

Building permits issued

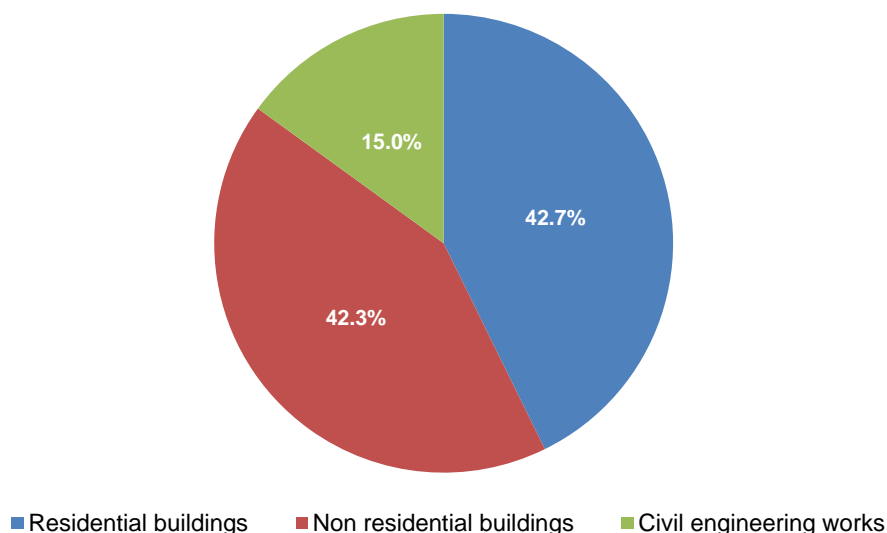
First quarter, 2023

Tirana, 30 May 2023: In the first quarter 2023 are approved 429 building permits issued for new buildings, from 397 building permits issued approved in the first quarter 2022, increasing this indicator by 8.1 % (tab.2).

Building permits issued total area for new buildings in the first quarter 2023 is 415,842 m², from 1,031,088 m² approved in the first quarter 2022, decreasing this indicator by 59.7 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the first quarter 2023, is 21 billion ALL, from 39 billion ALL approved in the first quarter 2022. This indicator, in the first quarter 2023, compared with the same quarter of the previous year, decreased by 46.3 % (tab.4).

Fig. 1 Approximate value of building permits issued structure, Q1-2023



For release 30/05/2023

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Tab.1 Building permits issued for buildings and civil engineering works, Q1 - 2023

Construction Types	Number	Total area m ²	New constructions		Reconstructions	
			000 / ALL	000 / ALL	000 / ALL	000 / ALL
Total			17,967,931		2,999,141	
I. Buildings	429	415,842	16,773,114		1,046,575	
1. Residential buildings	341	235,723	8,390,358		567,775	
a. With one dwelling	188	22,836	944,420		120,665	
b. With two dwellings	96	18,551	579,922		84,232	
c. With three or more dwellings	46	151,928	5,119,022		296,620	
d. Residences for communities	11	42,408	1,746,994		66,258	
2. Non residential buildings	88	180,119	8,382,756		478,800	
a. Hotels and similar buildings	21	55,370	5,355,220		7,149	
b. Office buildings	7	695	22,293		18,353	
c. Wholesale and retail trade buildings	32	49,225	1,053,177		45,114	
d. Industrial buildings	22	70,730	1,436,964		13,468	
e. Other buildings	6	4,099	515,102		394,716	
II. Civil Engineering Works			1,194,817		1,952,566	
1. Transport infrastructure; Roads and highways			1,165,205		1,466,836	
2. Pipelines, telecommunication and electricity lines			26,604		131,397	
3. Complex constructions on industrial sites			0		0	
4. Other engineering works			3,008		354,333	

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 - 22	II - 22	III - 22	IV - 22	I - 23
Albania	397	339	269	415	429
Berat	7	2	16	5	4
Dibër	5	4	4	3	2
Durrës	84	90	82	189	191
Elbasan	24	31	16	23	31
Fier	48	17	13	22	16
Gjirokastër	6	4	5	1	3
Korçë	20	38	20	34	38
Kukës	4	8	0	0	3
Lezhë	45	12	17	21	33
Shkodër	13	13	7	5	14
Tiranë	112	95	86	89	79
Vlorë	29	25	3	23	15

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 - 22	II - 22	III - 22	IV - 22	I - 23
Albania	1,031,088	661,945	418,685	555,779	415,842
Berat	1,988	745	12,165	867	427
Dibër	853	656	690	1,632	1,469
Durrës	90,347	169,038	96,822	79,491	102,539
Elbasan	6,452	7,504	7,031	15,688	13,192
Fier	18,144	20,390	2,259	9,891	19,093
Gjirokastrë	6,777	951	5,263	109	872
Korçë	7,949	18,657	3,869	24,955	12,207
Kukës	2,313	3,184	0	0	750
Lezhë	26,745	11,034	13,338	12,926	8,445
Shkodër	18,243	8,365	1,587	7,454	5,263
Tiranë	800,375	388,073	271,611	348,310	199,580
Vlorë	50,902	33,348	4,050	54,456	52,005

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 - 22	II - 22	III - 22	IV - 22	I - 23
Albania	39,035,400	25,899,327	21,633,005	26,572,383	20,967,072
Berat	89,593	25,414	594,785	257,249	138,428
Dibër	46,728	88,533	14,706	1,342,625	488,955
Durrës	5,636,376	8,693,707	5,784,690	2,691,797	3,659,070
Elbasan	297,295	337,817	2,749,309	3,830,507	1,312,126
Fier	924,123	1,195,110	752,573	816,833	625,861
Gjirokastrë	165,970	148,089	76,029	12,170	250,620
Korçë	275,183	146,438	190,842	1,451,995	398,490
Kukës	114,371	289,679	0	11,936	212,265
Lezhë	996,048	627,446	1,642,418	909,183	488,218
Shkodër	106,472	176,815	42,606	253,444	186,017
Tiranë	28,747,245	13,057,514	9,380,465	12,156,725	6,564,046
Vlorë	1,635,996	1,112,765	404,582	2,837,919	6,642,976

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.