



مركز الإحصاء
STATISTICS CENTRE

Building Completion
Statistics

2014

Third Quarter

Date of Release: November 2014

Table of Contents

Introduction 3

Key Points 4

Distribution of Building Completions by Region..... 5

Distribution of Building Completions by Region and Type..... 6

Distribution of Building Completions by Type of Use and Region 8

Distribution of Residential Units Completions by Region..... 11

Average Estimated Cost of Construction by Building Area..... 13

Glossary 14

Technical Notes 16

Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present the Building Completions publication for the third quarter of 2014 for the three regions of the Emirate of Abu Dhabi. The publication, which includes data gathered from the Abu Dhabi administrative records, 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 collected from the Municipalities of the Emirate of Abu Dhabi.

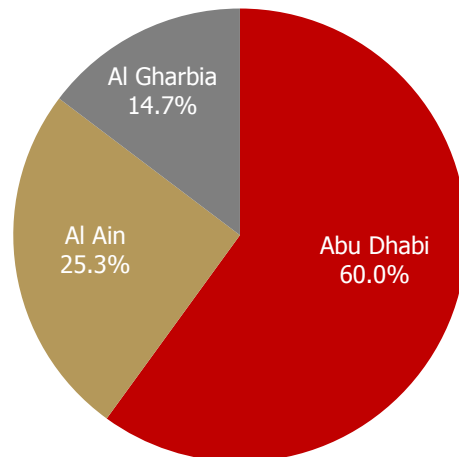
Key Points

- The number of buildings completed (new and additions) in the Emirate of Abu Dhabi during the third quarter of 2014 totaled **688** buildings.
- The number of new buildings completed in the Emirate of Abu Dhabi during the third quarter of 2014 totaled **564** buildings.
- The number of residential buildings completed in the Emirate of Abu Dhabi during the third quarter of 2014 totaled **598** buildings.
- The number of residential units completed in the Emirate of Abu Dhabi during the third quarter of 2014 totaled **1,398** units.
- The average construction cost per square metre in the Emirate of Abu Dhabi for buildings completed during the third quarter of 2014 amounted to AED **3,677**.

Distribution of Building Completions by Region

The number of buildings completed in the Emirate of Abu Dhabi during the third quarter of 2014 was 688, of which 60.0% was in the Abu Dhabi region. At the same time, buildings completed in the Al Ain and Al Gharbia regions contributed 25.3% and 14.7% of the total.

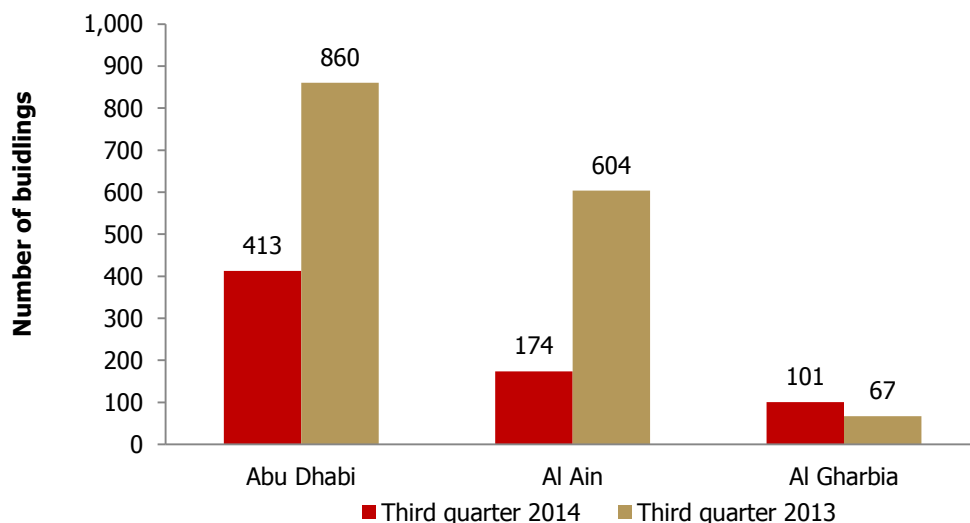
Figure (1) Distribution of building completions by region, third quarter 2014



Source: Statistics Centre - Abu Dhabi

The number of buildings completed in the Abu Dhabi region during the third quarter of 2014 equaled 413 buildings. The number of buildings completed in the Al Ain region during the same period totaled 174 buildings. In the Al Gharbia region, the number of buildings completed has increased to 101 compared with 67 during the same period in 2013, as shown in Figure (2).

Figure (2) Building completions by region, third quarter of 2014 and third quarter of 2013



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 2014 totaled 564, 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 124 additions.

Table (1) Building completions by region and type, third quarter of 2014 and third quarter of 2013

Region	Type	Third quarter 2014	Third quarter 2013
Abu Dhabi	New building	294	681
	Addition	119	179
Al Ain	New building	172	503
	Addition	2	101
Al Gharbia	New building	98	67
	Addition	3	0
Abu Dhabi Emirate	New building	564	1,251
	Addition	124	280
Total		688	1,531

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 86.9% of the buildings completed in the Emirate of Abu Dhabi during the third quarter of 2014 were in the residential category. Commercial and industrial buildings accounted for 4.5% and 4.2% respectively.

