



مركز الإحصاء  
STATISTICS CENTRE

# Building Completion Statistics 2013

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

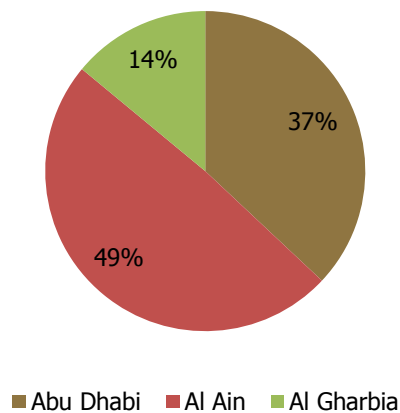
## Key Points

- The number of buildings completed (new and additions) in the Emirate of Abu Dhabi during the fourth quarter of 2013 totaled 1,120 buildings.
- The number of new buildings completed during the fourth quarter of 2013 totaled 856 buildings.
- A total of 893 residential buildings were completed during the fourth quarter of 2013.
- The number of residential units completed during the fourth quarter of 2013 totaled 1,284 units.
- The average construction cost per square meter in the Emirate of Abu Dhabi for buildings completed during the fourth quarter of 2013 amounted to AED 3,500.

## Distribution of Building Completions by Region

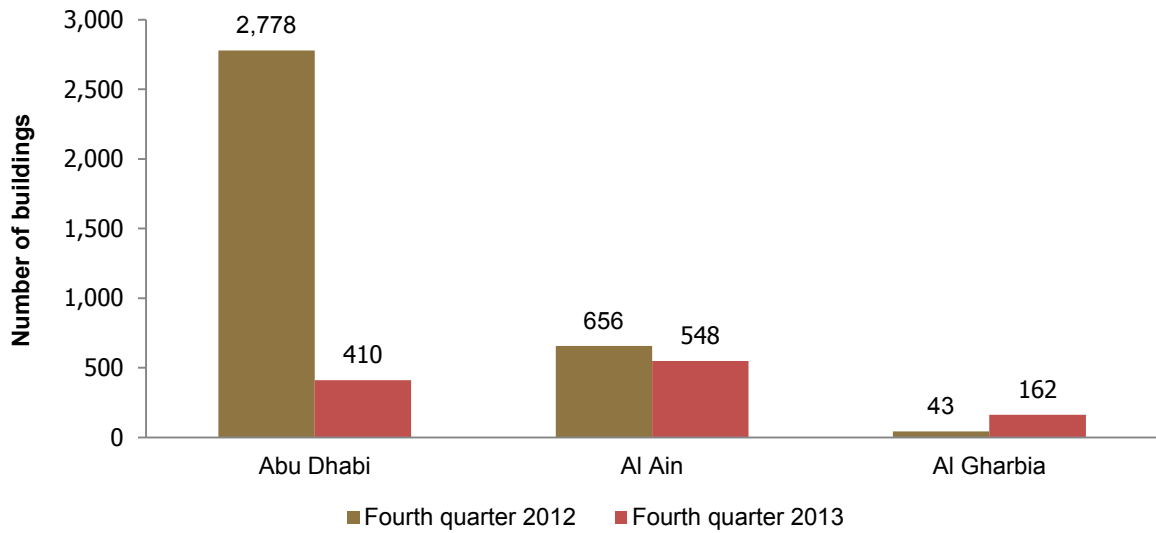
The number of buildings completed in the Emirate of Abu Dhabi was 1,120 in the fourth quarter of 2013 of which 37% was in the Abu Dhabi region. At the same time, buildings completed in the Al Ain and Al Gharbia regions represented 49% and 14% respectively.

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



The number of buildings completed in the Abu Dhabi region during the fourth quarter of 2013 equaled 410 buildings, as shown in Figure (2). The number of buildings completed in the Al Ain region during the fourth quarter of 2013 totaled 548 buildings. In the Al Gharbia region, the number of buildings completed has increased to 162 compared with 43 during same period of 2012.

Figure (2) Building completions by region, fourth quarter of 2013 and fourth 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 fourth quarter of 2013 totaled 1,120 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 264 additions.

