



Kurdistan Regional Government  
Ministry of Planning  
Kurdistan Region Statistics Office



## Statistics of construction licence in Kurdistan Region of Iraq 2013-2018

Condruction Statistics Department  
December 2020



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Ministry of Planning  
Kurdistan Region Statistics Office

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Construction Statistics Department  
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## Preface

The vital role of statistics in the development of human communities is undeniable. Goals and plans are successful when relied on credible statistics. KRSO as an official source works to collect data on various life related aspects so that it would be a beneficial source of credible information for the public.

Construction is an important sector, which KRSO works to get comprehensive data on. This data could be relied on by whoever works in construction to set their plan for their projects. Government can use this data to set its plan for dwelling project consistence with population needs in the region. Investors can also use this data to estimate the budget needed to perform their projects in the field of construction.

KRSO offers its deepest gratitude to all municipalities subordinated to the ministry of municipalities and tourism and its relevant departments, investment board, as well as statistics directorates of all governorates for their sincere cooperation on offering data on constructions. We would also like to thank the department of construction statistics in KRSO for organizing, categorizing and publishing this report.

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## **Introduction**

Kurdistan region government (KRG) has paid considerable attention to the reconstruction and investment in this field. In the light of Kurdistan region development plan, KRISO along with collecting data on various fields has paid considerable attention to construction statistics which is of great importance to both KRG as well as construction projects managers to set their project plans in line with population and society's needs for the development of communities in Kurdistan region.

Construction statistics is collected from all municipalities and investment Office in Kurdistan region in form of raw data which is later organized in KRISO and published in an annual report. This data covers all type of licenses (houses, flats or other place of residence, commercial building...) and it calculated indicators like number of construction licenses, licensed land area, constructed area, and cost of building one square meter at the level of municipalities in Kurdistan region.

It is tried to collect and publish the construction data on a yearly basis, but after 2013, it was not able to release this data in an annual report at its due time due to technical problems. For this reason, all data of the years 2013-2018 has been released in a joint report at hand. This report comprises two sections, the first section includes the data on licences which have been issued by municipalities and the second includes the investment projects which have been licensed by investment board and are divided into finished and unfinished projects.



## Work team

**Project supervisor:** head of KRSO

**Collecting data entering:** statistics directorates in the governorates

**Reviewing:** construction statistics department

**Organizing and tabulating:** construction statistics department

**Editing:** construction statistics department

**Writing report:** construction statistics department

## Objectives

The goal of KRSO as official source of statistical data is to provide statistical data to set strategic plan for the development of communities in Kurdistan region. In addition, setting up one credible center to collect data is the other goal we pursue so that the public are assured of the reliability of the data.

## Data Sources

Statistics directorates in all governorates collect data from all municipalities in districts and sub districts as well as from investment board on a yearly basis. The collected data would be computerized in the statistics directorates in the form of raw data and would be sent to KRSO for analysis and publishing this report.

## Definitions

**Building:** it refers to the constructed area after being licensed by an authorized department for different purposes (housing, business, service,). The area ranges from 75-100, 101-150, 151-200,... and 501-550 m<sup>2</sup>.

**Licensed area:** is that area which licensed by an authorized department based on owner's desired designs. The area ranges from 75-100, 101-150, 151-200,... and 501-550 m<sup>2</sup>.

**Construction area:** is the area marked by municipality and built based on the owners' desired design

**Cost of 1m<sup>2</sup>:** is the total expense including materials, transportation, design, labor, etc spent to construct a building from the beginning through the end of the construction process divided by the constructed area.

**Total cost:** is the total expenses spent on the construction including materials, transportation, design, labor... across each municipality.

## Methodology

### Form

To collect data, a data entry form in excel has been designed by KRSO. The form distributed to all statistical directorates in the governorates. The directorates are supposed to visit all municipalities to collect raw data and fill the forms.

### Data entering

Collected data would be recorded in computers in statistics directorates which will later be sent to KRSO.

### Review

All data would be reviewed in KRSO in order to verify data and make any correction in case of any shortages.

### Data organizing

All reviewed data are later organized based on each governorate and municipalities.

### Data analyzing

The main indicators would be derived and calculated. Then, they would be prepared and produced in the form of tables and figures by geographical locations which will be released later on.

## Results

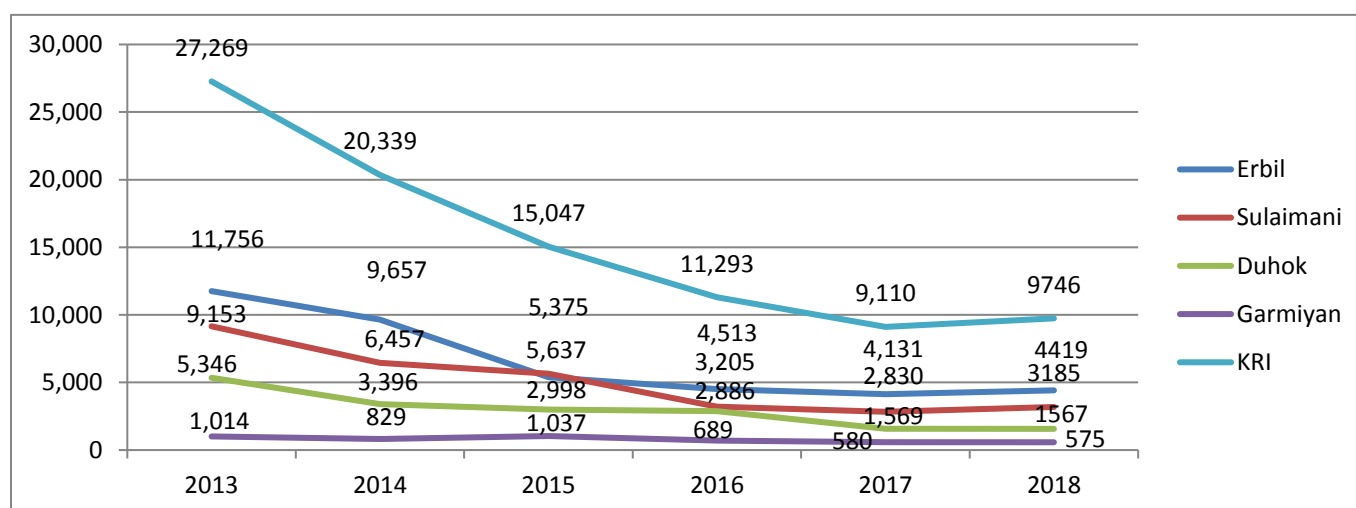
### First section, municipalities' data

Municipalities' data is collected from municipalities and includes the number of construction licences which are issued by municipalities and construction process has been completed by 100%.

