北京市城镇房屋安全管理

统计报表制度

(2021-2022年度)

北京市住房和城乡建设委员会 制定

2020年9月

**本报表制度根据《中华人民共和国统计法》等统计法律法规制定**

**按照《中华人民共和国统计法》第七条和第九条规定，统计报表制度是统计工作应遵守的技术规范，国家机关、企业事业单位和其他组织以及个体工商户和个人等统计调查对象，必须依照统计法和国家有关规定，真实、准确、完整、及时地提供统计调查所需的资料，不得提供不真实或者不完整的统计资料，不得迟报、拒报统计资料。统计机构和统计人员对在统计工作中知悉的国家秘密、商业秘密和个人信息，应当予以保密。**

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一、总说明

**一、统计内容**

北京市城镇房屋安全管理统计报表制度共包括两部分内容：一是城镇房屋安全检查统计；二是直管房屋修缮统计。

**二、统计目的**

依据《关于印发房地产统计报表制度（试行）的通知》（建住房〔2002〕67号）、《城市危险房屋管理规定》（建设部1989年11月第4号令，2004年7月第129号令修改）、《北京市房屋建筑使用安全管理办法》（北京市人民政府令第229号）、《房屋建筑使用安全检查技术规程》（DB11/T 1004-2013）和《房屋建筑修缮工程定案和施工质量验收规程》（DB11/509-2017）等规定，房屋所有人应当定期查勘房屋，及时修缮破损房屋，保障房屋住用安全。

为全面掌握本市城镇房屋安全状况，及时发现和排除城镇房屋危险隐患，合理制订年度城镇房屋修缮计划，及时修缮破损房屋，保证房屋的使用安全，同时为城市建设改造提供基础数据，制定本统计报表制度。

**三、统计对象**

房屋管理单位或房屋产权人。

**四、统计范围**

年报统计范围包括北京市城镇国有产权房屋（包括直管房、单位自管房）、私有产权房屋等，不包括军产、厂矿工业用房等。定报统计范围为北京市直管房屋。

**五、统计方法和原则**

本次统计调查采用全面调查方法，按照“房屋属地”统计原则，即各房屋管理单位或产权人向房屋所在地的区住房城乡建设委（房管局）报送统计数据；各区住房城乡建设委（房管局）汇总后报送市住房城乡建设委。

**六、工作要求**

市住房城乡建设委负责组织城镇房屋安全检查和统计数据汇总。区住房城乡建设委（房管局）负责组织实施。房屋管理单位按要求做好房屋安全检查和统计数据上报等工作。

（一）严格统计报送方式和时间。市住房城乡建设委每年10月底召开城镇房屋安全检查动员会，部署年度城镇房屋安全检查工作。每年11月至次年2月为城镇房屋安全检查时间。调查单位通过传真的方式向上一级机构报送纸质版报表。（1）各区住房城乡建设委（房管局）每年2月15日前将城镇房屋安全检查统计报表上报市住房城乡建设委；（2）各区住房城乡建设委（房管局）每季后3日将直管房屋修缮统计报表报送市住房城乡建设委。（3）房屋管理单位的报表报送时间以各区住房城乡建设委（房管局）规定的时间为准。

（二）加强基础数据管理。按照《中华人民共和国统计法》要求，为保障统计源头数据质量，做到数出有据，各房屋管理单位应当建立原始记录、统计台账，建立健全统计资料的审核、签署、交接、归档等管理制度。汇总上报的统计资料必须完整，不得遗漏项目，包括盖单位公章、单位负责人、填报人、联系电话、填报日期等。

（三）房屋安全检查重点。房屋安全检查主要内容为房屋结构、房屋设备和白蚁防治等。检查时执行国家、北京市房屋完损等级评定标准等有关技术规范标准。房屋安全检查的重点是房屋结构。对在检查中发现的房屋结构危险必须及时采取安全措施。

房屋设备检查的重点是电梯设备的机房、井道、底坑等部位；二次供水检查的重点是供水泵、消防泵、电动机、控制盘、高低位水箱；避雷设备检查的重点是接闪器、引下线、接地装置。

二、报表目录

|  |  |  |  |
| --- | --- | --- | --- |
| 表号 | 报表名称 | 报表期别 | 统计范围 |
| （一）年报 | | | |
| 京建房统1表 | 北京市城镇房屋安全检查汇总表 | 年报 | 北京市城镇国有产权房屋（包括直管房、单位自管房）、私有产权房屋等,不包括军产、厂矿工业用房等 |
| 京建房统2表 | 北京市城镇楼房修缮工程量检查汇总表 | 年报 | 北京市城镇楼房，不包括军产、厂矿工业用房等 |
| 京建房统3表 | 北京市城镇公有平房修缮工程量检查汇总表 | 年报 | 北京市城镇公有平房，不包括军产、厂矿工业用房及城镇私有平房等 |
| 京建房统4表 | 北京市城镇私有平房修缮工程量检查汇总表 | 年报 | 北京市城镇私有平房，包括自住私房、议价租出租私房和标准租出租私房 |
| 京建房统5表 | 北京市城镇房屋建筑白蚁危害情况汇总表 | 年报 | 北京市城镇国有产权房屋（包括直管房、单位自管房）、私有产权房屋等，不包括军产、厂矿工业用房 |
| 京建房统6表 | 北京市城镇房屋电梯设备检查汇总表 | 年报 | 北京市城镇楼房的电梯设备，不包括军产、厂矿工业用房等 |
| 京建房统7表 | 北京市城镇房屋二次供水及避雷设备检查汇总表 | 年报 | 北京市城镇楼房的二次供水及避雷设备，不包括军产、厂矿工业用房等 |
| （二）定报 | | | |
| 京建房统8表 | 北京市直管房屋修缮投资情况汇总表 | 季报 | 北京市直管房屋 |
| 京建房统9表 | 北京市直管房屋大修完成情况汇总表 | 季报 | 北京市直管房屋 |
| 京建房统10表 | 北京市直管房屋中修完成情况汇总表 | 季报 | 北京市直管房屋 |

