



مركز الإحصاء - أبوظبي  
STATISTICS CENTRE - ABU DHABI

# Building Completion Statistics 2011

**Fourth Quarter**

Date of Release: March 2012

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## Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present this report on the Building Completions for the fourth 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.

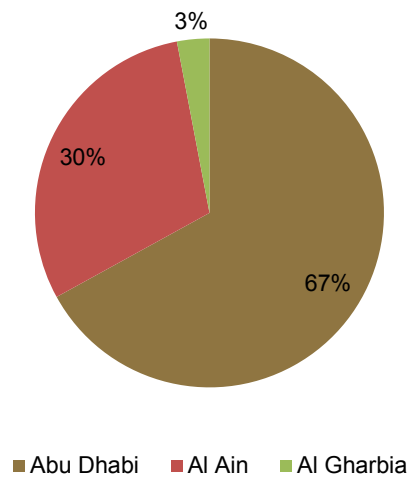
## Summary of Results

- Number of completed buildings (new and additions) in the Fourth quarter of 2011 of the Emirate of Abu Dhabi 1,108 buildings.
- Number of new completed buildings in the Fourth quarter of 2011 of the Emirate of Abu Dhabi 1,019 buildings.
- Number of completed residential buildings in the Fourth quarter of 2011 of the Emirate of Abu Dhabi 646 buildings.
- Number of completed residential units in the Fourth quarter of 2011 of the Emirate of Abu Dhabi 2,908 units.
- Estimated average construction cost per square metre in the Fourth quarter of 2011 of the Emirate of Abu Dhabi 3,615 AED.

### Distribution of Building Completions by Region

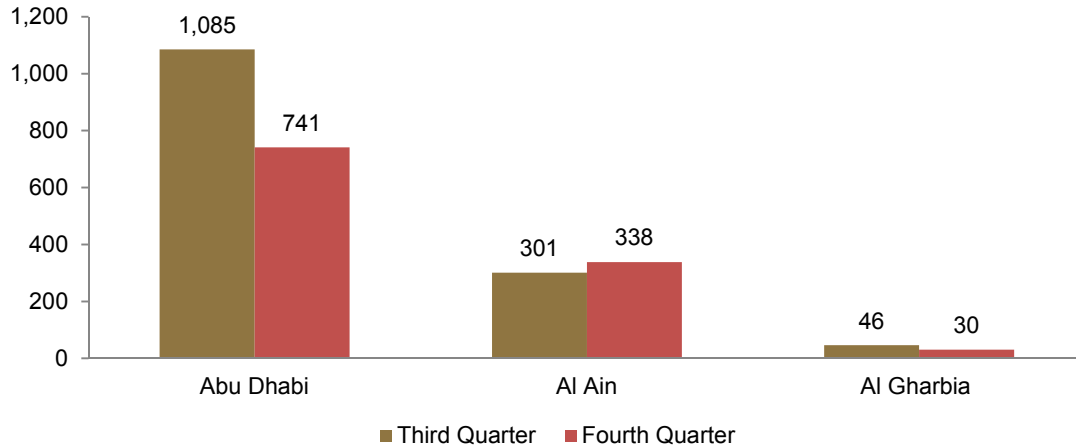
Completed buildings in Abu Dhabi region during the fourth quarter of 2011 represents 67.0 per cent of the total number 1,108 completed buildings as shown in Figure (1). Whereas completed buildings in Al Ain and Al Gharbia regions were 30.0 per cent and 3.0 per cent respectively.

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



During the fourth quarter of 2011, the number of completed buildings in Abu Dhabi region declined by 31.7 per cent compared to the third quarter as shown in Figure (2). In the fourth quarter The number of completed buildings in Abu Dhabi region totaled 741 buildings. More over The number of completed buildings in Al Ain region totaled 338 buildings, representing an increase of 12.3 per cent. The number of completed buildings in Al Gharbia region showed decline of 34.8 per cent, as the number declined from 46 in the third quarter to 30 in the fourth quarter.

**Figure (2) Building Completions by Region, Third & Fourth Quarters 2011**



### Distribution of Building Completions by Type and Region

The number of new buildings that were completed in the Emirate of Abu Dhabi totaled 1,019 during the fourth quarter, representing a decline of 307 buildings compared to the third quarter. Likewise, The number of additions, adding a building on the same piece of land or adding a unit to an existing building, totaled 90 in the, representing a decline of 16 buildings compared to the third quarter.

