

Building permits issued

Fourth quarter, 2019

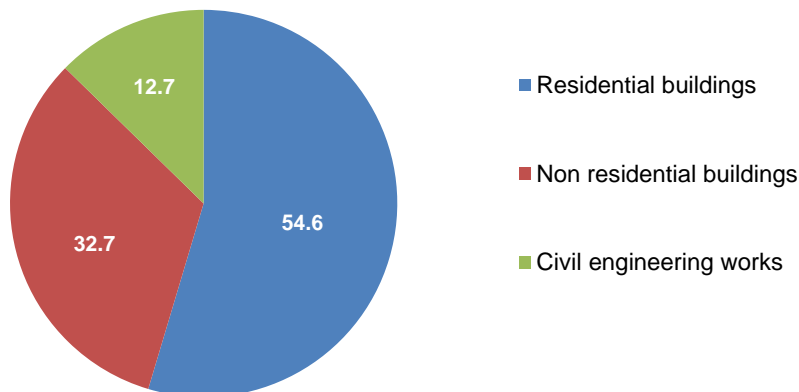
Tiranë, 28 February 2020: In the fourth quarter 2019 are approved 196 building permits issued for new buildings, from 360 building permits issued approved in the fourth quarter 2018, decreasing this indicator by 45.6 %.

During 2019, the total number of building permits issued for new buildings approved is 1,044 from 1,194 building permits issued approved in 2018, decreasing this indicator by 12.6 %.

Building permits issued total area for new buildings in the fourth quarter 2019 is 240,480 m², from 618,219 m² approved in the fourth quarter 2018, decreasing this indicator by 61.1 %. The approximate value of building permits issued for buildings and civil engineering works, in the fourth quarter 2019, is 11,7 billion ALL, from 22,1 billion ALL approved in the fourth quarter 2018. This indicator, in the fourth quarter 2019, compared with the same quarter of the previous year, decreased by 47.1 %.

During 2019, the total area of building permits issued for new buildings approved is 1,916,719 m², from 1,442,783 m² approved in 2018, increasing this indicator by 32.8 %. During 2019, the approximate value of building permits issued for buildings and civil engineering works is 79,3 billion ALL, from 59 billion ALL approved in 2018, increasing this indicator by 34.4 %.

Fig. 1 Approximate value of building permits issued structure, 2019 (%)



For release 28/02/2020

Tab.1 Building permits issued for buildings and civil engineering works, Q4 - 2019

Construction Types	Number	Total area m ²	New constructions		Reconstructions	
			000 / ALL	000 / ALL	000 / ALL	000 / ALL
Total			9,586,684		2,117,892	
I. Buildings	196	240,480	8,245,865		1,230,171	
1. Residential buildings	139	170,778	6,419,997		245,830	
a. With one dwelling	34	5,066	156,743		129,480	
b. With two dwellings	66	12,362	382,219		101,468	
c. With three or more dwellings	34	142,290	5,492,672		12,863	
d. Residences for communities	5	11,060	388,363		2,019	
2. Non residential buildings	57	69,702	1,825,868		984,341	
a. Hotels and similar buildings	12	20,803	811,997		41,460	
b. Office buildings	0	0	0		28,319	
c. Wholesale and retail trade buildings	16	6,673	143,743		48,047	
d. Industrial buildings	19	36,546	672,022		326,722	
e. Other buildings	10	5,680	198,106		539,793	
II. Civil Engineering Works			1,340,819		887,721	
1. Transport infrastructure; Roads and highways			0		588,594	
2. Pipelines, telecommunication and electricity lines			1,034,980		280,276	
3. Complex constructions on industrial sites			0		0	
4. Other engineering works			305,839		18,851	

* 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	IV - 18	I - 19	II - 19	III - 19	IV - 19
Albania	360	245	310	293	196
Berat	12	7	6	4	1
Dibër	5	1	2	12	3
Durrës	44	26	55	48	23
Elbasan	29	24	29	21	23
Fier	30	20	20	35	23
Gjirokastër	16	8	7	4	1
Korçë	35	17	22	18	24
Kukës	3	1	6	5	0
Lezhë	19	24	10	16	15
Shkodër	29	8	24	4	16
Tiranë	120	94	111	108	60
Vlorë	18	15	18	18	7

* The data of number for buildings refers only to the new constructions.

** In the information of Tiranë prefecture, in the second quarter, third quarter and fourth quarter 2019 data for Kamëz municipality are missing.

Tab.3 Total area of building permits issued for new buildings

Prefectures	IV - 18	I - 19	II - 19	III - 19	IV - 19
Albania	618,219	581,236	409,548	685,455	240,480
Berat	13,571	3,089	1,856	1,448	98
Dibër	1,189	681	503	5,993	557
Durrës	47,154	21,580	60,708	34,685	19,422
Elbasan	16,978	18,836	11,847	8,410	5,725
Fier	6,572	14,062	6,928	18,597	8,129
Gjirokastrë	6,520	1,448	8,168	1,492	134
Korçë	20,380	4,182	11,322	7,238	10,759
Kukës	740	359	4,423	4,836	0
Lezhë	14,585	26,567	6,062	36,408	32,025
Shkodër	26,211	2,543	11,514	713	3,075
Tiranë	456,480	479,954	273,133	556,848	146,893
Vlorë	7,839	7,935	13,084	8,787	13,663

* The data of total area for buildings refers only to the new constructions.

** In the information of Tiranë prefecture, in the second quarter, third quarter and fourth quarter 2019 data for Kamëz municipality are missing.

Tab.4 Approximate value of building permits issued for buildings and civil engineering works

Prefectures	IV - 18	I - 19	II - 19	III - 19	IV - 19
Albania	22,140,540	25,216,754	16,792,172	25,600,331	11,704,576
Berat	584,440	215,209	301,059	83,304	224,810
Dibër	87,914	22,863	84,834	366,053	159,184
Durrës	2,093,900	692,523	2,309,790	1,190,215	602,812
Elbasan	599,773	1,034,810	1,050,083	802,368	354,759
Fier	1,354,519	931,316	807,316	1,071,093	1,403,325
Gjirokastrë	333,949	222,707	274,051	133,463	17,896
Korçë	853,060	455,475	440,280	252,804	483,100
Kukës	34,626	11,800	195,183	222,348	0
Lezhë	495,780	2,862,205	277,277	664,846	964,939
Shkodër	1,039,427	735,623	421,698	1,065,159	895,028
Tiranë	14,329,332	17,678,507	9,880,140	18,607,334	5,601,147
Vlorë	333,820	353,716	750,461	1,141,344	997,576

* The Approximate value includes the value of new constructions and reconstructions.

** In the information of Tiranë prefecture, in the second quarter, third quarter and fourth quarter 2019 data for Kamëz municipality are missing.

Methodology

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.