reporting period					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 project during reporting period	估計 地價增值 Estimated land price appre- ciations	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.)
			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	建築設計及 技術顧問費用 Architectural design & technical consultancy fees	利息支付 Interest payments	發展計劃內 其他支出 Other project expenses					
<b>香港島 Hong Kong Island</b>	<b>64</b>	<b>6,634,040</b>	<b>4,431,825</b>	<b>1,748</b>	<b>363,184</b>	<b>647,426</b>	<b>1,189,856</b>	<b>12,861,519</b>	<b>7,566,534</b>	<b>399</b>	<b>1 595</b>	
中西區 Central & Western	25	1379326	959,871	1,748	58,136	236,556	123,015	1,914,247	1,349,630	54	253	
灣仔區 Wan Chai	16	1838225	1,224,660	0	59,801	134,760	419,003	4,064,210	1,084,839	22	198	
東區 Eastern	11	1562991	1,216,016	0	123,730	149,965	73,280	3,850,097	1,213,300	49	495	
南區 Southern	12	1853498	1,031,278	0	121,517	126,145	574,558	3,032,965	3,918,765	274	649	
<b>九龍 Kowloon</b>	<b>68</b>	<b>13,115,130</b>	<b>10,840,026</b>	<b>2,831</b>	<b>482,211</b>	<b>1,267,022</b>	<b>523,041</b>	<b>28,325,180</b>	<b>11,097,315</b>	<b>370</b>	<b>2 989</b>	
油尖旺區 Yau Tsim Mong	19	5708395	4,708,626	921	234,262	540,222	224,365	12,905,104	7,749,889	158	1 184	
深水埗區 Sham Shui Po	13	1855222	1,680,152	1,910	49,703	68,869	54,587	3,864,432	664,910	48	370	
九龍城區 Kowloon City	16	2712657	2,060,941	0	49,218	526,282	76,216	4,849,388	1,106,279	82	498	
黃大仙區 Wong Tai Sin	6	349273	270,239	0	26,133	17,888	35,014	687,107	488,659	22	233	
觀塘區 Kwun Tong	14	2489583	2,120,068	0	122,895	113,761	132,859	6,019,149	1,087,578	60	704	
<b>新界及離島 New Territories and Islands</b>	<b>58</b>	<b>12,295,991</b>	<b>9,627,987</b>	<b>0</b>	<b>502,213</b>	<b>1,197,040</b>	<b>968,752</b>	<b>22,036,389</b>	<b>6,664,241</b>	<b>1 069</b>	<b>4 040</b>	
葵青區 Kwai Tsing	2	**	**	**	**	**	**	**	**	**	**	
荃灣區 Tsuen Wan	12	3028527	2,473,170	0	146,523	196,544	212,290	6,225,310	3,065,903	91	728	
屯門區 Tuen Mun	1	**	**	**	**	**	**	**	**	**	**	
元朗區 Yuen Long	13	1591523	687,311	0	68,498	702,695	133,020	1,496,817	638,080	213	869	
北區 North	6	751761	707,017	0	29,791	7,190	7,763	1,940,385	21,530	106	200	
大埔區 Tai Po	3	**	**	**	**	**	**	**	**	**	**	
沙田區 Sha Tin	5	1395223	1,199,479	0	28,905	67,752	99,087	1,590,200	462,487	62	210	
西貢區 Sai Kung	7	2975060	2,420,336	0	99,655	202,258	252,811	5,872,435	1,011,010	143	646	
離島區 Islands	9	1775651	1,421,416	0	104,602	11,200	238,433	3,295,616	847,848	376	1 041	
<b>總計 Total</b>	<b>190</b>	<b>32,045,163</b>	<b>24,899,839</b>	<b>4,579</b>	<b>1,347,608</b>	<b>3,111,488</b>	<b>2,681,649</b>	<b>63,223,086</b>	<b>25,328,088</b>	<b>1 838</b>	<b>8 624</b>	

註釋: \*\* 為使個別公司所提供的資料得以保密，數據不予公布。

Note: \*\* Data not released in order to safeguard confidentiality of information provided by individual establishments.

