Type of Project:	**Shelter Housing** **Durable Solution**	Country:	**Montenegro**
Approach:	**Self Help**	Realisation Year:	**2002-2003**
Project name:	Self Help Housing Construction for Refugees and IDPs	Version: 1	Date: June 2003

Initial Situation, Context

This Self-Help Program has been conceived as a durable solution for the refugees originating from BiH and Croatia as well as for IDPs from Kosovo, residing in Montenegro for many years and opting for local integration. Their decision to integrate was mainly a result of exhaustion of other options (voluntary repatriation or resettlement to a third country). These refugees and IDPs have started a new life, especially because of the fact that their children have spent all or most of their lives here. For a number of refugees who still live in rented private flats or in collective centers, the problem of finding a permanent, durable solution for accommodation is very difficult.

Goals, Beneficiaries

The intention of the program for individual self-help housing is to close as many collective centers as possible and to alleviate or resolve the problem of permanent accommodation for refugees and IDPs who decided to be integrated into the local community.

The beneficiaries of the program are refugees/IDPs who possess a plot of land as a legal property, who are current residents of a collective center, having already applied for Montenegrin citizenship and can not repossess their former property in their country of origin, due to different circumstances.

Approach

Taking into consideration the mentioned aims and goals, the program consists of delivery of construction material for:

- Completion of the already started construction (up to 9000 EUR)
- Construction of a new housing unit (35 m2 for 4 members, up to 9000 EUR)
- Construction of a new building for most vulnerable cases (35 m2 for 4 to 6 members, up to 12000 EUR)

According to the agreement signed between UNHCR, SDC and the Beneficiary, the refugee/IDP family is obliged to install the supplied construction and installation material with their own working power and within the set deadline, which should not exceed the period of 120 days. It is also the obligation of the beneficiary to provide all necessary infrastructure connections and permits.

SDC team is in charge of monitoring and of professional assistance for the refugees/IDPs.

Partner(s)

Essential is the close cooperation with UNHCR Office Podgorica and Montenegrin Commissariat for Displaced Persons. They provide all relevant data on potential beneficiaries, which they finally select, following the eligibility criteria they have worked out jointly in the long running mutual cooperation. Furthermore, the cooperation with municipalities and their competent services is of a crucial importance.

Implementations/Results

- Beneficiaries are selected by UNHCR and the Montenegrin Commissariat for Refugees and Displaced Persons.
- SDC together with other donors supports the beneficiary in the rehabilitation, adaptation or construction of a new housing unit, built on an individually possessed land plot.
- SDC and other donors support the Government which will be less burdened in paying maintenance and running costs for collective centres.
- Local material is used and the construction works are finalized.

Year	Compl. of hous.	New houses	Total units	Costs (EUR)	Funding
2000/2001	3	11	14	131'900	UNHCR
2002	30	24	54	423'600	UNHCR/Liechtenstein
2003 (planned)	15	25	40	380'000	UNHCR/SDC
Total	**48**	**60**	**108**	**935'500**	
Beneficiaries	220 P.	280 P.	500 P.		

Cost, Financing

Funded by UNHCR/Liechtenstein/SDC. Cost per unit (house) 4'000 -12'000 EUR (6-16'000 CHF) according to size of the families.

Problems/Constraints

The approach is dependent on goodwill and cooperation of municipal authorities. Reluctance or refusal on their part can seriously hamper the project's implementation. Furthermore, the unclear and unresolved legal status and position of refugees puts many obstacles in the way of projects' realization.

Lessons learned   What was useful in the approach?

Large interest from refugees/IDPs and an easy cooperation with partners

Lessons learned   What should be done different next time?

