



مركز الإحصاء
STATISTICS CENTRE

Services Statistics Real Estate

Activities Methodology

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Table of Contents

Overview.....	3
Importance.....	3
Objectives.....	3
Concepts & Definitions.....	3
Coverage (Geographical – Statistical Unit).....	4
Frequency.....	4
Classifications.....	4
Main Data Sources.....	4
Survey Questionnaire.....	5
Sample Design.....	5
Data Collection.....	5
Data Editing	6
Indicators Calculation	6
Timeliness.....	7
Dissemination.....	7

Overview

Statistics Centre - Abu Dhabi conducts a number of specialized economic surveys with the aim of identifying the characteristics of the activities of the establishments operating in the emirate, and providing the basic necessary data and information on these establishments. This is intended to prepare a group of the most important indicators of national accounts according to the System of national accounts 1993 [SNA 1993]. The Survey of Real Estate Activities (within services activities) is one of these surveys.

Importance

The importance of lies in the fact that it provides data on the number of employees and their compensations, details of intermediate consumption, revenue and capital formation, which are the most important inputs for the compilation of national accounts.

Objectives

- Providing the necessary data for preparing national accounts and estimating the contribution of these activities to the gross domestic product.
- Providing the necessary data to support policies and economic decision-making in the Emirate of Abu Dhabi and measure the performance of these policies.
- Providing the necessary data to businessmen and investors to take appropriate decisions and evaluate their investment decisions.
- Contributing to the provision of a strong base of statistical data on the overall economy of the Emirate whether with respect to traditional activities or the ten activities of future development.
- Contributing to the provision of the necessary data to estimate the extent of economic diversification and the development taking place in non-oil sectors.
- Providing a basic database to measure the progress taking place as regards achieving the agenda of the government of Abu Dhabi and Abu Dhabi Vision 2030.
- Contributing to building a national statistical system in the United Arab Emirates by providing detailed data on the economy of Abu Dhabi Emirate.

Concepts and Definitions

Establishment: A unit or part of unit having a fixed premises and performing one of the productive activities (pertinent to goods or services), or its major productive activity generates the greatest part of the added value and is performed under one management, which might have regular accounts, and the owner of the unit is a natural or juridical person irrespective of the legal entity.

Employees: the number of employees in the establishment whether they work full-time or part-time (nationals or non-nationals). This comprises absentees on sick or periodic leaves, or training sessions, or scholarships, etc., excluding trainee, seconded and approved for job students who do not receive salaries during the survey year. To obtain the average number of male and female employees in the

establishment during the year, the number of employees at end of each month is added up and the sum is divided by (12).

Employee compensation: the salaries, wages, cash rewards, and regular and special in-kind social benefits due to workers during the year of the survey.

Intermediate consumption: This is the total requirements of goods (which is the total value of goods and materials used in the production process as requirements for the production of other goods or services) and the requirements of services (which are the services required by the production processes performed by others for the establishment).

Gross output: the total revenue whether from major or secondary activities of the establishments engaged in the activity.

Value-added: The value of production less intermediate consumption.

Fixed capital formation: expenditure on fixed capital goods plus change in stock.

Fixed Capital depreciation: This is the decrease in the value of fixed assets (except land and goodwill) as a result of normal use or wear and tear or project obsolescence with the passage of time.

Paid-up capital: the amount that has been paid of the value of shares presented to public offering in case of joint stock companies; as for other establishments, it is the value of capital actually paid by partners or owner in addition to any other increase or decrease in the capital until the end of the survey year.

Coverage (Geographical – Statistical Unit)

The units covered: the statistical unit whose data is collected and used in the presentation of statistics is the "establishment" operating in the activity as a main activity.

Geographical coverage: The survey covered the establishments operating in real estate services in the Emirate of Abu Dhabi distributed over the three regions, which are Abu Dhabi, Al Ain and the Western Region.

Frequency

Annually, once a year for the previous fiscal year's data.

Classifications

- The International Standard Industrial Classification of All Economic Activities ISIC 4
- System of National Account, [SNA 1993]

Main Data Sources

Economic Surveys / Services Survey - Real Estate Activities, Emirate of Abu Dhabi.

Survey Questionnaire

The form has designed to include all the data necessary to achieve the objectives of the survey; it includes the following:

- Metadata and general data about the establishment.
- Number of employees by gender, nationality and their compensation.
- Revenues of the main activity, secondary activities and financial revenues.
- Production requirements (intermediate goods and services).
- Current and non-current assets data.
- Fixed assets (non-current assets).
- Current and non-current liabilities.
- Equity data

Sample Design

The survey framework consists of all the establishments operating in the activity inside the Emirate of Abu Dhabi and uses the systematic stratified random sampling method whereby establishments are divided into categories according to the number employees in the following way:

- Large establishments: these establishments are comprehensively covered by the survey.
- Medium establishments: a sample is drawn.
- Small establishments: a sample is drawn.
- Micro establishments: a sample is drawn.

Data Collection

The data collection process is divided into the following stages:

- **Preparatory stage:** This stage involves identifying the objectives of the survey, designing the form, preparing training booklets, editing and field and office review.
- **Field work Stage:** The field work is conducted by trained preselected researchers according to specific criteria and distributed into teams. The progress of work shall be supervised by the field supervisor and controllers.
- **Data collection via electronic communication:** direct communication with establishments via e-mail to complete the data.

Data Editing

The data is edited in three stages:

- **Field Editing:** This is the first stage of editing where controllers check the forms in the field before submitting for office/desk editing.
- **Desk Editing:** The second stage of editing begins after gradually handing in the completed forms to the office editing where the forms are fully edited. In case there are errors the type of error shall be identified and treated in the office or by contacting the establishment concerned. Thereafter, the forms are coded and sent to the Data Entry Section.
- **Electronic Editing:** The Data is entered according to the electronic program prepared for this purpose and this process takes place directly after the completion of editing and coding of each form. Then statements including the preliminary findings of the survey are extracted and checked to make sure that the data is correct and consistent. After that the previously prepared weights are entered, the entry of data is checked and the final results are extracted.

Indicators Calculation

The key variables and indicators to be calculated:

- Number of establishments: the total number of establishments operating in real estate services activities.
- Number of employees: the total number of employees in real estate services activities by nationality (citizen, non-citizen).
- Employee compensation: total salaries, wages and cash rewards + benefits in-kind + social benefits due to employees during the survey year.
- Intermediate consumption: the sum of the requirements of goods and services (intermediate goods and services) used in production.
- Gross output: the sum of revenue from the main activity + revenue from secondary activities.
- Value-added: gross output - intermediate consumption.
- Fixed capital formation: total (purchased value of each of the fixed assets + additions and improvements + assets produced by the enterprise + transfers - sales of fixed assets).
- Depreciation of fixed capital: the total depreciation during the year for all fixed assets of the establishment operating in the activity.
- Number of employees by legal type of entity (legal form).
- Gross output of the real estate services activity % of GDP.
- Fixed capital formation of the real estate services activity % of GDP.
- Employee compensation for each employee in UAE dirham.

Timeliness

The Real Estate Activities Survey data is published after the completion of the survey, and no later than approximately 17 months from the data of the survey year. It is planned to cut this lag period short by approximately 3 months with each new survey until it becomes 9 months from the reference year of the survey data.

Dissemination

The data is published in several forms, including the result tables and the survey bulletin, in addition to the use of derived indicators in the publications of the center such as the *Statistical Yearbook*. The survey data is disseminated in different ways, including hard copies, electronic copies and online through the Centre's website.



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