**4.4 二零零六年十二月三十一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 31.12.2006**

在二零零六年 十二月三十一日 發展計劃進展情況 Status of project as at 31.12. 2006	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	55	550	1 898
興建中 Under construction	135	1 288	6 726
總計 Total	190	1 838	8 624

## 5.1 二零零六年所有建築設計、測量及工程策劃服務機構單位的經營帳目

### Operating account for all architectural, surveying and project engineering establishments, 2006

(i) 投入與產出 Input and output 百萬港元  
HK\$ million

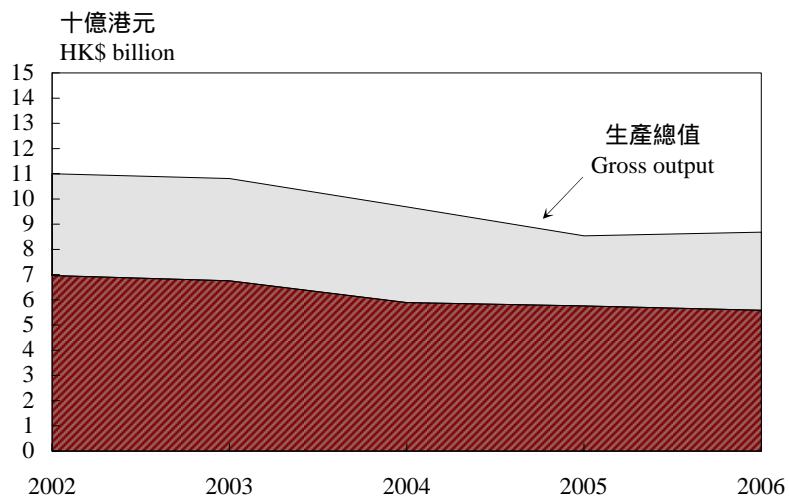
投入 Input		產出 Output			
中間投產消耗	Intermediate consumption	3,094	生產總值	Gross output	8,681
<u>包括</u>	雜項物料的消耗, 燃料、電力及用水費用, 以及維修保養服務	206	<u>包括</u>	服務收入	8,560
comprising	Consumption of sundry supplies; fuels, electricity and water; and maintenance services			其他收入(利息收入除外)	121
	設計與顧問費用支出	1,630		Other incomes (excluding interest income)	
	Payments for commission work				
	雜項營運開支(利息支付除外)	1,259			
	Miscellaneous operating expenses (excluding interest payments)				
平數項目	增加價值	5,587			
Balancing item	Value added				
		<u>8,681</u>			<u>8,681</u>

(ii) 收入及其分配 Income and its distribution

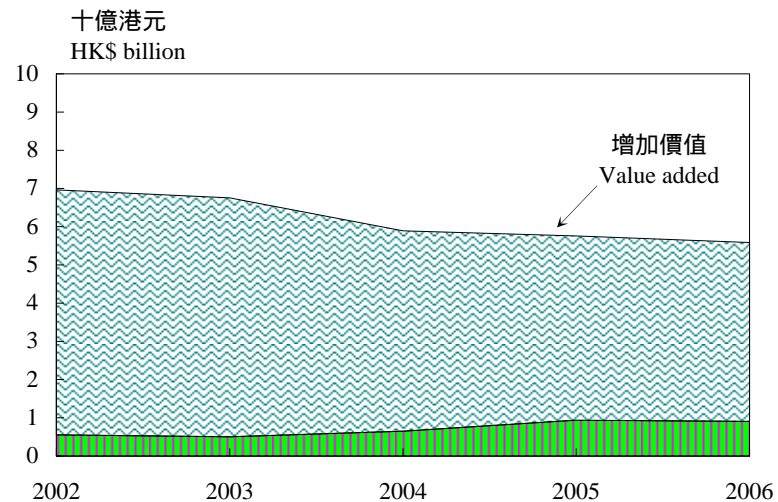
收入 Income		收入分配 Distribution of income	
增加價值	5,587	僱員薪酬	4,683
Value added		Compensation of employees	
利息收入	24	利息支付	26
Interest income		Interest payments	
		盈餘總額	901
		Gross surplus	
	<u>5,610</u>		<u>5,610</u>

## 5.2 二零零二至二零零六年所有建築設計、測量及工程策劃服務機構單位的經營帳目 Operating account for all architectural, surveying and project engineering establishments, 2002 to 2006

(i) 生產總值及其分配 Gross output and its distribution



(ii) 增加價值及其分配 Value added and its distribution



5.3 二零零四至二零零六年的所有建築設計、測量及工程策劃服務機構單位主要統計數字  
Principal statistics for all architectural, surveying and project engineering establishments, 2004 to 2006

