

## **ANNOUNCEMENT**

**COMPETITION FOR THE CONCEPTUAL URBAN AND  
ARCHITECTURAL DESIGN OF A RESIDENTIAL AND  
COMMERCIAL COMPLEX WITHIN THE 'CITY HOUSING'  
PROJECT IN PODGORICA**

**Capital City of Podgorica**

Njegoševa13, Podgorica

Montenegro

[www.podgorica.me](http://www.podgorica.me)

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## **1. COMPETITION BACKGROUND**

### **1.1. Title of the Competition**

Competition for the Conceptual Urban and Architectural Design of a Residential and Commercial Complex Within the 'City Housing' Project in Podgorica.

### **1.2. Name of the Competition Announcer**

***Capital City of Podgorica***

Njegoševa 13, Podgorica

Montenegro

[www.podgorica.me](http://www.podgorica.me)

## **2. COMPETITION OBJECTIVE**

The primary goal of the competition is to define the spatial and architectural vision for a residential and commercial complex within the "City Housing" project in Podgorica.

The competition seeks to generate a solution that responds to the growing demand for affordable housing in a sustainable, functional, and high-quality manner—while also integrating public-interest amenities and activating the wider urban context.

Envisioned as a model of accessible housing, the "City Housing" project aims to improve the urban environment and bring new value to the community by promoting contemporary architectural and urban planning principles. Beyond meeting essential housing needs, the complex should enhance the broader experience of modern collective living through carefully designed public and semi-public spaces, energy efficiency, and functional diversity.

Through the implementation of this project, the Capital City sets new standards for future public housing initiatives, with the aim of strengthening social cohesion, improving spatial organization, and enhancing the overall quality of life.

## **3. COMPETITION TYPE**

The Competition for the conceptual design is international, general, single-stage and anonymous.

## **4. COMPETITION BRIEF**

The competition is announced with the aim of obtaining a contemporary urban and architectural design for a residential complex that addresses the growing demand for accessible and high-quality housing in Podgorica.

The site comprises three connected urban plots with a total area of approximately 18,600 m<sup>2</sup>.

The proposals are expected to provide a comprehensive response to the challenges of spatial organisation, housing typologies, building massing, and environmental design, in line with the principles of functionality, sustainability, and social responsibility.

The urban planning solution must present a clear concept for the organisation of the complex, including the rational use of land, clear parcel subdivision and building layout, as well as a functional vehicular and pedestrian network. A logical distribution of buildings should be proposed, with due respect for the prescribed building lines, storey limits, and other planning parameters. The site should be structured to allow for phased construction and flexible management throughout the realisation process.

The architectural expression should be adapted to contemporary needs in a rational manner, taking into account the local context, climate, and landscape conditions. Material choices, façade articulation, entrance layout, and ground-floor treatment should all contribute to activating the public realm and creating a sense of safety for users.

All conceptual designs must comply with the applicable Rulebook on Conditions for the Preparation of Technical Documentation for Residential Buildings (Official Gazette of Montenegro, Nos. 113/23 and 12/24), which stipulates minimum standards for the design of dwellings, common and technical areas, circulation, installations, accessibility, and building systems. The Rulebook forms an integral part of the competition documentation.

## **5. MANDATORY REQUIREMENTS FOR PARTICIPATION IN THE COMPETITION**

All natural and legal persons who meet the requirements prescribed in the Competition Announcement and the Competition Brief shall be entitled to participate in the Competition.

Persons who have their residence or registered office in the territory of Montenegro, as well as the persons with residence or registered office in the territory of another country, may participate in the Competition.

Persons who are directly involved in the preparation and implementation of the Competition, persons who are their closest relatives, persons who are employed with the Competition Announcer, and persons whose employment with the Competition Announcer terminated within a two-year period upon the termination of employment, as well as the persons who are the closest relatives of the members of the Jury and/or have a working relationship with them, may not participate in the Competition.

Mandatory conditions for participation in the Competition are as follows:

- the competition entry needs to include all graphical and textual elements, as well as other data required under the Competition Announcement;

- the competition entry needs to be submitted within the stipulated timeframe and in the manner specified by the Competition Announcement.

Each participant, individual or group, shall be entitled to participate in this Competition with only one entry.

