

Building permits issued

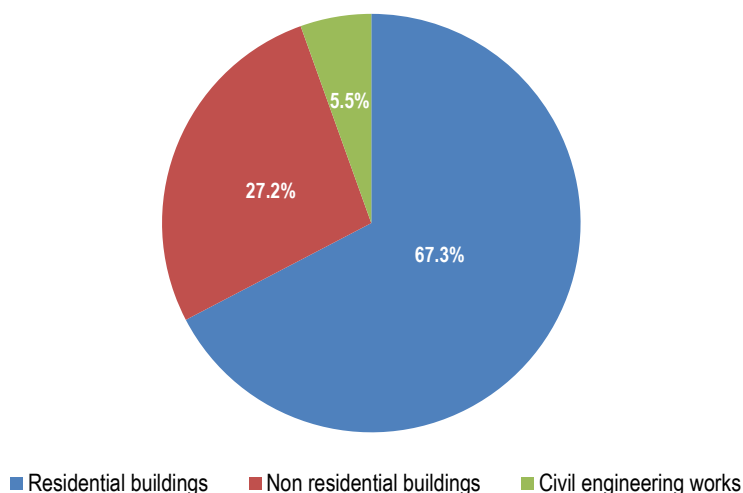
Third quarter, 2023

Tirana, 24 November 2023: In the third quarter 2023 are approved 361 building permits issued for new buildings, from 269 building permits issued approved in the third quarter 2022, increasing this indicator by 34.2 % (tab.2).

Building permits issued total area for new buildings in the third quarter 2023 is 455,181 m², from 418,685 m² approved in the third quarter 2022, increasing this indicator by 8.7 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the third quarter 2023, is 18,9 billion ALL, from 21,6 billion ALL approved in the third quarter 2022. This indicator, in the third quarter 2023, compared with the same quarter of the previous year, decreased by 12.5 % (tab.4).

Fig. 1 Approximate value of building permits issued structure, Q3 – 2023



Tab. 1 Building permits issued for buildings and civil engineering works, Q3 - 2023

Construction Types	Number	Total area m ²	New constructions		Reconstructions	
			000 / ALL	000 / ALL	000 / ALL	000 / ALL
Total			16,771,260		2,159,372	
I. Buildings	361	455,181	16,292,714		1,600,194	
1. Residential buildings	289	314,180	12,147,773		600,741	
a. With one dwelling	137	13,502	436,318		80,006	
b. With two dwellings	99	23,057	790,872		81,653	
c. With three or more dwellings	41	179,099	7,780,257		439,082	
d. Residences for communities	12	98,522	3,140,326		0	
2. Non residential buildings	72	141,001	4,144,941		999,453	
a. Hotels and similar buildings	14	10,383	422,028		34,714	
b. Office buildings	0	0	0		0	
c. Wholesale and retail trade buildings	20	29,759	1,008,986		70,518	
d. Industrial buildings	24	89,051	2,414,988		259,263	
e. Other buildings	14	11,808	298,939		634,958	
II, Civil Engineering Works			478,546		559,178	
1, Transport infrastructure; Roads and highways			60,058		443,313	
2, Pipelines, telecommunication and electricity lines			130,200		0	
3, Complex constructions on industrial sites			0		44,999	
4, Other engineering works			288,288		70,866	

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 - 22	IV - 22	I - 23	II - 23	III - 23
Albania	269	415	429	509	361
Berat	16	5	4	5	14
Dibër	4	3	2	4	3
Durrës	82	189	191	156	125
Elbasan	16	23	31	31	18
Fier	13	22	16	22	14
Gjirokastër	5	1	3	6	3
Korçë	20	34	38	42	43
Kukës	0	0	3	3	4
Lezhë	17	21	33	30	16
Shkodër	7	5	14	17	9
Tiranë	86	89	79	138	100
Vlorë	3	23	15	55	12

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 - 22	IV - 22	I - 23	II - 23	III - 23
Albania	418,685	555,779	415,842	652,136	455,181
Berat	12,165	867	427	1,077	3,798
Dibër	690	1,632	1,469	1,978	1,958
Durrës	96,822	79,491	102,539	74,973	67,719
Elbasan	7,031	15,688	13,192	16,150	6,426
Fier	2,259	9,891	19,093	8,222	6,574
Gjirokastrë	5,263	109	872	990	394
Korçë	3,869	24,955	12,207	10,826	22,622
Kukës	0	0	750	1,402	767
Lezhë	13,338	12,926	8,445	6,494	3,355
Shkodër	1,587	7,454	5,263	8,792	2,385
Tiranë	271,611	348,310	199,580	460,872	327,930
Vlorë	4,050	54,456	52,005	60,360	11,253

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 - 22	IV - 22	I - 23	II - 23	III - 23
Albania	21,633,005	26,572,383	20,967,072	24,407,672	18,930,632
Berat	594,785	257,249	138,428	108,760	377,074
Dibër	14,706	1,342,625	488,955	161,577	157,802
Durrës	5,784,690	2,691,797	3,659,070	1,974,254	3,252,489
Elbasan	2,749,309	3,830,507	1,312,126	883,773	268,445
Fier	752,573	816,833	625,861	826,504	461,810
Gjirokastrë	76,029	12,170	250,620	255,450	74,786
Korçë	190,842	1,451,995	398,490	491,155	907,488
Kukës	0	11,936	212,265	259,170	47,493
Lezhë	1,642,418	909,183	488,218	233,245	132,372
Shkodër	42,606	253,444	186,017	77,750	225,448
Tiranë	9,380,465	12,156,725	6,564,046	16,072,582	12,189,452
Vlorë	404,582	2,837,919	6,642,976	3,063,452	835,973

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.