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Residential Building Permits: Q3/2023

NR209/2023 Release Date: 21 November 2023 Cut Off Date: 02 October 2023

During the third quarter of 2023, 384 building permits for a total of 1,827 new dwellings were approved, registering a decrease of 12.7 per cent when compared to the same quarter of the previous year.

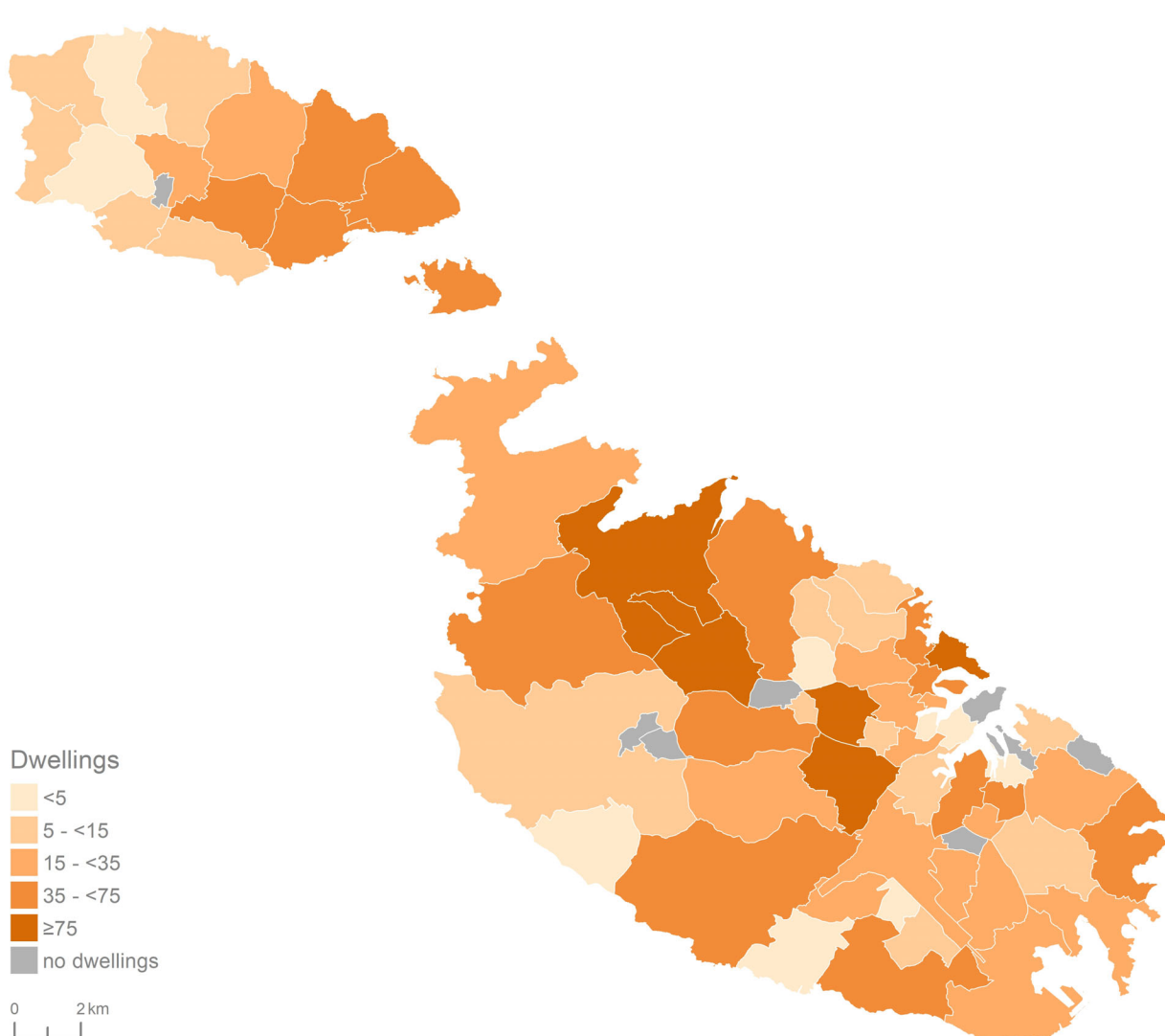


Approved residential building permits and dwellings

Building permits are authorisations to initiate new building projects. The objective of these statistics is to indicate the future development of construction activity in terms of the number of approved new dwellings.

