



مركز الإحصاء
STATISTICS CENTRE

Building Completion Statistics

2015
Fourth Quarter

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Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present the Building Completions publication for the fourth quarter of 2015 for the three regions of the Emirate of Abu Dhabi. The publication, which includes data gathered from the Abu Dhabi administrative records, 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. Statistics in this publication have been compiled using administrative data collected from the Municipalities of the Emirate of Abu Dhabi.

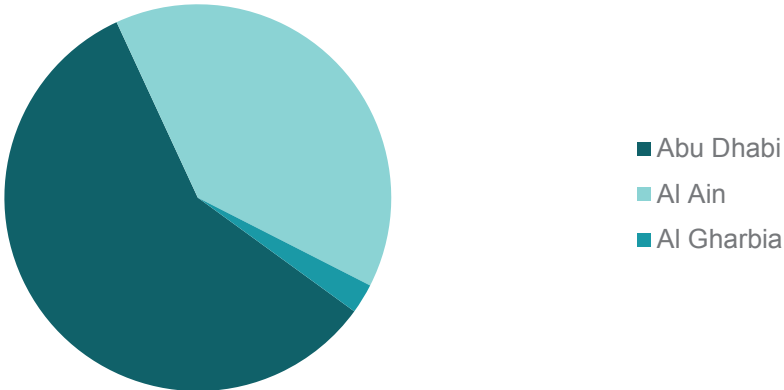
Key Points

- The number of buildings completed (new and additions) in the Emirate of Abu Dhabi during the fourth quarter of 2015 totaled **841** buildings.
- The number of new buildings completed in the Emirate of Abu Dhabi during the fourth quarter of 2015 totaled **722** buildings.
- The number of residential buildings completed in the Emirate of Abu Dhabi during the fourth quarter of 2015 totaled **706** buildings.
- The number of residential units completed in the Emirate of Abu Dhabi during the fourth quarter of 2015 totaled **1,283** units.
- The average construction cost per square metre in the Emirate of Abu Dhabi for buildings completed during the fourth quarter of 2015 amounted to AED **2,897**

Distribution of Building Completions by Region

The number of buildings completed in the Emirate of Abu Dhabi during the fourth quarter of 2015 was 841 buildings of which 58.1% was in the Abu Dhabi region. At the same time, buildings completed in the Al Ain and Al Gharbia regions contributed 39.4% and 2.5% of the total.

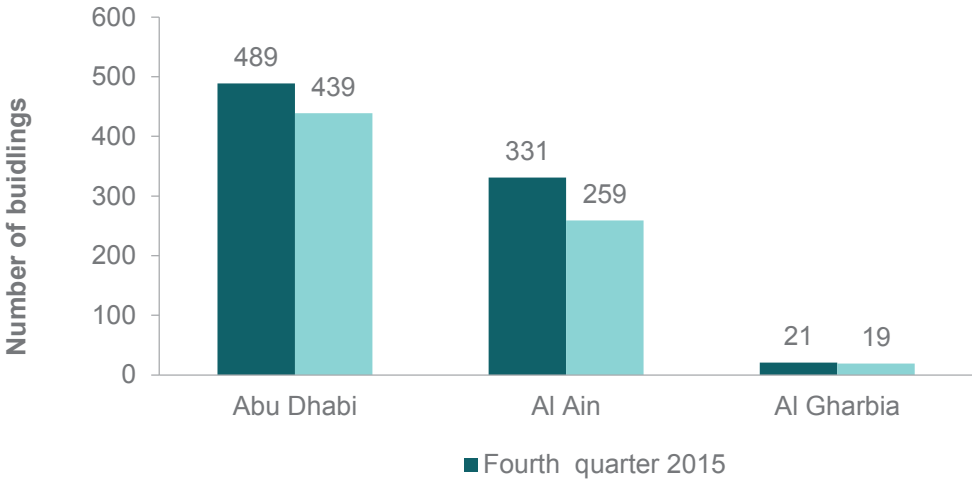
Figure 1: Distribution of building completions by region, fourth quarter 2015



Source: Statistics Centre - Abu Dhabi

The number of buildings completed in the Abu Dhabi region increased from 439 in the fourth quarter at 2014 to 489 in the fourth 2015. The number of buildings completed in the Al Ain region increased from 259 to 331 during the same period. In the Al Gharbia region, the number of buildings completed has increased to 21 compared with 19 during the same period in 2014, as shown in Figure (2).

