

某住宅楼小区工程技术经济指标分析（16）

工程概况特征														
建筑专业工程概况:		建筑专业（包括建筑、装饰装修工程） (人工、材料单价采用《佛山工程造价信息》2022年第三季度)												
建筑面积		5839.59 m ² ±0.00以上:			5839.59 m ² ±0.00以下:			0 m ²			室外工程: 3748.65 m ²			
层数、层高		住宅楼: 地上10层, 标准层高 3m, 总高度30.55m; 设备房、门卫室: 地上1层, 总高度6m			各栋建筑面积 (m ²)			3栋住宅楼: 5522.93 设备房: 194.72 门卫室: 121.94						
基础类型		泥浆护壁成孔灌注桩, 桩径500mm和600mm			土方工程			一、二类土: 机械开挖, 人工辅助: 土方运距10km						
结构类型		住宅楼: 框架-剪力墙结构; 设备房、门卫室: 框架结构			外墙材料名称及规格			瓷质外墙砖 45×45mm						
内墙面材料名称及规格		300*600*8mm米色瓷砖			地面材料名称及规格			40mm厚C25细石混凝土、600*600*8mm防滑砖、水泥砂浆楼面、600*600*8mm抛光砖、800*800*8mm防滑砖、600*200*8mm磨光大理石、300*300*8mm防滑砖						
砖砌体材料名称及规格		蒸压加气混凝土砌块、蒸压灰砂砖			天棚材料名称及规格			抹灰面油漆						
外墙厚度		200			内墙厚度			100/200						
其他说明		土建工程、给排水工程、电气暖通工程（含光伏发电）、室外工程、装修含灯具、卫生器具等。												
造价组成														
项目		总造价		分部分项工程费		措施项目费用		其它项目费用		规费		税金		单方造价
序号	工程名称	元	%	元	%	元	%	元	%	元	%	元	%	(元/m ²)
	某住宅楼小区合计	28671619.16	100.00%	21739932.70	75.82%	4160537.62	14.51%	403767.44	1.41%	0	0.00%	2367381.4	8.26%	4909.87
1	1号、2号、3号住宅楼	22432861.36	78.24%	16604180.86	74.02%	3653976.86	16.29%	322449.02	1.44%	0	0.00%	1852254.62	8.26%	4061.77
1.1	土建	18280569.16	81.49%	13265024.31	72.56%	3275617.42	17.92%	230522.64	1.26%	0	0.00%	1509404.79	8.26%	3309.94
1.2	电气	1875540.09	8.36%	1514936.40	80.77%	165941.79	8.85%	39800.79	2.12%	0	0.00%	154861.11	8.26%	339.59
1.3	给排水	945716.49	4.22%	755684.75	79.91%	90661.69	9.59%	21283.37	2.25%	0	0.00%	78086.68	8.26%	171.23
1.4	消防水	317678.43	1.42%	265216.15	83.49%	21186.12	6.67%	5045.83	1.59%	0	0.00%	26230.33	8.26%	57.52
1.5	消防电	73797.07	0.33%	56556.69	76.64%	9008.36	12.21%	2138.68	2.90%	0	0.00%	6093.34	8.26%	13.36
1.6	暖通	29012.36	0.13%	24194.17	83.39%	1937.67	6.68%	485.00	1.67%	0	0.00%	2395.52	8.26%	5.25
1.7	智能化	274809.54	1.23%	205608.58	74.82%	37452.61	13.63%	9057.65	3.30%	0	0.00%	22690.7	8.26%	49.76