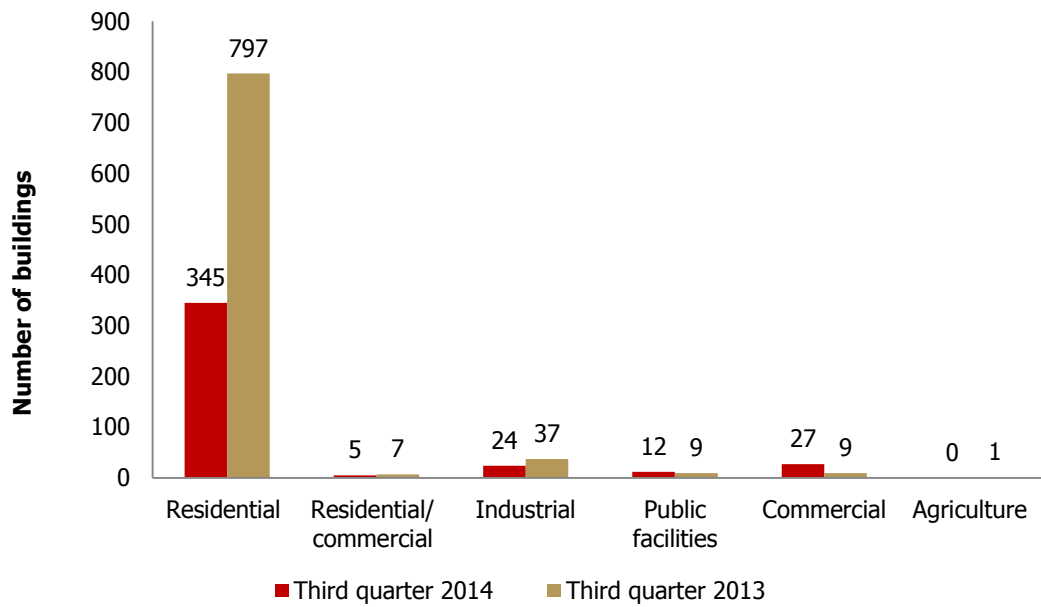
Table (2) Building completions by type of use and region, third quarter of 2014

Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
Residential	345	166	87	598
Residential/ Commercial	5	0	0	5
Industrial	24	3	2	29
Public facilities	12	1	12	25
Commercial	27	4	0	31
Total	413	174	101	688

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 2014 were residential, equaling 345 buildings, while 27 commercial and 24 industrial buildings were completed over this period.

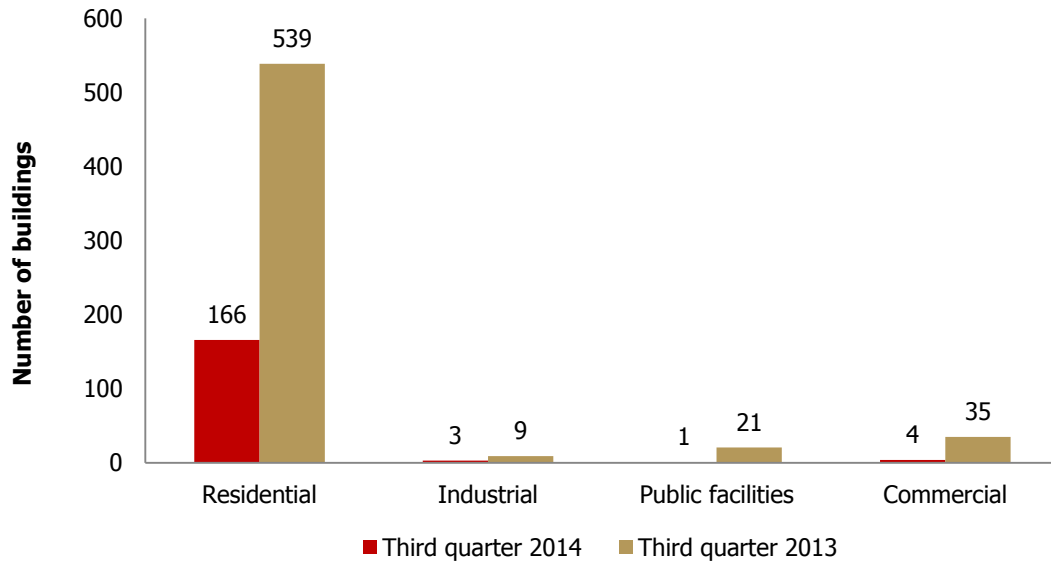
Figure (3) Building completions by type of use, Abu Dhabi Region, third quarter of 2014 and third quarter of 2013



Source: Statistics Centre - Abu Dhabi

The number of residential buildings completed in the Al Ain region in the third quarter of 2014 equaled 166, while 4 commercial and 3 industrial buildings were completed, as shown in Figure (4).