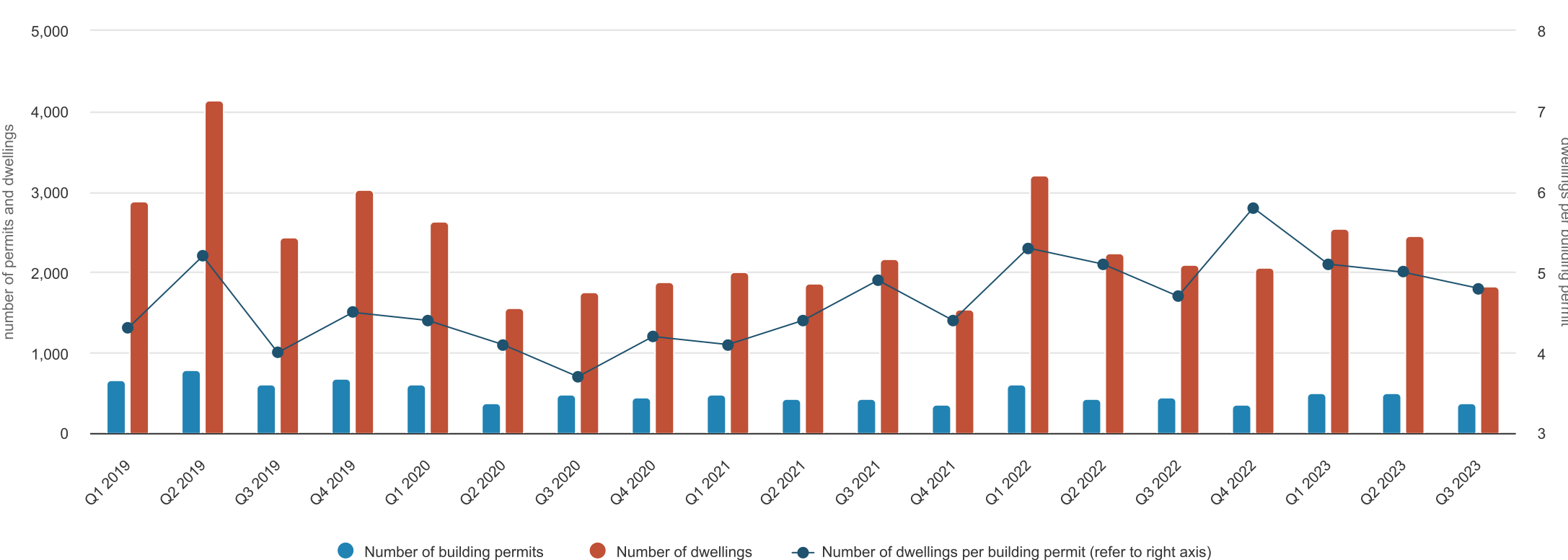
During the third quarter of 2023, 384 building permits for a total of 1,827 new dwellings were approved (Chart 1). When compared to the corresponding quarter of 2022, the number of building permits decreased by 13.9 per cent while the number of approved new dwellings decreased by 12.7 per cent. The average number of approved new dwellings per building permit stood at 4.8 (Chart 1).

Map 1. Number of approved new dwellings, by locality (LAU 2): Q3/2023



Note: Ghajnsielem and Comino are classified as one locality. However, no building permits were approved in Comino.

