

Country Profile Montenegro

Update on preparation

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Country Profile Montenegro: Timeline (I)

Phase I – Preparation of the Country Profile on Urban Development, Housing and Land Management

2022

- 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

2023

- Preliminary **Housing Policy Assessment of Montenegro**

2024

- **Start of development** of Country Profile before end of the year

2025

- **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 85th Committee session in October 2025 and **submission for publishing**

Country Profile Montenegro: Timeline (II)

Phase II – Preparation of two feasibility studies

2025

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

Phase III – Publishing the Country Profile and its presentation to Montenegrin stakeholders, together with the feasibility studies

2026

- **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 86th Committee session** in October

Montenegro Housing Policy Assessment (2023): 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 programme

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



Thank you!

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