



INSTITUTO NACIONAL DE ESTATÍSTICA
STATISTICS PORTUGAL

press release

DIISTAQUE

15th of March 2021

CONSTRUCTION: BUILDING PERMITS AND COMPLETED BUILDINGS
4th quarter of 2020

IN 2020, BUILDING PERMITS DECREASED BY 3.5% AND COMPLETED BUILDINGS INCREASED BY 6.0%. IN THE 4TH QUARTER OF 2020, IN YEAR-ON-YEAR TERMS, BUILDING PERMITS AND COMPLETED BUILDINGS DECREASED BY 1.0% AND 4.1%, RESPECTIVELY

In the 4th quarter of 2020, there were 5.7 thousand licensed buildings which corresponded to a 1.0% reduction in comparison with the same period of the previous year (+4.0% in the 3rd quarter of 2020). Building permits for new constructions increased by 1.2% while renovation permits declined by 7.8% (+6.5% and -3.5% respectively, in the 3rd quarter of 2020). Completed buildings decreased by 4.1% (+1.5% in the 3rd quarter of 2020), amounting to 3.7 thousand buildings.

When analysing monthly data, after recording increases, in year-on-year terms, in November and December, building permits recorded a 17.3% decline in January 2021.

In the year 2020, 22.8 thousand buildings were licensed and 15.0 thousand buildings were completed, corresponding to rates of change of -3.5% and +6.0% respectively, compared to the previous year (+4.1% and +11.6%, in the same order, in 2019).

Despite the circumstances caused by the COVID-19 pandemic, Statistics Portugal calls for the best possible cooperation from enterprises, households, and public bodies in responding to Statistics Portugal's data requests. The quality of official statistics, particularly their ability to identify the impacts of the COVID-19 pandemic, crucially depends on this collaboration, which Statistics Portugal thanks in advance.

In the 4th quarter of 2020, there were 5.7 thousand building permits and 3.7 thousand completed buildings in Portugal. Building permits decreased by 1.0% compared with the 4th quarter of 2019 (+4.0% in the 3rd quarter of 2020) and declined by 3.8% when compared to the previous quarter. Completed buildings declined by 4.1% in year-on-year terms (+1.5% in the 3rd quarter of 2020), having increased by 1.0% compared with the previous quarter.

CONSTRUCTION: BUILDING PERMITS AND COMPLETED BUILDINGS – 4th quarter of 2020

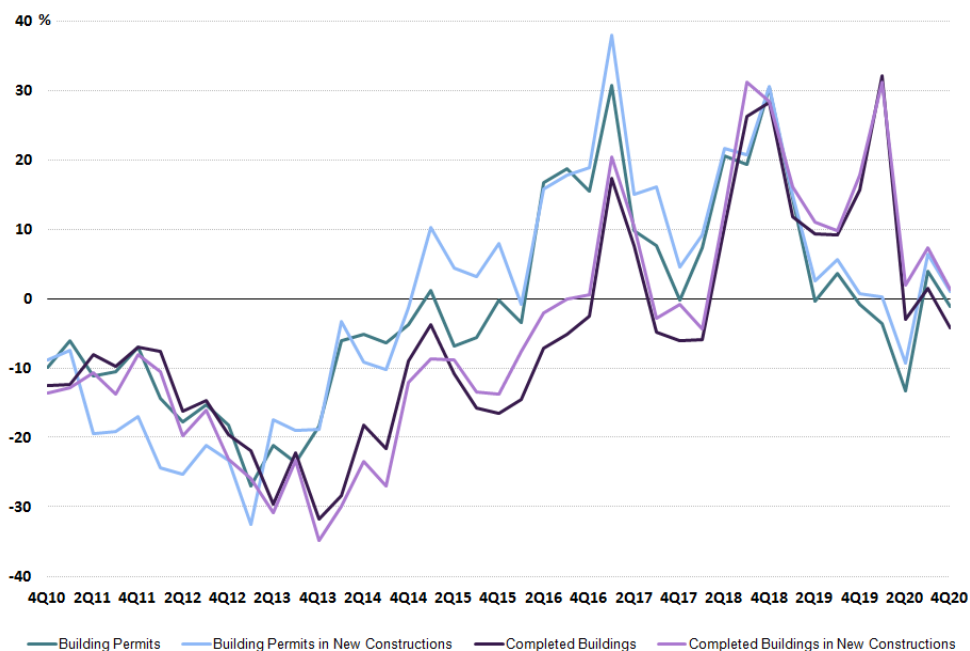


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Figure 1. Quarterly year-on-year rate changes (Building permits and completed buildings)



Source: Statistics of building permits and construction works completed

1. Building permits

In the 4th quarter of 2020, the number of building permits issued in Portugal was 5.7 thousand, corresponding to a 1.0% decrease vis-à-vis the 4th quarter of 2019 (+4.0% in the 3rd quarter 2020).

Of the total building permits, 71.7% corresponded to new constructions and, of these, 78.4% referred to family housing. Demolished buildings (427 units) corresponded to 7.5% of the total building permits in the 4th quarter of 2020.

Região Autónoma da Madeira and Área Metropolitana de Lisboa stood out as the only regions that registered positive year-on-year rates of change in terms of building permits in the 4th quarter of 2020 (+14.3% and +2.1%, respectively). The remaining regions presented declining year-on-year rates of change, clearly more in Alentejo (-6.4%) and Algarve (-6.0%).