## **6. COMPOSITION OF THE JURY AND REPORTERS**

### **6.1. Competition Jury**

Members of the Competition Jury are:

1. Zoran Abadić, architect, expert jury member
2. Saša Bradić, architect, expert jury member
3. Paul Karakusevic, architect, expert jury member
4. Veljko Radulović, architect, expert jury member
5. Duška Mačić, architect, representative of the competition organiser

Where one of the jury members is unable to participate in the judging process, the Competition Announcer shall appoint a deputy member of the Jury.

### **6.2. Reporters**

Members of the reporting staff are:

Milena Rakčević, architect, Capital City of Podgorica;  
Stefan Đukić, architect, Capital City Podgorica.

Prior to commencement of the Jury's work, the reporting staff shall verify the completeness of the submitted entries and their compliance with the terms and conditions of the Competition and inform the Jury thereof with a proof of possible incompleteness of the entries for which this has been verified.

Administrative tasks for the needs of the Competition shall be performed by the professional reporting staff of the Competition.

## **7. OBLIGATIONS OF THE COMPETITION ANNOUNCER IN RELATION TO THE DECISION OF THE JURY**

Following the decision of the Jury and submission of the Final Report of the Jury, the Competition Announcer shall publish the results of the Competition in the same manner as the invitation to the Competition was announced. The published results of the Competition

and the Jury's Report shall be submitted to the participants, in accordance with the Competition Announcement.

The submitted competition entries and the Final Report of the Jury shall be published on the website [Konkursi | Glavni grad Podgorica](#), within 30 days of the publication of results.

## **8. CONTENTS OF THE COMPETITION DOCUMENTATION**

### **8.1. Textual section**

- Competition Announcement;
- Competition Brief;
- Urban and technical conditions

### **8.2. Graphical section**

- Digital survey map of the subject location
- Cadastral and topographic map of the location with its immediate surroundings;
- Photo and video documentation.

### **8.3. Regulatory Framework**

- Rulebook on Conditions for the Preparation of Technical Documentation for Residential Buildings;

## **9. CONDITIONS, AMOUNT OF FEE, MANNER AND ADDRESS FOR DOWNLOADING COMPETITION DOCUMENTATION**

The entire documentation representing the competition material shall be published on the following websites:

[www.podgorica.me](http://www.podgorica.me),

[www.architecturalcompetitions.me](http://www.architecturalcompetitions.me).

There is no fee for downloading the competition documents.

## **10. COMPETITION DEADLINES**

### **10.1. Competition Announcement**

The competition is open as of 12 September 2025.

## 10.2. Deadline for submitting questions

All participants may submit questions related to the competition until 3 October 2025, after which all received questions and answers will be published on the official website of the Capital City of Podgorica by 10 October 2025.

Questions are to be submitted to the following address:

[konkursi.gradskistan@podgorica.me](mailto:konkursi.gradskistan@podgorica.me)

## 10.3. Deadline for submission of entries

The deadline for submission of entries is **24 November 2025 at 12:00 (noon) local time in Montenegro (UTC+1)**.

## 10.4. Competition results

All participants will be informed of the jury's decision no later than **12 December 2025**.

The competition results and the jury report will be published on the website [Konkursi | Glavni grad Podgorica](#) | [www.architecturalcompetitions.me](http://www.architecturalcompetitions.me)

# 11. CONTENTS OF THE COMPETITION ENTRY

## 11.1. Textual section

Each competition entry must include a written section presented in A3-format booklets, containing the following:

- Conceptual explanation of the proposal (up to 400 words);
- Description and justification of selected materials (up to 200 words);
- Explanation of the application of energy efficiency principles and environmentally sustainable solutions (up to 300 words);
- Table showing achieved gross and net floor areas, along with key urban planning parameters;
- Preliminary cost estimate (by functional units).

Sketches, diagrams, and schematics may be included in the written section to support the explanation of the concept, provided they are contained within the allowed number of pages.

