

Building permits issued

Fourth quarter, 2021

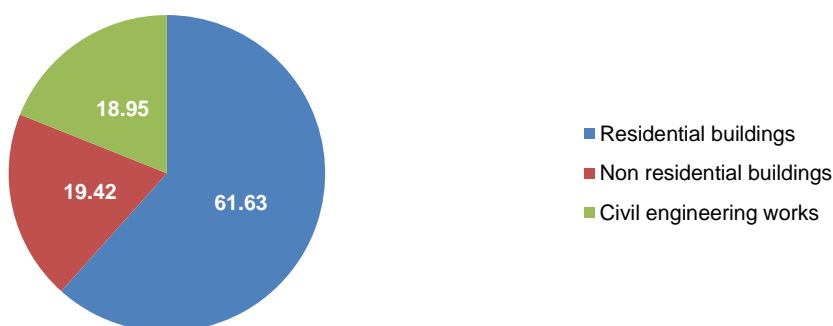
Tiranë, 28 February 2022: In the fourth quarter 2021 are approved 356 building permits issued for new buildings, from 306 building permits issued approved in the fourth quarter 2020, increasing this indicator by 16.3 % (tab.2).

Building permits issued total area for new buildings, in the fourth quarter 2021 is 608,870 m², from 554,325 m² approved in the fourth quarter 2020, increasing this indicator by 9.8 % (tab.3). The approximate value of building permits issued for buildings and civil engineering works, in the fourth quarter 2021, is 27,0 billion ALL, from 28,9 billion ALL approved in the fourth quarter 2020. This indicator, in the fourth quarter 2021, compared with the same quarter of the previous year, decreased by 6.4 % (tab.4).

During 2021, the total number of building permits issued for new buildings approved is 1,396 from 961 building permits issued approved in 2020, increasing this indicator by 45.3 %.

During 2021, the total area of building permits issued for new buildings approved is 2,316,709 m², from 1,608,211 m² approved in 2020, increasing this indicator by 44.1 %. During 2021, the approximate value of building permits issued for buildings and civil engineering works is 99,2 billion ALL, from 76,6 billion ALL approved in 2020, increasing this indicator by 29.6 %.

Fig. 1 Approximate value of building permits issued structure, 2021 (%)



For release 28/02/2022

continue

Tab.1 Building permits issued for buildings and civil engineering works, Q4 - 2021

Construction Types	Number	Total area m ²	New constructions		Reconstructions	
			000 / ALL	000 / ALL	000 / ALL	000 / ALL
Total			23,590,260		3,440,888	
I. Buildings	356	608,870	20,121,142		598,869	
1. Residential buildings	280	464,166	15,796,110		347,678	
a. With one dwelling	110	12,070	440,609		107,009	
b. With two dwellings	101	32,463	969,547		210,852	
c. With three or more dwellings	59	320,480	10,929,993		29,817	
d. Residences for communities	10	99,153	3,455,961		0	
2. Non residential buildings	76	144,704	4,325,032		251,191	
a. Hotels and similar buildings	16	45,241	1,426,579		11,481	
b. Office buildings	3	4,626	164,136		0	
c. Wholesale and retail trade buildings	9	3,888	134,653		0	
d. Industrial buildings	27	49,328	1,505,946		98,494	
e. Other buildings	21	41,621	1,093,718		141,216	
II. Civil Engineering Works			3,469,118		2,842,019	
1. Transport infrastructure; Roads and highways			1,881,671		2,840,496	
2. Pipelines, telecommunication and electricity lines			1,371,133		272	
3. Complex constructions on industrial sites			20,000		0	
4. Other engineering works			196,314		1,251	

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	IV - 20	I - 21	II - 21	III - 21	IV - 21
Albania	306	251	347	442	356
Berat	14	11	17	13	13
Dibër	6	3	10	7	1
Durrës	39	44	100	64	82
Elbasan	39	19	38	29	41
Fier	35	26	42	18	33
Gjirokastrë	2	5	4	4	4
Korçë	18	24	25	34	29
Kukës	16	6	4	20	6
Lezhë	16	26	4	131	17
Shkodër	6	6	12	8	7
Tiranë	98	72	86	109	99
Vlorë	17	9	5	5	24

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

m²

Prefectures	IV - 20	I - 21	II - 21	III - 21	IV - 21
Albania	554,325	599,446	544,127	564,266	608,870
Berat	6,589	1,967	3,874	3,444	1,521
Dibër	580	585	1,810	2,550	200
Durrës	56,801	43,887	77,024	50,939	68,815
Elbasan	9,945	4,170	19,302	7,207	14,770
Fier	18,957	3,326	14,161	10,533	8,646
Gjirokastrë	4,092	2,376	397	916	9,499
Korçë	6,335	5,690	13,990	10,455	29,666
Kukës	7,707	3,462	4,891	8,502	22,322
Lezhë	31,440	86,447	3,290	27,665	10,368
Shkodër	13,714	2,312	20,724	5,426	1,620
Tiranë	363,485	442,152	373,945	434,881	398,154
Vlorë	34,680	3,072	10,719	1,748	43,289

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

000 / ALL

Prefectures	IV - 20	I - 21	II - 21	III - 21	IV - 21
Albania	28,868,337	26,607,270	23,108,183	22,494,583	27,031,148
Berat	1,218,252	74,049	113,545	214,608	86,931
Dibër	54,504	361,708	114,388	800,877	15,151
Durrës	2,358,751	2,732,199	2,962,024	2,631,194	3,568,697
Elbasan	465,750	168,587	1,133,021	330,677	488,766
Fier	4,133,311	740,121	1,355,130	510,647	647,614
Gjirokastrë	731,371	2,180,054	130,168	41,671	435,896
Korçë	836,370	263,557	1,759,305	437,751	2,725,823
Kukës	711,818	128,697	148,055	151,977	141,148
Lezhë	2,399,418	1,817,863	369,810	1,324,164	3,457,378
Shkodër	512,780	139,815	549,620	334,028	237,561
Tiranë	13,100,938	15,652,641	12,658,068	15,362,769	13,625,271
Vlorë	2,345,074	2,347,979	1,815,049	354,220	1,600,912

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.