

過去の建設工事費の変動と新庁舎建設費への影響

■建設工事費デフレーター（平成17年度基準）

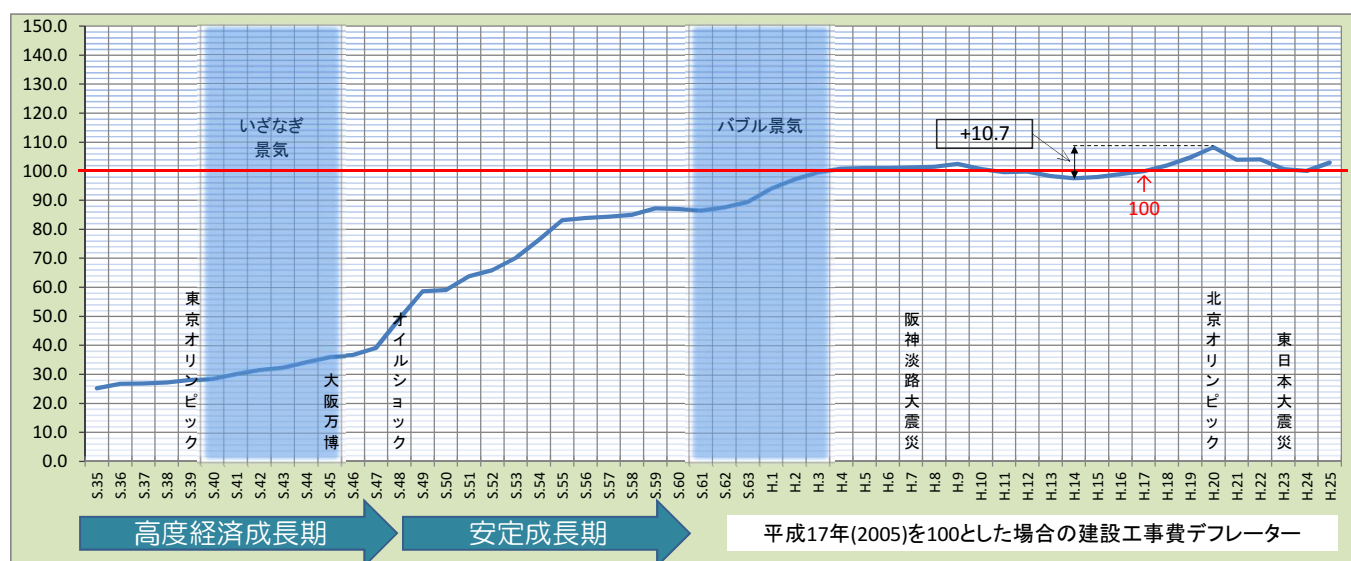
（政府統計より）

| (年度)      | 工事種別<br>出来事等   | 建設<br>総合 | 建築    |       |       | 住宅       |           | 非住宅       |            | 鉄骨<br>鉄筋<br>SRC | 鉄筋<br>RC | 鉄骨<br>S | コンクリート<br>ブロック<br>その他 |
|-----------|----------------|----------|-------|-------|-------|----------|-----------|-----------|------------|-----------------|----------|---------|-----------------------|
|           |                |          | 総合    | 住宅    | 非住宅   | 木造<br>住宅 | 非木造<br>住宅 | 木造<br>非住宅 | 非木造<br>非住宅 |                 |          |         |                       |
| 1960 S.35 |                | 21.0     | 22.0  | 19.9  | 19.3  | 22.4     | 24.3      | 20.6      | 25.3       |                 |          |         |                       |
| 1961 S.36 |                | 23.2     | 24.4  | 22.9  | 22.4  | 24.5     | 26.3      | 23.7      | 26.7       |                 |          |         |                       |
| 1962 S.37 |                | 23.7     | 24.8  | 23.3  | 22.8  | 24.8     | 26.5      | 24.0      | 26.8       |                 |          |         |                       |
| 1963 S.38 |                | 24.4     | 25.6  | 24.3  | 24.0  | 25.5     | 27.0      | 24.9      | 27.2       |                 |          |         |                       |
| 1964 S.39 | 東京オリンピック       | 25.4     | 26.2  | 24.9  | 24.5  | 26.2     | 27.8      | 25.4      | 28.1       |                 |          |         |                       |
| 1965 S.40 | いざなぎ景気         | 26.2     | 26.8  | 25.7  | 25.3  | 26.9     | 28.4      | 26.1      | 28.7       |                 |          |         |                       |
| 1966 S.41 |                | 28.1     | 28.9  | 27.7  | 27.3  | 28.6     | 30.1      | 28.2      | 30.3       |                 |          |         |                       |
| 1967 S.42 |                | 29.8     | 30.6  | 29.9  | 29.5  | 30.3     | 31.6      | 30.4      | 31.7       |                 |          |         |                       |
| 1968 S.43 |                | 30.8     | 31.7  | 31.1  | 30.9  | 31.2     | 32.4      | 31.8      | 32.4       |                 |          |         |                       |
| 1969 S.44 |                | 32.8     | 33.6  | 33.0  | 32.9  | 33.2     | 34.3      | 33.6      | 34.4       |                 |          |         |                       |
| 1970 S.45 | 大阪万博           | 34.9     | 35.6  | 35.3  | 35.4  | 35.3     | 36.1      | 35.7      | 36.2       | 36.9            | 35.6     | 36.4    | 34.9                  |
