

Law Proposal: Rent Control

Predlog zakona: Kontrolisana zakupnina

This illustration shows the standard procedure any law proposal—such as the one on rent control currently being proposed by the „Don't let Belgrade d(r)own movement” – goes through, from the moment it is drafted to its adoption or rejection. We illustrate the actors that are involved along the way, as well as the strategic moments of influencing the process (by both supporters and opponents of the proposal). This illustration was prepared together with the “How (un)affordable is housing in Belgrade?” online map, which shows the current situation on the market.

Even though housing is a basic right, it has become unaffordable for approx. 80 % of the inhabitants of Serbia. The high degree of housing unaffordability produces overcrowded and inadequate living conditions, increases the risk of indebtedness, and has socially segregationist spatial consequences. The main obstacle to systematically changing this situation is the fact that the free market is the dominant regulator of the housing sector, with almost no alternatives and in the absence of any protections. There is a need to move from an approach to housing as an investment market to that of housing as a right.

In Nov. 2022, the Don't Let Belgrade D(r)own movement publicly announced a proposition to introduce a rent control law. Aside from being one of the rare concrete proposals to address the housing unaffordability at governmental levels in recent years, it has sparked a long-needed public debate on problems and possible solutions regarding the steep rise in housing costs. It addresses two important aspects: first, it stipulates a legally binding rental contract (at the moment rarely signed) to decrease the precarious position of tenants by offering them the opportunity to defend their rights; second, it proposes to have the rent and (annual) increases set through formulas that account for the annual average income, in addition to other more typical factors such as the location, quality of the apartment, and its energy efficiency level. Even though this proposal touches on only one of the larger sets of policies that are needed for the long-term improvement of the housing situation in Serbia, it represents a noteworthy motion by political actors regarding the housing crisis.

The back of this poster features an index with the main actors involved in Belgrade's housing sector, some of which are mentioned in the illustration on the right. The index includes basic information about each actor and is organized according to the type (see key of categories) and the level of operation (e.g., national or local).

This poster was developed within the framework of the CMMM research project that has accompanied the activities of the Ministry of Space (MoS) since March 2020. It is part of MoS's wider efforts to provide evidence and push for reforms in policies and procedures related to urban planning and participation. In addition to an array of topics related to the right to the city, it advocates for housing justice.

For more information, visit ministarstvoprostora.org or cmmm.eu



CMMM – Critical Mapping in Municipalist Movements is a 3.5-year research project that brings together an international team from Belgrade, Berlin, and Barcelona. It is hosted at K LAB, TU Berlin, supported by the Robert Bosch Stiftung, and implemented in collaboration with Observatori DESC, AKS Gemeinwoh!, Kollektiv Raumstation, and Ministarstvo Prostora.

In parallel to the Belgrade-focused “How (un) affordable is housing in Belgrade?” online map and this accompanying poster, the Berlin team developed the “Buy Back Berlin!” online map and the accompanying “Right of Preemption” poster, and the Barcelona team developed the “Stop Evictions!” online map and the accompanying poster with the same name. To view the maps and posters online, scan the QR code at the top.

Ova ilustracija pokazuje standardnu proceduru kroz koju prolazi svaki predlog zakona – kao što je onaj o kontrolisanoj zakupnini, koji je predložio pokret „Ne da(vi)mo Beograd” – od trenutka izrade do usvajanja ili odbijanja. Ilustracija predstavlja aktere koji su uključeni na tom putu zakonskog predloga, kao i mogućnosti njihovog uticaja na proces (i pristalica i protivnika predloga). Ova ilustracija je pripremljena zajedno sa onlajn mapom „Koliko je (ne)priušljivo stanovanje u Beogradu?”, koja prikazuje trenutno stanje ponude stambenih jedinica i potražnje za domom na tržištu nekretnina.

