



Building Completion Statistics Fourth Quarter - 2012

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Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present this report on Building Completions for the fourth quarter of 2012 for the three regions of the Emirate of Abu Dhabi. The report provides analysis on the total number of completed buildings by region. In addition, the release covers statistics of completed buildings by building type, building use and building area and cost.

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

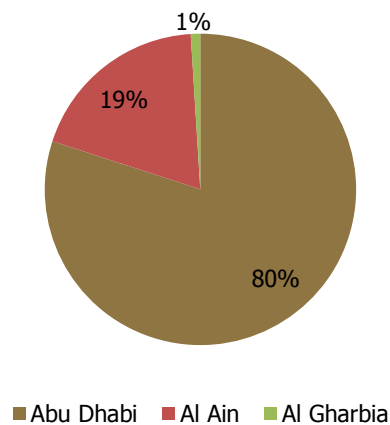
Key Points

- The number of completed buildings (new and additions) in the Emirate of Abu Dhabi during the fourth quarter of 2012 totaled 3,477 buildings.
- The number of new completed buildings in the Emirate of Abu Dhabi during the fourth quarter of 2012 totaled 3,325 buildings.
- The number of completed residential buildings in the Emirate of Abu Dhabi during the fourth quarter of 2012 totaled 3,282 buildings.
- The number of completed residential units in the Emirate of Abu Dhabi during the fourth quarter of 2012 totaled 4,017 units.
- The construction cost per square metre in the Emirate of Abu Dhabi during the fourth quarter of 2012 amounted to AED 3,663.

Distribution of Building Completions by Region

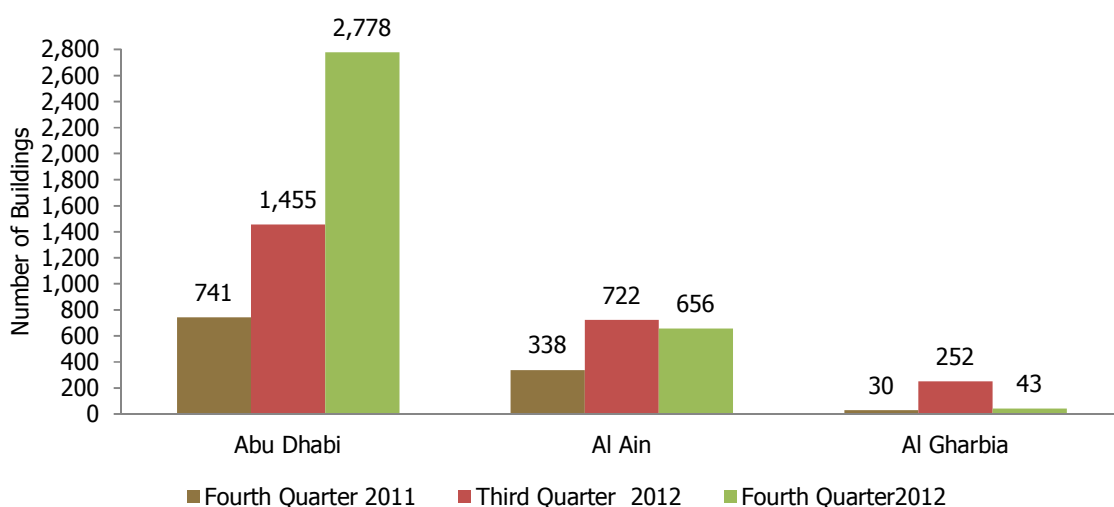
Completed buildings in the Abu Dhabi region during the fourth quarter of 2012 represented 80% of the total number of 3,477 buildings, as shown in Figure (1). At the same time, completed buildings in the Al Ain and Al Gharbia regions represented 19% and 1% respectively.

Figure (1) Distribution of building completions by region, fourth quarter 2012



The number of completed buildings in the Abu Dhabi region during the fourth quarter of 2012 equaled 2,778 buildings, a 91% increase compared with the third quarter of 2012, as shown in Figure (2). The number of completed buildings in the Al Ain region decreased from 722 in the third quarter of 2012 to 656 in the fourth quarter. In the Al Gharbia region, the number of completed buildings has declined compared with the third quarter of 2012, totaling 43 buildings in the fourth quarter of 2012.

