

PRELIMINARNI IZVJEŠTAJ ŽIRIJA
JURY'S PRELIMINARY REPORT

**KONKURS ZA IDEJNO URBANISTIČKO – ARHITEKTONSKO
RJEŠENJE STAMBENO – POSLOVNOG KOMPLEKSA U
OKVIRU PROJEKTA „GRADSKI STAN“ U PODGORICI**
COMPETITION FOR THE CONCEPTUAL URBAN AND
ARCHITECTURAL DESIGN OF A RESIDENTIAL AND
COMMERCIAL COMPLEX WITHIN THE 'CITY HOUSING'
PROJECT IN PODGORICA

Glavni grad Podgorica
Ul. Njegoševa, br. 13, Podgorica
Crna Gora
www.podgorica.me

1. OSNOVNI PODACI O KONKURSU / BASIC INFORMATION

1.1. Naziv konkursa / Title of the Competition

Konkurs za idejno urbanističko – arhitektonsko rješenje stambeno – poslovnog kompleksa u okviru projekta „Gradski stan“ u Podgorici.

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

1.2. Naziv raspisivača konkursa / Competition Announcer

Glavni grad Podgorica / Capital city Podgorica

Ul. Njegoševa, br. 13, Podgorica

Crna Gora / Montenegro

www.podgorica.me

2. CILJ KONKURSA / COMPETITION OBJECTIVE

Primarni cilj konkursa je definisanje prostorne i arhitektonske vizije stambeno–poslovnog kompleksa u okviru projekta „Gradski stan“ u Podgorici. Konkurs ima za cilj dobijanje rješenja koje će na održiv, funkcionalan i kvalitetan način ponuditi odgovor na rastuće potrebe za pristupačnim stanovanjem, uz integraciju dodatnih sadržaja od javnog interesa i aktivaciju šireg urbanog prostora.

Zamišljen kao model dostupnog stanovanja, projekat „Gradski stan“ ima zadatak da unaprijedi urbani ambijent i stvori novu vrijednost u zajednicu, promovišući savremene arhitektonske i urbanističke principe. Osim zadovoljenja osnovnih stambenih potreba, kompleks treba da omogući i pospješi prateće aspekte savremenog kolektivnog stanovanja kroz pažljivo oblikovan javni i polujavni prostor, energetske efikasnost i funkcionalnu raznovrsnost.

Realizacijom ovog projekta, Glavni grad uspostavlja standarde za buduću praksu u oblasti javne stanogradnje, sa ciljem unapređenja socijalne kohezije, prostorne uređenosti i ukupnog kvaliteta života.

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. OBLIK KONKURSA / TYPE OF THE DESIGN COMPETITION

Konkurs za idejno arhitektonsko rješenje je međunarodni, opšti, jednostepeni i anonimni.

Competition for conceptual design is international, general, one-phased and anonymous.

4. SASTAV ŽIRIJA I IZVJESTILACA / JURY AND REPORTERS

Članovi konkursnog žirija su:

Members of the Competition jury are as follows:

- **Duška Mačić**, glavna gradska arhitektica Glavnog grada Podgorica, predsjednica žirija / Chief City Architect of the Capital City Podgorica, head of the jury.
- **Zoran Abadić**, arhitekta, stručni član / architect, expert jury member
- **Saša Bradić**, arhitekta, stručni član / architect expert jury member
- **Paul Karakusevic**, arhitekta, stručni član / architect, expert jury member
- **Veljko Radulović**, arhitekta, stručni član / architect, expert jury member

Stručni izvjestioci konkursa su: Milena Rakčević, arhitektica i Stefan Đukić, arhitekta.

Reporters of the Competition are: Milena Rakčević, architect and Stefan Đukić, architect.

5. IZVJEŠTAJ O RADU ŽIRIJA / REPORT ON THE JURY'S WORK PROCESS

Shodno Izvještaju o pristiglim radovima, žiri je konstatovao da je dostavljeno ukupno 84 rada. Izvjestioci su u prisustvu jednog člana žirija izvršili otvaranje, pregled i razvrstavanje pristiglih radova, o čemu je sačinjen Zapisnik od 25. novembra 2025. godine.

According to the Report on Submitted Works, the jury noted that a total of 84 works were submitted. The reporters, in the presence of one jury member, conducted the opening, review, and sorting of the submitted works, as documented in the report dated November 25th, 2025.

Izvjestioci su izdvojili foldere sa naznakom „PODACI O AUTORU“ na dalje čuvanje.

The reporters took folders marked „AUTHOR'S INFORMATION“ for keeping until the final decision

Žiri je na prvoj sjednici odlučio da uzme u razmatranje sve pristigle radove, bez obzira na formalne i neformalne nedostatke, osim radove koji su predati van definisanog roka.

