

Building permits issued

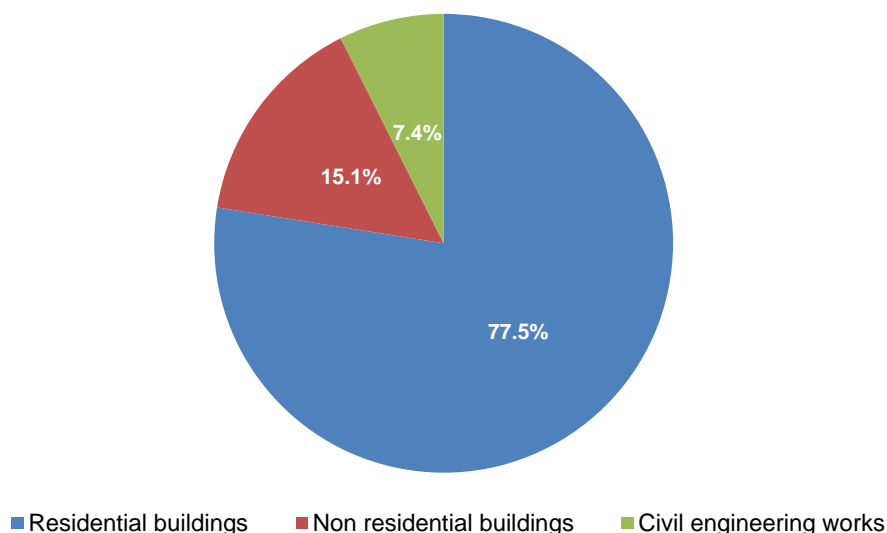
First quarter, 2022

Tirana, 30 May 2022: In the first quarter 2022 are approved 397 building permits issued for new buildings, from 251 building permits issued approved in the first quarter 2021, increasing this indicator by 58.2 % (tab.2).

Building permits issued total area for new buildings in the first quarter 2022 is 1,031,088 m², from 599,446 m² approved in the first quarter 2021, increasing this indicator by 72.0 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the first quarter 2022, is 39,0 billion ALL, from 26,6 billion ALL approved in the first quarter 2021. This indicator, in the first quarter 2022, compared with the same quarter of the previous year, increased by 46.7 % (tab.4).

Fig. 1 Approximate value of building permits issued structure, Q1-2022



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Tab.1 Building permits issued for buildings and civil engineering works, Q1 - 2022

| Construction Types | Number | Total area m ² | New constructions | | Reconstructions | |
|---|------------|------------------------------|-------------------|-----------|-----------------|-----------|
| | | | 000 / ALL | 000 / ALL | 000 / ALL | 000 / ALL |
| Total | | | 38,140,587 | | 894,813 | |
| I. Buildings | 397 | 1,031,088 | 35,260,967 | | 882,742 | |
| 1. Residential buildings | 292 | 866,216 | 29,788,074 | | 462,874 | |
| a. With one dwelling | 118 | 13,574 | 491,516 | | 108,425 | |
| b. With two dwellings | 107 | 28,108 | 858,508 | | 83,809 | |
| c. With three or more dwellings | 56 | 677,931 | 23,615,521 | | 86,638 | |
| d. Residences for communities | 11 | 146,603 | 4,822,529 | | 184,002 | |
| 2. Non residential buildings | 105 | 164,872 | 5,472,893 | | 419,868 | |
| a. Hotels and similar buildings | 12 | 41,404 | 1,802,593 | | 6,736 | |
| b. Office buildings | 5 | 2,299 | 99,589 | | 1,529 | |
| c. Wholesale and retail trade buildings | 23 | 47,913 | 1,399,944 | | 16,479 | |
| d. Industrial buildings | 39 | 60,083 | 1,480,034 | | 443 | |
| e. Other buildings | 26 | 13,173 | 690,733 | | 394,681 | |
| II. Civil Engineering Works | | | 2,879,620 | | 12,071 | |
| 1. Transport infrastructure; Roads and highways | | | 2,061,708 | | 12,027 | |
| 2. Pipelines, telecommunication and electricity lines | | | 804,350 | | 0 | |
| 3. Complex constructions on industrial sites | | | 0 | | 0 | |
| 4. Other engineering works | | | 13,562 | | 44 | |

