

BUILDING PERMITS

Metadata Referenciale në format Euro SDMX Metadata Structure

(ESMS)

INSTAT

Metadata Referenciale

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1. Contact	
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2. Metadata update	
2.1. Metadata last certified	28.02.2025
2.2. Metadata last posted	28.02.2025
2.3. Metadata last update	28.02.2025
3. Statistical presentation	
3.1. Data description	<p>Data for building permits issued provide information for buildings and civil engineering works in national level. The statistical information about building permits issued is a short-term indicator for the future development of the construction sector.</p> <p>Data for building permits issued that INSTAT collect and publish on building permits issued are:</p> <ul style="list-style-type: none"> • Total number of building permits issued (residential and non-residential buildings); • Total area in square meters of building permits issued (residential and non-residential buildings); • Approximate value of building permits issued for buildings (residential and non-residential buildings), and civil engineering works; • Approximate value of building permits issued by clients for buildings (residential and non-residential buildings), and civil engineering works.
3.2. Classification system	Statistical Classification of Products by Activity (CPA)

3.3. Sector coverage	The statistical information covers data on building permits issued in the Albanian Republic territory.
3.4. Statistical concepts and definitions	<p>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.</p> <p>Residential buildings are constructions at least half of which is used for residential purposes.</p> <p>Non-residential buildings are constructions which are mainly used or intended for non-residential purposes.</p> <p>Building permits total area is the area in square meters where the approved project is implemented.</p> <p>Civil engineering works are all constructions not classified under buildings: railways, roads, bridges, highways, pipelines, telecommunication and electricity lines, etc.</p> <p>Client is the person or structure which realize the construction.</p>
3.5. Statistical unit	The statistical units are: Residential and Non-Residential buildings for those who are issued building permits. Civil Engineering Works for those who are issued building permits.
3.6. Statistical population	All types building permits issued.
3.7. Reference area	Building permits issued data covers the whole territory.
3.8. Time coverage	The time series of building permits issued is published since 1995.
3.9. Base period	Not applicable.
4. Unit of measure	
4.1 Unit of measure	<ul style="list-style-type: none"> • Number of building permits issued for residential and non-residential buildings. • Total area in square meters. • Approximate value of building permits issued in thousand ALL.
5. Reference period	
5.1 Reference period	The reference period of the statistical data on building permits issued is quarterly. This report is based on reference year 2024.

6. Institutional mandate	
6.1. Legal acts and other agreements	<p>The legal basis for the Building permits indicators are:</p> <ul style="list-style-type: none"> • National Statistical Law; • Official Statistics Programmer 2022-2026; <p>Classifications and definitions according to relevant EU regulations:</p> <ul style="list-style-type: none"> • Regulation (EU) 2019/2152 in the field of business statistics; • Commission Implementing Regulation (EU) 2020/1197.
6.2. Data sharing	Building permits issued statistics are transmitted to EUROSTAT.
7. Confidentiality	
7.1. Confidentiality - policy	<p>Article 31 on Statistics Law reads as follows: Data collected, processed and stored for the production of official statistics shall be treated by INSTAT, statistical agencies and any organization or person mandated by them, as strictly confidential when they allow statistical units to be identified, either directly or indirectly, thereby disclosing individual information that has not already been made public on other grounds. All employees of the bodies/controllers mentioned in the first paragraph of this point, who are aware about the data they use during they daily work, are obligated to maintain the confidentiality of reliability even after the end of their working function. Direct identification means when a statistical unit is directly identified from its name or address or any officially allocated and commonly known identification number. When data processing is made in a manner that allows the identification of the data subject, the data should immediately be encrypted in order for the subjects to be no longer identifiable</p>
7.2. Confidentiality - data treatment	<p>Albanian Institute of Statistics protects and does not disseminate data it has obtained or it has access to, which enable the direct or indirect identification of the statistical units. Albania Institute of Statistics takes all appropriate preventive measures so as to render impossible the identification of individual statistical units by technical or other means that might reasonably be used by a third party. Statistical data that could potentially enable the identification of the statistical unit are disseminated by Albania Institute of Statistics if and only if:</p> <ol style="list-style-type: none"> a) These data have been treated, as it is specifically set out in the regulation, in such a way that their dissemination does not prejudice statistical confidentiality or b) The statistical unit has given its consent, without any reservations, for the disclosure of data. <p>The confidential data that are transmitted to Albania Institute of Statistics are used exclusively for statistical purposes and the only persons who have the right to have access to these data are the personnel engaged in this task. Issues referring to the observance of statistical confidentiality are examined by the staff working in Albania Institute of Statistics. The responsibilities of this staff are to recommend on:</p> <ul style="list-style-type: none"> • Which detailed level the statistical data can be disseminated, so as the identification, either directly or indirectly, of the surveyed statistical unit is

