



مركز الإحصاء - أبوظبي  
STATISTICS CENTRE - ABU DHABI

# Building Completion **2012** Statistics

**First Quarter**

Date of Release: Jun 2012

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## Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present this report on the Building Completions for the first quarter of 2012 for the three regions of the Emirate of Abu Dhabi. The report provides analysis on the total number of completed buildings by region. In addition, the release covers statistics of completed buildings by building type, building use and building area and cost.

The last section of the release contains technical notes and technical definitions on the building completions. Data in this release have been compiled using administrative data provided from the municipalities of the Emirate of Abu Dhabi.

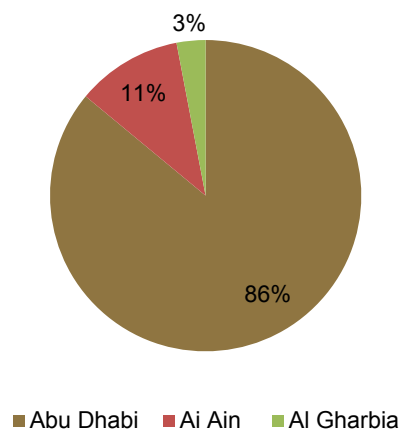
## Key Points

- The number of completed buildings (new and additions) in the Emirate of Abu Dhabi during the first quarter of 2012 totaled 1,635 buildings.
- The number of new completed buildings in the Emirate of Abu Dhabi during the first quarter of 2012 totaled 1,499 buildings.
- The number of completed residential buildings in the Emirate of Abu Dhabi during the first quarter of 2012 totaled 872 buildings.
- The number of completed residential units in the Emirate of Abu Dhabi during the first quarter of 2012 totaled 3,088 units.
- The construction cost per square meter in the Emirate of Abu Dhabi during the first quarter of 2012 amounted to AED 3,300.

### Distribution of Building Completions by Region

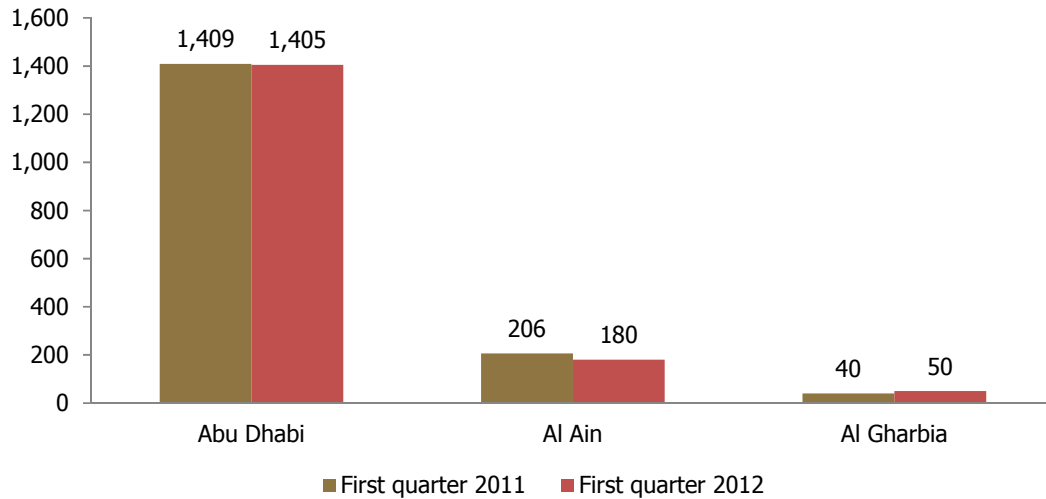
Completed buildings in Abu Dhabi region in the first quarter of 2012 represented 86 per cent of the total number of 1,635 buildings, as shown in Figure (1). At the same time, completed buildings in Al Ain region and Al Gharbia region represented 11 per cent and 3 per cent respectively.

Figure (1) Distribution of building completions by region, first quarter 2012



The number of completed buildings in Abu Dhabi region during the first quarter of 2012 equaled 1,405 buildings, which is similar to the number of completed buildings accomplished during the first quarter of 2011 as shown in Figure (2). The number of completed buildings in Al Ain region totaled 180 buildings, a 12.6 per cent decline compared with the first quarter of 2011. In Al Gharbia region, the number of completed buildings increased to 50 buildings, a 25.0 per cent increase compared with the first quarter of 2011.

**Figure (2) Building completions by region, first quarter of 2011 and 2012**



### Distribution of Building Completions by Type and Region

The number of new completed buildings in the Emirate of Abu Dhabi during the first quarter of 2012 totaled 1,499 buildings, an increase of 20 buildings compared with the first quarter in 2011. The number of additions, adding a building on the same piece of land or adding a unit to an existing building, decreased from 176 in the first quarter of 2011 to 136 in the first quarter of 2012.