三、报表表式

（一）年报表式

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 北京市城镇房屋安全检查汇总表 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | |  | | | |  | | | | |  | | | | | (查房日期: 20 年 月 日至20 年 月 日) | | | | | | | | | | | | | | | | | | | | | | | | | | | | 表 号： | | | | | 京建房统1表 | | | | | | | | | | | |
|  | |  | | | |  | | | | |  | | | | |  | | |  | | | | |  | | |  | | | | |  | | |  | | | | |  | | | | 制定机关： | | | | | 北京市住房和城乡建设委员会 | | | | | | | | | | | |
|  | |  | | | |  | | | | |  | | | | |  | | |  | | | | |  | | |  | | | | |  | | |  | | | | |  | | | | 批准文号： | | | | | 京统函〔2020〕99号 | | | | | | | | | | | |
| 填报单位（签章）： | | | | | |  | | | | |  | | | | |  | | | 房屋产别： | | | | |  | | |  | | | | | 20 年度 | | | | | | | |  | | | | 有效期至： | | | | | 2022年3月 | | | | | | | | | | | |
| 项目 | | | | | | 应查房屋  建筑面积 (万m2) | | | | | 实　　查　　房　　屋　　建　　筑 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 合 计 | | | | | | | 完 好 房 | | | | | | | | | | 基本完好房 | | | | | | | | | 一般破损房 | | | | | | 严重破损房 | | | | | | | | | 危 险 房 | | | | | | | | |
| 面积（万㎡） | | | 占应查% | | | | 面积（万㎡） | | | | 占实查总量% | | | | | | 面积（万㎡） | | | | | 占实查总量% | | | | 面积（万㎡） | | | 占实查总量% | | | 面积（万㎡） | | | | 占实查总量% | | | | | 面积（万㎡） | | | | 占实查总量% | | | | |
| 甲 | | | | | | 1 | | | | | 2 | | | 3=2/1 | | | | 4 | | | | 5=4/2 | | | | | | 6 | | | | | 7=6/2 | | | | 8 | | | 9=8/2 | | | 10 | | | | 11=10/2 | | | | | 12 | | | | 13=12/2 | | | | |
| 合 计 | | | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
|  | | 小 计 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
| 住 | | 平 房 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
|  | | 中式旧楼 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
|  | | 简易楼 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
| 宅 | | 多层正规楼 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
|  | | 高层楼 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
| 非住宅 | | 小 计 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
| 平 房 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
| 中式旧楼 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
| 简易楼 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
| 多层正规楼 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
| 高层楼 | | | |  | | | | |  | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | |  | | |  | | |  | | | |  | | | | |  | | | |  | | | | |
| 补充资料：查房小组 个，查房人数 人，动员工日 个。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 单位负责人： 填表人： 填表日期：20 年 月 日 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 说明： | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.统计范围：北京市城镇国有产权房屋（包括直管房、单位自管房）、私有产权房屋等, 不包括军产、厂矿工业用房等。本表由各区住建委（房管局）， 各房屋管理单位填报。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.报送时间及方式：各区住建委（房管局）每年2月10日前将本调查表汇总上报市住房城乡建设委；各房屋管理单位的报送时间以各区住建委（房管局）规定的时间为准。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.本表指标数值保留2位小数，第3位四舍五入。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.主要审核关系：列关系：2=4+6+8+10+12。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 北京市城镇楼房修缮工程量检查汇总表 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  |  | | |  | | |  | |  |  | |  |  | | （查房日期：20 年 月 日至20 年 月 日） | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | 表 号： | | | | | 京建房统2表 | | | | | | | | | | | | |
|  |  | | |  | | |  | |  |  | |  |  | |  | |  | | |  |  | |  | |  | | | | |  |  | |  |  | | |  |  |  | |  |  | | |  | 制定机关： | | | | | 北京市住房和城乡建设委员会 | | | | | | | | | | | | |
|  |  | | |  | | |  | |  |  | |  |  | |  | |  | | |  |  | |  | |  | | | | |  |  | |  |  | | |  |  |  | |  |  | | |  | 批准文号： | | | | | 京统函〔2020〕99号 | | | | | | | | | | | | |
| 填报单位（签章）: | | | | | | |  | |  |  | |  |  | |  | |  | | |  | 房屋产别: | | | | |  | | |  | | | | | | | 20 年度 | | | | | | | | | | 有效期至： | | | | | | | | 2022年3月 | | | | | | | | | |
| 项目 | | | 应查楼房 | | | | | 实查楼房 | | | | | | | | | | | | | | | | | | | | | | | 楼房大修 | | | | | | | | | | | | | | | | | | | | | | 楼 房 中 修 | | | | | | | | | | |
| 幢 | | 套 | | | 高 层 楼 | | | | | 多 层 楼 | | | | | | | 简 易 楼 | | | | | 其中：已出售住宅 | | | | | | 屋面大修 | | | 综合维修 | | | | 抗震加固 | | | 整幢楼勾抹外墙板缝 | | | | 外立面粉饰 | | | 上下水更新 | | | | | 屋面维修 | | | | | | 楼内粉刷 | | | | |
|
| 幢 | | 套 | | 面积(万㎡) | 幢 | | 套 | | 面积(万㎡) | | | 幢 | 套(间) | | 面积(万㎡) | | 套(间) | | | | | 面积(万㎡) | 幢 | | 面积(万㎡) | 幢 | | | 面积(万㎡) | 幢 | 面积(万㎡) | | 幢 | 面积(万㎡) | | | 幢 | 面积(万㎡) | | 幢 | | 面积(万㎡) | | | 幢 | | 平顶(万㎡) | | 坡顶(万㎡) | | 幢 | | | 面积(万㎡) | |
| 甲 | | | 1 | | 2 | | | 3 | | 4 | | 5 | 6 | | 7 | | 8 | | | 9 | 10 | | 11 | | 12 | | | | | 13 | 14 | | 15 | 16 | | | 17 | 18 | 19 | | 20 | 21 | | | 22 | 23 | | 24 | | 25 | | | 26 | | 27 | | 28 | | 29 | | | 30 | |
| 合计 | | |  | |  | | |  | |  | |  |  | |  | |  | | |  |  | |  | |  | | | | |  |  | |  |  | | |  |  |  | |  |  | | |  |  | |  | |  | | |  | |  | |  | |  | | |  | |
| 直管房 | 居民住宅 | |  | |  | | |  | |  | |  |  | |  | |  | | |  |  | |  | |  | | | | |  |  | |  |  | | |  |  |  | |  |  | | |  |  | |  | |  | | |  | |  | |  | |  | | |  | |
| 行政事业 | |  | |  | | |  | |  | |  |  | |  | |  | | |  |  | |  | |  | | | | |  |  | |  |  | | |  |  |  | |  |  | | |  |  | |  | |  | | |  | |  | |  | |  | | |  | |
| 工商企业 | |  | |  | | |  | |  | |  |  | |  | |  | | |  |  | |  | |  | | | | |  |  | |  |  | | |  |  |  | |  |  | | |  |  | |  | |  | | |  | |  | |  | |  | | |  | |
|  | | |  | |  | | |  | |  | |  |  | |  | |  | | |  |  | |  | |  | | | | |  |  | |  |  | | |  |  |  | |  |  | | |  |  | |  | |  | | |  | |  | |  | |  | | |  | |
| … | | |  | |  | | |  | |  | |  |  | |  | |  | | |  |  | |  | |  | | | | |  |  | |  |  | | |  |  |  | |  |  | | |  |  | |  | |  | | |  | |  | |  | |  | | |  | |
| 单位负责人： 填表人： 填表日期：20 年 月 日 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 说明： | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | |  |  | | |  |  |  | |  |  | | |  |  | |  | |  | | |  | |  | | |  | |  | | |  |
| 1.统计范围：北京市城镇楼房，不包括军产、厂矿工业用房等。本表由各区住建委(房管局)，各房屋管理单位填报。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  |
| 2.报送时间及方式：各区住建委(房管局)每年2月10日前将本调查表汇总上报市住房城乡建设委；各房屋管理单位的报送时间以各区住建委（房管局）规定的时间为准。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.非直管房不填报甲栏中“直管房”分类的三行数据。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | |  |  | | |  |  |  | |  |  | | |  |  | |  | |  | | |  | |  | | |  | |  | | |  |
| 4.本表计量单位为“万㎡”的指标数值保留2位小数，第3位四舍五入。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | |  |  | | |  |  |  | |  |  | | |  |  | |  | |  | | |  | |  | | |  | |  | | |  |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 北京市城镇公有平房修缮工程量检查汇总表 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  |  | |  | |  | | | | |  | | | |  | | | |  | | | |  | | | | | |  | | | | | （查房日期：20 年 月 日至20 年 月 日） | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | | | | 表 号： | | | | | | | | | 京建房统3表 | | | | | | | | | | | | | | |
|  |  | |  | |  | | | | |  | | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | | | |  | | | | |  | | | | |  | | | |  | | | |  | | |  | | |  | | | |  | | | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | | 制定机关： | | | | | | | | | 北京市住房和城乡建设委员会 | | | | | | | | | | | | | | |
|  |  | |  | |  | | | | |  | | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | | | |  | | | | |  | | | | |  | | | |  | | | |  | | |  | | |  | | | |  | | | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | | 批准文号： | | | | | | | | | 京统函〔2020〕99号 | | | | | | | | | | | | | | |
| 填报单位（签章）: | | | | | | |  | | | |  | | | |  | | | |  | | | | | |  | | | | |  | | | | |  | | | | |  | | | | | |  | | | | 房屋产别: | | | | | | | | | | | | | |  | | | |  | | | | | |  | | | | 20 年度 | | | | | | | | | |  | | | | |  | | | 有效期至： | | | | | | | | | | 2022年3月 | | | | | | | | | | | | | |