The number of building permits for new constructions in Portugal grew by 1.2% vis-à-vis the 4th quarter of 2019, and renovation permits declined by 7.8%. When compared to the previous quarter, permits for new constructions declined by 4.8% and renovation works decreased by 3.1%.

With the exception of Alentejo (-2.1%) and Norte (-1.0%), the remaining regions of the country recorded year-on-year increases in building permits for new constructions, more so, in relative terms, Região Autónoma dos Açores (+20.2%).

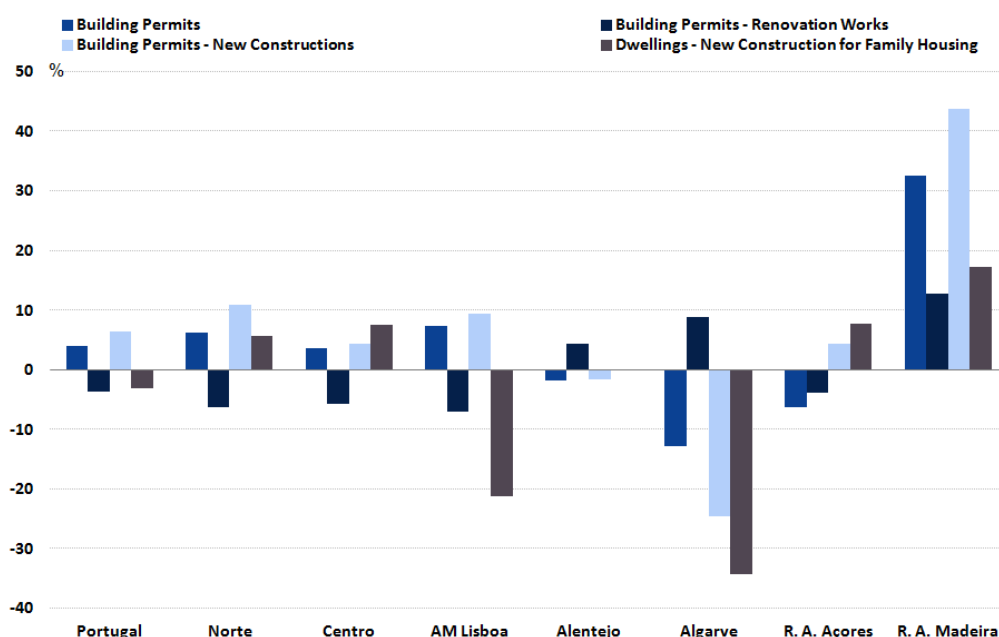
CONSTRUCTION: BUILDING PERMITS AND COMPLETED BUILDINGS – 4th quarter of 2020



In the 4th quarter of 2020, 6.5 thousand dwellings in new construction for family housing were licensed. This value reflects an increase of 7.5%, compared to the 4th quarter of 2019, reversing the decrease in the previous quarter (-3.0% in the 3rd quarter of 2020). The Alentejo and Algarve regions were the only ones to register a declining year-on-year rate of change in this variable (-11.7% and -5.2%, respectively). The remaining regions recorded a year-on-year growth, particularly Região Autónoma dos Açores (+25.0%), Região Autónoma da Madeira (+17.6%) and Área Metropolitana de Lisboa (+16.2%).

In Portugal, in the 4th quarter of 2020, the total licensed area decreased by 4.5% compared to the 4th quarter of 2019 (+2.1% in the 3rd quarter of 2020). However, this behavior was not geographically homogeneous. In fact, partly as a consequence of the licensing of residential buildings of large dimensions in the municipality of Oeiras, Área Metropolitana de Lisboa has registered a year-on-year growth of 30.4% in this variable. Alentejo also had a marked growth in this variable (+17.3%) which was due, in addition to family housing destination, to building permits related to agriculture, manufacturing and general purpose works. On the opposite, the regions of Algarve and Região Autónoma da Madeira recorded the largest year-on-year decreases in this variable (-28.9% and -25.6%, respectively).

Figure 2. Buildings and dwellings permits – Quarterly year-on-year rate of change
(4th quarter of 2020)



Source: Building permits – Projects of building constructions and demolitions survey (Q3)

An analysis by municipality shows that in the last quarter of 2020, the 5 municipalities with the highest absolute variation, compared to the same quarter of the previous year, were responsible for the licensing of 17.9% of the total number of dwellings in building works in the country (considering all types of works and all destinations). Taken together, these municipalities recorded an increase of 117.5% over the previous year (+798 dwellings).



Likewise, the municipalities with the greatest declining variation registered a 34.2% decrease in the number of dwellings licensed for construction in comparison with the same quarter of the previous year (-560 dwellings).

Figure 3. Municipalities with the highest absolute variation in the total number of licensed dwellings in building works
(4th quarter of 2020)

Unit: No.

| Rank | Municipality | 4 th Quarter | | Variation | Year-on-year change rate |
|----------|-----------------|-------------------------|-------------|------------|-----------------------------|
| | | 2020 | 2019 | (Number) | (%) |
| | PORTUGAL | 8239 | 7839 | 400 | 5,1% |
| + | | | | | |
| 1 | Porto | 739 | 451 | 288 | 63,9% |
| 2 | Oeiras | 182 | 16 | 166 | 1037,5% |
| 3 | Barcelos | 192 | 72 | 120 | 166,7% |
| 4 | Loures | 194 | 79 | 115 | 145,6% |
| 5 | Odivelas | 170 | 61 | 109 | 178,7% |
| - | | | | | |
| 1 | Matosinhos | 138 | 286 | -148 | -51,7% |
| 2 | Lisboa | 640 | 784 | -144 | -18,4% |
| 3 | Gondomar | 61 | 171 | -110 | -64,3% |
| 4 | Braga | 189 | 289 | -100 | -34,6% |
| 5 | Tavira | 49 | 107 | -58 | -54,2% |

Source: Building permits – Projects of building constructions and demolitions survey (Q3)



The number of building permits revealed some volatility throughout the year 2020, with declining rates of change from March to May, and in September and October, with April registering the most intense negative year-on-year rate of change (-25.2%). In the remaining months there were positive year-on-year rates of change, more so during the period from June to August (+9.9%, +5.3% and +8.7%, in monthly order).