Figure 2 : Building completions by region, fourth quarter of 2015 and fourth quarter of 2014



Source: Statistics Centre - Abu Dhabi

Distribution of Building Completions by Region and Type

The number of new buildings completed in the Emirate of Abu Dhabi during the fourth quarter of 2015 totaled 722 buildings, while the number of additions i.e. adding a building on the same piece of land or adding a unit to an existing building totaled 119 additions.

Table 1: Building completions by region and type, fourth quarter of 2015 and fourth quarter of 2014

Region	Type	Fourth Quarter 2015	Fourth Quarter 2014
Abu Dhabi	New building	375	336
	Addition	114	103
Al Ain	New building	326	243
	Addition	5	16
Al Gharbia	New building	21	16
	Addition	0	3
Abu Dhabi Emirate	New building	722	595
	Addition	119	122
Total		841	717

Source: Statistics Centre - Abu Dhabi

Distribution of Building Completions by Type of Use and Region

The results from an analysis of administrative data shows that 83.9% of the buildings completed in the Emirate of Abu Dhabi during the fourth quarter of 2015 were in the residential category. Industrial buildings accounted for 5.8%, Commercial 5.0% and public facilities 3.2%.

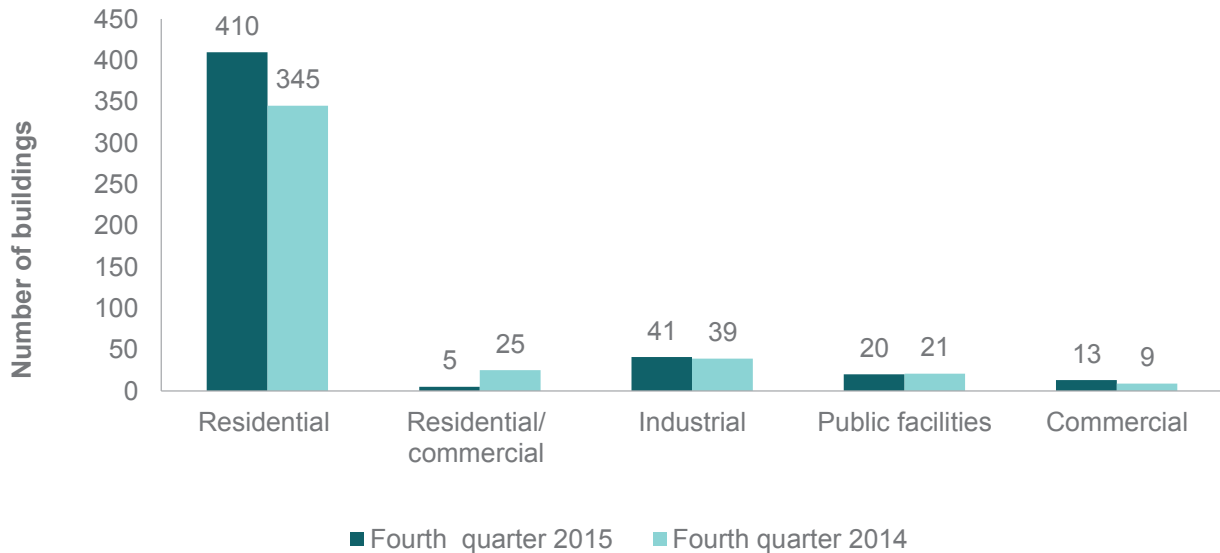
Table 2: Building completions by type of use and region, fourth quarter of 2015

Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
Residential	410	282	14	706
Residential/ Commercial	5	12	0	17
Industrial	41	6	2	49
Public facilities	20	3	4	27
Commercial	13	28	1	42
Total	489	331	21	841

Source: Statistics Centre - Abu Dhabi

As shown in Figure (3), the majority of buildings completed in the Abu Dhabi region during the fourth quarter of 2015 were residential, equaling 410 buildings, while 41 industrial and 20 public facilities buildings were completed over this period.