Table1 : number of construction licences issued by municipalities at the level of governorates and Garmiyani administration in KRI

Year	Erbil	Sulaimani	Dohuk	Garmiyani	KRI
2013	11,756	9,153	5,346	1,014	27,269
2014	9,657	6,457	3,396	829	20,339
2015	5,375	5,637	2,998	1,037	15,047
2016	4,513	3,205	2,886	689	11,293
2017	4,131	2,830	1,569	580	9,110
2018	4,419	3,185	1,567	575	9,746

Figure 1: comparison between the number of construction licences by governorates and Garmiyani administration in KRI for the years 2013-2018

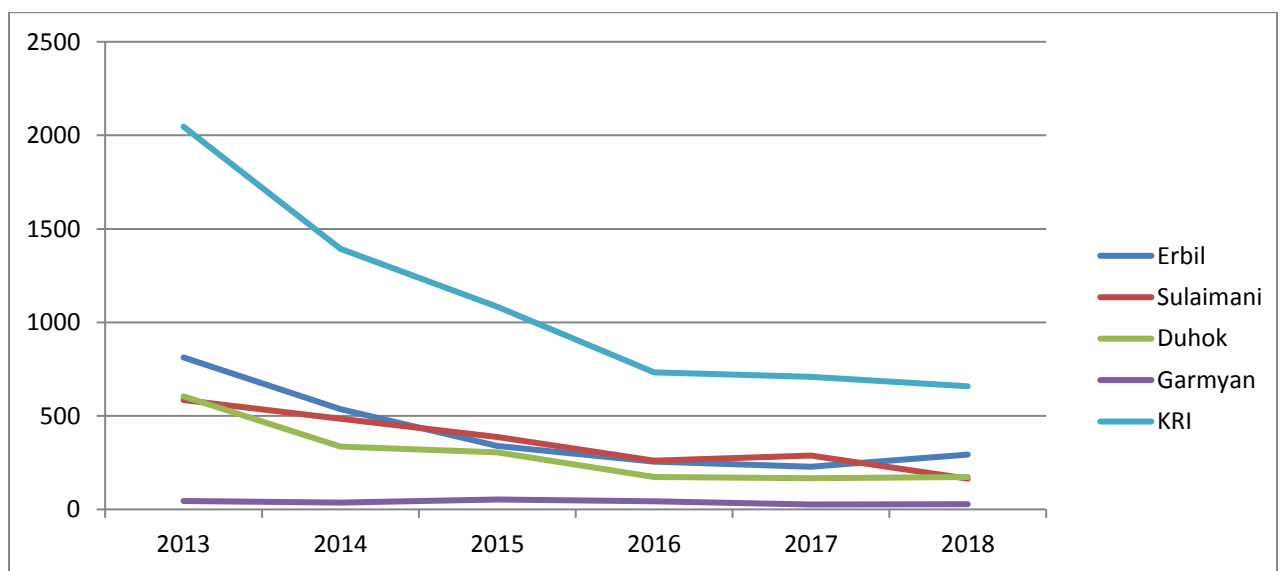


As we can see (Figure and Table 1), after 2013, the number of issued construction licences have been sharply dropped for several consecutive years at the level of KRI and governorates except in the case for Garmyan in 2015. The number of issued licences in 2018 (9,746) decreased by 64.2% compared to 2013 (27,269), but it shows an increase by 6.9% compared to 2017 (9,110) in KRI. This drop can be contributed to economic crisis as a result of fall in oil prices and ISIS war.

Table 2: estimated cost (billion ID) for construction at the level of governorates and Garmiyān administration in KRI for the years 2013-2018

Year	Erbil	Sulaimani	Duhok	Garmyan	KRI
2013	812.4	584.7	604.2	45.1	2046.3
2014	536.3	484.3	336.3	36.8	1393.7
2015	338.7	386.5	304.7	52.9	1082.8
2016	256.2	260	173.6	42.5	732.4
2017	228.1	287.7	166.6	26.3	708.7
2018	293.7	164.3	172.8	27.4	658.2

Figure 2: comparison between estimated cost (billion ID) for construction at the level of governorates and Garmiyān administration in KRI for the years 2013-2018



According to data (Figure and Table 2), the budget has been spent on construction in KRI decreased in the successive years following 2013. Comparison between the budget spent in 2013 (2046.3 billion ID) and 2018 (658.2 billion ID) shows a significant decrease accounted for 67.8% and a decrease by 7.1% compared to 2017 due to decrease in the number of issued licence .

Table 3: total licensed area (m<sup>2</sup>) for construction purpose at the level of governorates and Garmiyān administration in KRI for the years 2013-2018

Year	Erbil	Sulaimani	Duhok	Garmiyān	KRI
2013	2,729,016	1,759,049	1,838,716	176,937	6,503,718
2014	1,784,507	1,454,587	833,002	194,850	4,266,946
2015	1,658,604	1,322,709	865,430	237,615	4,084,358
2016	1,386,956	877,093	683,387	133,977	3,081,413
2017	962,523	748,201	446,825	132,822	2,290,371
2018	1,294,835	858,623	559,655	126,756	2,839,869

Figure 3: comparison between licensed area (m<sup>2</sup>) for construction purpose at the level of governorates and Garmiyān administration in KRI for the years 2013-2018

