



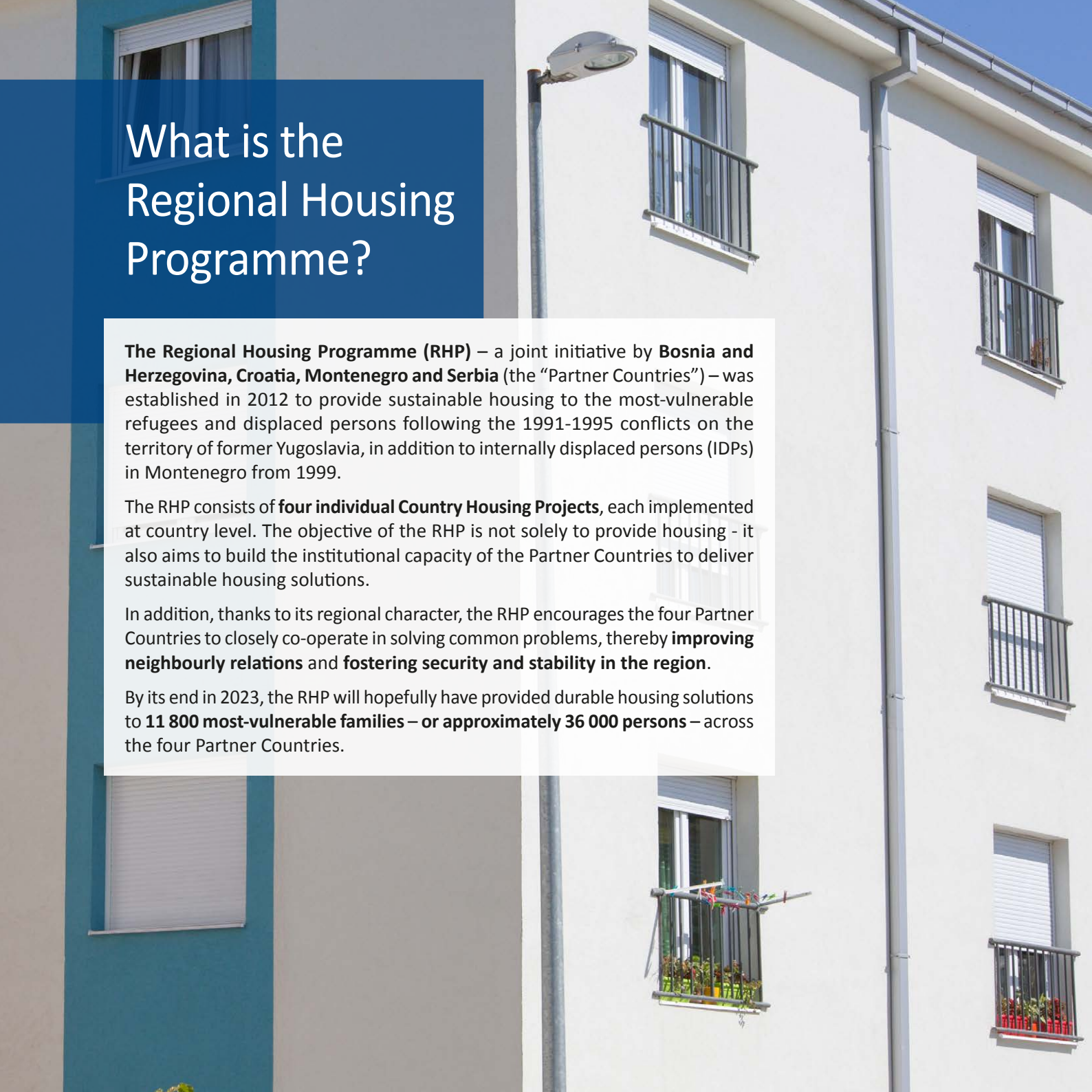
Regional  
Housing  
Programme

# RHP Housing Modalities









# What is the Regional Housing Programme?

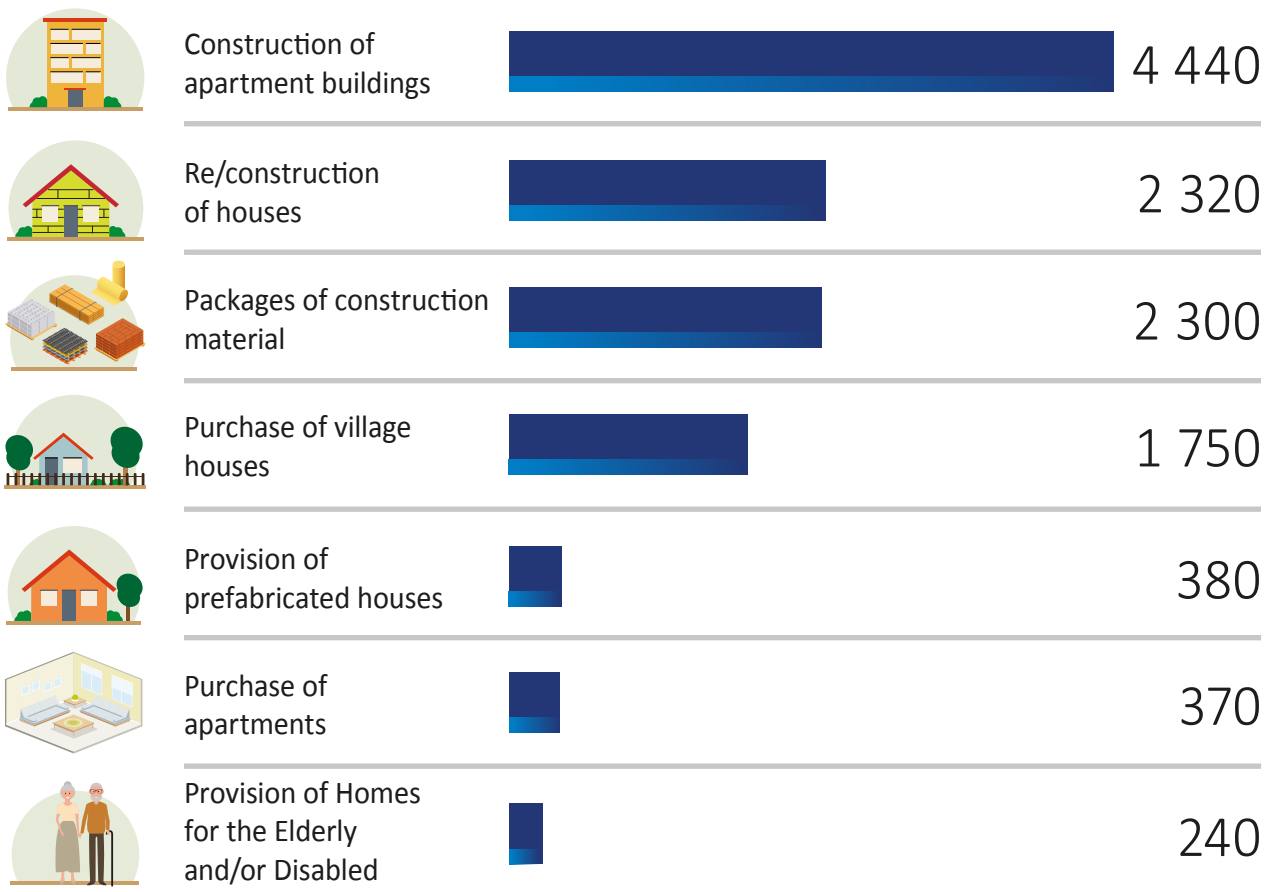
**The Regional Housing Programme (RHP)** – a joint initiative by **Bosnia and Herzegovina, Croatia, Montenegro and Serbia** (the “Partner Countries”) – was established in 2012 to provide sustainable housing to the most-vulnerable refugees and displaced persons following the 1991-1995 conflicts on the territory of former Yugoslavia, in addition to internally displaced persons (IDPs) in Montenegro from 1999.

The RHP consists of **four individual Country Housing Projects**, each implemented at country level. The objective of the RHP is not solely to provide housing - it also aims to build the institutional capacity of the Partner Countries to deliver sustainable housing solutions.

In addition, thanks to its regional character, the RHP encourages the four Partner Countries to closely co-operate in solving common problems, thereby **improving neighbourly relations** and **fostering security and stability in the region**.

By its end in 2023, the RHP will hopefully have provided durable housing solutions to **11 800 most-vulnerable families – or approximately 36 000 persons** – across the four Partner Countries.