Chart 1. Building permits and approved new dwellings by period



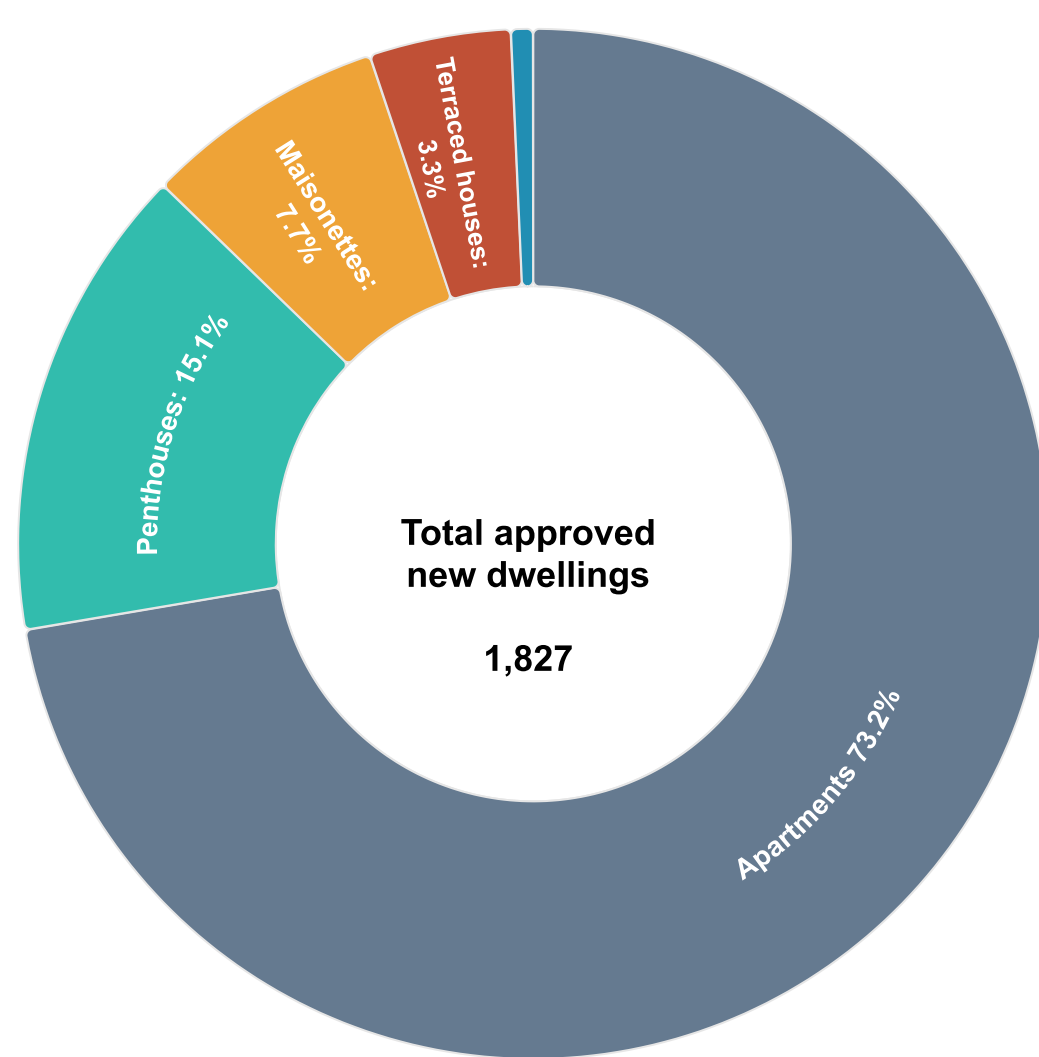
Approved new dwellings by type¹

The majority of new dwellings approved during the third quarter of 2023 were apartments (1,337), followed by penthouses (276), maisonettes (141), terraced houses (61) and other residential units¹ (12) (Table 1). Apartments accounted for 73.2 per cent of the total number of approved new dwellings (Chart 2).

¹ "Other" dwellings type includes bungalows, farmhouses and villas.

Chart 2. Distribution of approved new dwellings by type

Quarter 3 - 2023



Approved new dwellings by district

When compared to the corresponding quarter of 2022, the number of new dwellings approved in Malta decreased by 6.5 per cent while those in Gozo and Comino decreased by 35.5 per cent. The highest number of approved new dwellings was registered in the Northern Harbour district (528) while the lowest number was recorded in the Western district (160) (Table 2).

Approved new dwellings by locality²

The highest number of approved new dwellings was issued in San Pawl Il-Baħar (222). This was followed by Il-Mosta (110), Birkirkara (107), Hal Qormi (85) and Tas-Sliema (82) (Chart 3).

