



مركز الإحصاء  
STATISTICS CENTRE

# Building Completion **2014** Statistics

## First Quarter

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## **Introduction**

The Statistics Centre - Abu Dhabi (SCAD) is pleased to present the Building Completions publication for the first 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

The last section of the publication contains technical notes and definitions on building completions. Data in this publication have been compiled using administrative data provided from the Municipalities of the Emirate of Abu Dhabi.

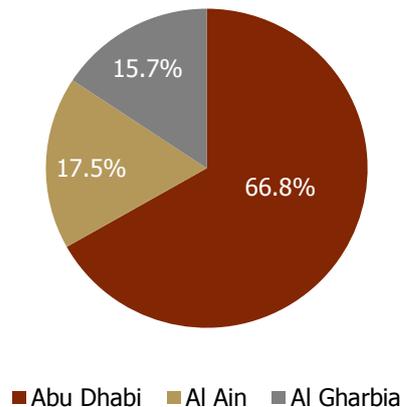
## Key Points

- The number of buildings completed (new and additions) in the Emirate of Abu Dhabi during the first quarter of 2014 totaled 1,027 buildings.
- The number of new buildings completed in the Emirate of Abu Dhabi during the first quarter of 2014 totaled 860 buildings.
- The number of residential buildings completed in the Emirate of Abu Dhabi during the first quarter of 2014 totaled 883 buildings.
- The number of residential units completed in the Emirate of Abu Dhabi during the first quarter of 2014 totaled 1,613 units.
- The average construction cost per square meter in the Emirate of Abu Dhabi for buildings completed during the first quarter of 2014 amounted to AED 3,417.

## Distribution of Building Completions by Region

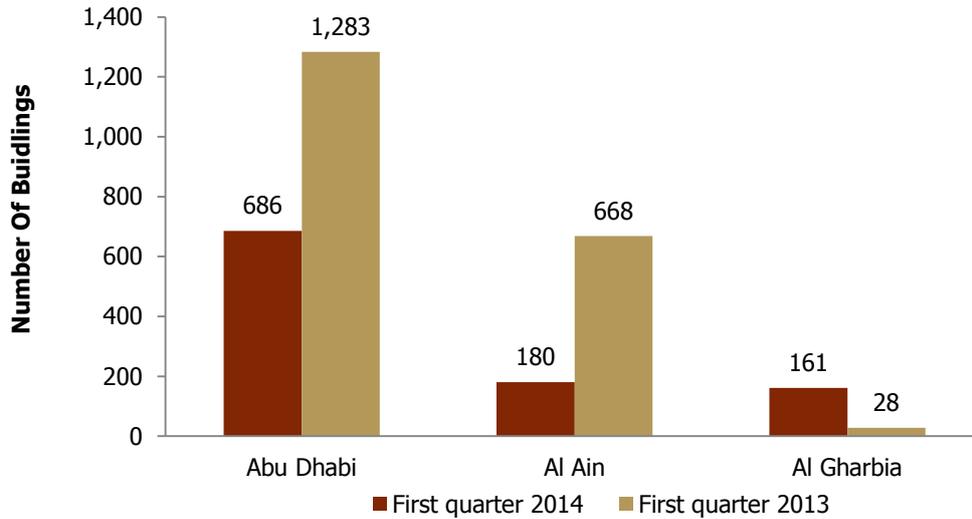
Data shows that the number of buildings completed in the Emirate of Abu Dhabi during the first quarter of 2014 was 1,027, of which 66.8% was in the Abu Dhabi region. At the same time, buildings completed in the Al Ain and Al Gharbia regions represented 17.5% and 15.7% respectively.

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



The number of buildings completed in the Abu Dhabi region during the first quarter of 2014 equaled 686 buildings. The number of buildings completed in the Al Ain region during same period totaled 180 buildings. In the Al Gharbia region, the number of buildings completed has increased to 161 buildings compared with the same period during 2013, as shown in Figure (2).

