



UNECE Country Profiles on Housing, Urban Development and Land Management

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Country Profiles on Housing, Urban Development and Land Management

- **Country profiles are a tool for Governments to analyze** their housing, urban development and land management policies and institutions. **Lead to policy updates/reforms.**
- Profiles also help countries **to compare their progress** in these areas with that made by other countries in the region
- **Country profile studies have been developed** since 1996 and have been produced for: Albania (2002 and 2023), Armenia (2004 and 2017), Azerbaijan (2010), Belarus (2008 and 2019), Bulgaria (1996), Georgia (2007), Kazakhstan (2018), Kyrgyzstan (2010), Lithuania (2000), Poland (1998), Romania (2001), Serbia and Montenegro (2006), Slovakia (1999), Tajikistan (2011), the Republic of Moldova (2002 and 2015), the Russian Federation (2004), Ukraine (2013) and Uzbekistan (2015).

Country Profile Montenegro

Country Profiles on Urban Development, Housing and Land Management series is a flagship product of the [UNECE Committee on Urban Development, Housing and Land Management \(CUDHLM\)](#).

- Important tool to analyse countries` urban development, housing and land management policies, strategies, institutional and financial frameworks and to compare the progress made internationally;
- Study is conducted on the request of UNECE member States, coordinated by the secretariat and drafted by independent international experts.

January 2022

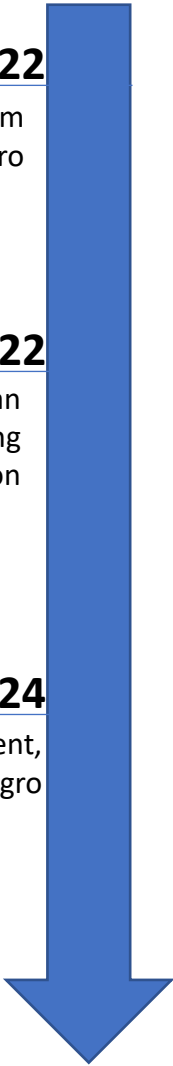
Ministry of Ecology, Spatial Planning and Urbanism requests preparation of Country Profile Montenegro

October 2022

Request approved by the Committee on Urban Development, Housing and Land Management during 83rd Committee Session

2023 –2024

Preparation of Country Profile on Urban Development, Housing and Land Management: Montenegro



Procedure for the preparation of country profiles:



Montenegro Housing Policy 2030 Assessment

Documents were analysed:

- National housing strategy of Montenegro 2011-2020 (with Action plan for the period of 2011 – 2015)
- Social Housing Law 2013
- The 2017-2020 social housing programme
- Final report on the implementation of the Strategy 2020, Action plan 2015-2020 and Social housing programme 2017 -2020 (for the reporting period 2019/2020)

Main Challenges:

- Lack of access to new affordable housing;
- Needs in refurbishment and implementing energy-efficiency measures in the existing housing stock;
- Legalization of informal settlements.



Montenegro Housing Policy 2030 Assessment: Main Findings

Data: Lack of consistent and up-to-date data on housing (no Census held in 2021)

- Informal settlements/construction:
- Inadequate legalization policies

Financing:

- lack of sufficient long-term, stable, and predictable source of financing of intended projects from the state budget – high dependence on external resources

Affordable Housing:

- Excessive reliance on market
- Most projects support and target owner-occupancy
- Lack of legislation to prevent speculation with allocated housing units
- Lack of register of housing project beneficiaries

Cadaster:

- Lack of cadaster coverage for all municipalities in Montenegro hampers construction of public/social housing and regularization/legalization of informal settlements
- Lack of proper and reliable cadaster creates risks for housing actors

Land policy, urban and spatial planning:

- Insufficient land/spatial planning/management at state and local level
- Insufficient coverage and/or poor quality of infrastructure
- Lack of regeneration projects in rural areas/less developed regions

Institutional Framework:

- fragmented division of tasks across ministries
- lack of institutional capacities
- lack of consistency in preparing municipal housing programm

Montenegro Housing Policy 2030 Assessment: Recommendations (I)

- Broader policy framework - global/international commitments and their impact should be made clear;
- Increase visibility of housing challenges on political level – consider establishment of the parliamentary committee;
- Provide for a long-term capacity building both on national and local levels;
- Strengthen cooperation and harmonization of housing related activities between ministries;
- Increase efficiency of cadaster, it is necessary to register all publicly owned buildings/ properties and land; modernization, reliability, and completeness of data in cadaster should be the highest priority and a precondition of the actions related to housing policy;
- Do not sell public land – instead use long-term lease;
- Speed-up process of urban/spatial planning documentation preparation, prepare an interim solution before they are ready;

Montenegro Housing Policy 2030 Assessment: Recommendations (II)

- Re-asses programmes for affordable housing, stop practice of selling to tenants (possibility of speculation), this praxis leads to decreasing proportion of housing in public interest;
- If the selling of new supported housing is necessary, all aspects of the procedure should be re-assessed: -conditions, price, following possibility to sell on a market price, repeated possibility to get a support in different programmes;
- Keep the register of tenants/beneficiaries of projects in the flats supported through programs or change the rules;
- Concentrate on a better targeting of the affordable housing programmes - more public, permanently rental housing to be supported;
- Capacity building in governmental and administrative institutions to allow and accelerate structural changes.

Country Profile Montenegro: Proposed Outline (I)

1. General overview of the country
2. Housing sector and housing construction
3. Housing affordability
4. Land administration and management
5. Urban development
6. Financial framework for urban development, housing and land management
7. Conclusion and recommendations