

第五部分 固定资产投资

一、简要说明

1.本章资料反映西安固定资产投资的基本情况、固定资产投资的结构和比例关系、固定资产投资的资金来源及固定资产投资的效果等。主要包括项目投资、房地产开发投资和分区县、开发区投资情况等。

2.固定资产投资统计的资料来源主要为国家统计局的全面统计报表。

3.统计口径的变化。

自1997年起，除房地产开发投资、非农户投资、农户投资及城镇和工矿区私人建房投资外，固定资产投资的统计起点由5万元提高到50万元。

自2006年起，非农户固定资产投资统计改为按项目统计，调查方法由抽样调查改为全面统计报表，起点提高到50万元。城镇和工矿区私人建房投资改为按项目统计，起点为50万元。

自2011年起，除房地产开发投资、农户投资外，固定资产投资项目统计起点，由计划总投资50万元提高到500万元；统计范围从城镇扩大到农村企事业组织，并将这一统计范围定义为“固定资产投资（不含农户）”。

4.由于国家统计局对《固定资产投资统计报表制度》进行了修订，取消了“房屋施工面积”“房屋竣工面积”“房屋竣工价值”等相关指标，本年鉴所公布的2021年度“房屋施工面积”“房屋竣工面积”“房屋竣工价值”等相关指标数据，均为房地产开发口径。

5.2021年数据不含西安（西咸新区）—咸阳共管区。

二、主要指标

固定资产投资（不含农户）	比上年下降	11.6%
#国有经济单位	比上年下降	18.0%
集体经济单位	比上年下降	12.5%
#房地产开发投资	比上年下降	7.0%
商品房销售面积	比上年下降	27.0%
全市新增固定资产	比上年下降	49.6%
全市竣工住宅面积	比上年下降	41.9%

5 INVESTMENT IN FIXED ASSETS

I. Brief Introduction

1. This chapter reflects the scale and speed of investment in fixed assets in Xi'an, the structure and proportional relationship of investment in fixed assets, the source of funds for investment in fixed assets and the effects of them during a certain period of time, mainly including project investment, real estate development, farmer investment by Region and Development Zone.

2. The data sources for the statistics of investment in fixed assets mainly come from complete statistical report forms.

3. Changes in Statistical Scope

Since 1997, the cut-off point of projects covered by statistics of investment in fixed assets are raised from an investment of 50,000 yuan to 500,000 yuan, except investment in real estate development, non-farm household investment, farm household investment and private investment in housing construction in urban areas and industrial and mining areas.

Since 2006, statistics on investments in fixed assets of rural non-farm households are changed to project-based. Survey method is changed from sample survey to the system of reporting forms with complete enumeration. The cut-off point has been raised to 500,000 yuan. Statistics on private investment in housing construction in urban areas and industrial and mining areas have become project-based. The cut-off point has been raised to 500,000 yuan.

Since 2011, except investment in real estate development and rural household investment, the cut-off point of statistics on investments in fixed assets are raised, amount of intended investment are raised from 500,000 yuan to 5000,000. The scope of investment statistics expands from urban to rural enterprises, and this scope of statistics is defined "investments in fixed assets(non-farm)".

4. As the National Bureau of Statistics revised the Statistical Report System of Fixed Assets Investment and canceled the relevant indicators such as housing construction area housing completion area and "housing completion value", the relevant indicators such as "housing construction area", "housing completion area" and "housing completion value" published in this yearbook in 2021 are all real estate development standards.

5. The data in 2021 excludes areas mutually controlled by Xi'an(Xixian New Area)-Xian yang.

II. Major Indicators

	Increase over Preceding Year
Investment In Fixed Assets (Non-Farm)	-11.6%
State-owned Enterprises	-18.0%
Collective-owned Enterprises	-12.5%
Real Estate Development	-7.0%
Floor Space of Commercialized Buildings Sold	-27.0%
Investment Newly Increased Fixed Assets	-49.6%
Total Floor Space of Building Completed	-41.9%