

主要统计指标解释

全社会固定资产投资 是以货币形式表现的在一定时期内全社会建造和购置固定资产活动的工作量以及与此有关的费用的总称，它是反映固定资产投资规模、结构和发展速度的综合性指标，又是观察工程进度和考核投资效果的重要依据。全社会固定资产投资按登记注册类型可分为国有、集体、个体、联营、股份制、外商、港澳台商、其他等。按照管理渠道可分为：基本建设、更新改造、房地产开发和其他固定资产投资四个部分。

基本建设投资 基本建设指企业、事业、行政单位以扩大生产能力或工程效益为主要目的的新建、扩建工程及有关工作。其范围为总投资500万元以上（含500万元）的基本建设项目。

更新改造投资 更新改造指企业、事业单位对原有设施进行技术改造（包括固定资产更新）以及相应配套的辅助性生产、生活福利设施等工程和有关工作。其范围为总投资500万元以上的更新改造单位（或项目）。

其他固定资产投资 指全社会固定资产投资中未列入基本建设、更新改造和房地产开发投资的建造和购置固定资产的活动。

固定资产投资的资金来源 根据固定资产投资的资金来源不同，分为国家预算内资金、国内贷款、利用外资、自筹资金和其他资金来源。2018年起固定资产投资项目到位资金统计范围由计划总投资500万元及以上调整为5000万元及以上项目（不包含房地产开发）。2022年起口径正式更改为计划总投资500万元及以上项目（不包含房地产开发），并在2022年年鉴数据中反映。

(1) 国家预算内资金：指中央财政和地方财政中由国家统筹安排的基本建设拨款和更新改造拨款，以及中央财政安排的专项拨款中用于基本建设的资金和基本建设拨款改贷款的资金等。

(2) 国内贷款：指报告期内企、事业单位向银行及非银行金融机构借入的用于固定资产投资的各种国内借款。

(3) 利用外资：指报告期内收到的用于固定资产投资的国外资金，包括统借统还、自借自还的国外贷款，中外合资项目中的外资，以及对外发行债券和股票等。国家统借统还的外资指由政府出面同外国政府、团体或金

Explanatory Notes on Main Statistical Indicators

Total Investment in Fixed Assets refers to the volume of activities in construction and purchases of fixed assets and related fees, expressed in monetary terms during the reference period. It is a comprehensive indicator which shows the size, structure and growth of the investment in fixed assets, providing a basis for observing the progress of construction projects and evaluating results of investment. Total investment in fixed assets includes, by type of ownership, the investment by State-owned units, collective-owned units, individuals, joint ownership units, share-holding units, as well as investments by entrepreneurs from Hong Kong, Macao and Taiwan, foreign investors and others. According to Chinese current management systems, the investment in fixed assets is classified into the following four parts: investment in capital construction, investment in innovation, investment in real estate development and other investment in fixed assets.

Investment in Capital Construction refers to new construction, expansion projects, and related work undertaken by enterprises, institutions, and administrative units with the primary purpose of expanding production capacity or improving project efficiency. The scope includes capital construction projects with a total investment of 5 million yuan or more (including 5 million yuan).

Investment in Renovation refers to enterprises and institutions conducting technological renovation (including fixed asset upgrading) and related projects such as supporting production facilities and welfare facilities. The scope includes units (or projects) for renovation with a total investment of more than 5 million yuan.

Other Investment in Fixed Assets refers to the construction and purchases of fixed assets not listed in the investment in capital construction, investment in renovation and investment in real estate development.

Sources of Funds for Investment in Fixed Assets According to various sources of funds of investment in fixed assets, it is divided into funds from the State budget, domestic loans, foreign investment, self-raised funds, and other sources of funds. The statistical scope of available funds for fixed asset investment projects was adjusted from the planned total investment of 5 million yuan or above to 50 million yuan or above (excluding real estate development) since 2018. And from 2022, the statistical scope of available funds for fixed asset investment projects was adjusted from the planned total investment of 5 million yuan(excluding real estate development) in *GuangXi Statistical Yearbook 2022*.

(1) Funds from the State budget refers to appropriation in the budget of the central and local governments earmarked for capital construction and for renovation projects, and the special appropriation from the budget of the central government for capital construction and for the transfer fund to banks to be issued as loans for capital construction projects.

