



CRNA GORA

MINISTARSTVO ODRŽIVOG RAZVOJA
I TURIZMA

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REFORMS OF THE PROCESS IN THE FIELD OF SPATIAL PLANNING AND CONSTRUCTION OF STRUCTURES

„reforms 2008 – 2016“

September 2016



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Spatial Planning and Construction of Structures

THE REFORMS IN THE FIELD OF SPATIAL PLANNING AND CONSTRUCTION OF STRUCTURES WERE INITIATED IN 2008 AND THE FOLLOWING LAWS HAVE BEEN ADOPTED SO FAR:

- + LAW ON SPATIAL PLANNING AND CONSTRUCTION OF STRUCTURES (2008)**
- + LAW ON IMPROVEMENT OF BUSINESS ENVIRONMENT (2010)**
- + LAW ON AMENDMENTS TO THE LAW ON SPATIAL PLANNING AND CONSTRUCTION OF STRUCTURES (2011)**
- + LAW ON AMENDMENTS TO THE LAW ON SPATIAL PLANNING AND CONSTRUCTION OF STRUCTURES (2013)**
- + LAW ON AMENDMENTS TO THE LAW ON SPATIAL PLANNING AND CONSTRUCTION OF STRUCTURES (2014)**



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Spatial Planning and Construction of Structures

MONTENEGRO	until 2008	2011	2013	2014
PROCEDURE	31	2	2	2
TIME	364	105	60 (90)	60 (90)
COST	Utilities + fees on all conditions and approvals + a fee of 0.1% of the estimated value for the issuance of BP	Utilities + fees on all conditions and approvals	Utilities (exempted for buildings of public interest)	Utilities (exempted for underground floors of buildings)

WORLD BANK DOING BUSINESS REPORT

- Montenegro – Rankings:

DB 2013	DB 2016
176	91

2016 LAW PROPOSAL

KEY NOVELTIES:

Introducing e-business:

- eliminating paper form of communication;
- easier route to obtaining urban-technical conditions, construction and occupancy permits;

Shortening procedures, reducing time and costs:

- **Two procedures**
- **Time:** 15+15
- **Costs** – introducing of electronic communication system will significantly reduce costs of preparation of the documentation necessary for issuance of construction permit;

Raising construction quality control:

- **Consolidation of professional supervision of construction of buildings with technical inspection of buildings** – the system will no longer include double and inefficient controls during construction process, and the quality control will be raised at the same time

BEFORE

1. A real estate folio in the land register – issued by the Real Estate Administration
2. A copy of cadastral plan – issued by the Real Estate Administration
3. Decision on location
4. UTC (Urban and technical conditions) - issued by the Ministry or a local administration body
5. Technical conditions (electric power) - issued by the Electric Power Company of Montenegro
6. Technical conditions (water supply) - issued by PC Water Supply and Sewerage
7. Technical conditions (telecommunications) - issued by the Telecommunications Agency
8. Technical conditions (conditions of connection to the state road) - issued by the Directorate for Transport
9. Technical conditions (water) - issued by the Water Management Directorate
10. Opinion about whether an environmental impact assessment is required - issued by the Agency for Environmental Protection or a local administration body
11. Conditions for protection of cultural heritage – issued by the Institute for Protection of Cultural Heritage
12. Approval for conducting geological exploration - Ministry of Economy
13. Approval for the study on geological exploration
14. Decision on the appointment of the Main Design reviewer
15. Decision on the approval of preparation works
16. Decision on urban planning approval
17. Electric power approval
18. Water management approval - issued by PC Water Supply and Sewerage
19. Telecommunications approval
20. Transport approval - issued by the Directorate for Transport
21. Fire prevention approval - issued by the Ministry of Internal Affairs and Public Administration
22. Sanitary approval
23. Water supply approval - issued by the Water Management Directorate
24. Approval - Institute for Protection of Cultural Heritage
25. Agricultural approval
26. Approval for air traffic safety - issued by the Ministry of Transport, Maritime Affairs and Telecommunications
27. Approval for the study on environmental impact assessment - issued by the Agency for Environmental Protection
28. Obtaining evidence on the regulation of mutual relations with the competent authority in respect of payment of building land development fee – issued by the competent local administration body
29. Obtaining evidence of ownership right or other right to the construction land for the purpose of construction or evidence of ownership right or other right to the structure for the purpose of reconstruction of the structure - issued by the Real Estate Administration
30. A copy of cadastral plan - issued by the Real Estate Administration
31. Decision on building permit issuance

NOW

1. UTC
2. BUILDING PERMIT

ONE - STOP SHOP

URBAN AND TECHNICAL CONDITIONS

For the issuance of **urban and technical conditions** a physical or legal entity is required to submit:

- Application* (name, address, number of a cadastral lot, municipality)

The rest is our concern!

The deadline for the issuance of urban and technical conditions is **30 days**.

Issuance of urban and technical conditions is free of charge.