	<p>not possible;</p> <ul style="list-style-type: none"> • The anonymization criteria for the microdata provided to users; • The access granting to researchers on confidential data for scientific purposes. <p>The data are published in aggregated level, by type of buildings and civil engineering works (referring the CPA) and by prefectures (referring local government units). Data on individual level are never published.</p>
8. Release policy	
8.1. Release calendar	<p>Notifications about the dissemination of statistics are published in the release calendar, which is available on the website. The announcements and delays are pre-announced in this calendar. In the case of delays, the date of the next publication and the explanation of the reasons for the delays are specified.</p>
8.2. Release calendar access	<p>The calendar of publications is available on the INSTAT website.</p>
8.3. User access	<p>In line with the article 34 of Law No.17/2018 “On Official Statistics”, dated in 17.04.2018, disseminates statistics on INSTAT website and other media for simultaneous access, respecting professional independence and in an objective, professional and transparent manner in which all users are treated equitably. The following dissemination channels are used to release the results:</p> <ol style="list-style-type: none"> 1. Website – online release; 2. Written requests; 3. Special publications; 4. Data request, section available for external users
9. Frequency of dissemination	
9.1 Frequency of dissemination	<p>The building permits statistics are published quarterly, approximately 60 days after the end of the reference quarter.</p>
10. Accessibility and clarity	
10.1. News release	<p>The press release contains information about key building permit indicators. The Press Release of the Building Permits is published online on INSTAT's website.</p>
10.2. Publications	<p>Building permits issued results are published on “Building Permits” and “Regional Statistical Yearbook”. The users can find the results on the Official website of INSTAT:</p>
10.3. On-line database	<p>Data on building permits are published in the Official website of INSTAT database.</p>
10.4. Micro – data access	<p>Data bases at micro level are not published due to confidentiality reasons. Aggregated data is the only type of data that is provided to external users. This</p>

	data is given to the users in the case these data are not confidential based on Article 31 of Official Statistical Law No.17/2018
10.5. Other	Users can submit specific requests for data through the INSTAT website in a dedicated session to contact in the following link: data-request .
10.6. Documentation on methodology	The methodology of the Building permits issued is based on EUROSTAT manuals and regulations, which contains a comprehensive set of recommendations on the compilation of the Building permits statistics indicators. Also the methodological notes are published at INSTAT website.
10.7. Quality documentation	Short-Term Statistics Unit documents all processes and procedures used for calculations related to building permits for internal purposes.
11. Quality management	
11.1. Quality assurance	INSTAT is committed to ensure the highest quality with respect to the compilation of statistical information. In accordance with the Statistics Law No 17/2018 , INSTAT use statistical methods and processes in compliance with internationally recognized scientific principles and standards conduct ongoing analyses of the statistics with a view to quality improvements and ensure that statistics are as up-to-date. In performing its tasks it follows the general principles of quality management from the European Statistics Code of Practice . INSTAT declares that it takes into account the following principles: impartiality, quality of processes and products, user orientation, employee orientation, effectiveness of statistical processes, reducing the workload for respondents.
11.2. Quality assessments	Building permits issued data are compared with the data of the previous years in order to distinguish if the data are coherent or they had big changes.
12. Relevance	
12.1. User needs	Users on building permits issued data are as follows: <ul style="list-style-type: none"> • Public Administration Institutions; • Universities; • National and international NGOs; • Private Businesses; • Researchers, students and other similar groups.
12.2. User satisfaction	INSTAT annually conducts the Survey for Measuring User Satisfaction, the results of which are published on the web at the link: User Satisfaction Survey . The 2024 survey results show that the overall quality of the topic "Short Term Statistics" was rated 3.83 (76.6%) on a scale of 1 (very poor) to 5 (very good).
12.3. Completeness	The statistical data produced on building permits issued are in the required level of detail, for number and total area of building permits issued by type of

