



مركز الإحصاء - أبوظبي  
STATISTICS CENTRE - ABU DHABI

# Building Completion **2011** Statistics

## Third Quarter

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## Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present this report on the Building Completions for the third quarter of 2011 for the three regions of the Emirate of Abu Dhabi. The report provides analysis on the total number of building completions by region. In addition, the release covers statistics of building completions by building type, building use and building cost.

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

## Summary of Results

- Number of completed buildings (new and additions) in the Third quarter of 2011 of the Emirate of Abu Dhabi 1,432 buildings.
- Number of new completed buildings in the Third quarter of 2011 of the Emirate of Abu Dhabi 1,326 buildings.
- Number of completed residential buildings in the Third quarter of 2011 of the Emirate of Abu Dhabi 807 buildings.
- Number of completed residential units in the Third quarter of 2011 of the Emirate of Abu Dhabi 3,941 units.
- Estimated average construction cost per square metre in the Third quarter of 2011 of the Emirate of Abu Dhabi 3,969 AED.

### Distribution of Building Completions by Region

Completed buildings in Abu Dhabi region during the third quarter of 2011 represents 76.0 per cent of the total number of 1,432 completed buildings as shown in Figure (1). Whereas completed buildings in Al Ain and Al Gharbia were 21.0 per cent and 3.0 per cent respectively.

**Figure (1) Distribution of Building Completions by Region, Third Quarter 2011**

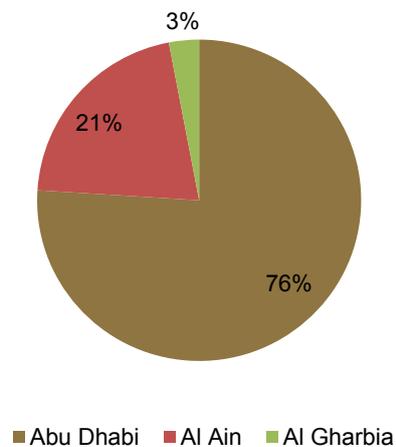
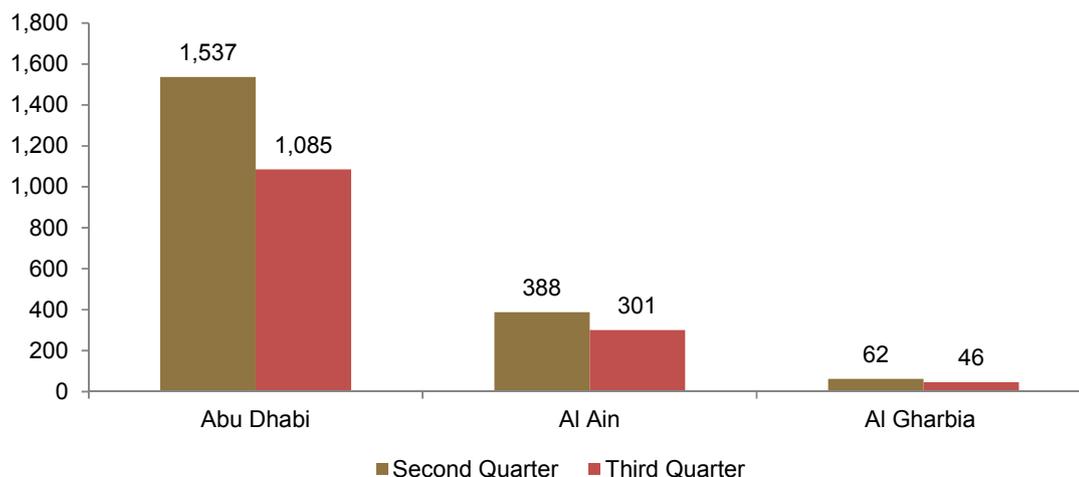


Figure (2) shows a decline in the number of completed buildings in Abu Dhabi region during the third quarter of 2011 by 29.4 per cent compared to the second quarter. The number of completed buildings in Abu Dhabi region totaled 1,085 buildings. More over The number of completed buildings in Al Ain region equaled 301 buildings, representing a decline of 22.4 per cent compared to the second quarter. The number of completed buildings in Al Gharbia region decreased from 62 buildings in the second quarter to 46 buildings in the third quarter, a decline of 25.8 per cent.