# TOTAL RHP TARGETS\*



11 800

Number of housing units targeted

\* Estimated targets



# HOMES TAILORED TO THE NEEDS OF BENEFICIARIES

Regional Housing Programme (RHP) beneficiaries are given the choice of either returning to and reintegrating within their place of origin or integrating within their place of current residence.

The RHP offers seven different housing modalities:

- **Construction of apartment buildings**
- **Re/construction of houses**
- **Packages of construction material**
- **Purchase of village houses**
- **Provision of prefabricated houses**
- **Purchase of apartments**
- **Provision of Homes for the Elderly and/or Disabled**

Each beneficiary family may apply for the housing modality which is best suited for their particular needs. The modalities are briefly described on the following pages.



# Construction of Apartment Buildings

RHP apartment buildings are constructed on plots of land owned by municipalities, in locations designated for this purpose and with access to infrastructure utilities. The buildings are designed with a view to maximising the use of space and quality of materials while paying attention to construction costs.

The size of apartment units is determined by the number of beneficiary family members. RHP apartments are designed to be functional and cost-effective, with a rational proportion of net living area and gross building area. They can also be adapted to the specific needs of beneficiaries, e.g. special fittings for the elderly or disabled. The average number of floors of an RHP-financed apartment building is between four and five, including the ground floor. Some buildings in large-scale apartment complexes have basements with technical facilities and storage spaces. The energy class of the buildings, documented in energy passports, is "C" or higher, in accordance with local regulations.







Large-scale new construction projects (such as Ovča and Kamendin in Belgrade, or Novi Sad-Veternik, all of which are located in Serbia) create not only hundreds of new apartments but also boost local economies by spurring demand for services, thereby generating employment opportunities. In total, the RHP aims to provide approximately 4 440 apartments in the four Partner Countries through this modality.







**Novi Sad-Veternik, Serbia**







Ovča (Belgrade), Serbia







**Berane, Montenegro**





**Nikšić, Montenegro**



**Konik (Podgorica), Montenegro**



## Re/construction of Houses

The “reconstruction of houses” modality provides support for the reconstruction of beneficiaries’ homes or, in some cases, the building of new homes, depending on the condition of the existing buildings. Reconstruction and new construction are based on adopted RHP standards and guidelines, which define the size and layout of the existing or new building based on the number of family members who intend to permanently live in the house. Access for the elderly and disabled is also included in the project design, if applicable. The respect of environmental standards and energy efficiency standards, such as thermal insulation and thermally efficient joinery, is also required as per RHP guidelines.







The re/construction of houses modality is suitable for families who own a house which is in need of renovation or reconstruction in order to become habitable. In some cases, where reconstruction is not viable, a new house will be constructed. This modality is also suitable for beneficiaries who decide to settle in a new location, and have purchased a plot of land and may have started building a new house, but lack financial means to complete it. The land often provides an opportunity for income-generating activity for beneficiaries, for example through agricultural production. In total, the RHP aims to support approximately 2 320 beneficiary families through this housing modality.





# Packages of Construction Material

Construction materials can be donated to eligible beneficiary families who own a house which, in order to become habitable, needs to be either renovated or its construction or renovation works completed. Beneficiaries need to provide documentation confirming that their house has been legally built, and that construction permits have been (or can be) obtained, or that the house is in the process of legalisation.

Technical support is provided to beneficiary families with a view to finding an optimal technical solution that fulfils the family's needs. Solutions vary based on the status of the property, beneficiary needs and technical regulations in force. While installation of the donated construction materials is the responsibility of the beneficiary family, beneficiaries that are unable to carry out the installation themselves, due to their extreme vulnerability, can receive financial assistance to outsource the works.







Construction material packages are donated to families who have started the construction of a house but do not have the financial means to bring the works to completion. In total, the RHP aims to provide construction material packages for approximately 2 280 families in Serbia and 20 families in Bosnia and Herzegovina.





# Purchase of Village Houses

The “purchase of village houses” modality is suitable for beneficiaries who wish to integrate into local communities through the purchase of a village house identified and proposed by the beneficiary family. In addition, some construction materials and equipment (e.g. furniture and electrical appliances) can be provided in the form of “small grants” once the family moves into the purchased village house. The houses to be purchased must meet specific criteria related to adequate living conditions and structural stability.

Once the purchase has been completed, a technical representative assesses the conditions of the house, advises the beneficiaries regarding the potential rehabilitation needs, and prepares the specifications for the necessary construction materials and equipment. The beneficiaries are responsible for the installation of the construction materials.