² Only the top 35 localities are shown in Chart 3. The full list of approved new dwellings by locality may be viewed in the corresponding table.

Note: Totals may not add up due to rounding.

Chart 3. Approved new dwellings by locality

Quarter 3 - 2023

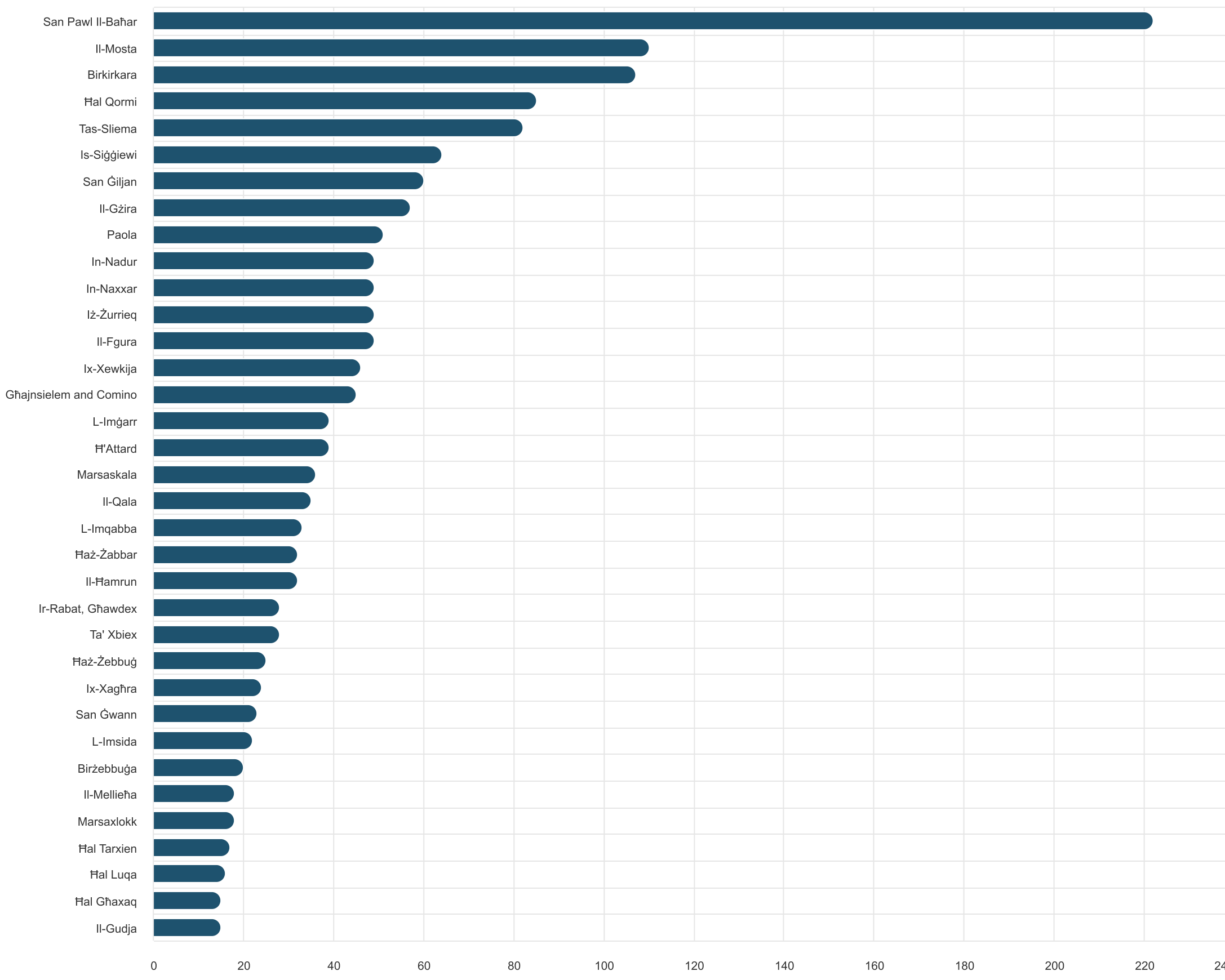


Table 1. Approved new dwellings by period and type

Dwelling type	2022		2023			% change compared with same quarter of the previous year
						2023
	Q3	Q4	Q1	Q2	Q3	Q3
Apartments	1,488	1,417	1,819	1,740	1,337	-10.1
Maisonettes	177	201	224	222	141	-20.3
Penthouses	348	343	393	386	276	-20.7
Terraced houses	58	94	74	81	61	5.2
Other ¹	21	9	30	24	12	-42.9
Total	2,092	2,064	2,540	2,453	1,827	-12.7

¹ Other dwellings type includes bungalows, farmhouses and villas.