Iako je stanovanje osnovno ljudsko pravo, postalo je nedostupno za oko 80% stanovnika Srbije. Visok stepen nepriušivosti stanovanja rezultira prenaseljenim stanovima i neadekvatnim uslovima za život, povećava rizik od zaduživanja i dodatno pojačava prostornu segregaciju. Ključna prepreka za strukturnu promenu ovakve situacije je činjenica da je slobodno tržište dominantni regulator stambenog sektora, bez skoro ikakvih alternativa i dodatne intervencije države. Stoga je neophodno da se pristup stanovanju kao investicionom tržištu transformiše u pristup stanovanju kao pravu.

U novembru 2022. godine, pokret “Ne da(vi)mo Beograd” objavio je predlog zakona o uvođenju kontrolisane zakupnine. Osim što predstavlja jedan od retkih konkretnih predloga za smanjenje problema nepriušivosti stanovanja poslednjih godina, on je inicirao i preko potrebnu javnu debatu o problemima i mogućim rešenjima u vezi sa naglim porastom troškova stanovanja. Ovaj predlog adresira dva važna aspekta: prvo, predviđa pravno obavezujući ugovor o zakupu (trenutno retko potpisivan i overen) kako bi se smanjio prekamni položaj podstanara, nudeći im priliku da pregovaraju i brane svoja prava; drugo, predlaže da se zakupnina i njena (godišnja) uvećanja utvrde kroz formule koje uzimaju u obzir prosečni prihod stanovnika, lokaciju i kvalitet stambenog prostora, kao i nivo njegove energetske efikasnosti. Iako se ovaj predlog dotiče samo jednog dela politika koje su neophodne za dugoročno unapređenje stambene situacije u Srbiji, on predstavlja značajan gest, posebno među političkim akterima, koji se direktno odnosi prema stambenoj krizi.

Na poledini ovog plakata nalazi se i pregled glavnih aktera relevantnih za stambeni sektor u Beogradu, od kojih su neki pomenuti na ilustraciji desno. Pregled sadrži osnovne informacije o svakom akteru i organizovan je prema sektoru (pogledajte ključne kategorije) i nivou nadležnosti (npr. nacionalni ili lokalni).