In January 2021 there was a new decrease in the number of building permits (-17.3%), in line with the values observed in the months of the beginning of the pandemic, in 2020.

Figure 4. Building permits – monthly information

| Month | Total (number) | | Growth Rate (%) | |
|--------------|----------------|---------------|-----------------|----------------|
| | 2019 | 2020 | Year-on-year | Month-to-month |
| TOTAL | 23.608 | 22.786 | -3,5 | |
| January | 2.223 | 2.259 | 1,6 | 44,5 |
| February | 2.021 | 2.029 | 0,4 | -10,2 |
| March | 2.028 | 1.764 | -13,0 | -13,1 |
| April | 1.756 | 1.313 | -25,2 | -25,6 |
| May | 2.308 | 1.802 | -21,9 | 37,2 |
| June | 1.765 | 1.939 | 9,9 | 7,6 |
| July | 2.083 | 2.194 | 5,3 | 13,2 |
| August | 1.628 | 1.769 | 8,7 | -19,4 |
| September | 2.011 | 1.990 | -1,0 | 12,5 |
| October | 2.417 | 2.165 | -10,4 | 8,8 |
| November | 1.805 | 1.927 | 6,8 | -11,0 |
| December | 1.563 | 1.635 | 4,6 | -15,2 |
| 2021 | | | | |
| January | | 1868 | -17,3 | 14,3 |

Source: Building permits – Projects of building constructions and demolitions survey (Q3)



2. Completed buildings

In the 4th quarter of 2020, the total number of completed buildings (new constructions, building enlargements, renovations and reconstructions) registered a reduction of 4.1% compared to the 4th quarter of 2019 (+1.5% in the 3rd quarter of 2020). In this period, it is estimated that 3.7 thousand buildings have been completed in Portugal, corresponding mostly to new constructions (80.1%) and of these, 77.4% were intended for family housing.

It is estimated that the increase in the number of completed buildings reached 11.3% in Região Autónoma da Madeira and 10.3% in Área Metropolitana de Lisboa. The remaining regions showed negative year-on-year growth rates, namely the Norte region (-11.8%), Região Autónoma dos Açores (-9.7%) and the Algarve (-6.1%).

In Portugal, completed works in new constructions increased by 1.4% compared to the 4th quarter of 2019, contrasting with renovation works which decreased by 21.5%. Compared with the previous quarter, completed works in new constructions grew by 1.1% and renovation works increased by 0.4%.

Região Autónoma da Madeira and Área Metropolitana de Lisboa stood out as scoring the highest year-on-year growth in this indicator (+37.5% and +21.9%, respectively). The regions of Alentejo and Centro also recorded an increase although less marked (+2.8% and +2.4%, in the same order). Região Autónoma dos Açores (-12.8%), Norte (-8.2%) and Algarve (-0.9%) registered declining year-on-year rates of change.

In all regions of the country there was a reduction in completed works for renovation, with the highest figures recorded in Área Metropolitana de Lisboa (-39.7%), Região Autónoma da Madeira (-28.1%), Norte (-22.7%) and Alentejo (-20.0%).

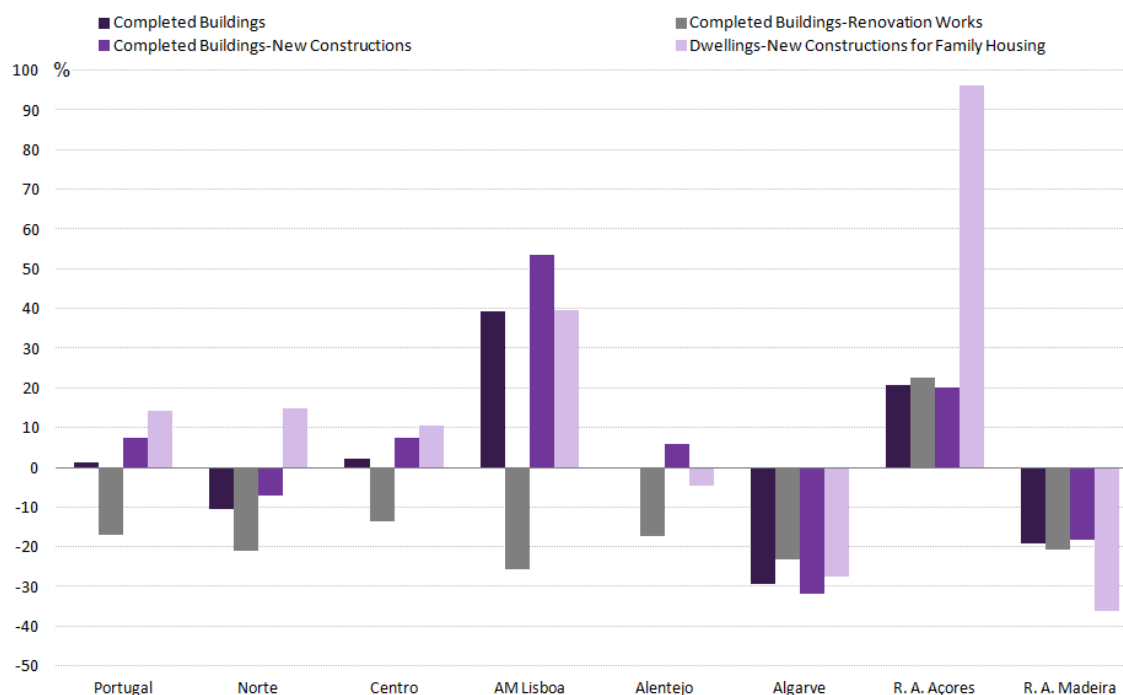
In the 4th quarter of 2020, completed dwellings in new construction for family housing amounted to 4.7 thousand, corresponding to an increase of 13.0% compared to the 4th quarter of 2019 (+14.4% in the 3rd quarter of 2020). It is estimated that this growth has been extended to all regions of the country, with the exception of Região Autónoma dos Açores where there will have been a decrease of 23.6%. The regions that showed the highest year-on-year growth were Região Autónoma da Madeira (+34.5%) and Centro (+24.2%).