| 项目 | | | 应查 平房含中式旧楼(间) | | 实查 平房(间) | | | | | 其中： 中式旧楼 | | | | | | | | 房 屋 现 状 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 翻修达标房 | | | | | | | | | | 挑修达标房 | | | | | | | | 木 结 构 加 固 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 屋 面 维 修 | | | | | | | | | | | | 改善项目 | | | | | 庭院排水 | | | | | 墙体整修(间) | |
|  | | | |  | | | | 合筒 瓦房(间) | | | | | 泥瓦 水泥瓦(间) | | | | | | 青灰 顶房(间) | | | | | | | 干挂 瓦房(间) | | | | | | 棋盘心(间) | | | | 天沟(间) | | | 危险房屋(间) | | | | 严重破损房屋(间) | | | | 其他(间) | | 积水挑顶长高(间) | | | 其他(间) | | | | | 合计加固(间) | | | | | | 柁(架) | | | 檩(根) | | | | 柱(根) | | | 已抢修加固 | | | | | | | | | | | | | 屋面整修(间) | | 换瓦补漏(间) | | 灰房补漏(间) | | | 天沟补漏(间) | | | | | 新做顶棚(间) | | 新做地面(间) | | 改善装修(间) | 处 | | 米 | | |  | |
| 幢 | | | | 间 | | | | 断柁(架) | | | | 断檩(根) | | | | 柁头糟朽(架) | | | | |  | |
| 甲 | | | 1 | | 2 | | | | | 3 | | | | 4 | | | | 5 | | | | | 6 | | | | | | 7 | | | | | | | 8 | | | | | | 9 | | | | 10 | | | 11 | | | | 12 | | | | 13 | | 14 | | | 15 | | | | | 16 | | | | | | 17 | | | 18 | | | | 19 | | | 20 | | | | 21 | | | | 22 | | | | | 23 | | 24 | | 25 | | | 26 | | | | | 27 | | 28 | | 29 | 30 | | 31 | | | 32 | |
| 直管房 | 合计 | |  | |  | | | | |  | | | |  | | | |  | | | | |  | | | | | |  | | | | | | |  | | | | | |  | | | |  | | |  | | | |  | | | |  | |  | | |  | | | | |  | | | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | |  | |  | |  | | |  | | | | |  | |  | |  |  | |  | | |  | |
| 居民住宅 | |  | |  | | | | |  | | | |  | | | |  | | | | |  | | | | | |  | | | | | | |  | | | | | |  | | | |  | | |  | | | |  | | | |  | |  | | |  | | | | |  | | | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | |  | |  | |  | | |  | | | | |  | |  | |  |  | |  | | |  | |
| 行政事业 | |  | |  | | | | |  | | | |  | | | |  | | | | |  | | | | | |  | | | | | | |  | | | | | |  | | | |  | | |  | | | |  | | | |  | |  | | |  | | | | |  | | | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | |  | |  | |  | | |  | | | | |  | |  | |  |  | |  | | |  | |
| 工商企业 | |  | |  | | | | |  | | | |  | | | |  | | | | |  | | | | | |  | | | | | | |  | | | | | |  | | | |  | | |  | | | |  | | | |  | |  | | |  | | | | |  | | | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | |  | |  | |  | | |  | | | | |  | |  | |  |  | |  | | |  | |
|  | | |  | |  | | | | |  | | | |  | | | |  | | | | |  | | | | | |  | | | | | | |  | | | | | |  | | | |  | | |  | | | |  | | | |  | |  | | |  | | | | |  | | | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | |  | |  | |  | | |  | | | | |  | |  | |  |  | |  | | |  | |
| … | | |  | |  | | | | |  | | | |  | | | |  | | | | |  | | | | | |  | | | | | | |  | | | | | |  | | | |  | | |  | | | |  | | | |  | |  | | |  | | | | |  | | | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | |  | |  | |  | | |  | | | | |  | |  | |  |  | |  | | |  | |
| 单位负责人： 填表人： 填表日期：20 年 月 日 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 说明： | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | |  | | | | | |  | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | |  | |  | |  | | |  | | | | |  | |  | |  |  | |  | | |  | |
| 1.统计范围：北京市城镇公有平房，不包括军产、厂矿工业用房及城镇私有平房等。本表由各区住建委（房管局），各房屋管理单位填报。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.报送时间及方式：各区住建委(房管局)每年2月10日前将本调查表汇总上报市住房城乡建设委；各房屋管理单位的报送时间以各区住建委（房管局）规定的时间为准。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.非直管房不填报甲栏中“直管房”分类的三行数据。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | |  | | | | | |  | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | |  | |  | |  | | |  | | | | |  | |  | |  |  | |  | | |  | |
| 4.主要审核关系：列关系：2≥4。 | | | | | | | | | | | | | | | | | | | | | |  | | | | | |  | | | | |  | | | | | |  | | | | |  | | | | |  | | | |  | | | |  | | |  | | |  | | | | | |  | | | |  | | |  | | | |  | | |  | | | |  | | | |  | | | | |  | |  | |  | | |  | | | | |  | |  | |  |  | |  | | |  | |
| 北京市城镇私有平房修缮工程量检查汇总表 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | |  | |  | |  | | |  | | | |  | | | |  | | | |  | | | | | （查房日期：20 年 月 日至20 年 月 日） | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 表 号： | | | | | | | 京建房统4表 | | | | | | | | | | | | | | | | | | |
|  | |  | |  | |  | | |  | | | |  | | | |  | | | |  | | | | |  | | | | |  | | |  | | | |  | | | | |  | | | |  | | | |  | | |  | |  | |  | | |  | | | |  | | | | |  | |  | | | | |  | | | |  | | |  | |  | | | |  | | | | 制定机关： | | | | | | | 北京市住房和城乡建设委员会 | | | | | | | | | | | | | | | | | | |
|  | |  | |  | |  | | |  | | | |  | | | |  | | | |  | | | | |  | | | | |  | | |  | | | |  | | | | |  | | | |  | | | |  | | |  | |  | |  | | |  | | | |  | | | | |  | |  | | | | |  | | | |  | | |  | |  | | | |  | | | | 批准文号： | | | | | | | 京统函〔2020〕99号 | | | | | | | | | | | | | | | | | | |
| 填报单位（签章）: | | | | | | | |  | | | |  | | | |  | | | |  | | | |  | | |  | | | | |  | | | | |  | | | |  | | | |  | | |  | | | |  | | | 20 年度 | | | | | | | | | | |  | | | | |  | | | |  | | | |  | | |  | | |  | | | |  | | |  | | | 有效期至： | | | | | | | | | 2022年3月 | | | | | | | | | | | | | | | |
| 项目 | | 应查私房 | | | | 实 查 私 房 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 锁门户 | | | | | | | | | | | | | | | | 拒查户 | | | | | | | | | | | 翻修 | | | | | | | 挑修 | | | | | | | | | 木结构加固 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 墙体整修 | | | | | 严重漏雨 | | | |
| 标准租出租房 | | 议价租及自住房 | | 合 计 | | | | | | | 出租私房 | | | | | | | | | | | | | | | | | | 自住私房 | | | | | | | 标准租 出租房 | | | | | | | | | 议价租及自住 | | | | | | | 标准租出租房 | | | | 议价租及自住 | | | | | | | 出租 | | | | | 自住 | | 出租 | | | | | 自住 | | | | 加 固 | | | | | 附 柁 | | | | | | | | 附 檩 | | | | | 附 柱 | | | | | | | | 其中:抢修 | | | | 出租 | | | 自住 | | 出租 | | | 自住 |
| 标准租 | | | | | | | | 议价租 | | | | | | | | | | 出租 | | | 自住 | | 出租 | | | | 自住 | | | | 出租 | | | 自住 | | 出租 | | | 自住 | | | | | 附柱 | | 附檩 | |
| 间 | | 间 | | 户 | | | 间 | | | | 户 | | | | 间 | | | | 户 | | | | | 间 | | | | | 户 | | | 间 | | | | 户 | | | | | 间 | | | | 户 | | | | 间 | | | 户 | | 间 | | 户 | | | 间 | | | | 间 | | | | | 间 | | 间 | | | | | 间 | | | | 间 | | | 间 | | 架 | | | | 架 | | | | 根 | | | 根 | | 根 | | | 根 | | | | | 根 | | 根 | | 间 | | | 间 | | 间 | | | 间 |
| 甲 | | 1 | | 2 | | 3 | | | 4 | | | | 5 | | | | 6 | | | | 7 | | | | | 8 | | | | | 9 | | | 10 | | | | 11 | | | | | 12 | | | | 13 | | | | 14 | | | 15 | | 16 | | 17 | | | 18 | | | | 19 | | | | | 20 | | 21 | | | | | 22 | | | | 23 | | | 24 | | 25 | | | | 26 | | | | 27 | | | 28 | | 29 | | | 30 | | | | | 31 | | 32 | | 33 | | | 34 | | 35 | | | 36 |
| 合计 | |  | |  | |  | | |  | | | |  | | | |  | | | |  | | | | |  | | | | |  | | |  | | | |  | | | | |  | | | |  | | | |  | | |  | |  | |  | | |  | | | |  | | | | |  | |  | | | | |  | | | |  | | |  | |  | | | |  | | | |  | | |  | |  | | |  | | | | |  | |  | |  | | |  | |  | | |  |
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| 单位负责人： 填表人： 填表日期：20 年 月 日 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 说明： | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | |  | |  | | |  | | | |  | | | | |  | |  | | | | |  | | | |  | | |  | |  | | | |  | | | |  | | |  | |  | | |  | | | | |  | |  | |  | | |  | |  | | |  |
| 1.统计范围：北京市城镇私有平房，包括自住私房、议价租出租私房和标准租出租私房。本表由各区住建委（房管局）填报。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | |  | | |  |
| 2.报送时间及方式：各区住建委（房管局）每年2月15日前将本调查表汇总上报市住房城乡建设委。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | |  | | |  |
| 3.主要审核关系：列关系：（1）3=5＋7＋9 （2）4＝6＋8＋10。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | |  | | | |  | | | | |  | |  | | | | |  | | | |  | | |  | |  | | | |  | | | |  | | |  | |  | | |  | | | | |  | |  | |  | | |  | |  | | |  |