Table 2. Approved new dwellings, by period and district (LAU 1)

District	2022		2023			% change compared with same quarter of the previous year
						2023
	Q3	Q4	Q1	Q2	Q3	Q3
Malta	1,647	1,658	2,143	2,095	1,540	-6.5
Northern	288	314	599	606	451	56.6
Northern Harbour	738	388	575	642	528	-28.5
South Eastern	212	515	325	374	216	1.9
Southern Harbour	269	231	270	321	185	-31.2
Western	140	210	374	152	160	14.3
Gozo and Comino	445	406	397	358	287	-35.5
Total	2,092	2,064	2,540	2,453	1,827	-12.7

Table 3. Approved new dwellings by locality: Q3/2023

Locality	2023
San Pawl Il-Baħar	222
Il-Mosta	110
Birkirkara	107
Ħal Qormi	85
Tas-Sliema	82
Is-Siġġiewi	64
San Ġiljan	60
Il-Gżira	57
Paola	51
In-Nadur	49
In-Naxxar	49
Iż-Żurrieq	49
Il-Fgura	49
Ix-Xewkija	46
Għajnsielem And Comino	45
L-Imġarr	39
Ħ'Attard	39
Marsaskala	36
Il-Qala	35
L-Imqabba	33
Ħaż-Żabbar	32
Il-Ħamrun	32
Ir-Rabat, Għawdex	28
Ta' Xbiex	28
Ħaż-Żebbuġ	25
Ix-Xagħra	24
San Ġwann	23
L-Imsida	22
Birżebbuġa	20
Il-Mellieħa	18
Marsaxlokk	18
Ħal Tarxien	17
Ħal Luqa	16
Ħal Għaxaq	15
Il-Gudja	15
Il-Munxar	14
Ta' Sannat	14
Ħal Safi	14
Is-Swieqi	14
Ir-Rabat	13
L-Għarb	13
Ħal Għargħur	13
Iż-Żejtun	12
Ħal Balzan	12

Table 3. Approved new dwellings by locality: Q3/2023

Locality	2023
Iż-Żebbuġ	11
Il-Marsa	10
Santa Venera	10
Pembroke	6
Il-Kalkara	6
San Lawrenz	6
Ħad-Dingli	4
Bormla	3
L-Iklin	3
Il-Qrendi	3
Tal-Pieta'	2
L-Għasri	1
Ħal Kirkop	1
Il-Furjana	1
Ta' Kerċem	1
Valletta	0
L-Imdina	0
L-Isla	0
Birgu	0
Ħal Lija	0
Il-Fontana	0
Ix-Xgħajra	0
L-Imtarfa	0
Santa Luċija	0
Grand Total	1827

Table 4. Additional information - Issued building permits, by period and district (LAU 1)

District	2019				2020				2021			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Malta	588	666	501	562	509	317	388	351	384	347	354	266
Northern	114	157	108	128	102	72	86	71	72	68	72	58
Northern Harbour	191	246	177	172	188	107	138	114	128	108	98	82
South Eastern	103	111	90	109	83	63	52	68	68	64	74	53
Southern Harbour	93	84	65	84	72	39	58	47	64	55	62	35
Western	87	68	61	69	64	36	54	51	52	52	48	38
Gozo and Comino	83	131	105	112	92	66	87	91	100	79	83	90
Total	671	797	606	674	601	383	475	442	484	426	437	356

Table 4. Additional infc

District	2022				2023		
	Q1	Q2	Q3	Q4	Q1	Q2	Q3
Malta	492	335	355	282	408	428	318
Northern	98	72	64	52	98	98	73
Northern Harbour	152	100	129	79	119	139	108
South Eastern	93	68	59	74	74	71	56
Southern Harbour	78	47	62	36	53	67	40
Western	71	48	41	41	64	53	41
Gozo and Comino	117	103	91	75	88	66	66
Total	609	438	446	357	496	494	384

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Methodological Notes

1. The data source of this news release is the Maltese Planning Authority. It includes approved building permits for the:

- construction of approved new dwellings
- change of use from non-residential buildings to residential ones

2. Building permits for dwelling extensions, restorations, alterations, or demolitions that have no effect on the number of new dwellings are not included in this news release.