**Table (1) Building completions by region and type, first quarter of 2011 and 2012**

Region	Type	First quarter 2011	First quarter 2012	Change (%)
<b>Abu Dhabi</b>	New building	1,266	1,298	<b>2.5</b>
	Addition	143	107	<b>-25.2</b>
<b>Al Ain</b>	New building	173	151	<b>-12.7</b>
	Addition	33	29	<b>-12.1</b>
<b>Al Gharbia*</b>	New building	40	50	<b>25.0</b>
<b>Abu Dhabi Emirate</b>	<b>New building</b>	<b>1,479</b>	<b>1,499</b>	<b>1.4</b>
	<b>Addition</b>	<b>176</b>	<b>136</b>	<b>-22.7</b>
<b>Total</b>		<b>1,655</b>	<b>1,635</b>	<b>-1.2</b>

\*Both new buildings and additions are included.

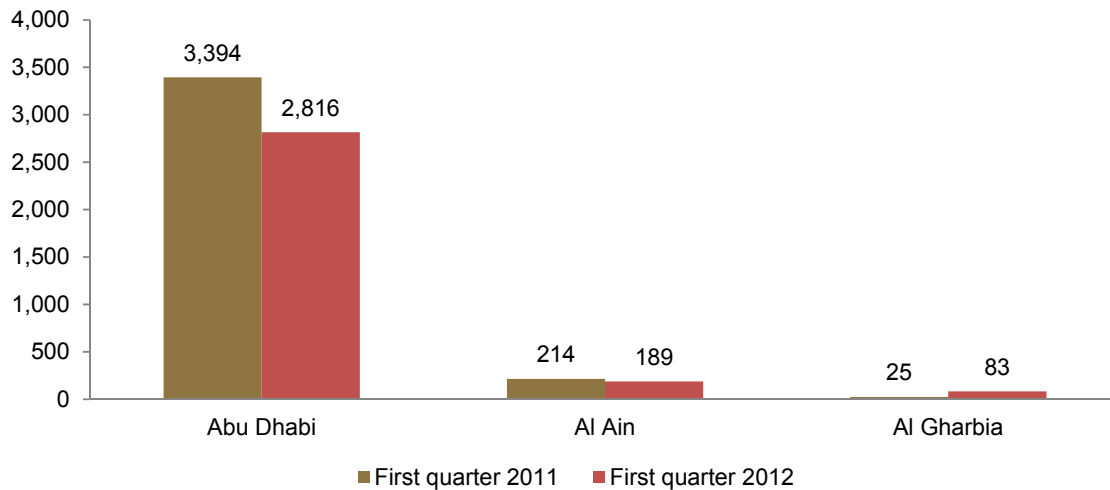
### Distribution of Residential Units Completions by Region

The number of completed residential units in Abu Dhabi region during the first quarter of 2012 totaled 2,816, a decline of 17.0 per cent compared with the first quarter of 2011.

At the same time, the number of completed residential units in Al Ain region totaled 189, a decline of 25 units compared with the first quarter of 2011.

In Al Gharbia region, the number of completed residential units increased to 83 units in the first quarter of 2012.

**Figure (3) Residential units completions by region , first quarter of 2011 and 2012**



### Distribution of Building Completions by Type of Use and Region

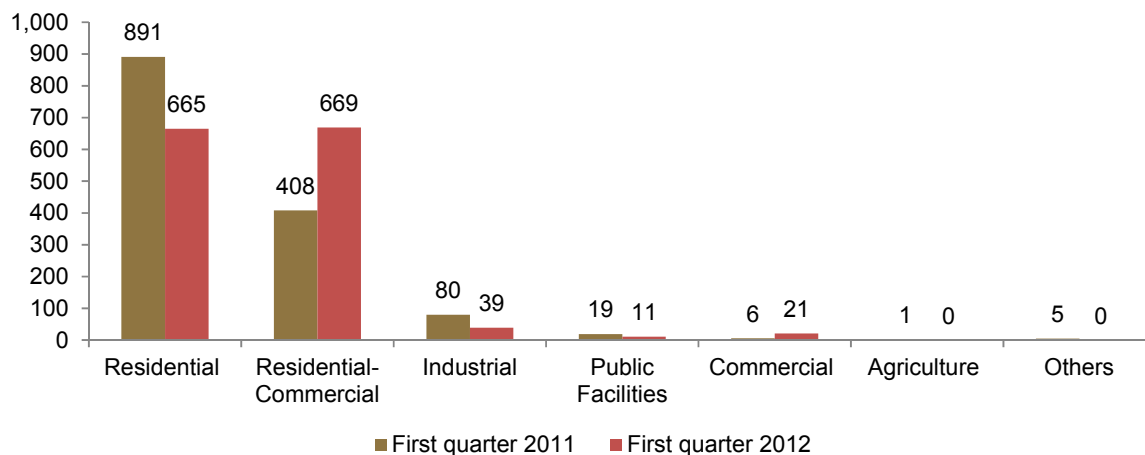
Data shows that 53.3 per cent of the completed buildings in the Emirate of Abu Dhabi are residential buildings. The number of completed residential units in the first quarter of 2012 totaled 872, while the number of buildings classified as “residential- commercial” totaled 669 buildings, an increase of 40.9 per cent as shown in table (2).

