



مركز الإحصاء
STATISTICS CENTRE

Building Completion Statistics

2015
Third Quarter

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Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present the Building Completions publication for the third quarter of 2015 for the three regions of the Emirate of Abu Dhabi. The publication, which includes administrative data gathered from municipalities in the emirate of Abu Dhabi, 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 used in the completion of building completion statistics. Readers are encouraged to refer to that section while reading the statistics and information outlined in the publication.

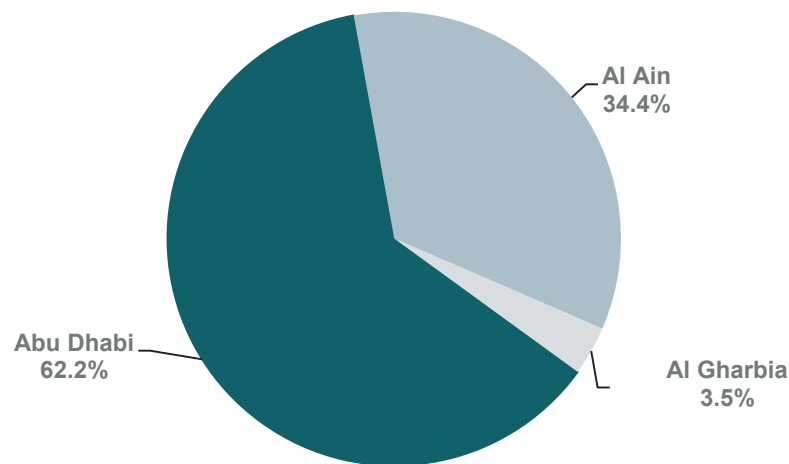
Key Points

- The number of buildings completed (new and additions) in the Emirate of Abu Dhabi during the third quarter of 2015 was **806**.
- The number of new buildings completed in the Emirate of Abu Dhabi during the third quarter of 2015 was **671**.
- The number of residential buildings completed in the Emirate of Abu Dhabi during the third quarter of 2015 was **660**.
- The number of residential units completed in the Emirate of Abu Dhabi during the third quarter of 2015 was **1,469**.
- The average construction cost per square metre in the Emirate of Abu Dhabi for buildings completed during the third quarter of 2015 amounted to AED **2,867**.

Distribution of Building Completions by Region

The number of buildings completed in the Emirate of Abu Dhabi during the third quarter of 2015 was 806 of which 62.2% was in the Abu Dhabi region. At the same time, buildings completed in the Al Ain and Al Gharbia regions contributed 34.4% and 3.5% of the total.

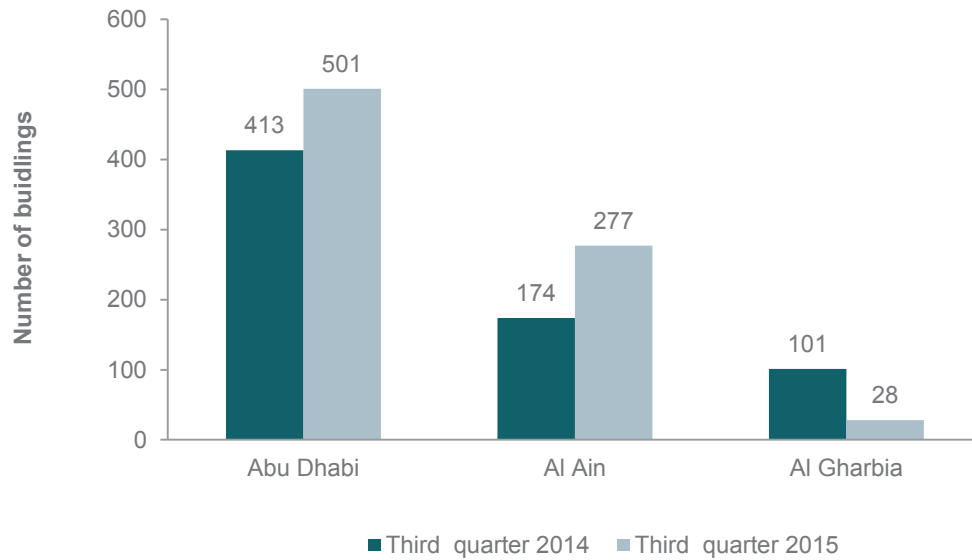
Figure 1: Distribution of building completions by region, third quarter of 2015



Source: Statistics Centre - Abu Dhabi

The number of buildings completed in the Abu Dhabi region during the third quarter of 2015 was 501, compared with 413 in the same quarter of 2014. The number of buildings completed in the Al Ain region increased from 174 to 277 during the same period. In the Al Gharbia region, the number of buildings completed has declined to 28 compared with 101 during the same period in 2014, as shown in Figure (2).