3. Definitions:

- Building permit: An authorisation to start work on a building project. It can include more than one approved new dwelling.
- Dwelling: A room or suite of rooms and its accessories in a permanent building or structurally separated part thereof which by the way it has been built, rebuilt and converted, is intended for private habitation.

4. More information relating to this news release may be accessed at:

[Statistical Concepts](#)

[Metadata](#)

[European statistics](#) comparable to data in this news release.

For further assistance please submit your query through the [online request form](#).

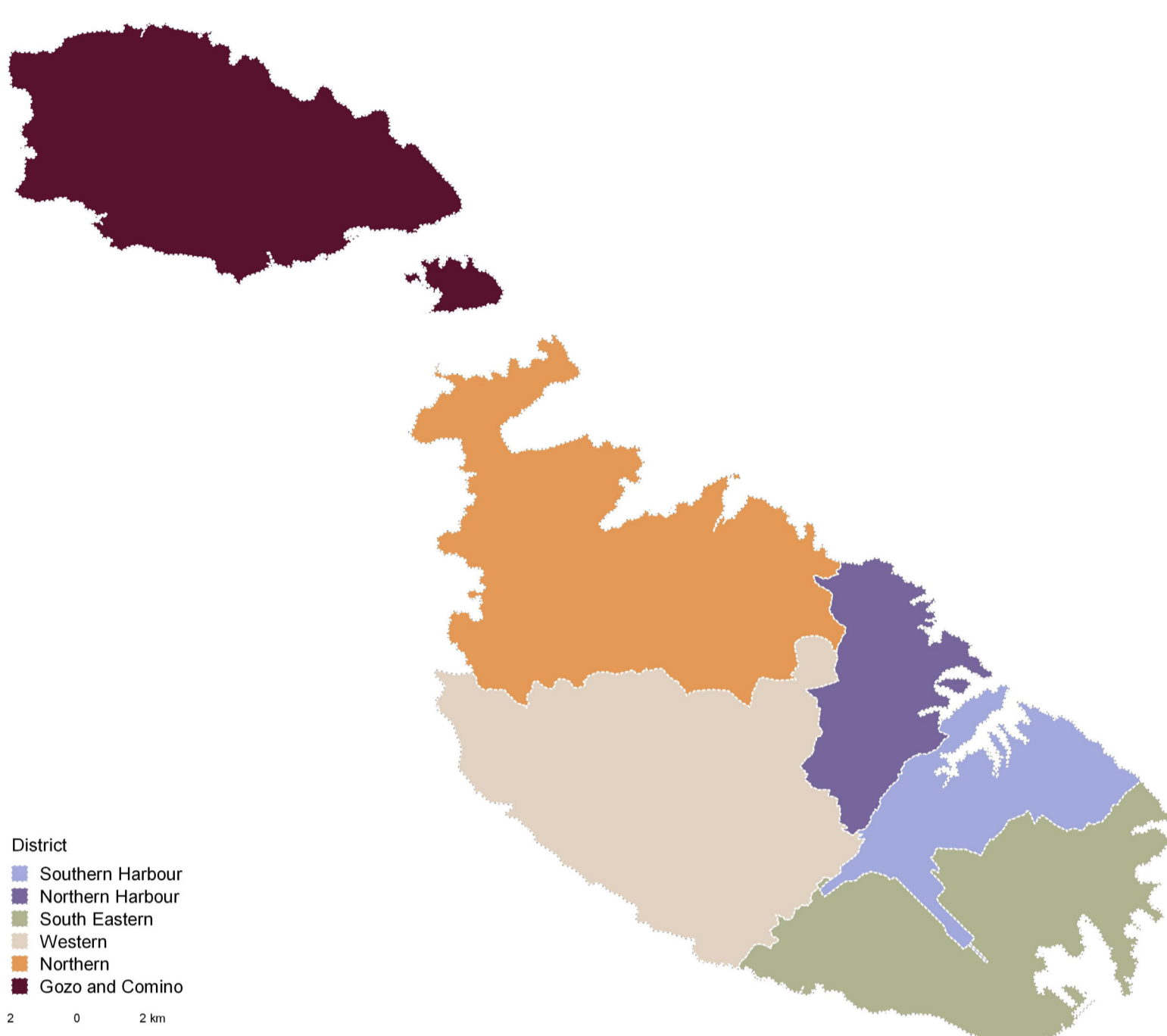
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Graphical Illustration of MALTA by NUTS Classification