Together, Norte and Centro regions continued to stand out in the number of buildings (62.1% of the total) and completed dwellings in new construction for family housing (60.1%), in the country, in the 4th quarter of 2020. The Norte region kept being predominant in the number of completed buildings and dwellings (35.7% and 35.6%), followed by Centro (26.4% and 24.5%) and Área Metropolitana de Lisboa (18.3% and 21.9%).

In the 4th quarter of 2020 there was a decrease of 7.2% in the total completed construction area in Portugal, compared to the same period of the previous year. Área Metropolitana de Lisboa registered the sharpest positive rate of change in this indicator (+27.6%), while Região Autónoma da Madeira and Região Autónoma dos Açores recorded the sharpest decrease (-57.5% and -55.1%, respectively).



Figure 5. Completed buildings and dwellings – Quarterly year-on-year rate of change
(4th quarter of 2020)



Source: Completed Works Estimations

3. Annual evolution— preliminary data

In 2020, there were 22.8 thousand building permits and 15.0 thousand completed buildings, corresponding to rates of change of -3.5% and +6,0%, when compared to the previous year (+4,1% and +11,6%, by the same order, in 2019).

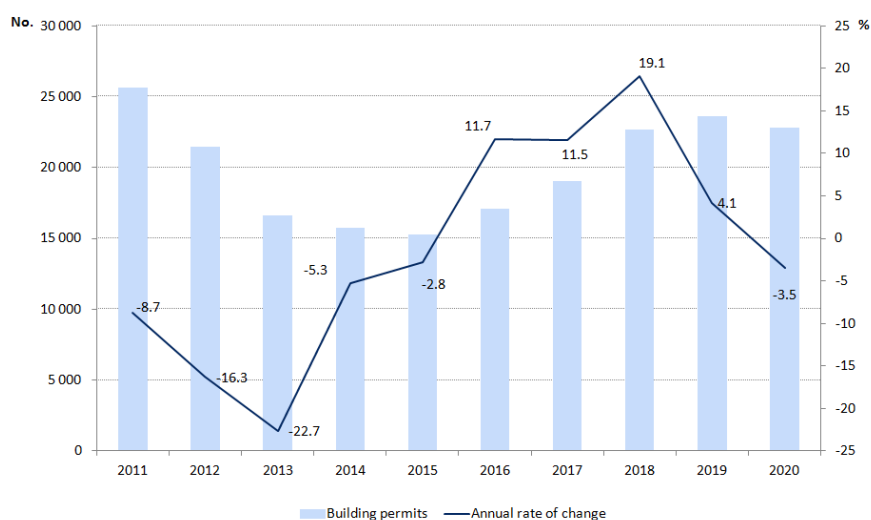
Considering the last decade, when comparing the year 2020 with the year 2011, the year of the last Census, it can be seen that the number of building permits has decreased by about 2.9 thousand buildings, which corresponds to a decrease of 11.1% (22.8 thousand building permits in 2020, compared with 25.6 thousand in 2011).

In the first half of the decade, successive decreases were registered in the number of building permits, with a recovery from 2015, the year in which this variable has registered its minimum value (15.3 thousand buildings, which also corresponds to the lowest year-on-year decrease in this period -2.8%). The highest value of the decade was recorded in 2011, exceeding the 25,6 building permits. In the last two years there was a reduction in the rates of change, which in 2020 returned to negative values (-3.5%).



