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Construction in Dubai has a new mantra

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The focus in the emirate has shifted from big to more affordable developments

August 15, 2018

Dubai has built its fame developing some of the tallest, largest, and most magnificent construction projects in the world.

Recognised globally as a luxury destination, the Emirate might have a surprise in store. Dubai is now focusing on building more compact and efficient developments in response to market demands, an expert reveals to The Big 5.

"In response to a growing request, most master developers are building residential units that are both smaller and more efficient," says Ahmad Bukhash, Director of Urban Planning at the Dubai Creative Clusters Authority (DCCA).

The new trend is in full swing. Driven by demand, today the average size of villas is smaller in comparison to the previous market offer. Residential apartments follow just the same trend, with studios and 1-bedroom units being the most requested.

The shift goes well beyond the size of the units.

"More than building smaller, the new trend is about building affordably. This is why the crucial question for architects in Dubai is to understand what affordable housing really means."

The answer, according to Bukhash, is clear. Developing affordable buildings means first and foremost building efficiently.

Building efficiently requires a combination of new regulations, building materials and guidelines that allow developers to use innovative technologies and implement prototypes, Bukhash explains.

"Minimising the cost for the developer is the best way to provide affordable buildings," he says. "Going forward, we need to understand how to save on construction costs and how to use new technologies to speed up the construction process."



Josine Heijmans, Portfolio Director of The Big 5, the region's leading construction event, says: "There's an unprecedented call for innovative technologies and efficient building solutions to come into play in the Emirate's fast paced construction industry. This is why the 2018 edition of The Big 5 will fully focus on innovation."

Under the theme "Shaping the future of construction", the event will introduce the brand new [Live Innovation Zone](#), where demonstrations will feature some of the newest and most innovative products available, and the [Start-up City](#), gathering the next construction tech disruptors.

The show will also present the first [FutureTech Construction Summit](#), exploring future trends and technologies through case studies, panel discussions and thought-provoking presentations.

Over 2,500 construction companies from around the globe are expected to take part in the 39th edition of The Big 5 in Dubai. Here, they will meet over 60,000 industry professionals looking to source products for almost 12,000 construction projects currently active in the UAE.

To know more about the event, visit www.thebig5.ae

About Ahmad Bukhash

Ahmad Bukhash is currently the Director of Urban Planning at the Dubai Creative Clusters Authority and responsible for reviewing and regulating iconic master plans that fall within the Jurisdiction of major master developers within the Emirate such as Dubai Holding and MERAAS. These iconic developments encompass prominent developments such as the Dubai Design District; Dubai Harbour; Dubai International Financial Center; Dubai Hills Estate and Dubai Creek Harbour Developments.

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