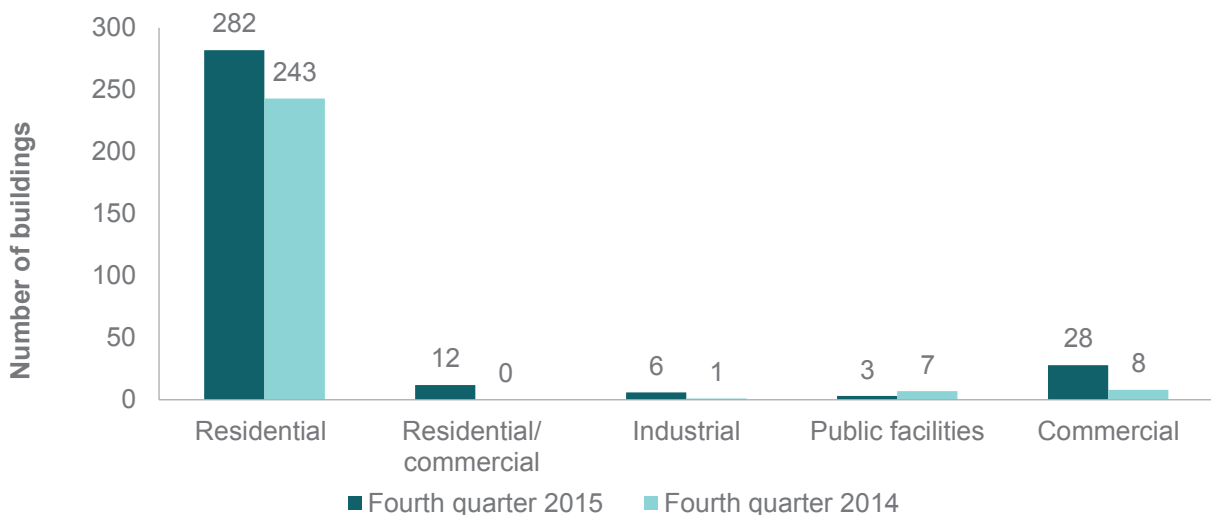
Figure 3: Building completions by type of use, Abu Dhabi region, fourth quarter of 2015 and fourth quarter of 2014



Source: Statistics Centre - Abu Dhabi

The number of residential buildings completed in the Al Ain region in the fourth quarter of 2015 equaled 282, while 28 Commercial, 12 Residential/ Commercial and 10 industrial buildings were completed, as shown in Figure (4).

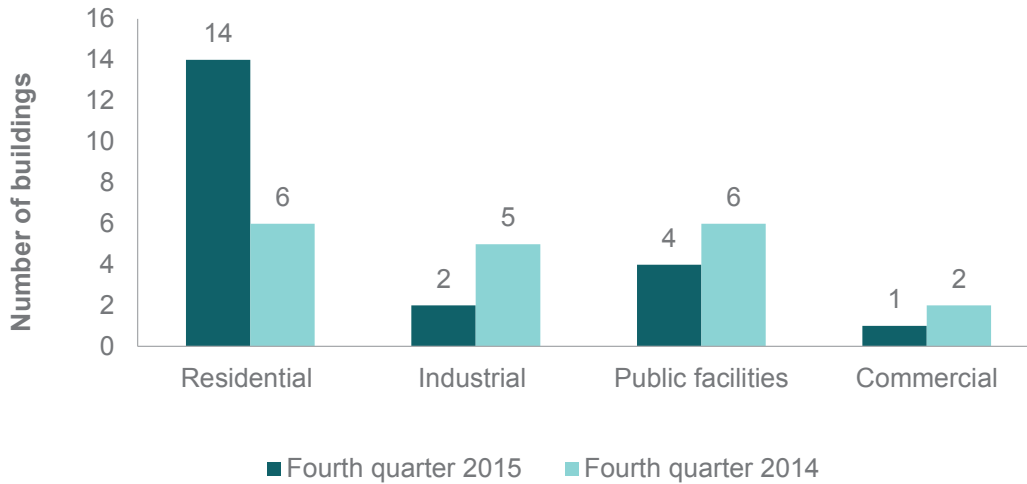
Figure 4: Building completions by type of use, Al Ain region, fourth quarter of 2015 and fourth quarter of 2014



Source: Statistics Centre - Abu Dhabi

In the Al Gharbia region, the number of residential units completed in the fourth quarter of 2015 increased to 14 compared with 6 in the fourth quarter of 2014, as shown in Figure (5).