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

Region	Type	Fourth quarter 2013	Fourth quarter 2012
<b>Abu Dhabi</b>	New building	280	2,735
	Addition	130	43
<b>Al Ain</b>	New building	456	547
	Addition	92	109
<b>Al Gharbia</b>	New building	120	43
	Addition	42	0
<b>Abu Dhabi Emirate</b>	<b>New building</b>	<b>856</b>	<b>3,325</b>
	<b>Addition</b>	<b>264</b>	<b>152</b>
<b>Total</b>		<b>1,120</b>	<b>3,477</b>

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

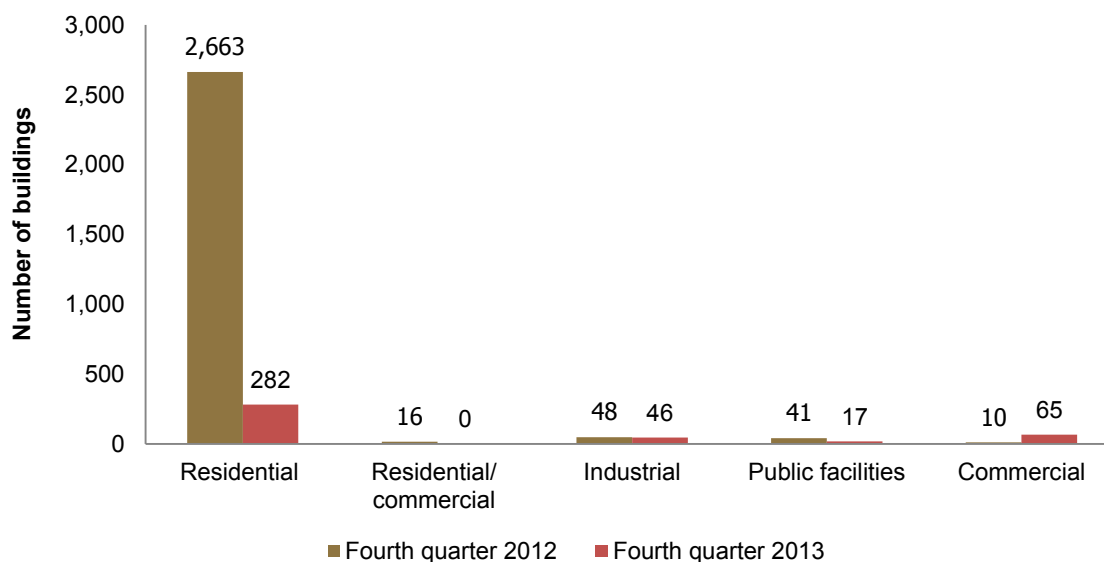
The results from an analysis of administrative data shows that 79% of the buildings completed in the Emirate of Abu Dhabi during the fourth quarter of 2013 were in the residential category, totaling 893 buildings. The number of industrial buildings completed was 56, while 98 commercial buildings and 73 public facilities were completed.

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

Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
<b>Residential</b>	282	489	122	<b>893</b>
<b>Industrial</b>	46	8	2	<b>56</b>
<b>Public facilities</b>	17	19	37	<b>73</b>
<b>Commercial</b>	65	32	1	<b>98</b>
<b>Total</b>	<b>410</b>	<b>548</b>	<b>162</b>	<b>1,120</b>