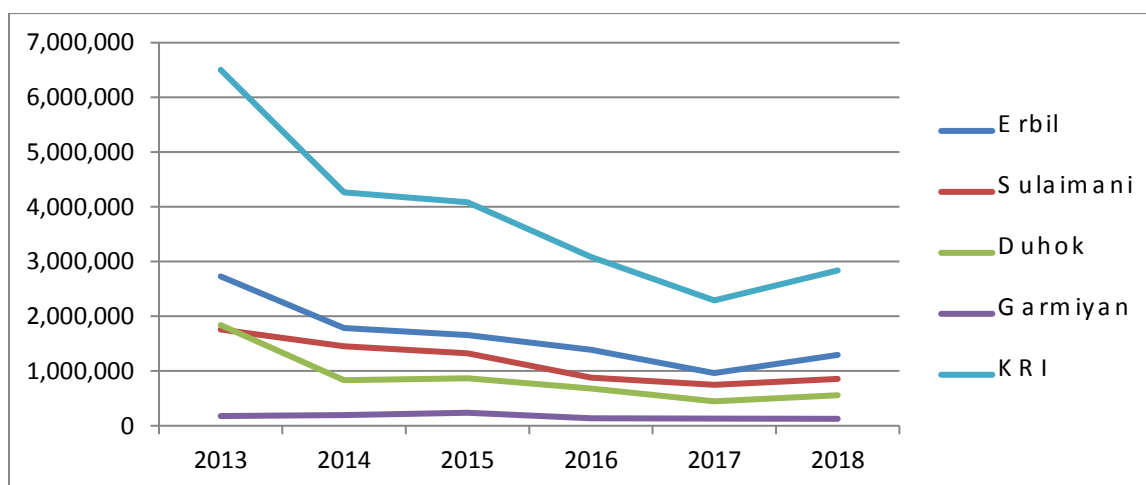


Figure and Table 3, after 2013, significant drop can be seen in the land assigned to construction in KRI during successive years 2014-2017, and then it increases in 2018. This trend can be also observed the Erbil and Sulaimani governorates, but it is different in Duhok and Garmiyān. In 2018, in KRI, the area for construction purpose shows a

decrease of 56.3% compared to 2013, but an increase by 34.5% compared to 2017. In 2018, the highest licensed area can be seen in Erbil governorate and the lowest in Garmiyan administration. Less change can be also observed in Garmiyan during 2013-2018.

Table 4: total constructed area (m<sup>2</sup>) at the level of governorates and Garmiyan administration in KRI for the years 2013-2018

Year	Erbil	Sulaimani	Duhok	Garmiyan	KRI
2013	3,199,536	2,246,907	1,977,052	193,900	7,617,395
2014	2,112,011	1,817,857	1,167,954	187,395	5,285,217
2015	1,460,359	1,622,874	1,176,649	231,588	4,491,470
2016	1,232,446	1,050,427	937,686	193,609	3,414,168
2017	1,053,405	1,277,487	584,285	158,580	3,073,757
2018	1,169,684	784,084	1,342,068	117,305	3,413,141

Figure 4: comparison between constructed area (m<sup>2</sup>) at the level of governorates and Garmiyan administration in KRI for the years 2013-2018

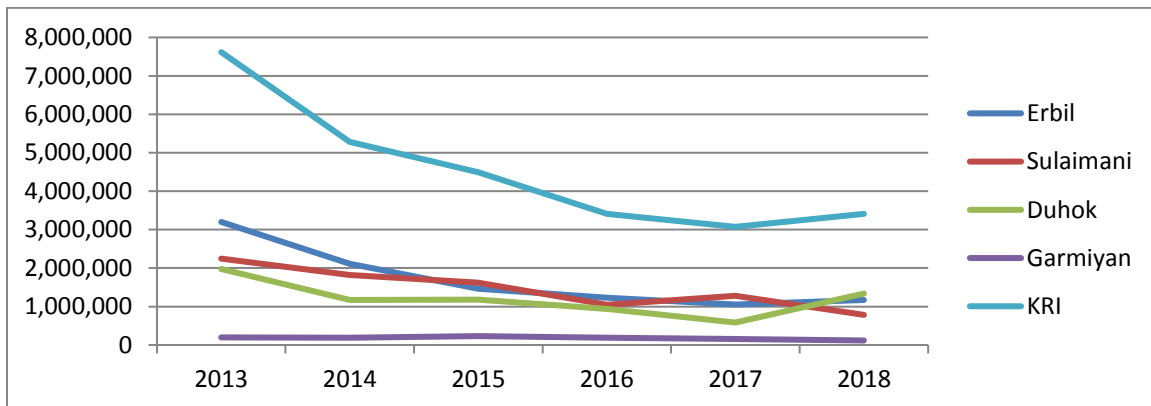


Table and Figure 4, after 2013, construction process has been slowed down at the level of KRI. In 2018, the constructed area (3,413,141 m<sup>2</sup>) recorded a significant decrease by 55.19% compared to 2013 (7,617,395 m<sup>2</sup>), but an increase by 11.04% compared to 2017 (3,073,757 m<sup>2</sup>). Differences can be obviously seen at the level of governorates especially in Erbil governorate, but less changes can be observed in Garmiyan administration during 2013-2018.

## Statistics of construction licences in Kurdistan Region of Iraq 2013-2018

Table 5: average cost (ID) for constructing one square meter at the level of governorates and Garmiyān administration in KRI for the years 2013-2018

Year	Erbil	Sulaimani	Duhok	Garmiyān	KRI
2013	253,909	260,241	305,584	221,452	268,843
2014	253,909	266,412	287,959	196,385	263,694
2015	231,941	238,187	258,934	221,452	241,079
2016	207,907	247,519	254,000	219,702	214,504
2017	216,532	225,222	285,113	165,929	230,569
2018	226,804	191,395	288,158	216,161	231,776

Figure 5: comparison between average cost (ID) for constructing one square meter at the level of governorates and Garmiyān administration in KRI for the years 2013-2018