**Figure (2) Building Completions by Region, Second and Third Quarters 2011**



### Distribution of Building Completions by Type and Region

The number of new completed buildings in the Emirate of Abu Dhabi totaled 1,326 buildings in the third quarter, representing a decline of 466 buildings compared to the second quarter. Likewise, The number of additions, adding a building on the same piece of land or adding a unit to an existing building, totaled 106 in the third quarter, representing a decline of 89 buildings compared to the second quarter.

**Table (1) Building Completions by Region and Type, Second and Third Quarters 2011**

Region	Type	Second Quarter	Third Quarter	%
<b>Abu Dhabi</b>	New Building	1,404	1,020	-27.4
	Additions	133	65	-51.1
<b>Al Ain</b>	New Building	326	260	-20.2
	Additions	62	41	-33.9
<b>Al Gharbia *</b>	New Building	62	46	-25.8
<b>Abu Dhabi Emirate</b>	<b>New Building</b>	<b>1,792</b>	<b>1,326</b>	<b>-26.0</b>
	<b>Additions</b>	<b>195</b>	<b>106</b>	<b>-45.6</b>
<b>Total</b>		<b>1,987</b>	<b>1,432</b>	<b>-27.9</b>

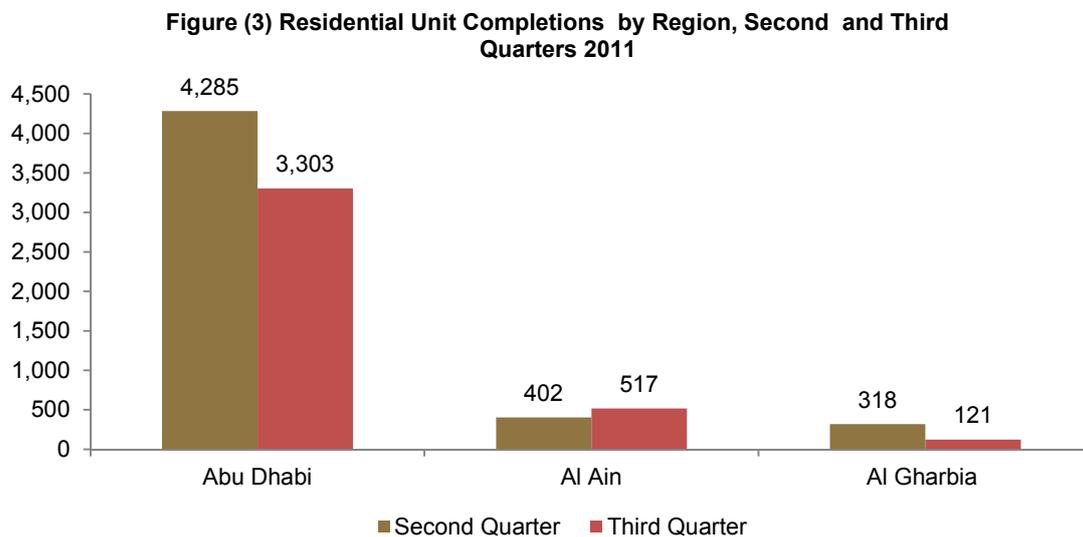
\*Both new buildings and additions are included in this figures.

### Distribution of Residential Unit Completions by Region

The number of completed residential units in Abu Dhabi region during the third quarter of 2011 totaled 3,303 units. This represents a decline of 22.9 per cent compared with the second quarter.

The number of completed residential units in Al Ain region totaled 517 units, an increase of 115 units compared to the second quarter.

In Al Gharbia Region, the number of completed residential units declined by 61.9 per cent. Figure (3) shows that the number of completed residential units totaled 121 units during the third quarter.