Districts classification

Southern Harbour

Valletta, Il-Birgu, L-Isla, Bormla, Haż-Żabbar, Il-Fgura, Il-Furjana, Il-Kalkara, Hał Luqa, Il-Marsa, Raħal Ġdid, Santa Luċija, Hał Tarxien, Ix-Xgħajra.

Northern Harbour

Hał Qormi, Birkirkara, Il-Gżira, Il-Ħamrun, L-Imsida, Pembroke, Tal-Pieta', San Ġiljan, San Ġwann, Santa Venera, Tas-Sliema, Is-Swieqi, Ta' Xbiex.

South Eastern

Iż-Żejtun, Birżebbuġa, Il-Gudja, Hał Ghaxaq, Hał Kirkop, Marsaskala, Marsaxlokk, L-Imqabba, Il-Qrendi, Hał Safi, Iż-Żurrieq.

Western

L-Imdina, Haż-Żebbuġ, Is-Siġġiewi, Ħ'Attard, Hał Balzan, Ħad-Dingli, L-Iklin, Hał Lija, Ir-Rabat, L-Imtarfa.

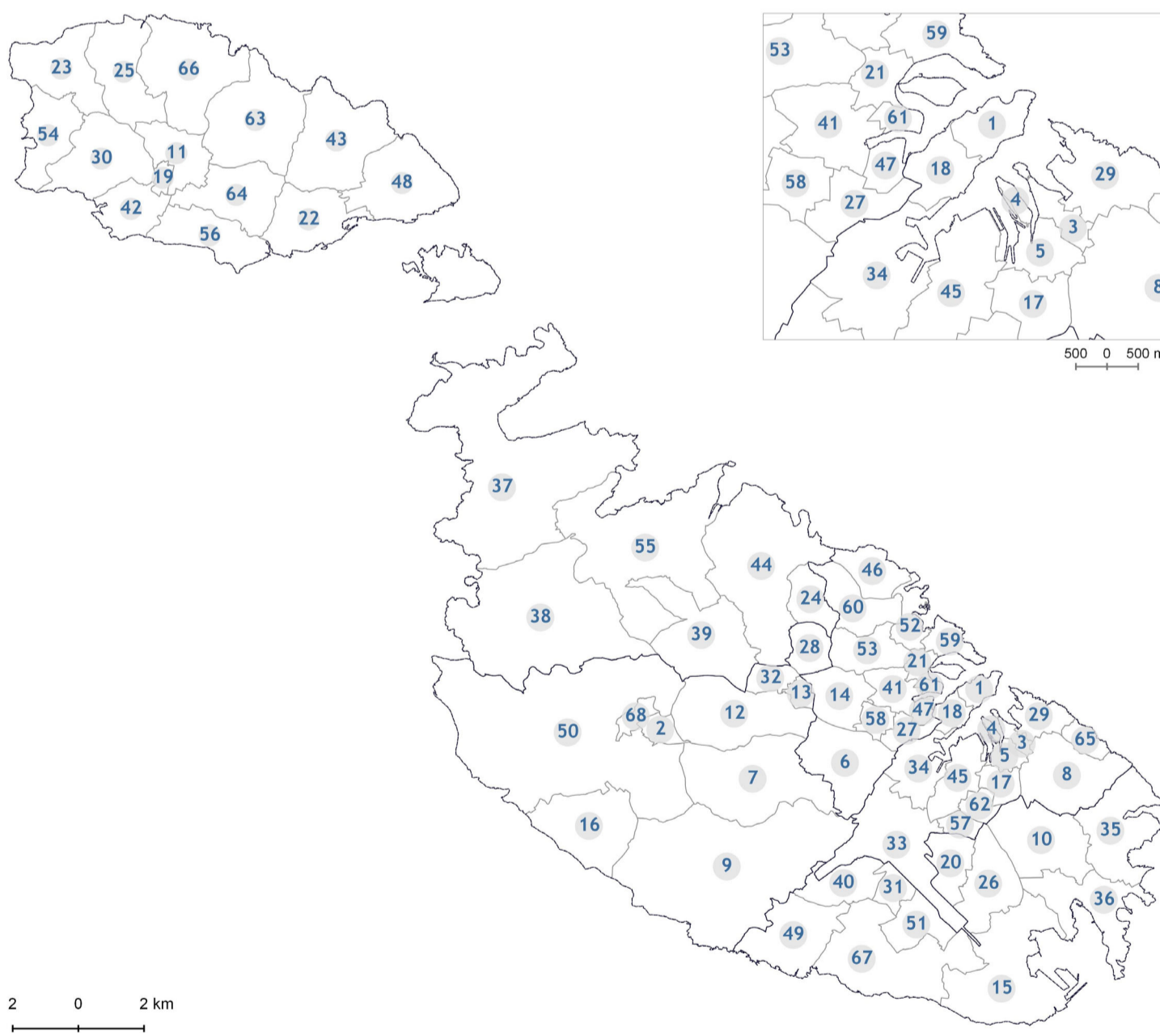
Northern

Hał Ghargħur, Il-Mellieħa, L-Imġarr, Il-Mosta, In-Naxxar, San Pawl il-Baħar.

Gozo and Comino

Ir-Rabat, Il-Fontana, Ghajnsielem and Comino, L-Għarb, L-Għasri, Ta' Kerċem, Il-Munxar, In-Nadur, Il-Qala, San Lawrenz, Ta' Sannat, Ix-Xagħra, Ix-Xewkija, Iż-Żebbuġ.

Graphical Illustration of MALTA by LAU 2 Classification