**Table (2) Building completions by type of use and region, first quarter of 2012**

Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
<b>Residential</b>	665	161	46	<b>872</b>
<b>Residential- commercial</b>	669	0	0	<b>669</b>
<b>Industrial</b>	39	2	0	<b>41</b>
<b>Public facilities</b>	11	0	3	<b>14</b>
<b>Commercial</b>	21	10	1	<b>32</b>
<b>Others</b>	0	7	0	<b>7</b>
<b>Total</b>	<b>1,405</b>	<b>180</b>	<b>50</b>	<b>1,635</b>

The majority of completed buildings in Abu Dhabi region during the first quarter of 2012 were residential buildings. The number of completed residential buildings equaled 665 buildings, while the number of (residential- commercial) buildings equaled 669, an increase of 261 buildings compared with the first quarter of 2011.

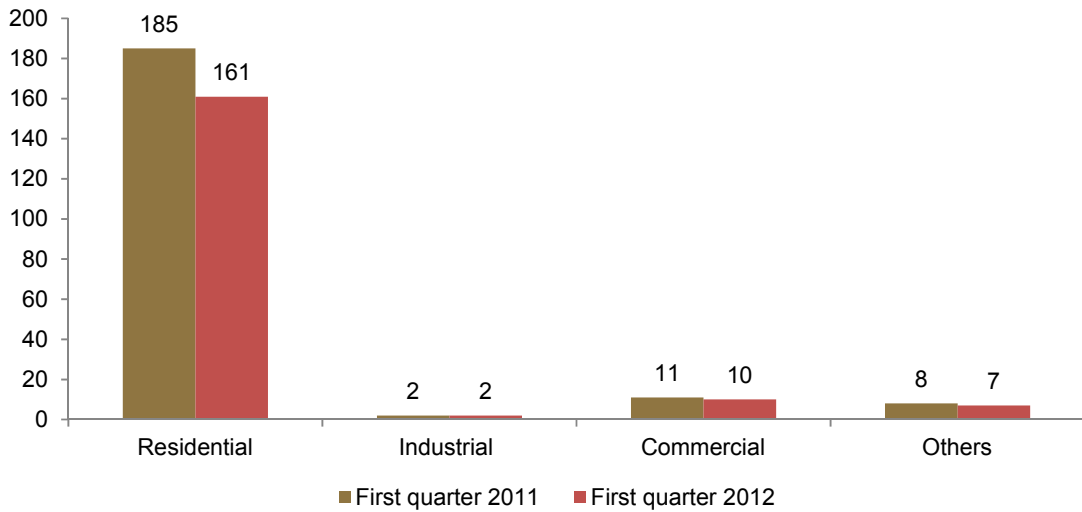
**Figure (4) Building completions by type of use, Abu Dhabi Region, first quarter of 2011 and 2012**



The number of completed residential buildings in Al Ain region in the first quarter of 2012 decreased to 161 or by 13 per cent compared with the first quarter of 2011. At the same time, the number of non- residential buildings was similar as shown in Figure (5).