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

行業 Industry	機構單位數目 Number of establishments			就業人數 Number of persons directly 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 & water; & maintenance services			設計與顧問費用支出 Payments for commission work		
	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006
總計	1 186	1 231	1 250	18 244	16 752	16 123	5,242,902	4,820,173	4,683,104	228,641	208,617	205,610	2,234,662	1,414,139	1,630,206
Total		(3.8)	(1.5)		(-8.2)	(-3.8)		(-8.1)	(-2.8)		(-8.8)	(-1.4)		(-36.7)	(15.3)

5.3 (續) (cont'd)

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

行業 Industry	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		
	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006	2004	2005	2006
總計	1,371,626	1,184,076	1,284,342	9,459,284	8,423,870	8,560,274	253,454	145,914	144,243	634,907	942,779	901,255	5,892,671	5,756,423	5,586,568	43,037	47,609	83,935
Total		(-13.7)	(8.5)		(-10.9)	(1.6)		(-42.4)	(-1.1)		(48.5)	(-4.4)		(-2.3)	(-3.0)		(10.6)	(76.3)

註釋: 在括號內的數字表示該年與上年比較的變動百分率。

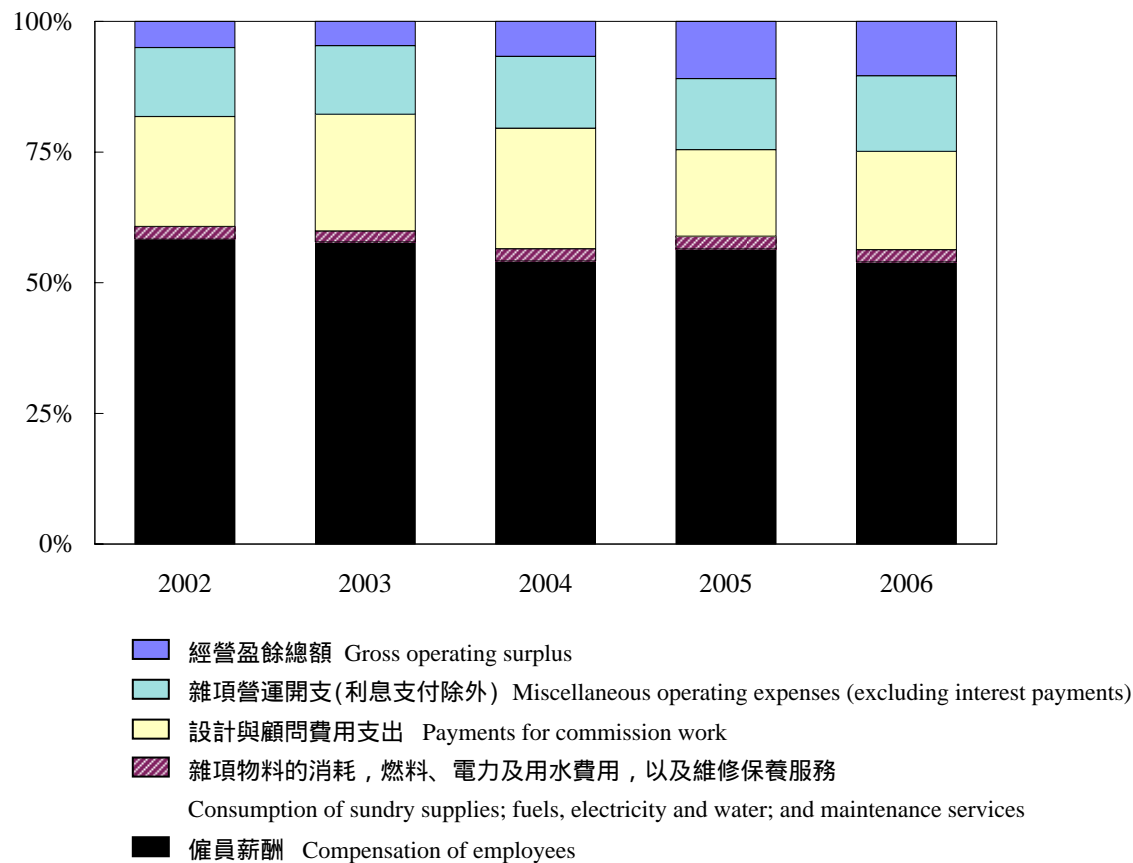
Note: Figures in brackets denote percentage changes of the respective year compared with the preceding year.