Figure 6. Building permits – annual evolution 2011-2020

(Total and annual rate of change)

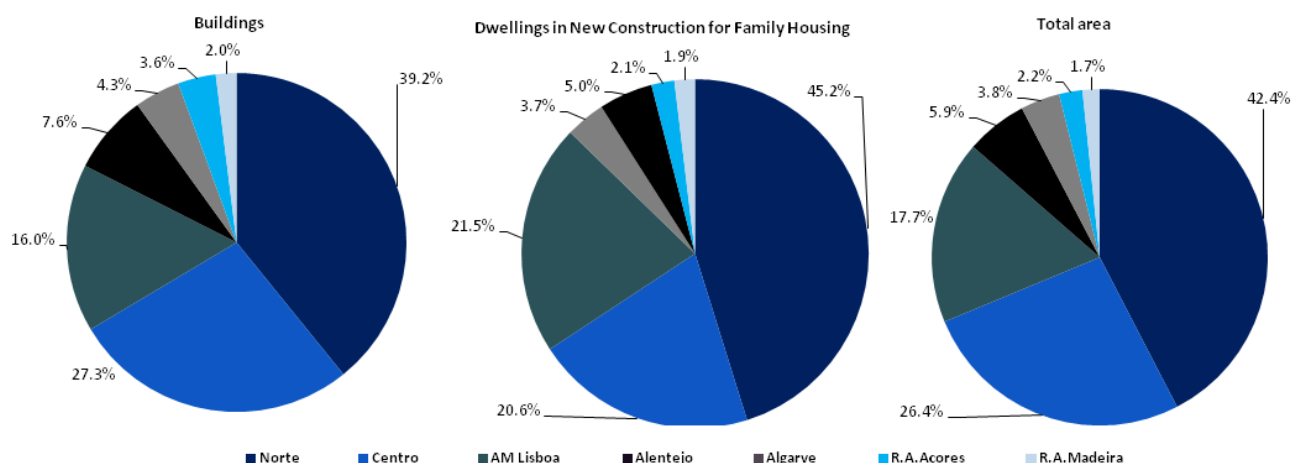


Source: Building permits – Projects of building constructions and demolitions survey (Q3)

In 2020, the Norte region accounted for 39.2% of the total number of building permits, 45.2% of the dwellings licensed in new construction for family housing and 42.4% of the total area licensed in Portugal. Together with the Centro region, the two regions represented 66.5% of the building permits, 65.8% of the dwellings licensed in new construction for family housing and 68.8% of the total area licensed in the country.

The building permits in Área Metropolitana de Lisboa amounted to around 16.0% of the total number of building permits in the country, corresponding to 21.5% of the total number of dwellings licensed in new construction for family housing and 17.7% of the total area licensed.

Figure 7. Regional breakdown of buildings, dwellings and total licensed area (2020)



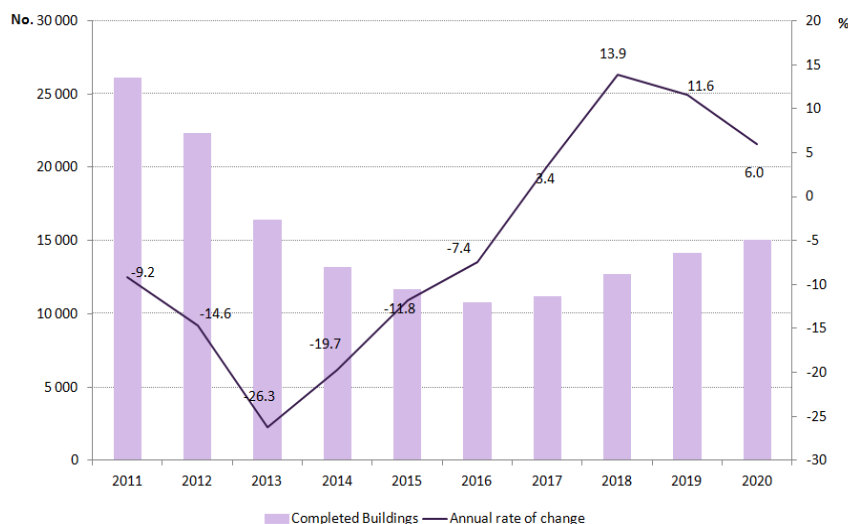
Source: Building permits – Projects of building constructions and demolitions survey (Q3)

In 2020, it is estimated that the number of completed buildings had registered a reduction of 42.5% in comparison to 2011.

From 2011 to 2016, there were successive decreases, with the largest annual reduction in 2013 being observed (-26.3%). In the subsequent period, there were annual growths that reached their highest expression in 2018 (+13.9%). At the end of the period, there was a significant slowdown with the reduction in the growth rate, from 11.6% in 2019 to 6.0% in 2020.

Figure 8. Completed buildings – annual evolution 2011-2020

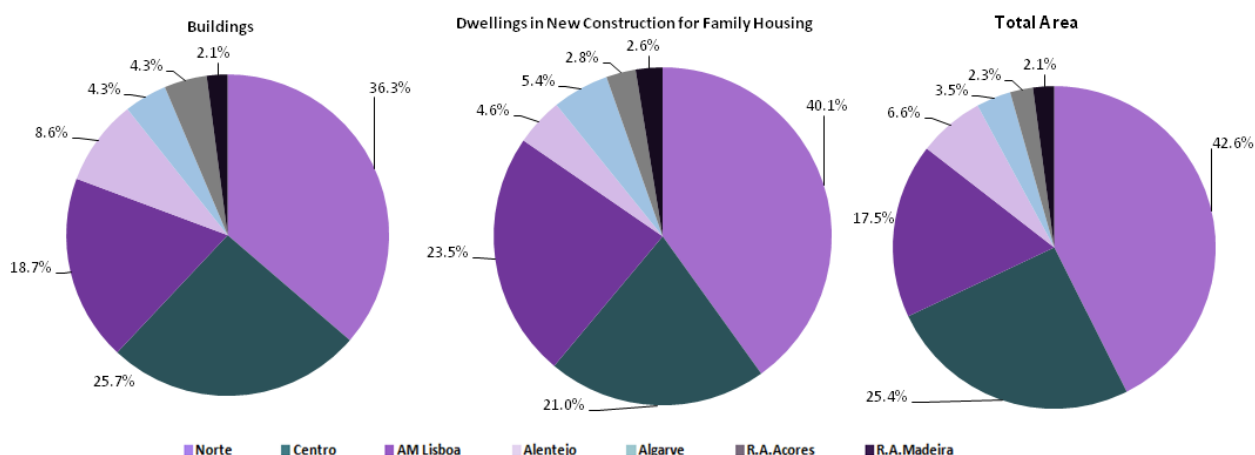
CONSTRUCTION: BUILDING PERMITS AND COMPLETED BUILDINGS – 4th quarter of 2020