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



### Distribution of Building Completions by Region and Type

The number of new buildings completed in the Emirate of Abu Dhabi during the first quarter of 2014 totaled 860 buildings 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 167 additions.

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

| Region                   | Type                | First quarter 2014 | First quarter 2013 |
|--------------------------|---------------------|--------------------|--------------------|
| <b>Abu Dhabi</b>         | New building        | 524                | 1,257              |
|                          | Addition            | 162                | 26                 |
| <b>Al Ain</b>            | New building        | 177                | 557                |
|                          | Addition            | 3                  | 111                |
| <b>Al Gharbia</b>        | New building        | 159                | 28                 |
|                          | Addition            | 2                  | 0                  |
| <b>Abu Dhabi Emirate</b> | <b>New building</b> | <b>860</b>         | <b>1,842</b>       |
|                          | <b>Addition</b>     | <b>167</b>         | <b>137</b>         |
| <b>Total</b>             |                     | <b>1,027</b>       | <b>1,979</b>       |

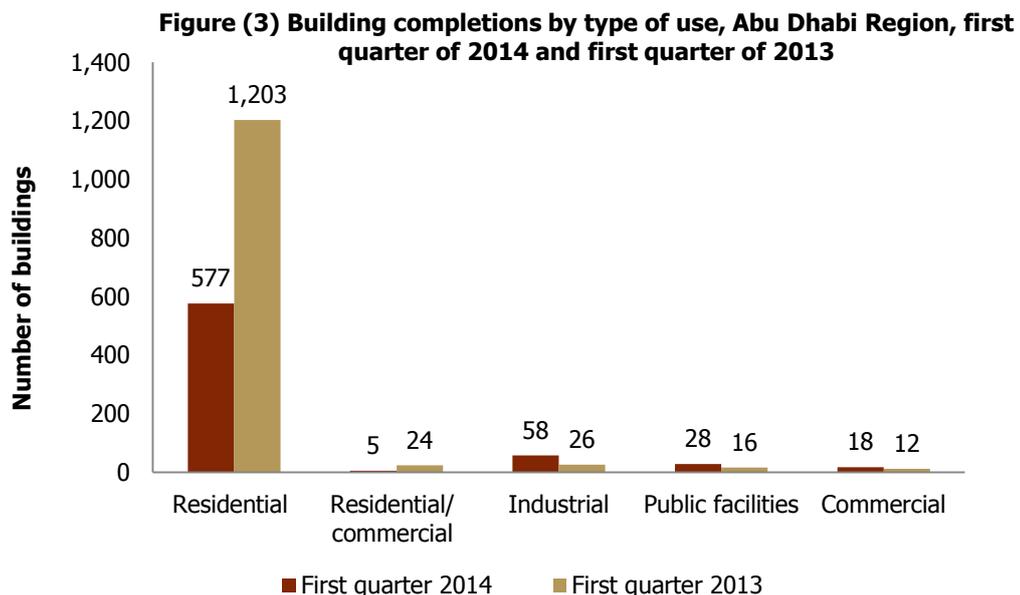
## Distribution of Building Completions by Type of Use and Region

The results from an analysis of administrative data shows that 86% of the buildings completed in the Emirate of Abu Dhabi during the first quarter of 2014 were in the residential category. Industrial buildings and public facilities accounted for 7% and 4% respectively.