**5.4 二零零六年按服務收入劃分的所有建築設計、測量及工程策劃服務機構單位主要統計數字**  
**Principal statistics for all architectural, surveying and project engineering establishments,**  
**by service income, 2006**

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

服務收入 (千港元) Service income (HK\$'000)	機構單位數目 Number of esta- blishments	就業人數 Number of persons directly engaged	僱員薪酬 Compen- sation 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 & water; & main- tenance services	設計與顧問 費用支出 Payments for commission work	雜項 營運開支 Miscel- laneous 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	1 016	2 044	201,785	55,362	21,902	215,213	819,292	6,914	331,943	542,524	3,855
2,000 - 4,999	104	1 091	175,967	10,671	10,111	89,253	327,165	1,830	42,992	219,595	4,618
5,000 - 9,999	66	1 560	383,376	13,727	2,524	126,825	560,727	12,229	46,503	429,631	1,065
10,000 - 19,999	5	89	30,703	1,770	24,119	11,789	74,089	989	6,696	37,330	1,081
20,000 - 49,999	23	1 849	463,614	22,715	102,346	134,727	741,649	12,382	30,628	499,218	2,048
50,000 +	36	9 491	3,427,659	101,364	1,469,203	706,534	6,037,353	109,900	442,493	3,858,270	71,267
總計 Total	1 250	16 123	4,683,104	205,610	1,630,206	1,284,342	8,560,274	144,243	901,255	5,586,568	83,935

5.5 二零零二至二零零六年所有建築設計、測量及工程策劃服務機構單位生產總值的投入成分  
 Input contents of gross output for all architectural, surveying and project engineering establishments,  
 2002 to 2006



## 6 二零零六年屋宇建築、建造及地產業統計調查按行業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 of the 2006 Survey of Building, Construction and Real Estate Sectors, by industry

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

行業 Industry	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 & water; & maintenance services		業務收益 @ Business receipt @		增加價值 Value added	
	相對標準誤差 Relative standard error	95% 置信區間 95% confidence interval	相對標準誤差 Relative standard error	95% 置信區間 95% confidence interval	相對標準誤差 Relative standard error	95% 置信區間 95% confidence interval	相對標準誤差 Relative standard error	95% 置信區間 95% confidence interval
	(%)		(%)		(%)		(%)	
屋宇建造及土木工程 * Building and civil engineering construction *	4.62	29,856.1 - 35,799.2	4.10	27,655.9 - 32,489.4	3.37	129,178.6 - 147,426.7	4.28	36,609.6 - 43,320.3
地產發展、租賃、經紀及保養管理服務 Real estate development, leasing, brokerage and maintenance management	4.01	12,218.3 - 14,302.8	2.89	10,148.1 - 11,366.8	4.17	52,557.8 - 61,913.8	3.21	63,767.8 - 72,330.6
建築設計、測量及工程策劃服務 Architectural, surveying and project engineering	2.87	4,419.7 - 4,946.5	4.55	187.3 - 223.9	4.38	7,825.4 - 9,295.2	4.81	5,059.9 - 6,113.2

註釋：1. \* 僱員薪酬包括付予只供應勞工的分判承建商費用。

- @ 業務收益指屋宇建造及土木工程業的建造工程總值, 或地產發展、租賃、經紀及保養管理服務業的服務及租項收入, 或建築設計、測量及工程策劃服務業的服務收益。
- 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%置信區間意指某一範圍的數值, 其包含變數的實際值機會達百分之九十五。
- 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: 1. \* Compensation of employees includes payments to labour-only sub-contractors.

- @ Refers to gross value of construction works performed in the case of building and civil engineering construction; service and rental income in the case of real estate development, leasing, brokerage and maintenance management; and service income in the case of architectural, surveying and project engineering.
- 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 estimate.
- A 95% confidence interval for a statistical variable refers to the range of values which covers the true value of the variable with a chance of 95 out of 100.
- Both the relative standard errors and the 95% confidence intervals given in this table have been computed on the basis of reporting establishments only.