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| 北京市城镇房屋建筑白蚁危害情况汇总表  （查房日期：20 年 月 日至20 年 月 日） | | | | | | | | | | | | | | | |
|  |  | |  |  | |  |  | |  | |  | | 表 号： | | 京建房统5表 |
|  |  | |  |  | |  |  | |  | |  | | 制定机关： | | 北京市住房和城乡建设委员会 |
|  |  | |  |  | |  |  | |  | |  | | 批准文号： | | 京统函〔2020〕99号 |
| 填报单位（签章）： |  | |  |  | | 20 年度 | | |  | |  | | 有效期至： | | 2022年3月 |
| 房屋详细地点 | 蚁害平房（间） | | | | | 蚁害楼房（幢） | | | | | 发现蚁害时间 | | | 蚁害基本情况概述 | |
| 小计 | | 已防治 | | 未防治 | 小计 | | 已防治 | | 未防治 |
| 合 计 |  | |  | |  |  | |  | |  |  | | |  | |
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| … |  | |  | |  |  | |  | |  |  | | |  | |
| 单位负责人： | | | | | | 填报人： | | | | | 填报时间： 年 月 日 | | | | |
| 说明： | |  |  |  | |  |  | |  | |  |  | | | |
| 1.统计范围：北京市城镇国有产权房屋（包括直管房、单位自管房）、私有产权房屋等, 不包括军产、厂矿工业用房等。本表由各区住建委（房管局），各房屋管理单位填报。 | | | | | | | | | | | | | | | |
| 2.报送时间及方式：各区住建委（房管局）每年2月15日前将本调查表汇总上报市住房城乡建设委；各房屋管理单位的报送时间以各区住建委（房管局）规定的时间为准。 | | | | | | | | | | | | | | | |
| 3.蚁害基本情况概述可以另附说明。 | | | | | | | | | | | | | | | |