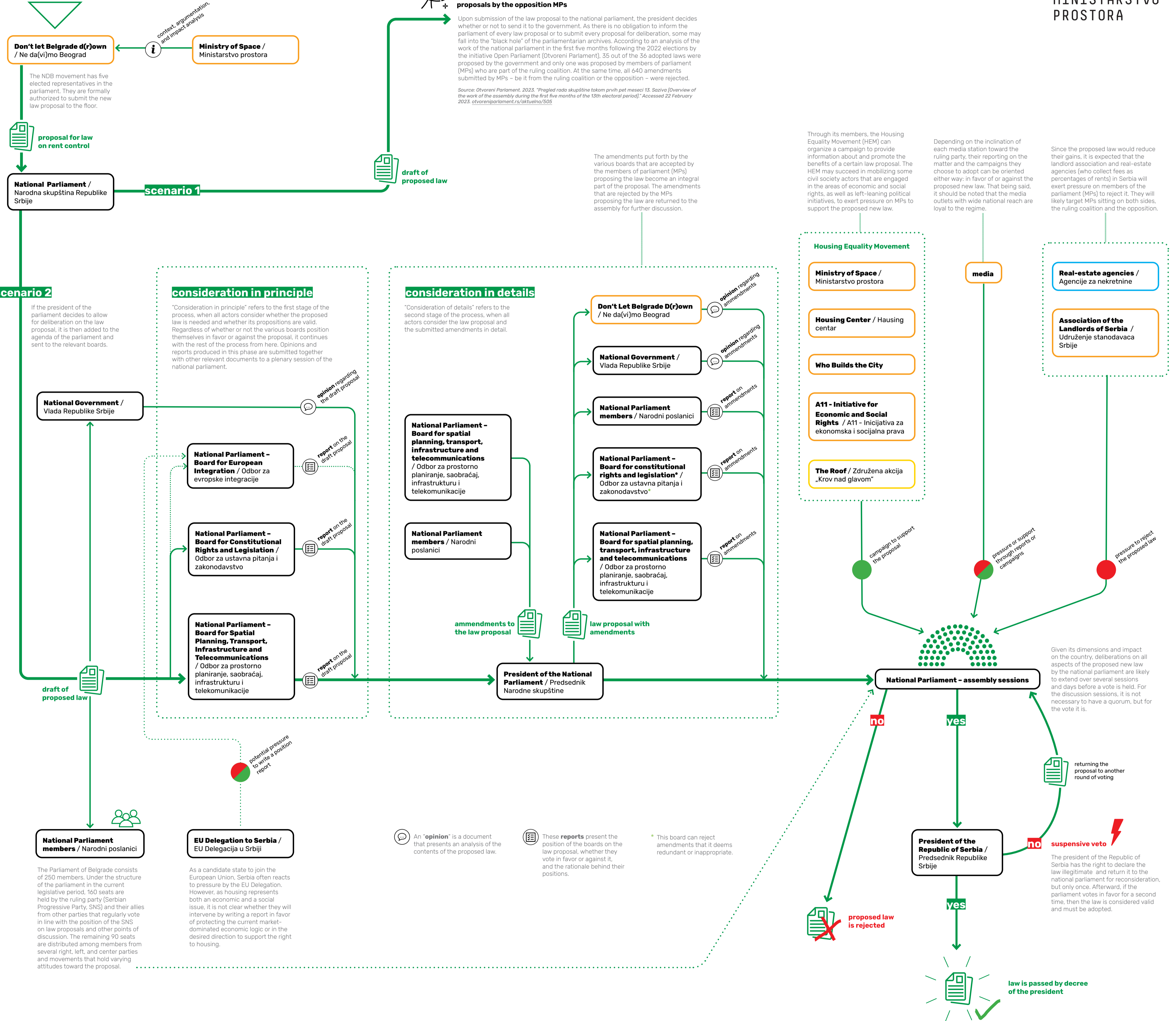
Ovaj plakat je kreiran u okviru CMMM istraživačkog projekta koji je deo aktivnosti kolektiva Ministarstvo prostora od marta 2020. godine. Projekat predstavlja deo širih napora kolektiva da podstakne promene u politikama i procedurama koje se odnose na razvoj grada i učešće građana u njemu. Pored niza tema vezanih za samo pravo na grad i participaciju u urbanističkom planiranju, kolektiv Ministarstvo prostora se zalaže i za stambenu pravdu, sa čim je i učešće u CMMM projektu direktno povezano.

Za više informacija posetite ministarstvoprostora.org ili cmmm.eu

“CMMM – Kritičko mapiranje u municipalističkim pokretima” je troipogodišnji istraživački projekat koji okuplja međunarodni tim iz Beograda, Berlina i Barcelone. Njegov inicijator je K LAB sa Tehničkog univerziteta u Berlinu, a realizuje se uz podršku Robert Bosch fondacije i sprovodi u saradnji inicijativa Observatori DESC, AKS Gemeinwoh!, Kollektiv Raumstation i Ministarstvom prostora.

Paralelno sa radom na mapi „Koliko je (ne) priušljivo stanovanje u Beogradu?” i ovom pratećem plakatu, tim iz Berlina je razvio onlajn mapu “Kupi nazad Berlin!” i plakat „Pravo preče kupovine”, a tim iz Barcelone mapu „Stop prinudnom iseljavanju!” i plakat sa istim nazivom. Kako biste pregledali mape i plakate svih timova, skenirajte QR kod na vrhu.

The process of proposing a law on rent control:



Actors named on the front side of this poster are briefly described here, as well as others that we find relevant to the illustrated process and the housing justice struggles in general.

EU Delegation to Serbia / EU Delegacija u Srbiji *2009, Serbia

The mission of the Delegation of the European Union (EU) to the Republic of Serbia is to ensure the proper representation of the EU in Serbia, promoting and defending the values and interests of the EU and its Member States, and monitoring and supporting Serbia's accession, which includes the successful implementation of EU assistance programs. It also provides financial resources from EU accession funds and monitors spending. A large share of these funds provide housing for vulnerable groups.

ADRA *1990, Serbia

Global humanitarian organization with an office in Serbia. Among other areas of work, their role in addressing homelessness is valuable as they regularly support 500-1000 individuals through mobile shower and laundry services (vehicle Dromedars), health care, psychosocial support, and social integration. They also work with decision-makers to ensure the proper implementation of relevant policies and new ways to prevent homelessness.