Figure 2 : Building completions by region, third quarter of 2014 and third quarter of 2015



Source: Statistics Centre - Abu Dhabi

Distribution of Building Completions by Region and Type

The number of new buildings completed in the Emirate of Abu Dhabi during the third quarter of 2015 was 671, while the number of additions i.e. adding a building on the same piece of land or adding a unit to an existing building was 135.

Table 1: Building completions by region and type, third quarter of 2014 and third quarter of 2015

Region	Type	Third quarter 2014	Third quarter 2015
Abu Dhabi	New building	294	374
	Addition	119	127
Al Ain	New building	172	269
	Addition	2	8
Al Gharbia	New building	98	28
	Addition	3	0
Abu Dhabi Emirate	New building	564	671
	Addition	124	135
Total		688	806

Source: Statistics Centre - Abu Dhabi

Distribution of Building Completions by Type of Use and Region

The results from an analysis of administrative data shows that 81.9% of the buildings completed in the Emirate of Abu Dhabi during the third quarter of 2015 were in the residential category. Industrial buildings accounted for 7.6%, Residential/ Commercial 4.1%, public facilities 4.2% and Commercial 2.2%.

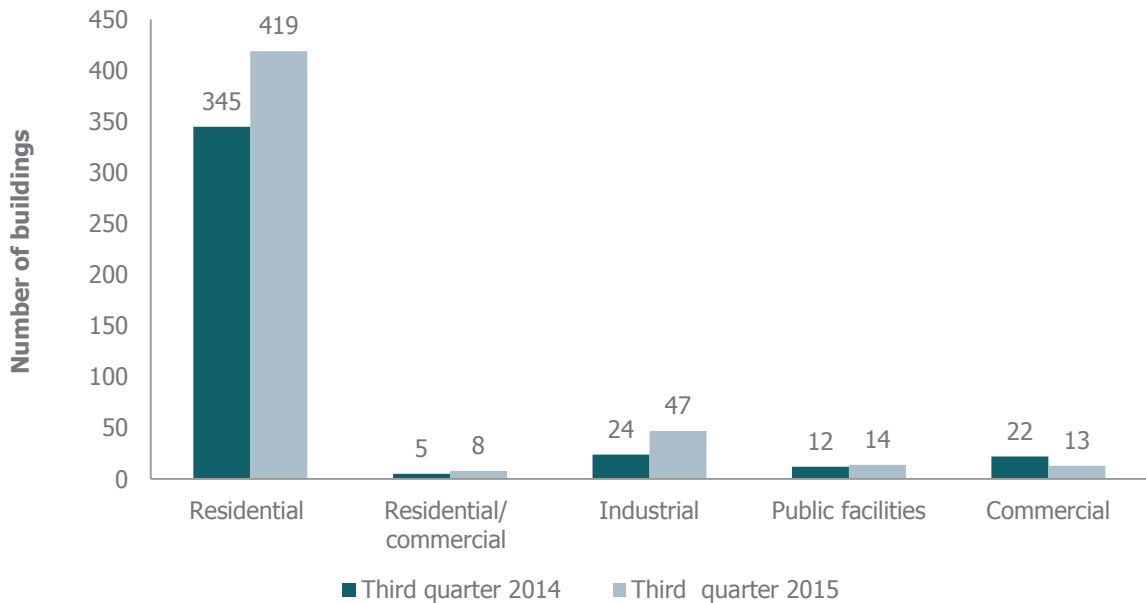
Table 2: Building completions by type of use and region, third quarter of 2015

Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
Residential	419	222	19	660
Residential/ Commercial	8	24	1	33
Industrial	47	10	4	61
Public facilities	14	16	4	34
Commercial	13	5	0	18
Total	501	277	28	806

Source: Statistics Centre - Abu Dhabi

As shown in Figure (3), the majority of buildings completed in the Abu Dhabi region during the third quarter of 2015 were residential, equaling 419 buildings, while 47 industrial and 14 public facilities buildings were completed over this period.