Figure 5: Building completions by type of use, Al Gharbia region, fourth quarter of 2015 and fourth quarter of 2014

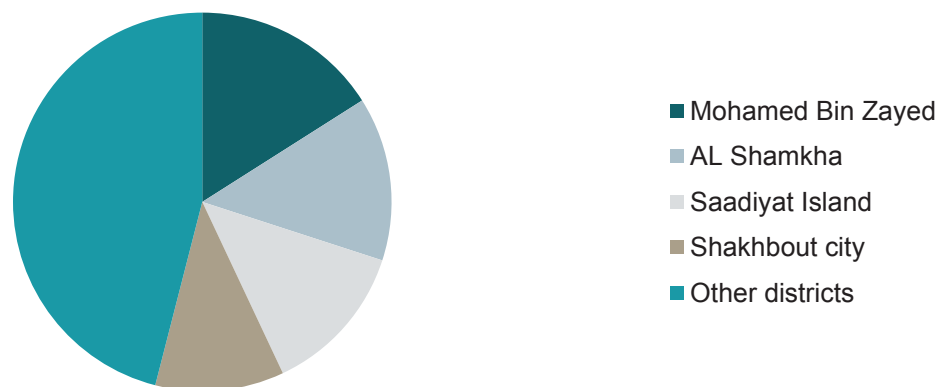


Source: Statistics Centre - Abu Dhabi

Distribution of Building Completions by District and Region

As shown in figure (6), 16% of the total number of buildings completed in the Abu Dhabi region was located in the MBZ area, 14% in Al Shamkha, 13% in Sadiyat Island and 11% in Shakhbout city. The remaining areas contributed 46% of the total number of buildings completed.

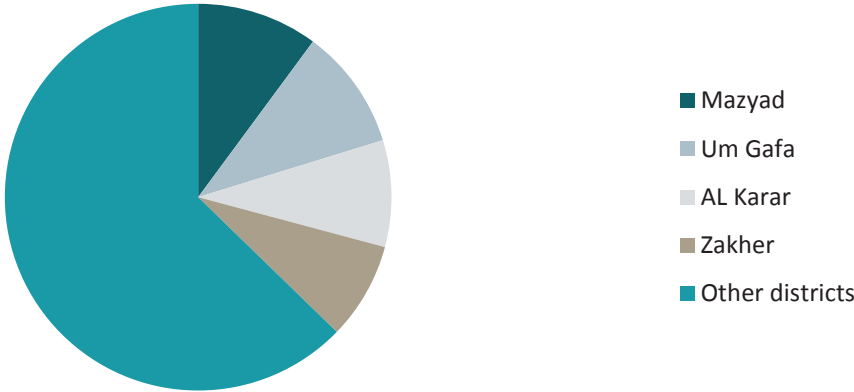
Figure 6: Building completions by district and region, Abu Dhabi region, fourth quarter of 2015



Source: Statistics Centre - Abu Dhabi

In the Al Ain region, the highest percentage of the total number of buildings completed was in Mazyad and Um Gafa with 10% each, followed by Al Karar 9% and Zakher 8%. The remaining areas contributed 63% of the total number of buildings completed as shown in figure (7).

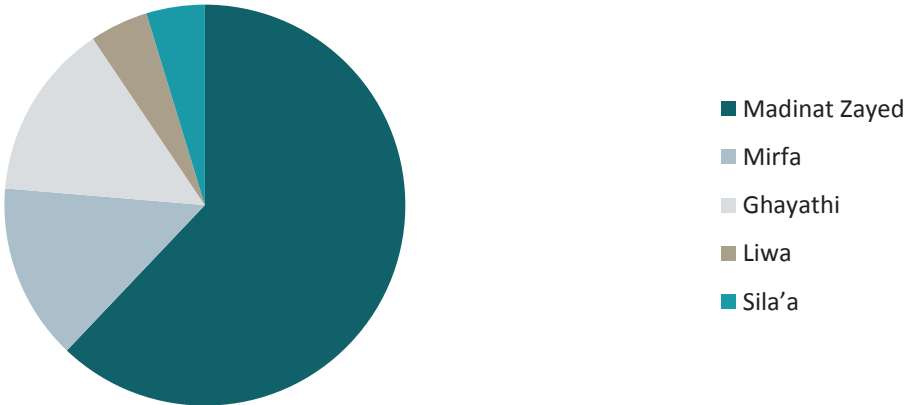
Figure 7: Building completions by district and region, Al Ain region, fourth quarter of 2015



