



مركز الإحصاء  
STATISTICS CENTRE

# Building Completion **2013** Statistics

## Second Quarter

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## Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present the Building Completions publication for the second quarter of 2013 for the three regions of the Emirate of Abu Dhabi. The publication provides an 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. The statistical indicators in this publication have been compiled using administrative data provided by the municipalities of the Emirate of Abu Dhabi.

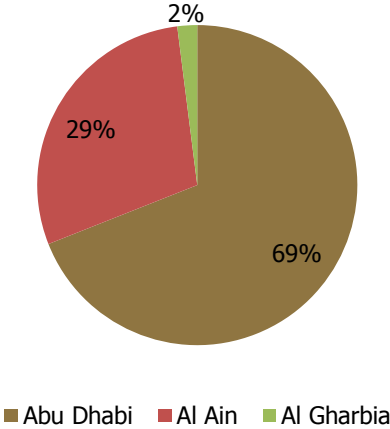
## Key Points

- There were 2,166 of completed buildings (new and additions) in the Emirate of Abu Dhabi during the second quarter of 2013.
- The number of new completed buildings in the Emirate of Abu Dhabi during the second quarter of 2013 was 1,633.
- The number of completed residential buildings in the Emirate of Abu Dhabi during the second quarter of 2013 was 1,963.
- Completed residential units in the Emirate of Abu Dhabi during the second quarter of 2013 totaled 4,173 units.
- The construction cost per square meter in the Emirate of Abu Dhabi during the second quarter of 2013 was AED 3,424.

### Distribution of Building Completions by Region

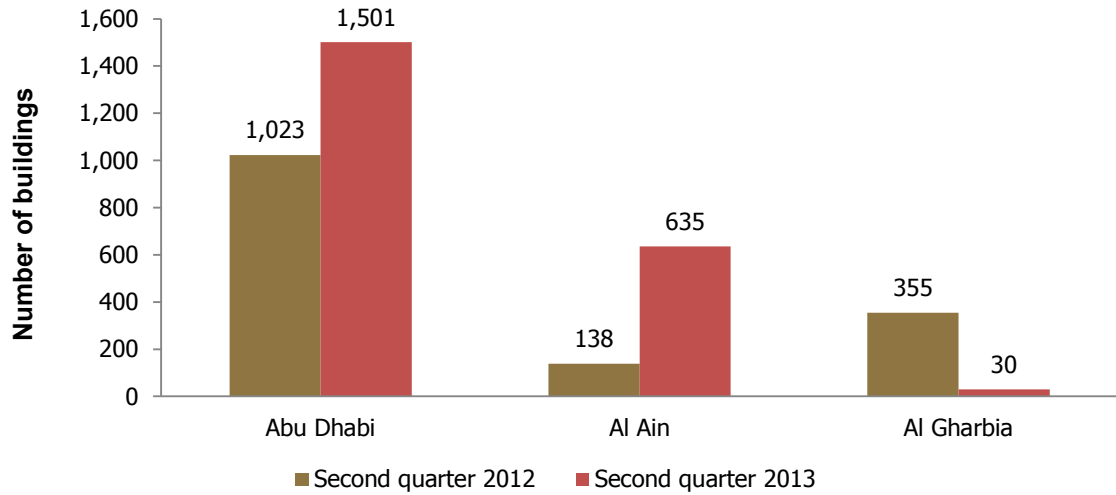
The number of completed buildings in the Emirate of Abu Dhabi totaled 2,166 of which 69% was located in the Abu Dhabi region. At the same time, completed buildings in the Al Ain and Al Gharbia regions represented 29% and 2% respectively.

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



The number of completed buildings in the Abu Dhabi region was 1,501 during the second quarter of 2013, an increase of 46.7% compared with the second quarter of 2012. The number of completed buildings in the Al Ain region during the second quarter of 2013 totaled 635 buildings. In the Al Gharbia region, the number of completed buildings decreased from 355 in the second quarter of 2012 to 30 in the second quarter of 2013.

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



### Distribution of Building Completions by Type and Region

The number of new completed buildings in the Emirate of Abu Dhabi increased from 1,427 during the second quarter of 2012 to 1,633 during the second quarter of 2013. 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 89 in the second quarter of 2012 to 533 in the second quarter of 2013.