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

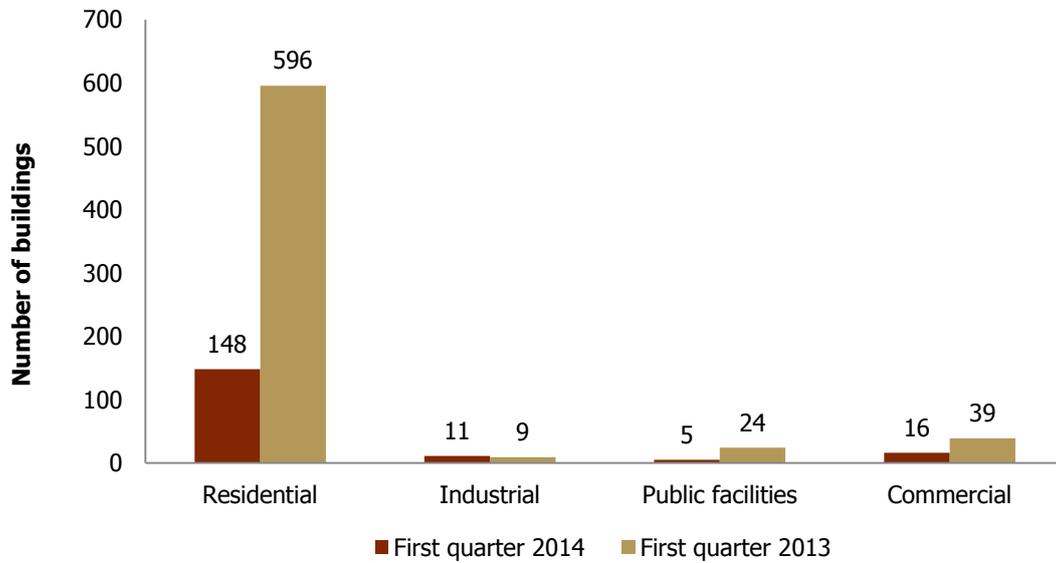
| Type of building        | Abu Dhabi  | Al Ain     | Al Gharbia | Total        |
|-------------------------|------------|------------|------------|--------------|
| Residential             | 577        | 148        | 158        | <b>883</b>   |
| Residential/ Commercial | 5          | 0          | 0          | <b>5</b>     |
| Industrial              | 58         | 11         | 0          | <b>69</b>    |
| Public facilities       | 28         | 5          | 3          | <b>36</b>    |
| Commercial              | 18         | 16         | 0          | <b>34</b>    |
| <b>Total</b>            | <b>686</b> | <b>180</b> | <b>161</b> | <b>1.027</b> |

As shown in Figure (3), the majority of buildings completed in the Abu Dhabi region during the first quarter of 2014 were residential, equaling 577 buildings, while 58 industrial and 18 public facilities buildings were completed over this period.



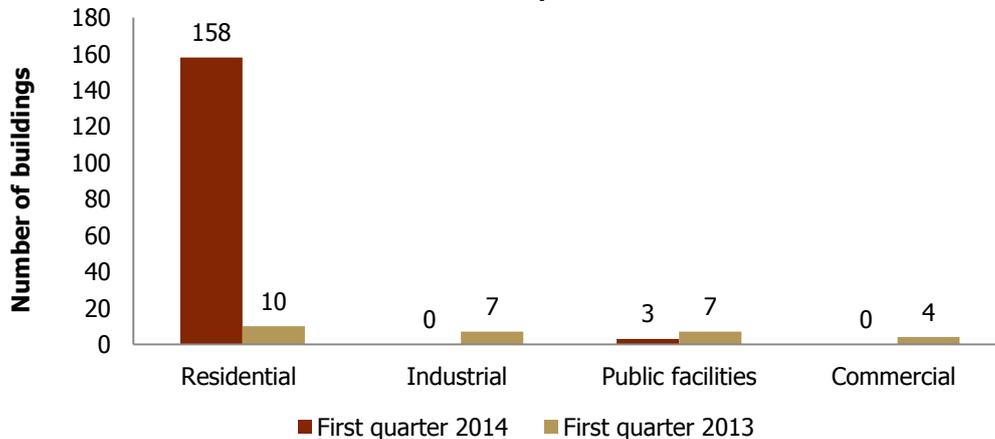
The number of residential buildings completed in the Al Ain region in the first quarter of 2014 equaled 148, while 16 commercial and 11 industrial buildings were completed, as shown in Figure (4).