(2) Domestic loans refer to various funds borrowed by enterprises and institutions from banks and non-bank financial institutions during the reference period for the purpose of investment in fixed assets.

(3) Foreign investment refers to foreign funds received during the reference period for the purpose of investment in fixed assets, including foreign funds borrowed and managed by the government, by individual units, foreign fund in joint ventures, and issue of bonds and stocks at the international

融组织签订贷款协议、并负责偿还本息的国外贷款。

(4) 自筹资金：指建设单位报告期内收到的，用于进行固定资产投资的上缴主管部门、地方和企、事业单位自筹资金。

(5) 其他资金来源：指报告期内收到的除以上各种拨款、借款、自筹资金以外其他用于固定资产投资的资金。

固定资产投资按国民经济行业分 建设项目归哪个行业，按其建成投产后的主要产品或主要用途及社会经济活动性质来确定。基本建设按建设项目划分国民经济行业，更新改造、国有单位其他固定资产投资根据整个企业、事业单位所属的行业来划分。一般情况下，一个建设项目或一个企业、事业单位只能属于一种国民经济行业。为了更准确地反映国民经济各行业之间的比例关系，联合企业（总厂）所属分厂属于不同行业的，原则上按分厂划分行业。

固定资产投资按建设性质分 建设项目的性质一般分为新建、扩建、改建、迁建、恢复。基本建设按建设项目划分建设性质，更新改造、国有单位其他固定资产投资等按整个企业、事业单位的建设情况确定建设性质，房地产开发单位、农村投资等投资不划分建设性质。

(1) 新建：一般是指从无到有、“平地起家”新开始建设的单位。有的单位原有的基础很小，经过建设后其新增加的固定资产价值超过原有固定资产价值（原值）三倍以上也算新建。

(2) 扩建：一般是指为扩大原有产品的生产能力，在厂内或其他地点增建主要生产车间（或主要工程）、独立的生产线或分厂的企业，事业单位和行政单位在原单位增建业务用房（如学校增建教学用房、医院增建门诊部或病床用房、行政机关增建办公楼等）也作为扩建。

(3) 改建：一般是指现有企业、事业单位为了技术进步，提高产品质量，增加花色品种，促进产品升级换代，降低消耗和成本，加强资源综合利用和三废治理、劳保安全等，采用新技术、新工艺、新设备、新材料等对现有设施、工艺条件进行技术改造或更新（包括相应配套的辅助性生产、生活福利设施）。有的企业为充分发挥现有

financial markets. The foreign funds borrowed and managed by the government refer to foreign loans borrowed by the government from foreign governments, organizations, or financial institutions under official agreements signed by both parties, under which government is responsible for the repayment of both the principal and interests of the foreign loans.

(4) Self-raised funds refer to funds received by construction enterprises from their higher responsible authorities, local governments, or raised by enterprises or institutions themselves for the purpose of investment in fixed assets during the reference period.

(5) Others refer to funds received during the reference period, which are not included in the above-mentioned sources.

Investment in Fixed Assets by Sector The classification of construction projects by sector is determined by the major products or the purpose of the projects when they are put into production or use, and by the nature of their social economic activities. The investment in capital construction is classified by construction projects, while investment in renovation, other investment by state-owned units are classified according to the sector which the whole enterprises or institution belongs to. In general, one project or one enterprise or institution can only belong to one sector. In order to reflect more accurately the proportions among various sectors, if branch factories of joint enterprises (main factories) belong to different industries, the industry classification is generally based on the division of the branch factories.

Investment in Fixed Assets by Type of Construction The construction projects in general can be classified by the type of construction into new construction, expansion, reconstruction, moving and restoration. In capital construction, the type of construction is determined by the condition of the project. In investment in renovation, other investment by state-owned units and investment by collective-owned units, the type of construction is determined by the condition of the whole enterprise or institution. Investment by type of construction is not applied to investment by real-estate development units or by rural households.

(1) New construction in general refers to construction projects, which start from scratch. In case the size of the existing unit is quite small, and the value of newly added fixed assets is more than three times of the original value, the expansion will be considered as new construction.