-

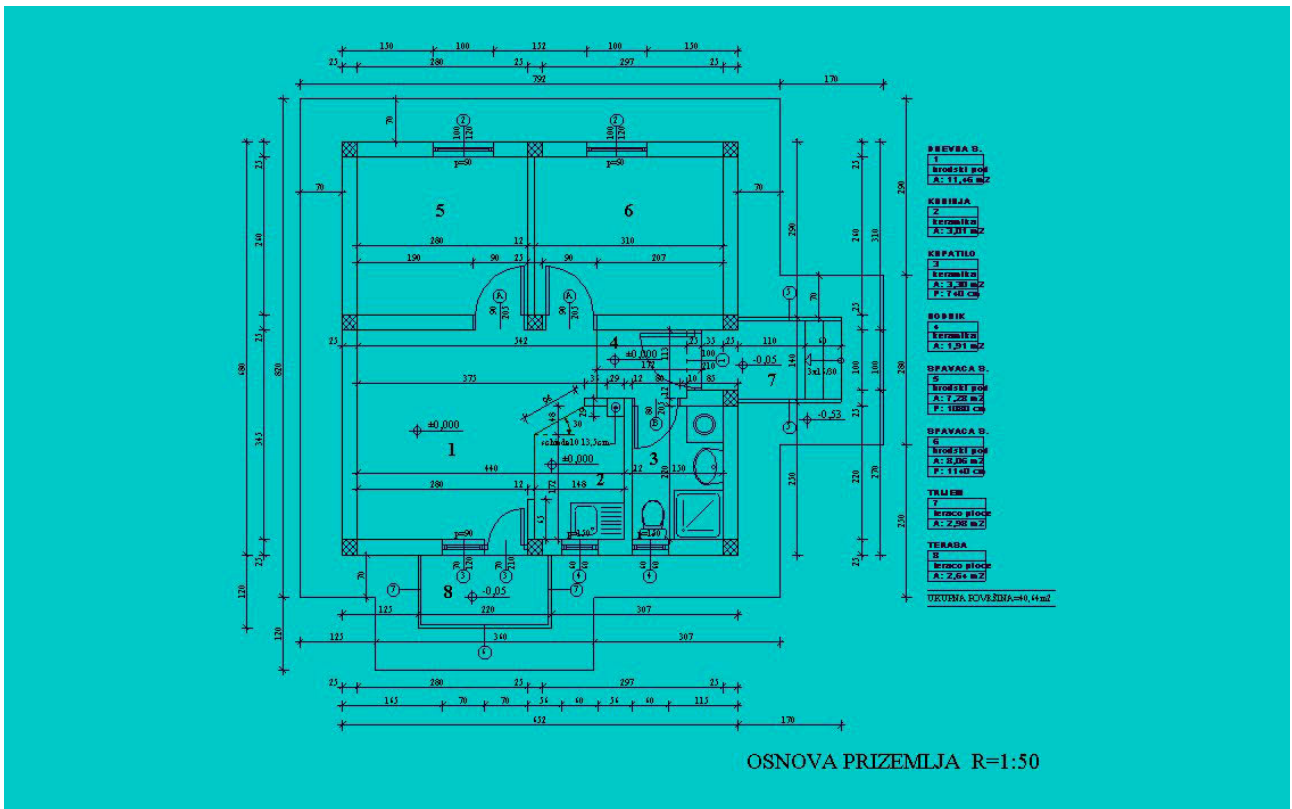**Preconditions and Limitations for this approach**

- Unclear legal status and position of refugees and IDPs in Montenegro
- Political acceptance of the projects' goals by national and local political authorities
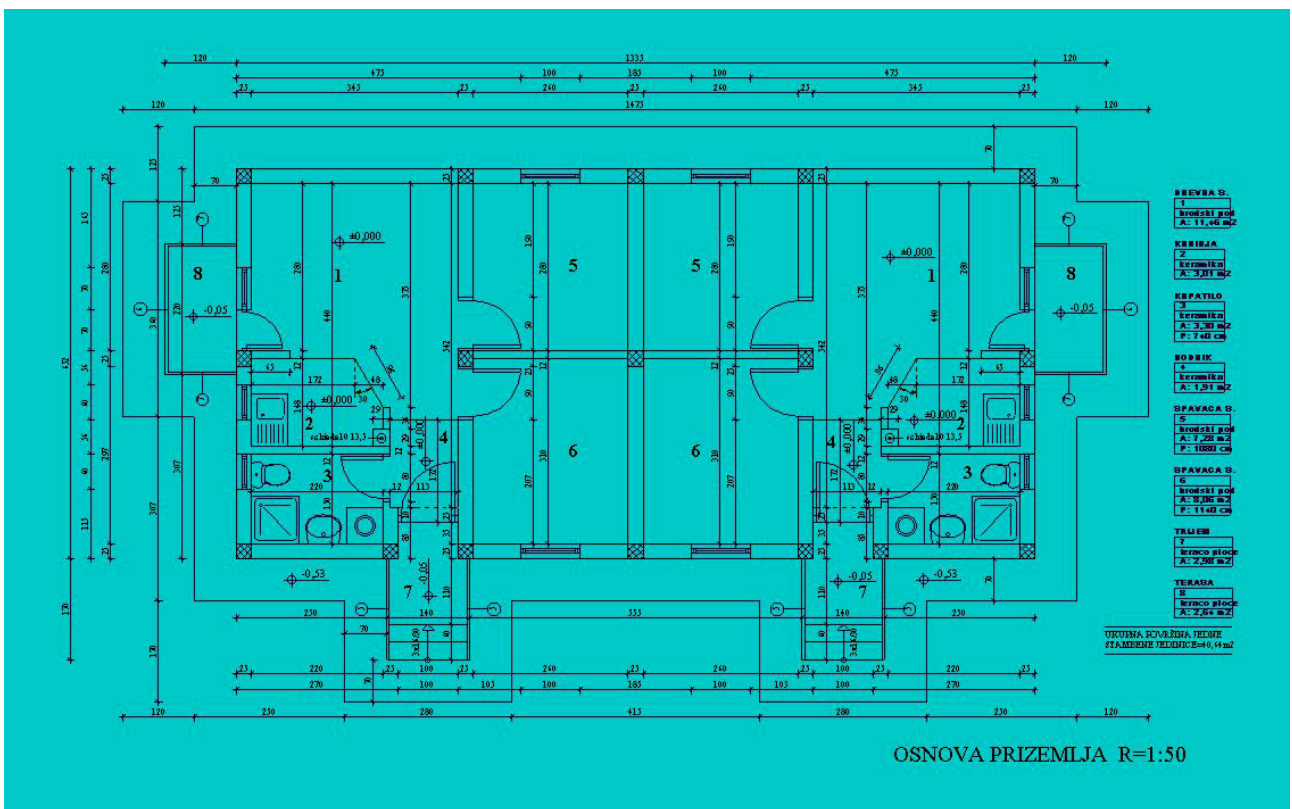
Evaluations none so far.