## 行業分類

## Industrial Classification

香港標準

行業分類 HSIC

譯碼<sup>(1)</sup> Code<sup>(1)</sup> 行業名稱Description

## 屋宇建造及土木工程業

Building and civil engineering  
construction sector

<u>511</u>	<u>新建造工程 - 地盤開拓及地基工程</u>	<u>New construction works - Pre-erection works at construction sites</u>
5111	地盤開拓及整理 - 主要承建商	Site formation and clearance - as main contractor
5112	地盤開拓及整理 - 分判承建商	Site formation and clearance - as sub-contractor
5113	地基工程 - 主要承建商	Foundation works - as main contractor
5114	地基工程 - 分判承建商	Foundation works - as sub-contractor
5117	地盤開拓、地盤整理及地基工程的綜合工程 - 主要承建商	Combination of preceding activities - as main contractor
5118	地盤開拓、地盤整理及地基工程的綜合工程 - 分判承建商	Combination of preceding activities - as sub-contractor
<u>521</u>	<u>新建造工程 - 建築物上蓋建造及土木工程</u>	<u>New construction works - Architectural and civil engineering works at construction sites</u>
5211	建築物上蓋建造 - 主要承建商	Erection of architectural superstructures - as main contractor
5212	建築物上蓋建造 - 分判承建商	Erection of architectural superstructures - as sub-contractor
5213	土木工程 - 主要承建商	Civil engineering construction - as main contractor
5214	土木工程 - 分判承建商	Civil engineering construction - as sub-contractor
5218	地盤開拓、地基工程、建築物上蓋建造及土木工程的綜合工程 - 主要承建商	Combination of pre-erection works, erection of architectural superstructures, and civil engineering construction activities - as main contractor
<u>529</u>	<u>其他新建造工程</u>	<u>New construction works - Miscellaneous new construction works</u>
5291	地盤勘探	Site investigation
5292	建築物清拆	Demolition
5293	建築物結構更改及加建工程	Structural alteration and addition works
5294	小型建築物興建	Erection of minor architectural superstructures

**附錄甲 (續)**  
**Appendix A (cont'd)**

香港標準 行業分類 譯碼 <sup>(1)</sup>	HSIC Code <sup>(1)</sup> 行業名稱	<u>Description</u>
5295	臨時建築物興建	Erection of temporary structures
5296	小規模土木工程	Miscellaneous civil engineering works
5298	其他新建造工程的綜合工程	Combination of preceding activities
<b>531</b>	<b>裝飾、修葺及保養工程</b>	<b><u>Decoration, repair and maintenance</u></b>
5311	建築物內部裝設、裝飾及修葺	Interior fitting, decoration and repairs
5312	建築物外部翻新及修葺	Exterior renovation and repairs
5318	建築物內部及外部裝設、裝飾、翻新及修葺的綜合工程	Combination of interior fitting, decoration and exterior renovation and repairs
<b>541&amp; 542</b>	<b>專門行業 - 興建工程及一般整理工程</b>	<b><u>Special trades - Erection and general finishing</u></b>
<b>551</b>	<b>專門行業 - 電器及機械裝設工程</b>	<b><u>Special trades - Electrical and mechanical fitting</u></b>
<b>561</b>	<b>專門行業 - 燃氣及水務系統裝設工程</b>	<b><u>Special trades - Gas and water fitting</u></b>
<b>591</b>	<b>專門行業 - 其他工程</b>	<b><u>Special trades - Miscellaneous</u></b>
<b>地產發展、租賃、經紀及保養管理服務</b>		<b>Real estate development, leasing, brokerage and maintenance management services</b>
8311	地產發展	Real estate development
8312	地產租賃	Real estate leasing
8313	地產發展兼租賃	Real estate development with leasing
8314	地產保養管理服務	Real estate maintenance management
8315	地產經紀及代理	Real estate brokerage and agency
<b>建築設計、測量及工程策劃服務</b>		<b>Architectural, surveying and project engineering services</b>
8334	與建造及地產活動有關的建築、測量及工程策劃服務	Architectural, surveying and project engineering services related to construction and real estate activities

註釋: (1) 有關香港標準行業分類的描述, 請參考第2頁。

Note: (1) Please refer to page 2 for the description of HSIC.

## 用語及定義

### 統計單位

#### 機構單位

機構單位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(即生產貨物或提供服務)的經濟單位。在建造業的情況下，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，該填報單位視為一個機構單位。

#### 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。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。

## Terms and Definitions

### Statistical units

#### Establishment

An establishment is defined as an economic unit (i.e. a unit engaged in the production of goods or services) 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 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.

