

# Building permits issued

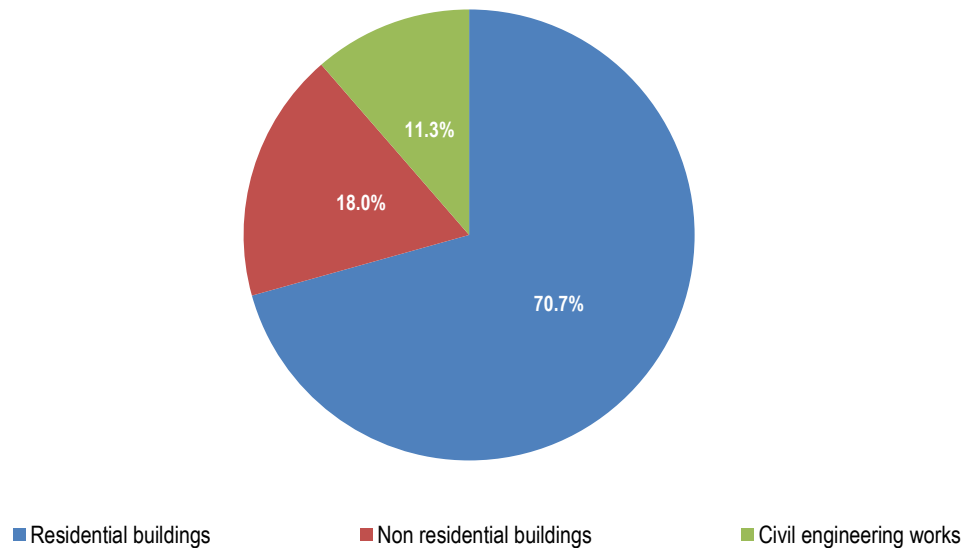
## Second quarter, 2024

**Tirana, 30 August 2024:** In the second quarter 2024 are approved 354 building permits issued for new buildings, from 509 building permits issued approved in the second quarter 2023, decreasing this indicator by 30.5 % (tab.2).

Building permits issued total area for new buildings in the second quarter 2024 is 844,137 m<sup>2</sup>, from 652,136 m<sup>2</sup> approved in the second quarter 2023, increasing this indicator by 29.4 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the second quarter 2024, is 33,7 billion ALL, from 24,4 billion ALL approved in the second quarter 2023. This indicator, in the second quarter 2024, compared with the same quarter of the previous year, increased by 38.1 % (tab.4).

**Fig. 1 Approximate value of building permits issued structure, Q2-2024**



**For release 30/08/2024**

*Vijon*

**Tab.1 Building permits issued for buildings and civil engineering works, Q2 - 2024**

Construction Types	Number	Total area m <sup>2</sup>	New constructions 000 / ALL	Reconstructions 000 / ALL
<b>Total</b>			<b>29,865,895</b>	<b>3,838,757</b>
<b>I. Buildings</b>	<b>354</b>	<b>844,137</b>	<b>28,452,890</b>	<b>1,417,385</b>
1. Residential buildings	<b>254</b>	<b>691,218</b>	<b>23,627,444</b>	<b>189,831</b>
a. With one dwelling	100	14,588	502,766	79,370
b. With two dwellings	88	23,442	738,799	95,556
c. With three or more dwellings	50	296,349	10,067,458	14,905
d. Residences for communities	16	356,839	12,318,421	0
2. Non residential buildings	<b>100</b>	<b>152,919</b>	<b>4,825,446</b>	<b>1,227,554</b>
a. Hotels and similar buildings	10	11,825	472,977	858,981
b. Office buildings	1	41	1,646	0
c. Wholesale and retail trade buildings	24	11,260	381,569	5,319
d. Industrial buildings	41	96,899	2,394,369	15,743
e. Other buildings	24	32,894	1,574,885	347,511
<b>II. Civil Engineering Works</b>			<b>1,413,005</b>	<b>2,421,372</b>
1. Transport infrastructure; Roads and highways			109,034	838,276
2. Pipelines, telecommunication and electricity lines			615,024	1,569,096
3. Complex constructions on industrial sites			0	0
4. Other engineering works			688,947	14,000

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	II - 23	III - 23	IV - 23	I - 24	II - 24
<b>Albania</b>	<b>509</b>	<b>361</b>	<b>303</b>	<b>311</b>	<b>354</b>
Berat	5	14	13	2	12
Dibër	4	3	2	0	0
Durrës	156	125	92	88	86
Elbasan	31	18	33	40	28
Fier	22	14	11	8	15
Gjirokastër	6	3	6	5	7
Korçë	42	43	25	27	27
Kukës	3	4	1	1	1
Lezhë	30	16	9	8	12
Shkodër	17	9	8	6	9
Tiranë	138	100	94	109	137
Vlorë	55	12	9	17	20

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	II - 23	III - 23	IV - 23	I - 24	II - 24
<b>Albania</b>	<b>652,136</b>	<b>455,181</b>	<b>592,660</b>	<b>357,585</b>	<b>844,137</b>
Berat	1,077	3,798	2,565	388	9,502
Dibër	1,978	1,958	3,507	0	0
Durrës	74,973	67,719	93,447	76,599	66,059
Elbasan	16,150	6,426	6,426	9,927	33,697
Fier	8,222	6,574	6,671	4,284	9,074
Gjirokastrë	990	394	2,750	1,590	1,656
Korçë	10,826	22,622	17,220	13,001	15,593
Kukës	1,402	767	172	172	250
Lezhë	6,494	3,355	3,817	1,939	1,636
Shkodër	8,792	2,385	4,793	393	3,702
Tiranë	460,872	327,930	430,169	231,968	666,672
Vlorë	60,360	11,253	21,123	17,324	36,296

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	II - 23	III - 23	IV - 23	I - 24	II - 24
<b>Albania</b>	<b>24,407,672</b>	<b>18,930,632</b>	<b>25,316,111</b>	<b>13,634,737</b>	<b>33,704,652</b>
Berat	108,760	377,074	147,523	22,110	320,522
Dibër	161,577	157,802	198,802	5,356	3,374
Durrës	1,974,254	3,252,489	4,472,832	2,691,183	2,063,423
Elbasan	883,773	268,445	438,726	405,132	3,535,932
Fier	826,504	461,810	1,478,155	189,011	1,531,338
Gjirokastrë	255,450	74,786	458,208	58,061	1,076,399
Korçë	491,155	907,488	828,493	459,497	643,450
Kukës	259,170	47,493	15,659	5,659	9,235
Lezhë	233,245	132,372	108,950	80,800	193,362
Shkodër	77,750	225,448	199,480	15,199	154,900
Tiranë	16,072,582	12,189,452	16,118,918	9,108,409	22,889,934
Vlorë	3,063,452	835,973	850,365	594,320	1,282,783

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 compiled from the square metres of useful floor area of new residential and non residential buildings for which permits have been granted. The useful floor area of a building is measured within its external walls, excluding: 1) construction areas (e.g. areas of demarcation components, supports, columns, pillars, shafts, chimneys); 2) functional areas for ancillary use (e.g. areas occupied by heating and air-conditioning installations, or by power generators); 3) thoroughfares (e.g. areas of stairwells, lifts, escalators).

**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.