For further information

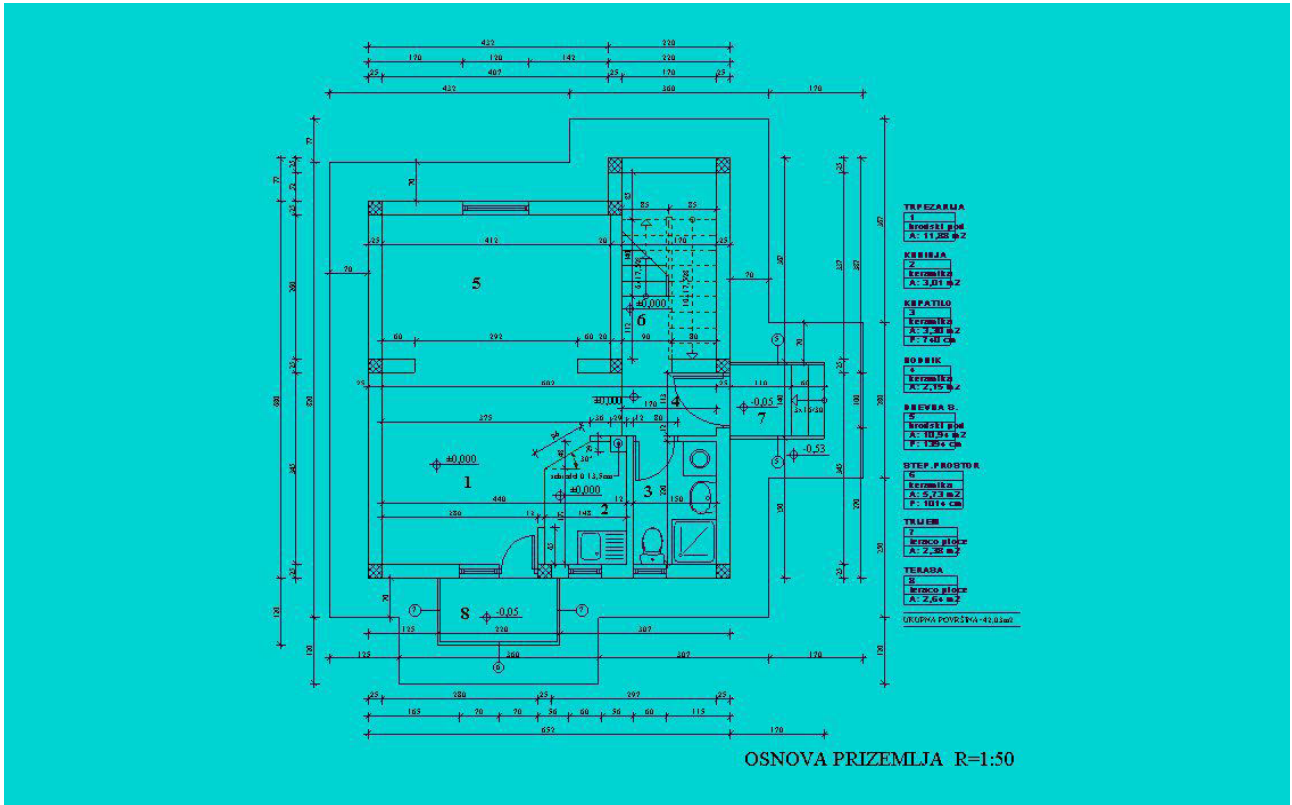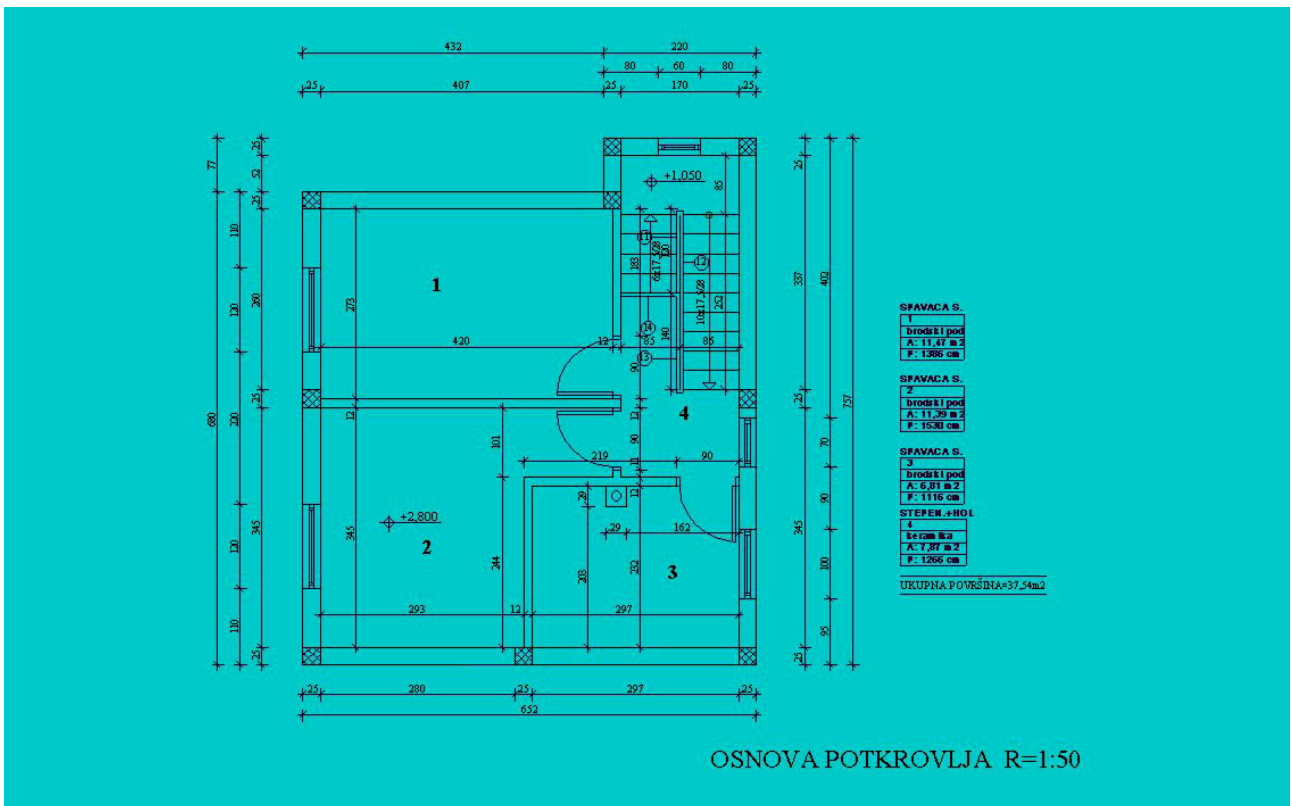|	
Recommended Contacts:	Urs Rudolf, Project Leader SDC/HA
Recommended Institutions:	SDC/HA, desk Europe +CIS
Recommended books/reports:	SDC/HA Fact Sheet June 2002 "The Swiss Contribution"
Relevant other projects (links):	similar SDC/HA Projects in Bosnia and Croatia

Annex: (technical drawings, schemata) see page: 3-6

OSNOVA PRIZEMLJA R=1:50

Self Help House Type I

OSNOVA PRIZEMLJA R=1:50

Self Help House Type II

OSNOVA PRIZEMLJA R=1:50

Self Help House Type III groundfloor

OSNOVA POTKROVLJA R=1:50

Self Help House Type III attic

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Approach:	**Self Help**	Realisation Year:		**2002 - 2003**
Project name:	Self Help Housing Construction for Refugees and IDPs	Version:	1	Date:	October 2003