UNHCR - Office of the United Nations High Commissioner for Refugees / Visoki komesarijat UN za izbeglice *1978, Serbia

This agency provides assistance to the refugees and migrants that come to Serbia from all over the world, but also refugees and those who were internally displaced as a result of the 1990s wars in Yugoslavia. They have been partnering with different international organizations and domestic civil society organizations to carry out social housing projects in Serbia.

UNOPS - UN Office for Project Services / UNOPS kancelarija u Srbiji *2001, Serbia

UN agency that serves as a service provider, technical advisor, and implementer of projects. In Serbia, among other infrastructure projects, they have already implemented several projects on housing for Roma, refugees, and internally displaced, while they are currently working with local self-governments to provide social housing for a wider target group, including women survivors of gender-based violence, people with disabilities, and youth leaving institutional care.

Ministry of Finance / Ministarstvo finansija *2020, Serbia

Regulated through the Law on Ministries from 2020, the Ministry of Finance proposes and monitors tax policies, approves finance-related provisions in strategic and legal document proposals, regulates public property rights, property rights, and other real-estate rights, and regulates the banking system - all of which are relevant for the housing sector.

Ministry of Construction, Transport and Infrastructure - Department for Housing, Architectural Policies, Public Utilities and Energy Efficiency / Ministarstvo građevinarstva, saobraćaja i infrastrukture - Sektor za stambenu i arhitektonsku politiku, komunalne delatnosti i energetska efikasnost *2020, Serbia

Regulated through the Law on Ministries from 2020, this ministry and its department for housing are responsible mainly for proposing and monitoring the National Housing Strategy and accompanying Action Plan, reviewing the conditions and implementation of the housing support programs, and systematizing the data collected on housing needs and programs from the local governments.

Ministry for Labor, Employment, Veteran and Social Affairs / Ministarstvo za rad, zapošljavanje, boračka i socijalna pitanja *2020, Serbia

Regulated through the Law on Ministries from 2020, the Ministry for Labor, Employment, Veteran and Social Affairs is responsible for the system of social protection, rights of the immigrants and internally displaced persons, as well as returnees upon readmission, the Roma population, and other socially vulnerable groups. As housing is one of the services within the system of social protection, this ministry is relevant for the national housing policy.

Republic Geodetic Authority / Republički geodetski zavod *1992, Serbia

This institution is in charge of establishing, updating, and maintaining the cadaster, maintaining cadastral registers (including the housing association register, register of addresses, etc.), and managing values of real-estate in all municipalities.

Agency for Restitution of the Republic of Serbia / Agencija za restituciju Republike Srbije *2011, Serbia

This agency was established for the purpose of conducting proceedings and deciding on requests for restitution of property (including land and buildings): for example, compensation, providing professional assistance to applicants and taxpayers, keeping records of transactions.

Commissariat for Refugees and Migration of the Republic of Serbia / Komesarijat za izbeglice i migracije Republike Srbije *1992, Serbia

As a separate organization within the public system, the Commissariat for Refugees was established by the Law on Refugees but was assigned additional responsibilities with the adoption of the Law on Migration Management in 2012. In relation to housing, the commissariat works on accommodation of refugees and migrants and their geographical distribution among specialized centers.

Social and Economic Council / Socijalno-ekonomski savet *2004, Serbia

The 2004 Law on the Social and Economic Council regulates this body, which consists of representatives from the Serbian Government, business associations, and unions. It has 18 members, and its main goal is to establish and maintain social dialogue on topics relevant for ensuring the economic and social freedoms and rights of citizens. Housing is one such topic. The council also issues opinions on all relevant law proposals.

State Bureau for Social Protection / Republički zavod za socijalnu zaštitu *2013, Serbia

This institution is in charge of monitoring the system of social protection, collecting data on social protection to inform related public policies, establishing and developing professional capacity building systems for all institutions in the social protection system, monitoring the work of the centers for social work, and informing professionals and the wider public on relevant issues within the system of social protection.