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

Region	Type	Second quarter 2013	Second quarter 2012
<b>Abu Dhabi</b>	New buildings	1,074	956
	Additions	427	67
<b>Al Ain</b>	New buildings	529	116
	Additions	106	22
<b>Al Gharbia*</b>	New buildings	30	355
<b>Abu Dhabi Emirate</b>	<b>New buildings</b>	<b>1,633</b>	<b>1,427</b>
	<b>Additions</b>	<b>533</b>	<b>89</b>
<b>Total</b>		<b>2,166</b>	<b>1,516</b>

\*Both new buildings and additions are included.

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

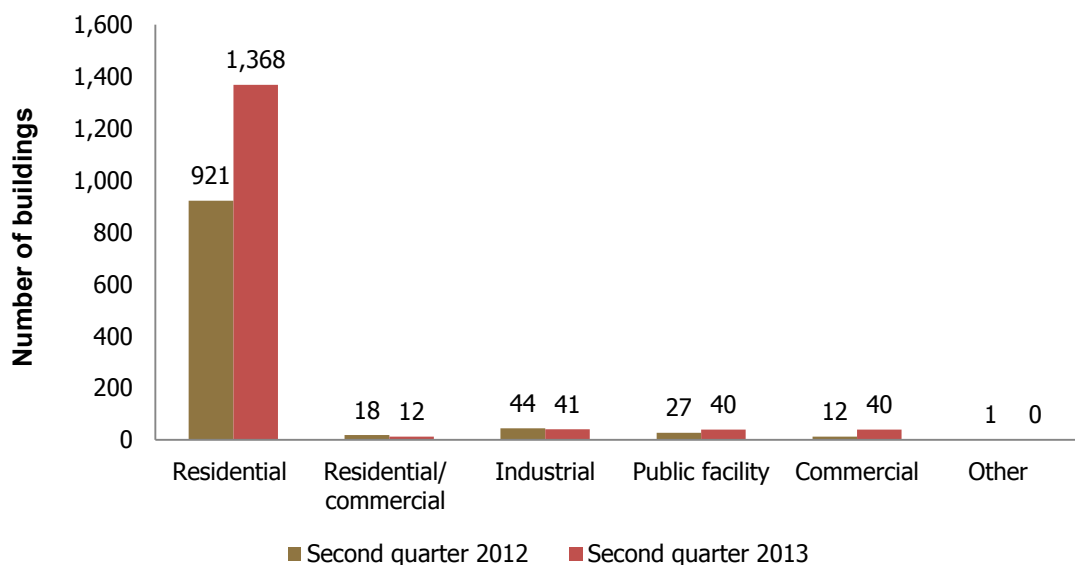
Data shows that 90.6% of the completed buildings in the Emirate of Abu Dhabi during the second quarter of 2013 were residential buildings, totaling 1,963 buildings. The number of commercial buildings was 77 buildings.

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

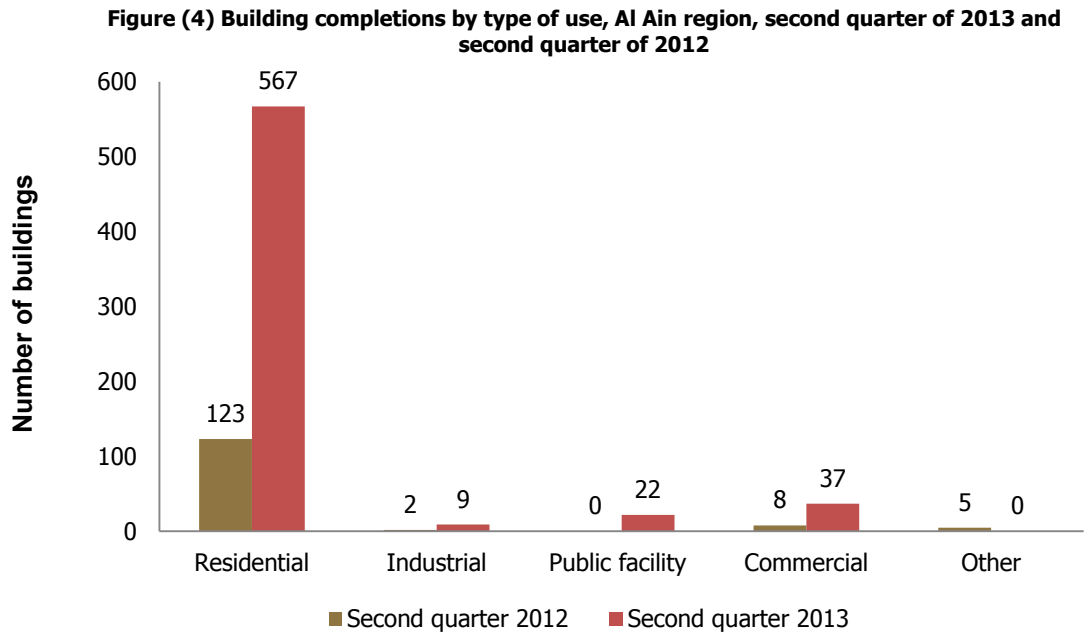
Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
<b>Residential</b>	1,368	567	28	<b>1,963</b>
<b>Residential- commercial</b>	12	0	0	<b>12</b>
<b>Industrial</b>	41	9	2	<b>52</b>
<b>Public facilities</b>	40	22	0	<b>62</b>
<b>Commercial</b>	40	37	0	<b>77</b>
<b>Total</b>	<b>1,501</b>	<b>635</b>	<b>30</b>	<b>2,166</b>