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

Region	Type	Third Quarter	Fourth Quarter	%
<b>Abu Dhabi</b>	New Building	1,020	697	<b>-31.7</b>
	Additions	65	44	<b>-32.3</b>
<b>Al Ain</b>	New Building	260	292	<b>12.3</b>
	Additions	41	46	<b>12.2</b>
<b>Al Gharbia*</b>	New Building	46	30	<b>-34.8</b>
<b>Abu Dhabi Emirate</b>	<b>New Building</b>	<b>1,326</b>	<b>1,019</b>	<b>-23.2</b>
	<b>Additions</b>	<b>106</b>	<b>90</b>	<b>-15.1</b>
<b>Total</b>		<b>1,432</b>	<b>1,109</b>	<b>-22.6</b>

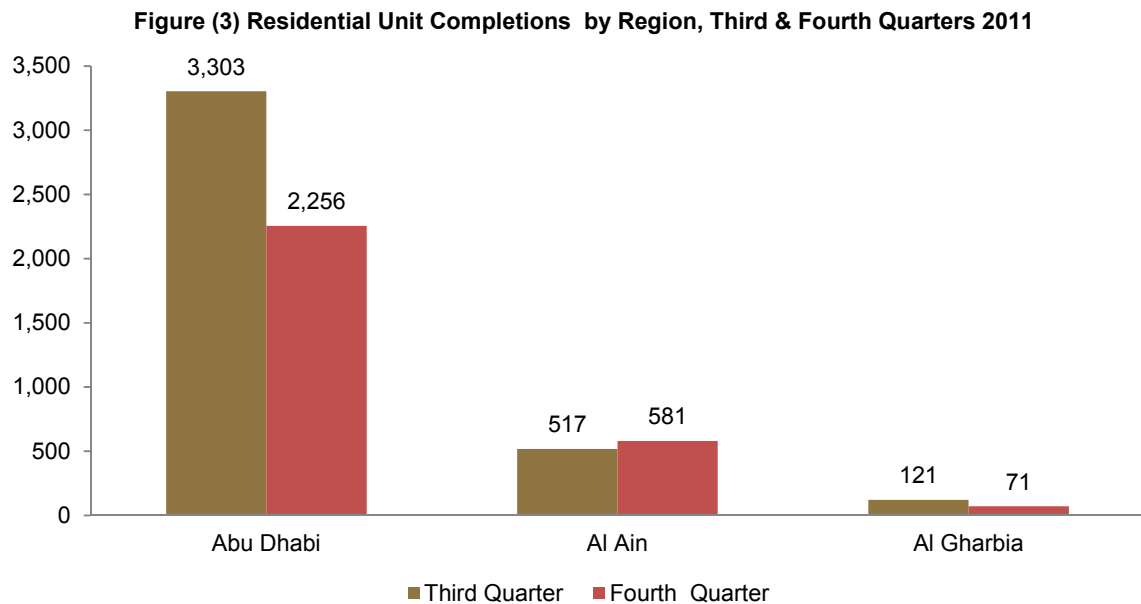
\*Both new buildings and additions are included in this figures.

### Distribution of Residential Unit Completions by Region

The number of completed residential units in Abu Dhabi region during the fourth quarter of 2011 totaled 2,256 units. This represents a decline of 31.7 per cent compared to the third quarter.

The number of completed residential units in Al Ain region totaled 581 units, an increase of 64 compared to the third quarter.

In Al Gharbia region, the number of completed residential units declined by 41.3 per cent. Figure (3) shows that the number of completed residential units totaled 71 units during the fourth quarter.



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

Data shows that 58.3 per cent of the completed buildings in the fourth quarter are residential, the number of completed residential buildings totaled 646. The number of buildings classified as “residential/commercial” buildings equaled 281, or 25.4 per cent of the total. The number of agricultural buildings represented less than 1 per cent of the total, or 4 buildings as shown in table (2).