Source: Completed Works Estimations

Considering 2020 as a whole, the Norte region held 36.3% of the total number of completed buildings, 40.1% of the completed dwellings in new construction for family housing and 42.6% of the completed construction area in the country. Taken together, the Norte and Centro regions accounted for 62.0% of completed buildings, 61.1% of completed dwellings in new construction for family housing and 68.0% of the total completed construction area. In 2020, the buildings completed in Área Metropolitana de Lisboa represented 18.7% of the country's total value, corresponding to 23.5% of the total number of dwellings completed in new construction for family housing and 17.5% of the total completed construction area in Portugal.

Figure 9. Regional breakdown of the number of buildings, dwellings and total completed construction area (2020)



Source: Completed Works Estimations



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Unit: No.

| Construction: Building Permits | Building Permits** | | | | | Quarterly year-on-year change |
|-------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------------|
| | 4 th Q- 2019 | 1 st Q- 2020 | 2 nd Q- 2020 | 3 rd Q- 2020 | 4 th Q- 2020 | rate (4 th Q)* |
| | | | | | | % |
| Portugal | | | | | | |
| Building Permits | 5 785 | 6 052 | 5 054 | 5 953 | 5 727 | -1.0 |
| Renovation Works | 1 294 | 1 288 | 1 002 | 1 231 | 1 193 | -7.8 |
| New Construction | 4 060 | 4 372 | 3 726 | 4 314 | 4 107 | 1.2 |
| for Family Housing | 3 087 | 3 335 | 2 998 | 3 368 | 3 220 | 4.3 |
| Dwellings | 6 035 | 6 336 | 5 868 | 6 097 | 6 490 | 7.5 |
| Total area (m2) | 2 513 738 | 2 466 459 | 2 083 164 | 2 295 380 | 2 400 258 | -4.5 |
| Norte | | | | | | |
| Building Permits | 2 209 | 2 413 | 2 025 | 2 314 | 2 170 | -1.8 |
| Renovation Works | 467 | 540 | 403 | 489 | 443 | -5.1 |
| New Construction | 1 620 | 1 739 | 1 517 | 1 701 | 1 603 | -1.0 |
| for Family Housing | 1 269 | 1 365 | 1 267 | 1 351 | 1 271 | 0.2 |
| Dwellings | 2 802 | 2 752 | 2 633 | 2 835 | 2 979 | 6.3 |
| Total area (m2) | 1 071 996 | 1 026 274 | 844 214 | 1 060 421 | 988 964 | -7.7 |
| Centro | | | | | | |
| Building Permits | 1 578 | 1 645 | 1 331 | 1 672 | 1 575 | -0.2 |
| Renovation Works | 373 | 325 | 270 | 318 | 322 | -13.7 |
| New Construction | 1 098 | 1 212 | 968 | 1 219 | 1 124 | 2.4 |
| for Family Housing | 781 | 851 | 722 | 897 | 843 | 7.9 |
| Dwellings | 1 114 | 1 263 | 1 260 | 1 374 | 1 202 | 7.9 |
| Total area (m2) | 702 814 | 591 654 | 622 612 | 629 800 | 592 550 | -15.7 |
| Área Metropolitana de Lisboa | | | | | | |
| Building Permits | 925 | 979 | 784 | 936 | 944 | 2.1 |
| Renovation Works | 155 | 148 | 105 | 122 | 168 | 8.4 |
| New Construction | 653 | 733 | 607 | 723 | 664 | 1.7 |
| for Family Housing | 525 | 626 | 522 | 630 | 575 | 9.5 |
| Dwellings | 1 201 | 1 473 | 1 314 | 1 153 | 1 395 | 16.2 |
| Total area (m2) | 368 441 | 458 564 | 377 493 | 316 301 | 480 263 | 30.4 |
| Alentejo | | | | | | |
| Building Permits | 484 | 420 | 403 | 455 | 453 | -6.4 |
| Renovation Works | 111 | 86 | 74 | 120 | 100 | -9.9 |
| New Construction | 341 | 314 | 299 | 314 | 334 | -2.1 |
| for Family Housing | 215 | 197 | 203 | 203 | 217 | 0.9 |
| Dwellings | 282 | 215 | 223 | 227 | 249 | -11.7 |
| Total area (m2) | 134 764 | 173 055 | 103 163 | 113 046 | 158 066 | 17.3 |
| Algarve | | | | | | |
| Building Permits | 283 | 255 | 208 | 261 | 266 | -6.0 |
| Renovation Works | 92 | 78 | 57 | 97 | 69 | -25.0 |
| New Construction | 157 | 154 | 133 | 133 | 164 | 4.5 |
| for Family Housing | 139 | 131 | 123 | 117 | 147 | 5.8 |
| Dwellings | 401 | 337 | 236 | 290 | 380 | -5.2 |
| Total area (m2) | 130 072 | 89 604 | 70 676 | 96 035 | 92 455 | -28.9 |
| R.A. Açores | | | | | | |
| Building Permits | 208 | 220 | 202 | 197 | 207 | -0.5 |
| Renovation Works | 70 | 61 | 63 | 50 | 54 | -22.9 |
| New Construction | 119 | 150 | 131 | 142 | 143 | 20.2 |
| for Family Housing | 96 | 114 | 98 | 106 | 111 | 15.6 |
| Dwellings | 116 | 132 | 115 | 137 | 145 | 25.0 |
| Total area (m2) | 50 767 | 72 950 | 38 915 | 48 524 | 47 113 | -7.2 |
| R.A. Madeira | | | | | | |
| Building Permits | 98 | 120 | 101 | 118 | 112 | 14.3 |
| Renovation Works | 26 | 50 | 30 | 35 | 37 | 42.3 |
| New Construction | 72 | 70 | 71 | 82 | 75 | 4.2 |
| for Family Housing | 62 | 51 | 63 | 64 | 56 | -9.7 |
| Dwellings | 119 | 164 | 87 | 81 | 140 | 17.6 |
| Total area (m2) | 54 884 | 54 358 | 26 091 | 31 253 | 40 847 | -25.6 |