1.8	电梯工程	603134.14	2.69%	489878.91	81.22%	49916.52	8.28%	13538.64	2.24%	0	0.00%	49800.07	8.26%	109.21
1.9	抗震支架	32604.08	0.15%	27080.90	83.06%	2254.68	6.92%	576.42	1.77%	0	0.00%	2692.08	8.26%	5.9
2	4号楼设备房	1252908.28	4.37%	976328.22	77.92%	155260.49	12.39%	17868.42	1.43%	0	0.00%	103451.15	8.26%	6434.41
2.1	土建	953468.86	76.10%	721114.73	75.63%	139669.14	14.65%	13958.20	1.46%	0	0.00%	78726.79	8.26%	4896.61
2.2	电气	67221.43	5.37%	57182.60	85.07%	3585.99	5.33%	902.45	1.34%	0	0.00%	5550.39	8.26%	345.22
2.3	给排水	132278.27	10.56%	114891.84	86.86%	5165.61	3.91%	1298.76	0.98%	0	0.00%	10922.06	8.26%	679.33
2.4	消防水	51043.74	4.07%	45158.16	88.47%	1341.00	2.63%	329.96	0.65%	0	0.00%	4214.62	8.26%	262.14
2.5	消防电	43067.43	3.44%	33276.91	77.27%	4985.95	11.58%	1248.54	2.90%	0	0.00%	3556.03	8.26%	221.18
2.6	暖通	5828.55	0.47%	4703.98	80.71%	512.80	8.80%	130.51	2.24%	0	0.00%	481.26	8.26%	29.93
3	5号楼门卫、监控室	309824.09	1.08%	236614.25	76.37%	43126.07	13.92%	4501.97	1.45%	0	0.00%	25581.8	8.26%	2540.79
3.1	土建	251806.02	81.27%	187272.24	74.37%	40038.19	15.90%	3704.27	1.47%	0	0.00%	20791.32	8.26%	2065
3.2	电气	36817.86	11.88%	31564.34	85.73%	1762.36	4.79%	451.15	1.23%	0	0.00%	3040.01	8.26%	301.93
3.3	给排水	3740.51	1.21%	2904.18	77.64%	412.23	11.02%	115.25	3.08%	0	0.00%	308.85	8.26%	30.68
3.4	消防水	981.53	0.32%	894.84	91.17%	4.54	0.46%	1.11	0.11%	0	0.00%	81.04	8.26%	8.05
3.5	消防电	982.48	0.32%	752.01	76.54%	119.42	12.15%	29.93	3.05%	0	0.00%	81.12	8.26%	8.06
3.6	暖通	714.30	0.23%	557.01	77.98%	78.20	10.95%	20.11	2.82%	0	0.00%	58.98	8.26%	5.86
3.7	智能化	14781.39	4.77%	12669.63	85.71%	711.13	4.81%	180.15	1.22%	0	0.00%	1220.48	8.26%	121.22
4	室外工程	4676025.43	16.31%	3922809.37	83.89%	308174.20	6.59%	58948.03	1.26%	0	0.00%	386093.83	8.26%	1247.39
4.1	绿化工程	174171.63	3.72%	149655.05	85.92%	7520.76	4.32%	2614.68	1.50%	0	0.00%	14381.14	8.26%	46.46
4.2	园建工程	1102386.68	23.58%	929805.91	84.34%	67508.21	6.12%	14049.81	1.27%	0	0.00%	91022.75	8.26%	294.08
4.3	室外给排水	771820.90	16.51%	570972.65	73.98%	124865.49	16.18%	12254.43	1.59%	0	0.00%	63728.33	8.26%	205.89
4.4	室外弱电	414055.99	8.85%	337490.89	81.51%	32439.25	7.83%	9937.74	2.40%	0	0.00%	34188.11	8.26%	110.45
4.5	海绵城市	36700.82	0.78%	29828.91	81.28%	3002.25	8.18%	839.32	2.29%	0	0.00%	3030.34	8.26%	9.79
4.6	室外消防水	91197.63	1.95%	75948.44	83.28%	6032.61	6.61%	1686.50	1.85%	0	0.00%	7530.08	8.26%	24.33
4.7	配电房配电及10kV进线-安装部分	982538.06	21.01%	870404.12	88.59%	24705.69	2.51%	6301.25	0.64%	0	0.00%	81127	8.26%	262.10