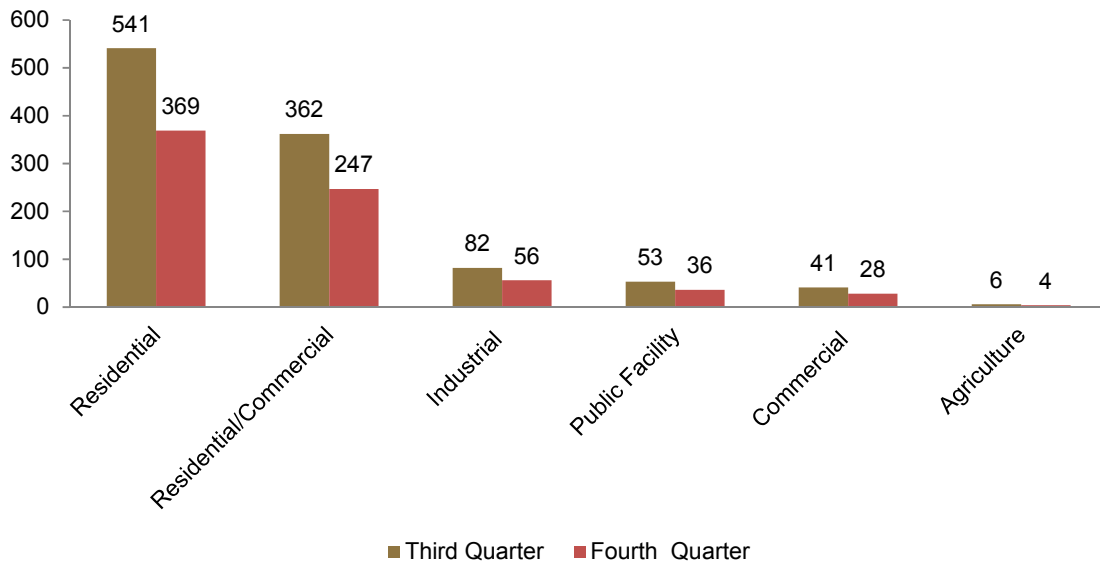
**Table (2): Completed Buildings by Type of Use and Region, Fourth Quarter 2011**

Type of Building	Abu Dhabi	Al Ain	Al Gharbia	Total
<b>Residential</b>	369	268	9	<b>646</b>
<b>Residential/Commercial</b>	247	34	0	<b>281</b>
<b>Industrial</b>	56	6	15	<b>77</b>
<b>Public Facility</b>	36	7	3	<b>46</b>
<b>Commercial</b>	28	22	0	<b>50</b>
<b>Agriculture</b>	4	0	0	<b>4</b>
<b>Others</b>	0	1	3	<b>4</b>
<b>Total</b>	<b>740</b>	<b>338</b>	<b>30</b>	<b>1108</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 369 in the fourth quarter and 541 in the third quarter. Meanwhile, the number of “residential/commercial” buildings equaled 247, representing a decline of 115 compared to the third quarter. Buildings classified as commercial, industrial and public facilities decreased in the fourth quarter compared to the third quarter.

