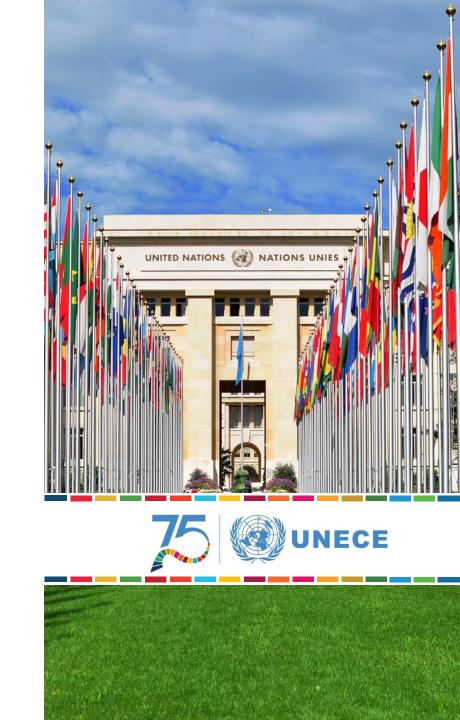
United Nations Economic Commission for Europe

## Country Profile Montenegro Update on preparation

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### Country Profile Montenegro: Timeline (I)

#### <u>Phase I – Preparation of the Country Profile on Urban Development, Housing and Land Management</u>

#### <u>2022</u>

 Ministry of Ecology, Spatial Planning and Urbanism of Montenegro requested the UNECE assistance in the development of the Country Profile in January 2022 and the Committee approved the request at its 83rd session in October 2022

#### <u>2023</u>

• Preliminary Housing Policy Assessment of Montenegro

#### <u>2024</u>

• Start of development of Country Profile before end of the year

#### <u>2025</u>

- Preliminary mission in early 2025 Research mission conducted by secretariat and international team of experts in Spring 2025
- **Revised draft** is to be prepared in Summer 2025
- Final draft is prepared early Autumn 2025, together with two pilot projects based on policy recommendations
- Presentation of draft during 85<sup>th</sup> Committee session in October 2025 and submission for publishing



## **Country Profile Montenegro: Timeline (II)**

#### <u>Phase II – Preparation of two feasibility studies</u>

#### <u>2025</u>

• Final draft reports of the two feasibility studies are prepared by December 2025

#### <u>Phase III – Publishing the Country Profile and its presentation to Montenegrin stakeholders, together</u> with the feasibility studies

#### <u>2026</u>

- Publication and final feasibility studies will be presented to Montenegrin stakeholders in the course of a launch event in the first half of 2026
- Hard copies of the publication will be sent to the Government and to the CEB
- Publication and final feasibility studies will be **presented during 86<sup>th</sup> Committee session** in October



## Montenegro Housing Policy Assessment (2023): Main Findings

UNECE

**UNECE** 

Data:

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

<ul><li>Informal settlements/construction:</li><li>Inadequate legalization policies</li></ul>	<ul> <li>Financing:</li> <li>Lack of sufficient long-term, stable, and predictable source of financing of intended projects from the state budget – high dependence on external resources</li> </ul>
<ul> <li>Affordable Housing:</li> <li>Excessive reliance on market</li> <li>Most projects support and target owner-occupancy</li> <li>Lack of legislation to prevent speculation with allocated housing units</li> <li>Lack of register of housing project beneficiaries</li> </ul>	<ul> <li>Cadaster:</li> <li>Lack of cadaster coverage for all municipalities in Montenegro hampers construction of public/social housing and regularization/legalization of informal settlements</li> <li>Lack of proper and reliable cadaster creates risks for housing actors</li> </ul>
<ul> <li>Land policy, urban and spatial planning:</li> <li>Insufficient land/spatial planning/management at state and local level</li> <li>Insufficient coverage and/or poor quality of infrastructure</li> <li>Lack of regeneration projects in rural areas/less developed regions</li> </ul>	<ul> <li>Institutional Framework:</li> <li>Fragmented division of tasks across ministries</li> <li>Lack of institutional capacities</li> <li>Lack of consistency in preparing municipal housing programme</li> </ul>

## **Country Profile Montenegro: Objectives**

- (I) The Country Profile on Urban Development, Housing and Land Management Montenegro, including relevant comprehensive data and information, analysis and concrete recommendations for revisions of policies and the development of new programmes and projects
- (II) Two specific project proposals based on the Country Profile's policy recommendations, including
  - (a) for a follow-up project on affordable mortgage to the "1000+ Affordable Housing Project" (funded by the Council of Europe Development Bank);
  - (b) for designing a new programme on social and energy efficient housing



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