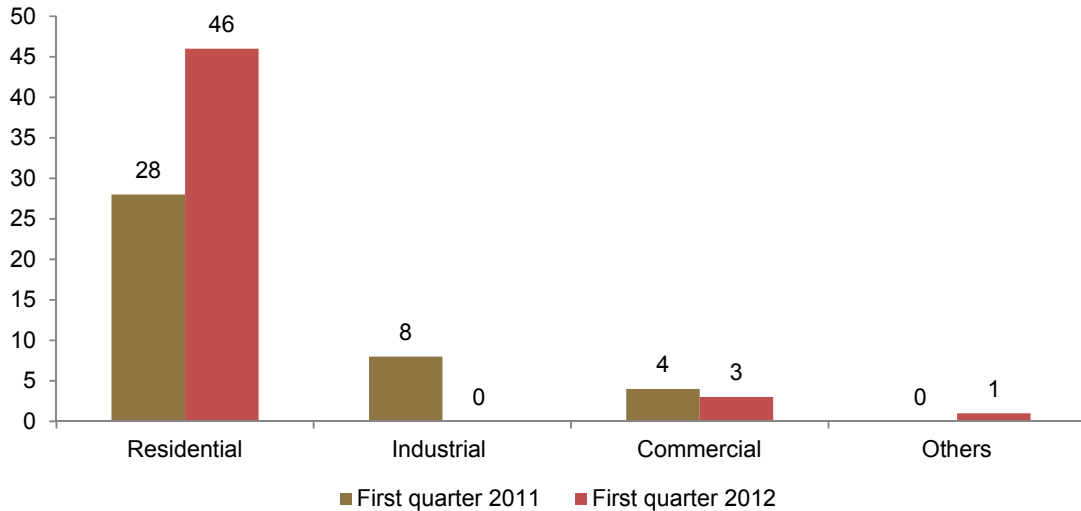


**Figure (5) Building completions by type of use, Al Ain region, first quarter of 2011 and 2012**



In Al Gharbia region, the number of completed residential units in the first quarter of 2012 totaled 46 buildings as shown in Figure (6).

**Figure (6) Building completions by type of use, Al Gharbia region, first quarter of 2011 and 2012**



### Average Estimated Cost of Construction by Building Area

During the first quarter of 2012, the average estimated construction cost per square meter in the Emirate of Abu Dhabi ranged between AED 2,669 and AED 3,877, depending on the total built area, the interior finishes and type of use. Buildings, which were used as residence by the property owner, had the highest cost compared with buildings that were used for investment purposes. Buildings with a total construction area of (300-599) square meters had the highest construction cost of AED 3,877 and were mostly used as a residence by the property owner. Buildings with a total construction area of (900-1200) square meters had the lowest construction cost of AED 2,669.

**Table (3) Average estimated cost per square meter in the Emirate of Abu Dhabi by construction area, first quarter of 2011 and 2012**

Construction area (m <sup>2</sup> )	Abu Dhabi	Al Ain	Al Gharbia	Total
<b>Less than 300</b>	3,667	3,971	2,338	<b>3,325</b>
<b>300- 599</b>	4,375	3,857	3,399	<b>3,877</b>
<b>600- 899</b>	3,939	2,947	1,996	<b>2,961</b>
<b>900- 1200</b>	3,786	2,643	1,579	<b>2,669</b>
<b>More than 1200</b>	3,592	4,079	3,341	<b>3,671</b>

## Glossary

### Type of building

**New building:** new architectural structure built on an empty piece of land.

**Additions:** adding a building to a piece of land already containing one existing building, or extending an existing building.

### Type of use

**Residential:** used for residential purposes.

**Industrial:** used to conduct industrial activity e.g. factories.

**Commercial:** used for commercial purposes e.g. Stores, offices, shops, markets and exhibitions.

**Residential commercial:** buildings that consist of several floors and used for both commercial and residential purposes.

**Public facilities:** owned by the government and used by the public e.g. mosques, government educational centers, public parks, etc.

**Agricultural buildings:** Agricultural buildings are structures designed for farming and agricultural practices, including but not limited to: growing and harvesting of crops and raising livestock and animals.

**Other:** include buildings not classified in any of the above items.

**Number of residential units:** total number of units allocated for residential purpose within the building, regardless of the type of use, whether it is residential only, or residential and commercial.

**Land area:** is the total area in square meters of the land that is under construction.

**Total built area:** is the size of the built area. In case of multi-story buildings, the area of all floors is also included.

**Number of buildings:** Total number of buildings on the land allocated for construction and included in the certificate of completion form.

**Estimated cost:** total amount spent on complete construction of the building over the full period of construction.

## **Technical Notes**

### **Scope of the work**

This report covers statistics related to the "certificate of completion" of the buildings registered as completed in the three regions of the Emirate of Abu Dhabi. The certificates are issued by Abu Dhabi, Al Ain and Western Region Municipalities.

### **Reference period**

Data are collected from the municipalities in the Emirate of Abu Dhabi at the end of each calendar month for 2012.

### **Data collection**

The questionnaire is distributed to the municipalities, where it should be filled by the municipality, representative of the engineering office and the contractor, along with the certificate of completion. Following this, the questionnaires are collected, coded and entered into a database prepared for the compilation process. The final stage includes data tabulation and extracting of the preliminary results for final analysis.

