

3.5. Residential Population

Each master planned community will be home to a population which will vary and fluctuate throughout occupation. However, at the design and planning stages, it is fundamentally important to ascertain a number of residents that will be occupying the master plan at any one time.

This is not only important for the provision of utilities and ensuring that sufficient transport provision is being made, but also critical to ensuring that the community is also served with all amenities and facilities they need. In order to establish a number for residential population, the standard formula developed by Dubai Municipality (DM) must be applied.

Mixed Density

For master plans with villas and apartments, 10% for National population and 90% for non-National population must be considered. The household size that must be used is 7.8 and 4.0, respectively. Figure 3.4 provides the formula for estimating residential population in this case.

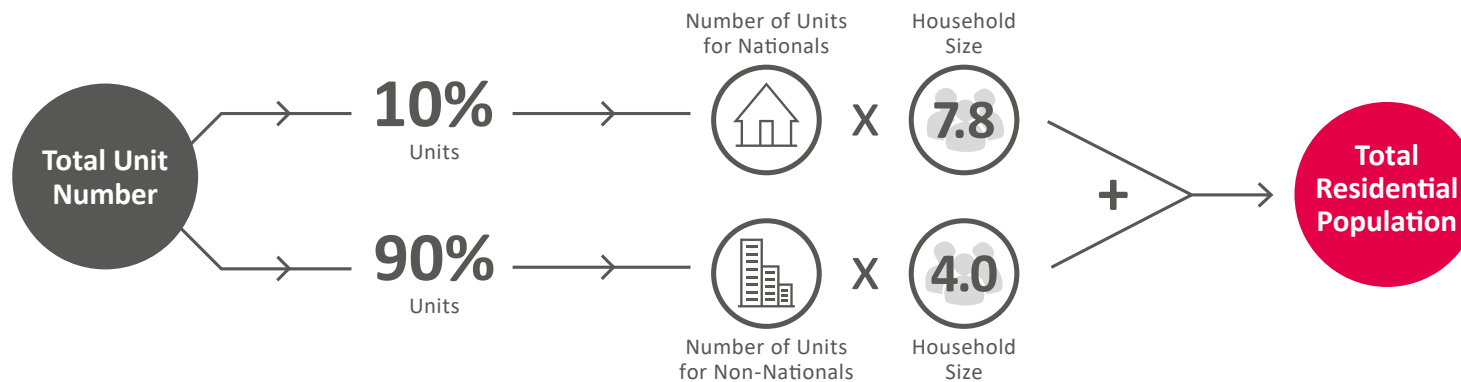


Figure 3.4: Residential Population calculation formula when total number of units is known