



مركز الإحصاء - أبوظبي
STATISTICS CENTRE - ABU DHABI

Building Completion Statistics

March quarter 2011

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1. Introduction

This statistical release by the Statistics Centre - Abu Dhabi (SCAD) provides statistics on building completions for the March quarter of 2011 for the three regions of the Emirate of Abu Dhabi. It presents statistics of the total number and value of building completions by region as well as by local area within each region. In addition, the release covers statistics of building completions by Building Type, Building Use and Building Areas and Costs.

Statistics in this release have been compiled using administrative data provided from municipalities in the Emirate of Abu Dhabi.

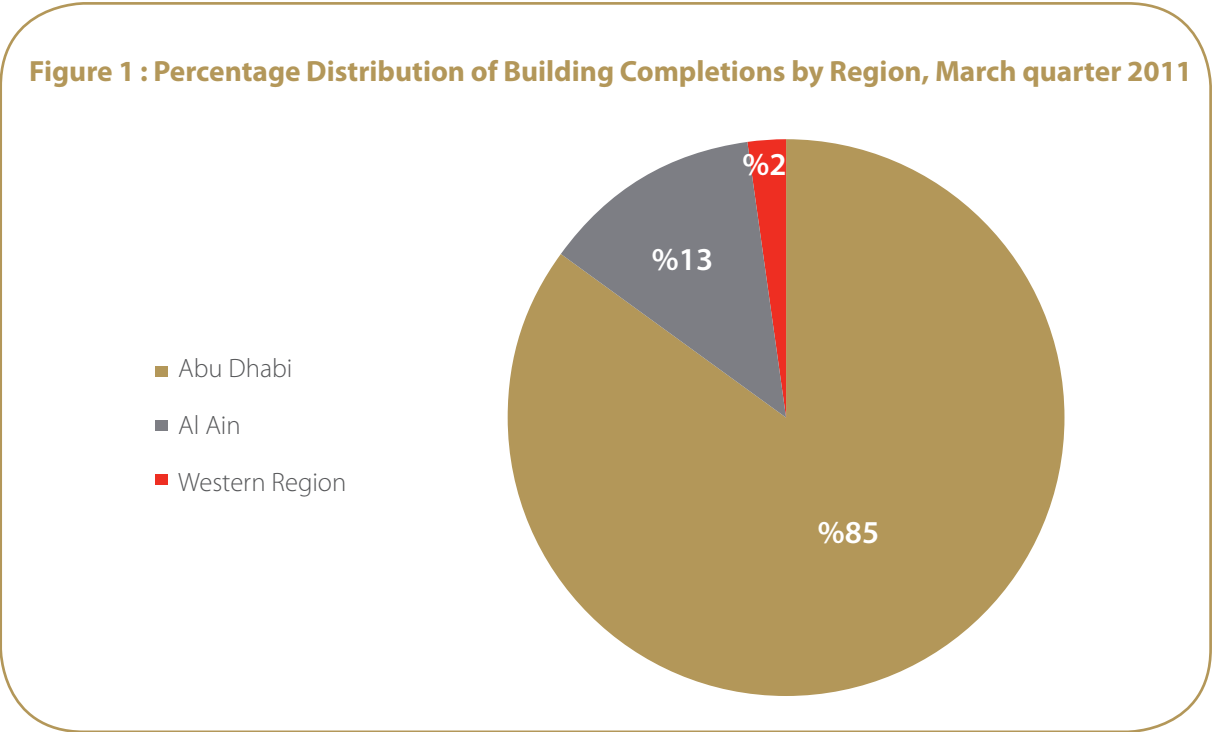
SCAD's statistics on Industry and Business specific topics, such as this release, can be accessed from the SCAD website <http://www.scad.ae> by following the statistics section on the website's home page.

The glossary and technical notes sections detail the technical definitions and statistical issues related to this release.

2. Distribution of Building Completions by Region

Completed buildings in the Abu Dhabi Region accounted for 85 per cent of the total completed buildings in the Emirate as shown in Figure 1.

