



مركز الإحصاء - أبوظبي
STATISTICS CENTRE - ABU DHABI

Building Completion **2012** Statistics

Third Quarter

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Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present this report on Building Completions for the third 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. Data in this release have been compiled using administrative data provided from the municipalities of the Emirate of Abu Dhabi.

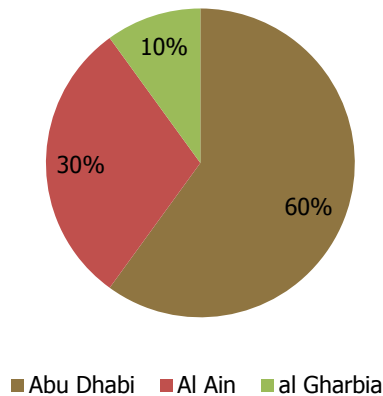
Key Points

- The number of completed buildings (new and additions) in the Emirate of Abu Dhabi during the third quarter of 2012 totaled 2,429 buildings.
- The number of new completed buildings in the Emirate of Abu Dhabi during the third quarter of 2012 totaled 2,248 buildings.
- The number of completed residential buildings in the Emirate of Abu Dhabi during the third quarter of 2012 totaled 2,207 buildings.
- The number of completed residential units in the Emirate of Abu Dhabi during the third quarter of 2012 totaled 4,570 units.
- The construction cost per square meter in the Emirate of Abu Dhabi during the third quarter of 2012 amounted to AED 3,871.

Distribution of Building Completions by Region

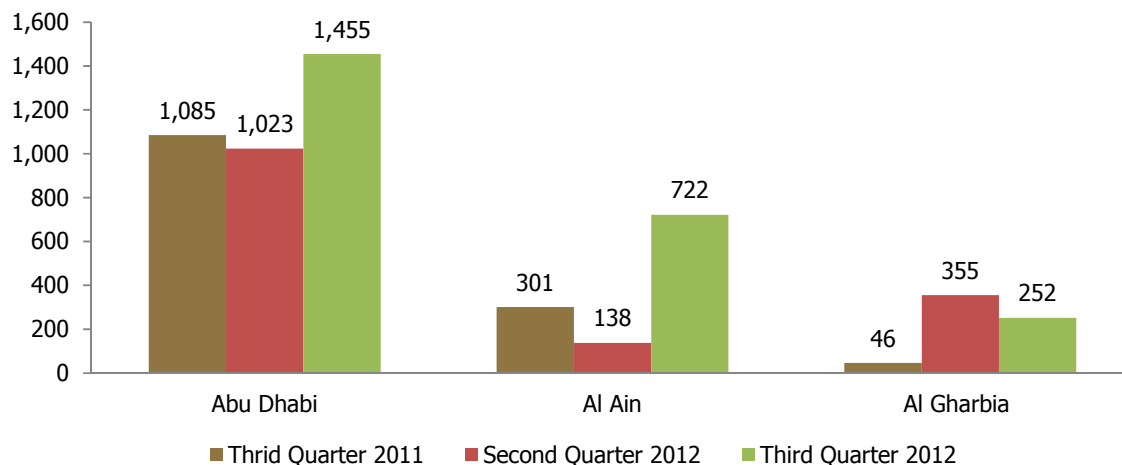
Completed buildings in the Abu Dhabi region during the third quarter of 2012 represented 60% of the total number of 2,429 buildings, as shown in Figure (1). At the same time, completed buildings in Al Ain region and Al Gharbia region represented 30% and 10% respectively.

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



The number of completed buildings in the Abu Dhabi region during the third quarter of 2012 equaled 1,455 buildings, a 42.2% increase compared with the second quarter of 2012 and a 34.1% increase compared with the third quarter of 2011 as shown in Figure (2). The number of completed buildings in Al Ain region during the third quarter of 2012 has increased compared with the second quarter of 2012 and the third quarter of 2011. In Al Gharbia region, the number of completed buildings has declined compared with the second quarter of 2012, totaling 252 buildings in the third quarter of 2012.

Figure (2) Building completions by region, second and third quarters of 2012 and third 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 third quarter of 2012 totaled 2,248 buildings, an increase of 821 buildings compared with the second 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 increased from 89 in the second quarter of 2012 to 181 in the third quarter of 2012.

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

Region	Type	Third quarter 2011	Second quarter 2012	Third quarter 2012
Abu Dhabi	New building	1,020	956	1,389
	Addition	65	67	66
Al Ain	New building	260	116	607
	Addition	41	22	115
Al Gharbia*	New building	46	355	252
Abu Dhabi Emirate	New building	1,326	1,427	2,248
	Addition	106	89	181
Total		1,432	1,516	2,429

