



مركز الإحصاء
STATISTICS CENTRE

Building Completion **2013** Statistics

First Quarter

Date of Release: May 2013

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Introduction

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present this publication on Building Completions for the first quarter of 2013 for the three regions of the Emirate of Abu Dhabi. The publication provides analysis on the total number of completed buildings by region. In addition, it covers 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. Statistical indicators in this publication have been compiled using administrative data provided from the municipalities of the Emirate of Abu Dhabi.

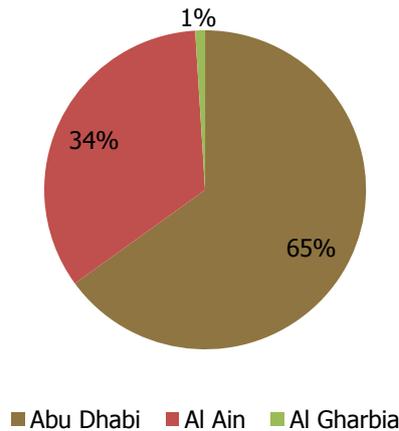
Key Points

- The number of completed buildings (new and additions) in the Emirate of Abu Dhabi during the first quarter of 2013 totaled 1,979 buildings.
- The number of new completed buildings in the Emirate of Abu Dhabi during the first quarter of 2013 totaled 1,842 buildings.
- The number of completed residential buildings in the Emirate of Abu Dhabi during the first quarter of 2013 totaled 1,809 buildings.
- The number of completed residential units in the Emirate of Abu Dhabi during the first quarter of 2013 totaled 3,176 units.
- The average construction cost per square meter in the Emirate of Abu Dhabi during the first quarter of 2013 amounted to AED 3,772.

Distribution of Building Completions by Region

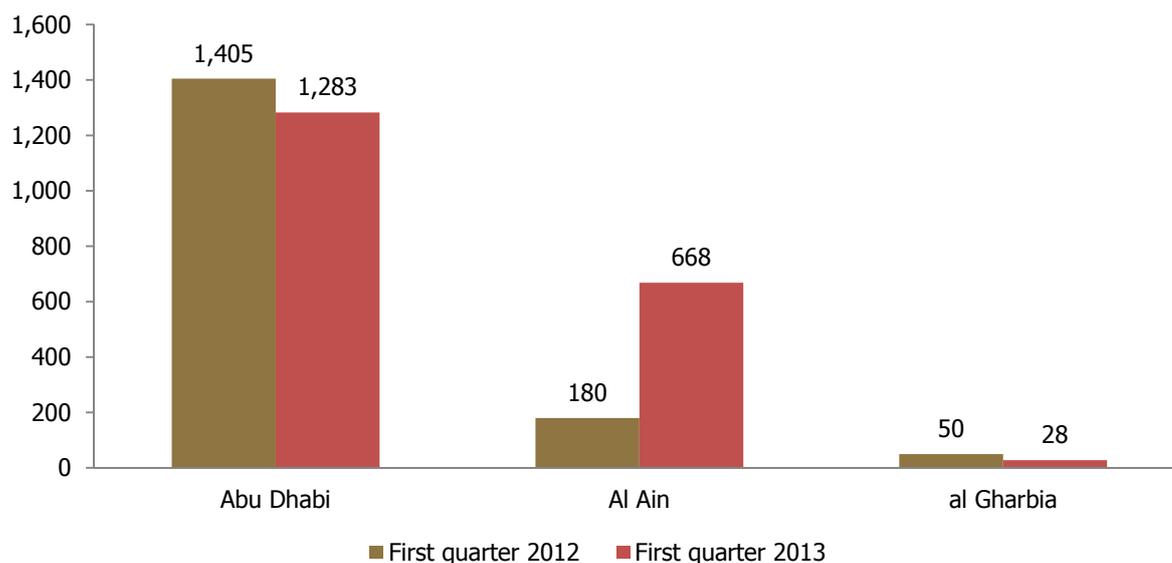
Completed buildings in the Abu Dhabi region during the first quarter of 2013 represented 65% of the total number of 1,979 buildings, as shown in Figure (1). At the same time, completed buildings in Al Ain region and Al Gharbia region represented 34% and 1% respectively.