(2) Expansion refers to construction of new major production workshop or independent production line within a factory or in other locations, or construction of a branch factory so as to increase the original production capacity. Newly constructed accommodation for the operation of institutions and administrative organizations (such as newly constructed buildings for teaching in schools, buildings for clinics or wards in hospitals, office buildings in administrative departments, etc.)

(3) Reconstruction refers to construction projects by existing enterprises or institutions in innovation or technical transformation of the old facilities (including auxiliary production equipment and welfare facilities) for the purposes of pursuing technological advancement, improving product quality, enlarging variety of products, promoting new generation of products, reducing production consumption and cost, promoting comprehensive utilization of

生产能力，进行填平补齐而增建不增加本单位主要产品生产能力的车间等，也属于改建。

大中小型基本建设项目划分 是根据基本建设项目的建设总规模（设计生产能力或工程效益）或计划总投资，按照《基本建设项目大中小型划分标准》划分的建设项目类型。建设项目总规模或计划总投资划分标准原则上应按照上级批准的设计任务书或初步设计所确定的总规模或总投资为准；没有正式批准设计任务书或初步设计的，按国家或省、自治区、直辖市基本建设投资计划中所列的总规模或总投资划分；上述两条均不具备的，按本年计划施工工程的建设总规模或总投资划分。

施工项目 指报告期内曾进行建筑或安装工程施工活动的建设项目，凡是报告期内施过工的建设项目，不论施工时间长短，均作为施工项目统计。施工项目个数可以反映一定时期固定资产投资的实际规模，与同期建成投产的建设项目个数相比，可以从建设速度的角度反映固定资产投资的效果。根据建设项目施工活动的不同性质，施工项目又分为本年正式施工项目，本年收尾项目和以前年度全部停缓建项目。

全部建成投产项目 工业项目是指设计文件规定形成生产能力的主体工程及其相应配套的辅助设施全部建成，经负荷试运转，证明具备生产设计规定合格产品的条件，并经过验收鉴定合格或达到竣工验收标准，与生产性工程配套的生活福利设施可以满足近期正常生产的需要，正式移交生产的建设项目。非工业项目是指设计文件规定的主体工程和相应的配套工程全部建成，能够发挥设计规定的全部效益，经验收鉴定合格或达到竣工验收标准，正式移交使用的建设项目。

新增生产能力 指通过固定资产投资活动而增加的设计能力或工程效益，它是用实物形态表示的固定资产投资的成果的指标，也是考核投资经济效果的重要依据之一。

房屋建筑面积 指从房屋外墙线算起的各层平面面积的总和，包括可供使用的有效面积和房屋结构（如柱、墙）占用的面积。多层建筑按各层（包括地下室）面积总和计算。

住宅建筑面积 指施工和竣工房屋建筑面积中供居住用的施工和竣工房屋建筑面积。

施工面积 指报告期内施工的全部房屋建筑面积。包

resources, strengthening treatment of waste gas, waste water and solid wastes, and safety in production, etc. It applies new technologies and techniques, new equipment and new materials. Construction of new workshops to bring the designed production capacity into full play through a more balanced production process on production lines is also considered as reconstruction.

Capital Construction Projects by Size is the types of construction projects based on the total scale (designed producing capacity or project efficiency) or total planned investment, according to Standards for the Classification of Construction Projects into Large, Medium-sized and Small Ones. The classification of size of construction projects or total planned investment should be determined according to the total scale or total investment set in the approved construction plan by higher responsible authorities or in the tentative design, otherwise according to the total scale or total investment set in the current capital construction plan of the state, provinces, autonomous regions, and municipalities directly under central government. If not equipped with the above, it is divided by the total construction scale or total investment of planned construction project in current year.

Projects Under Construction refer to projects having construction and installation activities undertaken in the reference period, irrespective of the length of construction. The number of projects under construction can reflect the actual size of investment in fixed assets during a certain period, and when compared with the number of projects completed and put into use, it can reflect the efficiency of investment in fixed assets from the perspective of the speed of construction. Depending on the nature of construction activities, projects under construction can also be classified into projects under construction in current year, winding-up projects in current year and stopped or suspended projects in previous years.

