



Montenegro

A DECADE  
OF INDEPENDENCE  
A MILLENNIUM  
OF STATEHOOD  
MONTENEGRO  
2016



May Montenegro live forever

No 487/OHCHR

*The Permanent Mission of Montenegro to the United Nations Office and other International Organizations in Geneva presents its compliments to the Office of the High Commissioner for Human Rights and Special Rapporteur on adequate housing and has the honour to convey the Written Replies on the Questionnaire related to the upcoming thematic report to the UN General Assembly.*

*The Permanent Mission of Montenegro to the United Nations Office and other International Organizations in Geneva avails itself of this opportunity to renew to the Office of the High Commissioner for Human Rights and Special Rapporteur on adequate housing the assurances of its highest consideration.* AR



Geneva, 28 June 2016

**Office of the High Commissioner for Human Rights**  
**Special Rapporteur on adequate housing**  
**Geneva**



CRNA GORA

MINISTARSTVO ODRŽIVOG RAZVOJA  
I TURIZMA



Crna Gora  
DEKADNIJA  
ODBIVNE  
NEZAVISNOSTI  
MILIJADU GODINA  
ODRŽIVOSTI  
2016



Da je vječna Crna Gora

## Questionnaire Responses

### 1. Statistical indicators

Categories of homeless people were first recognized in the Law on Social and Child Protection ("Official Gazette of Montenegro, No. 27/2013"). In 2015, there were 36 homeless people in Montenegro who received treatment by social welfare centers, which are under jurisdiction of Ministry of labour and social welfare. Currently, there is a shelter for the homeless located in Pljevlja, established by the local government and the Centre for Social Work of the Municipalities Pljevlja and Zabljak, while the capital city of Podgorica is currently looking for appropriate premises to open this service on its territory.

According to the Statistical Office of Montenegro - MONSTAT which is responsible for the production of official statistics, Montenegro does not have statistical indicators regarding the health and mortality consequences of inadequate housing and homelessness, disaggregated by sex, race, immigration status, age, etc. The official results of the last population census, carried out in 2011, showed no records of cases of primary homelessness in Montenegro.

According to the National Housing Strategy – NHS (2011- 2020), the basic characteristics of the housing stock of Montenegro are the relative age, almost all dwellings have electric, a little less have water and sewage installations, but only about 39% are connected to the public sewerage. The obligation to maintain the housing stock is in the exclusive jurisdiction of the owners of the dwellings, which are quite inert in this respect, so their maintenance is inadequate and below standards. The situation is further aggravated by the informal construction as the result of the discrepancies between the real needs for housing and the offer, which significantly influences the housing situation in terms of poor quality of construction and housing due to inadequate utility infrastructure. A large estimated number of these facilities impose additional obligations with respect to their integration with the overall structure of the cities, which will, in accordance with the signed Vienna Declaration, be one of the key factors in the country's preparations for the EU accession.

The problem of housing particularly affects the vulnerable and socially excluded groups, which represent the specific target groups in the field of social housing. As a result, the Government of Montenegro places special attention to the position of beneficiaries of the social protection programs, the long-term unemployed persons, the pensioners with a minimal income, the disabled persons, Roma, Ashkali and Egyptian (RAE) population, the displaced and internally displaced persons, the refugees, with the emphasis on their accommodation problems, as well as subsidies and incentives which could be provided to these groups.



## 2. Positive obligations of Government

### Legalization

The problem of legalization of informal settlements is one of the highest Government priorities for the future period, especially having in mind process of EU integration. The Ministry of Sustainable Development and Tourism plans to formalize informal building stock and the first step is the adoption of the Law on Legalization of Informal Construction, which is in the parliamentary procedure from 2012 and will, hopefully, be adopted by the end of this year.

Montenegro, like most of the countries of South Eastern Europe, is a signatory to the Vienna Declaration, which defines the direction of national policies/ programs related to informal settlements, and by which the Parties agreed on actions for regularization (legalization) and improvement of informal settlements in a sustainable way and preventing creation of future illegal settlements, with the aim of integrating informal settlements in the social, economic, physical and legal framework, especially at the local level.

The aim of the legalization is, *inter alia*, urban, social and economic integration of informal settlements within the overall structure of the city, which, along with the implementation of energy efficiency considerations will give visible results. The aim of the Law is to improve the living and working conditions on adequate and sustainable basis, so that each person has adequate shelter that is healthy, safe, accessible and affordable and that includes basic services, facilities and attractions, and to enjoy freedom in terms of access to housing and legal security of holding the property.

### Example of good practice 1: Housing Mortgage Scheme for low income Persons ("1000+ Project") - 2<sup>nd</sup> project

The Project "Housing Mortgage for Low-income Persons (1000+ Housing)", represent a continuation of a similar project, which was successfully implemented in the period between June 2010 - December 2011.

During the first project phase, 433 family households have solved their housing issues under the 1000 plus Project, i.e. 1239 of the Montenegrin citizens that are stated as members of those households. The main aim of second project phase, which will be implemented from December 2016 – March 2017, is to solve housing need for approx. 500 eligible households that have been experiencing problems in solving this issue on the market. Through this Project, the Government tackles a specific objective - Increase the access of eligible households to permanent housing through a subsidized mortgage scheme with considerable social effects.

The estimated project investment is € 20 million, with 50% of the total value being funded through a €10 million loan from the Council of Europe Development Bank (CEB). The remaining 45% funding will come from Montenegrin commercial banks and at minimum 5% equity of the beneficiary households' down payments.

The beneficiaries of this Project are low-to-moderate income households in Montenegro in need of housing, eligible under the selection criteria in accordance with the Montenegrin Law on Social Housing (Official Gazette of Montenegro No. 35/2013) and bylaw – Decision on the criteria and procedure for approving long-term loans to physical persons for the purpose of providing residential facilities for social housing (Official Gazette of Montenegro No. 72/2015) which defines closer criteria.



According to the Montenegrin Law on Social Housing (Official Gazette of Montenegro No. 35/2013), eligible for the Project are households groups which cannot solve the housing issue on the market and prioritized groups.

The priority in exercising the right to meet the housing need through approval of the loan for purchase of an individual residential facility is particularly been given to: single parents, or guardians, disabled persons, family households with members who are disabled persons, family households with children having developmental impairments, young persons who had no parental care or were the victims of domestic violence.

Example of good practice 1: Institutional framework - solving housing needs

The Government has very good cooperation with "the Montenegrin Fund for Solidarity Housing Development", Housing Cooperative "Solidarity" and the Housing Cooperative "Health", and it can be concluded that through an organized association and work in the process of improving housing issues made significant contributions.

In this part, management and implementation of housing policies at the central and lower levels are viewed as well as their roles: Housing Development Sector (as part of the competent Ministry of Sustainable Development and Tourism), units of local governments, the Montenegrin Fund for Solidarity Housing Construction (CFSSI) and Housing Cooperative "Solidarno". It was concluded that the Ministry of Sustainable Development and Tourism is the main subject in creating of housing policy, but that the coordinated action of other departments and public authorities is necessary too. In the process of decentralization of the authority, a number of responsibilities are handed over to the local government which affect the residential sector and it is also enabled the adequate provision of revenues for implementation of these responsibilities. With establishment and operation of CFSSI, the first preconditions for providing housing under favorable conditions were created, but for a limited population of employees in firms which are members of this fund. By involving local governments in projects of CFSSI and housing cooperative "Solidarno" the initiative is given to the private-public partnership that is recognized as one of the important forms of housing financing in the countries in transition.