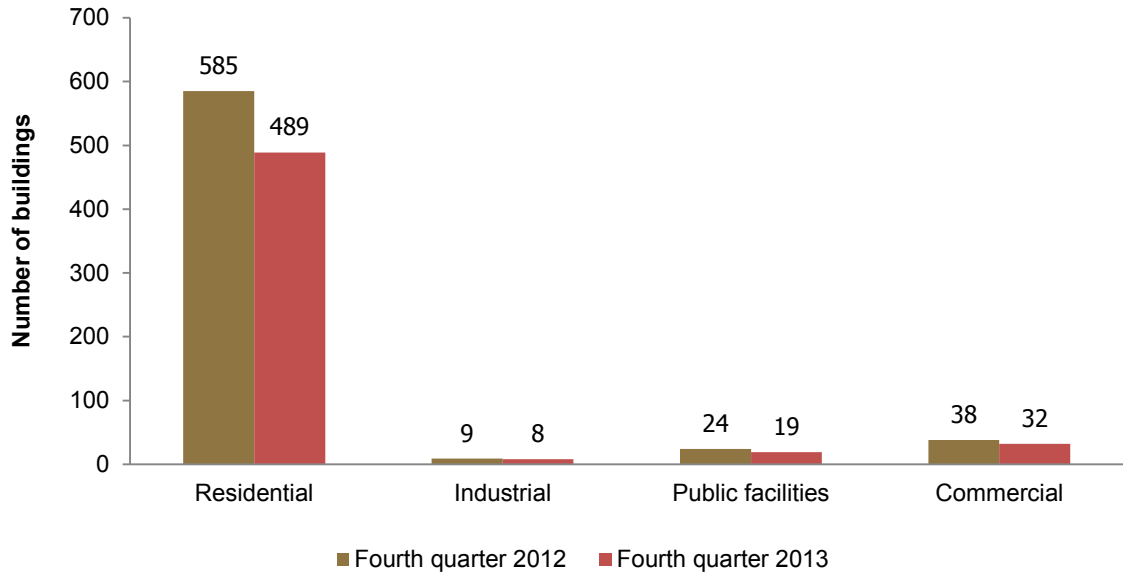
As shown in Figure (3), the majority of buildings completed in the Abu Dhabi region during the fourth quarter of 2013 were residential, equaling 282 buildings, while 46 industrial and 65 commercial buildings were completed over this period.

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



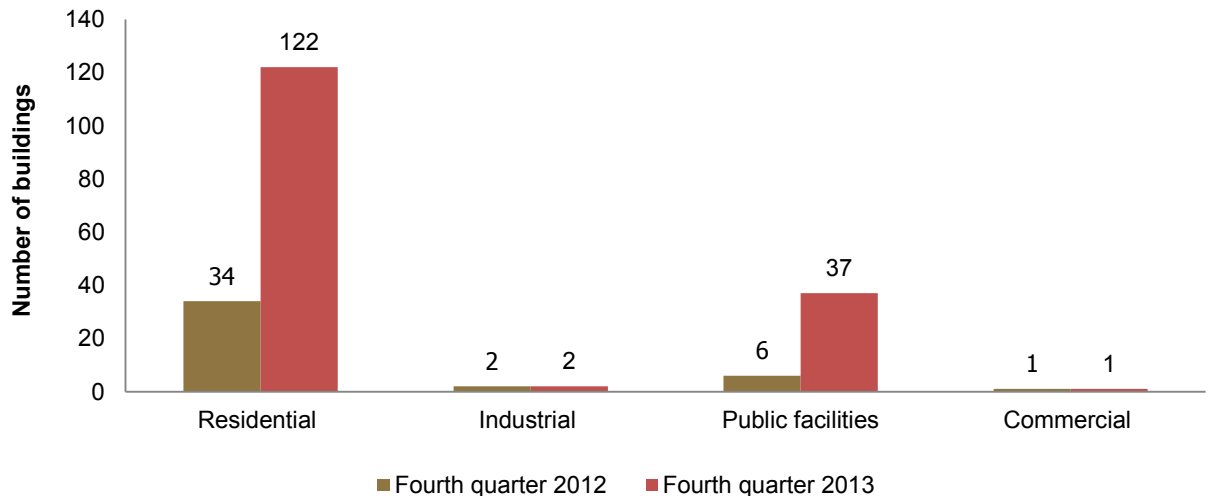
The number of residential buildings completed in the Al Ain region in the fourth quarter of 2013 equaled 489, while 32 commercial and 19 public facilities buildings were completed, as shown in Figure (4).

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



In the Al Gharbia region, the number of residential units completed in the fourth quarter of 2013 increased to 122 compared with 34 in the fourth quarter of 2012. The number of public facilities buildings completed increased to 37 during the same period as shown in Figure (5).