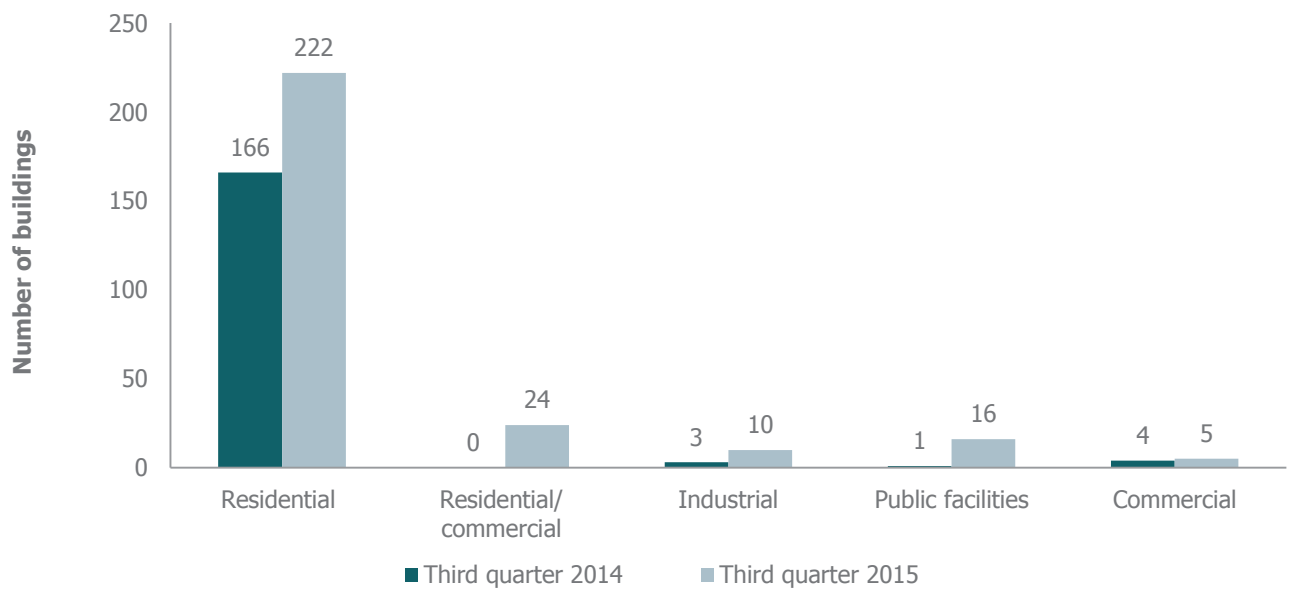
Figure 3: Building completions by type of use, Abu Dhabi region, third quarter of 2014 and third quarter of 2015



Source: Statistics Centre - Abu Dhabi

The number of residential buildings completed in the Al Ain region in the third quarter of 2015 equaled 222, while 24 Residential/ Commercial, 16 public facilities and 10 industrial buildings were completed, as shown in Figure (4).

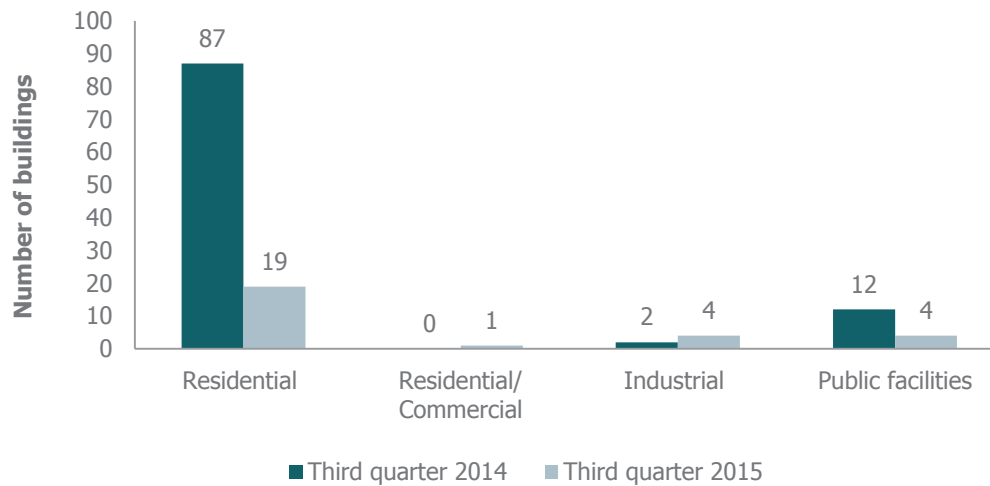
Figure 4: Building completions by type of use, Al Ain region, third quarter of 2014 and third quarter of 2015



Source: Statistics Centre - Abu Dhabi

In the Al Gharbia region, the number of residential units completed in the third quarter of 2015 declined to 19 compared with 87 in the third quarter of 2014, as shown in Figure (5).