| 1971 S.46 |                | 35.4     | 36.0  | 35.8  | 35.8  | 35.7     | 36.4      | 36.1      | 36.6       | 37.2            | 35.8     | 37.0    | 35.2                  |
| 1972 S.47 |                | 38.6     | 39.9  | 40.5  | 41.9  | 38.8     | 39.4      | 42.8      | 39.1       | 39.5            | 38.6     | 39.3    | 39.8                  |
| 1973 S.48 | オイルショック        | 48.7     | 50.1  | 51.0  | 52.7  | 49.0     | 49.4      | 53.5      | 49.2       | 49.5            | 49.2     | 48.9    | 51.1                  |
| 1974 S.49 |                | 57.8     | 58.3  | 58.1  | 58.6  | 57.7     | 58.6      | 58.6      | 58.7       | 59.1            | 57.7     | 59.4    | 57.1                  |
| 1975 S.50 |                | 58.5     | 58.8  | 58.6  | 59.2  | 58.1     | 59.1      | 57.7      | 59.1       | 59.6            | 58.1     | 59.6    | 57.1                  |
| 1976 S.51 |                | 63.3     | 64.1  | 64.1  | 64.7  | 63.2     | 64.1      | 65.8      | 63.8       | 64.4            | 63.4     | 64.1    | 62.1                  |
| 1977 S.52 |                | 66.0     | 66.4  | 66.2  | 66.7  | 65.9     | 67.6      | 66.1      | 65.9       | 67.3            | 66.2     | 67.1    | 64.5                  |
| 1978 S.53 |                | 69.6     | 69.4  | 69.0  | 69.2  | 69.0     | 70.1      | 69.2      | 70.1       | 70.5            | 69.9     | 70.1    | 67.7                  |
| 1979 S.54 |                | 77.1     | 77.3  | 77.9  | 79.3  | 75.9     | 76.7      | 81.5      | 76.3       | 76.4            | 76.5     | 75.7    | 76.6                  |
| 1980 S.55 |                | 84.1     | 83.5  | 83.7  | 84.8  | 82.6     | 83.2      | 85.0      | 83.1       | 83.2            | 83.1     | 82.7    | 82.3                  |
| 1981 S.56 |                | 84.4     | 83.3  | 83.0  | 83.1  | 82.8     | 83.9      | 84.0      | 83.8       | 84.0            | 83.8     | 83.5    | 82.9                  |
| 1982 S.57 |                | 84.7     | 84.0  | 83.6  | 83.8  | 83.5     | 84.3      | 84.6      | 84.3       | 84.4            | 84.6     | 83.9    | 83.6                  |
| 1983 S.58 |                | 84.7     | 84.2  | 83.4  | 83.1  | 83.9     | 84.8      | 84.0      | 85.0       | 85.1            | 85.2     | 84.7    | 83.9                  |
| 1984 S.59 |                | 86.5     | 86.1  | 85.3  | 84.9  | 85.8     | 87.0      | 85.7      | 87.1       | 87.3            | 87.1     | 86.7    | 86.0                  |
| 1985 S.60 |                | 86.1     | 86.1  | 85.5  | 85.2  | 85.8     | 86.9      | 85.9      | 86.9       | 87.0            | 86.7     | 86.8    | 86.0                  |