Projects Completed and Put into Use Industrial projects refer to the major projects and accessory facilities completed which result in forming production capacity and have been checked and accepted while the living and welfare facilities have been completed and can ensure normal production and formally put into production. Non-industrial projects refer to the major projects and accessory facilities completed which possess the designed capacity and have been checked, accepted and formally put into production.

Newly Increased Production Capacity refers to the increase of designed capacity and project efficiency through investment in fixed assets, which reflects the accomplishment of investment in fixed assets in kind and is one of the important indicators of observing the economic efficiency of investment.

Floor Space of Buildings refers to total floor space in each story of buildings calculated from the outside line of building walls, including both usable space and the space occupied by constructions like pillars or walls. The floor space of multi-story buildings includes the total floor space of each story (including basement).

Floor Space of Residential Buildings refers to the floor space of the residential buildings under construction and completed among the total space of buildings under construction and completed.

Floor Space under Construction refers to total floor space of all

括本期新开工的面积、上期跨入本期继续施工的房屋面积、上期停建在本期恢复施工的房屋面积、本期竣工及本期施工后又停缓建的房屋面积。

竣工面积 指在报告期内房屋建筑按照设计要求已全部完工,达到住人和使用条件,经验收鉴定合格(或达到竣工验收标准),正式移交使用单位的各栋房屋建筑面积的总和。

房屋建筑面积竣工率 指一定时期内房屋竣工面积占同期房屋施工面积的比率。它是从房屋建筑施工速度的角度反映投资效果和建筑业经济效益的指标。

新增固定资产 指报告期内已经完成建造和购置过程,并已交付生产或使用单位的固定资产价值。该指标是表示固定资产投资成果的价值指标,也是反映建设进度,计算固定资产投资效果的指标。

建设项目投产率 指一定时期内全部建成投入生产项目个数与同期正式施工项目个数的比率。它是从项目建设速度的角度反映投资效果的指标。

固定资产交付使用率 指一定时期新增固定资产与同期完成投资额的比率。它是反映各个时期固定资产动用速度,衡量建设过程中投资效果的一个综合性指标。

房地产开发投资 指各种登记注册类型的房地产开发公司、商品房建设公司及其他房地产开发法人单位和附属及其他法人单位实际从事房地产开发或经营的活动单位统一开发的包括统建、拆迁还建的住宅、厂房、仓库、饭店、宾馆、度假村、写字楼、办公楼等房屋建筑物和配套的服务设施,土地开发工程(如道路、给水、供电、供热、通讯、平整场地等基础设施工程)的投资,不包括单纯的土地交易活动。

商品房建设投资额 是指房地产开发企业(单位)开发建设的供出售、出租用的商品住宅、厂房、仓库、饭店、度假村、写字楼、办公楼、拆迁、回迁还建用房等房屋工程及其配套的服务设施所完成的投资额。

住宅 是指专供居住的房屋,包括别墅、公寓、职工家属宿舍和集体宿舍、职工单身宿舍和学生宿舍等。但不包括住宅楼中作为人防用、不住人的地下室等。

buildings under construction during the reference period, including floor space of newly started buildings during the reference period, floor space of buildings carried forward from the previous period and continued construction in the current period, floor space of buildings suspended in the previous period and resumed construction in the current period, floor space of buildings completed during the current period and buildings constructed and subsequently suspended or delayed in the current period.

Floor Space of Buildings Completed refers to the total floor space of buildings completed in the reference period, which have come up to the designed standards and have been put into use. It is the summation of floor space of each building that is formally transferred to the using unit after inspection and getting acceptance certificate (or reaches the completion acceptance standard).

Completed Rate of Floor Space of Buildings refers to the ratio of the floor space of buildings completed in certain period of time to the floor space of buildings under construction in the same period that reflects the investment effectiveness and economic efficiency of the construction industry from the perspective of the speed of project construction.

New Fixed Assets refers to the value of new fixed assets that have been constructed, purchased, and delivered to production or use during the reference period. It is a value indicator that represents the results of fixed asset investment and reflects the progress of construction, as well as calculates the effectiveness of fixed asset investment.

