



مركز الإحصاء - أبوظبي  
STATISTICS CENTRE - ABU DHABI

# Building Completion **2011** Statistics

## Second Quarter

Date of Release: March 2012

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## Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present the Building Completions report for the second quarter of 2011 for the three regions of the Emirate of Abu Dhabi. The report provides analysis on the total number of building completions by region. In addition, the release covers statistics of building completions by building type, building use and building 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 by the municipalities of the Emirate of Abu Dhabi

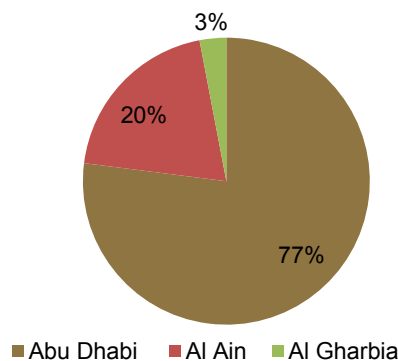
## Summary of Results

- Number of completed buildings (new and additions) in the Emirate of Abu Dhabi during the second quarter of 2011 equals 1,987 buildings.
- Number of new completed buildings in the Emirate of Abu Dhabi during the second quarter of 2011 totals 1,792 buildings.
- Number of completed residential buildings in the Emirate of Abu Dhabi during the second quarter of 2011 equals 1,637 buildings.
- Number of completed residential units in the Emirate of Abu Dhabi during the second quarter of 2011 totals 5,005 units.
- Estimated average construction cost per square meter in the Emirate of Abu Dhabi during the second quarter of 2011 equals 3,260 AED.

### Distribution of Building Completions by Region

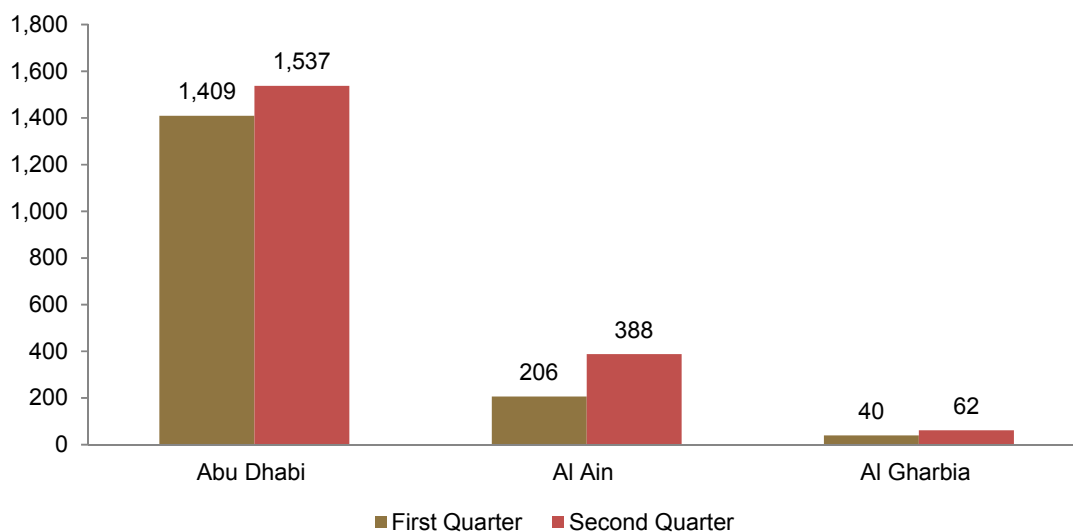
Completed buildings in Abu Dhabi region during the second quarter of 2011 represented 77.0 per cent of the total number of 1,987 completed buildings in the Emirate of Abu Dhabi. The percentage of completed buildings in Al Ain region and the Al Gharbia region was 20 and 3 per cent respectively.

**Figure (1) Distribution of Building Completions by Region, Second Quarter 2011**



The number of completed buildings in Abu Dhabi region grew by 9.1 per cent in the second quarter of 2011 compared with the first quarter. As shown in Figure (2), the number of completed buildings in the second quarter of 2011 totaled 1,537. The number of completed buildings in the Al Ain region during the second quarter equals 388 buildings, an increase of 88.3 per cent. The number of completed buildings in Al Gharbia region grew from 40 buildings in the first quarter to 62 buildings in the second quarter, an increase of 55.0 per cent.