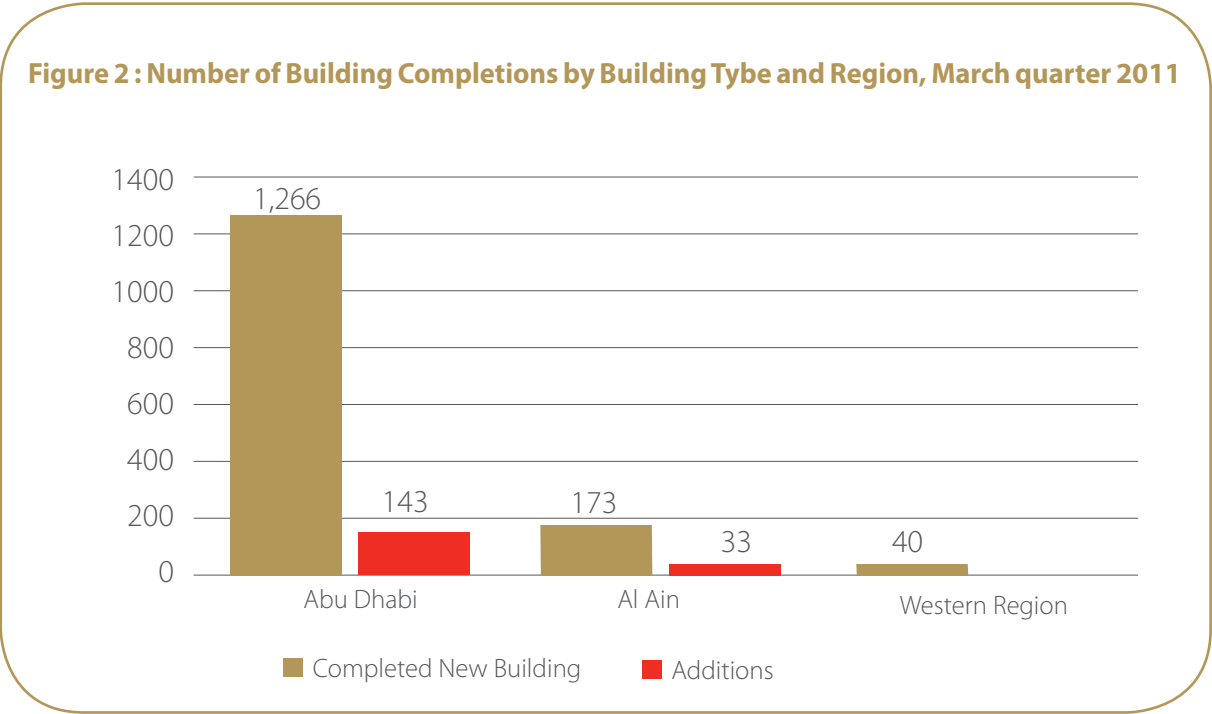
The distribution of completed buildings within the regions of Abu Dhabi varies. In Abu Dhabi Region, 67.8 per cent of the completed buildings were concentrated in the area located near "Al Raha Beach", known as "Al Reef Villas" following the completion of one of the project phases. "Mohammed Bin Zayed City" accounted for 12.8 per cent, followed by "Khalifa City (A)" with 4.3 per cent.



In Al Ain Region, the highest ratio of completed buildings was in "Al Yahar" with 13.1 per cent, followed by "Zakher" with 10.7 per cent.

3. Distribution of Building Completions by Type and Region

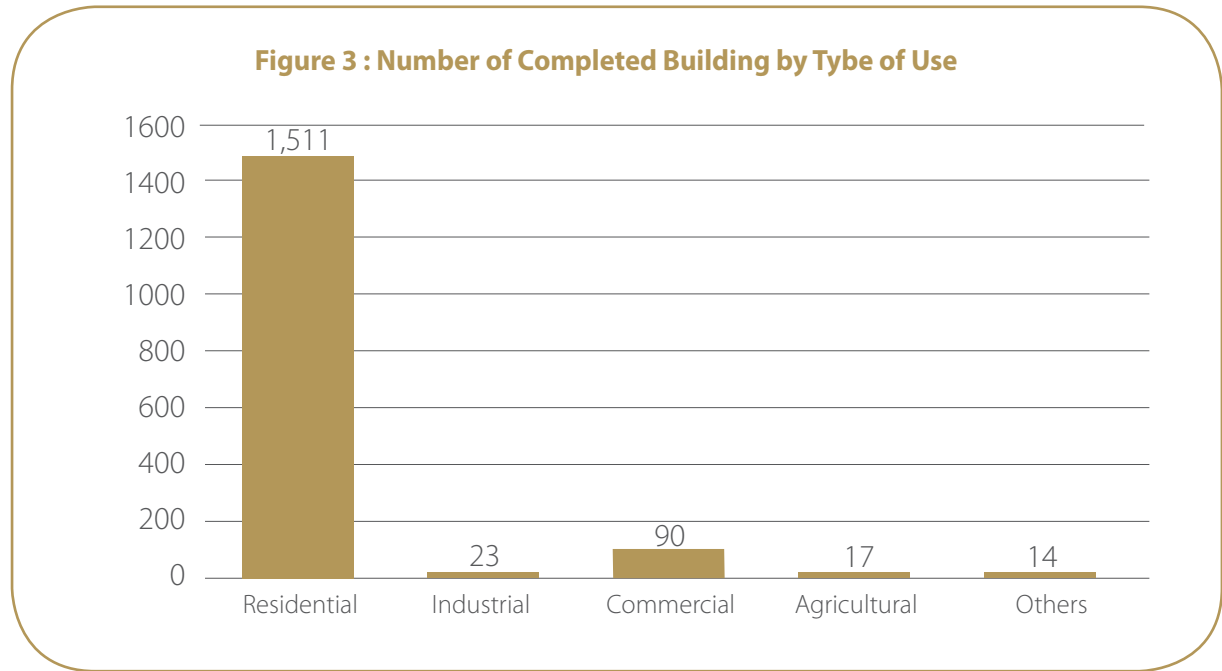
As shown in Figure 2, the number of new completed buildings in Abu Dhabi Region was 1,266 buildings, while completed additions to buildings were 143 in the March quarter of 2011.