BUILDING PERMIT

For the issuance of a building permit, an investor is required to submit:

- Application* (name, address, number of a cadastral lot, municipality)
- Revised design (3 printed + 7 on the CD)
- Evidence of liability insurance of the participants in the construction of structures (investor, companies that develop or revise technical documentation).

The rest is our concern!

The deadline for the issuance of a building permit is 30 days), or 60 days for the structures that require a study on the environmental impact assessment.

An application form for the issuance of UTC, building and occupancy permits can be found on the website of the Ministry of Sustainable Development and Tourism and local governments, as well as at their counters.



let's plan it • it's ours

let's plan it • it's ours

ONE - STOP
SHOP

URBAN AND TECHNICAL
CONDITIONS

BUILDING PERMIT

Ministarstvo održivog razvoja i turizma

PRILAZI KORISNIKA

Korisničko ime

registrirajte se >> | zaboravili ste lozinku?

NASLOVNA ORGANIZACIJA BIBLIOTEKA MULTIMEDIJA INFO/VODIČI PRESS CENTAR KONTAKT VLADA

Ministar Kabinet Djelatnosti

> Ministarstvo održivog razvoja i turizma

Top vijesti **Najčitanije**

09.06.2015

Konkurs za idejno urbanističko-arhitektonsko rješenje hotelskog rizorta "Miločer" u Pržnu, opština B

Konkurs za idejno urbanističko-arhitektonsko rješenje hotelskog rizorta "Miločer" u Pržnu, opština Budva

- Prezentacija Crne Gore kao turističke destinacije, EXPO 2015 u Milanu
- Međunarodni, pozivni, projektni, jednostepeni, neanonimni konkurs br 04-1984/2-2013...
- Javna rasprava o Nacrtu Koncesionog akta i Ugovora za projekat Izgradnje žičare Kotor-Lovćen-Cetinje
- Javni poziv za konsultacije zainteresovane javnosti povodom izrade Nacrta zakona o izmjenama i dopun

Projekti

2nd UNWTO Conference on Destination

Aktuelnosti

11.06.2015.

Saopštenje: Prezentacija turističke ponude Crne Gore u Ningbou

Juče je u Ningbou u NR Kini, prezentacijom turističke ponude Crne Gore otvorena konferencija o saradnji i razmjeni iz oblasti turizma. Konferencija se održava u sklopu već postojećeg projekta saradnje između zemalja Centralne i Istočne Evrope i NR Kine (16+1) gdje je Crna Gora jedan od učesnika...

više...

11.06.2015.

Saopštenje: Ministar Gvozdenović u radnoj posjeti opštini Ulcinj

Ministar održivog razvoja i turizma, Branimir Gvozdenović, sa saradnicima, boravio je u radnoj posjeti opštini Ulcinj, povodom analize aktivnosti preduzetih u pravcu uspješnog odvijanja ljetnje turističke sezone i drugih pitanja u vezi sa unapređenjem postojećeg stanja u toj opštini...

više...

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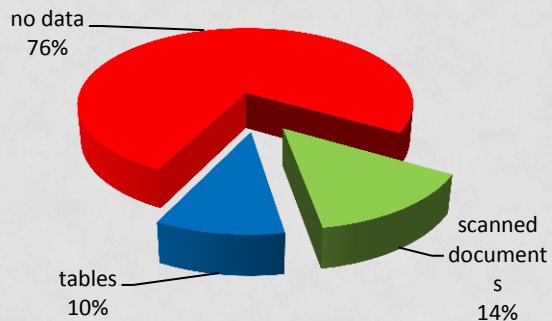
Pretraživanje

Unesite pojam: **TRAŽI**

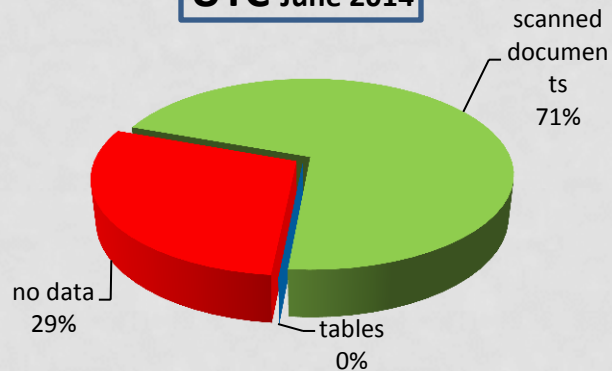
- Aktuelnosti
- Slobodan pristup informacijama
- Planska dokumentacija
- Urbanističko tehnički uslovi, građevinske dozvole i upotrebne dozvole**
- Eurokodovi – Tvinig projekt
- Javna rasprava
- Publikacije
- Zakonska regulativa
- Geografski Informacioni Sistem –

„Public“ is positioned through 29 provisions of the Law (Articles 6, 10, 15, 16, 17, 29, 30, 32, 39, 40, 42, 44, 46, 51, 54a, 60a, 62, 62a, 92, 94, 99, 104, 104a, 105, 120, 121, 133, 138 i 162c)

