

# Building permits issued

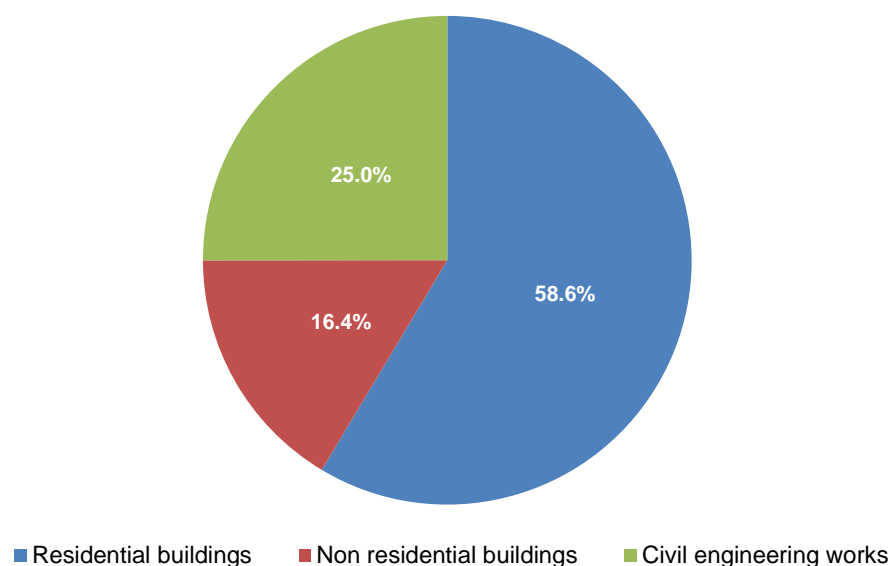
## Third quarter, 2022

**Tiranë, 24 November 2022:** In the third quarter 2022 are approved 269 building permits issued for new buildings, from 442 building permits issued approved in the third quarter 2021, decreasing this indicator by 39,1 % (tab.2).

Building permits issued total area for new buildings in the third quarter 2022 is 418.685 m<sup>2</sup>, from 564.266 m<sup>2</sup> approved in the third quarter 2021, decreasing this indicator by 25,8 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the third quarter 2022, is 21,6 billion ALL, from 22,5 billion ALL approved in the third quarter 2021. This indicator, in the third quarter 2022, compared with the same quarter of the previous year, decreased by 3,8 % (tab.4).

Fig. 1 Approximate value of building permits issued structure, Q3-2022



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**Tab.1 Building permits issued for buildings and civil engineering works, Q3 - 2022**

Construction Types	Number	Total area m <sup>2</sup>	New constructions 000 / ALL	Reconstructions 000 / ALL
<b>Total</b>			<b>17,954,258</b>	<b>3,678,747</b>
<b>I. Buildings</b>	<b>269</b>	<b>418,685</b>	<b>14,794,912</b>	<b>1,427,409</b>
1. Residential buildings	220	329,537	11,866,755	807,840
a. With one dwelling	83	11,164	380,893	84,082
b. With two dwellings	75	22,467	722,419	303,511
c. With three or more dwellings	48	197,878	7,411,256	415,902
d. Residences for communities	14	98,028	3,352,187	4,345
2. Non residential buildings	49	89,148	2,928,157	619,569
a. Hotels and similar buildings	3	20,061	648,048	19,218
b. Office buildings	1	257	23,158	0
c. Wholesale and retail trade buildings	13	17,960	595,705	3,180
d. Industrial buildings	13	35,335	843,099	838
e. Other buildings	19	15,535	818,147	596,333
<b>II. Civil Engineering Works</b>			<b>3,159,346</b>	<b>2,251,338</b>
1. Transport infrastructure; Roads and highways			231,424	855,660
2. Pipelines, telecommunication and electricity lines			2,372,919	2,845
3. Complex constructions on industrial sites			0	0
4. Other engineering works			555,003	1,392,833

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	III - 21	IV - 21	I - 22	II - 22	III - 22
<b>Albania</b>	<b>442</b>	<b>356</b>	<b>397</b>	<b>339</b>	<b>269</b>
Berat	13	13	7	2	16
Dibër	7	1	5	4	4
Durrës	64	82	84	90	82
Elbasan	29	41	24	31	16
Fier	18	33	48	17	13
Gjirokastrë	4	4	6	4	5
Korçë	34	29	20	38	20
Kukës	20	6	4	8	0
Lezhë	131	17	45	12	17
Shkodër	8	7	13	13	7
Tiranë	109	99	112	95	86
Vlorë	5	24	29	25	3

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	III - 21	IV - 21	I - 22	II - 22	III - 22
<b>Albania</b>	<b>564,266</b>	<b>608,870</b>	<b>1,031,088</b>	<b>661,945</b>	<b>418,685</b>
Berat	3,444	1,521	1,988	745	12,165
Dibër	2,550	200	853	656	690
Durrës	50,939	68,815	90,347	169,038	96,822
Elbasan	7,207	14,770	6,452	7,504	7,031
Fier	10,533	8,646	18,144	20,390	2,259
Gjirokastrë	916	9,499	6,777	951	5,263
Korçë	10,455	29,666	7,949	18,657	3,869
Kukës	8,502	22,322	2,313	3,184	0
Lezhë	27,665	10,368	26,745	11,034	13,338
Shkodër	5,426	1,620	18,243	8,365	1,587
Tiranë	434,881	398,154	800,375	388,073	271,611
Vlorë	1,748	43,289	50,902	33,348	4,050

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	III - 21	IV - 21	I - 22	II - 22	III - 22
<b>Albania</b>	<b>22,494,583</b>	<b>27,031,148</b>	<b>39,035,400</b>	<b>25,899,327</b>	<b>21,633,005</b>
Berat	214,608	86,931	89,593	25,414	594,785
Dibër	800,877	15,151	46,728	88,533	14,706
Durrës	2,631,194	3,568,697	5,636,376	8,693,707	5,784,690
Elbasan	330,677	488,766	297,295	337,817	2,749,309
Fier	510,647	647,614	924,123	1,195,110	752,573
Gjirokastrë	41,671	435,896	165,970	148,089	76,029
Korçë	437,751	2,725,823	275,183	146,438	190,842
Kukës	151,977	141,148	114,371	289,679	0
Lezhë	1,324,164	3,457,378	996,048	627,446	1,642,418
Shkodër	334,028	237,561	106,472	176,815	42,606
Tiranë	15,362,769	13,625,271	28,747,245	13,057,514	9,380,465
Vlorë	354,220	1,600,912	1,635,996	1,112,765	404,582

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.