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| 北京市城镇房屋电梯设备检查汇总表 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | |  | |  | |  | |  | | |  | | （检查时间：20　 年 月 日至20　 年 月 日） | | | | | | | | | | | | | | | | | | | | 表 号： | | | | 京建房统6表 | | | | | | | | |
|  | |  | |  | |  | |  | | |  | |  | | |  | |  | | |  |  | | | |  | |  | |  | | | 制定机关： | | | | 北京市住房和城乡建设委员会 | | | | | | | | |
|  | |  | |  | |  | |  | | |  | |  | | |  | |  | | |  |  | | | |  | |  | |  | | | 批准文号： | | | | 京统函〔2020〕99号 | | | | | | | | |
| 填报单位（签章）： | | | | | |  | |  | | |  | | 管理性质： | | | | |  | | | | 20 年度 | | | | | |  | |  | | | 有效期至： | | | | 2022年3月 | | | | | | | | |
| 项目 | | | | 应查电梯数量  （部） | | 实查电梯数量 | | | | | | | | | | | | | | | | | | | | 按电梯启用时间分 | | | | | | | | | | | | 控 制 方 式 | | | | | | | 备注 |
| 合计 | | | | | 完好 | | | | | 一般 | | | | | 较差 | | | | | 20年及 以上 | | 15年至 19年 | | | 10年至 14年 | | | 9年及 以下 | | | | 2VF | | 3VF | | | 其他 | |
| 部 | | 占应查％ | | | 部 | | | 占实查％ | | 部 | | 占实查％ | | | 部 | | 占实查％ | | |
| 甲 | | | | 1 | | 2 | | 3=2/1 | | | 4 | | | 5=4/2 | | 6 | | 7=6/2 | | | 8 | | 9=8/2 | | | 10 | | 11 | | | 12 | | | 13 | | | | 14 | | 15 | | | 16 | | 17 |
| 合计 | | | |  | |  | |  | | |  | | |  | |  | |  | | |  | |  | | |  | |  | | |  | | |  | | | |  | |  | | |  | |  |
| 其中 | | 住宅 | |  | |  | |  | | |  | | |  | |  | |  | | |  | |  | | |  | |  | | |  | | |  | | | |  | |  | | |  | |  |
| 非住宅 | |  | |  | |  | | |  | | |  | |  | |  | | |  | |  | | |  | |  | | |  | | |  | | | |  | |  | | |  | |  |
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| … | | | |  | |  | |  | | |  | | |  | |  | |  | | |  | |  | | |  | |  | | |  | | |  | | | |  | |  | | |  | |  |
| 单位负责人： 填表人： 填表日期：20 年 月 日 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 说明： | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | |  | |  |
| 1.统计范围：北京市城镇楼房的电梯设备，不包括军产、厂矿工业用房等。本表由各区住建委（房管局），各电梯设备管理单位填报。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.报送时间及方式：各区住建委（房管局）每年2月10日前将本调查表汇总上报市住房城乡建设委；各电梯设备管理单位的报送时间以各区住建委（房管局）规定的时间为准。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.本表“%”指标数值保留2位小数，第3位四舍五入。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | |  | |  |
| 4.主要审核关系：列关系：2＝4＋6＋8＝10＋11＋12＋13＝14＋15＋16。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | |  | |  |
| 北京市城镇房屋二次供水及避雷设备检查汇总表 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | |  |  | |  | |  | | （检查时间：20　 年 　月 日至20　 年 月 日） | | | | | | | | | | | | | | | | | | | | | | | | | | | 表 号： | | | | | 京建房统7表 | | | | | | |
|  | |  |  | |  | |  | |  |  | |  | | |  | |  | |  |  | | | |  |  | | | |  | | |  | | | | 制定机关： | | | | | 北京市住房和城乡建设委员会 | | | | | | |
|  | |  |  | |  | |  | |  |  | |  | | |  | |  | |  |  | | | |  |  | | | |  | | |  | | | | 批准文号： | | | | | 京统函〔2020〕99号 | | | | | | |
| 填报单位（签章）： | | | | |  | |  | |  |  | |  | | | 管理性质： | | | |  | | | | |  | 20 年度 | | | | | | |  | | | | 有效期至： | | | | | 2022年3月 | | | | | | |
| 项目 | | | 二次供水设备 | | | | | | | | | | | | | | | | | 避雷设备 | | | | | | | | | | | | | | | | | | | | | | | | | | | 备注 |
| 应查水泵数量（台） | | 实查水泵数量（按水泵评定） | | | | | | | | | | | | | | | 应查避雷设备数量（个） | | | | 实查避雷设备数量（按系统评定） | | | | | | | | | | | | | | | | | | | | | | |
| 合计 | | | | 完好 | | | 一般 | | | | | 较差 | | | 合计 | | | | | 完好 | | | | | | 一般 | | | | | | | 较差 | | | | |
| 台 | | 占应查％ | | 台 | 占实查％ | | 台 | | | 占实查％ | | 台 | | 占实查％ | 个 | | | 占应查％ | | 个 | | | 占实查％ | | | 个 | | | | 占实查％ | | | 个 | | 占实查％ | | |
| 甲 | | | 1 | | 2 | | 3=2/1 | | 4 | 5=4/2 | | 6 | | | 7=6/2 | | 8 | | 9=8/2 | 10 | | | | 11 | | | 12=11/10 | | 13 | | | 14=13/12 | | | 15 | | | | 16=15/12 | | | 17 | | 18=17/12 | | | 19 |
| 合计 | | |  | |  | |  | |  |  | |  | | |  | |  | |  |  | | | |  | | |  | |  | | |  | | |  | | | |  | | |  | |  | | |  |
| 其中 | 住宅 | |  | |  | |  | |  |  | |  | | |  | |  | |  |  | | | |  | | |  | |  | | |  | | |  | | | |  | | |  | |  | | |  |
| 非住宅 | |  | |  | |  | |  |  | |  | | |  | |  | |  |  | | | |  | | |  | |  | | |  | | |  | | | |  | | |  | |  | | |  |
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| … | | |  | |  | |  | |  |  | |  | | |  | |  | |  |  | | | |  | | |  | |  | | |  | | |  | | | |  | | |  | |  | | |  |
| 单位负责人： 填表人： 填表日期：20 年 月 日 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 说明： | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | | |  | | |  | | |  | |  | | |  |
| 1.统计范围：北京市城镇楼房的二次供水及避雷设备，不包括军产、厂矿工业用房等。本表由各区住建委（房管局），各二次供水及避雷设备管理单位填报。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.报送时间及方式：各区住建委（房管局）每年2月10日前将本调查表汇总上报市住房城乡建设委；各二次供水及避雷设备管理单位的报送时间以各区住建委（房管局）规定的时间为准。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.本表“%”指标数值保留2位小数，第3位四舍五入。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | | |  | | |  | | |  | |  | | |  |
| 4.主要审核关系：列关系：（1）2＝4＋6＋8 （2）11＝13＋15＋17。 | | | | | | | | | | | | | | | | | | | |  | | | |  |  | | | |  | | |  | | | |  | | |  | | |  | |  | | |  |

