FAO-EBRD Project

“Promoting Sustainable Agrifood Value Chain through Linkages with Tourism”

“Katuns and Tourism - Opportunities and Obstacles”

Workshop Report

November 9, 2018 Berane, Hotel Berane
1. Background

Katuns represent very important cultural heritage of mountainous Montenegro, and this tradition is disappearing as time goes by. During the past 10 years as Montenegro is having more and more visitors in mountainous areas, it has become evident that katuns represent a good resource for provision of services, and having local population generate incomes from tourism would on the other side help in preserving this tradition. However, katuns have very basic conditions, and have been arranged in that manner for centuries. With the current regulations, katuns cannot fulfil technical requirements for provision of services. This means on of two things – either katuns are offering services to tourists unregistered, in grey zone, or those who are seeing tourism as business opportunity are building new settlements that are not constructed usually in traditional manner, so the cultural point is being lost.

2. Objectives

Objectives of the workshop are:

1. To gather all relevant stakeholders and hear all points of view where offering tourism services in katuns is concerned.
2. To review the regulations and pinpoint those that need revision
3. To understand the needs of katuns, agencies and policy makers in order to be able to formulate a joint approach that will work for all.

3. Participants

- Representatives of katuns who are engaged in tourism from the northern region of Montenegro
- Representatives of the Ministry of Sustainable Development and Tourism
- Representatives of the Ministry of Agriculture and Rural Development
- Representatives of the Historical Institute of Montenegro and NGO Expeditio
- Representatives of local governments dealing with household registration
- Representatives of tourist agencies that have a katun in their offer
- Representative from FAO and EBRD

4. Elements discussed

The discussion was centered on the following topics:

- Current regulations for tourism services and how katuns are situated in them.
- Experiences of katun farmers who offer tourism services
- Experiences of tourism agencies and guests needs
- Katuns as cultural heritage
- Support measures to katuns
- What changes need to happen in regulations for improved position of katuns in tourism
On this topic, Jelena Krivčević has submitted two important legal documents: the Law on Tourism and Catering and the Rulebook on Minimum Technical Requirements, which is from 2013, and is related to the old law, but since the new Rulebook has not been adopted, it is still in force.

What has been identified as problematic in the law is as follows:

Types of catering facilities mention the house and apartment, and the katunas are in a separate category, together with hostels, ethno villages and mountain lodges.

In the article dealing with categorization, katun is not categorized, while rural households are categorized.

In Article 103 which defines catering services in a rural household, katun is mentioned as a part of a rural household, and not as a separate category. Also in the context of this article, katun is treated as an object that is categorized, and who must meet the minimum technical requirements.
In the framework of the law that deals with the application for performing the activity, it says that it is necessary to submit evidence about the ownership or lease of the objects to the competent body. Therefore, if there is no title sheet, a lease agreement or proof of the right to use (and it is not specified how the right to use it is proven), then applications for performing a tourist activity cannot be submitted.

A member dealing with minimum technical conditions states that there are others regulations that must be respected, but it is not clear what the regulations are.

Also, the new minimum technical conditions for rural households have not been adopted, they are old.

The rule on minimum technical conditions recognizes katun as a special type of facility, but in which only the accommodation service can be provided, but not the food. But then it is mentioned that food services can be provided outside the rural household, it is not clear whether it is a katun.

By reviewing the minimum technical conditions, we have come to the conclusion that what are the general conditions that katunas need to fulfill in the infrastructural sense to engage in tourism.
What is mentioned in the conditions is current water, sewage, electricity, height of walls and ceilings, sanitary knot and the like.

If the general conditions are read strictly (and usually read strictly), they can never satisfy them. For example - they must be connected to the electricity network or have otherwise solved electricity supply in accordance with the law. There are no alternative ways to check the list, a socket is required. Which is the other way?

Special conditions give further instructions within check list.

In this example, room conditions are given.

This is an example for the bathroom.