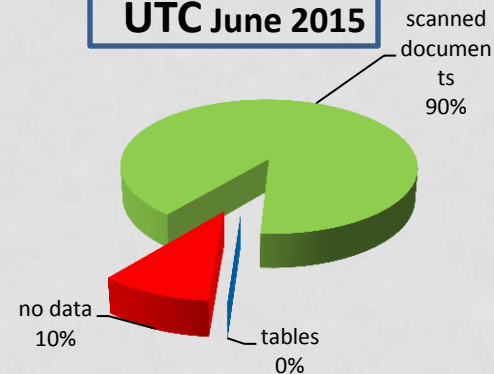
UTC June 2013



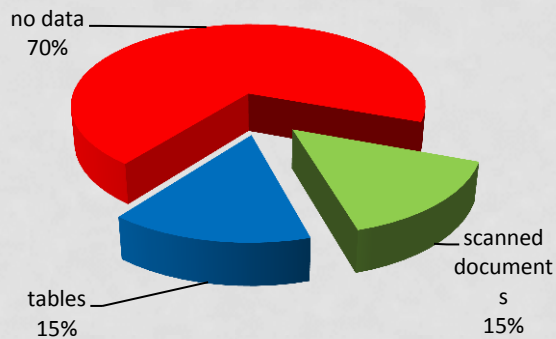
UTC June 2014



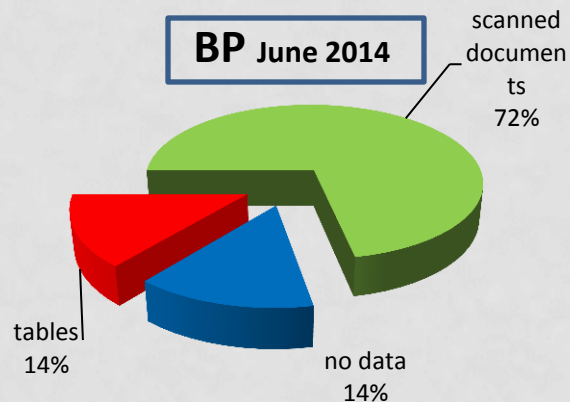
UTC June 2015



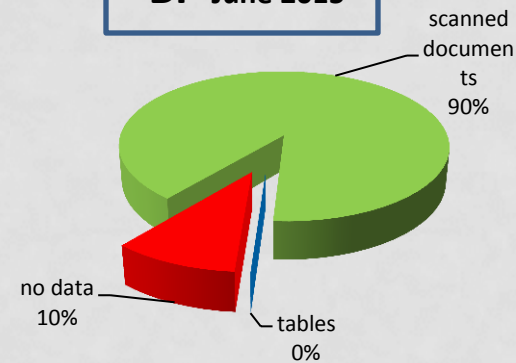
BP June 2013



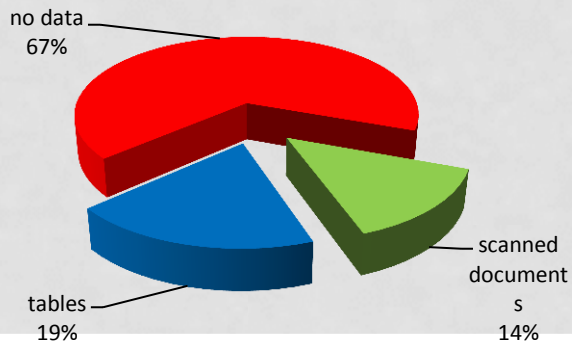
BP June 2014



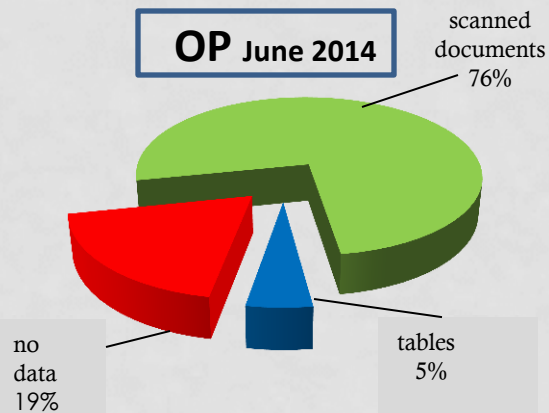
BP June 2015



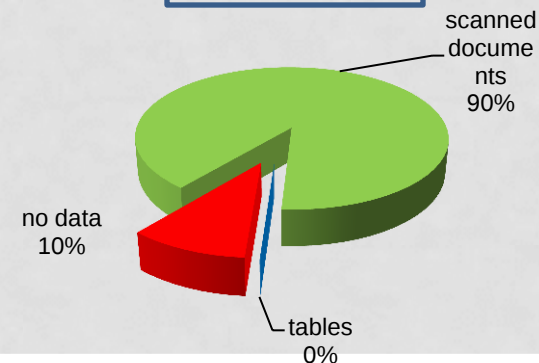
OP June 2013



OP June 2014



OP June 2015





Ministry of Sustainable Development and Tourism

<http://www.mrt.gov.me/>

THANK YOU!