**附錄乙 (續)**  
**Appendix B (cont'd)**

**屋宇建造及土木工程業**

**Building and civil engineering  
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  
加 直接僱員人數，包括操作工人及其他僱員人數

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

**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，以及僱員實質利益費用及僱主為僱員提供社會保障的費用)

equals remunerations to direct employees (comprising wages and salaries to operatives and other employees; and payments in kind and employer's social security expenditure)  
plus payments to labour-only sub-contractors

加 付予只供應勞工的分判承建商費用

**雜項營運開支**

***Miscellaneous operating expenses***

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 運輸及交通費  
加 通訊支出  
加 銀行、接受存款公司及其他財務機構收取的費用  
加 保險費  
加 支付相關聯繫公司的行政費用  
加 用以維持香港以外代理公司的支出  
加 廣告及業務推廣支出  
加 會計、審計、法律及其他商業服務費用  
加 應酬費用  
加 其他營運開支

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 communications expenses  
plus fees/charges paid to banks, deposit-taking companies and other financial institutions  
plus insurance premiums  
plus administration charges paid to related companies under the same enterprise group  
plus expenses in maintaining representative offices outside Hong Kong  
plus advertisement and business promotion expenses  
plus accounting, audit, legal fees and other expenses for business services  
plus entertainment expenses  
plus other operating expenses

**附錄乙 (續)**  
**Appendix B (cont'd)**

**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 利息收入

加 其他收入

**生產總值**

等於 建造工程總值

加 其他收入

**中間投產消耗**

等於 連工包料的分判承建商費用

加 材料物料的消耗，燃料、電力及用水費用，  
以及維修保養服務

加 土地及樓宇的租金、差餉及地租

加 機器、設備及車輛租金

加 運輸及交通費

加 通訊支出

加 銀行、接受存款公司及其他財務機構收取的  
費用

加 保險費

加 支付相關聯繫公司的行政費用

加 用以維持香港以外代理公司的支出

加 廣告及業務推廣支出

加 會計、審計、法律及其他商業服務費用

加 應酬費用

加 其他營運開支(利息支付除外)

**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 interest income

plus other incomes

**Gross output**

equals gross value of construction works performed

plus other incomes

**Intermediate consumption**

equals value of sub-contract works rendered by fee sub-contractors

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

plus rent, rates and government rent for land and buildings

plus rentals for machinery, equipment and vehicles

plus transport and travelling expenses

plus communications expenses

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

plus insurance premiums

plus administration charges paid to related companies under the same enterprise group

plus expenses in maintaining representative offices outside Hong Kong

plus advertisement and business promotion expenses

plus accounting, audit, legal fees and other expenses for business services

plus entertainment expenses

plus other operating expenses (excluding interest payments)

**附錄乙 (續)**  
**Appendix B (cont'd)**

**增加價值**

等於 生產總值  
減 中間投產消耗

*Value added*

equals gross output  
less intermediate consumption

**盈餘總額**

等於 增加價值  
加 利息收入  
減 利息支付  
減 僱員薪酬及付予只供應勞工的分判承建商費用

*Gross surplus*

equals value added  
plus interest income  
less interest payments  
less compensation of employees and payments to labour-only sub-contractors

**經營盈餘總額**

等於 增加價值  
減 僱員薪酬及付予只供應勞工的分判承建商費用

*Gross operating surplus*

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

**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

*Gross additions to fixed assets*

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

**地產發展、租賃、經紀及保養管理服務**

**Real estate development, leasing, brokerage and maintenance management services**

**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

*Number of persons directly engaged*

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

**僱員薪酬**

等於 工資及薪金  
加 僱員實質利益費用及僱主為僱員提供社會保障的費用

*Compensation of employees*

equals wages and salaries  
plus payments in kind and employer's social security expenditure

## 附錄乙 (續) Appendix B (cont'd)

### 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	屋苑管理費用
加	運輸及交通費
加	通訊支出
加	銀行、接受存款公司及其他財務機構收取的費用
加	保險費
加	支付相關聯繫公司的行政費用
加	用以維持香港以外代理公司的支出
加	廣告及業務推廣支出
加	會計、審計、法律及其他商業服務費用
加	應酬費用
加	其他營運開支

### 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

### 填報年度內發展計劃累積的價值

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

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

寫於下面數字 1: 填報年度期始

寫於下面數字 2: 填報年度期末

### 地產發展計劃的毛利

等於	地產發展計劃價值
減	地產發展計劃總支出
加	有關地產發展計劃的利息支付

### 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	estate management expenses
plus	transport and travelling expenses
plus	communications expenses
plus	fees/charges paid to banks, deposit-taking companies and other financial institutions
plus	insurance premiums
plus	administration charges paid to related companies under the same enterprise group
plus	expenses in maintaining representative offices outside Hong Kong
plus	advertisement and business promotion expenses
plus	accounting, audit, legal fees and other expenses for business services
plus	entertainment expenses
plus	other operating expenses

### 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 the real estate development projects
plus	other project expenses

### Value accrued to project during reporting period

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

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 reporting period

### Gross margin of real estate development projects

equals	value accrued to project
less	total project expenses
plus	interest payments to finance real estate development project