Figure (2) Building completions by region, third and fourth quarters of 2012 and fourth quarter of 2011



Distribution of Building Completions by Type and Region

The number of new completed buildings in the Emirate of Abu Dhabi during the fourth quarter of 2012 totaled 3,325 buildings, an increase of 1,077 buildings compared with the third quarter in 2012. The number of additions i.e. adding a building on the same piece of land or adding a unit to an existing building declined from 181 in the third quarter of 2012 to 152 in the fourth quarter of 2012.

Table (1) Building completions by region and type, third and fourth quarters of 2012 and fourth quarter of 2011

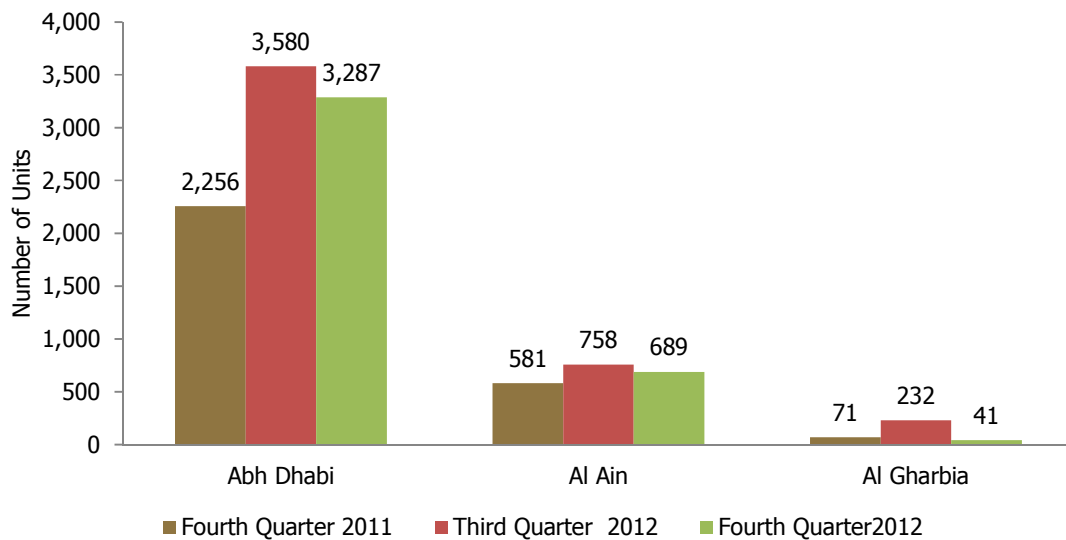
Region	Type	Fourth Quarter 2011	Third Quarter 2012	Fourth Quarter 2012
Abu Dhabi	New building	697	1,389	2,735
	Addition	44	66	43
Al Ain	New building	292	607	547
	Addition	46	115	109
Al Gharbia*	New building	30	252	43
Abu Dhabi Emirate	New building	1,019	2,248	3,325
	Addition	90	181	152
Total		1,109	2,429	3,477

*Both new buildings and additions are included.

Distribution of Residential Units Completions by Region

The number of completed residential units during the fourth quarter of 2012 in the Abu Dhabi region totaled 3,287 units, a decrease of 293 units compared with the third quarter of 2012. In the Al Ain region, the number of completed residential units during the fourth quarter of 2012 totaled 689 units, a decline of 69 units compared with the third quarter 2012. In the Al Gharbia region, the number of completed residential units during the fourth quarter of 2012 totaled 41 buildings, a decline of 191 units compared with the third quarter of 2012.