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| （二）定报表式  北京市直管房屋修缮投资情况汇总表 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | | | | | | | | | | | 表 号： | | | | | | | | | | | 京建房统8表 | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | | | | | | | | | | | 制定机关： | | | | | | | | | | | 北京市住房和城乡建设委员会 | | | | | | | | | | | | | | | | | | | | |
|  | | | | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | | | | | | | | | | | 批准文号： | | | | | | | | | | | 京统函〔2020〕99号 | | | | | | | | | | | | | | | | | | | | |
| 填报单位（签章）： | | | | | | | | | | | | | | | |  | | | | | | |  | | | | | | | 20　 年第 　季度 | | | | | | | | | | | | | | | | | | | | | | | | | |  | | | | | | | | | | | | | | | | 有效期至： | | | | | | | | | | | 2023年1月 | | | | | | | | | | | | | | | | | | | | |
| 项目 | | | | | | | | | | 房屋修缮实际投资（万元） | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 期末在册人数（人） | | | | | | |  | | | | | | 房屋大中修建筑面积 (万㎡) | | | | | | | | | 房屋修缮资金来源（万元） | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 合 计 | | | | | | 楼平房大修 | | | | | | | 楼平房中修 | | | | | | | 小修服务 | | | | | | 代修工程 | | | | | | | 生产工人 | | | | | | 房租收入 | | | | | | | | | | | 财政补贴 | | | | | | | 公共维修基金 | | | | | | | 售房款 | | | | | | | 其他收入 | | | | | | |
| 甲 | | | | | | | | | | 1 | | | | | | 2 | | | | | | | 3 | | | | | | | 4 | | | | | | 5 | | | | | | | 6 | | | | | | | 7 | | | | | | 8 | | | | | | | | | 9 | | | | | | | | | | | 10 | | | | | | | 11 | | | | | | | 12 | | | | | | | 13 | | | | | | |
| 自年初累计完成 | | | | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | | | |  | | | | | | | | | | |  | | | | | | |  | | | | | | |  | | | | | | |  | | | | | | |
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| … | | | | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | | | |  | | | | | | | | | | |  | | | | | | |  | | | | | | |  | | | | | | |  | | | | | | |
| 单位负责人： 填表人： 填表日期：20 年 月 日 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 说明： | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1.统计范围：北京市直管房屋。本表由各区住建委（房管局），各直管房屋管理单位填报。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.报送时间：各区住建委（房管局）季后3日将本表汇总上报市住房城乡建设委；各直管房屋管理单位的报送时间以各区住建委（房管局）规定的时间为准。  3.汇总方式：由直管房屋管理的基层单位（房管所、管段、管片等）的统计（预算）人员，依据房屋修缮定额进行收方和决算，分类填写并汇总统计报表，逐级报送上一级统计部门。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4.房屋大中修建筑面积：楼平房大修均以实修建筑面积计算；平房中修按实修间数×15㎡计算；楼房中修按受益建筑面积计算。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.房屋修缮资金来源: 每年仅四季度填报，其他季度免报，且四季度报全年数。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6.本表计量单位为“万㎡”、“万元”的指标数值保留两位小数，第三位四舍五入。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7.主要审核关系： | | | | | | | | | | | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | |  | | | | | | |  | | | | | |  | | | | | | | | |  | | | | | | | | | | |  | | | | | | |  | | | | | | |  | | | | | | |  | | | | | | |
| 表内审核：列关系：1=2+3+4+5=9+10+11+12+13。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 表间审核：列关系：（1）第2列=房屋大修完成情况汇总表的第1+12列；（2）第3列=房屋中修完成情况汇总表的第1+16列。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 北京市直管房屋大修完成情况汇总表 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | |  | | |  | |  | | | |  | | |  | |  | | |  | | | |  |  | | |  | | | |  | | |  | | |  | | |  | | | | |  | |  | | |  | | |  | | |  | |  | | |  | | | |  | | | | | | | 批准文号： | | | | | | | | | | | 京统函〔2020〕99号 | | | | | | | | | | | | | | | | | | | | | | |
| 填报单位（签章）： | | | | | | | |  | | | |  | | |  | |  | | |  | | | |  |  | | |  | | | |  | | |  | | | 20　 年第 　季度 | | | | | | | | | | | | | | | | | | | | |  | | |  | | | |  | | | | | | | 有效期至： | | | | | | | | | | | 2023年1月 | | | | | | | | | | | | | | | | | | | | | | |
| 项目 | | | | | | 平 房 大 修 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 楼 房 大 修 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 投资万元 | | 受益户(户) | | | | 翻修 | | | | | | | | 挑修 | | | | | | | | 综合维修 | | | | | | | | | | 投资(万元) | | | 受益户(户) | | | | | 屋面大修 | | | | | | | | 综合维修 | | | | | | | | 抗震加固 | | | | | | | | | | | | | | | 上下水更新 | | | | | | | | | | | | 整幢楼勾抹外墙板缝 | | | | | | | | | | | 外立面粉饰 | | | | | | |
| 间 | | | 面积（万m2） | | 投资(万元) | | | 间 | | | | 面积（万m2） | 投资(万元) | | | 间 | | | | 面积（万m2） | | | 投资(万元) | | | 幢 | | 面积（万m2） | | | 投资(万元) | | | 幢 | | | 面积（万m2） | | 投资(万元) | | | 幢 | | | | 面积（万m2） | | | | | | | 投资(万元) | | | | 幢 | | | 面积（万m2） | | | | | 投资(万元) | | | | 幢 | | | 面积（万m2） | | | | 投资(万元) | | | | 幢 | 面积（万m2） | | | | 投资(万元) | |
| 甲 | | | | | | 1 | | 2 | | | | 3 | | | 4 | | 5 | | | 6 | | | | 7 | 8 | | | 9 | | | | 10 | | | 11 | | | 12 | | | 13 | | | | | 14 | | 15 | | | 16 | | | 17 | | | 18 | | 19 | | | 20 | | | | 21 | | | | | | | 22 | | | | 23 | | | 24 | | | | | 25 | | | | 26 | | | 27 | | | | 28 | | | | 29 | 30 | | | | 31 | |
| 累计完成 | | | | | |  | |  | | | |  | | |  | |  | | |  | | | |  |  | | |  | | | |  | | |  | | |  | | |  | | | | |  | |  | | |  | | |  | | |  | |  | | |  | | | |  | | | | | | |  | | | |  | | |  | | | | |  | | | |  | | |  | | | |  | | | |  |  | | | |  | |
| 其中 | | 自行完成 | | | |  | |  | | | |  | | |  | |  | | |  | | | |  |  | | |  | | | |  | | |  | | |  | | |  | | | | |  | |  | | |  | | |  | | |  | |  | | |  | | | |  | | | | | | |  | | | |  | | |  | | | | |  | | | |  | | |  | | | |  | | | |  |  | | | |  | |
| 对外发包 | | | |  | |  | | | |  | | |  | |  | | |  | | | |  |  | | |  | | | |  | | |  | | |  | | |  | | | | |  | |  | | |  | | |  | | |  | |  | | |  | | | |  | | | | | | |  | | | |  | | |  | | | | |  | | | |  | | |  | | | |  | | | |  |  | | | |  | |
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| … | | | | | |  | |  | | | |  | | |  | |  | | |  | | | |  |  | | |  | | | |  | | |  | | |  | | |  | | | | |  | |  | | |  | | |  | | |  | |  | | |  | | | |  | | | | | | |  | | | |  | | |  | | | | |  | | | |  | | |  | | | |  | | | |  |  | | | |  | |
| 单位负责人： 填表人： 填表日期：20 年 月 日 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 说明： | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | | | |  | |  | | |  | | |  | | |  | |  | | |  | | | |  | | | | | | |  | | | |  | | |  | | | | |  | | | |  | | |  | | | |  | | | |  |  | | | |  | |
| 1.统计范围：北京市直管房屋。本表由各区住建委（房管局），各直管房屋管理单位填报。  2.报送时间：各区住建委（房管局）季后3日将本表汇总上报市住房城乡建设委；各直管房屋管理单位的报送时间以各区住建委（房管局）规定的时间为准。  3.汇总方式：由直管房屋管理的基层单位（房管所、管段、管片等）的统计（预算）人员，依据房屋修缮定额进行收方和决算，分类填写并汇总统计报表，逐级报送上一级统计部门。  4.本表计量单位为“万㎡”、“万元”的指标数值保留2位小数，第3位四舍五入。  5.主要审核关系：  行关系：甲栏的累计完成数=自行完成数+对外发包数。  列关系：（1）1=5+8+11 （2）12=16+19+22+25+28+31。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 北京市直管房屋中修完成情况汇总表 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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|  | | | |  | | |  | |  | | | |  | | | | |  | | |  | | | | |  | | |  | | | |  | | | |  | | |  | | | |  | | |  | | | | |  | | |  | | | | |  | | | |  | | | |  | | | 制定机关： | | | | | | | | | | | | | | | 北京市住房和城乡建设委员会 | | | | | | | | | | | | | | | | | | | |
|  | | | |  | | |  | |  | | | |  | | | | |  | | |  | | | | |  | | |  | | | |  | | | |  | | |  | | | |  | | |  | | | | |  | | |  | | | | |  | | | |  | | | |  | | | 批准文号： | | | | | | | | | | | | | | | 京统函〔2020〕10号 | | | | | | | | | | | | | | | | | | | |
| 填报单位（签章）： | | | | | | | | |  | | | |  | | | | |  | | |  | | | | |  | | |  | | | |  | | | | 20　 年第 　季度 | | | | | | | | | | | | | | | | | | | | | | |  | | | |  | | | |  | | | 有效期至： | | | | | | | | | | | | | | | 2023年1月 | | | | | | | | | | | | | | | | | | | |
| 项目 | | | | | 平　　　房　　　中　　　修 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 楼 房 中 修 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 小计 | | | | 木结构加固 | | | | | | | | | 屋 面 维 修 | | | | | | | | | | | | | | | | | | | 庭院排水 | | | | | | | 墙体整修(间) | | | 新做顶棚(间) | | | | | 新做地面(间) | | | 改善装修(间) | | | | | 小计 | | | | | | | | | | | | | | | | | | 屋 面 维 修 | | | | | | | | | | | | | 楼内粉刷 | | | | | | | 局部勾抹外墙板缝(万㎡) | | | | 厨厕地下室渗漏(处) | | | |
| 投资(万元) | | 受益户 | | 间 | | | | 其中:附檩(根) | | | | | 小计(间) | | | 屋面整修(间) | | | | | 换瓦补漏(间) | | | 灰房补漏(间) | | | | 天沟补漏(间) | | | | 处 | | | m | | | | 投资(万元) | | | 受益 | | | | | | | | | | | | | | | 幢 | | | 平顶(万㎡) | | | | | | 坡顶(万㎡) | | | | 幢 | | | | 万㎡ | | |
| 户 | | | | | | 幢 | | | | | 万㎡ | | | |
|  | | | | | 1 | | 2 | | 3 | | | | 4 | | | | | 5 | | | 6 | | | | | 7 | | | 8 | | | | 9 | | | | 10 | | | 11 | | | | 12 | | | 13 | | | | | 14 | | | 15 | | | | | 16 | | | 17 | | | | | | 18 | | | | | 19 | | | | 20 | | | 21 | | | | | | 22 | | | | 23 | | | | 24 | | | 25 | | | | 26 | | | |
| 累计完成 | | | | |  | |  | |  | | | |  | | | | |  | | |  | | | | |  | | |  | | | |  | | | |  | | |  | | | |  | | |  | | | | |  | | |  | | | | |  | | |  | | | | | |  | | | | |  | | | |  | | |  | | | | | |  | | | |  | | | |  | | |  | | | |  | | | |
| 其中 | 自行完成 | | | |  | |  | |  | | | |  | | | | |  | | |  | | | | |  | | |  | | | |  | | | |  | | |  | | | |  | | |  | | | | |  | | |  | | | | |  | | |  | | | | | |  | | | | |  | | | |  | | |  | | | | | |  | | | |  | | | |  | | |  | | | |  | | | |
| 对外发包 | | | |  | |  | |  | | | |  | | | | |  | | |  | | | | |  | | |  | | | |  | | | |  | | |  | | | |  | | |  | | | | |  | | |  | | | | |  | | |  | | | | | |  | | | | |  | | | |  | | |  | | | | | |  | | | |  | | | |  | | |  | | | |  | | | |
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| … | | | | |  | |  | |  | | | |  | | | | |  | | |  | | | | |  | | |  | | | |  | | | |  | | |  | | | |  | | |  | | | | |  | | |  | | | | |  | | |  | | | | | |  | | | | |  | | | |  | | |  | | | | | |  | | | |  | | | |  | | |  | | | |  | | | |
| 单位负责人： 填表人： 填表日期：20 年 月 日 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 说明： | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | | |  | | | | |  | | |  | | | | | |  | | |  | | | | |  | | | |  | | |  | | | | | |  | | | | |  |  | | | | |  | | | |  | | | |
| 1.统计范围：北京市直管房屋。本表由各区住建委（房管局），各直管房屋管理单位填报。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2.报送时间：各区住建委（房管局）季后3日将本调查表汇总上报市住房城乡建设委；各直管房屋管理单位的报送时间以各区住建委（房管局）规定的时间为准。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3.汇总方式：由直管房屋管理的基层单位（房管所、管段、管片等）的统计（预算）人员，依据房屋修缮定额进行收方和决算，分类填写并汇总统计报表，逐级报送上一级统计部门。  4.本表计量单位为“万㎡”、“万元”的指标数值保留2位小数，第3位四舍五入。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5.主要审核关系： | | | | | | | | | | |  | | |  | | | | |  | | |  | | | | |  | | | |  | | |  | | | | |  | | |  | | |  | | | |  | | | |  | | | | |  | | |  | | | | | |  | | |  | | | | |  | | | |  | | |  | | | | | |  | | | | |  |  | | | | |  | | | |  | | | |
| 行关系：甲栏的累计完成数=自行完成数+对外发包数。 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |  | | | |  | | | | |  | | |  | | | | | |  | | |  | | | | |  | | | |  | | |  | | | | | |  | | | | |  |  | | | | |  | | | |  | | | |