Procedures Checklist

General Information

This Self Help program has been conceived as a durable solution for the refugees originating from BiH and Croatia as well as for IDPs from Kosovo, residing in Montenegro for many years and opting for local integration. Their decision to integrate was mainly a result of exhaustion of other options (voluntary repatriation or resettlement to a third country). These refugees and IDPs have started a new life, especially because of the fact that their children have spent all or most of their life's here. For a number of refugees who still live in rented private flats or in collective centres, the problem of finding a permanent durable solution for accommodation is very difficult

Goals, Beneficiaries

The intention of this program was to close as many Collective Centres as possible and to alleviate or resolve the problem of permanent accommodation for refugees and IDPs who decided to become integrated into the local community.

The beneficiaries of the program are refugees/IDPs who own a plot of land as a legal property and are current residents of a collective centre; having already applied for Montenegrin citizenship and can not repossess their former property in their country of origin, due to different circumstances.

PROJECT IDENTIFICATION

1. Problem Detecting: UNHCR/SDC Initiatives
a   Is there an awareness of the high number of refugees/IDPs still living in CCs?
b   There is a future National Strategy of the Government which points out the need for solving the housing problem of refugees and IDPs.
c   The closing of CCs is a priority of the Government
d   Analyse the specific questions of ownership issues in the country

2. Concept: UNHCR/SDC Initiatives
a   Analyse the needs of potential beneficiaries
b   Analyse the conditions of CCs
c   Propose the concept of Self Help Housing for refugees/IDPs to the relevant municipalities
d   Propose the layout plans and the preliminary design for the individual new houses
e   Elaborate and discuss the selection criteria

3 Assessment of CCs Situation: SDC + MCDP + UNHCR + Municipalities
a   Update the information about the CC situation in the municipalities
b   Update the structure of potential beneficiaries in the selected CCs
c   Elaborate appropriate durable solutions for other CCs residents

4. Motivation: SDC + MCDP + UNHCR + Municipalities
a   Check the willingness of the municipalities to close CCs
b   Motivate beneficiaries to contribute physically or financially to their durable housing solution
c   Analyse the potential of municipalities and motivate them to participate in the project (ev. land-lease)

PROJECT STRUCTURE

5. Partnership: SDC + MCDP + UNHCR + Beneficiaries + Municipalities
a   Approach other partners (donors)
b   Discuss the preliminary project concept incl. the selection of CCs and beneficiaries
c   Prepare first draft of Agreement based on preliminary discussion (SDC-Ben./UNHCR, Ben-MCDP)
d   Collect partners comments and remarks
e   Define and sign the final Agreement

6. Responsibility (Agreement): All Partners
a   **SDC**: Initiates and funds construction, technical documents and implementation
b   **MCDP**: Ensures the closure of CC's
c   **UNHCR**: Ensures assistance to refugees
f   **Municipalities**: Provides eventually land (leasing) and infrastructure, provides all necessary permits and authorizations

PROJECT IMPLEMENTATION

7. Building works: SDC + Beneficiaries + (Municipality)
a   Find urban planning conditions for the project design
b   Organise urban planning permit for new houses
c   Elaborate the main and executing design and documents
d   Provide technical check-up of all project documents
e   List the material, find approval from the relevant partners
f   Organise the necessary "Building Permit"
g   Organise Tendering
h   Organise Contracting
i   Open the construction site
j   Run the project monitoring
k   Find and organise the project acceptance
l   Organise the final account
m Organise the documents for "Permit for use" and handover

8. Selection of Beneficiaries: SDC + MCDP + UNHCR

a   Set-up the Joint-Commission with the relevant partners: SDC + MCDP + UNHCR
b   MCDP/UNHCR have to present the list of eligible beneficiaries according to agreed criteria
c   Preliminary selection of beneficiaries made by the Joint Commission
d   Interview of the candidates by the Joint Commission
e   Final selection, MCDP informs the selected beneficiaries

Legend

MUN: Municipality
UNHCR: High Commissioner for Refugees
MCDP: Montenegrin Commissioner for Displaced Persons, Serbian Ministry of Social Affairs
SDC: Swiss Agency for Development and Cooperation
Ben: Beneficiaries

For further information

Recommended Contacts:	U. Rudolf, SDC Housung Office Podgorica, e-mail: sdcpodg@cg.yu
Recommended Institutions:	SDC/SHA, desk Europe + CIS
Recommended books/reports:	SDC/SHA Fact Sheet June 2002: "The Swiss Contribution"
Relevant other projects (links):	similar Projects in Serbia, Kosovo, BiH and Croatia