As shown in Figure (3), the majority of completed buildings in the Abu Dhabi region during the second quarter of 2013 were residential buildings, equaling 1,368 buildings, while the number of industrial buildings equaled 41 buildings while the number of public facilities totaled 40 buildings.

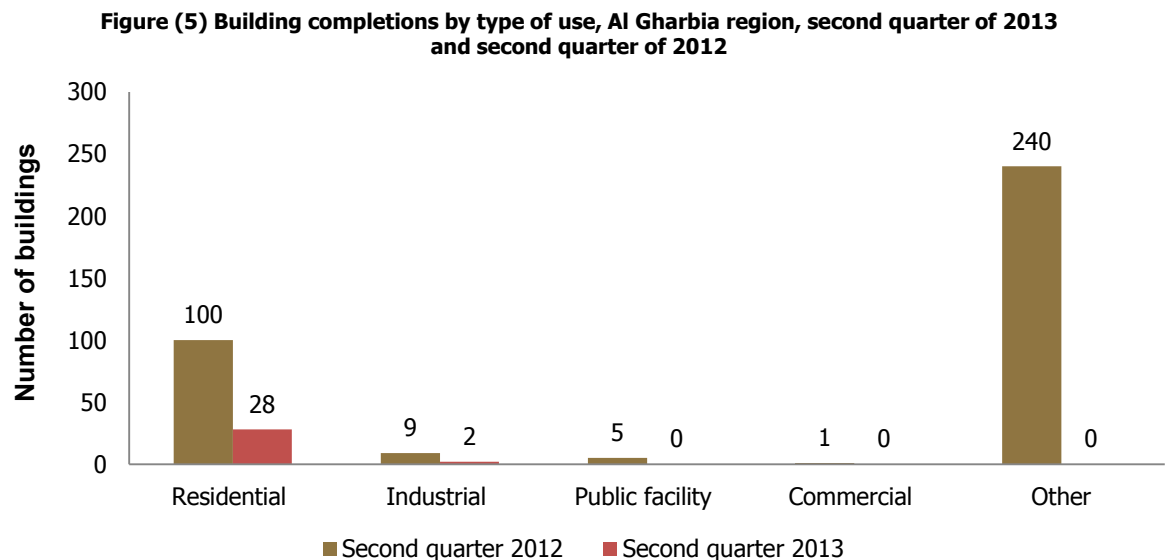
**Figure (3) Building completions by type of use, Abu Dhabi region, second quarter of 2013 and second quarter of 2012**



The number of completed residential buildings in the Al Ain region in the second quarter of 2013 equaled 567, while the number of commercial and public facility buildings was equal to 37 and 22 buildings, as shown in Figure (4).



In the Al Gharbia region, the number of completed residential units in the second quarter of 2013 declined to 28 buildings compared with 100 buildings in the second quarter of 2012. The number of industrial, commercial and public facility buildings decreased as shown in Figure (5).