State Ombudsman / Zaštitnik građana *2007, Serbia

This institution ensures citizens' rights and overlooks the work of government and public institutions with respect to those rights. Although the recommendations that come from this instance are not obligatory for the government and institutions, they do support and strengthen the cases for the citizens. In addition, the State Ombudsman is granted the right to submit initiatives to the National Assembly for amendments on legal acts and is responsible for providing opinions during the drafting and adoption of legal acts from the perspective of human rights, including the right to adequate housing.

State Property Directorate / Republička direkcija za imovinu *1990, Serbia

This institution is in charge of establishing, updating, and maintaining the register of publicly owned property (including land and housing units). Its jurisdiction also included the management, leasing, purchasing, and selling of public property.

Unit for Project Implementation in Public Sector / Jedinica za upravljanje projektima u javnom sektoru *2016, Serbia

This unit evolved to become a public enterprise (limited liability enterprise) and is relevant because it manages the Regional Housing Programme (RSP), the largest public housing project implemented in the region (Serbia, Bosnia and Herzegovina, Croatia, Montenegro), but also manages and implements publicly subsidized housing projects targeted at young scientists. The goal of the RSP is to contribute to solving the problem of long-term displacement of the most vulnerable refugees and persons, which arose from the regional 1991-1995 wars, providing them with durable and sustainable housing solutions.

Chamber of Public Executors / Komora javnih izvršitelja *2011, Serbia

According to the Law on Execution and Securement from 2011, "public" executors were introduced as legal entrepreneurs licensed by the Ministry of Justice to take over the obligations from the state government, profiting from the successful execution of court decisions (regarding housing-related debt, property-related conflict, etc.). These processes partner to the government in the dispossession of property or eviction when it comes to housing matters.

National Corporation for Securement of Housing Credits / Nacionalna korporacija za osiguravanje stambenih kredita (NKOSK) *2014, Serbia

Formed by the Law on National Corporation for Securement of Housing Credits, NKOSK works together with the Serbian Government to secure the credits banks issue to purchase, adapt, or build of real-estate, secured by mortgage. Through signed agreements with banks in Serbia, banks offer each contract for securement to the NKOSK, while NKOSK takes over part of the risk in case the credit is not paid. In doing so, NKOSK lowers the risk of the bank, which in turn lowers the interest rate of the credit, which is beneficial for the debtor. In addition, NKOSK participates in governmental programs in the area of subsidizing housing credits from the state budget. This is financed from a combination of its profit and the public budget.

Association of Protected Tenants / Udruženje zaštićenih stanara *2008, Serbia

The association consists of about 140 families of tenants in endowments, as well as about 40 families of tenants in apart-ments owned by citizens, who still hold tenants' rights from the socialist period. The main goals of the association is to solve the problems of tenants who were unable to exercise the right to purchase an apartment during the massive privatization process from 1990 onward.

Effektiva consumer protection association / Udruženje za zaštitu potrošača "Efektiva" *2011, Serbia

The consumer protection association "Efektiva" aims to facilitate its members' relationship with banks, the National Bank of Serbia, and other financial organizations. Since August 2015, in accordance with the program approved by the Ministry of Trade, "Efektiva" is also more actively involved in the protection of consumer rights, especially in relation to financial products. The association emerged from the struggle for the rights of indebted citizens due to housing loans in Swiss Francs and has been particularly active in collective complaints filed to courts.

Center for the Protection of Users of Banking Services CHF Serbia / Centar za zaštitu korisnika bankarskih usluga CHF Srbija *2016, Serbia

CHF Serbia is an association of citizen consumers of housing loans in Swiss Francs who have been significantly burdened by the volatile currency rate of CHF. It works to protect consumers of bank services by offering information, advocacy, and legal aid to the citizens.

Association of the Landlords of Serbia / Udruženje stanodavaca Srbije *2014, Serbia

The Association of the Landlords of Serbia acts on behalf of the landlords to protect their interests. It frequently appears in the media in relation to various emerging housing issues (such as rent rise) or new regulations and changes.