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

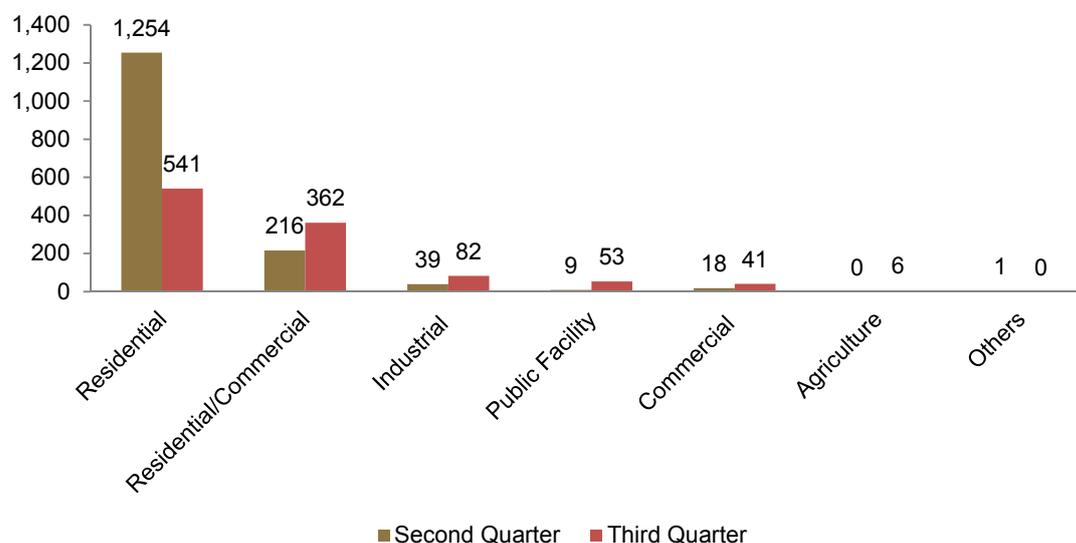
Data shows that 56.4 per cent of the completed buildings in the third quarter are residential, the number of completed residential buildings in the third quarter totaled 807 of the total. The number classified as “residential/commercial” buildings equaled 392, or 27.4 per cent of the total. The number of agricultural buildings represented less than 1 per cent of the total, or 6 buildings as shown in table (2).

**Table (2): Completed Buildings by Type of Use and Region, Third Quarter 2011**

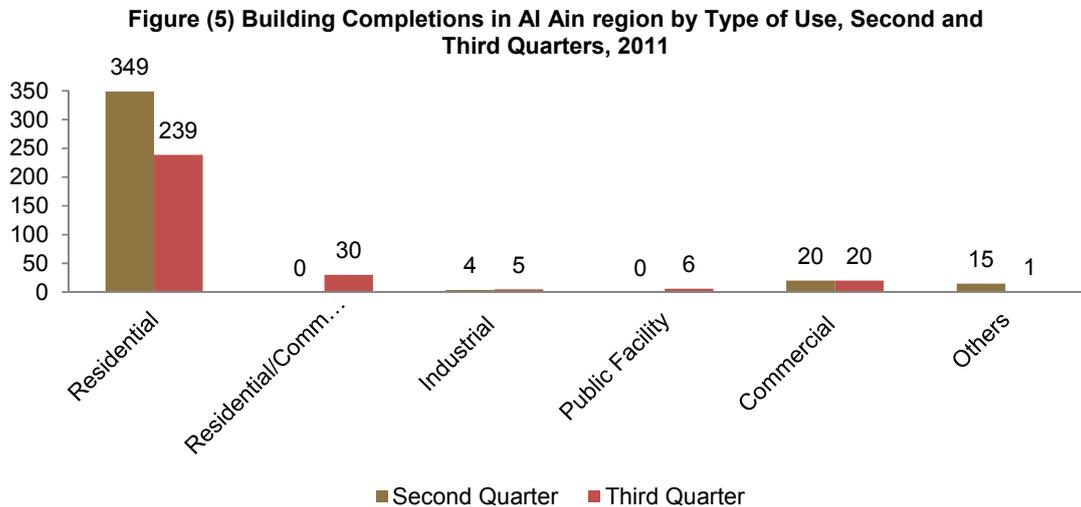
Type of Building	Abu Dhabi	Al Ain	Al Gharbia	Total
Residential	541	239	27	807
Residential/Commercial	362	30	0	392
Industrial	82	5	12	99
Public Facility	53	6	6	65
Commercial	41	20	1	62
Agriculture	6	0	0	6
Others	0	1	0	1
<b>Total</b>	<b>1,085</b>	<b>301</b>	<b>46</b>	<b>1,432</b>

Data in Figure (4) shows that most of the completed buildings in Abu Dhabi region are residential buildings; the number of residential buildings totaled 541 in the third quarter and 1,254 in the second quarter. Meanwhile, the number of residential/commercial buildings equaled 362, representing an increase of 146 buildings compared to the second quarter. Buildings classified as commercial, industrial and public facilities all showed an increase in the third quarter compared with the second quarter.

