

مركز الإحصاء
STATISTICS CENTRE



Building Completion Statistics

Third Quarter - 2013

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Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present the Building Completions publication for the third quarter of 2013 for the three regions of the Emirate of Abu Dhabi. The publication provides analysis on the total number of completed buildings by region. In addition, it includes statistics of completed buildings by building type, building use and building area and cost.

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

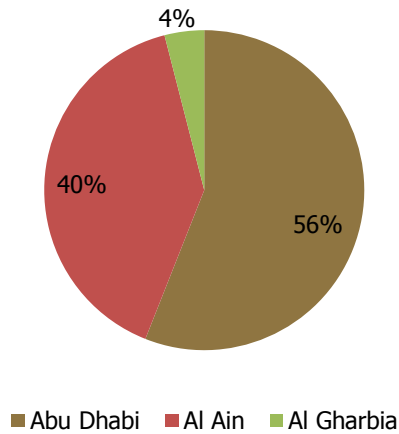
Key Points

- The number of buildings completed (new and additions) in the Emirate of Abu Dhabi during the third quarter of 2013 totaled 1,531 buildings.
- The number of new buildings completed in the Emirate of Abu Dhabi during the third quarter of 2013 totaled 1,251 buildings.
- The number of residential buildings completed in the Emirate of Abu Dhabi during the third quarter of 2013 totaled 1,402 buildings.
- The number of residential units completed in the Emirate of Abu Dhabi during the third quarter of 2013 totaled 1,830 units.
- The average construction cost per square meter in the Emirate of Abu Dhabi for buildings completed during the third quarter of 2013 amounted to AED 3,535.

Distribution of Building Completions by Region

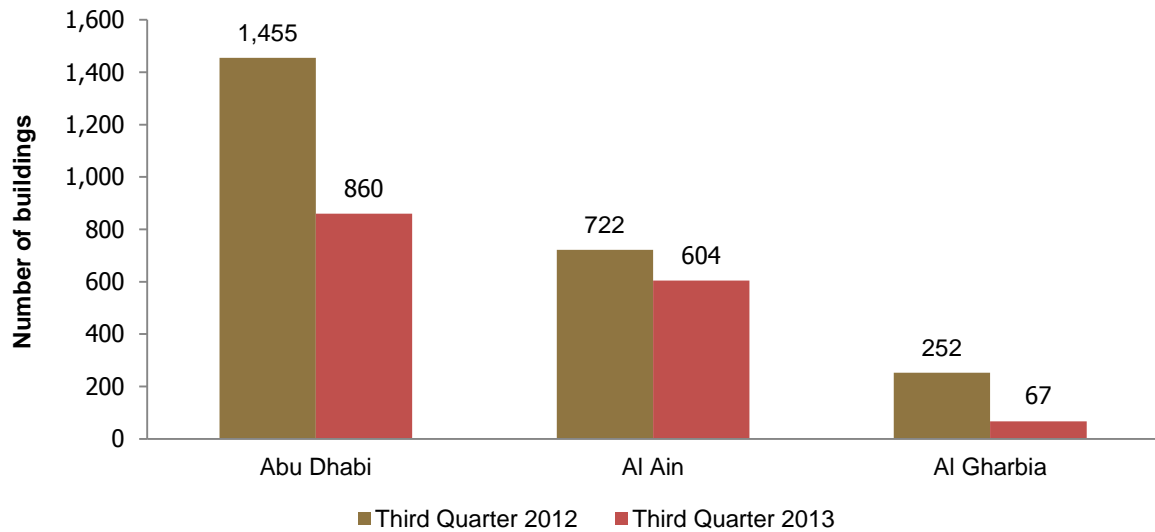
The number of buildings completed in the Emirate of Abu Dhabi was 1,531 in the third quarter of 2013 of which 56% was in the Abu Dhabi region. At the same time, buildings completed in the Al Ain and Al Gharbia regions represented 40% and 4% respectively.

Figure (1) Distribution of building completions by region, third quarter 2013



The number of buildings completed in the Abu Dhabi region during the third quarter of 2013 equaled 860 buildings, a decrease of 40.9% compared with the third quarter of 2012, as shown in Figure (2). The number of buildings completed in the Al Ain region during the third quarter of 2013 totaled 604 buildings. In the Al Gharbia region, the number of buildings completed has declined to 67 buildings over the same period.