## 11.2. Graphical section

Each competition entry must include a graphic presentation on an A0 panel, containing the following:



- Site plan showing integration into the wider urban context (scale 1:500);
- Floor plans of all buildings (scale 1:200);
- Characteristic sections (minimum two per building) and all elevations (scale 1:200);
- At least one typical flat from each proposed category, including basic furniture layout and dimensioned internal spaces (scale 1:100);
- Layout of external spaces (courtyards, plazas, playgrounds, parking areas);
- Representation of passive design strategies (sunlight, ventilation, shading);
- Technical solution for the building envelope – includes a selected section through the façade, roof, and floor structure, with clearly indicated layers (materials, insulation, closure systems), shading strategy, and proposed surface finishes, presented in an appropriate scale;
- Perspective views – exteriors and interiors (3D renderings, sketches, photomontages); human-eye-level views from designated viewpoints marked in the graphic part of the competition documentation are mandatory.

## **12. MANNER OF TECHNICAL AND DESIGN PREPARATION OF COMPETITION ENTRY**

Competition entries shall be submitted in a digital format only.

### **12.1. Textual annexes**

Textual submissions must be delivered as a single file in .pdf format, A3 size, containing the material specified in Chapter 11. The textual part must not exceed eight pages.

The full title of the competition must be placed in the top right corner of each page.

The entry code must be indicated in the top left corner of each page.

Use Arial font, size 10 pt.

### **12.2. Graphical annexes**

All graphic materials of the competition entry must be submitted as a single .pdf file in A0 format. The graphic content must correspond to the requirements specified in Chapter 11.2. The maximum number of panels is four (4). One additional panel may be included exclusively for presenting the floor plans of all levels if they cannot be accommodated within the four main panels. Additionally, if necessary, it is permitted to reduce the scale of the garage floor plan and elevations not visible from public streets to 1:400. These panels will be used during the jury's review and evaluation of the submitted entries.

The full title of the competition must be placed in the top right corner of each panel.

The entry code must be indicated in the top left corner of each panel.

Use Arial font, size 16 pt.

**For the purposes of the exhibition, one A0 panel in portrait orientation must also be submitted, prepared for print. The author may freely select content from the competition entry to present on this panel, and compliance with scale is not required.**

The full title of the competition must be placed in the top right corner of the exhibition panel.  
The entry code must be indicated in the top left corner of the exhibition panel.  
Use Arial font, size 16 pt.

### **12.3. Manner of entry submission**

Competition entries must be submitted via email to [konkursi.gradskistan@podgorica.me](mailto:konkursi.gradskistan@podgorica.me) on **24 November 2025, no later than 12:00 (noon) local time in Montenegro (UTC+1).**

Submissions must be sent from a dedicated email address created specifically for this purpose, following the structure below:

- 1. konkursi.gradskistan**
- 2. dot (.)**
- 3. author's chosen entry code**
- 4. widely used domain (yahoo, hotmail, gmail i sl.).**

Example: konkursi.gradskistan.1234@gmail.com

When sending the documentation, the total size of the attachments must not exceed 5 MB. If the file size exceeds 5 MB, it is permitted to use cloud services (e.g. Google Drive, Dropbox, WeTransfer, etc.), but the download link must be sent exclusively from the specially created email address that follows the format described above.

It is important to ensure that:

- **the link is publicly accessible**, without the need for login, password, or additional permissions;
- the file remains available for **at least 7 days from the date of submission**.

*Participants will receive email confirmation upon successful receipt of the entry. Participants are fully responsible for the secure and timely delivery of their documentation. The Capital City of Podgorica shall not be held liable for failed or incomplete submissions.*

A valid submission must include three separate folders, each containing .pdf files: one folder for textual documentation, one folder for graphic documentation and one folder containing information about the author(s)

Upon receipt of the competition entries, the organisers will verify the submitted documentation and extract the folder containing information about the author(s) for safekeeping until the jury has reached its final decision.

The "INFORMATION ABOUT THE AUTHOR" folder contains (the form is attached):

a) If the prize money is paid to natural persons:

- Entry's code;
- Name/s and surname/s of the author or representative of the author's team;
- E-mail address/es and mobile phone number of the author's team representative;
- Statement of acceptance of the competition requirements;
- Statement of the distribution of the prize money with the bank account numbers of the members of the author's team, to which the prize money will be paid, which must be signed by all members of the author's team;

b) If the prize money is paid to the company:

- Entry's code;
- Author's name/s with address and phone number;
- Information about the person authorized for representation
- Address, e-mail address and mobile phone number of the author's team representative;
- Company name, bank account number, TIN and VAT;
- Statement of acceptance of the competition requirements;
- Author's statement of the payment of the fees to the company's bank account, signed by all members of the author's team.