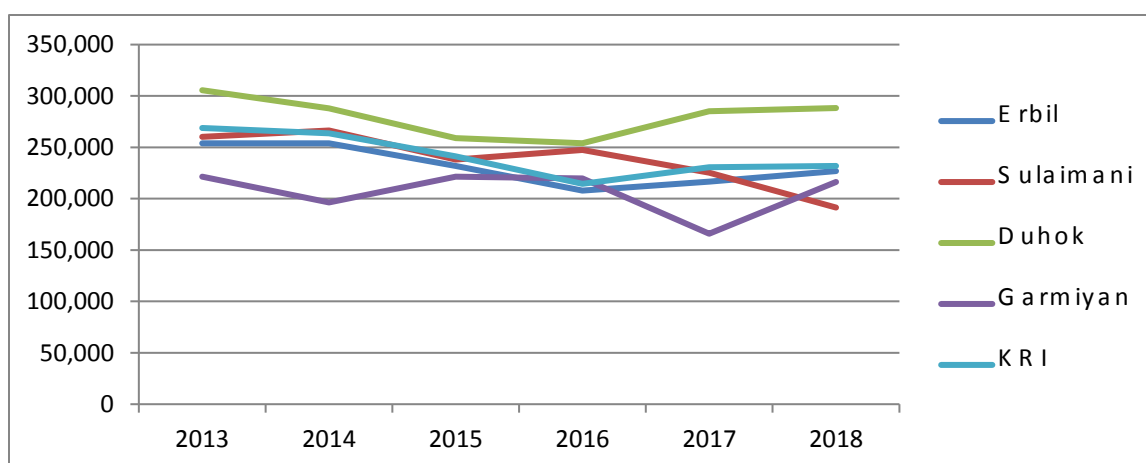


Figure and table 5, comparison between the cost for constructing one square meter in 2018 (231,776 ID) and 2013 (268,843 ID) shows a decrease of 13.7% at the level of KRI. The highest cost for construction one square meter has been recorded in Duhok governorate during the years 2013-2018.

## Second section, investment board's projects

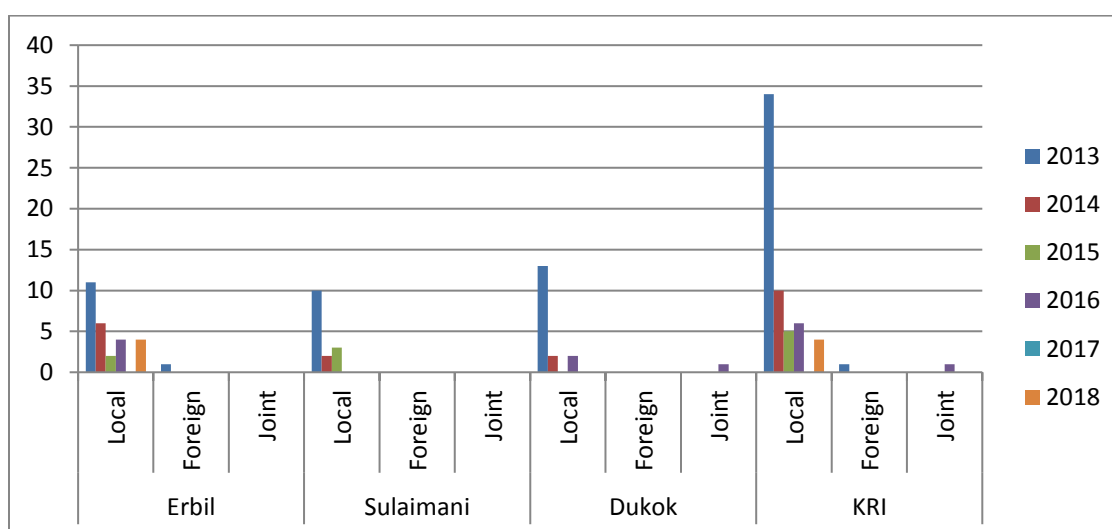
**Completed projects:** it refers to the projects which are licensed by investment board and 100% of construction process has been completed.

**Uncompleted projects:** it refers to the projects which are licensed by investment board and are under process or not completed in the given year.

Table 6: number of completed projects licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018

Year	Erbil			Sulaimani			Dukok			KRI		
	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint
2013	11	1	0	10	0	0	13	0	0	34	1	0
2014	6	0	0	2	0	0	2	0	0	10	0	0
2015	2	0	0	3	0	0	0	0	0	5	0	0
2016	4	0	0	0	0	0	2	0	1	6	0	1
2017	0	0	0	0	0	0	0	0	0	0	0	0
2018	4	0	0	0	0	0	0	0	0	4	0	0

Figure 6: comparison between completed projects licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018



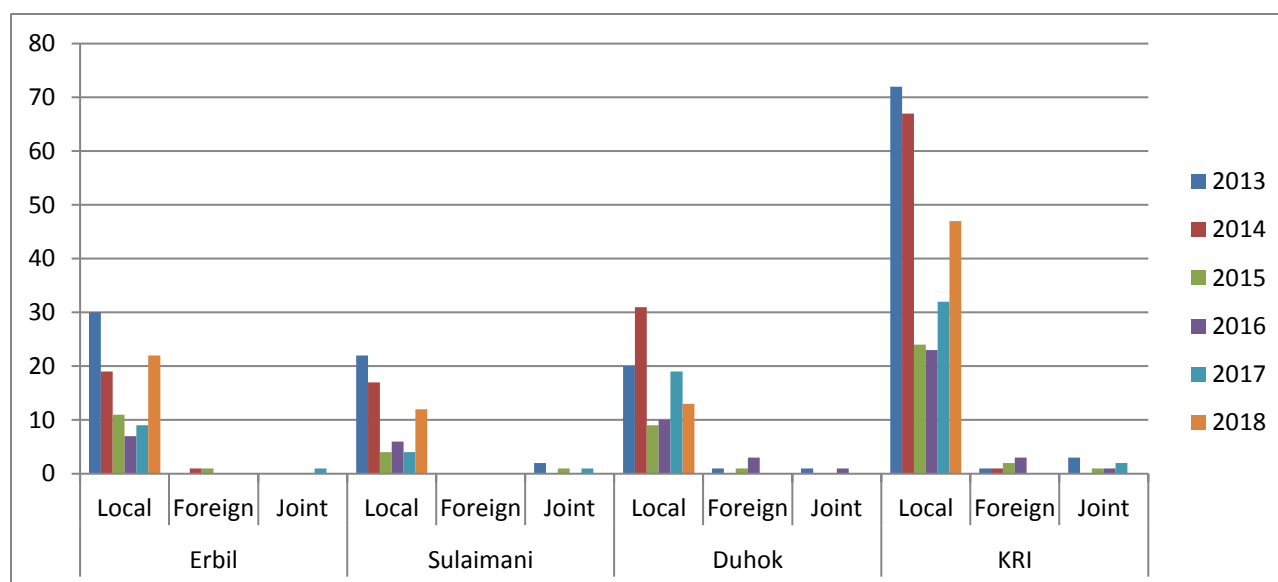


## Statistics of construction licences in Kurdistan Region of Iraq 2013-2018

Table 7: number of uncompleted projects licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018