Figure (1) Distribution of building completions by region, first quarter 2013



The number of completed buildings in the Abu Dhabi region during the first quarter of 2013 equaled 1,283 buildings, an 8.7% decrease compared with the first quarter of 2012, as shown in Figure (2). The number of completed buildings in the Al Ain region during the first quarter of 2013 totaled 668 buildings. In the Al Gharbia region, the number of completed buildings in the first quarter of 2013 has declined compared with the first quarter of 2012, totaling 28 buildings.

Figure (2) Building completions by region, first quarter of 2013 and first quarter of 2012



Distribution of Building Completions by Type and Region

The number of new completed buildings in the Emirate of Abu Dhabi during the first quarter of 2013 totaled 1,842 buildings, an increase of 343 buildings compared with the first 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 136 in the first quarter of 2012 to 137 in the first quarter of 2013.

Table (1) Building completions by region and type, first quarter of 2013 and first quarter of 2012

Region	Type	First quarter 2013	First quarter 2012
Abu Dhabi	New building	1,257	1,298
	Addition	26	107
Al Ain	New building	557	151
	Addition	111	29
Al Gharbia*	New building	28	50
Abu Dhabi Emirate	New building	1,842	1,499
	Addition	137	136
Total		1,979	1,635

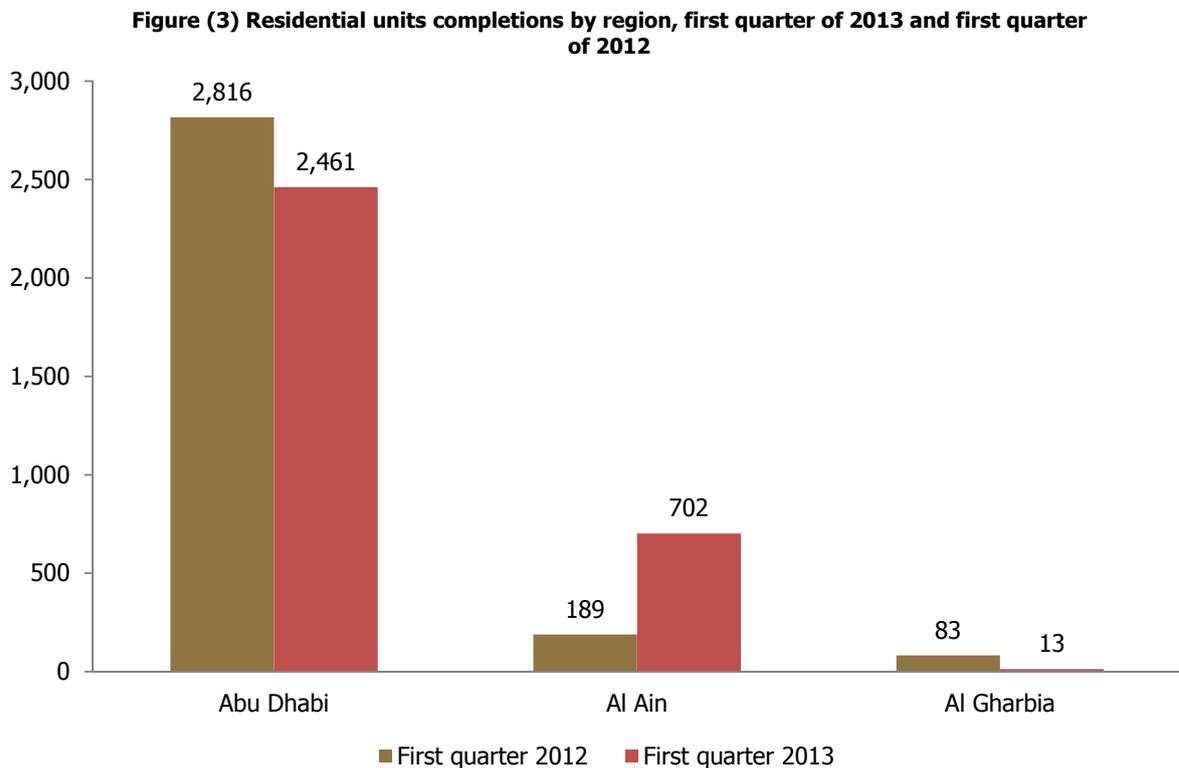
*Both new buildings and additions are included.

Distribution of Residential Units Completions by Region

The number of completed residential units during the first quarter of 2013 in the Abu Dhabi region totaled 2,461, a decrease of 12.6% compared with the first quarter of 2012.