Source: Municipalities, INSTAT calculations

* 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 - 21 | II - 21 | III - 21 | IV - 21 | I - 22 |
|----------------|------------|------------|------------|------------|------------|
| Albania | 251 | 347 | 442 | 356 | 397 |
| Berat | 11 | 17 | 13 | 13 | 7 |
| Dibër | 3 | 10 | 7 | 1 | 5 |
| Durrës | 44 | 100 | 64 | 82 | 84 |
| Elbasan | 19 | 38 | 29 | 41 | 24 |
| Fier | 26 | 42 | 18 | 33 | 48 |
| Gjirokastër | 5 | 4 | 4 | 4 | 6 |
| Korçë | 24 | 25 | 34 | 29 | 20 |
| Kukës | 6 | 4 | 20 | 6 | 4 |
| Lezhë | 26 | 4 | 131 | 17 | 45 |
| Shkodër | 6 | 12 | 8 | 7 | 13 |
| Tiranë | 72 | 86 | 109 | 99 | 112 |
| Vlorë | 9 | 5 | 5 | 24 | 29 |

Source: Municipalities, INSTAT calculations

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

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

| Prefectures | I - 21 | II - 21 | III - 21 | IV - 21 | I - 22 |
|----------------|----------------|----------------|----------------|----------------|------------------|
| Albania | 599,446 | 544,127 | 564,266 | 608,870 | 1,031,088 |
| Berat | 1,967 | 3,874 | 3,444 | 1,521 | 1,988 |
| Dibër | 585 | 1,810 | 2,550 | 200 | 853 |
| Durrës | 43,887 | 77,024 | 50,939 | 68,815 | 90,347 |
| Elbasan | 4,170 | 19,302 | 7,207 | 14,770 | 6,452 |
| Fier | 3,326 | 14,161 | 10,533 | 8,646 | 18,144 |
| Gjirokastrë | 2,376 | 397 | 916 | 9,499 | 6,777 |
| Korçë | 5,690 | 13,990 | 10,455 | 29,666 | 7,949 |
| Kukës | 3,462 | 4,891 | 8,502 | 22,322 | 2,313 |
| Lezhë | 86,447 | 3,290 | 27,665 | 10,368 | 26,745 |
| Shkodër | 2,312 | 20,724 | 5,426 | 1,620 | 18,243 |
| Tiranë | 442,152 | 373,945 | 434,881 | 398,154 | 800,375 |
| Vlorë | 3,072 | 10,719 | 1,748 | 43,289 | 50,902 |

Source: Municipalities, INSTAT calculations

* 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

| Prefectures | I - 21 | II - 21 | III - 21 | IV - 21 | I - 22 |
|----------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| Albania | 26,607,270 | 23,108,183 | 22,494,583 | 27,031,148 | 39,035,400 |
| Berat | 74,049 | 113,545 | 214,608 | 86,931 | 89,593 |
| Dibër | 361,708 | 114,388 | 800,877 | 15,151 | 46,728 |
| Durrës | 2,732,199 | 2,962,024 | 2,631,194 | 3,568,697 | 5,636,376 |
| Elbasan | 168,587 | 1,133,021 | 330,677 | 488,766 | 297,295 |
| Fier | 740,121 | 1,355,130 | 510,647 | 647,614 | 924,123 |
| Gjirokastrë | 2,180,054 | 130,168 | 41,671 | 435,896 | 165,970 |
| Korçë | 263,557 | 1,759,305 | 437,751 | 2,725,823 | 275,183 |
| Kukës | 128,697 | 148,055 | 151,977 | 141,148 | 114,371 |
| Lezhë | 1,817,863 | 369,810 | 1,324,164 | 3,457,378 | 996,048 |
| Shkodër | 139,815 | 549,620 | 334,028 | 237,561 | 106,472 |
| Tiranë | 15,652,641 | 12,658,068 | 15,362,769 | 13,625,271 | 28,747,245 |
| Vlorë | 2,347,979 | 1,815,049 | 354,220 | 1,600,912 | 1,635,996 |

Source: Municipalities, INSTAT calculations

* 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.