Year	Erbil			Sulaimani			Duhok			KRI		
	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint
2013	30	0	0	22	0	2	20	1	1	72	1	3
2014	19	1	0	17	0	0	31	0	0	67	1	0
2015	11	1	0	4	0	1	9	1	0	24	2	1
2016	7	0	0	6	0	0	10	3	1	23	3	1
2017	9	0	1	4	0	1	19	0	0	32	0	2
2018	22	0	0	12	0	0	13	0	0	47	0	0

Figure 7 : comparison between uncompleted projects licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018



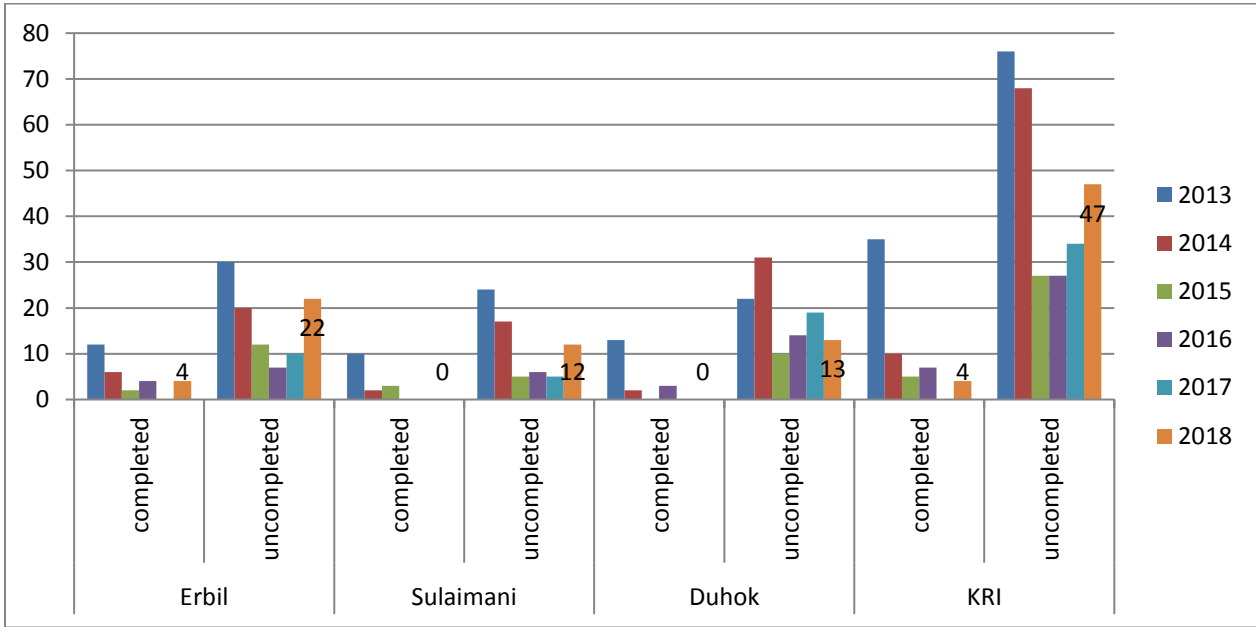
during 2013-2018, less construction projects could complete the whole construction process (Table 6) and most of them remained unfinished (Table 7). In 2018, of the total of 51 projects only 4 projects were completed, accounted for 7.8%. As it is noted, most of projects have been carried out by local companies (96.7%) compared to foreign and joint companies during the years 2013-2018.

Statistics of construction licences in Kurdistan Region of Iraq 2013-2018

Table 8: total projects (completed and uncompleted) licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018

Year	Erbil			Sulaimani			Duhok			KRI		
	completed	uncompleted	Total	completed	uncompleted	Total	completed	uncompleted	Total	completed	uncompleted	Total
2013	12	30	42	10	24	34	13	22	35	35	76	111
2014	6	20	26	2	17	19	2	31	33	10	68	78
2015	2	12	14	3	5	8	0	10	10	5	27	32
2016	4	7	11	0	6	6	3	14	17	7	27	34
2017	0	10	10	0	5	5	0	19	19	0	34	34
2018	4	22	26	0	12	12	0	13	13	4	47	51
Total	28	100	128	15	69	84	18	109	127	61	278	339

Figure 8: comparison between completed and uncompleted projects licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018



Referring to the results (Table and Figure 8), in 2013-2018, of the total projects which have been licensed by investment board; most remained unfinished at the level of KRI and governments. In 2018, of the total of 51 projects in KRI, 47 projects remained unfinished accounted for 92.1%. It is worth to mention that of the total licensed projects (34) no project has been done in KRI In 2017.

Table 9: total **constructed area (completed)** (m<sup>2</sup>) licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018

	Erbil			Sulaimani			Duhok			KRI		
	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint
2013	1,703,950	2,550	0	36,475	0	0	657,000	0	0	2,397,425	2,550	0
2014	188,975	0	0	37,550	0	0	550,000	0	0	776,525	0	0
2015	14,450	0	0	387,600	0	0	0	0	0	402,050	0	0
2016	106,025	0	0	0	0	0	669,700	0	203,125	775,725	0	203,125
2017	0	0	0	0	0	0	0	0	0	0	0	0
2018	11,975	2,550	0	0	0	0	0	0	0	11,975	2,550	0

Figure 9: comparison between **constructed areas** (m<sup>2</sup>) licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018