Figure 5: Building completions by type of use, Al Gharbia region, third quarter of 2014 and third quarter of 2015

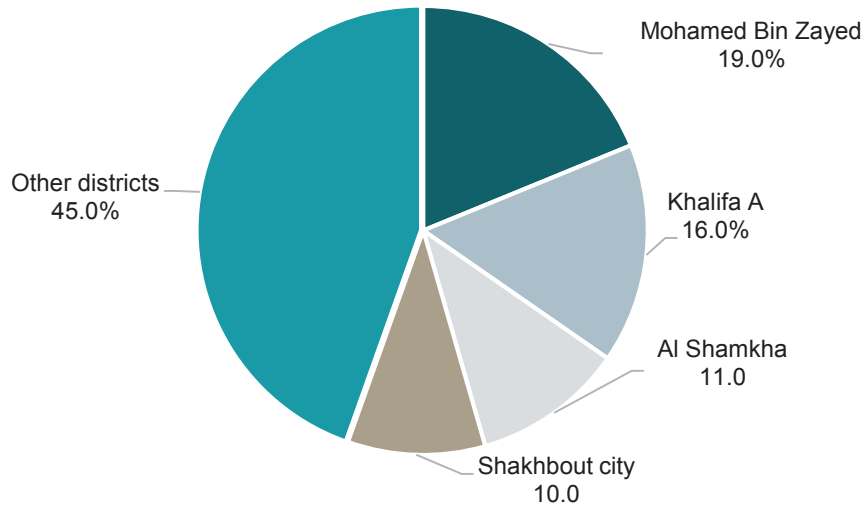


Source: Statistics Centre - Abu Dhabi

Distribution of Building Completions by District and Region

As shown in figure (6), 19.0% of the total number of buildings completed in the Abu Dhabi region was located in the MBZ area and 16.0% in Khalifa A while Al Shamkha and Shakhbout city both contributed 11.0% and 10.0% respectively. The rest of the areas contributed 45.0% of the total number of buildings completed.

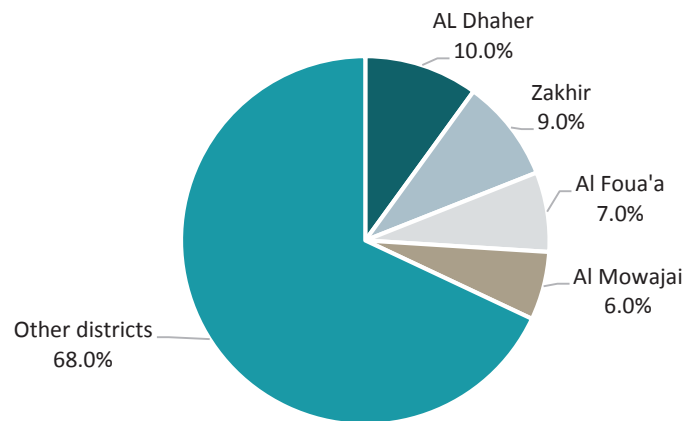
Figure 6: Building completions by district and region, Abu Dhabi region, third quarter of 2015



Source: Statistics Centre - Abu Dhabi

In the Al Ain region, the highest percentage of the total number of buildings completed was in AL Dhaher with 10.0%, while, Zakhir accounted for 9.0% and Al Foua'a 7.0%. The rest of the areas contributed 68.0% of the total number of buildings completed as shown in figure (7).