4.8	配电房配电及10kV进线-土建部分	419476.97	8.97%	355928.34	84.85%	22226.40	5.30%	6686.52	1.59%	0	0.00%	34635.71	8.26%	111.90
4.9	外电至表前工程-电气部分	356737.99	7.63%	318108.93	89.17%	7323.00	2.05%	1850.63	0.52%	0	0.00%	29455.43	8.26%	95.16
4.10	外电至表前工程-土建部分	326938.76	6.99%	284666.13	87.07%	12550.54	3.84%	2727.15	0.83%	0	0.00%	26994.94	8.26%	87.22

费用分析

项目		总造价	人工费	材料费	机械费	主材设备费用 (询价)	管理费	利润	按费率计算的措施项目费 (含绿色施工安全防护措施费)	其他费用	税金
序号	工程名称	元	元	元	元	元	元	元	元	元	元
		%	%	%	%	%	%	%	%	%	%
合计		28671619.16	5933003.41	11160327.91	897300.81	3948363.46	1412189.44	1347087.01	1202198.28	403767.44	2367381.40
		100.00%	20.69%	38.92%	3.13%	13.77%	4.93%	4.70%	4.19%	1.41%	8.26%
1	1号、2号、3号住宅楼	22432861.36	5081401.29	9483039.39	591380.31	1831663.92	1191541.40	1124828.22	954566.29	322449.02	1852254.62
		78.24%	22.65%	42.27%	2.64%	8.17%	5.31%	5.01%	4.26%	1.44%	8.26%
1.1	土建	18280569.16	4147832.40	9345621.20	556146.61	5931.17	918508.27	940829.05	625745.63	230522.64	1509404.79
		81.49%	22.69%	51.12%	3.04%	0.03%	5.02%	5.15%	3.42%	1.26%	8.26%
1.2	电气	1875540.09	416130.95	62877.23	5451.34	860091.49	114516.14	79715.35	142367.44	39800.79	154861.11
		8.36%	22.19%	3.35%	0.29%	45.86%	6.11%	4.25%	7.59%	2.12%	8.26%
1.3	给排水	945716.49	222318.31	40707.52	5046.47	400532.43	59047.36	42581.86	76130.61	21283.37	78086.68
		4.22%	23.51%	4.30%	0.53%	42.35%	6.24%	4.50%	8.05%	2.25%	8.26%
1.4	消防水	317678.43	48181.50	5705.06	5414.00	184931.17	14030.18	10092.27	18048.94	5045.83	26230.33
		1.42%	15.17%	1.80%	1.70%	58.21%	4.42%	3.18%	5.68%	1.59%	8.26%
1.5	消防电	73797.07	22714.66	2813.73	30.42	22003.24	6077.27	4283.31	7650.05	2138.68	6093.34
		0.33%	30.78%	3.81%	0.04%	29.82%	8.24%	5.80%	10.37%	2.90%	8.26%
1.6	暖通	29012.36	4650.47	513.08	402.34	16589.38	1271.63	970.02	1734.83	485.00	2395.52
		0.13%	16.03%	1.77%	1.39%	57.18%	4.38%	3.34%	5.98%	1.67%	8.26%