Source: Statistics Centre - Abu Dhabi

In the Al Gharbia region, Madinat Zayed accounted for 62% of the total number of buildings completed in the fourth quarter of 2015. Mirfa and Ghayathi accounted for 14% each and both Liwa and Al Sila’a 5% each as shown in figure (8).

Figure 8: Building completions by district and region, Al Gharbia region, fourth quarter of 2015

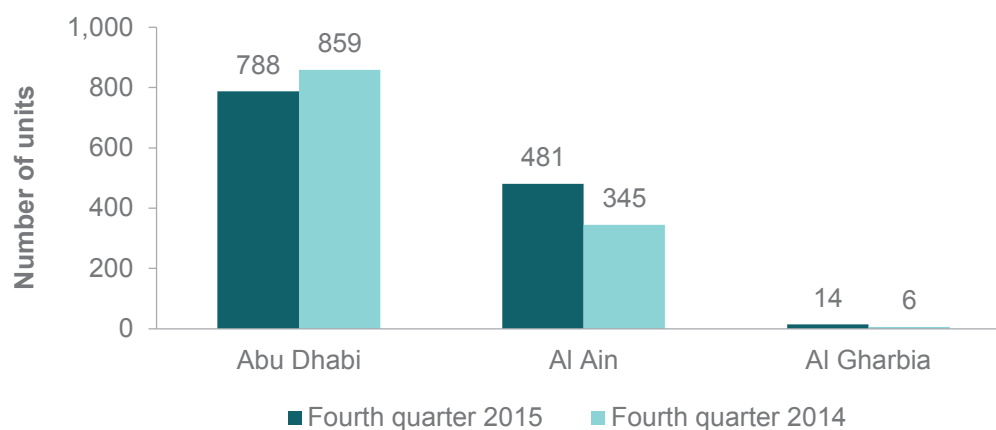


Source: Statistics Centre - Abu Dhabi

Distribution of Residential Units Completions by Region

The number of residential units completed in the Abu Dhabi region during the fourth quarter of 2015 totaled 788 units. In the Al Ain region, the number of residential units completed during the fourth quarter of 2015 totaled 481 units. And 14 in the Al Gharbia region.

Figure 9: Residential units completions by region, fourth quarter of 2015 and fourth quarter of 2014



Source: Statistics Centre - Abu Dhabi

Average Estimated Cost of Construction by Region

During the fourth quarter of 2015, the average estimated construction cost per square metre in the Emirate of Abu Dhabi ranged between AED 2,725 and AED 3,190 depending on the total built area, the interior finishes and type of use. The highest construction cost of AED 3,190 per square metre was for buildings with a construction area between 300 and 599 square metres. The lowest construction cost was AED 2,725 per square metre for buildings with a total construction area of more than 1200 square metres.

Table 3: Average estimated cost per square metre by construction area and region, fourth quarter of 2015

Construction area (m ²)	Abu Dhabi	Al Ain	Al Gharbia	Abu Dhabi Emirate
Less Than 300	0	2,980	0	2,980
300- 599	3,207	3,481	2,882	3,190
600- 899	3,062	2,708	2,715	2,828
900-1200	3,100	2,427	0	2,764
More than 1200	2,809	2,761	2,605	2,725

Source: Statistics Centre - Abu Dhabi

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 containing residential apartments (buildings and towers).

Public facilities: buildings owned by the government and used by the public e.g. a mosque, government educational centers, 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 2015.

Data collection

The questionnaires are distributed to the municipalities, where it should be completed by the municipal 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 statistical 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.

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