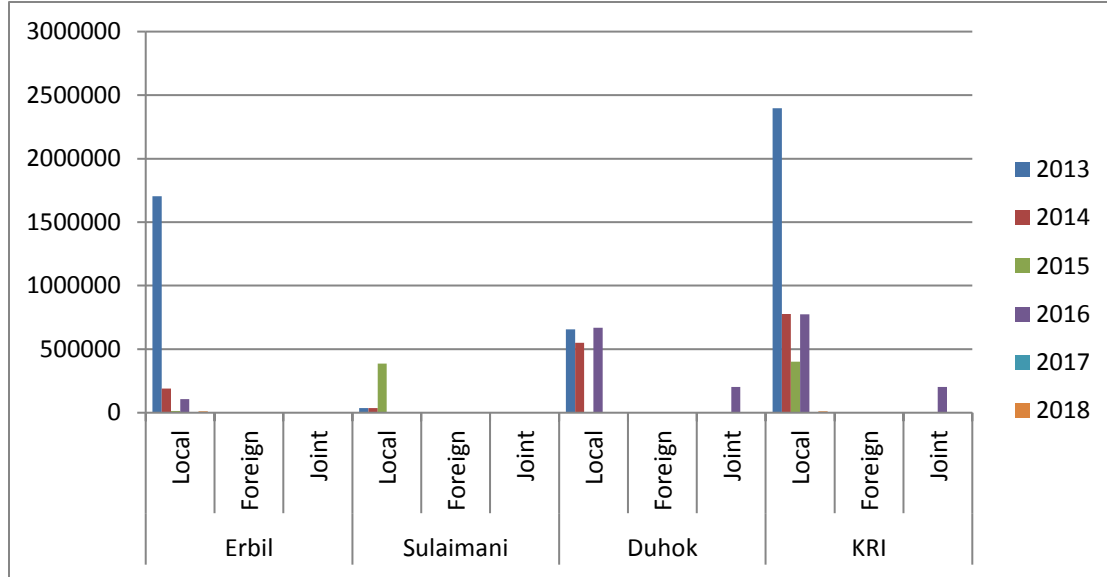
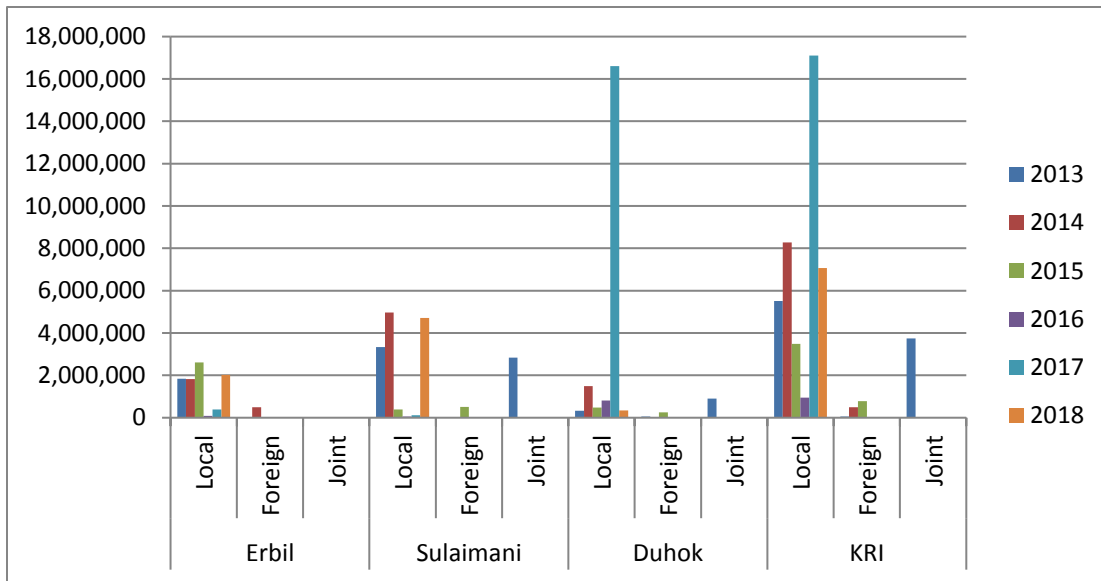


Table 10: **unconstructed areas** (m<sup>2</sup>) licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018

Year	Erbil			Sulaimani			Duhok			KRI		
	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint
2013	1,837,300	0	0	3,342,950	0	2,842,500	330,250	62,500	900,000	5,510,500	62,500	3,742,500
2014	1,819,000	500,000	0	4,966,150	0	0	1,488,875	0	0	8,274,025	500,000	0
2015	2,617,750	20,000	0	392,650	510,000	0	479,400	250,000	0	3,489,800	780,000	0
2016	80,975	0	0	59,175	0	0	808,950	28,300	2,975	949,100	28,300	2,975
2017	383,800	0	3,000	118,700	0	3,400	16,608,400	0	0	17,110,900	0	6,400
2018	2,018,200	0	0	4,709,600	0	0	341,100	0	0	7,068,900	0	0

Statistics of construction licences in Kurdistan Region of Iraq 2013-2018

Figure 10: comparison between **unconstructed areas** (m<sup>2</sup>) licensed by investment board at the level of governorates and KRI by implementer companies (local, foreign, joint) in 2013-2018



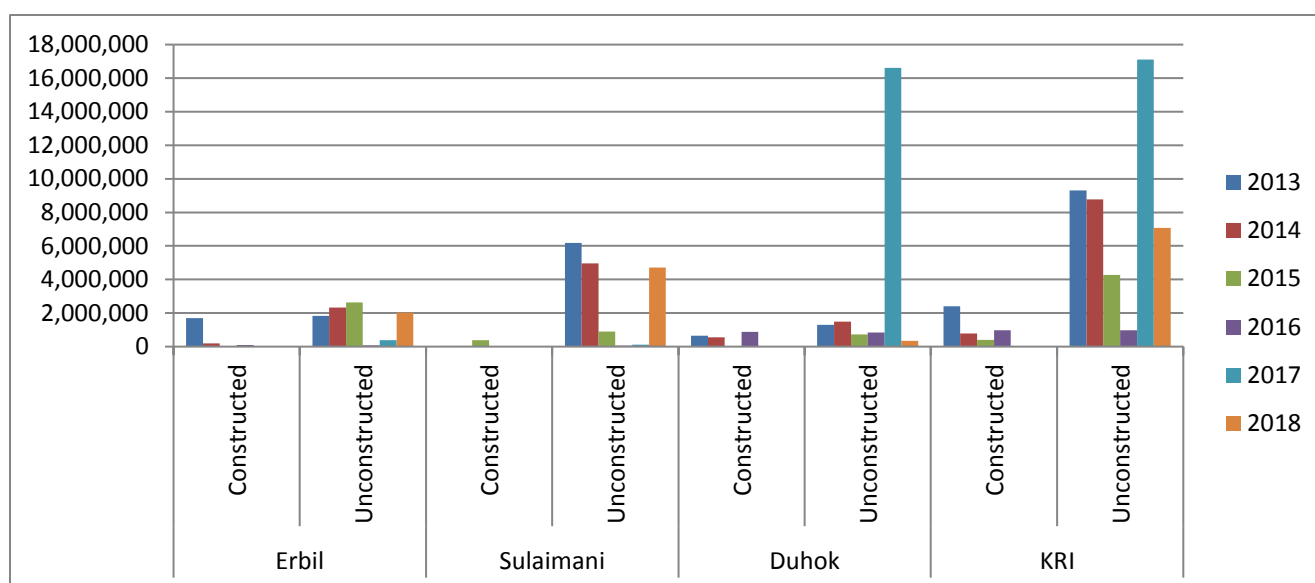
Statistics of construction licence in Kurdistan Region of Iraq 2013-2018