Figure (3) Residential units completions by region, third and fourth quarters of 2012 and fourth quarter of 2011



Distribution of Building Completions by Type of Use and Region

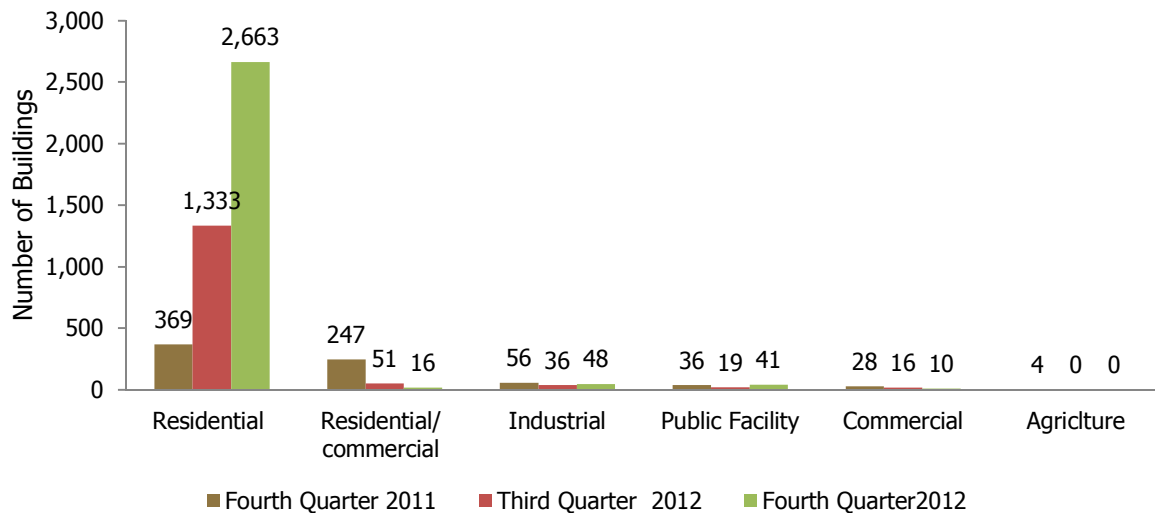
Data shows that 94% of the completed buildings in the Emirate of Abu Dhabi during the fourth quarter of 2012 were residential buildings, totaling 3,282 buildings.

Table (2) Building completions by type of use and region, fourth quarter of 2012

Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
Residential	2,663	585	34	3,282
Residential- commercial	16	0	0	16
Industrial	48	9	2	59
Public facilities	41	24	6	71
Commercial	10	38	1	49
Total	2,778	656	43	3,477

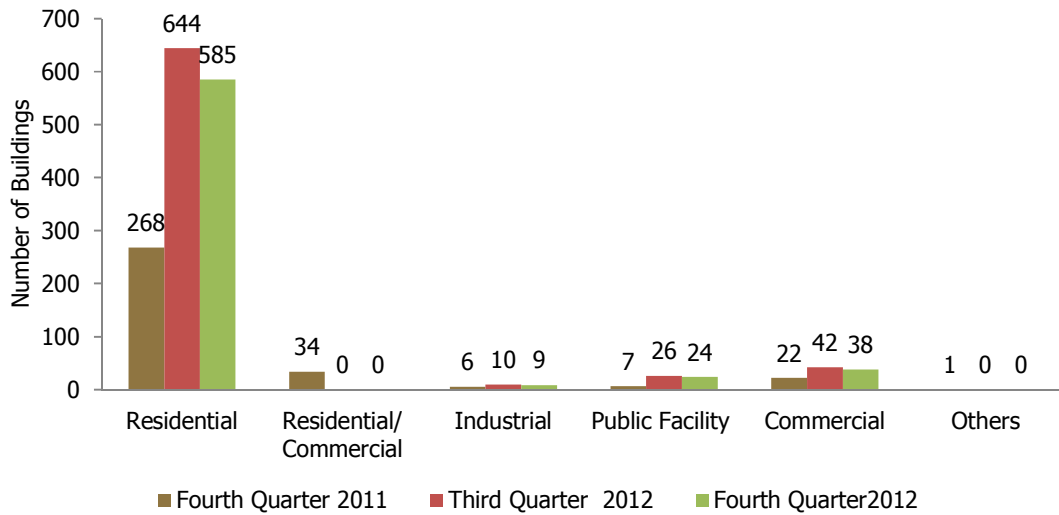
As shown in Figure (4), the majority of the completed buildings in the Abu Dhabi region during the fourth quarter of 2012 were residential buildings, equaling 2,663 buildings, while the number of industrial buildings equaled 48 buildings and the number of public facilities totaled 41 buildings.

