

# Building permits issued

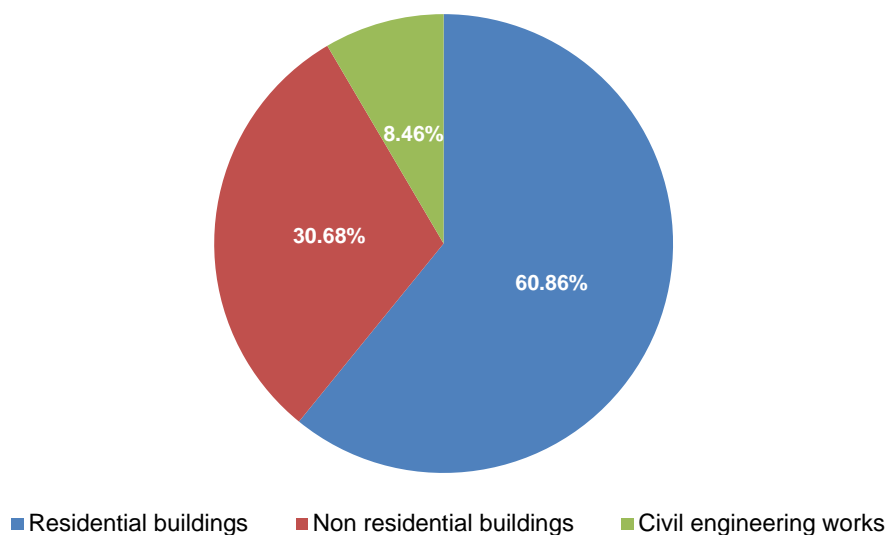
## Third quarter, 2021

**Tiranë, 25 November 2021:** In the third quarter 2021 are approved 442 building permits issued for new buildings, from 262 building permits issued approved in the third quarter 2020, increasing this indicator by 68.7 % (tab.2).

Building permits issued total area for new buildings in the third quarter 2021 is 564,266 m<sup>2</sup>, from 397,947 m<sup>2</sup> approved in the third quarter 2020, increasing this indicator by 41.8 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the third quarter 2021, is 22,5 billion ALL, from 19,5 billion ALL approved in the third quarter 2020. This indicator, in the third quarter 2021, compared with the same quarter of the previous year, increased by 15.2 % (tab.4).

Fig. 1 Approximate value of building permits issued structure, Q3-2021



**Tab.1 Building permits issued for buildings and civil engineering works, Q3 - 2021**

Construction Types	Number	Total area m <sup>2</sup>	New constructions		Reconstructions	
			000 / ALL	000 / ALL	000 / ALL	000 / ALL
<b>Total</b>			<b>20,581,176</b>		<b>1,913,407</b>	
<b>I. Buildings</b>	<b>442</b>	<b>564,266</b>	<b>19,358,883</b>		<b>1,231,730</b>	
1. Residential buildings	357	387,802	12,820,013		870,195	
a. With one dwelling	168	19,046	551,426		114,851	
b. With two dwellings	132	29,703	750,336		344,277	
c. With three or more dwellings	47	275,383	9,211,346		409,774	
d. Residences for communities	10	63,670	2,306,905		1,293	
2. Non residential buildings	85	176,464	6,538,870		361,535	
a. Hotels and similar buildings	6	93,132	3,508,302		1,094	
b. Office buildings	0	0	0		188,693	
c. Wholesale and retail trade buildings	22	29,004	1,080,152		1,076	
d. Industrial buildings	37	37,153	1,087,440		25,280	
e. Other buildings	20	17,175	862,976		145,392	
<b>II. Civil Engineering Works</b>			<b>1,222,293</b>		<b>681,677</b>	
1. Transport infrastructure; Roads and highways			649,747		490,790	
2. Pipelines, telecommunication and electricity lines			562,689		120,127	
3. Complex constructions on industrial sites			0		0	
4. Other engineering works			9,857		70,760	

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 - 20	IV - 20	I - 21	II - 21	III - 21
<b>Albania</b>	<b>262</b>	<b>306</b>	<b>251</b>	<b>347</b>	<b>442</b>
Berat	16	14	11	17	13
Dibër	3	6	3	10	7
Durrës	49	39	44	100	64
Elbasan	27	39	19	38	29
Fier	32	35	26	42	18
Gjirokastër	5	2	5	4	4
Korçë	15	18	24	25	34
Kukës	10	16	6	4	20
Lezhë	15	16	26	4	131
Shkodër	8	6	6	12	8
Tiranë	68	98	72	86	109
Vlorë	14	17	9	5	5

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 - 20	IV - 20	I - 21	II - 21	III - 21
<b>Albania</b>	<b>397,947</b>	<b>554,325</b>	<b>599,446</b>	<b>544,127</b>	<b>564,266</b>
Berat	5,193	6,589	1,967	3,874	3,444
Dibër	1,470	580	585	1,810	2,550
Durrës	72,467	56,801	43,887	77,024	50,939
Elbasan	36,053	9,945	4,170	19,302	7,207
Fier	22,160	18,957	3,326	14,161	10,533
Gjirokastrë	644	4,092	2,376	397	916
Korçë	4,020	6,335	5,690	13,990	10,455
Kukës	14,795	7,707	3,462	4,891	8,502
Lezhë	9,719	31,440	86,447	3,290	27,665
Shkodër	3,016	13,714	2,312	20,724	5,426
Tiranë	210,934	363,485	442,152	373,945	434,881
Vlorë	17,476	34,680	3,072	10,719	1,748

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 - 20	IV - 20	I - 21	II - 21	III - 21
<b>Albania</b>	<b>19,524,524</b>	<b>28,868,337</b>	<b>26,607,270</b>	<b>23,108,183</b>	<b>22,494,583</b>
Berat	421,874	1,218,252	74,049	113,545	214,608
Dibër	151,720	54,504	361,708	114,388	800,877
Durrës	3,187,160	2,358,751	2,732,199	2,962,024	2,631,194
Elbasan	2,071,218	465,750	168,587	1,133,021	330,677
Fier	1,365,450	4,133,311	740,121	1,355,130	510,647
Gjirokastrë	346,723	731,371	2,180,054	130,168	41,671
Korçë	1,035,576	836,370	263,557	1,759,305	437,751
Kukës	483,829	711,818	128,697	148,055	151,977
Lezhë	795,732	2,399,418	1,817,863	369,810	1,324,164
Shkodër	226,538	512,780	139,815	549,620	334,028
Tiranë	8,244,681	13,100,938	15,652,641	12,658,068	15,362,769
Vlorë	1,194,023	2,345,074	2,347,979	1,815,049	354,220

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.