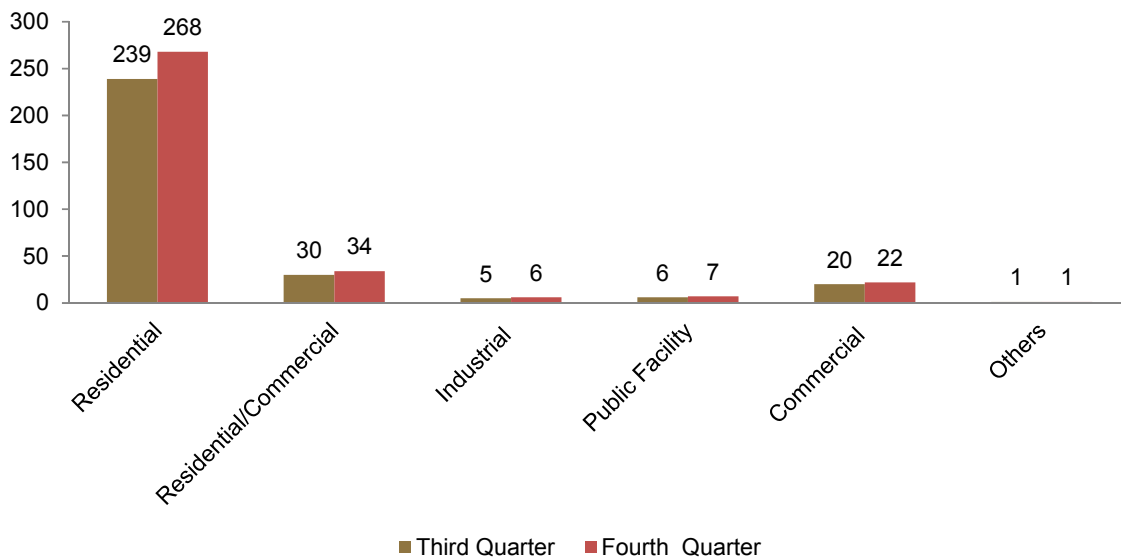


**Figure (4) Building Completions in Abu Dhabi region by Type of Use, Third & Fourth Quarters, 2011**



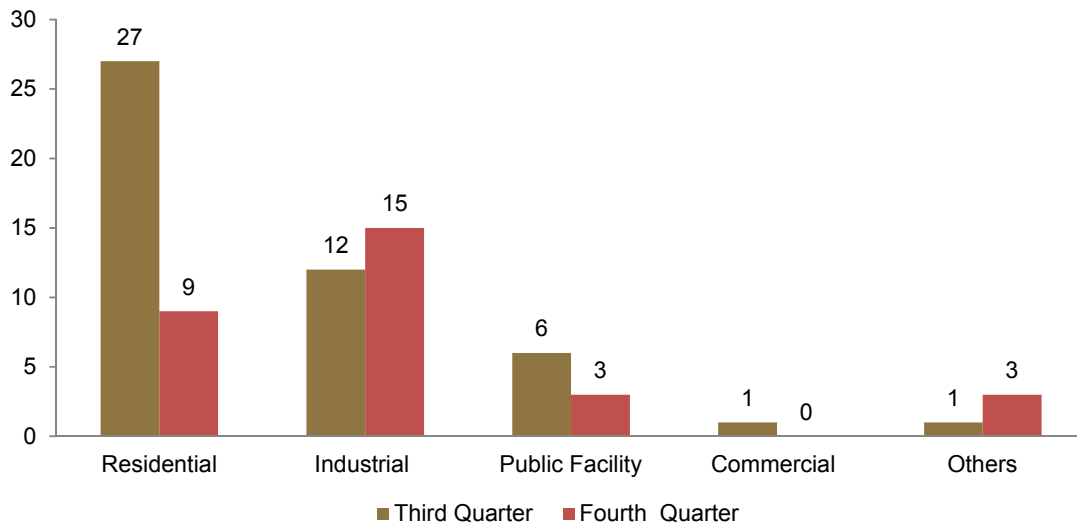
The number of completed residential buildings in Al Ain region in the fourth quarter increased to 268 buildings, representing an increase of 12.3 per cent compared to the third quarter. Buildings classified as “residential/commercial”, industrial and public facilities in Al Ain region slightly increased as shown in Figure (5).

**Figure (5) Building Completions in Al Ain region by Type of Use, Third & Fourth Quarters, 2011**



In Al Gharbia region, the number of completed residential buildings declined to 9 units during the fourth quarter, while the number of completed industrial buildings totaled 15 buildings in the same quarter. as shown in Figure (6)

**Figure (6) Building Completions in Al Gharbia region by Type of Use, Third & Fourth Quarters, 2011**



### Average Estimated Cost of Construction by Building Area

During the third and fourth quarters, the estimated average construction cost per square metre in the Emirate of Abu Dhabi ranged between AED 3,265 and AED 4,100, 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 a total construction area s between 300-599 square metres had the highest construction cost of AED 4,100 and were mostly used as a residence by the property owner. Buildings with a total construction area of more than (900- 1200) square metre had the lowest construction cost of AED 3,265.

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

Construction Area(m <sup>2</sup> )	Abu Dhabi	Al Ain	Al Gharbia	Total
<b>Less than 300</b>	3,710	3,971	2,338	<b>3,930</b>
<b>300 - 599</b>	4,361	3,857	3,714	<b>4,100</b>
<b>600 - 899</b>	3,498	2,947	1,996	<b>3,464</b>
<b>900 - 1200</b>	3,615	2,643	0	<b>3,265</b>
<b>More than 1200</b>	5,256	4,079	3,821	<b>3,317</b>

Data shown in table (3) indicates that the construction cost in Abu Dhabi region was higher than Al Ain and Al Gharbia regions for construction areas exceeding 300 square metre. The construction cost in Al Ain was higher than Abu Dhabi and Al Gharbia for construction areas less than 300 square metre.

## 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 but not limited to: 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 metre 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.