Key

1	Valletta	18	Floriana	35	Marsaskala	52	San Ġiljan
2	L-Imdina	19	Il-Fontana	36	Marsaxlokk	53	San Ġwann
3	Il-Birgu	20	Il-Gudja	37	Il-Mellieħa	54	San Lawrenz
4	L-Isla	21	Il-Gżira	38	L-Imġarr	55	San Pawl Il-Baħar
5	Bormla	22	Għajnsielem and Comino	39	Il-Mosta	56	Ta' Sannat
6	Hał Qormi	23	L-Għarb	40	L-Imqabba	57	Santa Luċija
7	Haż-Żebbuġ	24	Hał Ghargħur	41	L-Imsida	58	Santa Venera
8	Haż-Żabbar	25	L-Għasri	42	Il-Munxar	59	Tas-Sliema
9	Is-Siġġiewi	26	Hał Ghaxaq	43	In-Nadur	60	Is-Swieqi
10	Iż-Żejtun	27	Il-Ħamrun	44	In-Naxxar	61	Ta' Xbiex
11	Ir-Rabat, Ghawdex	28	L-Iklin	45	Raħal Ġdid	62	Hał Tarxien
12	Ħ'Attard	29	Il-Kalkara	46	Pembroke	63	Ix-Xagħra
13	Hał Balzan	30	Ta' Kerċem	47	Tal-Pieta'	64	Ix-Xewkija
14	Birkirkara	31	Hał Kirkop	48	Il-Qala	65	Ix-Xgħajra
15	Birżebbuġa	32	Hał Lija	49	Il-Qrendi	66	Iż-Żebbuġ, Ghawdex
16	Ħad-Dingli	33	Hał Luqa	50	Ir-Rabat, Malta	67	Iż-Żurrieq
17	Il-Fgura	34	Il-Marsa	51	Hał Safi	68	L-Imtarfa

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