National Alliance for Local Economic Development (NALED) / Nacionalna alijansa za lokalni ekonomski razvoj *2006, Serbia

NALED is an independent association that has positioned itself as a recognized partner to the government and parliament to help define the regulatory priorities and legislative documents within public policies, as well as to monitor their implementation. Even though housing is not the focus of their work, their influence in other policies (such as public finance or property and investments) shapes the conditions for developing housing policies as well.

Urban Development Program / Program za urbani razvoj *2009, Serbia

UDP was established by a groups of experts from the public sector and the international organization UN-Habitat. It is engaged in the area of urban development and focuses on spatial and urban planning, local development, and housing through research, policy analysis, advocacy, and education. Its associates have participated in the development of most of the strategic and legislative documents in the area of housing.

Standing Conference of Towns and Municipalities (SCTM) / Stalna konferencija gradova i opština (SKGO) *1953, Serbia

SCTM was founded as an association of towns and municipalities in Serbia. It has been accepted as a partner to domestic and international institutions and represents a relevant factor in the process of decentralization and reform of the local self-government system. It represents the interest of local authorities in Serbia before the national assembly, the government of the Republic of Serbia, ministries, provincial authorities, and other competent institutions and organizations. SCTM also works to support local governments' development and strengthening capacities, with regard to housing policies and housing support programs in particular. The SCTM is funded by inter-national and domestic govern- mental and non-governmental institutions and organizations.

Commercial banks / Komercijalne banke

Commercial banks are responsible for establishing and implementing housing loan credits programs and inflating debt collection procedures on housing units, among other things

Real-estate agencies / Agencije za nekretnine

Real-estate agencies are the mediators between investors and owners, landlords and tenants. Aside from the long-term apartment rentals, they are also platforms for short-term leases. If there is a lack of available public data on housing, some agencies also develop their own data collection and systematization tools, thus helping depict trends in the housing market.

Residential for-profit building private investors / Investitori u profitabilnu stanogradnju

Whether they are private domestic firms or foreign real-estate companies, private investors in housing are considered contributors to the economic growth of the country and are thus given numerous benefits and incentives through regulations related to housing and urban planning in Serbia.

Don't Let Belgrade D(r)own / Ne da(vi)mo Beograd *2018, Serbia

The Don't Let Belgrade D(r)own municipalist political movement emerged from the massive mobilizations in 2016 and 2017 against the urban development project Belgrade waterfront, implemented through the illegitimate process of using public resources for private interest.

The movement entered the local elections in 2018 but did not win sufficient support. In the 2022 elections, as part of the larger MORAMO coalition, this movement won 13 seats in both the Belgrade City assembly and national parliament.

The transformation of housing policies has been part of their political program at both the city and national level, with a set of concrete proposals to make housing affordable and more secure for all.

Belgrade Land Development Agency / Direkcija za građevinsko zemljište i izgradnju Beograda *1956, Serbia

The City of Belgrade has delegated to this agency the responsibility for managing the land owned by the city coordinating urban planning in Belgrade. Whereas the Urban Planning Bureau creates plans, the Land Development Agency directs the creation and serves as an intermediary between the investors and city-level institutions.

City Center for Social Work / Gradsko centar za socijalni rad *1991, Serbia

The City Center for Social Work in Belgrade is one of the institutions from the social protection system whose role is to provide help and support (legal, social, material, psychological counseling, mediation, and psychotherapy) to vulnerable households and individuals. The activities of the City Center include social protection, social work, and family integration protection, overseeing the 17 municipal departments for social work that are most directly serving the citizens.

City Housing Enterprise / JP Gradsko stambeno *1906, Serbia

This enterprise is part of the communal infrastructure for the City of Belgrade (on the territory of 10 out of 17 of its local municipalities) and is responsible for maintaining common spaces and infrastructure in residential buildings.

Chief Urban Planner for the City of Belgrade / Glavni urbanista Grada Beograda *2000, Serbia

The Chief Urban Planner is responsible for coordinating the production of planning documents, as well as interfacing between the Secretariat for Urban Planning, those who produce urban plans, and public institutions included in the process of creating and adopting urban plans. The Chief Urban Planner is also active in the sector for capital projects, involved in development and strategic policies in the construction sector and their execution, improving the business environment in the construction industry, and promoting strategic development projects.