Figure (2) Building completions by region, third quarter of 2013 and third quarter of 2012



Distribution of Building Completions by Region and Type

The number of new buildings completed in the Emirate of Abu Dhabi during the third quarter of 2013 totaled 1,251 buildings, a decrease of 997 buildings compared with the third quarter of 2012. The number of additions i.e. adding a building on the same piece of land or adding a unit to an existing building increased from 181 in the third quarter of 2012 to 280 in the third quarter of 2013.

Table (1) Building completions by region and type, third quarter of 2013 and third quarter of 2012

Region	Type	Third quarter 2013	Third quarter 2012
Abu Dhabi	New building	681	1,389
	Addition	179	66
Al Ain	New building	503	607
	Addition	101	115
Al Gharbia*	New building	67	252
Abu Dhabi Emirate	New building	1,251	2,248
	Addition	280	181
Total		1,531	2,429

* Both new buildings and additions are merged.

Distribution of Building Completions by Type of Use and Region

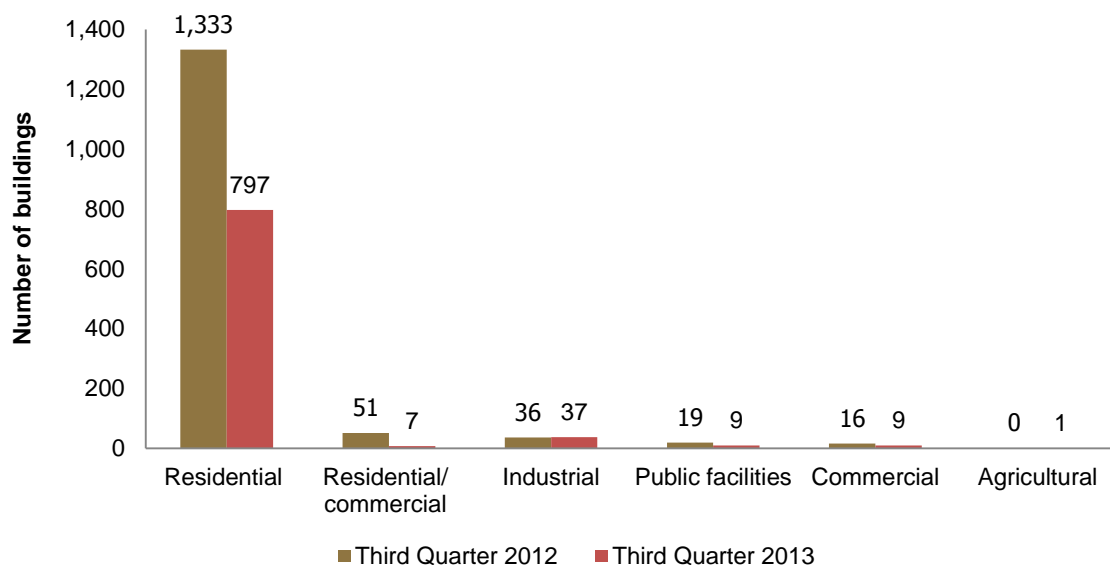
The results from an analysis of administrative data shows that 91.6% of the buildings completed in the Emirate of Abu Dhabi during the third quarter of 2013 were in the residential category, totaling 1,402 buildings. The number of industrial buildings completed was 47, while 44 commercial buildings were completed.

Table (2) Building completions by type of use and region, third quarter of 2013

Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
Residential	797	539	66	1,402
Residential- commercial	7	0	0	7
Industrial	37	9	1	47
Public facilities	9	21	0	30
Commercial	9	35	0	44
Agricultural	1	0	0	1
Total	860	604	67	1,531

