

CONTENTS

<i>FOREWORD</i>	<i>vii</i>
<i>PREFACE</i>	<i>ix</i>
<i>Chapter I THE SOCIO-ECONOMIC FRAMEWORK FOR THE DEVELOPMENT OF THE HOUSING SECTOR</i>	<i>1</i>
A. General information	1
B. Economy.....	1
1. Macroeconomic developments	1
2. Income and employment	3
3. Poverty	4
C. Demographic trends	6
D. Overview of main housing developments and reforms	8
<i>Chapter II EXISTING HOUSING STOCK AND NEW CONSTRUCTION</i>	<i>13</i>
<i>Republic of Serbia</i>	
A. The existing housing stock	13
1. Housing stock and housing consumption	13
2. Quality of the housing stock	15
B. Management and maintenance.....	16
1. Tenure structure.....	16
2. Management of multi-apartment housing	176
3. Cost of utilities	17
C. New housing construction	20
1. Trends	20
2. Informal construction	21
<i>Republic of Montenegro</i>	
A. Housing conditions	22
B. Management and maintenance.....	24
C. New housing construction	24
<i>Chapter III INSTITUTIONAL FRAMEWORK</i>	<i>27</i>
A. State Union of Serbia and Montenegro.....	27
B. Republic of Serbia.....	27
1. Public sector institutions	28
2. Private sector	30
3. Civil society.....	32
4. International organizations	34
C. Republic of Montenegro.....	34
1. Public sector	34
2. Private and civil sector	36
D. Evaluation of the institutional framework	36
1. Public sector	36
2. Private sector	38
3. Civil society.....	38
4. International organisations	39

<i>Chapter IV THE LEGAL FRAMEWORK FOR HOUSING</i>	41
A. Republic of Serbia.....	41
1. The role of local and central government.....	41
2. The regulation of property in law.....	42
3. The registration of immovable property and the real estate cadastre	43
4. Construction	43
5. Housing and construction financing.....	45
6. Social housing	46
7. Maintenance	47
B. Republic of Montenegro.....	48
<i>Chapter V FINANCIAL FRAMEWORK</i>	49
A. Overview of housing finance issues in the Republic of Serbia.....	49
1. Investment in housing	49
2. Public expenditure on housing	49
3. Trends in the housing market	50
4. Affordability of housing.....	51
5. The housing finance system	52
B. Overview of housing finance issues in the Republic of Montenegro	53
1. Trends in the housing market	53
2. Banking system	55
<i>Chapter VI SOCIAL HOUSING</i>	57
<i> Republic of Serbia</i>	
A. Social housing needs	57
B. State, municipal and international programmes and activities related to public/social housing...60	60
1. National Strategy for Resolving the Problems of Refugees and Internally Displaced People	61
2. Recent activities in social housing	62
3. Local governments in social housing	63
<i> Republic of Montenegro</i>	
A. Existing situation and target groups for social housing	64
1. Target groups for social housing	64
2. Activities in relation to social housing	65
B. Future policies and activities related to social housing	65
1. National Strategy for Resolving the Issues of Refugees and IDP's.....	66
2. The Housing Policy Action Plan	66
<i>Chapter VII LAND ADMINISTRATION AND HOUSING MARKET DEVELOPMENT.....</i>	67
A. Introduction	67
B. The land administration system in Serbia and Montenegro.....	67
1. Property rights	67
2. Cadastre and property rights registration institutions and procedures	71
C. Analysis of the Situation in the Republic of Serbia	71
1. Land and land use.....	71
2. Legal framework	72
3. Real estate and property rights registration	73
D. Analysis of the situation in the Republic of Montenegro	76
1. Legal framework	76
2. Real estate cadastre and planning issues	76

<i>Chapter VIII CONCLUSIONS AND RECOMMENDATIONS</i>	77
A. Introduction	77
B. Republic of Serbia: Evaluation of housing reforms	80
1. Housing conditions.....	80
2. Evaluation of the institutional framework.....	81
3. Reform of housing legislation	81
4. Reform of housing finance and state support for housing.....	82
C. Recommendations for the Republic of Serbia.....	83
1. Housing policy priorities	84
2. Institutional development and capacity building.....	84
3. Changes in the legal framework.....	84
4. Reform of the housing finance system	87
D. Housing reform in the Republic of Montenegro	88
1. Housing conditions.....	88
2. Institutional reforms	88
3. Reform of housing legislation	89
4. Overview of housing finance and market issues	89
5. Social housing needs	90
E. Recommendations for the Republic of Montenegro.....	90
1. Institutional development and capacity building.....	91
2. Changes in the legal framework	92
3. Reform of the housing finance system	92
4. Social housing development.....	92