Secretariat for Finance / Sekretarijat za finansije *2016, Serbia

This secretariat is responsible for balancing public revenue and public expenditure from the city budget and the budgets of local municipalities; preparing resolutions for raising direct public revenue and monitoring their implementation; determining the scope of and criteria for financing city municipalities; planning and preparing the city budget; treasury-related matters, specifically financial planning, cash management, monitoring budgetary expenditure, budgetary accounting, and reporting at the top treasury level, managing debt and financial assets; investing city funds; matters related to construction, reconstruction, adaptation, and repair of buildings financed from the city budget, as well as property right transactions related to those investments; and other matters in accordance with the law, the city statutes, and other regulations.

Secretariat for Investment / Sekretarijat za investicije *2016, Serbia

This secretariat performs all activities related to carrying out investments: providing information on construction sites and issuing construction permits; recording work and usage permits. The secretariat also performs activities related to the professional management of construction projects for the purpose of ensuring fundamental living conditions in the event of natural disasters or technical and technological accidents that endanger lives, people's health, or the environment.

Secretariat for Legal and Property Affairs - Sector for Housing / Sekretarijat za imovinsko-pravne poslove - Sektor za stanovanje *2016, Serbia

The official jurisdiction of this secretariat, with regard to the housing sector, includes recording of all assets (including housing buildings and units) owned by the City of Belgrade and their management and use, activities related to solving housing needs in accordance with regulations and special programs at the local level; proposing and monitoring the local housing strategy; and other duties specified by the law, city statute, and other regulations.

Sector for Housing has four departments: a) Department for housing b) Department for controlling the use of publicly owned apartments c) Department for maintenance of publicly owned apartments d) Department for indefinite lease of apartments owned by citizens, endowments, and foundations (related to the protected tenants' rights from the socialist period).

Secretariat for Social Welfare / Sekretarijat za socijalnu zaštitu *2016, Serbia

The secretariat performs tasks related to the provision of rights and social welfare services; drafting acts and undertaking activities related to the establishment of social welfare institutions and exercising founding rights over social welfare institutions founded by the city; determining the form of financial support; supporting the implementation of programs of the public interest; supporting aid programs for refugees and internally displaced persons; participating in and monitoring the treatment of persons from informal settlements; participating in the development of strategic city documents to improve the situation of the Roma and related action plans; and supporting of the implementation of social housing programs.

Secretariat for Urban Planning and Construction / Sekretarijat sa urbanizam i građevinske poslove *2016, Serbia

The official jurisdiction of this secretariat, with regard to the housing sector includes preparing, adopting, documenting, and storing planning documents and urban plans; participating in preparing regulations and other acts passed by the city authorities within the competency of the secretariat; issuing construction permits for building facilities that exceed 900 m² in gross floor area, as well as issuing the usage permit required for such facilities; initiating proceedings to exercise the rights to construction and facility usage.

Secretariat for Utilities and Housing Services / Sekretarijat za komunalne poslove i stanovanje *2016, Serbia

The official jurisdiction of this secretariat includes organizing and ensuring material and other conditions for communal services and their development; maintaining residential buildings and ensuring their safe usage; and reconstructing facades of buildings with recognized cultural value.

Urban Planning Bureau of Belgrade / Urbanistički zavod Beograda *1947, Serbia

The Urban Planning Bureau of Belgrade is an enterprise founded (but not continually funded) by the Assembly of the City of Belgrade for the purpose of drafting planning documents, development strategies, and urban plans of various scales and carrying out related analyses and projects. It is funded through commissions made by the City of Belgrade, as well as other private and legal entities.

A11 - Initiative for Economic and Social Rights / A11 - Inicijativa za ekonomska i socijalna prava *2017, Serbia

The A11 initiative promotes and protects the rights of individuals from vulnerable, marginalized, and discriminated groups, with a particular focus on economic and social rights. Beside monitoring the implementation of public policies and national and international regulations, they advocate for the advancement and full compliance with fundamental human rights, including the right to adequate, secure housing.