Note: * Quarterly year-on-year change rate: compares the change between the current quarter and the same quarter of the previous year. **Preliminary data

The total building permits includes new construction works, rehabilitation (enlargements, alterations and reconstructions) and building demolitions

CONSTRUCTION: BUILDING PERMITS AND COMPLETED BUILDINGS – 4th quarter of 2020



Unit: No.

| Construction: Completed Buildings | Completed Buildings | | | | | Quarterly year-on-year change |
|-------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------------|
| | 4 th Q- 2019 | 1 st Q- 2020 | 2 nd Q- 2020 | 3 rd Q- 2020 | 4 th Q- 2020 | rate (4 th Q)* |
| | | | | | | % |
| Portugal | | | | | | |
| Completed Buildings | 3 859 | 4 302 | 3 362 | 3 665 | 3 700 | -4.1 |
| Renovation Works | 937 | 1 049 | 716 | 733 | 736 | -21.5 |
| New Construction | 2 922 | 3 253 | 2 646 | 2 932 | 2 964 | 1.4 |
| for Family Housing | 2 297 | 2 486 | 2 069 | 2 155 | 2 293 | -0.2 |
| Dwellings | 4 122 | 4 285 | 4 017 | 4 302 | 4 656 | 13.0 |
| Total area (m2) | 1 869 431 | 1 870 872 | 1 552 519 | 1 734 025 | 1 735 499 | -7.2 |
| Norte | | | | | | |
| Completed Buildings | 1 497 | 1 666 | 1 250 | 1 219 | 1 321 | -11.8 |
| Renovation Works | 365 | 424 | 261 | 258 | 282 | -22.7 |
| New Construction | 1 132 | 1 242 | 989 | 961 | 1 039 | -8.2 |
| for Family Housing | 898 | 957 | 786 | 745 | 792 | -11.8 |
| Dwellings | 1 558 | 1 744 | 1 798 | 1 722 | 1 656 | 6.3 |
| Total area (m2) | 744 088 | 794 015 | 752 310 | 703 969 | 685 655 | -7.9 |
| Centro | | | | | | |
| Completed Buildings | 997 | 1 077 | 823 | 988 | 978 | -1.9 |
| Renovation Works | 239 | 264 | 207 | 214 | 202 | -15.5 |
| New Construction | 758 | 813 | 616 | 774 | 776 | 2.4 |
| for Family Housing | 562 | 568 | 444 | 537 | 562 | 0.0 |
| Dwellings | 918 | 772 | 783 | 930 | 1 140 | 24.2 |
| Total area (m2) | 477 265 | 534 321 | 359 130 | 429 491 | 428 065 | -10.3 |
| Área Metropolitana de Lisboa | | | | | | |
| Completed Buildings | 614 | 744 | 627 | 757 | 677 | 10.3 |
| Renovation Works | 116 | 108 | 72 | 73 | 70 | -39.7 |
| New Construction | 498 | 636 | 555 | 684 | 607 | 21.9 |
| for Family Housing | 429 | 533 | 470 | 505 | 524 | 22.1 |
| Dwellings | 897 | 1 109 | 937 | 991 | 1 020 | 13.7 |
| Total area (m2) | 280 534 | 310 565 | 248 249 | 290 299 | 357 969 | 27.6 |
| Alentejo | | | | | | |
| Completed Buildings | 332 | 331 | 323 | 318 | 323 | -2.7 |
| Renovation Works | 80 | 87 | 72 | 68 | 64 | -20.0 |
| New Construction | 252 | 244 | 251 | 250 | 259 | 2.8 |
| for Family Housing | 165 | 161 | 161 | 152 | 168 | 1.8 |
| Dwellings | 181 | 201 | 195 | 192 | 203 | 12.2 |
| Total area (m2) | 91 055 | 94 110 | 96 709 | 162 108 | 102 680 | 12.8 |
| Algarve | | | | | | |
| Completed Buildings | 163 | 229 | 129 | 136 | 153 | -6.1 |
| Renovation Works | 54 | 86 | 36 | 43 | 45 | -16.7 |
| New Construction | 109 | 143 | 93 | 93 | 108 | -0.9 |
| for Family Housing | 97 | 124 | 84 | 82 | 95 | -2.1 |
| Dwellings | 275 | 187 | 162 | 258 | 329 | 19.6 |
| Total area (m2) | 63 525 | 58 628 | 44 973 | 66 698 | 69 137 | 8.8 |
| R.A. Açores | | | | | | |
| Completed Buildings | 176 | 162 | 145 | 179 | 159 | -9.7 |
| Renovation Works | 51 | 45 | 47 | 54 | 50 | -2.0 |
| New Construction | 125 | 117 | 98 | 125 | 109 | -12.8 |
| for Family Housing | 98 | 89 | 85 | 95 | 96 | -2.0 |
| Dwellings | 148 | 122 | 89 | 163 | 113 | -23.6 |
| Total area (m2) | 61 790 | 39 506 | 36 169 | 54 609 | 27 763 | -55.1 |
| R.A. Madeira | | | | | | |
| Completed Buildings | 80 | 93 | 65 | 68 | 89 | 11.3 |
| Renovation Works | 32 | 35 | 21 | 23 | 23 | -28.1 |
| New Construction | 48 | 58 | 44 | 45 | 66 | 37.5 |
| for Family Housing | 48 | 54 | 39 | 39 | 56 | 16.7 |
| Dwellings | 145 | 150 | 53 | 46 | 195 | 34.5 |
| Total area (m2) | 151 174 | 39 727 | 14 979 | 26 851 | 64 230 | -57.5 |