### **13. RECOMMENDATIONS OF THE COMPETITION ANNOUNCER AND REGULATIONS RELEVANT TO THE COMPETITION BRIEF AND TECHNICAL REGULATIONS**

When preparing the conceptual landscaping and architectural design, the participants of the Competition shall be obliged to observe the requirements provided by the Competition Brief.

The scope and level of preparation of the competition entry should be provided in such a manner so that the conceptual landscaping and architectural design may be applied in accordance with the applicable Law on Spatial Planning and Construction of Structures, that is, it should contain all the elements of the conceptual urban and architectural design.

## 14. CRITERIA ON THE BASIS OF WHICH THE ENTRIES WILL BE EVALUATED

1.	<i>Spatial criterion</i> - spatial concept of the design, relationship between parts and the whole of the space, architectural values, spatial comfort, quality of space, engineering rationality and technical feasibility	0 – 25 points
2.	<i>Programme criterion</i> - functionality and functional justification of the design, rational use of space, observing and fulfilling the competition brief and spatial programme	0 – 20 points
3.	<i>Environmental criterion</i> - attitude towards the protection, preservation and improvement of the quality of the environment, sustainable use of natural resources, energy efficiency and use of renewable energy sources -sustainability of establishing a forest ecosystem;	0 – 20 points
4.	<i>Aesthetic criterion</i> - originality, innovativeness, authenticity and creative distinctiveness, integrity and consistency of the design	0 – 15 points
5.	<i>Economic criterion</i> - cost-effectiveness and economic aspects of the designed solution, financial sustainability of the design, economic adequacy of the design in the Competition Brief rationality and practicality, reliability in the use and exploitation, estimated maintenance costs in relation to the character of the space	0 – 20 points

## 15. TYPE AND AMOUNT OF PRIZES, HONOURABLE MENTIONS, INDEMNIFICATIONS AND COMPENSATIONS

The total prize fund for the competition is €94,100.00.

The jury will award first, second and third prizes, as well as three honourable mentions with monetary awards, in the following amounts:

First prize – €48,600.00

Second prize – €24,300.00

Third prize – €12,200.00

Three honourable mentions – €3,000.00 each

The author(s) of the awarded proposal are required to submit revised documentation incorporating the jury's recommendations within 10 working days following the announcement of the competition results.

The total fund allocated for jury fees, expert reports, and organisational costs is €62,700.00, of which €24,300.00 is allocated for jury honoraria.

All prizes, honourable mentions, and honoraria for jury members and experts are stated in gross amounts.

The jury reserves the right not to award one or more of the listed prizes if the submitted entries do not meet the required standard, as well as the right to establish special prizes and acknowledgements.

## **16. TERMS OF COPYRIGHT PROTECTION AND VIOLATION OF COMPETITION RULES**

### **16.1. Copyright**

Article 15, paragraphs 7 and 8, of the Law on Construction of Structures ("Official Gazette of Montenegro", No. 19/25) stipulates:

- The author or group of authors of the first-ranked entry in a public competition for a conceptual architectural design shall acquire the right to further elaborate the project documentation through a negotiation procedure without prior announcement of a call for competition, in accordance with the law governing the public procurement procedure.
- If the negotiation procedure without prior announcement of a call for competition is not applicable, one of the public procurement procedures shall be carried out, in accordance with the law governing the public procurement procedure.

*NOTE: Until amendments to the Public Procurement Law are enacted, the negotiated procedure without prior announcement of a call for competition with the author or team of authors of the top-ranked entry is not permitted. Instead, an open tendering procedure must be applied for the selection of the main project designer.*

### **16.2. Anonymity**

All competition entries shall be submitted anonymously. The anonymity of the participants is achieved by free downloading of the competition material from the website of the Capital City of Podgorica and submitting questions without the obligation of signing and identification and by using any e-mail address for this purpose. The anonymity remains in effect during the decision-making process of the Jury and may not be violated under any conditions. After the decision has been made, the Jury shall submit the decision on the awarded entries to the Announcer with an official explanation. Only after the aforementioned decision has been made, the folders with the inscription "Information about the author" are accessed by the Reporters, whereupon the authors of the awarded entries become publicly known.