**Figure (2) Building Completions by Region, First and Second Quarters 2011**



### Distribution of Building Completions by Type and Region

The number of new completed buildings in the Emirate of Abu Dhabi totaled 1,792, an increase of 313 buildings compared with the first quarter. The number of additions, adding a building on the same piece of land or adding a unit to an existing building, totaled 195 additions during the second quarter of 2011, an increase of 19 additions.

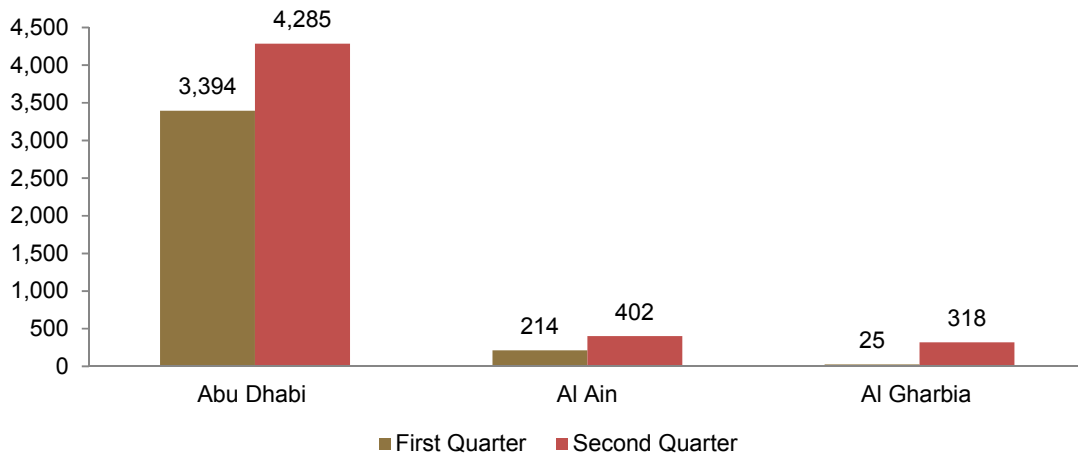
**Table (1) Number of Building Completions by Region and Type, First and Second Quarters 2011**

Region	Type	First Quarter	Second Quarter	%
<b>Abu Dhabi</b>	New Building	1,266	1,404	10.9
	Addition	143	133	-7.0
<b>Al Ain</b>	New Building	173	326	88.4
	Addition	33	62	87.9
<b>Al Gharbia</b>	New Building	40	62	55.0
<b>Abu Dhabi Emirate</b>	<b>New Building</b>	<b>1,479</b>	<b>1,792</b>	<b>21.2</b>
	<b>Additions</b>	<b>176</b>	<b>195</b>	<b>10.8</b>
<b>Total</b>		<b>1,655</b>	<b>1,987</b>	<b>20.1</b>

### Distribution of Residential Unit Completions by Region

The number of completed residential units in Abu Dhabi region during the second quarter of 2011 totaled 4,285, an increase of 26.3 per cent compared with the first quarter.

**Figure (3) Residential Unit Completions by Region, First and Second Quarters 2011**



The number of the completed residential units in Al Ain region during the second quarter was 402 units, an increase of 188 units compared with the first quarter.

The number of completed residential units in Al Gharbia region grew from 25 units in the first quarter to 318 units during the second quarter. The increase came as result of constructing a number of buildings dedicated to labor accommodation.

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

Data shows that 1,637 or 82.4 per cent of the completed buildings in the Emirate of Abu Dhabi are residential units. As shown in Table (2), the number of buildings classified as “residential/commercial” in totaled 216, or 10.9 per cent.

**Table (2): Completed Buildings by Type of Use and Region, Third Quarter 2011**

Type of Building	Abu Dhabi	Al Ain	Al Gharbia	Total
<b>Residential</b>	1,254	349	34	<b>1,637</b>
<b>Residential/Commercial</b>	216	0	0	<b>216</b>
<b>Industrial</b>	39	4	14	<b>57</b>
<b>Public Facility</b>	9	0	12	<b>21</b>
<b>Commercial</b>	18	20	0	<b>38</b>
<b>Agriculture</b>	0	0	2	<b>2</b>
<b>Others</b>	1	15	0	<b>16</b>
<b>Total</b>	<b>1,537</b>	<b>388</b>	<b>62</b>	<b>1,987</b>

**Figure (4) Number of Building Completions by Building Type of Use in Abu Dhabi region, First and Second Quarters 2011**