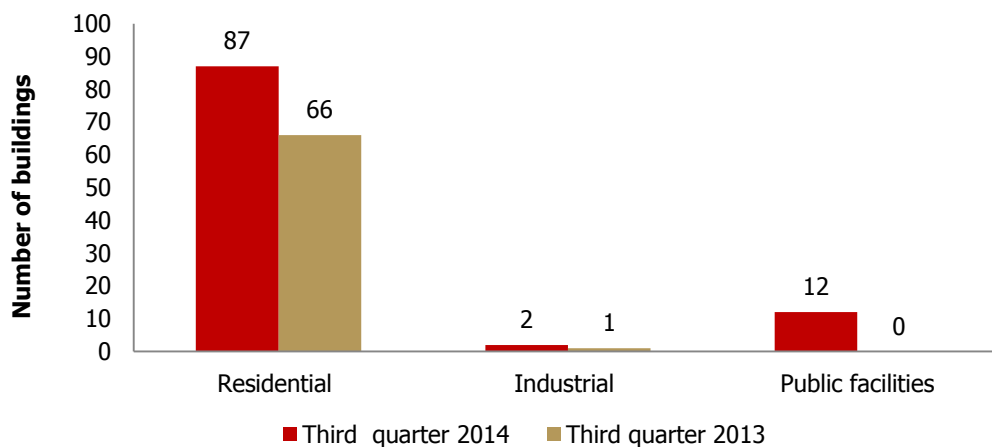
Figure (4) Building completions by type of use, Al Ain region, third quarter of 2014 and third quarter of 2013



Source: Statistics Centre - Abu Dhabi

In the Al Gharbia region, the number of residential units completed in the third quarter of 2014 increased to 87 compared with 66 in the third quarter of 2013, as shown in Figure (5).

Figure (5) Building completions by type of use, Al Gharbia region, third quarter of 2014 and third quarter of 2013

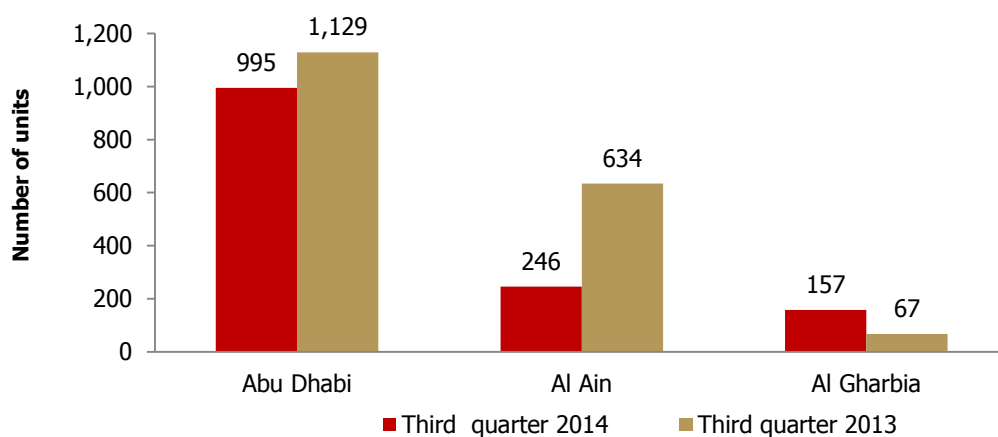


Source: Statistics Centre - Abu Dhabi

Distribution of Residential Units Completions by Region

The number of residential units completed in the Abu Dhabi region during the third quarter of 2014 was 995 units. In the Al Ain region, the number of residential units completed during the third quarter of 2014 totaled 246 units. In the Al Gharbia region, the number of residential units completed increased to 157 units during the third quarter of 2014, compared with 67 in the third quarter of 2013.

Figure (6) Residential unit's completions by region, third quarter of 2014 and third quarter of 2013



Source: Statistics Centre - Abu Dhabi

Thus, the number of housing units in the Emirate of Abu Dhabi has fallen by 20%, which fell from 1,830 housing units in the third quarter of 2013 to 1,398 units in the third quarter of 2014. Comparing this data with some other real estate reports such as the "Abu Dhabi Real Estate Market Overview - Q3 2014" and issued by Jones Lang LaSalle (JLL) company, which refers to a decline in the number of residential units by 55%.

Average Estimated Cost of Construction by Building Area

During the third quarter of 2014, the average estimated construction cost per square metre in the Emirate of Abu Dhabi ranged between AED 3,215 and AED 5,001 depending on the total built area, the interior finishes and type of use. The highest construction cost of AED 5,001 per square metre was for buildings with a construction area more than 1200 square metres. The lowest construction cost was AED 3,215 per square metre for buildings with a total construction area between 600 and 899 square metres.

Table (3) Average estimated cost per square metre by construction area and region, third quarter of 2014

Construction area (m ²)	Abu Dhabi	Al Ain	Al Gharbia	Abu Dhabi Emirate
Less than 300	3,267	0	0	3,267
300- 599	3,571	3,887	3,478	3,645
600- 899	3,800	2,844	3,000	3,215
900-1200	3,798	2,220	3,753	3,257
More than 1200	5,226	1,899	2,876	5,001

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 contain 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 2014.

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.