Note: * Quarterly year-on-year change rate: compares the change between the current quarter and the same quarter of the previous year.

** Data for completed buildings is based on completed works estimations.

CONSTRUCTION: BUILDING PERMITS AND COMPLETED BUILDINGS – 4th quarter of 2020



METHODOLOGICAL NOTE

Estimates on Completed Works – Data on Completed Works are based on a methodology that allows quarterly dissemination of estimated data subject to the least possible deviation consisting of an estimation of the deadline for the conclusion of a building based on the previewed deadline (i.e., the time elapsed between the permission to build and the effective conclusion of the building, stated in the permit), based on a linear regression model, according to the different types and final use of the buildings.

Building Permits - The goal behind this statistical operation is the gathering of data enabling to follow the evolution of the building construction sector, in a perspective of future starts in building construction. Data disseminated in this press release are based on the monthly permits issued by the 308 Municipalities across the country, under the scope of the Indicators System of Urban Operations (SIUO).

Monthly revisions - Given the administrative nature of the information, the data on building permits are updated monthly throughout the year and are subject to monthly and quarterly revisions. It should be noted that in the context of the COVID-19 pandemic, there have been delays in receiving some information from the municipalities, mainly reflected in the 2nd quarter of 2020, as many of the services were closed or limited and it was not possible to send all the information to Statistics Portugal on time, which leads to extraordinary revisions to the data previously released.

Revisions compared to the last press release:

| | Year-on-year change rate | |
|--------------------|------------------------------|---------------------|
| | 3 rd Quarter 2020 | |
| | Previous publication | Current Publication |
| Building Permits | 2.8% | 4.0% |
| Licensed Dwellings | -6.3% | -3.0% |

Year-on-year rate of change - The year-on-year rate of change compares the level of each variable between the current period and the same period a year earlier. On this press release, the year-on-year change rate of data related to building permits presents revisions on both buildings and dwellings, following the corrections sent by the Municipalities.

Quarter-on-quarter rate of change - The quarter-on-quarter rate of change compares the level of each variable with the quarter immediately before.

Further data - For further data on Building Permits and Completed Works, please access the Statistics Portugal database at www.ine.pt, where available data on Building Permits for JANUARY 2021 can be found.

- [Licensed buildings \(No.\) by Geographic localization \(NUTS - 2013\), Type of project and Project purpose;](#)
- [Licensed dwellings \(No.\) in new constructions for family housing by Geographic localization \(NUTS - 2013\) and Dwelling typology;](#)
- [Completed dwellings \(No.\) in new constructions for family housing by Geographic localization \(NUTS - 2013\)](#)

STATISTICAL CONCEPTS:

destination of the construction works - type of use given to the building, such as housing, agriculture, commerce, industry, among others.

dwelling - part or totality of a building with independent access and made up by one or more spaces destined to habitation and by complementary private spaces.

urbanistic operations license - authorisation granted by the Municipalities and prior to the carrying out of a set of urbanistic operations, except for those whose owner is an exempt entity.

completed works - works that meets the physical conditions to be inhabited or used, regardless of whether or not the license or authorisation for use has been granted.

tipo de obra - classificação dos trabalhos efetuados em edifícios ou terrenos segundo as seguintes modalidades: construção nova, ampliação, alteração, reconstrução e demolição.

type of works - classification of works carried out on buildings or land according to the following modalities: new construction, extension, alteration, reconstruction and demolition.

renovation works - comprises enlargement, alteration, and reconstruction works.

DESIGNATIONS

| | |
|----------------|---|
| m ² | Square metres |
| No. | Absolute number |
| ns | Not specified |
| NUTS | Nomenclature of Territorial Units for Statistics (2013) |
| p.p. | Percentage points |
| SIOU | Indicators System of Urban Operations |

Date of next quarterly press release – 09 June 2021