**附錄乙 (續)**  
**Appendix B (cont'd)**

**其他業務收益**

等於 利息收入  
加 其他收入

**Other business receipts**

equals interest income  
plus other incomes

**生產總值**

等於 地產發展計劃的毛利  
加 服務及租項收入  
加 其他收入

**Gross output**

equals gross margin of real estate development projects  
plus service and rental income  
plus other incomes

**中間投產消耗**

等於 雜項物料的消耗，燃料、電力及用水費用，  
以及維修保養服務  
加 土地及樓宇的租金、差餉及地租  
加 機器、設備及車輛租金  
加 屋苑管理費用  
加 運輸及交通費  
加 通訊支出  
加 銀行、接受存款公司及其他財務機構收取的  
費用  
加 保險費  
加 支付相關聯繫公司的行政費用  
加 用以維持香港以外代理公司的支出  
加 廣告及業務推廣支出  
加 會計、審計、法律及其他商業服務費用  
加 應酬費用  
加 其他營運開支(利息支付除外)

**Intermediate consumption**

equals consumption of sundry supplies; fuels, electricity and water; and maintenance services  
plus rent, rates and government rent for land and buildings  
plus rentals for machinery, equipment and vehicles  
plus estate management expenses  
plus transport and travelling expenses  
plus communications expenses  
plus fees/charges paid to banks, deposit-taking companies and other financial institutions  
plus insurance premiums  
plus administration charges paid to related companies under the same enterprise group  
plus expenses in maintaining representative offices outside Hong Kong  
plus advertisement and business promotion expenses  
plus accounting, audit, legal fees and other expenses for business services  
plus entertainment expenses  
plus other operating expenses (excluding interest payments)

**增加價值**

等於 生產總值  
減 中間投產消耗

**Value added**

equals gross output  
less intermediate consumption

**盈餘總額**

等於 增加價值  
加 利息收入  
減 利息支付，包括有關地產發展計劃的利息支  
付  
減 僱員薪酬

**Gross surplus**

equals value added  
plus interest income  
less interest payments to finance the real estate development projects and other activities  
less compensation of employees

**附錄乙 (續)**  
**Appendix B (cont'd)**

**經營盈餘總額**

等於 增加價值  
減 僱員薪酬

**Gross operating surplus**

equals value added  
less compensation of employees

**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

**Gross additions to fixed assets**

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

**建築設計、測量及工程策劃服務**

**Architectural, surveying and project engineering services**

**就業人數**

等於 在職東主及在職合夥人人數  
加 直接僱員人數

**Number of persons directly engaged**

equals number of working proprietors and active business partners  
plus number of direct employees

**僱員薪酬**

等於 工資及薪金  
加 僱員實質利益費用及僱主為僱員提供社會保障的費用

**Compensation of employees**

equals wages and salaries  
plus payments in kind and employer's social security expenditure

**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 運輸及交通費  
加 通訊支出  
加 銀行、接受存款公司及其他財務機構收取的費用  
加 保險費  
加 支付相關聯繫公司的行政費用  
加 用以維持香港以外代理公司的支出  
加 廣告及業務推廣支出  
加 會計、審計、法律及其他商業服務費用  
加 應酬費用  
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 communications expenses  
plus fees/charges paid to banks, deposit-taking companies and other financial institutions  
plus insurance premiums  
plus administration charges paid to related companies under the same enterprise group  
plus expenses in maintaining representative offices outside Hong Kong  
plus advertisement and business promotion expenses  
plus accounting, audit, legal fees and other expenses for business services  
plus entertainment expenses  
plus other operating expenses

**其他業務收益**

等於 利息收入  
加 其他收入

**Other business receipts**

equals interest income  
plus other incomes

**附錄乙 (續)**  
**Appendix B (cont'd)**

**生產總值**

等於 服務收入  
加 其他收入

**中間投產消耗**

等於 雜項物料的消耗，燃料、電力及用水費用，  
以及維修保養服務

加 設計與顧問費用支出

加 土地及樓宇的租金、差餉及地租

加 機器、設備及車輛租金

加 運輸及交通費

加 通訊支出

加 銀行、接受存款公司及其他財務機構收取的  
費用

加 保險費

加 支付相關聯繫公司的行政費用

加 用以維持香港以外代理公司的支出

加 廣告及業務推廣支出

加 會計、審計、法律及其他商業服務費用

加 應酬費用

加 其他營運開支(利息支付除外)