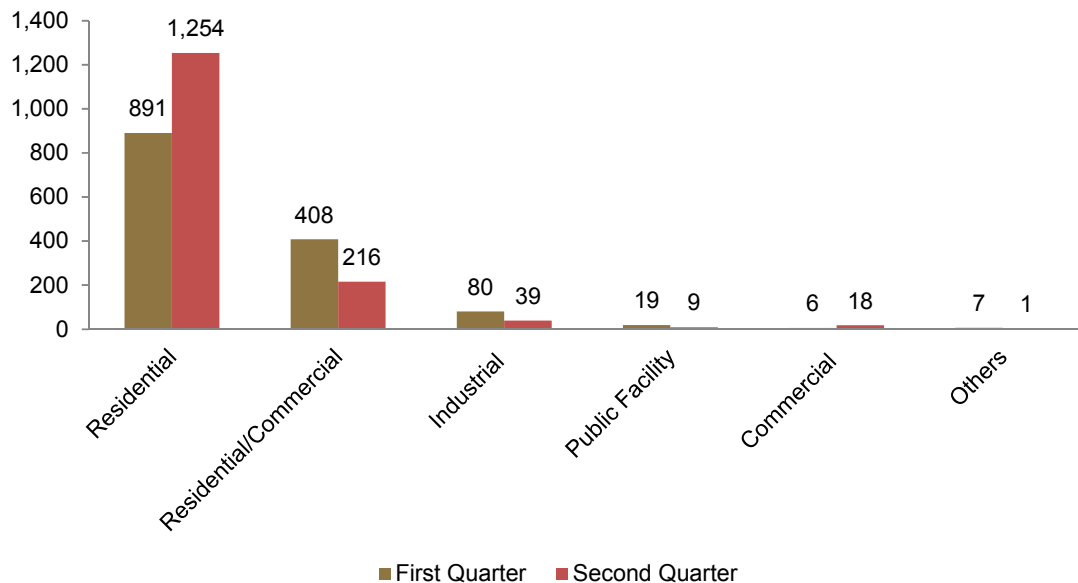
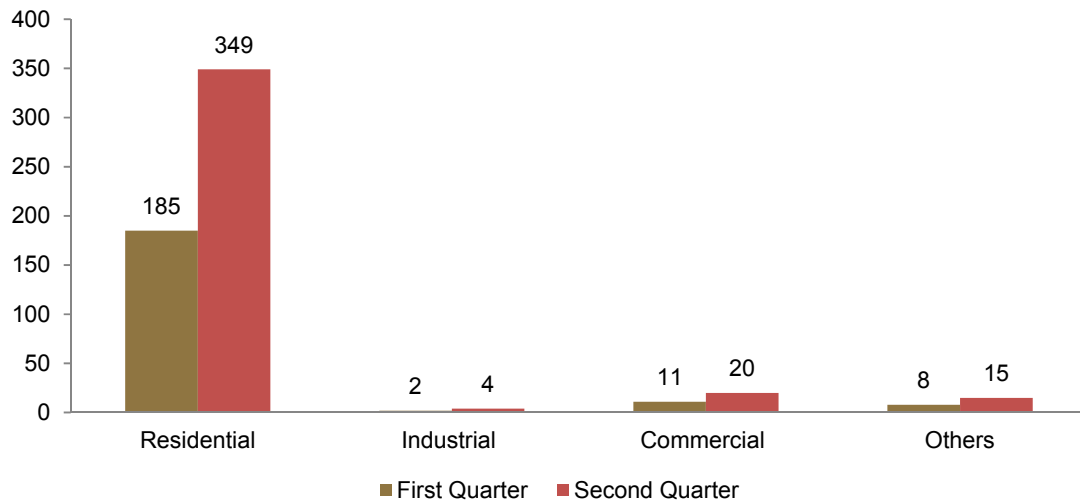




Figure (4) shows that most of the completed buildings in Abu Dhabi region are residential units, with 1,254 buildings during the first quarter and 891 buildings during the second quarter. The number of buildings classified as (residential/commercial) totaled 216 in the second quarter, a decline of 192 buildings compared with the first quarter.