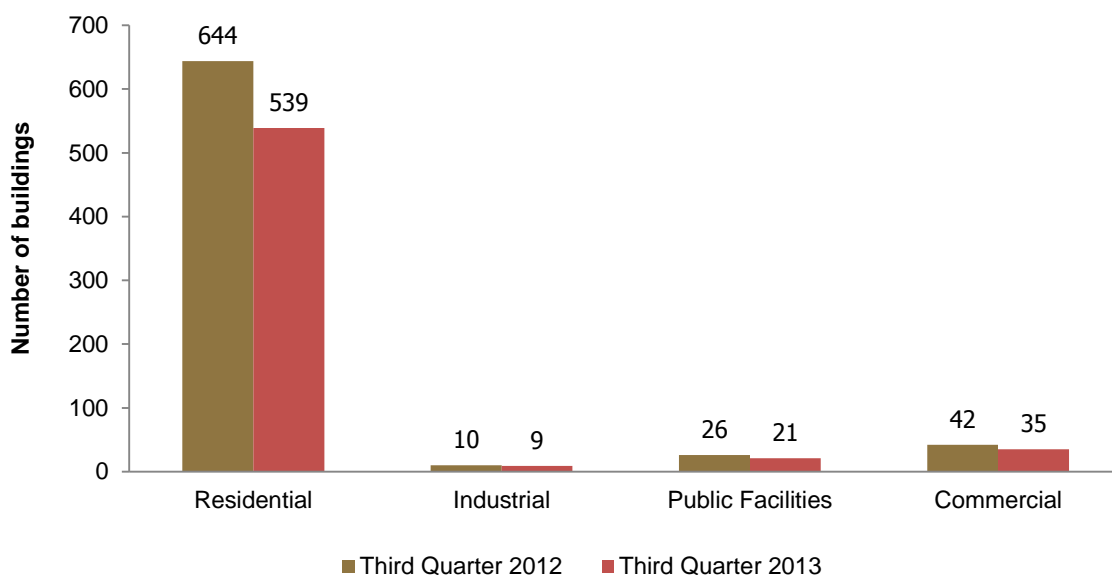
As shown in Figure (3), the majority of buildings completed in the Abu Dhabi region during the third quarter of 2013 were residential, equaling 797 buildings, while 37 industrial and 9 public facilities buildings were completed over this period.

Figure (3) Building completions by type of use, Abu Dhabi Region, third quarter of 2013 and third quarter of 2012



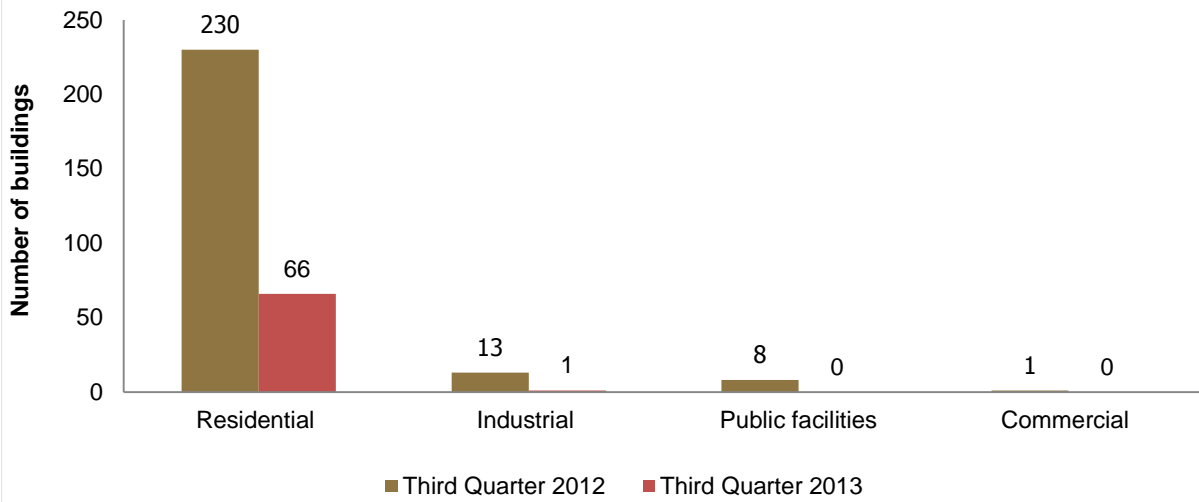
The number of residential buildings completed in the Al Ain region in the third quarter of 2013 equaled 539, while 35 commercial and 21 public facilities buildings were completed, as shown in Figure (4).

Figure (4) Building completions by type of use, Al Ain region, third quarter of 2013 and third quarter of 2012



In the Al Gharbia region, the number of residential units completed in the third quarter of 2013 declined to 66 compared with 230 in the third quarter of 2012. The number of industrial, commercial and public facilities buildings completed decreased during the same period as shown in Figure (5).