Rate of Projects Put into Use refers to the ratio of the number of construction projects completed and put into use in certain period of time to the number of projects under construction in the same period. It reflects the investment efficiency from the perspective of the speed of project construction.

Utilization Rate of Fixed Assets refers to the ratio of new fixed assets to the total investment made during the same period. It is a comprehensive indicator that reflects the speed at which fixed assets are put into use during different periods and measures the investment effectiveness during the construction process.

Real Estate Development and Investment It includes the investment by the real estate development companies of various registration types, commercial building construction companies and other real estate development units of various types of ownership in the construction of buildings, such as residential buildings, factory buildings, warehouses, hotels, guesthouses, holiday villages, office buildings, and the complementary service facilities and land development projects, such as roads, water supply, power supply, heating, telecommunications, land leveling and other projects of infrastructure. It excludes activities in simple land transactions.

Investment in Commercial Buildings refers to the investment amount completed for residential projects such as commercial apartments, factories, warehouses, hotels, resorts, office buildings, commercial buildings, demolition, relocation, and reconstruction buildings, as well as their supporting service facilities, developed and constructed by real estate development enterprises (units) for sale or rental.

Residential Buildings refers to the houses for living, including villas, apartments, dormitories for employees' families and collective dormitories, single dormitories for employees and student dormitories, excluding basements

商业营业用房 是指商业、粮食、供销、饮食服务业等部门对外营业的用房，如度假村、饭店、商店、门市部、粮店、书店、供销社、饮食店、菜店、加油站、日杂等房屋。

完成开发土地面积 是指报告期内对土地进行开发并已完成七通一平等前期开发工程，具备进行房屋建筑物施工或出让条件的土地面积。

购置土地面积 是指报告期内通过各种方式获得土地使用权的土地面积。

商品房销售面积 指报告期内出售商品房屋合同总面积（即双方签署的正式买卖合同中所确定的建筑面积），由现房销售建筑面积和期房销售建筑面积两部分组成。

商品房销售额 指报告期内出售商品房屋的合同总价款（即双方签署的正式买卖合同中所确定的合同总价）。该指标与商品房销售面积同口径，由现房销售额和期房销售额两部分组成。

商品房待售面积 指报告期末已竣工的可供销售或出租的商品房屋建筑面积中，尚未销售或出租的商品房屋面积，包括以前年度竣工和本期竣工的房屋面积，但不包括报告期已竣工的拆迁还建、统建代建、公共配套建筑、房地产公司自用及周转房等不可销售或出租的房屋面积。

实收资本 是指企业实际收到的所有投资人投入的资本，包括以实物形式、货币形式、发明创造或技术成果等无形资产投入企业的资本。

in residential buildings used for civil defense or not intended for residential purposes.

Commercial Buildings refer to premises used by commercial, food, supply & marketing, and catering service sectors for external business operations, such as resorts, hotels, stores, retail outlets, grain stores, bookstores, supply & marketing stores, restaurants, vegetable stores, gas stations, sundry shops, and other buildings.

Developed Land Area Completed refers to the land area that has been developed and completed with the necessary infrastructure and conditions for construction or sale of buildings during the reference period.

Purchased Land Area refers to the land area acquired by various means in the reference period.

Area of Commercial Housing Sold refers to total contracted area of commercial housing (i.e. area of floor space as designated in the formal contracts signed by both sides) during the reference time. It constitutes floor space of completed housing and floor space of future housing.

Value of Commercial Housing Sold refers to the total contract value of commercial housing sold during the reference period (i.e., the total price determined in the official sales contract signed by both parties). This indicator has the same coverage as the area of commercial housing sold and is composed of two parts: value from the completed commercial housing and value from the commercial housing under construction.

Space of Commercial Houses for Sale refers to the space of completed commercial houses, which are available for sale or rental, but remain unsold or unrented at the end of the reference period. It includes the space of houses completed in previous years as well as in the current period. However, it does not include the space of completed houses used for demolition and reconstruction, cooperative construction, public facilities, real estate company's self-use, and temporary housing, which are not available for sale or rental.

Paid-in Capital refers to capital that enterprises actually got from all the investors, including capital in kind, in monetary form, or in the form of intangible assets such as inventions or technological achievements.