



مركز الإحصاء - أبوظبي
STATISTICS CENTRE - ABU DHABI

Building Completion **2012** Statistics

Second Quarter

Date of Release: September 2012

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Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present this report on Building Completions for the second 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 definitions on building completions. Data in this release have been compiled using administrative data provided from the municipalities of the Emirate of Abu Dhabi.

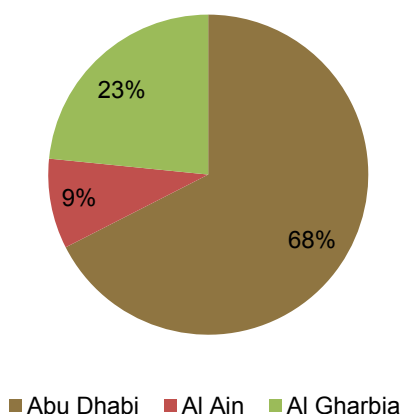
Key Points

- The number of completed buildings (new and additions) in the Emirate of Abu Dhabi during the second quarter of 2012 totaled 1,516 buildings.
- The number of new completed buildings in the Emirate of Abu Dhabi during the second quarter of 2012 totaled 1,427 buildings.
- The number of completed residential buildings in the Emirate of Abu Dhabi during the second quarter of 2012 totaled 1,144 buildings.
- The number of completed residential units in the Emirate of Abu Dhabi during the second quarter of 2012 totaled 3,565 units.
- The construction cost per square meter in the Emirate of Abu Dhabi during the second quarter of 2012 amounted to AED 3,128.

Distribution of Building Completions by Region

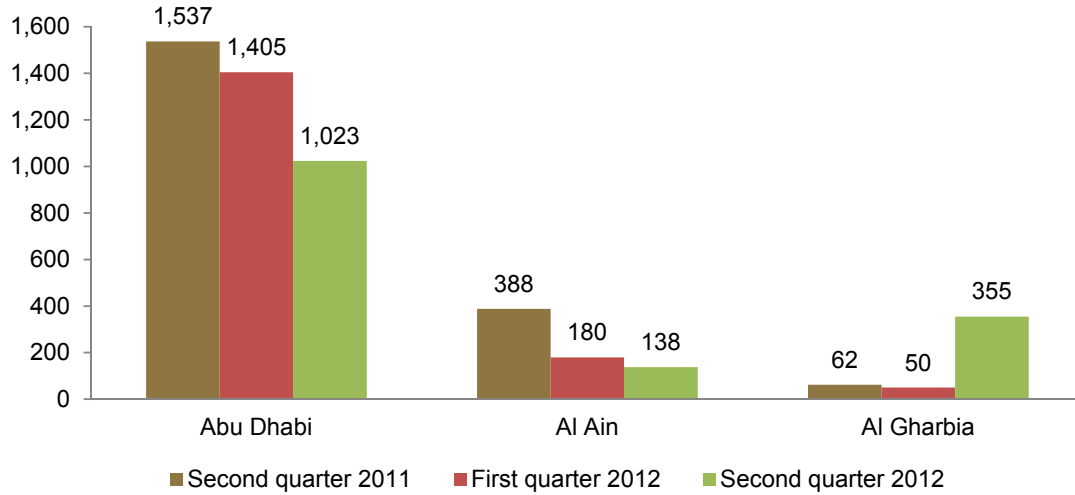
Completed buildings in the Abu Dhabi region during the second quarter of 2012 represented 68% of the total number of 1,516 buildings, as shown in Figure (1). At the same time, completed buildings in Al Ain region and Al Gharbia region represented 9% and 23% respectively.

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



The number of completed buildings in the Abu Dhabi region during the second quarter of 2012 equaled 1,023 buildings, a 33.4% decrease compared with the second quarter of 2011 and a 27.2% decrease compared with the first quarter of 2012 as shown in Figure (2). The number of completed buildings in Al Ain region, (138) has declined compared with the second quarter of 2011 (388) and the first quarter of 2012 (180). In Al Gharbia region, the number of completed buildings has increased compared with the second quarter of 2011 and the first quarter of 2012, totaling 355 buildings in the second quarter of 2012.

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



Distribution of Building Completions by Type and Region

The number of new completed buildings in the Emirate of Abu Dhabi during the second quarter of 2012 totaled 1,427 buildings, a decrease of 72 buildings compared with the first quarter in 2012. The number of additions i.e. adding a building on the same piece of land or adding a unit to an existing building decreased from 136 in the first quarter of 2012 to 89 in the second quarter of 2012.