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



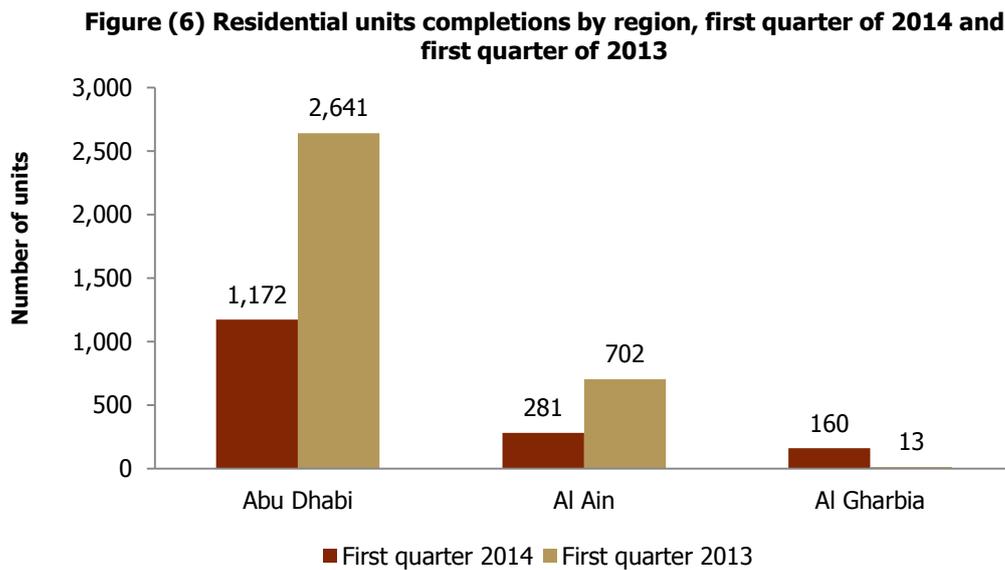
In the Al Gharbia region, the number of residential units completed in the first quarter of 2014 increased to 158 compared with 10 in the first quarter of 2013. The number of industrial and public facilities buildings decreased as shown in Figure (5).

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



## Distribution of Residential Units Completions by Region

The number of residential units completed in the Abu Dhabi region during the first quarter of 2014 was 1,172 units. In the Al Ain region, the number of residential units completed during the first quarter of 2014 totaled 281 units. In the Al Gharbia region, the number of residential units completed increased to 160 units during the first quarter of 2014, compared with 13 in the first quarter of 2013.



## Average Estimated Cost of Construction by Building Area

During the first quarter of 2014, the average estimated construction cost per square meter in the Emirate of Abu Dhabi ranged between AED 2,856 and AED 3,970 depending on the total built area, the interior finishes and type of use. The highest construction cost of AED 3,970 per square meter was for buildings with a total construction area between 300 and 599 square meter. The lowest construction cost was AED 2,856 per square meter for buildings with a total construction area greater between 900- 1200 square meter.

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

| <b>Construction area (m<sup>2</sup>)</b> | <b>Abu Dhabi</b> | <b>Al Ain</b> | <b>Al Gharbia</b> | <b>Abu Dhabi Emirate</b> |
|--|------------------|---------------|-------------------|--------------------------|
| <b>Below 300</b>                         | 3,700            | 3,664         | 0                 | <b>3,682</b>             |
| <b>300- 599</b>                          | 3,767            | 4,173         | 0                 | <b>3,970</b>             |
| <b>600- 899</b>                          | 3,769            | 2,752         | 2,465             | <b>2,995</b>             |
| <b>900- 1200</b>                         | 4,128            | 2,372         | 2,068             | <b>2,856</b>             |
| <b>More than 1200</b>                    | 5,379            | 2,642         | 2,726             | <b>3,582</b>             |

## 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 centres, 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 filled by the municipality 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 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.

