

Building permits issued

Fourth quarter, 2020

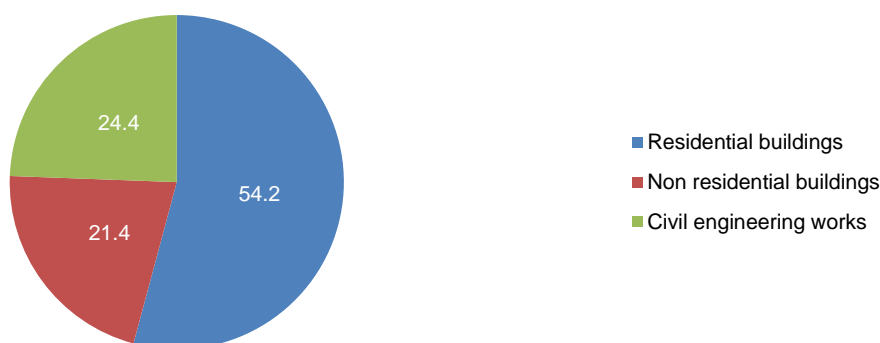
Tiranë, 26 February 2021: In the fourth quarter 2020 are approved 306 building permits issued for new buildings, from 202 building permits issued approved in the fourth quarter 2019, increasing this indicator by 51.5 % (tab.2).

During 2020, the total number of building permits issued for new buildings approved is 961 from 1,094 building permits issued approved in 2019, decreasing this indicator by 12.2 %.

Building permits issued total area for new buildings, in the fourth quarter 2020 is 554,325 m², from 241,708 m² approved in the fourth quarter 2019, increasing this indicator about 2.3 times (tab.3). The approximate value of building permits issued for buildings and civil engineering works, in the fourth quarter 2020, is 28,9 billion ALL, from 11,7 billion ALL approved in the fourth quarter 2019. This indicator, in the fourth quarter 2020, compared with the same quarter of the previous year, increased about 2.5 times (tab.4).

During 2020, the total area of building permits issued for new buildings approved is 1,608,211 m², from 2,021,749 m² approved in 2019, decreasing this indicator by 20.5 %. During 2020, the approximate value of building permits issued for buildings and civil engineering works is 76,6 billion ALL, from 80,8 billion ALL approved in 2019, decreasing this indicator by 5.2 %

Fig. 1 Approximate value of building permits issued structure, 2020 (%)



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Tab.1 Building permits issued for buildings and civil engineering works, Q4 - 2020

Construction Types	Number	Total area m ²	New constructions		Reconstructions	
			000 / ALL	000 / ALL	000 / ALL	000 / ALL
Total			20,936,982		7,931,355	
I. Buildings	306	554,325	18,876,386		1,160,139	
1. Residential buildings	230	448,877	14,546,657		458,987	
a. With one dwelling	75	19,968	671,803		151,355	
b. With two dwellings	98	42,060	1,410,126		153,227	
c. With three or more dwellings	51	360,782	11,705,111		17,898	
d. Residences for communities	6	26,067	759,617		136,507	
2. Non residential buildings	76	105,448	4,329,729		701,152	
a. Hotels and similar buildings	8	25,372	1,072,749		38,921	
b. Office buildings	5	9,874	649,038		314,979	
c. Wholesale and retail trade buildings	8	10,356	299,775		34,097	
d. Industrial buildings	34	44,135	1,416,567		128,764	
e. Other buildings	21	15,711	891,600		184,391	
II. Civil Engineering Works			2,060,596		6,771,216	
1. Transport infrastructure; Roads and highways			1,509,726		2,845,078	
2. Pipelines, telecommunication and electricity lines			543,593		3,134,537	
3. Complex constructions on industrial sites			0		0	
4. Other engineering works			7,277		791,601	

* The data of number and total area for buildings refers only to the new constructions.