Figure (5) Building completions by type of use, Al Gharbia region, third quarter of 2013 and third quarter of 2012



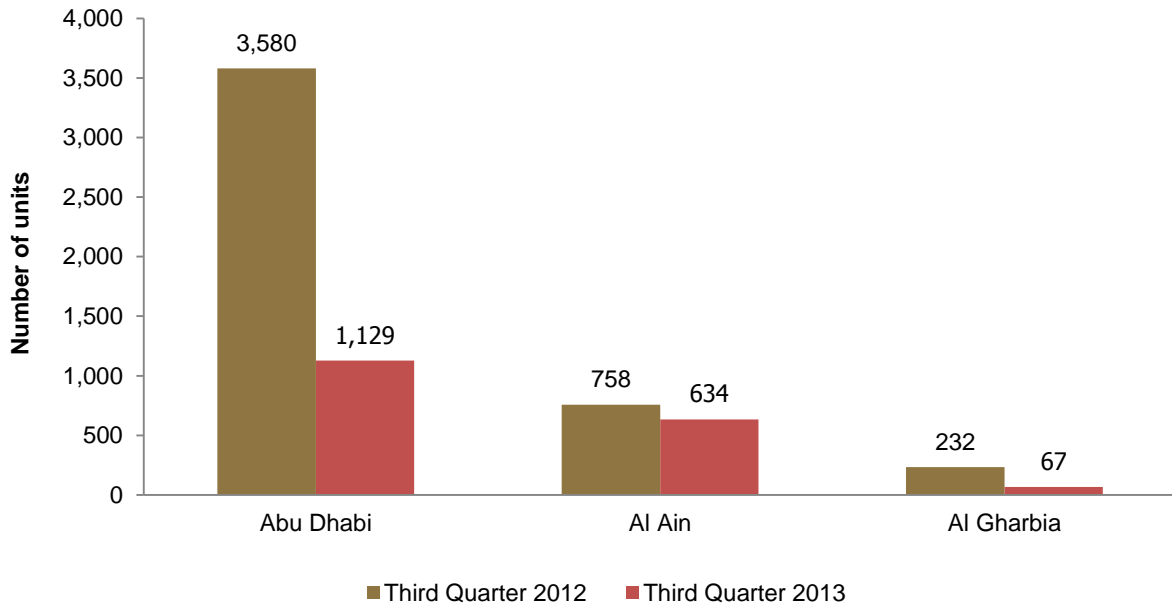
Distribution of Residential Units Completions by Region

The number of residential units completed in the Abu Dhabi region during the third quarter of 2013 decreased by 68.5% compared with the third quarter of 2012 to 1,129.

In the Al Ain region, the number of residential units completed during the third quarter of 2013 decreased by 124 compared with the third quarter 2012 to 634 units.

In the Al Gharbia region, the number of residential units completed decreased from 232 units in the third quarter of 2012 to 67 units in the third quarter of 2013.

Figure (6) Residential units completions by region, third quarter of 2013 and third quarter of 2012



Average Estimated Cost of Construction by Building Area

During the third quarter of 2013, the average estimated construction cost per square meter in the Emirate of Abu Dhabi ranged between AED 3,273 and AED 4,255 depending on the total built area, the interior finishes and type of use. The highest construction cost of AED 4,255 per square meter was for buildings with a total construction area greater than 1200 square meter. The lowest construction cost was AED 3,273 per square meter for buildings with a total construction area between 900 - 1200 square meter.

Table (3) Average estimated cost per square metre by construction area and region, third quarter of 2013

Construction area (m ²)	Abu Dhabi	Al Ain	Al Gharbia	Abu Dhabi Emirate
Below 300	3,400	3,200	3,300	3,300
300- 599	3,801	3,750	2,784	3,445
600- 899	3,577	3,300	3,333	3,403
900- 1200	3,385	3,250	3,183	3,273
More than 1200	4,010	4,500	0	4,255

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: residential buildings with different architectural forms and used for residential purposes.

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

Commercial: buildings are used for commercial purposes e.g. stores, offices, groceries, markets and exhibitions... etc.

Residential commercial: buildings that consist of several floors and used for both commercial and residential purposes. Mostly, the ground floor consists of a commercial shop and other floors contain residential apartments (buildings and towers).

Public facilities: buildings owned by the government and used by the public e.g. a mosque, government educational centres, public parks..... etc.).

Agricultural buildings: buildings and 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 land area built on or a part thereof.

Total built area: is the actual land area that is already built on. 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 expected amount to complete construction of the building until it is handed over.

Technical Notes

Scope of the work

This publication covers statistics related to the "certificate of completion" of the buildings registered in different regions in the Emirate of Abu Dhabi, which 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 2013.

Data collection

The questionnaires are distributed to the municipalities, where it should be filled by the municipality representative of both the engineering office and the contractor, along with the certificate of building completion. Following this, the questionnaires are collected from Municipalities, audited by specialists in the Statistics Centre – Abu Dhabi, coded and entered into a database program for the compilation process. The final stage includes data tabulation and extracting of the preliminary results for further analysis and release of the Building Completion Statistics publication.