In the Al Ain region, the number of completed residential units during the first quarter of 2013 totaled 702 units, a rise of 513 units compared with the first quarter 2012.

In the Al Gharbia region, the number of completed residential units decreased from 83 in the first quarter of 2012 to 13 in the first quarter of 2013.



Distribution of Building Completions by Type of Use and Region

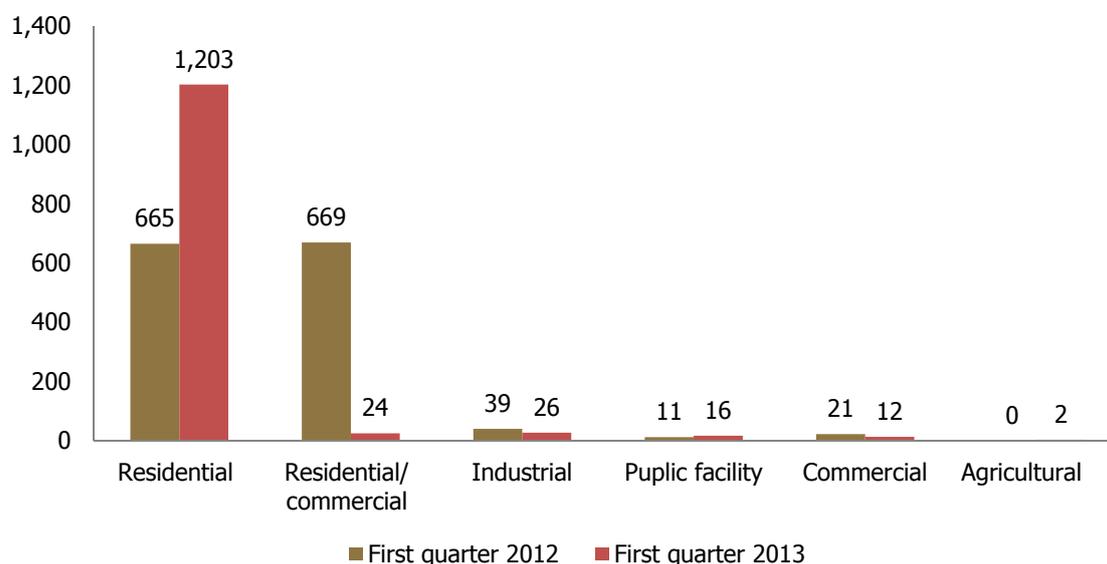
Data shows that 91.4% of the completed buildings in the Emirate of Abu Dhabi during the first quarter of 2013 were residential buildings, totaling 1,809 buildings. The number of completed commercial buildings was 55 buildings.

Table (2) Building completions by type of use and region, first quarter of 2013

Type of building	Abu Dhabi	Al Ain	Al Gharbia	Total
Residential	1,203	596	10	1,809
Residential- commercial	24	0	0	24
Industrial	26	9	7	42
Public facilities	16	24	7	47
Commercial	12	39	4	55
Agricultural	2	0	0	2
Total	1,283	668	28	1,979

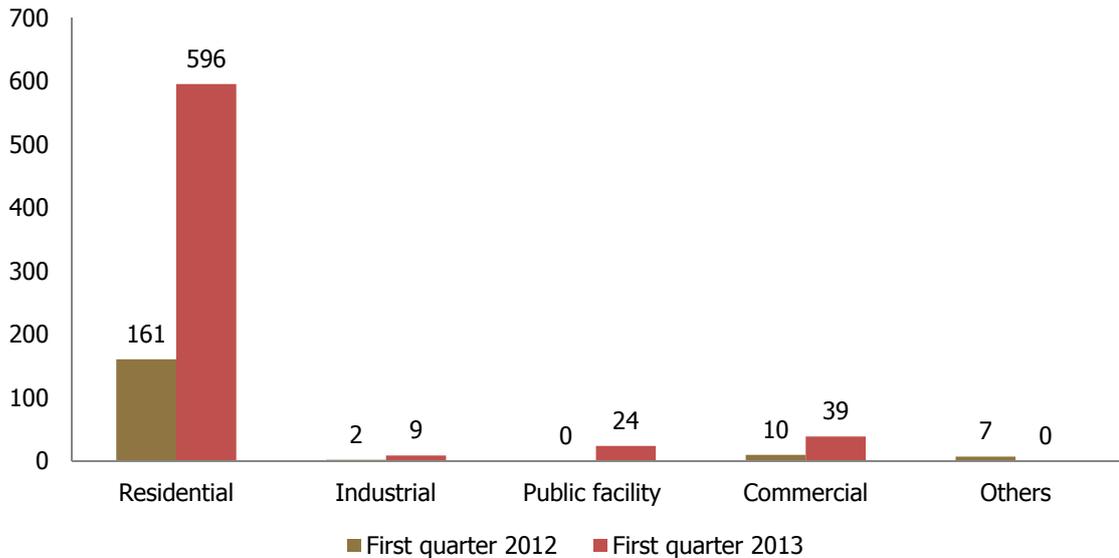
As shown in Figure (4), the majority of the completed buildings in the Abu Dhabi region during the first quarter of 2013 were residential buildings, equaling 1,203 buildings, an increase of 81%, while the number of industrial buildings equaled 26 buildings and the number of public facilities totaled 16 buildings.