**增加價值**

等於 生產總值  
減 中間投產消耗

**盈餘總額**

等於 增加價值  
加 利息收入  
減 利息支付  
減 僱員薪酬

**經營盈餘總額**

等於 增加價值  
減 僱員薪酬

**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

**Gross output**

equals service income  
plus other incomes

**Intermediate consumption**

equals consumption of sundry supplies; fuels,  
electricity and water; and maintenance  
services

plus payments for commission work

plus rent, rates and government rent for land  
and buildings

plus rentals for machinery, equipment and  
vehicles

plus transport and travelling expenses

plus communications expenses

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

plus insurance premiums

plus administration charges paid to related  
companies under the same enterprise group

plus expenses in maintaining representative  
offices outside Hong Kong

plus advertisement and business promotion  
expenses

plus accounting, audit, legal fees and other  
expenses for business services

plus entertainment expenses

plus other operating expenses (excluding  
interest payments)

**Value added**

equals gross output  
less intermediate consumption

**Gross surplus**

equals value added  
plus interest income  
less interest payments  
less compensation of employees

**Gross operating surplus**

equals value added  
less compensation of employees

**Gross additions to fixed assets**

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

刊載常用屋宇建築、建造及地產業  
統計數字的其他政府刊物一覽表

List of commonly used statistics relating to  
the building, construction and real estate  
sectors available in other government  
publications

統計數字/資料/刊物名稱	Statistics/Information/Title of publication	刊物周期	Frequency
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甲. 主要統計數字

A. Principal statistics

**機構單位數目**

**Number of establishments**

香港社會及經濟趨勢	Hong Kong Social and Economic Trends	雙年刊	Biennial
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

**就業人數**

**Number of persons engaged**

香港社會及經濟趨勢	Hong Kong Social and Economic Trends	雙年刊	Biennial
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
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

**僱員薪酬/每日平均工資**

**Compensation of employees/average daily wages**

香港統計年刊	Hong Kong Annual Digest of Statistics	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

**附錄丙 (續)**  
**Appendix C (cont'd)**

統計數字/資料/刊物名稱	Statistics/Information/Title of publication	刊物周期	Frequency
<b>材料物料的消耗，燃料、電力及用水費用，以及維修保養服務</b>	<b>Consumption of materials and supplies, fuels, electricity and water and maintenance services</b>		
香港統計年刊	Hong Kong Annual Digest of Statistics	年刊	Annual
<b>其他開支</b>	<b>Other expenses</b>		
香港統計年刊	Hong Kong Annual Digest of Statistics	年刊	Annual
<b>建造工程總值</b>	<b>Gross value of construction works performed</b>		
香港社會及經濟趨勢	Hong Kong Social and Economic Trends	雙年刊	Biennial
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>其他收益</b>	<b>Other receipts</b>		
香港統計年刊	Hong Kong Annual Digest of Statistics	年刊	Annual
<b>生產總值</b>	<b>Gross output</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
<b>增加價值</b>	<b>Value added</b>		
香港社會及經濟趨勢	Hong Kong Social and Economic Trends	雙年刊	Biennial
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
<b>固定資產的買賣淨值</b>	<b>Gross additions to fixed assets</b>		
香港社會及經濟趨勢	Hong Kong Social and Economic Trends	雙年刊	Biennial
香港統計年刊	Hong Kong Annual Digest of Statistics	年刊	Annual

統計數字/資料/刊物名稱	Statistics/Information/Title of publication	刊物周期	Frequency
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**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
工務專刊	Work Digest	季刊	Quarterly

**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:**

**Notes :**

以上刊物均由政府統計處編製，下列刊物則除外：

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

- |                                     |   |
|-------------------------------------|---|
| (i) 土木工程及建築業人力調查報告 (職業訓練局)；         | (i) Manpower Survey Report of the Building and Civil Engineering Industry (Vocational Training Council);                  |
| (ii) 香港年報 (政府新聞處)；                  | (ii) Hong Kong Yearbook (Information Services Department);  |
| (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)； | (iii) Economic Background and Prospects (Economic Analysis and Business Facilitation Unit, Financial Secretary's Office); |
| (iv) 香港物業報告 (差餉物業估價署)；              | (iv) Hong Kong Property Review (Rating and Valuation Department);   |
| (v) 資料月報 (屋宇署)；及                    | (v) Monthly Digest (Buildings Department); and  |
| (vi) 工務專刊 (發展局工務科)。                 | (vi) Work Digest (Works Branch, Development Bureau).  |

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