Table 11 : total licensed area (**constructed, unconstructed**) (m<sup>2</sup>) provided by investment board at the level of governorates and KRI in 2013-2018

Year	Erbil			Sulaimani			Duhok			KRI		
	Constructed	Unconstructed	Total	Constructed	Unconstructed	Total	Constructed	Unconstructed	Total	Constructed	Unconstructed	Total
2013	1,706,500	1,837,300	3,543,800	36,475	6,185,450	6,221,925	657,000	1,292,750	1,949,750	2,399,975	9,315,500	11,715,475
2014	188,975	2,319,000	2,507,975	37,550	4,966,150	5,003,700	550,000	1,488,875	2,038,875	776,525	8,774,025	9,550,550
2015	14,450	2,637,750	2,652,200	387,600	902,650	1,290,250	0	729,400	729,400	402,050	4,269,800	4,671,850
2016	106,025	80,975	187,000	0	59,175	59,175	872,825	840,225	1,713,050	978,850	980,375	1,959,225
2017	0	386,800	386,800	0	122,100	122,100	0	16,608,400	16,608,400	0	17,117,300	17,117,300
2018	11,975	2,018,350	2,030,325	0	4,709,600	4,709,600	0	341,100	341,100	11,975	7,069,050	7,081,025



Figure 11 : comparison between the total area (constructed, unconstructed) (m<sup>2</sup>) licensed by investment office by governorates in in KRI in 2013-2018



The allocated land for construction project decreased by 39.5% in KRI in 2018 compared to 2013 and 58.6% compared to 2017 (Table and Figure 11). The largest land area for construction purpose has been recorded in 2017 and the lowest in 2016 during 2013-2018. At the level of governorates, in 2018, the highest land area for construction purpose has been recorded in Sulaimani (4,709,600 m<sup>2</sup>) compared to Erbil (2,030,325 m<sup>2</sup>) and Duhok (341,100 m<sup>2</sup>). In 2017 Duhok leading with 16,608,400 m<sup>2</sup> followed by Erbil (386,800 m<sup>2</sup>) and Sulaimani (122,100 m<sup>2</sup>).

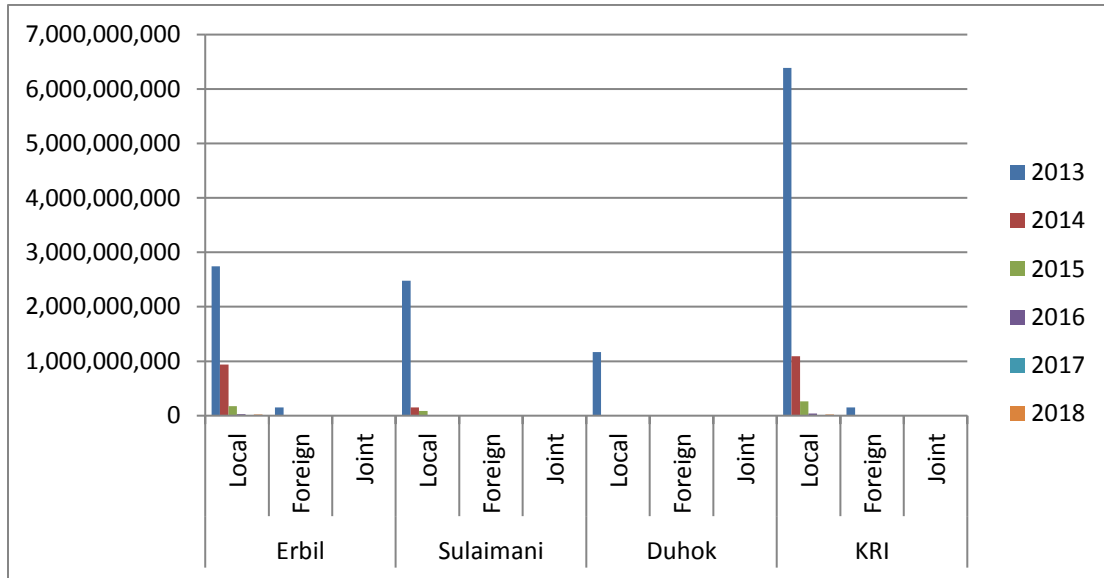
As it can be noted in the above Tables (9 and 10 and 11), most of allocated land for construction has not been constructed at the level of KRI and even governorates. In the Kurdistan region, of the total allocated land (7,081,025 m<sup>2</sup>), a large area (7,069,050 m<sup>2</sup>) remained unconstructed accounted for 99.8%. In 2017, no construction project has been done in KRI.

Table 12: total estimated cost (\$) for **constructed areas (completed)** licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018

Year	Erbil			Sulaimani			Duhok			KRI		
	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint
2013	2,742,067,006	151,110,000	0	2,476,912,850	0	0	1,168,601,113	0	0	6,387,580,969	151,110,000	0
2014	939,910,781	0	0	148,699,400	0	0	3,733,606	0	0	1,092,343,787	0	0
2015	175,288,432	0	0	85,589,650	0	0	0	0	0	260,878,082	0	0
2016	29,405,100	0	0	0	0	0	8,429,750	0	3,400,000	37,834,850	0	3,400,000
2017	0	0	0	0	0	0	0	0	0	0	0	0
2018	24,211,000	0	0	0	0	0	0	0	0	24,211,000	0	0

Statistics of construction licence in Kurdistan Region of Iraq 2013-2018

Figure 12 : comparison between estimated cost (\$) for **constructed areas (completed)** licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018