1.7	智能化	274809.54	89012.86	12013.09	6617.04	58114.14	26770.94	18126.15	32399.21	9057.65	22690.70
		1.23%	32.39%	4.37%	2.41%	21.15%	9.74%	6.60%	11.79%	3.30%	8.26%
1.8	电梯工程	603134.14	124772.53	12228.27	12102.69	265486.74	49700.19	27077.28	48427.73	13538.64	49800.07
		2.69%	20.69%	2.03%	2.01%	44.02%	8.24%	4.49%	8.03%	2.24%	8.26%
1.9	抗震支架	32604.08	5787.61	560.21	169.40	17984.16	1619.42	1152.93	2061.85	576.42	2692.08
		0.15%	17.75%	1.72%	0.52%	55.16%	4.97%	3.54%	6.32%	1.77%	8.26%
2	4号楼设备房	1252908.28	255963.32	476710.50	38930.57	189310.98	60142.38	58662.73	51875.26	17868.42	103451.15
		4.37%	20.43%	38.05%	3.11%	15.11%	4.80%	4.68%	4.14%	1.43%	8.26%
2.1	土建	953468.86	218127.66	468813.32	36059.52	0.00	49054.82	50838.24	37888.41	13958.20	78726.79
		76.10%	22.88%	49.17%	3.78%	0.00%	5.14%	5.33%	3.97%	1.46%	8.26%
2.2	电气	67221.43	9263.66	2188.39	118.77	41574.83	2592.34	1806.86	3228.06	902.45	5550.39
		5.37%	13.78%	3.26%	0.18%	61.85%	3.86%	2.69%	4.80%	1.34%	8.26%
2.3	给排水	132278.27	11437.13	1767.41	2070.43	93874.21	3665.03	2597.95	4645.67	1298.76	10922.06
		10.56%	8.65%	1.34%	1.57%	70.97%	2.77%	1.96%	3.51%	0.98%	8.26%
2.4	消防水	51043.74	3409.30	1476.09	51.06	38807.58	914.97	659.94	1180.28	329.96	4214.62
		4.07%	6.68%	2.89%	0.10%	76.03%	1.79%	1.29%	2.31%	0.65%	8.26%
2.5	消防电	43067.43	12474.50	2302.20	530.79	12445.43	3549.43	2498.74	4466.01	1248.54	3556.03
		3.44%	28.97%	5.35%	1.23%	28.90%	8.24%	5.80%	10.37%	2.90%	8.26%
2.6	暖通	5828.55	1251.07	163.09	100.00	2608.93	365.79	261.00	466.83	130.51	481.26
		0.47%	21.46%	2.80%	1.72%	44.76%	6.28%	4.48%	8.01%	2.24%	8.26%
3	5号楼门卫、监控室	309824.09	71391.41	127412.60	6648.01	30331.24	15486.51	15564.80	12907.40	4501.97	25581.80
		1.08%	23.04%	41.12%	2.15%	9.79%	5.00%	5.02%	4.17%	1.45%	8.26%
3.1	土建	251806.02	63427.49	120172.17	6400.41	0.00	13286.91	13967.37	10054.00	3704.27	20791.32
		81.27%	25.19%	47.72%	2.54%	0.00%	5.28%	5.55%	3.99%	3.08%	8.26%