四、指标解释

**（一）城镇房屋安全检查统计**

**1.城镇房屋安全检查汇总表**

**房屋产别：**（摘自建设部建住房[2002]66号《房地产统计指标解释》）分为国有房产、集体所有房产、私有（自有）房产、联营企业房产、股份制企业房产、港澳台投资房产、涉外房产、其他房产。

国有房产：指归国家所有的房产。包括由政府接管、国家经租、收购、新建以及由国有单位用自筹资金建设或购买的房产。国有房产分为直管产、自管产和军产三种：（1）直管产：是指由政府接管、国家经租、收购、新建、扩建的房产（房屋所有权已正式划拨给单位的除外）。（2）自管产: 是指国家划拨给全民所有制单位所有，以及全民所有制单位自筹资金购建的房产。

私有房产：指私人所有的房产，包括中国公民、港澳台同胞、海外侨胞、在华外国侨民、外国人所投资建造、购买的房产，以及中国公民投资的私营企业所投资建造、购买的房屋。

**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（包括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，也不包括托儿所、病房、疗养院、旅馆等具有专门用途的房屋。

**非住宅**：包括行政事业、工商企业、文教卫生、饭店招待所等，即除住宅以外的所有民用房屋。

**平房**：包括各种类型、各种结构的单层民用房屋，不包括人防建筑。

**中式旧楼**：指四、五十年代建成的中式木结构旧楼。

**简易楼**：指空斗墙、筒子楼及无厨房、无厕所、无上下水 、无门厅、无阳台、无暖气的楼房。

**多层正规楼**：指２－６层的楼房（不含地下室）。

**高层楼**：指７层以上的楼房（不含地下室）。

**房屋建筑面积**：是指含自有（私有）房屋在内的各类房屋建筑面积之和。指房屋外墙（柱）勒脚以上各层的外围水平投影面积，包括阳台、挑廊、地下室、室外楼梯等，且具备有上盖，结构牢固，层高2.20米以上(含2.20米)的永久性建筑。

**应查房屋建筑面积：**指填报单位范围内的上年末实有各类房屋的建筑面积。

**实查房屋建筑面积：**指经过安全检查，评定房屋完损等级的房屋的建筑面积。

**房屋完损等级**：按《房屋建筑使用安全检查技术规程》（DB11/T 1004-2013）、《房屋结构综合安全性鉴定标准》(DB11/637-2015)评定。

**完好房屋**: 结构构件安全可靠，整体性好，屋面或板缝不漏水，装修、设备完整，基本无损的房屋；虽存在一定的陈旧现象或个别构件有轻微损坏，但在允许值之内，不影响居住安全和正常使用，通过小修即能修复的房屋。

**基本完好房屋**：结构构件安全可靠，个别部件的损坏程度稍有超过设计允许值，但已稳定；屋面局部渗漏；装修、设备基本良好，个别部位有影响使用的破损，通过在原有构件或部位上进行修补即可恢复使用功能的房屋。

**一般破损房屋**：个别结构构件变形、裂缝、腐蚀或老化，强度不足，存在危险隐患；屋面或板缝局部漏雨；外装修和设备局部破损的房屋。

**严重破损房屋**：部分结构构件严重倾斜、开裂、变形或强度不足，个别构件已处于危险状态；屋面或板缝严重漏雨；内外装修、设备明显损毁、残缺；存在局部危险的房屋。

**危险房屋**：主体结构构件的强度严重不足，稳定性很差，随时有倒塌的可能，采用局部的加固修理仍不能保证安全，需要拆除、翻修或挑修的整栋房屋。

**查房动员工日**：指用于房屋安全检查的实际工作日。

**2.城镇楼房修缮工程量检查汇总表**

**套**：指按照设计要求已建成并达到使用条件的成套房屋的套数。

**楼房屋面大修**：其面积按顶层建筑面积统计。包括(1)坡顶挑修：包括各种瓦屋面的挑顶修缮。(2)加固换板：包括楼板加固或挑修换板后重做防水。(3)重做防水：包括铲除防水层、垫层，重做屋面防水。

**楼房综合维修**：对楼房除屋面和上下水部位外进行的大、中、小修一次性的应修尽修工程。

**楼房抗震加固**：对处于地震区的房屋增设横隔墙，钢筋混凝土柱、圈梁，钢筋拉杆、钢丝网墙等，以提高房屋抗震能力而进行的工程。抗震加固不包括综合维修及屋面大修工程。

**整幢楼勾抹外墙板缝**：整幢楼因外墙板缝漏雨，需做外墙板缝防水，修缮时需做防水处理。按整幢楼建筑面积统计。

**外立面粉饰:** 指整幢楼房外立面的清洗粉刷。按整幢楼建筑面积统计。

**上下水更新**：包括更换上下水管线、卫生设备、洗菜池、墩布池等。按整幢楼房的建筑面积统计。

**楼房屋面维修**：平顶或坡顶楼房屋面破损需维修。(1)平顶：包括清扫屋面、疏通水落管等维修。(2)坡顶：揭瓦、抽换瓦等维修。

**楼内粉刷**：按规定已建成投入使用的住宅楼内公共部位的粉刷。

**3.城镇公有平房修缮工程量检查汇总表**

**房屋现状**：所列项目不是全部房屋的分类，重点调查四种，重、轻型屋面及青灰顶房以及室内阴暗潮湿掉土状况。

合筒瓦房是指合瓦顶、筒瓦顶老旧房，不包括各种棋盘心、仰瓦灰梗、南方瓦、日本瓦屋面；

泥瓦水泥瓦包括陶瓦，不包括望板油毡；

青灰顶房包括灰平台和起脊灰房，不包括加气板和圆孔板屋面；

干挂瓦房包括干挂水泥瓦和陶瓦，不包括石棉瓦塑料轻型瓦；

翻修达标房：经过勘查鉴定已达翻修标准。包括：

(1)**危险房：**必须是达到危房标准应翻修的危房；(2)**严重破损房**：必须是达到四类房标准非翻修不能保证安全住用的老破房；(3)**其它**：包括严重积水房和简陋房等。①严重积水房：地势低洼连续几年积水无法排除，以及三级跳坑，居民生活不便，必须通过翻修长高解决的老旧房屋；②简陋房：构造简易、低矮、无修理价值的房屋。

**挑修达标房**：(1)**积水挑顶长高**：地势低洼长期积水，建造时间不长，墙体较好的房屋；(2)**其它**：包括危险房和严重漏雨房等。①危险房：必须达到局危标准，通过挑修能够达到完好标准的房屋；②严重漏雨房：墙体较好，木架单细或老朽，年年修、年年漏的房屋。

**木结构加固**：加固间数按实际自然间数统计。指对房屋木构件的破损部位进行更新、支附、加固等修缮。包括：

**柁**：(1)支附柁：在裂缝严重或强度、刚度不足的大柁下方，再设置一根新柁和两端的支柱，以有效的支撑上部荷载。新柁的断面不得小于原柁。(2)加固柁：对裂缝或垂度较大的木柁，增设支撑、补强等，以确保结构稳定。

**檩**：(1)木附檩：房屋檩条断裂或垂度较大，在其下方再设一根檩条，两端用托木支撑，将托木钉在柁或瓜柱上的加固方法。包括串檩、吊木附檩。(2)钢附檩：对不能用木附檩的檩条用钢筋进行加固，包括钢筋预应力加固檩、角钢串附、缠铅丝等。

**柱**：(1)附柱：由于原木柱较单细或损坏，而在原柱旁边增设一根新柱，以协助支撑大柁传下的荷载。(2)换柱：将已经损坏的柱子撤下来，换上新柱的加固方法。撤旧柱时要先检查房屋各有关构件，做必要的支顶，以保证施工安全，新换柱的承载能力不得小于原柱。 (3)墩接柱：将糟朽的柱根锯掉，砌砖墩或接木柱墩。

已抢修加固的断柁、断檩等：是指对查房时发现的已断裂的柁或檩，必须立即抢修加固。

**平房屋面维修**：必须上房检查，凡屋面破损应进行维修。按自然间统计。(1)**屋面整修**：指合瓦、筒瓦、灰梗等青瓦屋面破损严重需整修，包括30％以上查补、揭瓦檐头、局部挑顶、铲除旧屋面改瓦水泥瓦（席箔不动）。(2)**换瓦补漏**：指平瓦屋面瓦件破损需抽换、勾抹脊帽、边稍及青瓦屋面零星找补。(3)**灰房补漏**：包括刷冷油或乳化沥青、青灰顶苫背、查补、油毡压梗等。(4)**天沟补漏**：间数按天沟长度的自然间数统计。指天沟灰背及防水层破损需重做。

**改善项目**：为提高房屋使用性能与标准，使其更适宜生活需要进行的修缮项目。按自然间统计。(1)**新做顶棚**：为解决顶棚掉土将纸顶改做灰顶棚，或是无顶棚的新增加灰顶棚。(2)**新做地面**：为解决砖、土地面潮湿改做水泥地面。(3)**改善装修**：为解决阴暗、不通风或采光不好，将纸门窗改做玻璃门窗等。