Figure (4) Building completions by type of use, Abu Dhabi Region, first quarter of 2013 and first quarter of 2012



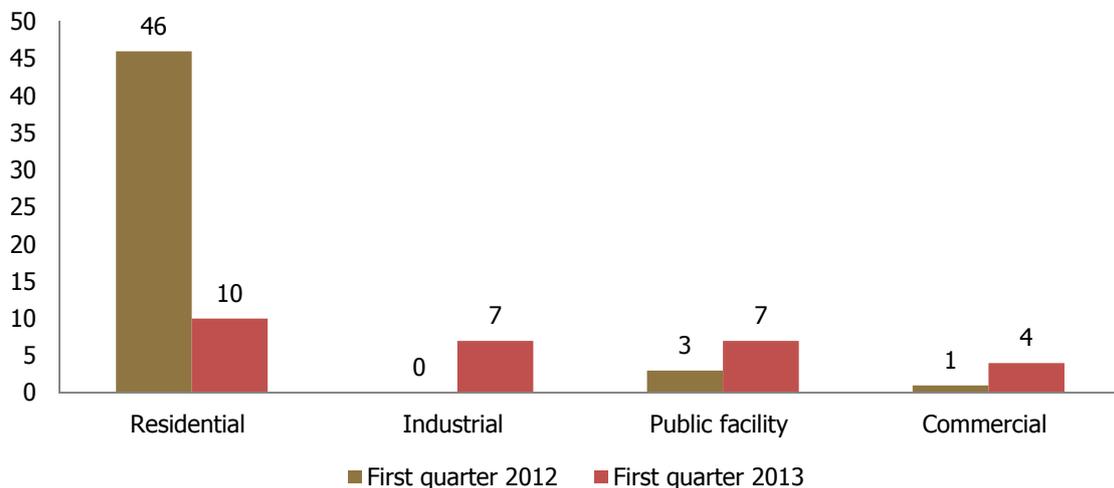
The number of completed residential and commercial buildings in the Al Ain region in the first quarter of 2013 equaled 596 and 39 buildings respectively, while the number of public facility buildings increased to 24 buildings, as shown in Figure (5).

Figure (5) Building completions by type of use, Al Ain region, first quarter of 2013 and first quarter of 2012



In the Al Gharbia region, the number of completed residential units in the first quarter of 2013 totaled 10 buildings compared with 46 buildings in the first quarter of 2012. The number of industrial, commercial and public facility buildings increased as shown in Figure (6).

Figure (6) Building completions by type of use, Al Gharbia region, first quarter of 2013 and first quarter of 2012



Average Estimated Cost of Construction by Building Area

During the first quarter of 2013, the average estimated construction cost per square meter in the Emirate of Abu Dhabi ranged between AED 3,518 and AED 4,104 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 ranging between 300 and 599 square metre had the highest construction cost of AED 4,104 per square metre. Buildings with a total construction area of more than 1200 square metre had the lowest construction cost of AED 3,518 per square metre.

Table (3) Average estimated cost per square metre in the Emirate of Abu Dhabi by construction area, first quarter of 2013

Construction area (m ²)	Abu Dhabi	Al Ain	Al Gharbia	Total
Less than 300	3,871	3,700	4,600	4,057
300- 599	3,859	4,000	4,454	4,104
600- 899	3,868	3,560	3,270	3,566
900- 1200	4,480	4,100	2,262	3,614
More than 1200	4,303	3,100	3,152	3,518

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 publication 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 2013.

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.