Figure (4) Building completions by type of use, Abu Dhabi Region, third and fourth quarters of 2012 and fourth quarter of 2011



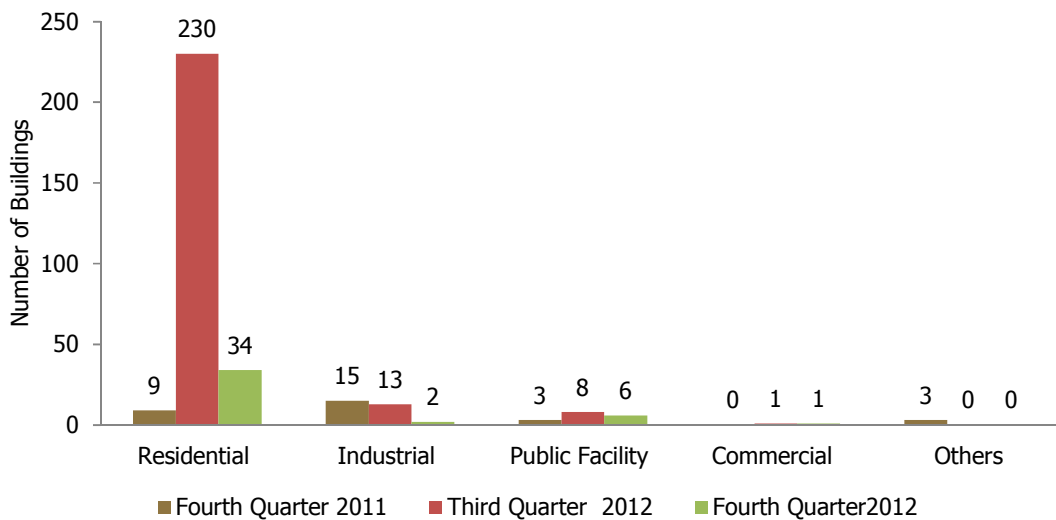
The number of completed residential buildings in the Al Ain region in the fourth quarter of 2012 declined by 9.2% compared with the third quarter of 2012. At the same time, the number of non-residential buildings was similar as shown in Figure (5).

Figure (5) Building completions by type of use, Al Ain region, third and fourth quarters of 2012 and fourth quarter of 2011



In the Al Gharbia region, the number of completed residential units in the fourth quarter of 2012 totaled 34 buildings compared with 230 buildings in the third quarter of 2012 as shown in Figure (6).

Figure (6) Building completions by type of use, Al Gharbia region, third and fourth quarters of 2012 and fourth quarter of 2011



Average Estimated Cost of Construction by Building Area

During the fourth quarter of 2012, the average estimated construction cost per square metre in the Emirate of Abu Dhabi ranged between AED 2,937 and AED 4,253 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 between 900 to 1200 square metre had the highest average construction cost of AED 4,253 per square metre. Buildings with a total construction area of more than 1200 square metre had the lowest average construction cost of AED 2,937 per square metre.

Table (3) Average estimated cost per square metre in the Emirate of Abu Dhabi by construction area, fourth quarter of 2012

Construction area (m ²)	Abu Dhabi	Al Ain	Al Gharbia	Average
Less than 300	4,082	3,700	3,333	3,705
300- 599	4,176	4,000	4,301	4,159
600- 899	3,799	3,560	2,428	3,262
900- 1200	4,406	4,100	-	4,253
More than 1200	3,435	3,100	2,277	2,937

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: 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. mosques, 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 metres 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 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 2012.

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.