A11 Initiative is a co-founder of the Informal Housing Equality Movement network.

Housing Center / Housing center *2004, Serbia

Housing Center was established with the objective to improve the living conditions of socially vulnerable groups and support their social integration and independence. With most of the team educated in architecture, they have vast experience in building social housing in different parts of Serbia, as well as cooperating with institutions of social protection. Thanks to this experience, Housing Center has acquired a license as a "non-profit housing organization" from the Ministry of Construction, Transport and Infrastructure, which authorizes it to "provide, acquire, manage, and lease apartments intended for social housing, as well as to manage the construction of apartments for social housing."

Housing Center is a co-founder of the Informal Housing Equality Movement network.

Ministry of Space / Ministarstvo prostora *2011, Serbia

Ministry of Space is a collective established in 2010 that aims to achieve more democratized urban development. Within this aim, it focuses on participatory urban planning, housing justice, public land management, and a more just energy transition.

Within the area of housing, Ministry of Space has been involved in educational and research activities and has produced proposals to increase housing affordability and promote socially responsible housing policies.

Ministry of Space is a co-founder of the Informal Housing Equality Movement network.

Who Builds the City / Ko gradi grad *2016, Serbia

Who Builds the City was established in 2016 in response to urban developments in Belgrade, creating a wider platform for dialogue concerning the democratization and decolonialization of space. One of their most prominent projects - "Smarter building" - represents an initiative to build the first contemporary non-profit, non-speculative housing cooperative in Belgrade. In broadening this endeavor, Who Builds the City initiated the establishment of the regional network of housing cooperatives MOBA (including initiatives from Croatia, Slovenia, Hungary, and Czech Republic).

Who Builds the City is a co-founder of the Informal Housing Equality Movement network.

The Roof / Zdrvena akcija „Krov nad glavom“ *2017, Serbia

Roof Over Head was established as an informal umbrella entity that brings together groups and individuals united in the struggle for the right to housing. In their actions and campaigns, they mostly fight against forced evictions that leave people homeless (often forced through untransparent and sometimes even illegal procedures) and also address the inadequate conditions of housing for increasing numbers of people without sufficient income.

Roof Over Head is a co-founder of the Informal Housing Equality Movement network.

Local municipality departments for urban planning, construction, housing and communal services, legal and property affairs / Opština - Odeljenja za urbanističko planiranje, građevinske poslove, komunalno-stambene poslove, imovinsko-pravne poslove

The urban municipalities of Belgrade have departments within the administration, although they are not consistently structured or grouped. Housing in particular is never the sole responsibility of one department, but rather it is grouped with either communal/utility services, inspection services, or legal and property affairs. Municipalities in general decide on their own local budget, offer their opinion on the urban plans adopted for their territory, and have the possibility to lease land for small construction sites (up to 800m² gross area), regulate temporary buildings, and carry out eviction procedures against illegal tenants.

Semi-urban municipalities (7 in total) have several additional jurisdictions that allow them to adopt some urban plans themselves, regulate and manage larger construction sites, and establish municipal communal/utility service enterprises (production and delivery of water, gas, thermal, and thermoelectric energy, maintenance of cemeteries and funeral services, maintenance of public green areas, etc.).

Center for Social Work / Opštinski centar za socijalni rad

Each municipality has its own center for social work that directly works with citizens in the social protection system, including those who need some form of housing support and those who live in inadequate housing conditions.

Municipal Cadaster Service / Opštinska služba za katastar

State Geodetic Bureau branches all the way to each of Belgrade's municipalities. Municipal branches are responsible for working with citizens on issues related to their particular municipal territory.

* The city municipalities are part of the territory of the City of Belgrade, in which certain local self-government activities determined by the city statutes are carried out. The affairs of the city municipalities are governed by various bodies, one of which is the administration with its different departments. Belgrade has 17 municipalities - 10 urban and 7 semi-urban municipalities.

- Public institution
- Civil society organization or institution
- Civic initiative or collective
- Community-based property holder
- Private property holders or entity

This is an interactive poster. Links to the websites of the actors are embedded in the names. Click to visit them.