| 1986 S.61 | バブル景気          | 85.5     | 85.6  | 85.0  | 84.8  | 85.0     | 86.4      | 85.5      | 86.5       | 86.4            | 86.2     | 86.4    | 85.8                  |
| 1987 S.62 |                | 87.1     | 87.4  | 87.2  | 87.6  | 86.6     | 87.7      | 88.5      | 87.5       | 87.5            | 87.6     | 87.3    | 87.1                  |
| 1988 S.63 |                | 88.7     | 88.8  | 88.4  | 88.6  | 88.2     | 89.4      | 89.6      | 89.4       | 89.4            | 89.3     | 89.3    | 89.0                  |
| 1989 H.1  |                | 93.5     | 93.7  | 93.6  | 94.0  | 93.2     | 94.1      | 95.2      | 93.9       | 93.9            | 93.9     | 93.9    | 93.6                  |
| 1990 H.2  |                | 96.7     | 96.8  | 96.7  | 97.0  | 96.4     | 97.2      | 98.3      | 97.1       | 97.1            | 97.1     | 97.0    | 96.9                  |
| 1991 H.3  | 99.1           | 99.2     | 99.0  | 99.2  | 98.8  | 99.6     | 100.5     | 99.6      | 99.4       | 99.5            | 99.4     | 99.5    |                       |
| 1992 H.4  |                | 100.4    | 100.6 | 100.5 | 101.0 | 100.1    | 100.9     | 102.1     | 100.8      | 100.6           | 100.8    | 100.7   | 100.9                 |
| 1993 H.5  |                | 101.0    | 101.7 | 102.1 | 103.3 | 100.9    | 101.2     | 103.7     | 101.1      | 100.9           | 101.3    | 100.9   | 101.4                 |
| 1994 H.6  |                | 101.4    | 101.9 | 102.3 | 103.7 | 100.9    | 101.2     | 104.0     | 101.0      | 100.9           | 101.1    | 100.9   | 101.5                 |
| 1995 H.7  | 阪神淡路大震災        | 101.5    | 101.9 | 102.1 | 103.2 | 100.9    | 101.4     | 103.6     | 101.3      | 101.1           | 101.4    | 101.3   | 101.8                 |
| 1996 H.8  |                | 101.8    | 102.4 | 102.8 | 104.1 | 101.3    | 101.7     | 104.5     | 101.5      | 101.4           | 101.8    | 101.4   | 102.0                 |
| 1997 H.9  |                | 102.5    | 103.1 | 103.3 | 104.4 | 102.2    | 102.6     | 104.7     | 102.5      | 102.3           | 102.7    | 102.4   | 102.9                 |
| 1998 H.10 |                | 100.5    | 101.0 | 101.1 | 102.0 | 100.1    | 100.8     | 102.3     | 100.7      | 100.5           | 100.8    | 100.7   | 101.2                 |
| 1999 H.11 |                | 99.6     | 100.1 | 100.2 | 101.3 | 99.2     | 99.8      | 101.5     | 99.6       | 99.4            | 99.7     | 99.6    | 100.1                 |
| 2000 H.12 |                | 99.8     | 100.2 | 100.3 | 101.2 | 99.4     | 100.0     | 101.5     | 99.9       | 99.7            | 100.0    | 99.9    | 100.4                 |