**庭院排水**：解决院内无下水或低洼院无下水、下水破损不畅通等。铺设下水管道的长度由院中心至干管的长度。

**墙体整修**：将严重破损或有倒塌危险的墙体拆掉，重新砌筑的修缮项目。整修间数按实修自然间数计算。包括拆砌山墙、拆砌檐墙、局部择砌、做安全隔墙及拆砌院墙等。

**4.城镇私有平房修缮工程量检查汇总表**

**自住私房：**指房屋产权人及家庭成员自住，未出租给他人住用的私房。

**议价租出租私房：**由产权人和承租人商定租金价格的私房。

**标准租出租私房：“**文革”时期，按政府规定的租金标准出租的私房。目前此类房屋按有关政策，已陆续返还为自住私房或议价租私房。

**锁门户：**指房屋长期锁门，无法找到产权人或使用人。

**拒查户：**指产权人或使用人拒绝检查房屋或拒收查房通知单。

**5.城镇房屋建筑白蚁危害情况汇总表**

本表依据《城市房屋白蚁防治管理规定》（建设部令第130号）、北京市住房和城乡建设委员会《关于进一步做好城镇房屋建筑白蚁防治工作的通知》（京建发[2010]426号）。

**房屋详细地点**：填写院落名称或楼房名称。

**已防治**（间或幢）：指仍在包治期内的或正在进行防治的。

**未防治**（间或幢）：存在蚁害但没进行防治或超过包治期的。

**发现蚁害时间**：有历史记录、但今年未发现的请注明。

**6.电梯设备检查汇总表**

**管理性质**：填写直管、单位自管、物业管理。

直管：指管理政府产权的电梯设备。

单位自管：指单位自管的电梯设备。

物业管理：指由物业公司管理或由物业公司委托专业电梯公司管理的电梯设备。

**应查电梯数量**：指单位所管电梯总数。

**实查电梯数量**：指实际检查电梯数量。

**电梯设备评定**：按每部电梯一套的基础检查表“电梯设备检查表”的评定结果分完好、一般、较差。完好，即电梯的各部件均处于良好状态；一般，即电梯的主要部件处于良好状态，个别部件通过维修能够解决，达到良好状态；较差，即电梯运行时间较长、部件老化，只能通过大修或更新解决。

**启用时间**：从电梯起用之日算起。分为20年及以上；15年至19年；10年至14年及9年及以下。

**控制方式**：2VF指调压调速电梯、3VF指调频、调压、调速电梯，其网吧指除上述两种以外的电梯。

**7.二次供水及避雷设备检查汇总表**

**管理性质**：同上。

**应查二次供水数量**：为单位所管二次供水水泵总数。

**实查二次供水数量**：为实际检查二次供水水泵数量。

**二次供水设备评定**：按每个供水系统一张的基础检查表“二次供水设备检查表”的评定结果分完好、一般、较差。完好，即水泵处于良好状态；一般，即水泵的个别部位有滴漏或出现其他问题，通过维修能够解决，达到良好状态；较差，即水泵运行时间较长、部件老化，只能通过大修或更新解决。

**应查避雷设备数量：**为单位所管避雷设备总数。

**实查避雷设备数量：**为实际检查避雷设备数量。

**避雷设备评定**：按每套避雷设备一张的基础检查表“避雷设备检查表”的评定结果分完好、一般、较差。完好，即避雷设备处于良好状态；一般，即避雷设备的个别部位出现问题，通过维修能够解决，达到良好状态；较差，即避雷设备安装时间较长、部件老化，只能通过大修或更新解决。

**（二）直管房屋修缮统计**

1.**直管房屋修缮投资情况汇总表**

**房屋修缮**：指对已建成的房屋进行拆改、翻修和维护，以保障房屋的住用安全，保持和提高房屋的完好程度与使用功能。

**房屋修缮实际投资**：是指实际投入房屋修缮的资金。

**楼平房大修：**是指凡需牵动或拆换房屋部分主体构件，但不需要全部拆除的工程。大修后的房屋必须符合基本完好房或完好房的等级评定标准。

**楼平房中修**：是指凡需牵动或拆换房屋少量主体构件，但保持原房屋的规模和结构的工程。中修后的房屋70%以上必须符合基本完好或完好房的等级评定标准。

**小修服务**：是指及时修复小损小坏，保持房屋原来完好等级为目的进行的日常养护工程。

**代修工程**：房管部门的修缮人员，接受社会上的房屋修缮（新建）工程。

**期末在册人数**：房屋管理修缮单位报告期末的职工人数。

**其中生产工人：**指本单位直接从事房屋修缮的工人数。

**房屋大中修建筑面积:** 楼平房大修均以实修建筑面积计算；平房中修按实修间数×15m²； 楼房中修按受益建筑面积计算。

**房屋修缮资金来源：**每年只在四季度报表时填报一次，反映当年房屋修缮投资的构成。**房租收入**：按规定每年应从收缴的房屋租金中提取一部分用于其房屋修缮及维修养护。**财政补贴：**是指市或区财政部门补贴于房屋修缮的专款资金。**公共维修资金**：指按规定提取公共维修基金用于其房屋公共部位的维修。

**2.直管房屋大修完成情况汇总表**

**自行完成：**指直管公房管理单位和房屋修缮施工单位自行完成的修缮产值或修缮工程量。

**对外发包：**指因工力、技术、机械设备及材料供应等原因，房管部门将自己无法完成的本单位的房屋修缮工程，委托其它单位施工。发包工程要有工程合同，承发包双方均应履行合同规定的各项职责。

**受益户数**：指修缮院内或楼内有大中修工程量的居民户数和使用单位数的总和。统计方法：凡列入计划单项维修的受益户数，不论项目多少、数量大小（只要有应修项目的），均计1户。

**平房翻修：**指需全部拆除、另行设计、重新建造的房屋。包括因主体结构严重破坏，有倒塌危险的房屋；构造简易、低矮、无修缮价值的简陋房屋；地势低洼长期严重积水又无法排出的积水房屋；受人防工程影响造成塌陷，不能保证住用安全的房屋等。翻修后的房屋必须符合完好房屋的标准。

**平房挑修**：拆除房屋的屋顶部分重建或再同时拆砌部分墙身、拆改部分装修的房屋。包括屋顶结构严重损坏、漏雨严重的危险房；地势低洼积水且建造时间不长，墙体较好的积水房屋。挑修后的房屋必须符合完好房或基本完好房的标准。

**楼（平）房综合维修**：对成片多幢房屋（楼房除屋面和上下水部位外）进行的大、中、小修一次性的应修尽修工程。综合维修后的房屋必须符合基本完好房或完好房的等级评定标准。

**整幢楼勾抹外墙板缝**：整幢楼因外墙板缝漏雨，需做外墙板缝防水，修缮时需做防水处理。按整幢楼建筑面积统计。

**外立面粉饰:** 指整幢楼房外立面的清洗粉刷。按整幢楼建筑面积统计。

**3.直管房屋中修完成情况汇总表**

**平房屋面维修：**为解除屋面漏雨，对屋面进行修补。按自然间统计。(1)**屋面整修**：指合瓦、筒瓦、灰梗等青瓦屋面破损严重需整修，包括30％以上查补、揭瓦檐头、局部挑顶、铲除旧屋面改瓦水泥瓦（席箔不动）。(2)**换瓦补漏**：指平瓦屋面瓦件破损需抽换、勾抹脊帽、边稍及青瓦屋面零星找补。(3)**灰房补漏**：包括刷冷油或乳化沥青、青灰顶苫背、查补、油毡压梗等。(4)**天沟补漏**：间数按天沟长度的自然间数统计。指天沟灰背及防水层破损需重做。

**楼房中修受益面积**：按受益户的实际建筑面积统计。

**楼房屋面维修**：为解除平顶或坡顶楼房屋面破损而进行的维修。

平顶楼房屋面维修包括清扫屋面、疏通水落管等；坡顶楼房屋面维修包括揭瓦、抽换瓦等。

**楼内粉刷**：按规定已建成投入使用的住宅楼内公共部位的粉刷。

**局部勾抹外墙板缝**：指局部外墙板缝漏雨，需做防水，按实际受益的建筑面积计算。整幢楼勾抹外墙板缝统计在楼房大修报表中。

**厨厕地下室渗漏：**厨房、厕所及地下室因渗水、漏水而进行的防水处理以及因管道堵塞进行的疏通项目。

**其他的指标解释见城镇房屋安全检查汇总表。**