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

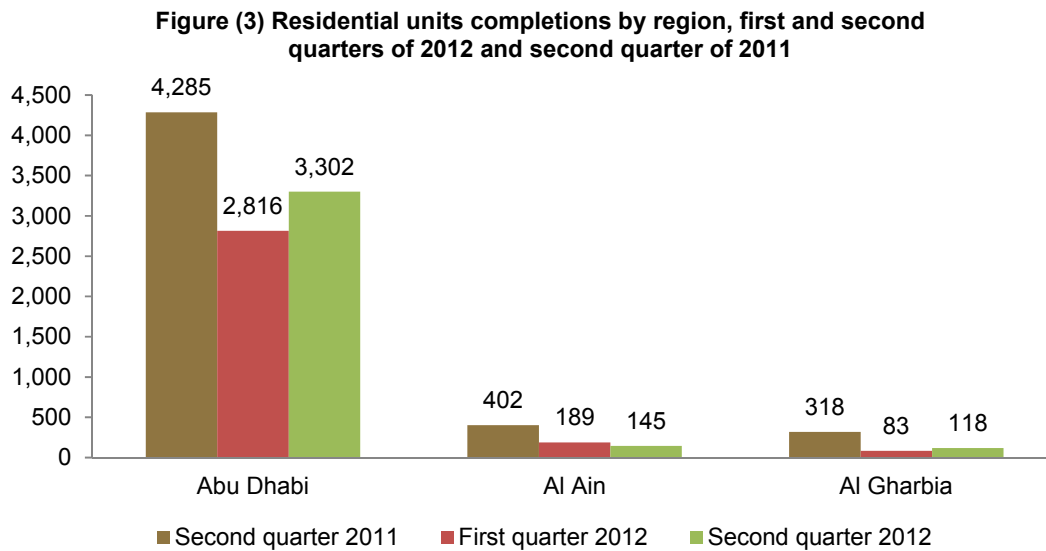
Region	Type	Second quarter 2011	First quarter 2012	Second quarter 2012
Abu Dhabi	New building	1,404	1,298	956
	Addition	133	107	67
Al Ain	New building	326	151	116
	Addition	62	29	22
Al Gharbia*	New building	62	50	355
Abu Dhabi Emirate	New building	1,792	1,499	1,427
	Addition	195	136	89
Total		1,987	1,635	1,516

Distribution of Residential Units Completions by Region

The number of completed residential units in the Abu Dhabi region increased from 2,816 in the first quarter of 2012 to 3,302 in the second quarter or by 17.3%.

At the same time, the number of completed residential units in the Al Ain region totaled 145 units, a decline of 44 units compared with the first quarter of 2012.

In Al Gharbia region, the number of completed residential units increased from 83 in the first quarter of 2012 to 118 in the second quarter or by 42.2%.



Distribution of Building Completions by Type of Use and Region

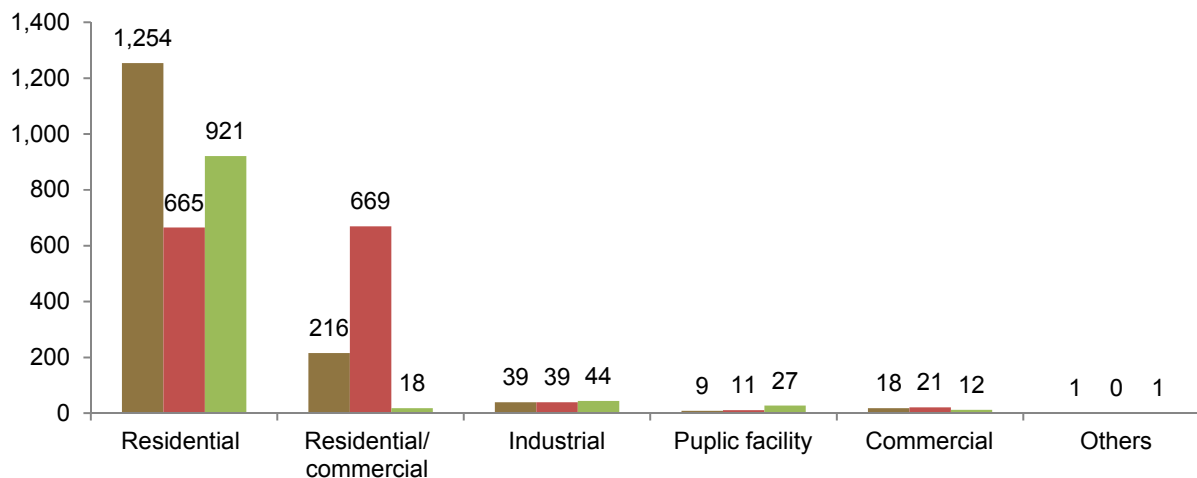
Data shows that 75.5% of the completed buildings in the Emirate of Abu Dhabi during the second quarter of 2012 were residential buildings. The number of completed buildings totaled 1,144 units.