### **16.3. Disqualification**

Competition entries shall not be taken into consideration in the judging process if:

- The competition entry was not submitted within the deadline specified in Chapter 10.3 of this Competition Announcement;
- The competition entry does not include all the annexes defined in Chapter 11 of this Competition Announcement;
- The competition entry was not submitted in accordance with the rules defined in Chapter 12 of this Competition Announcement;
- The competition entry violates the conditions of anonymity.

### **17. LANGUAGE IN WHICH THE COMPETITION IS ANNOUNCED AND CONDUCTED**

The Announcer shall announce and conduct the Competition in the Montenegrin and English language.

### **18. FINAL PROVISIONS**

The results of the Competition and the explanation of the decision of the Competition Jury shall be published on the website <https://podgorica.me/stranice/konkurs> and [www.architecturalcompetitions.me](http://www.architecturalcompetitions.me).

The author/s of the awarded entry and the Competition Announcer shall act in accordance with the conclusions of the Jury, in relation to the further realization of the awarded entry.

Pursuant to Article 42 of the Rulebook on the manner and procedure for announcing and conducting a public competition for a conceptual architectural design ("Official Gazette of Montenegro", No. 19/18, 2/24 and 8/24), all submitted competition entries shall be publicly exhibited within 30 days of the day of awarding the prizes.

The Jury shall reserve the right not to award any of the mentioned prizes if the competition entries are not at the satisfactory level, as well as to establish special prizes and honourable mentions.

Any potential disputes arising from this Competition shall be resolved by mutual agreement, and if this is not possible, they shall be resolved by the competent court.

**STATEMENT FORM / If the competition participant is a natural person or a group of natural persons**

1. Entry's code:

2. Name/s and surname/s of the author and associates:

3. Address, e-mail address, and mobile phone number of the author:

4. - **a/** For Montenegrin citizens: Unique ID number of the author / bank account number of the author (one of the members of the author's team) / Name of the bank  
- **b/** For foreign nationals: Instructions from the bank for foreign payments (which should include IBAN and SWIFT of the author, or one of the members of the author's team), to which the prize payment will be made.

With this statement, as the author/members of the author team, we confirm our consent to all the terms and conditions of the Competition specified in the Announcement, and the further use of the competition entry by the Announcer. Moreover, with this statement, I/we confirm that according to the propositions of the Competition, I/we satisfy the right to participate, and that I/he/she \_\_\_\_\_ (a member of the author team) shall be the person for communication with the Announcer, regarding the modification to the conceptual design, in relation to the recommendations provided by the Jury.

Pursuant to the abovementioned, I/we declare that the information indicated above is correct and that I/we agree that the prize money will be paid to the bank account number indicated above \_\_\_\_\_ (name of the member of the author's team), and that we are responsible for the further distribution of the prize.

Signature of the author/members of the author team and associates

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## STATEMENT FORM / If the competition participant is a legal entity

1. Entry's code
2. Name of the legal entity:
3. Name/s and surname/s of the members of the author team who function within the legal entity:
4. Person authorized for representation:
5. Address, e-mail address and telephone number of the legal entity:
6. a/ for legal entities in Montenegro: Legal entity's bank account number / name of the bank / TIN and VAT, to which the payment of the prize money will be made  
b/ for foreign legal entities: Instructions from the bank for foreign payments (which should include IBAN and SWIFT of the legal entity account) / name of the bank/ TIN, to which the payment of the prize money will be made.

With this statement, I confirm my consent to all the terms and conditions of the Competition specified in the Announcement, and the further use of the competition entry by the Announcer. Moreover, with this statement, I confirm that according to the propositions of the Competition, I satisfy the right to participate, and that I/he/she\_\_\_\_\_ (the person authorized for representation) shall be the person for communication with the Announcer, regarding the modification of the conceptual design, in relation to the recommendations provided by the Jury.

Pursuant to the abovementioned, I declare that the information indicated above is correct and that I agree that the prize money will be paid to the bank account number indicated above of \_\_\_\_\_ (the legal entity).

Signature and seal of the legal entity

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