

Building permits issued

Fourth quarter, 2023

Tirana, 28 February 2024: In the fourth quarter 2023 are approved 303 building permits issued for new buildings, from 415 building permits issued approved in the fourth quarter 2022, decreasing this indicator by 27.0 % (tab.2).

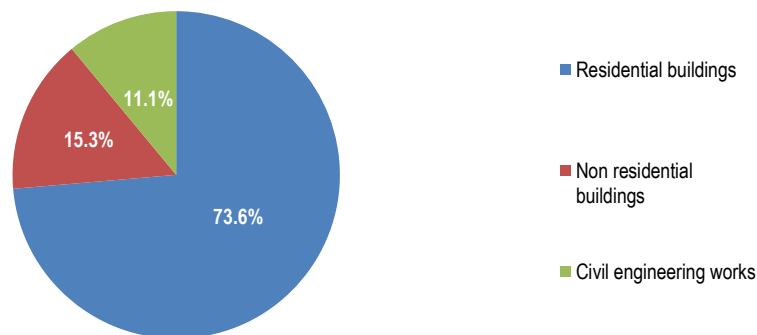
Building permits issued total area for new buildings in the fourth quarter 2023 is 592,660 m², from 555,779m² approved in the fourth quarter 2022, increasing this indicator by 6.6 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the fourth quarter 2023, is 25,3 billion ALL, from 26,6 billion ALL approved in the first quarter 2022. This indicator, in the fourth quarter 2023, compared with the same quarter of the previous year, decreased by 4.7 % (tab.4).

During 2023, the total number of building permits issued for new buildings approved is 1,602 from 1,420 building permits issued approved in 2022, increasing this indicator by 12.8 %

During 2023, the total area of building permits for new buildings approved is 2,115,819 m², from 2,667,497 m² approved in 2022, decreasing this indicator by 20.7 %. During 2023, the approximate value of building permits issued for buildings and civil engineering works is 89,6 billion ALL, from 113 billion ALL approved in 2022, decreasing this indicator by 20.8 %.

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



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Tab. 1 Building permits issued for buildings and civil engineering works, Q4 - 2023

Construction Types	Number	Total area m ²	New constructions		Reconstructions	
			000 / ALL	000 / ALL	000 / ALL	000 / ALL
Total	303	592,660	22,410,267		2,905,844	
I. Buildings	303	592,660	22,118,182		1,426,123	
1. Residential buildings	232	453,534	16,119,880		229,154	
a. With one dwelling	82	10,815	352,209		44,477	
b. With two dwellings	102	25,091	1,080,071		142,097	
c. With three or more dwellings	28	164,914	5,832,042		22,599	
d. Residences for communities	20	252,714	8,855,558		19,981	
2. Non residential buildings	71	139,126	5,998,302		1,196,969	
a. Hotels and similar buildings	10	9,516	449,234		36,944	
b. Office buildings	2	1,403	42,427		1,361	
c. Wholesale and retail trade buildings	10	6,994	247,858		3,008	
d. Industrial buildings	30	50,286	1,710,214		57,946	
e. Other buildings	19	70,927	3,548,569		1,097,710	
II, Civil Engineering Works			292,085		1,479,721	
1, Transport infrastructure; Roads and highways			108,763		129,677	
2, Pipelines, telecommunication and electricity lines			28,959		860,873	
3, Complex constructions on industrial sites			0		0	
4, Other engineering works			154,363		489,171	

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 - 22	I - 23	II - 23	III - 23	IV - 23
Albania	415	429	509	361	303
Berat	5	4	5	14	13
Dibër	3	2	4	3	2
Durrës	189	191	156	125	92
Elbasan	23	31	31	18	33
Fier	22	16	22	14	11
Gjirokastër	1	3	6	3	6
Korçë	34	38	42	43	25
Kukës	0	3	3	4	1
Lezhë	21	33	30	16	9
Shkodër	5	14	17	9	8
Tiranë	89	79	138	100	94
Vlorë	23	15	55	12	9

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 - 22	I - 23	II - 23	III - 23	IV - 23
Albania	555,779	415,842	652,136	455,181	592,660
Berat	867	427	1,077	3,798	2,565
Dibër	1,632	1,469	1,978	1,958	3,507
Durrës	79,491	102,539	74,973	67,719	93,447
Elbasan	15,688	13,192	16,150	6,426	6,426
Fier	9,891	19,093	8,222	6,574	6,671
Gjirokastrë	109	872	990	394	2,750
Korçë	24,955	12,207	10,826	22,622	17,220
Kukës	0	750	1,402	767	172
Lezhë	12,926	8,445	6,494	3,355	3,817
Shkodër	7,454	5,263	8,792	2,385	4,793
Tiranë	348,310	199,580	460,872	327,930	430,169
Vlorë	54,456	52,005	60,360	11,253	21,123

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 - 22	I - 23	II - 22	III - 23	IV - 23
Albania	26,572,383	20,967,072	24,407,672	18,930,632	25,316,111
Berat	257,249	138,428	108,760	377,074	147,523
Dibër	1,342,625	488,955	161,577	157,802	198,802
Durrës	2,691,797	3,659,070	1,974,254	3,252,489	4,472,832
Elbasan	3,830,507	1,312,126	883,773	268,445	438,726
Fier	816,833	625,861	826,504	461,810	1,478,155
Gjirokastrë	12,170	250,620	255,450	74,786	458,208
Korçë	1,451,995	398,490	491,155	907,488	828,493
Kukës	11,936	212,265	259,170	47,493	15,659
Lezhë	909,183	488,218	233,245	132,372	108,950
Shkodër	253,444	186,017	77,750	225,448	199,480
Tiranë	12,156,725	6,564,046	16,072,582	12,189,452	16,118,918
Vlorë	2,837,919	6,642,976	3,063,452	835,973	850,365

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,