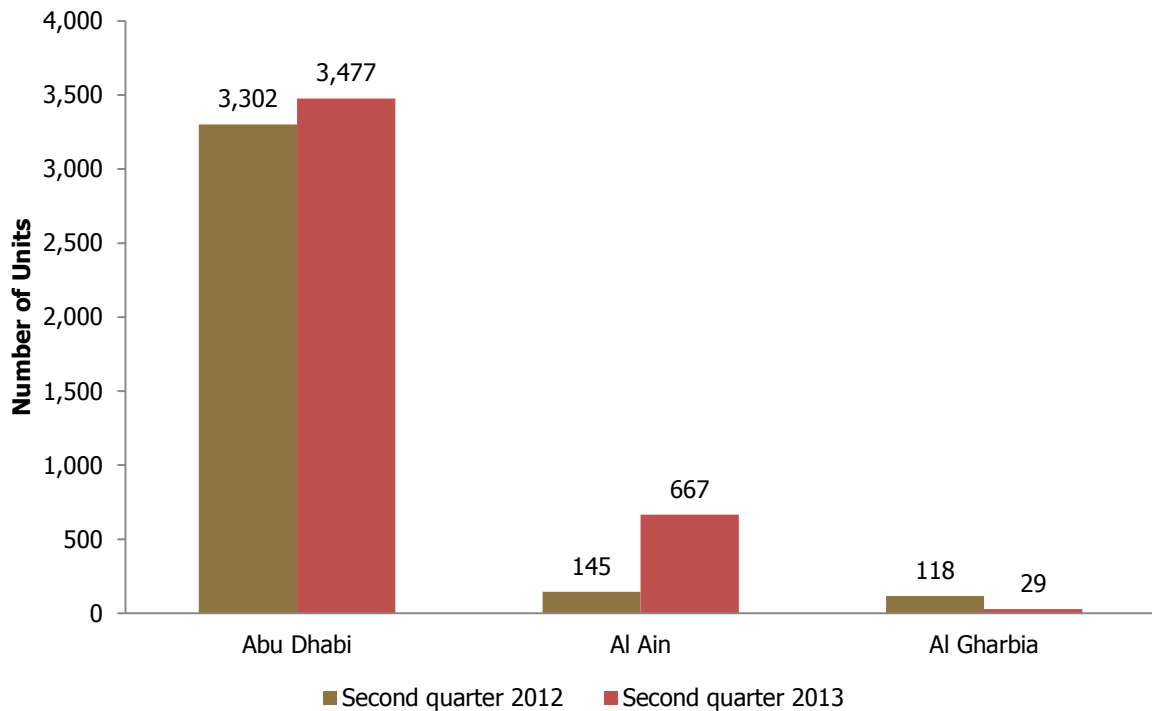




## Distribution of Residential Units Completions by Region

The number of completed residential units in the Abu Dhabi region during the second quarter of 2013 totaled 3,477 units, an increase of 5.3% compared with the second quarter of 2012. In the Al Ain region, the number of completed residential units during the second quarter of 2013 totaled 667 units, a rise of 522 units compared with the second quarter 2012. In the Al Gharbia region, the number of completed residential units declined from 118 units in the second quarter of 2012 to 29 units in the second quarter of 2013.

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



### Average Estimated Cost of Construction by Building Area

During the second quarter of 2013, the average estimated construction cost per square meter in the Emirate of Abu Dhabi ranged between AED 3,339 and AED 3,512 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 ranging between 600 and 899 square metre had the highest construction cost of AED 3,512 per square metre. Buildings with a total construction area of more than 1200 square metre had the lowest construction cost of AED 3,339 per square metre.

**Table (3) Average estimated cost per square metre in the Emirate of Abu Dhabi by construction area, second quarter of 2013**

Construction area (m <sup>2</sup> )	Abu Dhabi	Al Ain	Al Gharbia	Total
<b>300- 599</b>	4,399	3,900	2,135	<b>3,478</b>
<b>600- 899</b>	3,843	3,600	3,092	<b>3,512</b>
<b>900- 1200</b>	4,132	3,850	2,119	<b>3,367</b>
<b>More than 1200</b>	3,524	3,200	3,293	<b>3,339</b>

## Explanatory notes

### 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. a mosque, 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 included in the certificate of completion form.

**Estimated cost:** total amount spent on complete construction of the building over the full period of construction.

## **Technical Notes**

### **Scope of the work**

This publication 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 2013.

### **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.