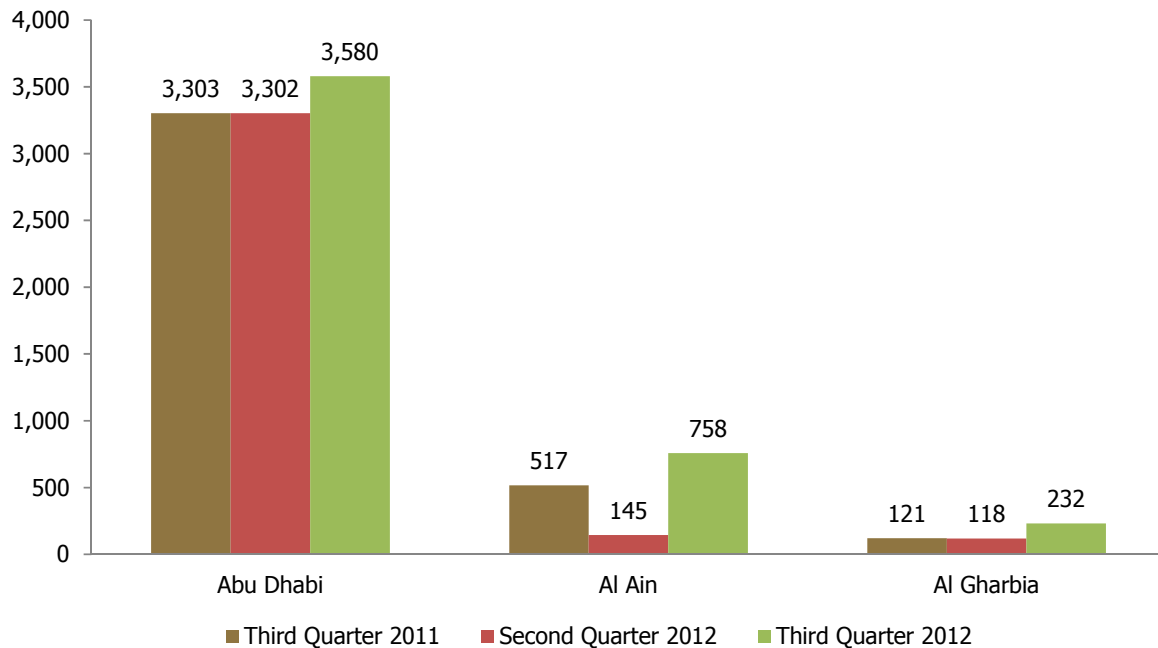
Distribution of Residential Units Completions by Region

The number of completed residential units in the Abu Dhabi region increased from 3,302 in the second quarter of 2012 to 3,580 in the third quarter or by 8.4%.

At the same time, the number of completed residential units in the Al Ain region during the third quarter of 2012 totaled 758 units, an increase of 613 units compared with the second quarter of 2012.

In Al Gharbia region, the number of completed residential units increased from 118 in the second quarter of 2012 to 232 in the third quarter or by 96.6%.

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



Distribution of Building Completions by Type of Use and Region

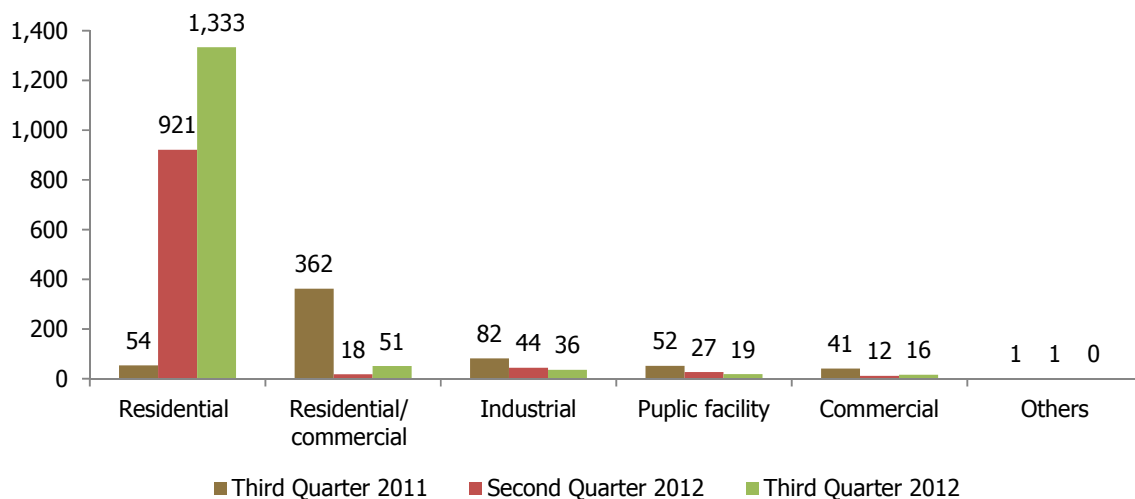
Data shows that 90.8% of the completed buildings in the Emirate of Abu Dhabi during the third quarter of 2012 were residential buildings. The number of completed buildings totaled 2,207 buildings.

