

Building permits issued

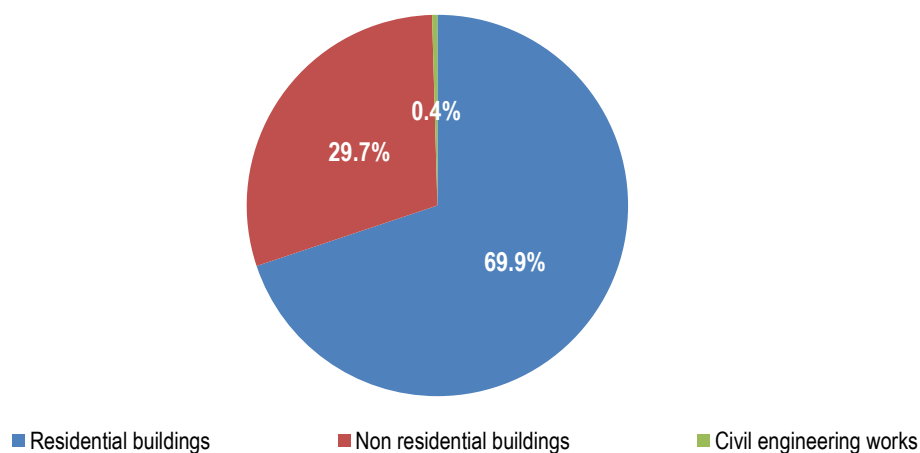
First quarter, 2024

Tirana, 30 May 2024: In the first quarter 2024 are approved 311 building permits issued for new buildings, from 429 building permits issued approved in the first quarter 2023, decreasing this indicator by 27.5 % (tab.2).

Building permits issued total area for new buildings in the first quarter 2024 is 357,585 m², from 415,842 m² approved in the first quarter 2023, decreasing this indicator by 14.0 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the first quarter 2024, is 13,6 billion ALL, from 21 billion ALL approved in the first quarter 2023. This indicator, in the first quarter 2024, compared with the same quarter of the previous year, decreased by 35.0 % (tab.4).

Fig. 1 Approximate value of building permits issued structure, Q1-2024



Tab.1 Building permits issued for buildings and civil engineering works, Q1 - 2024

Construction Types	Number	Total area m ²	New constructions		Reconstructions	
			000 / ALL	000 / ALL	000 / ALL	000 / ALL
Total			12,883,954		750,783	
I. Buildings	311	357,585	12,883,954		689,886	
1. Residential buildings	235	252,267	9,291,946		233,182	
a. With one dwelling	70	7,333	254,213		46,326	
b. With two dwellings	89	43,089	1,424,465		63,019	
c. With three or more dwellings	60	61,775	2,029,300		11,956	
d. Residences for communities	16	140,070	5,583,968		111,881	
2. Non residential buildings	76	105,318	3,592,008		456,704	
a. Hotels and similar buildings	8	30,435	980,694		0	
b. Office buildings	5	3,150	106,040		0	
c. Wholesale and retail trade buildings	23	8,617	359,882		4,331	
d. Industrial buildings	27	39,007	1,378,586		22,251	
e. Other buildings	13	24,109	766,806		430,122	
II. Civil Engineering Works			0		60,897	
1. Transport infrastructure; Roads and highways			0		12,897	
2. Pipelines, telecommunication and electricity lines			0		39,709	
3. Complex constructions on industrial sites			0		0	
4. Other engineering works			0		8,291	

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	I - 23	II - 23	III - 23	IV - 23	I - 24
Albania	429	509	361	303	311
Berat	4	5	14	13	2
Dibër	2	4	3	2	0
Durrës	191	156	125	92	88
Elbasan	31	31	18	33	40
Fier	16	22	14	11	8
Gjirokastër	3	6	3	6	5
Korçë	38	42	43	25	27
Kukës	3	3	4	1	1
Lezhë	33	30	16	9	8
Shkodër	14	17	9	8	6
Tiranë	79	138	100	94	109
Vlorë	15	55	12	9	17

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	I - 23	II - 23	III - 23	IV - 23	I - 24
Albania	415,842	652,136	455,181	592,660	357,585
Berat	427	1,077	3,798	2,565	388
Dibër	1,469	1,978	1,958	3,507	0
Durrës	102,539	74,973	67,719	93,447	76,599
Elbasan	13,192	16,150	6,426	6,426	9,927
Fier	19,093	8,222	6,574	6,671	4,284
Gjirokastrë	872	990	394	2,750	1,590
Korçë	12,207	10,826	22,622	17,220	13,001
Kukës	750	1,402	767	172	172
Lezhë	8,445	6,494	3,355	3,817	1,939
Shkodër	5,263	8,792	2,385	4,793	393
Tiranë	199,580	460,872	327,930	430,169	231,968
Vlorë	52,005	60,360	11,253	21,123	17,324

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	I - 23	II - 23	III - 23	IV - 23	I - 24
Albania	20,967,072	24,407,672	18,930,632	25,316,111	13,634,737
Berat	138,428	108,760	377,074	147,523	22,110
Dibër	488,955	161,577	157,802	198,802	5,356
Durrës	3,659,070	1,974,254	3,252,489	4,472,832	2,691,183
Elbasan	1,312,126	883,773	268,445	438,726	405,132
Fier	625,861	826,504	461,810	1,478,155	189,011
Gjirokastrë	250,620	255,450	74,786	458,208	58,061
Korçë	398,490	491,155	907,488	828,493	459,497
Kukës	212,265	259,170	47,493	15,659	5,659
Lezhë	488,218	233,245	132,372	108,950	80,800
Shkodër	186,017	77,750	225,448	199,480	15,199
Tiranë	6,564,046	16,072,582	12,189,452	16,118,918	9,108,409
Vlorë	6,642,976	3,063,452	835,973	850,365	594,320

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.