| 2001 H.13 |                | 98.1     | 98.6  | 98.7  | 99.5  | 97.8     | 98.4      | 99.7      | 98.3       | 98.2            | 98.3     | 98.3    | 98.9                  |
| 2002 H.14 |                | 97.1     | 97.6  | 97.7  | 98.3  | 97.1     | 97.5      | 98.5      | 97.5       | 97.4            | 97.5     | 97.4    | 98.0                  |
| 2003 H.15 |                | 97.7     | 98.2  | 98.2  | 98.8  | 97.7     | 98.0      | 98.8      | 98.0       | 98.0            | 98.2     | 97.8    | 98.7                  |
| 2004 H.16 |                | 98.8     | 99.1  | 99.2  | 99.3  | 99.0     | 99.1      | 99.3      | 99.0       | 99.1            | 99.3     | 98.9    | 99.3                  |
| 2005 H.17 |                | 100.0    | 100.0 | 100.0 | 100.0 | 100.0    | 100.0     | 100.0     | 100.0      | 100.0           | 100.0    | 100.0   | 100.0                 |
| 2006 H.18 |                | 102.0    | 102.0 | 101.9 | 102.0 | 101.9    | 102.0     | 101.9     | 102.0      | 102.1           | 102.2    | 102.0   | 102.0                 |
| 2007 H.19 |                | 104.6    | 104.5 | 104.4 | 104.3 | 104.5    | 104.7     | 104.3     | 104.7      | 104.8           | 105.0    | 104.5   | 104.7                 |
| 2008 H.20 | 北京オリンピック       | 107.9    | 107.5 | 107.1 | 106.5 | 107.8    | 108.1     | 106.6     | 108.2      | 108.2           | 108.2    | 108.2   | 108.3                 |
| 2009 H.21 |                | 104.3    | 103.8 | 103.7 | 103.9 | 103.5    | 103.9     | 103.8     | 103.9      | 103.9           | 103.9    | 103.9   | 103.7                 |
| 2010 H.22 |                | 104.6    | 103.9 | 103.8 | 103.9 | 103.6    | 104.1     | 103.8     | 104.1      | 104.1           | 104.2    | 103.9   | 104.1                 |
| 2011 H.23 | (暫定)東日本大震災     | 100.6    | 100.7 | 100.5 | 100.5 | 100.5    | 100.8     | 100.5     | 100.8      | 100.8           | 100.9    | 100.8   | 100.8                 |
| 2012 H.24 | (暫定)           | 99.9     | 99.8  | 99.6  | 99.7  | 99.6     | 100.1     | 99.7      | 100.1      | 100.0           | 100.0    | 100.1   | 100.0                 |
| 2013 H.25 | (暫定)2014年2月データ | 102.8    | 103.0 | 103.0 | 103.4 | 102.6    | 102.9     | 102.4     | 102.9      | 102.8           | 103.0    | 102.9   | 103.0                 |

■平成32年東京オリンピック、東北復興等による建設費高騰の影響

- 過去、昭和39年の東京オリンピックや平成7年の阪神淡路大震災の際は、極端な建設費用の高騰は見られないが、今回の庁舎建設費が、仮に平成14年度から20年度に経験した建設費の高騰と同等に上がると仮定すると

$$\text{想定建設費} \times 1.107 = 200 \text{ 億円} \times 1.107 = 221.40 \text{ 億円} \rightarrow \text{22億円 上昇}$$



(トピック)  
 ① 平成20年 北京オリンピック、スカイツリー、羽田空港建設等が重なり鋼材需要の増加に伴う価格高騰など(特殊事情)  
 ② 平成25年 工事量の増加等に伴う労働者不足から労務費が上昇しつつある(経済構造事情)