

Building permits issued

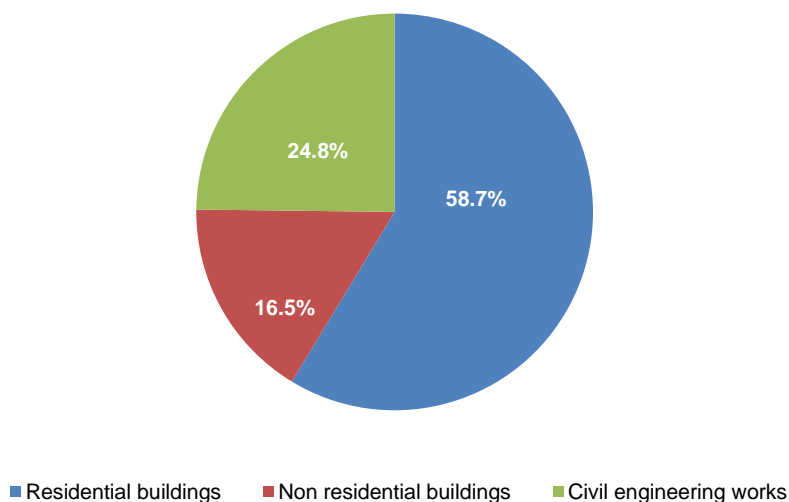
First quarter, 2021

Tiranë, 28 May 2021: In the first quarter 2021 are approved 251 building permits issued for new buildings, from 184 building permits issued approved in the first quarter 2020, increasing this indicator by 36.4 % (tab.2).

Building permits issued total area for new buildings in the first quarter 2021 is 599,446 m², from 333,645 m² approved in the first quarter 2020, increasing this indicator by 79.7 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the first quarter 2021, is 26,6 billion ALL, from 13,4 billion ALL approved in the first quarter 2020. This indicator, in the first quarter 2021, compared with the same quarter of the previous year, increased by 98.9 % (tab.4).

Fig. 1 Approximate value of building permits issued structure, Q1-2021



Tab.1 Building permits issued for buildings and civil engineering works, Q1 - 2021

Construction Types	Number	Total area m ²	New constructions		Reconstructions	
			000 / ALL	000 / ALL	000 / ALL	000 / ALL
Total			21,131,338		5,475,932	
I. Buildings	251	599,446	18,828,119		1,178,801	
1. Residential buildings	174	458,619	15,432,118		179,098	
a. With one dwelling	58	6,351	203,973		69,178	
b. With two dwellings	62	13,803	435,681		104,812	
c. With three or more dwellings	51	434,770	14,662,470		5,108	
d. Residences for communities	3	3,695	129,994		0	
2. Non residential buildings	77	140,827	3,396,001		999,703	
a. Hotels and similar buildings	4	1,729	57,375		51,070	
b. Office buildings	1	4,427	218,799		30,900	
c. Wholesale and retail trade buildings	17	10,365	279,357		5,802	
d. Industrial buildings	32	112,562	2,254,562		293,369	
e. Other buildings	23	11,744	585,908		618,562	
II. Civil Engineering Works			2,303,219		4,297,131	
1. Transport infrastructure; Roads and highways			789,107		2,611,879	
2. Pipelines, telecommunication and electricity lines			1,469,360		1,291,479	
3. Complex constructions on industrial sites			39,966		0	
4. Other engineering works			4,786		393,773	

* 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	I - 20	II - 20	III - 20	IV - 20	I - 21
Albania	184	209	262	306	251
Berat	4	10	16	14	11
Dibër	2	11	3	6	3
Durrës	12	27	49	39	44
Elbasan	19	24	27	39	19
Fier	15	19	32	35	26
Gjirokastrë	4	9	5	2	5
Korçë	16	14	15	18	24
Kukës	1	0	10	16	6
Lezhë	8	12	15	16	26
Shkodër	3	18	8	6	6
Tiranë	84	63	68	98	72
Vlorë	16	2	14	17	9

* 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	I - 20	II - 20	III - 20	IV - 20	I - 21
Albania	333,645	322,294	397,947	554,325	599,446
Berat	657	2,868	5,193	6,589	1,967
Dibër	260	4,250	1,470	580	585
Durrës	8,971	12,468	72,467	56,801	43,887
Elbasan	6,047	10,004	36,053	9,945	4,170
Fier	7,257	6,735	22,160	18,957	3,326
Gjirokastrë	4,453	1,576	644	4,092	2,376
Korçë	8,112	4,689	4,020	6,335	5,690
Kukës	115	0	14,795	7,707	3,462
Lezhë	1,923	6,536	9,719	31,440	86,447
Shkodër	292	8,185	3,016	13,714	2,312
Tiranë	282,916	264,387	210,934	363,485	442,152
Vlorë	12,642	596	17,476	34,680	3,072

* 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	I - 20	II - 20	III - 20	IV - 20	I - 21
Albania	13,375,967	14,835,465	19,524,524	28,868,337	26,607,270
Berat	116,140	913,810	421,874	1,218,252	74,049
Dibër	12,669	533,248	151,720	54,504	361,708
Durrës	247,348	1,091,556	3,187,160	2,358,751	2,732,199
Elbasan	836,582	879,350	2,071,218	465,750	168,587
Fier	625,026	584,484	1,365,450	4,133,311	740,121
Gjirokastrë	144,851	44,227	346,723	731,371	2,180,054
Korçë	461,097	156,079	1,035,576	836,370	263,557
Kukës	3,122	0	483,829	711,818	128,697
Lezhë	590,569	172,240	795,732	2,399,418	1,817,863
Shkodër	32,378	322,504	226,538	512,780	139,815
Tiranë	9,709,233	8,891,035	8,244,681	13,100,938	15,652,641
Vlorë	596,952	1,246,932	1,194,023	2,345,074	2,347,979

* 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.