Statistics of construction licence in Kurdistan Region of Iraq 2013-2018

Table 13: total estimated cost (\$) for **unconstructed areas (uncompleted)** licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018

year	Erbil			Sulaimani			Duhok			KRI		
	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint	Local	Foreign	Joint
2013	2,525,351,566	0	0	1,384,354,295	0	2,770,752,840	105,864,632	8,543,170	400,000,000	4,015,570,493	8,543,170	3,170,752,840
2014	1,100,429,022	243,480,633	0	1,121,847,550	0	0	326,193,665	0	0	2,548,470,237	243,480,633	0
2015	2,019,296,828	4,828,875	0	719,279,200	0	52,872,278	1,686,193,338	787,000,000	0	4,424,769,366	791,828,875	52,872,278
2016	313,290,439	0	0	1,312,814,185	0	0	153,933,033	15,859,567	2,083,000	1,780,037,657	15,859,567	2,083,000
2017	382,290,058	0	8,000,000	46,083,960	0	4,282,400	279,915,937	0	0	708,289,955	0	12,282,400
2018	1,073,023,369	0	0	1,986,863,671	0	0	49,544,277	0	0	3,109,431,317	0	0

Statistics of construction licence in Kurdistan Region of Iraq 2013-2018

Figure 13: comparison between estimated cost (\$) for unconstructed areas (uncompleted) licensed by investment board at the level of governorates in KRI by implementer companies (local, foreign, joint) in 2013-2018

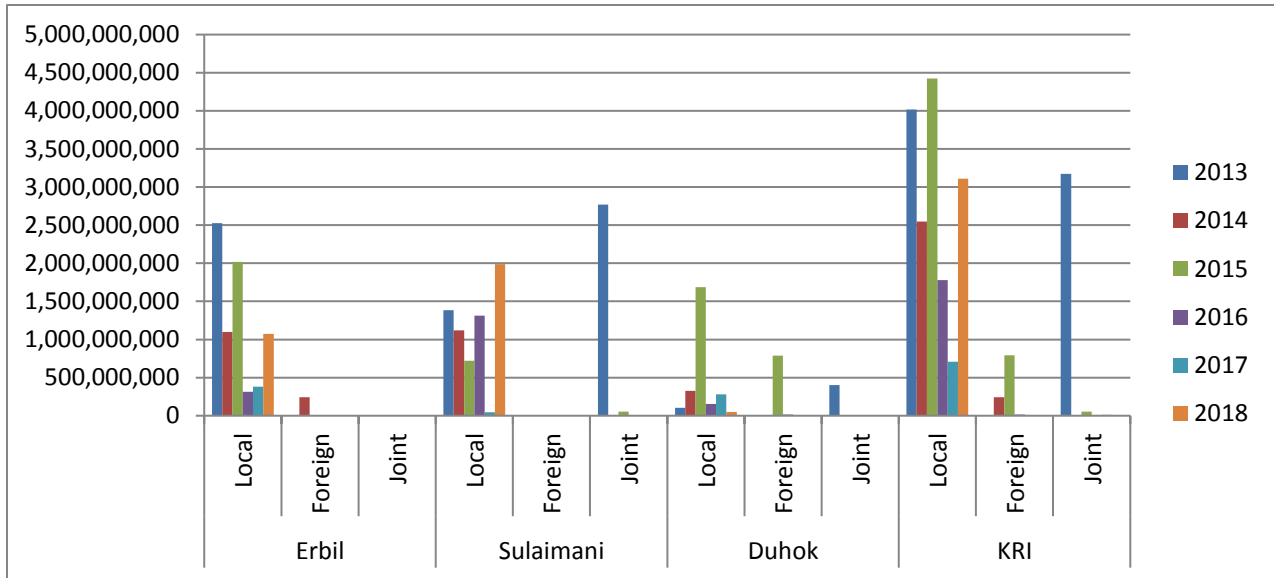
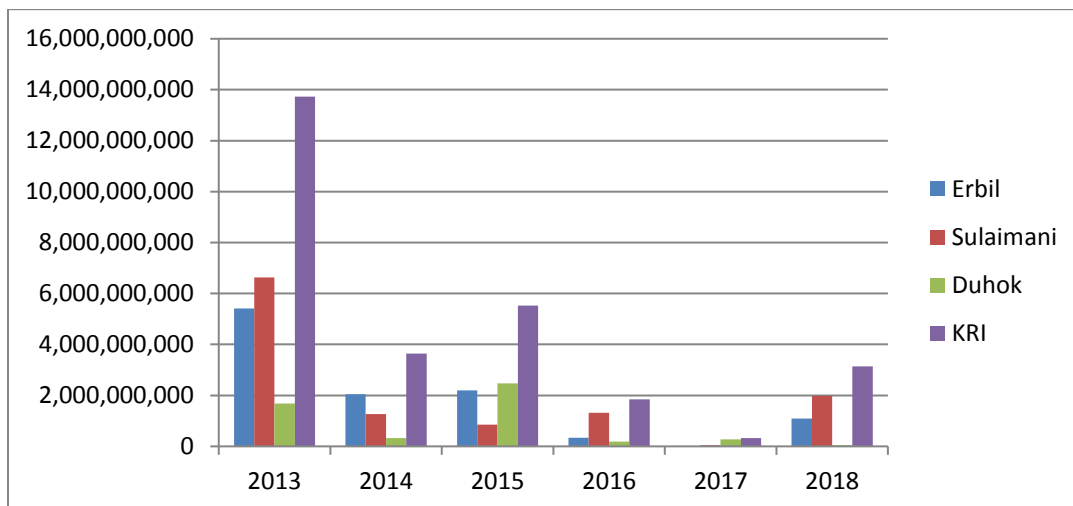


Table 14: total allocated budget for construction projects by investment board at the level of KRI and governorates in 2013-2018

Year	Erbil	Sulaimani	Duhok	KRI
2013	5,418,528,572	6,632,019,985	1,683,008,915	13,733,557,472
2014	2,040,839,803	1,270,546,950	329,927,271	3,641,314,024
2015	2,199,414,135	857,741,128	2,473,193,338	5,530,348,601
2016	342,695,539	1,312,814,185	183,705,350	1,839,215,074
2017	0	50,366,360	279,915,937	330,282,297
2018	1,097,234,369	1,986,863,671	49,544,277	3,133,642,317

Figure 14 : comparison between allocated budget for construction projects by investment board at the level of KRI and governorates in 2013-2018



As we can see (Table and Figure 14), due to economic crisis, fewer projects were produced by investment office in KRI after 2013 and as a result the budget spent on construction project decreased. In 2018, the budget spent for construction projects shows a decrease of 77.1% compared to 2013, but a remarkable increase of 848.77% compared to 2017.

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