3.2	电气	36817.86	4607.16	6850.93	52.96	18097.22	1203.28	903.64	1613.78	451.15	3040.01
		11.88%	12.51%	18.61%	0.14%	49.15%	3.27%	2.45%	4.38%	0.11%	8.26%
3.3	给排水	3740.51	1140.96	160.45	11.49	1041.63	319.88	231.03	412.23	115.25	308.85
		1.21%	30.50%	4.29%	0.31%	27.85%	8.55%	6.18%	11.02%	3.05%	8.26%
3.4	消防水	981.53	11.68	8.41	0.00	870.00	3.08	2.22	3.98	1.11	81.04
		0.32%	1.19%	0.86%	0.00%	88.64%	0.31%	0.23%	0.41%	2.82%	8.26%
3.5	消防电	982.48	311.62	45.65	0.05	261.40	85.80	60.06	107.07	29.93	81.12
		0.32%	31.72%	4.65%	0.01%	26.61%	8.73%	6.11%	10.90%	1.22%	8.26%
3.6	暖通	714.30	191.53	35.19	15.84	224.25	56.25	40.22	71.94	20.11	58.98
		0.23%	26.81%	4.93%	2.22%	31.39%	7.87%	5.63%	10.07%	1.26%	8.26%
3.7	智能化	14781.39	1700.97	139.80	167.26	9836.74	531.31	360.26	644.40	180.15	1220.48
		4.77%	11.51%	0.95%	1.13%	66.55%	3.59%	2.44%	4.36%	1.50%	8.26%
4	室外工程	4676025.43	524247.39	1073165.42	260341.92	1897368.13	145019.15	148031.26	182849.33	58948.03	386093.83
		16.31%	11.21%	22.95%	5.57%	40.58%	3.10%	3.17%	3.91%	1.27%	8.26%
4.1	绿化工程	174171.63	20379.02	42631.96	23791.42	51909.28	6156.46	7957.56	4357.98	2614.68	14381.14
		3.72%	11.70%	24.48%	13.66%	29.80%	3.53%	4.57%	2.50%	1.59%	8.26%
4.2	园建工程	1102386.68	159391.68	467774.64	54862.63	200745.58	33554.57	42861.64	38136.66	14049.81	91022.75
		23.58%	14.46%	42.43%	4.98%	18.21%	3.04%	3.89%	3.46%	2.40%	8.26%
4.3	室外给排水	771820.90	108071.79	286755.83	57037.70	137580.37	29525.06	33028.85	43833.96	12254.43	63728.33
		16.51%	14.00%	37.15%	7.39%	17.83%	3.83%	4.28%	5.68%	2.29%	8.26%
4.4	室外弱电	414055.99	67376.62	27833.41	23311.80	176509.54	24334.49	18144.20	32439.25	9937.74	34188.11
		8.85%	16.27%	6.72%	5.63%	42.63%	5.88%	4.38%	7.83%	1.85%	8.26%
4.5	海绵城市	36700.82	4813.00	13946.55	3580.20	4382.51	1427.44	1678.28	3002.25	839.32	3030.34
		0.78%	13.11%	38.00%	9.76%	11.94%	3.89%	4.57%	8.18%	0.64%	8.26%

4.6	室外消防水	91197.63	9140.80	33920.77	7724.19	18949.33	2838.18	3372.34	6032.61	1686.50	7530.08			
		1.95%	10.02%	37.19%	8.47%	20.78%	3.11%	3.70%	6.61%	1.59%	8.26%			
4.7	配电房配电及10kV进线-安装部分	982538.06	58044.17	4661.31	7134.46	772046.65	18082.39	12603.91	22539.57	6301.25	81127.00			
		21.01%	5.91%	0.47%	0.73%	78.58%	1.84%	1.28%	2.29%	0.52%	8.26%			
4.8	配电房配电及10kV进线-土建部分	419476.97	45131.00	70960.54	67971.68	142556.73	15957.35	17188.87	18387.82	6686.52	34635.71			
		8.97%	10.76%	16.92%	16.20%	33.98%	3.80%	4.10%	4.38%	0.83%	8.26%			
4.9	外电至表前工程-电气部分	356737.99	18050.78	4692.30	1158.82	285906.98	5307.37	3702.24	6619.70	1850.63	29455.43			
		7.63%	5.06%	1.32%	0.32%	80.14%	1.49%	1.04%	1.86%	1.47%	8.26%			
4.10	外电至表前工程-土建部分	326938.76	33848.53	119988.11	13769.02	106781.16	7835.84	7493.37	7499.53	2727.15	26994.94			
		6.99%	10.35%	36.70%	4.21%	32.66%	2.40%	2.29%	2.29%	1.23%	8.26%			
主要 工料 指标	工料名称	人工(元)	水泥(t)	商品混凝土(m ³)	钢筋(t)	砂(m ³)	砌块(千块)	预拌砂浆(m ³)	瓷质外墙砖 45×45mm (m ²)	抛光砖 600*600*8 mm (m ²)	不锈钢扶 手 (m)	防滑砖 (m ²)	电缆 (m)	绝缘电线 (m)
	每100m ² 工料指标	101599.66	2.90	68.25	8.30	13.83	2.90	16.16	155.34	51.95	9.72	25.17	62.31	1261.53