Tab.2 Number of building permits issued for new buildings

Prefectures	IV - 19	I - 20	II - 20	III - 20	IV - 20
Albania	202	184	209	262	306
Berat	1	4	10	16	14
Dibër	3	2	11	3	6
Durrës	23	12	27	49	39
Elbasan	23	19	24	27	39
Fier	23	15	19	32	35
Gjirokastër	1	4	9	5	2
Korçë	24	16	14	15	18
Kukës	0	1	0	10	16
Lezhë	15	8	12	15	16
Shkodër	16	3	18	8	6
Tiranë	66	84	63	68	98
Vlorë	7	16	2	14	17

* The data of number for buildings refers only to the new constructions.

Tab.3 Total area of building permits issued for new buildings

m²

Prefectures	IV - 19	I - 20	II - 20	III - 20	IV - 20
Albania	241,708	333,645	322,294	397,947	554,325
Berat	98	657	2,868	5,193	6,589
Dibër	557	260	4,250	1,470	580
Durrës	19,422	8,971	12,468	72,467	56,801
Elbasan	5,725	6,047	10,004	36,053	9,945
Fier	8,129	7,257	6,735	22,160	18,957
Gjirokastrë	134	4,453	1,576	644	4,092
Korçë	10,759	8,112	4,689	4,020	6,335
Kukës	0	115	0	14,795	7,707
Lezhë	32,025	1,923	6,536	9,719	31,440
Shkodër	3,075	292	8,185	3,016	13,714
Tiranë	148,121	282,916	264,387	210,934	363,485
Vlorë	13,663	12,642	596	17,476	34,680

* The data of total area for buildings refers only to the new constructions.

Tab.4 Approximate value of building permits issued for buildings and civil engineering works

000 / ALL

Prefectures	IV - 19	I - 20	II - 20	III - 20	IV - 20
Albania	11,744,012	13,375,967	14,835,465	19,524,524	28,868,337
Berat	224,810	116,140	913,810	421,874	1,218,252
Dibër	159,184	12,669	533,248	151,720	54,504
Durrës	602,812	247,348	1,091,556	3,187,160	2,358,751
Elbasan	354,759	836,582	879,350	2,071,218	465,750
Fier	1,403,325	625,026	584,484	1,365,450	4,133,311
Gjirokastrë	17,896	144,851	44,227	346,723	731,371
Korçë	483,100	461,097	156,079	1,035,576	836,370
Kukës	0	3,122	0	483,829	711,818
Lezhë	964,939	590,569	172,240	795,732	2,399,418
Shkodër	895,028	32,378	322,504	226,538	512,780
Tiranë	5,640,583	9,709,233	8,891,035	8,244,681	13,100,938
Vlorë	997,576	596,952	1,246,932	1,194,023	2,345,074

* The Approximate value includes the value of new constructions and reconstructions.

Methodology

“Building permits issued” is a publication with quarterly frequency, which the main objective is to present information on building permits issued for buildings and civil engineering works on prefecture and national level. The statistical information about building permits issued is a short-term indicator for the future development of the construction sector.

The main statistical indicators presented in this publication are:

- Number of building permits issued for new buildings
- Total area of building permits issued for new buildings
- Approximate value of building permits issued for buildings and civil engineering works

The data on building permits issued is an administrative data. The statistical information on building permits issued is collected by INSTAT regional statistical offices in cooperation with the urbanization offices of municipalities.

Definitions

Building permits issued is an authorization to start work on a building project. The building permit is the final stage of planning and building authorization prior to start the work.

Buildings are roofed constructions which can be used separately, have been built for permanent purposes, can be entered for persons and are suitable or intended for protecting persons, animals or objects. The buildings are classified in two different kinds of categories: 1) Residential buildings, 2) Non residential buildings, where are included hotels and similar, office buildings, wholesale and retail trade buildings, industrial buildings and other buildings.

Building permits total area is the area in square meters where the approved project is implemented.

Civil Engineering Works are all constructions not classified under buildings: railways, roads, bridges, highways, pipelines, telecommunication and electricity lines, etc.

Client is the person or structure which realize the construction.

Source of data

Administrative source, the statistical information on Building permits issued is collected by INSTAT regional statistical offices in cooperation with the respective municipalities.