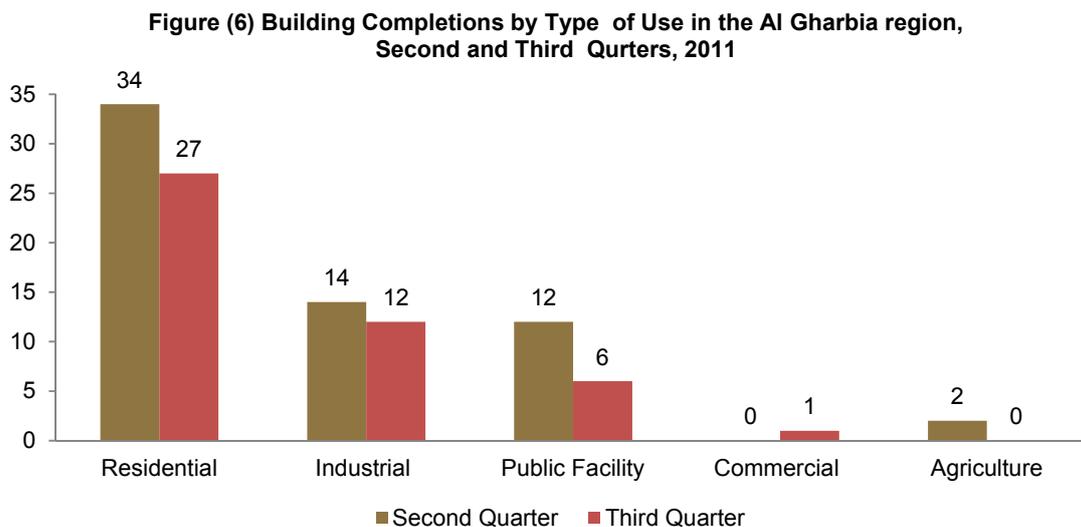
**Figure (4) Building Completions by Type of Use in Abu Dhabi region, Second & Third Quarters, 2011**



The number of completed residential buildings in Al Ain region in the third quarter decreased to 239 buildings, representing a 31.5 per cent decline compared to the second quarter. The number of “residential/commercial” buildings in Al Ain region totaled 30 buildings as shown in Figure (5).



In Al Gharbia region, most types of buildings showed a decline during the third quarter compared to the second quarter 2011. Data shows that the number of the completed residential units totaled 27 buildings, while the number of industrial buildings equaled 12 buildings in the same quarter. as shown in Figure (6)



### Average Estimated Cost of Construction by Building Area

During the second and third quarters, the estimated average construction cost per square metre in the Emirate of Abu Dhabi ranged between AED 3,459 and AED 4,490, depending on the total built area, the interior finishes and type of use. Data shows that buildings, which were used as residence by the property owner, had the highest cost compared to the others that were used for investment purposes. Buildings with construction areas between 300-599 square metres had the highest construction cost of AED 4,490 and were mostly used as a residence by the property owner. Buildings with construction area of more than (600- 899) square metres had the lowest construction cost of AED 3,459.

Data shown in table (3) indicates that the estimated average cost per square metre in Abu Dhabi region was higher than Al Ain and Al Gharbia regions. The estimated construction cost in Abu Dhabi was higher than Al Ain by 28.4% for construction areas exceeding 1200 square metre. The estimated cost in Al Ain region was higher than Al Gharbia by around 15.2 per cent for construction areas exceeding 1200 square metre.

**Table (3) average estimated cost per square metre of building space and territory as, second and third quarter 2011**

Construction Area(m <sup>2</sup> )	Abu Dhabi	Al Ain	Al Gharbia	Total
<b>Less than 300</b>	4,527	4,445	2,338	<b>4,367</b>
<b>300 - 599</b>	4,746	3,767	3,399	<b>4,490</b>
<b>600 - 899</b>	3,637	3,047	1,996	<b>3,459</b>
<b>900 - 1200</b>	3,975	2,319	1,579	<b>3,587</b>
<b>More than 1200</b>	4,945	3,850	3,341	<b>3,945</b>

## 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.

### 2) Type of Use

- a. **Residential:** used for residential purposes.
- b. **Industrial:** used to conduct industrial activity e.g. factories.
- c. **Commercial:** used for commercial purposes e.g. stores, offices, shops, markets and exhibitions.
- d. **Public facilities:** owned by the government and used by the public e.g. mosques, government educational centers, public parks, etc.
- e. **Residential commercial:** buildings that consist of several floors and used for both commercial and residential purposes.
- f. **Agricultural buildings:** Agricultural buildings are structures designed for farming and agricultural practices, including: growing and harvesting of crops and raising livestock and animals.
- g. **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.

## **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.

### **Data Collection**

The questionnaire is distributed to the municipalities, where it should be filled 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.