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

Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
Residential	1,333	644	230	2,207
Residential- commercial	51	0	0	51
Industrial	36	10	13	59
Public facilities	19	26	8	53
Commercial	16	42	1	59
Total	1,455	722	252	2,429

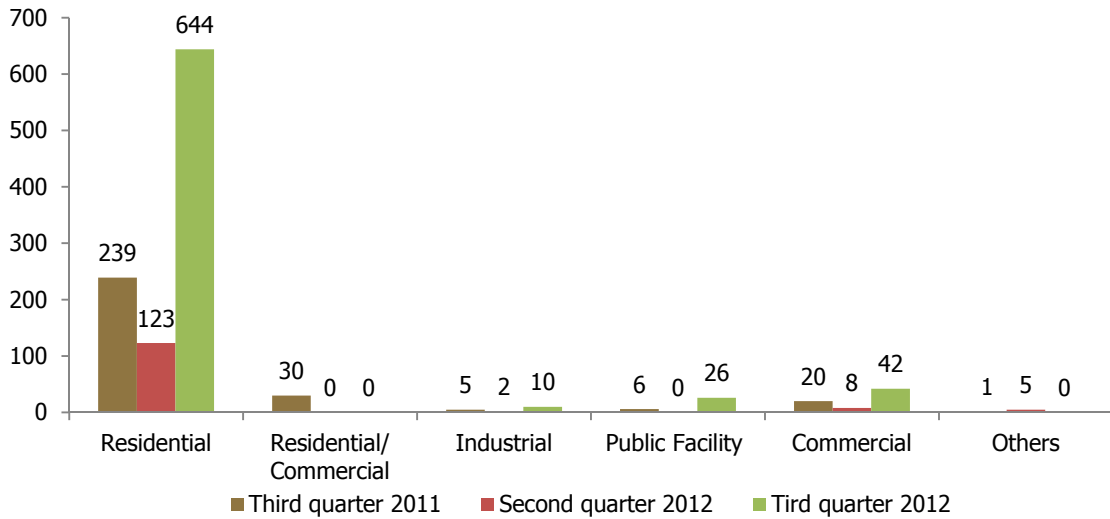
As shown in Figure (4), the majority of completed buildings in the Abu Dhabi region during the third quarter of 2012 were residential buildings. The number of completed residential buildings equaled 1,333 buildings, while the number of residential/ commercial buildings equaled 51 buildings and the number of industrial buildings totaled 36 buildings.

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



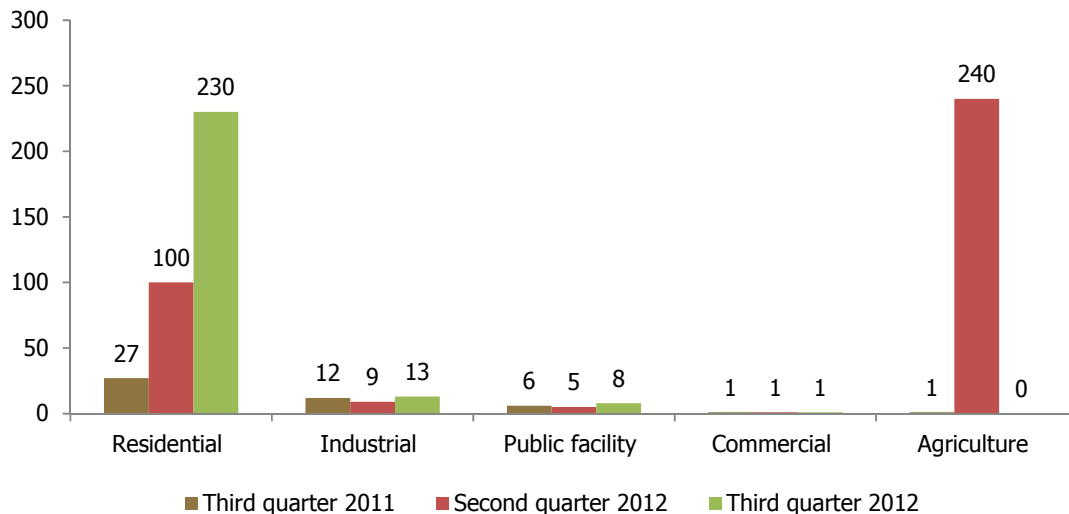
The number of completed residential buildings in the Al Ain region in the third quarter of 2012 totaled 644 buildings compared with the second quarter of 2012. At the same time, the number of non-residential buildings was similar as shown in Figure (5).

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



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

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



Average Estimated Cost of Construction by Building Area

During the third quarter of 2012, the average estimated construction cost per square meter in the Emirate of Abu Dhabi ranged between AED 2,514 and AED 5,186 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 of more than 1200 square metre had the highest construction cost of AED 5,186 per square metre. Buildings with a total construction area of less than 300 square metres had the lowest construction cost of AED 2,514 per square metre.

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

Construction area (m ²)	Abu Dhabi	Al Ain	Al Gharbia	Total
Less than 300	2,146	2,540	2,857	2,514
300- 599	4,558	3,857	0	4,208
600- 899	4,546	4,300	4,286	4,377
900- 1200	3,443	3,250	2,520	3,071
More than 1200	5,490	4,500	5,567	5,186

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 meters 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.