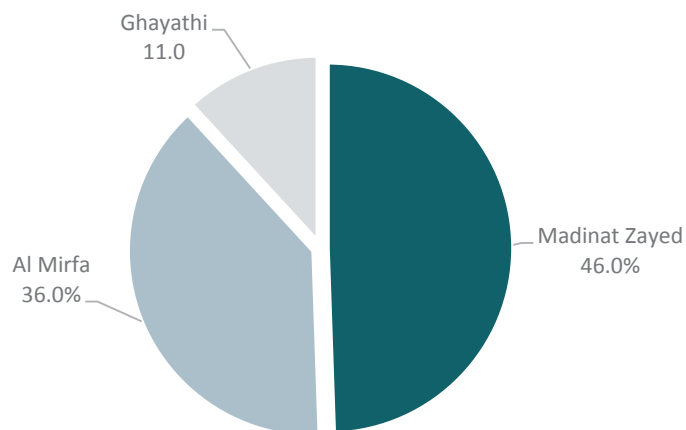
Figure 7: Building completions by district and region, Al Ain region, third quarter of 2015



Source: Statistics Centre - Abu Dhabi

In the Al Gharbia region, Madinat Zayed accounted for 46.0% of the total number of buildings completed in the third quarter of 2015. Mirfa accounted for 36.0%, and Ghayathi 11.0%, as shown in figure (8).

Figure 8: Building completions by district and region, Al Gharbia region, third quarter of 2015

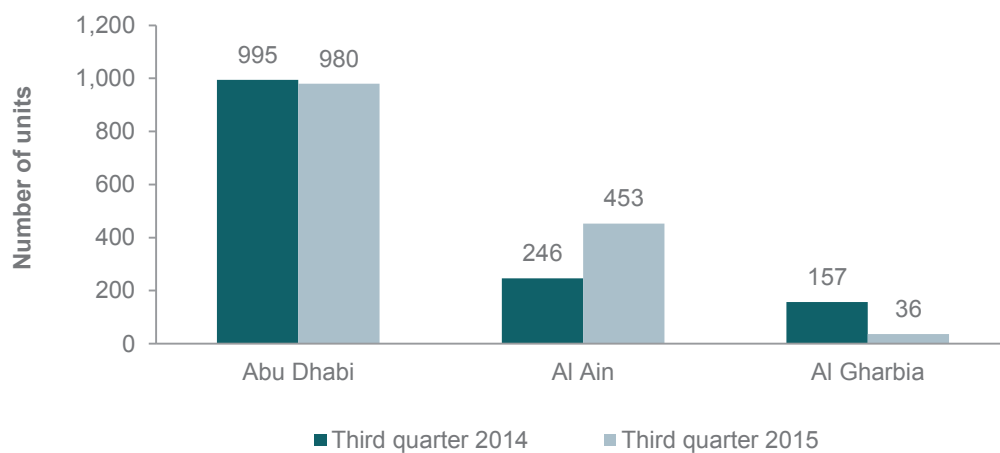


Source: Statistics Centre - Abu Dhabi

Distribution of Residential Units Completions by Region

The number of residential units completed in the Abu Dhabi region during the third quarter of 2015 was 980. In the Al Ain region, the number of residential units completed during the third quarter of 2015 was 453. In the Al Gharbia region, the number of residential units completed decreased from 157 in the third quarter of 2014 to 36 units during the third quarter of 2015.

Figure 9: Residential unit's completions by region, third quarter of 2014 and third quarter of 2015



Source: Statistics Centre - Abu Dhabi

Average Estimated Cost of Construction by Building Area

During the third quarter of 2015, the average estimated construction cost per square metre in the Emirate of Abu Dhabi ranged between AED 2,653 and AED 3,544 depending on the total built area, the interior finishes and type of use. The highest construction cost of AED 3,544 per square metre was for buildings with a construction area between 300 and 599 square metres. The lowest construction cost was AED 2,653 per square metre for buildings with a total construction area between 900 and 1200 square metres.

Table 3: Average estimated cost per square metre by construction area and region, third quarter of 2015

Construction area (m ²)	Abu Dhabi	Al Ain	Al Gharbia	Abu Dhabi Emirate
Less Than 300	3,003	0	0	3,003
300- 599	3,558	3,647	3,426	3,544
600- 899	3,053	2,786	2,796	2,878
900-1200	2,871	2,272	2,817	2,653
More than 1200	3,264	2,559	1,217	3,520

Source: Statistics Centre - Abu Dhabi

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 containing residential apartments (buildings and towers).

Public facilities: buildings owned by the government and used by the public e.g. a mosque, government educational centers, 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 2015.

Data collection

The questionnaires are distributed to the municipalities, where it should be completed by the municipal 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 statistical 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.

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