In Al Ain Region, the number of new completed buildings was 173, while the number of completed additions was 33. The number of new completed buildings in the Western Region was 40 and no completed additions were recorded.

4. Building Completions by Type of Use

Figure 3 shows that, for the total Emirate, the number of buildings completed for residential use during the March quarter of 2011 was 1,511, while the number of completed commercial buildings was 90.



5. Building and Residential Unit Completions, by Region, Type of Building, Area and Cost

The number of completed new buildings in the Emirate of Abu Dhabi was 1,479, which included completion of 3,435 residential units. The number of building additions was 176 in the Emirate, with 198 additions to residential units. The total cost per square metre of construction for new buildings in the Emirate of Abu Dhabi amounted to AED 3,597 per square metre.

Table 1: Number and Cost of Construction of Building and Residential Unit Completions, by Region and Type of Building, March quarter 2011

Region	Type of Building	Number of Completed Buildings	Cost of Construction (AED/m ²)	Number of Completed Residential Units
Abu Dhabi	New buildings	1,266	3,632	3,227
	Additions	143	1,414	167
Al Ain	New buildings	173	2,989	183
	Additions	33	2,229	31
Western Region	New buildings	40	1,891	25
Emirate of Abu Dhabi	New buildings	1,479	3,597	3,435
	Additions	176	1,495	198

The number of completed residential units (new buildings and additions) in the Emirate of Abu Dhabi reached 3,633 while the number of completed buildings (new buildings and additions) in the Emirate was 1,655 which is equivalent to an average of 2.3 residential units per one building. As Figure 3 above showed, building completions in the March quarter of 2011 were mostly for residential use.

The number of completed residential buildings in the Emirate of Abu Dhabi reached 1,511, while the total built area was 1.9 million square metres and the total cost of construction amounted to AED 6.6 billion. Completed non-residential buildings numbered 144 with a total built area of 296 thousand square metres at a cost of AED 901 million.

Table 2: Area and Cost of Construction of Building and Residential Unit Completions, by Region and Type of Use, March quarter 2011

Region	Type of use	Number of Completed Buildings	Total Building Area (000m ²)	Estimated Cost (million AED)	Number of Completed Residential Units
Abu Dhabi	Residential buildings	1,298	1,798	6,419	3,366
	Non-residential buildings	111	276	854	28
Al Ain	Residential buildings	185	72	209	214
	Non-residential buildings	21	13	35	0
Western Region	Residential buildings	28	7	17	25
	Non-residential buildings	12	7	11	0
Emirate of Abu Dhabi	Residential buildings	1,511	1,878	6,645	3,605
	Non-residential buildings	144	296	901	28

6. Cost of Construction by Building Area

The area of building can be grouped into bands, as shown in Table (3). This table shows that the highest construction cost per square metre reached AED 4,204 for buildings of 300 to 599 square metres, while the cost was AED 3,510 per square metre in buildings that are larger than 1,200 square metres. Buildings with an area less than 600 square metres are mostly occupied by the owners of such properties, and thus the level of finishing is higher compared with buildings that are built for investment purposes.

Table 3: Number and Cost of Construction of Building, and Residential Unit Completions, and Average Number of Floors, by Size of Building Area, March quarter 2011

Building Area (square metres)	Number of Completed Buildings	Cost of construction (AED per square metre)	Number of Completed Residential Units	Average Number of Floors
Less than 300	166	4,074	241	2
300-599	147	4,204	154	2
600-899	169	3,644	171	2
900-1200	134	3,715	174	2
More than 1,200	1,040	3,510	2,894	3

7. 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) Non Residential: comprising

- **Industrial:** industrial buildings are used to conduct industrial activity e.g. factories.
- **Commercial:** buildings, which are used for commercial purposes e.g. stores, offices, shops, markets and exhibitions.
- **Public facilities:** are owned by the government and used by the public e.g. mosques, government educational centres, public parks, etc.
- **Residential commercial:** buildings that consist of several floors and used for both commercial and residential purposes.
- **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.
- **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 metres 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 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 2011, and are then aggregated into quarters by SCAD.

Source of Data

The data were provided 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.