The beneficiaries of the purchase of village houses modality are families that wish to settle in rural areas. In addition to the house itself, they become owners of the surrounding plot of land, enabling income generation activities through agricultural production. In Serbia, approximately 1 750 village houses are scheduled to be purchased within the RHP.





# Provision of Prefabricated Houses

The “provision of prefabricated houses” modality is targeted at families who own the plot of land on which the house will be constructed. The preconditions are the following: the land must be zoned for the construction of single-family dwellings, it must be possible to obtain a construction permit, and infrastructure connections need to be readily available in the vicinity of the proposed location.

The selected contractor prepares the technical documentation for the prefabricated house, whose size and layout depend on the composition of the beneficiary family. The energy class of the prefabricated houses, provided through the issuance of an energy passport after completion, is “C”, in accordance with local regulations.







The provision of prefabricated houses modality is suitable for families that have purchased a plot of land which meets the pre-conditions in terms of zoning and availability of infrastructure connections. This RHP housing modality is only provided in Serbia, where approximately 380 prefabricated houses will be handed over under the RHP.





## Purchase of Apartments

To make efficient use of the existing housing stock, apartments will be purchased for RHP beneficiaries in Croatia, Serbia and Montenegro. In order to be eligible for purchase, the apartments must comply with criteria for quality, layout and size, depending on the number of family members who intend to permanently reside in the apartment. The price must also be in accordance with market conditions, in addition to criteria set by the RHP Donors.

The procedure starts with a public call for the purchase of apartments, followed by the evaluation of written proposals; an assessment by a court-certified expert, pursuant to the law and regulations in force; a quality appraisal by a technical expert, and finally the signature of the purchase contract with the seller.







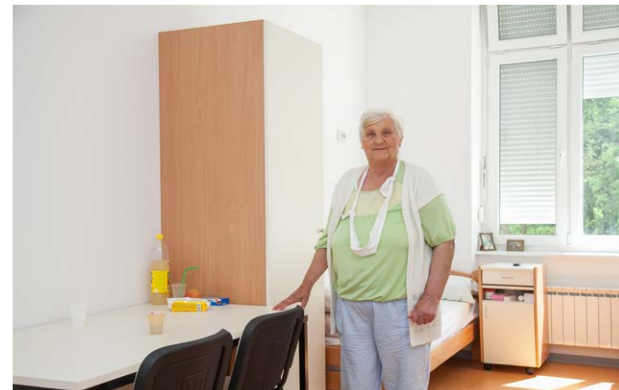
The purchase of apartments in multi-apartment buildings is best suited to families who live in urban areas and do not own a plot of land on which to build their home. The advantage of this modality is that it makes efficient use of the existing housing stock. Once the RHP is completed, a total of approximately 370 apartments should have been purchased throughout Serbia, Croatia and Montenegro.





# Homes for the Elderly and/or Disabled

The RHP is unique in that it specifically targets the most-vulnerable persons amongst the refugees and displaced persons following the conflicts in the former Yugoslavia. It is therefore not surprising that amongst this group, many are elderly and/or disabled, and require not just a roof over their heads but also other forms of assistance in order to live normal lives. One RHP housing modality is thus the construction, or reconstruction, of Homes for the Elderly and/or Disabled, in order to allow these beneficiaries to live their lives in dignity.







The Homes for the Elderly and/or Disabled housing modality is best suited for elderly beneficiaries, or beneficiaries with a disability, who are not in a position to take care of themselves. The RHP will provide approximately 240 new places in Homes for the Elderly and/or Disabled in the Partner Countries: specifically in Glina (Croatia), as well as Pljevlja and Nikšić (Montenegro).





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The Regional Housing Programme is financed and supported by the international community



The Regional Housing Programme (RHP) was established to provide durable housing solutions to vulnerable refugees and displaced persons following the 1991-1995 conflicts on the territory of former Yugoslavia. The RHP is implemented by Bosnia and Herzegovina, Croatia, Montenegro and Serbia and mostly financed by the international donor community. The main donor is the European Union.

The other donors are the United States of America, Germany, Norway, Switzerland, Italy, Denmark, Turkey, Luxembourg, Spain, Cyprus, the Czech Republic, Hungary, Romania and the Slovak Republic.

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