

Building permits issued

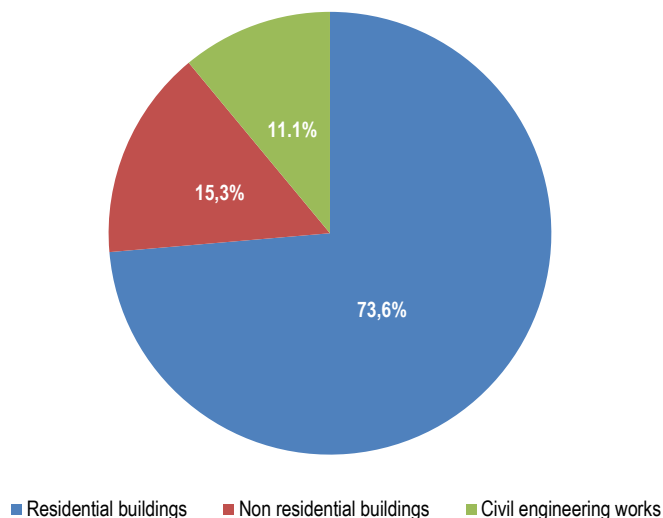
Second quarter, 2023

Tirana, 30 August 2023: In the second quarter 2023 are approved 509 building permits issued for new buildings, from 339 building permits issued approved in the second quarter 2022, increasing this indicator by 50.1 % (tab.2).

Building permits issued total area for new buildings in the second quarter 2023 is 652,136 m², from 661,945m² approved in the second quarter 2022, decreasing this indicator by 1.5 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the second quarter 2023, is 24,4 billion ALL, from 25,9 billion ALL approved in the first quarter 2022. This indicator, in the second quarter 2023, compared with the same quarter of the previous year, decreased by 5.8 % (tab.4).

Fig. 1 Approximate value of building permits issued structure, Q2-2023



Tab.1 Building permits issued for buildings and civil engineering works, Q2 - 2023

Construction Types	Number	Total area m ²	New constructions 000 / ALL	Reconstructions 000 / ALL
Total			20,844,669	3,563,003
I. Buildings	509	652,136	20,473,263	1,246,528
1. Residential buildings	429	531,194	17,421,532	552,139
a. With one dwelling	197	20,061	725,201	130,966
b. With two dwellings	114	28,161	924,255	168,853
c. With three or more dwellings	103	401,693	12,933,013	222,764
d. Residences for communities	15	81,279	2,839,063	29,556
2. Non residential buildings	80	120,941	3,051,731	694,389
a. Hotels and similar buildings	14	6,544	248,889	22,020
b. Office buildings	3	231	7,480	0
c. Wholesale and retail trade buildings	20	18,719	622,506	14,103
d. Industrial buildings	25	85,459	1,779,394	162,599
e. Other buildings	18	9,988	393,462	495,667
II, Civil Engineering Works			371,406	2,316,475
1, Transport infrastructure; Roads and highways			6,882	2,261,629
2, Pipelines, telecommunication and electricity lines			252,026	8,000
3, Complex constructions on industrial sites			0	0
4, Other engineering works			112,498	46,846

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	II - 22	III - 22	IV - 22	I - 23	II - 23
Albania	339	269	415	429	509
Berat	2	16	5	4	5
Dibër	4	4	3	2	4
Durrës	90	82	189	191	156
Elbasan	31	16	23	31	31
Fier	17	13	22	16	22
Gjirokastrë	4	5	1	3	6
Korçë	38	20	34	38	42
Kukës	8	0	0	3	3
Lezhë	12	17	21	33	30
Shkodër	13	7	5	14	17
Tiranë	95	86	89	79	138
Vlorë	25	3	23	15	55

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	II - 22	III - 22	IV - 22	I - 23	II - 23
Albania	661,945	418,685	555,779	415,842	652,136
Berat	745	12,165	867	427	1,077
Dibër	656	690	1,632	1,469	1,978
Durrës	169,038	96,822	79,491	102,539	74,973
Elbasan	7,504	7,031	15,688	13,192	16,150
Fier	20,390	2,259	9,891	19,093	8,222
Gjirokastrë	951	5,263	109	872	990
Korçë	18,657	3,869	24,955	12,207	10,826
Kukës	3,184	0	0	750	1,402
Lezhë	11,034	13,338	12,926	8,445	6,494
Shkodër	8,365	1,587	7,454	5,263	8,792
Tiranë	388,073	271,611	348,310	199,580	460,872
Vlorë	33,348	4,050	54,456	52,005	60,360

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	II - 22	III - 22	IV - 22	I - 23	II - 23
Albania	25,899,327	21,633,005	26,572,383	20,967,072	24,407,672
Berat	25,414	594,785	257,249	138,428	108,760
Dibër	88,533	14,706	1,342,625	488,955	161,577
Durrës	8,693,707	5,784,690	2,691,797	3,659,070	1,974,254
Elbasan	337,817	2,749,309	3,830,507	1,312,126	883,773
Fier	1,195,110	752,573	816,833	625,861	826,504
Gjirokastrë	148,089	76,029	12,170	250,620	255,450
Korçë	146,438	190,842	1,451,995	398,490	491,155
Kukës	289,679	0	11,936	212,265	259,170
Lezhë	627,446	1,642,418	909,183	488,218	233,245
Shkodër	176,815	42,606	253,444	186,017	77,750
Tiranë	13,057,514	9,380,465	12,156,725	6,564,046	16,072,582
Vlorë	1,112,765	404,582	2,837,919	6,642,976	3,063,452

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,