At the end of this part of the presentation, villagers said they would not be able to register under these conditions. A special review is given to katuns that use the state land for grazing, and from the local self-governments they are consenting to raise their livestock to certain locations, and those sites are part of the customary law and are not defined in a formal and legal sense. The Ministry of Agriculture subsidizes the increase in katuns, while on the other hand the Ministry of Tourism does not recognize this tradition as established because it is not defined by law, and therefore does not allow for the use of state-owned tanks on tourism.
The difficulties encountered by people in the katuns when they started to provide tourist services - representatives of katuns and representatives of local self-governments

This part of the discussion included the representatives of katuns who use their country and who registered this year for rural tourism, and explained are the ones that have encountered difficulties. The greatest number of these difficulties concerned minimal technical conditions which were not able to meet because the infrastructure in their zones is in a very bad condition, so they do not have electricity, water and the like.

On the other hand, representatives of local self-governments who register households have explained that it is their obligation to strictly adhere to regulations and laws, and although they have seen on the ground that the conditions defined by the regulations are unachievable, and that it is a family that can realistically provide tourism services, they tried, whenever they were allowed to meet, and constantly communicated with the Ministry of Tourism in order to receive guidance and instructions regarding this.

Experiences and attitudes of tourist agencies that have katunas in their offer

This workshop was attended by representatives of travel agencies (RAMS; TravelPoint, Meanderbug and Montenegro Adventures). All of these agencies brought guests to the katuns, and the overall impression of their guests is that the katuns are something quite authentic to capture and conquer, and that all of their guests had only positive comments, despite the infrastructure constraints of the katuns and which are reflected in the lack of adequate conditions for staying in the katun. Agencies are of the opinion that if a guest presents katuns as a cultural heritage that is extinct, as distant places where life is conducted as it was conducted a couple of hundred years ago, and as places where food is specific, guests are ready and even have more a greater desire to stay in the katun and try such a life and have such an experience.

The representative of Meanderbug Agency prepared for the workshop statistical data on the visits organized by this agency, and the total revenues realized within the framework of the Katun bid in 2018. This document is attached to the agenda (see annex 1).

The conclusion of the agencies is that their guests did not insist on any special conditions, and that authenticity is what lowers the expectations of guests when there is any luxury in question. What you need to do is toilets and bathrooms, because that's the most important thing for their guests. Meanderbug was offered to deliver the concept of a compost toilet that is not expensive, not harmful to the environment and could easily be used in the katuns. Electricity is absolutely not a priority, and solar systems are quite sufficient from the perspective of tourists.

The agencies also stated that their desire was for more families to be registered, because they would want to work exclusively with registered households in the perspective, and that they would like to create conditions for families in the cadavers to register, otherwise they will have to exclude katuns from their offer.
Katuni as a Cultural Heritage - The History Institute of Montenegro

Ivan Laković, representative of the Historical Institute of Montenegro and the leaders of the KATUN Project, which was completed last year, looks at the cultural and historical value of the Katun. Namely, Mr. Lakovic said that katuns are the only real cultural and architectural heritage of Montenegro, since Montenegro is not a country known for a large number of old and valuable buildings, churches, mosques and cathedrals. The millennial tradition of Montenegrins to rise to the katuns, and tens of thousands of people stayed on the catwalks on the huts, for example, and today this number is practically negligible. Numerous traditions have come from this way of life, and the very architecture of the katuns, even those that have been ruined, is a real little masterpiece in terms of the use of local resources in a very sustainable and practical way, in a way that ensures an absolutely smooth functioning of the family in that building and all conditions for milk processing.

Architectural values of katun and conflict with current standards - Expeditio Kotor

Aleksandra Kapetanović, representative of Expeditio Kotor and also an associate on the project KATUN, since she presented various architectural types of katun, because they differ in different mountains - from wood or stone. He thinks that Katun's huts of wood are far easier to adapt to tourist purposes than to stone, so that rooms can be added because people in the katuns, depending on their needs, did so in the past. It is very important to preserve the architectural types that are present on the catwalks, to keep away from the available materials from the environment and to keep the huts of the cabin as they were in the past, so that the landscape of the katun could not be changed. The problem is that there are more visions in the katuns that do not fit in the ambience for many reasons and they rustle the image of the katun and spoil their authenticity. The height of the door, the walls, the lack of windows in the Katun huts are only some of the special features of the katuns that are in direct conflict with the current regulations. It would be necessary to create special conditions and guidelines for katuns in order to preserve their authentic appearance. Also, it would be necessary to clearly define the issue of possible construction of new buildings on the basins within the spatial planning documents, which is currently not regulated except for some zones within the National Parks.