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

Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
Residential	921	123	100	1,144
Residential- commercial	18	0	0	18
Industrial	44	2	9	55
Public facilities	27	0	5	32
Commercial	12	8	1	21
Others	1	5	240	246
Total	1,023	138	355	1,516

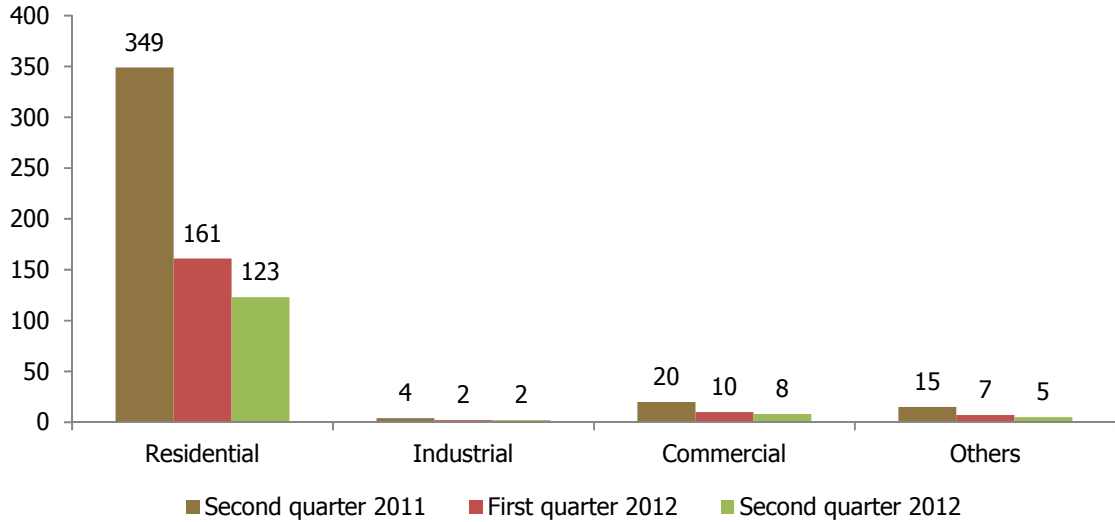
As shown in Figure (4), the majority of completed buildings in the Abu Dhabi region during the second quarter of 2012 were residential buildings. The number of completed residential buildings equaled 921, while the number of industrial buildings equaled 44 and the number of commercial buildings totaled 12.

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



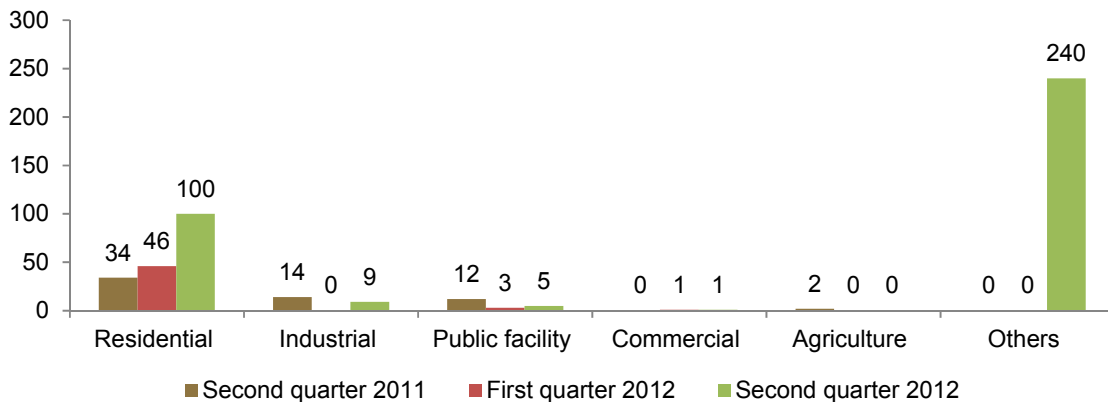
The number of completed residential buildings in the Al Ain region in the second quarter of 2012 totaled 123 buildings, a decrease of 23.6% compared with the first quarter of 2012. At the same time, the number of non-residential buildings was similar as shown in Figure (5).

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



In the Al Gharbia region, the number of completed residential units in the second quarter of 2012 totaled 100 buildings as compared with 46 in the first quarter of 2012 as shown in Figure (6).

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



Average Estimated Cost of Construction by Building Area

During the second quarter of 2012, the average estimated construction cost per square meter in the Emirate of Abu Dhabi ranged between AED 3,013 and AED 3,382, 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 between 300 and 599 square metre had the highest construction cost of AED 3,382 per square metre and were mostly used as a residence by the property owner. Buildings with a total construction area of more than 1200 square metres had the lowest construction cost of AED 3,013 per square metre.

Table (3) Average estimated cost per square metre in the Emirate of Abu Dhabi by construction area, second quarter of 2012

Construction area (m ²)	Abu Dhabi	Al Ain	Al Gharbia	Total
Less than 300	3,589	3,371	2,180	3,047
300- 599	4,006	3,857	2,282	3,382
600- 899	3,491	2,947	2,885	3,108
900- 1200	3,551	2,843	2,880	3,091
More than 1200	3,776	3,200	2,062	3,013

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 centres, 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

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.