	buildings; approximate value of building permits issued for buildings and civil engineering works; building permits issued by type of clients (public or private). The degree of completeness of the data for 2024 is 100 %. This calculation considers the data produced by INSTAT versus those required by EUROSTAT.								
13. Accuracy and reliability									
13.1. Overall accuracy	The information about building permits issued is collected from administrative sources, by their obligation according to the law. The information is collected by exhaustive way and is not a part of any survey.								
13.2. Sampling error	Not applicable, because it is an administrative source.								
13.3. Non - sampling error	The non-sampling errors are mainly referred to possible revisions of the administrative data sources reported data. Data review occurs only if the relevant institutions review the data sent to INSTAT for the purpose of updating or any potential human error. If the relevant institutions review the data sent to INSTAT, these changes will be reflected in the nearest publication and brief explanatory information will be provided to users.								
14. Timeliness and punctuality									
14.1. Timeliness	<p>Results of Building Permits are published on INSTAT website 59 days after the end of the reference period (Q+ 59 days). The reference period of these results is December 31st, 2024.</p> <table border="1"> <tr> <td>Reference period</td><td>12/31/2024</td></tr> <tr> <td>Date of publication</td><td>2/28/2025</td></tr> <tr> <td>Timeliness</td><td>59</td></tr> </table>	Reference period	12/31/2024	Date of publication	2/28/2025	Timeliness	59		
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Date of publication	2/28/2025								
Timeliness	59								
14.2. Punctuality	<p>The data of Building Permits are disseminated according to the publication calendar. The publication of Building Permits has been punctuality in time to 100 % of publications carried out over the years.</p> <table border="1"> <tr> <td>Reference period</td><td>12/31/2024</td></tr> <tr> <td>Date of announcement</td><td>2/28/2025</td></tr> <tr> <td>Date of publication</td><td>2/28/2025</td></tr> <tr> <td>Time lag</td><td>0</td></tr> </table>	Reference period	12/31/2024	Date of announcement	2/28/2025	Date of publication	2/28/2025	Time lag	0
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Date of announcement	2/28/2025								
Date of publication	2/28/2025								
Time lag	0								
15. Coherence and comparability									
15.1. Comparability - geographical	The data on building permits issued are compiled according to the EUROSTAT methodology and are comparable on international level. The building permits data are representative for the whole country also the data are produced in national level and by regions.								
15.2. Comparability - over time	Building permits data for number, total area and approximate value are available since 1995. Data for “Type of client” is available since 1999. Starting from the first quarter 2016 it has been added the “Office buildings”								

	<p>indicator while “Residential buildings” indicator is detailed by number of dwellings, providing comparability over the time of 9 years ($CC2 = J_{last} - J_{first} + 1 = 9$).</p> <p>The data are constantly checked to ensure their comparability over time.</p>
15.3. Coherence - cross domain	Not applicable, because it is an administrative source.
15.4. Coherence - internal	<p>The internal consistency of the data is checked before it is finalized. The links between variables are checked and coherence between different data series. The internal consistency for example for the variables V411- Total number of building permits issued and V412 - Total area of building permits issued are coherent.</p>
16. Cost and burden	
16.1 Cost and burden	<p>People working on building permits issued data are:</p> <ul style="list-style-type: none"> • Total staff in Central Office: 1 employee; • Staff in Regional Offices: 12 employees.
17. Data revision	
17.1. Data revision - policy	<p>Revision policy is done in accordance with general revision policy and errors treatment policy introduced by INSTAT in the links below:</p> <ul style="list-style-type: none"> • Revision Policy • Errors Treatment Policy
17.2. Data revision - practise	<p>In case that the urban planning offices of the respective municipalities, will report any change in the data sent to INSTAT, this information will be updated and reflected in the next publication with a short explanatory information for the users.</p> <p>No reviews of data on “Building Permits” for 2024 have been conducted, subject to this report.</p>
18. Statistical processing	
18.1. Source data	Administrative source, data are collected by regional statistical offices at the respective municipalities.
18.2. Frequency of data collection	Data collection is carried out quarterly.
18.3. Data collection	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.
18.4. Data validation	Logical checks and mathematical controls are made to the collected

	information of building permits issued for all indicators that INSTAT produce, during all the time of data processing.
18.5. Data compilation	Not applicable.
18.6. Adjustment	Not applicable. The data on building permits issued are published only on absolute figures, they are not seasonally adjusted or calendar adjusted.
19. Comment	
Annex	