Support measures for katuns and potential new measures that could contribute to the improvement of the conditions for dealing with tourism in the fields - Ministry of Agriculture and Rural Development

Enis Đokaj explained in front of the Ministry of Agriculture and Rural Development that the Ministry has the following measures for cadastral support:

- Adaptation of huts in the basins - from the agro-budget every year. The supporting documentation requires the approval of the local self-government, as well as the proof that the family raises the family for three years in a row. It is possible to contact the ministries in order to correct this measure and also allow those families who want to engage in tourism to compete for the adaptation of the huts.
- Water supply in the katuns - also financed from the agro budget. It is intended for cattle farmers to regulate the issue of water supply both for feeding and for own needs.
- Support in solar system water - intended for livestock farmers with a certain number of conditional throats. At first, the number of throats was 20, this year it was 15, and it goes that the number of conditional throats is lowering.
- MIDAS 2 measures for diversification, which should be published soon, and will have three sub-areas - rural tourism, crafts and processing in the holding.

5. Follow-up action plan

Summary of the previous discussion and defining the next steps in terms of more realistic designing of cadastral standards and regulatory regimes in accordance with

What the group discussed and what can be referred to the Ministry of Sustainable Development and Tourism and other relevant subjects as follows:

- Correct the Law on Tourism and coordinate the katun sections so that katuns can be found as one of the categories within the rural household, not as a separate category.
- Refine the minimum technical conditions for rural tourism, and when the katuns are concerned, make special minimum technical conditions in order to preserve the authenticity of the cat.
- When it comes to tourist offer in katuns, focus on livestock in the katuns, and see tourism as an additional income. So, in this case, agriculture remains the primary activity. This will make the difference between the weekend and private initiatives and authentic Katun settlements.
- The huge obstacle for dealing with tourism in the katuns is the fact that the katuns of settlements are on state soil, which is an eternal tradition that is still regulated by customary law. The Ministry of Agriculture wants to stimulate livestock farmers to rise to the katunas, and there are subsidies given to the Katunjan people in this direction, although they are known to use state land. On the other hand, the registration of a tourist activity requires a title certificate or a lease agreement, or a land use agreement. It would therefore be necessary for the real estate administration and both ministries to agree on this issue in order to eliminate this barrier.
- According to the Rules on Detailed Requirements for the Installation or Construction of Temporary Facilities, Devices and Equipment, it is possible to construct temporary buildings, even from solid materials for the needs of tourism. This policy could be a solution for additional katun huts to serve tourists.
- It would be necessary for professionals to deal with the drafting of regulations on minimum technical conditions for katuns, as well as to provide some conceptual solutions for huts that would be used for accommodation of tourists, but also to solve the issue of bathroom and toilet (which did not exist in the floor), hot water, electricity and the like. The Meanderbug agency offered to investigate a compost toilet as a possible option for katuns, but other options should also be examined.
- The Ministry of Agriculture and Rural Development should consider tourism as an additional criterion for public calls for the granting of support to the cadastre, and in this regard, this Ministry should address such an initiative, which would be detailed in detail.
ANNEXES

AGENDA

8:00 - Registration of participants
8:30 - The current regulations and the place of katuns in them - Regional Development Agency
9:00 - Minimum technical conditions that are currently in force, and conditions that cannot be met by katuns - Ministry of Tourism and Regional Development Agency
10:00 - 10:45 Experiences of tourist agencies that offered katuns to their guests - what do the guests expect?
10:45 - 11:15 Coffee break
11:15 - 12:00 Difficulties faced by people in katuns when they started providing tourism services - representatives of katuns and representatives of local governments
12:00 - Architectural values of katuns and conflict with current standards - Expeditio Kotor
13:00 - Katuns as a Cultural Heritage - Historical Institute of Montenegro
13:45 - 14:30 Lunch
14:30 - Support measures for katuns and potential new measures that could contribute to the improvement of the conditions for tourism in katuns - Ministry of Agriculture and Rural Development
15:00 - Discussion on the topic of standards that are needed in katuns and standards that are aligned with the real circumstances in the katuns
15:30 - Summary of the previous discussion and defining the next steps in terms of more realistic design standards for katuns and adapting legal framework in line with this

List of participants

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<th>Name and summary</th>
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