

Building permits issued

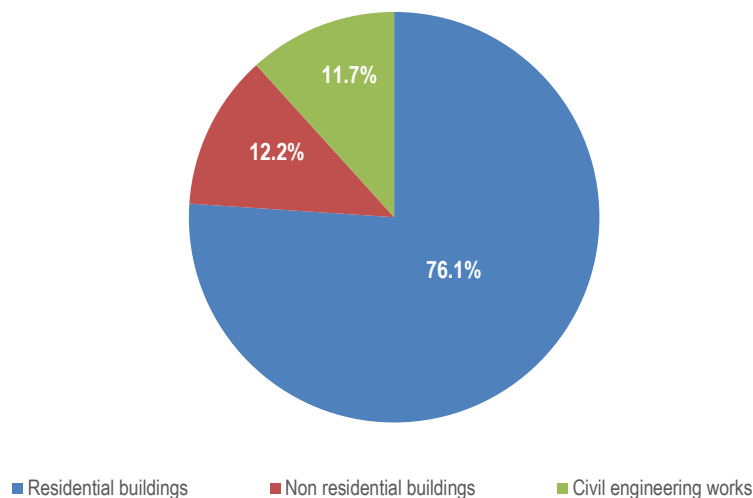
Third quarter, 2024

Tirana, 27 November 2024: In the third quarter 2024 are approved 354 building permits issued for new buildings, from 361 building permits issued approved in the third quarter 2023, decreasing this indicator by 1.9 % (tab.2).

Building permits issued total area for new buildings in the third quarter 2024 is 814,340 m², from 455,181 m² approved in the third quarter 2023, increasing this indicator by 78.9 % (tab.3).

The approximate value of building permits issued for buildings and civil engineering works, in the third quarter 2024, is 33,3 billion ALL, from 18,9 billion ALL approved in the third quarter 2023. This indicator, in the third quarter 2024, compared with the same quarter of the previous year, increased by 76.1 % (tab.4).

Fig. 1 Approximate value of building permits issued structure, Q3-2024



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Tab. 1 Building permits issued for buildings and civil engineering works, Q3 - 2024

Construction Types	Number	Total area m ²	New constructions 000 / ALL	Reconstructions 000 / ALL
Total			31,209,821	2,118,544
I. Buildings	354	814,340	28,772,690	651,910
1. Residential buildings	266	704,412	24,914,032	433,542
a. With one dwelling	61	5,770	204,353	96,709
b. With two dwellings	106	27,016	984,187	233,672
c. With three or more dwellings	64	252,988	9,416,479	46,965
d. Residences for communities	35	418,638	14,309,013	56,196
2. Non residential buildings	88	109,928	3,858,658	218,368
a. Hotels and similar buildings	12	25,895	957,325	0
b. Office buildings	3	856	32,338	0
c. Wholesale and retail trade buildings	18	8,421	291,363	26,386
d. Industrial buildings	31	48,600	1,361,449	4,357
e. Other buildings	24	26,156	1,216,183	187,625
II. Civil Engineering Works			2,437,131	1,466,634
1. Transport infrastructure; Roads and highways			285,131	917,554
2. Pipelines, telecommunication and electricity lines			2,152,000	402,301
3. Complex constructions on industrial sites			0	1,323
4. Other engineering works			0	145,456

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 - 23	IV - 23	I - 24	II - 24	III-24
Albania	361	303	311	354	354
Berat	14	13	2	12	12
Dibër	3	2	0	0	3
Durrës	125	92	88	86	84
Elbasan	18	33	40	28	31
Fier	14	11	8	15	13
Gjrokastër	3	6	5	7	3
Korçë	43	25	27	27	23
Kukës	4	1	1	1	0
Lezhë	16	9	8	12	19
Shkodër	9	8	6	9	13
Tiranë	100	94	109	137	134
Vlorë	12	9	17	20	19

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	III - 23	IV - 23	I - 24	II - 24	III - 24
Albania	455,181	592,660	357,585	844,137	814,340
Berat	3,798	2,565	388	9,502	2,504
Dibër	1,958	3,507	0	0	1,087
Durrës	67,719	93,447	76,599	66,059	62,766
Elbasan	6,426	6,426	9,927	33,697	15,397
Fier	6,574	6,671	4,284	9,074	13,260
Gjrokastër	394	2,750	1,590	1,656	616
Korçë	22,622	17,220	13,001	15,593	14,556
Kukës	767	172	172	250	0
Lezhë	3,355	3,817	1,939	1,636	2,861
Shkodër	2,385	4,793	393	3,702	2,772
Tiranë	327,930	430,169	231,968	666,672	684,845
Vlorë	11,253	21,123	17,324	36,296	13,676

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	III - 23	IV - 23	I - 24	II - 24	III - 24
Albania	18,930,632	25,316,111	13,634,737	33,704,652	33,328,365
Berat	377,074	147,523	22,110	320,522	362,376
Dibër	157,802	198,802	5,356	3,374	118,561
Durrës	3,252,489	4,472,832	2,691,183	2,063,423	1,644,997
Elbasan	268,445	438,726	405,132	3,535,932	1,015,485
Fier	461,810	1,478,155	189,011	1,531,338	634,747
Gjrokastër	74,786	458,208	58,061	1,076,399	209,614
Korçë	907,488	828,493	459,497	643,450	1,108,462
Kukës	47,493	15,659	5,659	9,235	0
Lezhë	132,372	108,950	80,800	193,362	2,263,951
Shkodër	225,448	199,480	15,199	154,900	119,713
Tiranë	12,189,452	16,118,918	9,108,409	22,889,934	24,397,412
Vlorë	835,973	850,365	594,320	1,282,783	1,453,047

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.