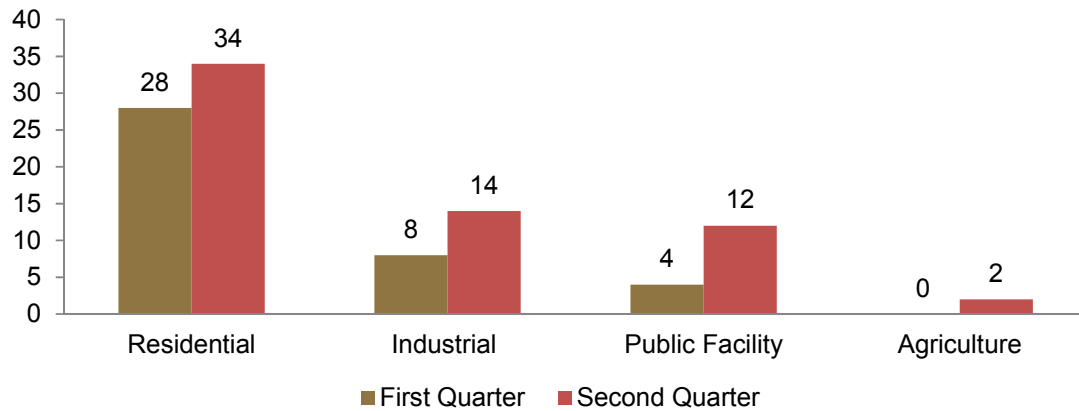
The number of residential buildings in Al Ain region grew to 349 buildings during the second quarter of 2011, an increase of 88.6% compared with the first quarter. During the same period, the number of commercial buildings increased from 11 to 20 buildings as shown in Figure (5).

**Figure (5) Number of Building Completions in Al Ain region by Type of Use, First and Second Quarters 2011**



In Al Gharbia region, most types of buildings grew during the second quarter of 2011 compared with first quarter. Figure (6) shows that the number of the completed residential units in the second quarter equaled 34 buildings, while the number of of industrial buildings totaled 14 buildings during the same quarter.

**Figure (6) Number of Building Completions by Building Type of Use in the Al Gharbia region, First and Second Quarters 2011**



### Average Cost of Construction by Building Area

During the first and second quarters, the estimated average construction cost per square meter in the Emirate of Abu Dhabi ranged between AED 2,688 and AED 3,709, depending on the total built area, the interior finishes and type of use. Data shows that buildings, which were used as residence by the property owner, had the highest cost compared with the others that were used for investment purposes. Buildings with construction areas between 300-599 square meters had the highest construction cost of AED 3,709 and were mostly used as a residence by the property owner. Buildings with construction area of more than 1200 square meters had the lowest construction cost of AED 2,688.

**Table (3) Average Estimated Cost per Square Meter by Building Space and Region, First and Second quarter 2011**

Construction Area(m <sup>2</sup> )	Abu Dhabi	Al Ain	Al Gharbia	Total
<b>Less than 300</b>	4,350	4,100	2,000	<b>3,494</b>
<b>300 - 599</b>	4,546	3,567	3,199	<b>3,709</b>
<b>600 - 899</b>	4,000	3,450	2,400	<b>3,469</b>
<b>900 - 1200</b>	3,575	2,000	1,579	<b>2,944</b>
<b>More than 1200</b>	3,000	2,900	1,400	<b>2,688</b>

## Glossary

### 1) Type of Building

- a. **New building:** new architectural structure built on an empty piece of land.
- b. **Additions:** adding a building to a piece of land already containing at least one existing building, or extending an existing building e.g. by adding a new unit.

### 2) Type of Use

- A. **Residential:** used for residential purposes.
- B. **Industrial:** industrial buildings are used to conduct industrial activity e.g. factories.
- C. **Commercial:** buildings, which are used for commercial purposes e.g. stores, offices, shops, markets and exhibitions.
- D. **Public facilities:** are owned by the government and used by the public e.g. mosques, government educational centers, public parks, etc.
- E. **Residential commercial:** buildings that consist of several floors and used for both commercial and residential purposes.
- F. **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 small animals.
- G. **Other:** include buildings not classified in any of the above items.

3) **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.

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

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

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

7) **Estimated cost:** total amount spent on complete construction of the building over the full period of construction i.e. not necessarily the value of work done in the reference period.

## **Technical Notes**

### **Scope of the work**

This report covers statistics related to the "certificate of completion" of the buildings in the three regions of the Emirate of Abu Dhabi. The certificates are issued by Abu Dhabi, Al Ain and Al Gharbia municipalities.

### **Reference Period**

Data are collected from the municipalities in the Emirate of Abu Dhabi at the end of each calendar month for 2011.

### **Data Collection**

The questionnaire is distributed to the municipalities, where it should be filled by the municipality, principally the engineering office and the contractor, along with the certificate of completion. Following this collection Statistics Centre – Abu Dhabi, then coded and entered the data into a database prepared for the compilation process. The final stage included data tabulation and extracting of the preliminary results for final analysis.