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



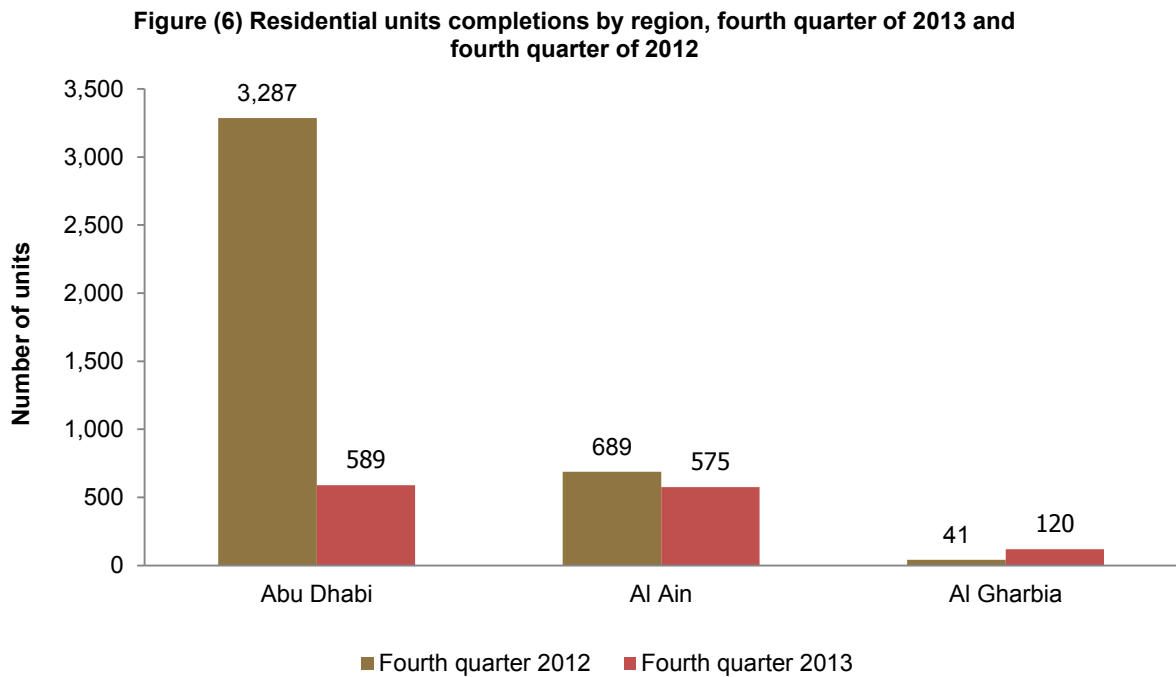


## Distribution of Residential Units Completions by Region

The number of residential units completed in the Abu Dhabi region during the fourth quarter of 2013 was 589 units.

In the Al Ain region, the number of residential units completed during the fourth quarter of 2013 totaled 575 units.

In the Al Gharbia region, the number of residential units completed increased to 120 units during the fourth quarter of 2013, compared with 41 in the fourth quarter of 2012.



## Average Estimated Cost of Construction by Building Area

During the fourth quarter of 2013, the average estimated construction cost per square meter in the Emirate of Abu Dhabi ranged between AED 2,819 and AED 4,089 depending on the total built area, the interior finishes and type of use. The highest construction cost of AED 4,089 per square meter was for buildings with a total construction area between 900 and 1200 square meter. The lowest construction cost was AED 2,819 per square meter for buildings with a total construction area greater than 1200 square meter.

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

Construction area (m <sup>2</sup> )	Abu Dhabi	Al Ain	Al Gharbia	Abu Dhabi Emirate
<b>Below 300</b>	3,607	3,500	3,400	<b>3,502</b>
<b>300- 599</b>	4,140	3,800	3,800	<b>3,913</b>
<b>600- 899</b>	3,286	3,200	3,000	<b>3,162</b>
<b>900- 1200</b>	5,759	3,300	3,200	<b>4,086</b>
<b>More than 1200</b>	2,957	2,800	2,700	<b>2,819</b>

## 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.