At its first meeting, the jury decided to consider all submitted works, regardless of formal or informal deficiencies, except for those that were submitted after the specified deadline.

Žiri je sve vrijeme radio u potpunom sastavu, poštujući smjernice Pravilnika o načinu i postupku raspisivanja i sprovođenja javnog konkursa za idejno arhitektonsko rješenje, kao i Odluku o raspisivanju konkursa i Raspisa konkursa.

The jury worked in its entirety all the time, respecting the guidelines of the Rulebook on the method and procedure for the announcement and implementation of public competition for conceptual architectural design, as well as the Decision on the Competition Announcement and the Competition Announcement document.

6. TOK RADA ŽIRIJA / JURY'S WORK PROCESS

Prva sjednica održana je u punom sastavu žirija kao elektronska, 27. novembra 2025. godine. Naredne sjednice su održane u Podgorici uz prisustvo svih članova žirija 3., 4. i 5. decembra.

The first session, held with the full composition of the jury, took place online on 27 November 2025. The subsequent sessions were held in Podgorica, with all jury members present, on 3, 4, and 5 December.

Žiri je izvršio pregled 77 idejnih rješenja. Žiri nije razmatrao radove pod šiframa **8586, 7798, 128275, PU147M, AMG-GT44, 303 i 3306** zbog dostave nakon predviđenog roka.

The jury reviewed 77 design proposals. The jury did not consider the entries with the codes **8586, 7798, 128275, PU147M, AMG-GT44, 303, and 3306** because they were submitted after the deadline.

Na prvoj i drugoj sjednici žirija najprije je pozitivnom metodom selekcije radova odabrano 24 rada koji su prošli u drugi krug: **39242, L4D4N53, 77777, 1kk888, 9245, 27523, 3019, 1357, 745320, 1113, 1001, 3521, mst7, 830, sat22, 1216, merak, 323M5, 3105, 531, 2607, 3826, 9186 i B7G4K.**

At the first and second sessions of the jury, a positive selection method was used to choose 24 works that advanced to the second round: **39242, L4D4N53, 77777, 1kk888, 9245, 27523, 3019, 1357, 745320, 1113, 1001, 3521, mst7, 830, sat22, 1216, merak, 323M5, 3105, 531, 2607, 3826, 9186, and B7G4K.**

Na trećoj sjednici, žiri je odabrao 11 radova koji su ušli u treći krug glasanja: **39242, 27523, 745320, 1113, 1001, 830, 3105, 531, 2607, 3826 i 9186.**

At the third session, the jury selected 11 works that entered the third round of voting: **39242, 27523, 745320, 1113, 1001, 830, 3105, 531, 2607, 3826, and 9186.**

Na četvrtoj sjednici, od navedenih konkursnih radova, napravljen je finalni izbor radova koji posjeduju kvalitete i potencijal za dodjelu nagrada, u koji je ušlo 5 konkursnih radova, i to radovi pod šiframa: **39242, 745320, 830, 2607 i 3826.**

Ipak, nakon sveobuhvatne analize i ponovnog sagledavanja osnovnih zadataka konkursa, žiri je zaključio da ovi radovi, uprkos svojim kvalitetima, ne ispunjavaju u dovoljnoj mjeri ključne ciljeve postavljene konkursnim zadatkom.

S obzirom na izuzetan značaj lokacije i strateški karakter projekta, žiri je ocijenio da u ovoj fazi nije opravdano dodijeliti predviđene nagrade.

Uzimajući u obzir kompleksnost zadatka i potrebu za razradom kvalitetnijih i jasnijih rješenja koja će u potpunosti odgovoriti na ciljeve konkursa, žiri je jednoglasno odlučio da se konkurs nastavi kao produženi konkurs, u skladu sa članom 5 Pravilnika o načinu i postupku sprovođenja javnog konkursa za idejno arhitektonsko rješenje („Službeni list CG“, br. 19/18, 2/24 i 8/24).

At the fourth session, from the listed competition entries, a final selection of works possessing qualities and potential for awarding prizes was made. Five competition entries were included in the final selection, namely the works with the codes: **39242**, **745320**, **830**, **2607**, and **3826**.

However, after a comprehensive analysis and a renewed examination of the main tasks of the competition, the Jury concluded that these works, despite their qualities, do not sufficiently meet the key objectives set by the competition brief.

Given the exceptional importance of the location and the strategic character of the project, the Jury determined that it would not be justified to award the planned prizes at this stage.

Taking into account the complexity of the task and the need for more refined and clearer solutions that fully respond to the competition's objectives, the jury unanimously decided that the competition should continue as an extended competition, in accordance with Article 5 of the Rules on the Method and Procedure for Announcing and Conducting a Public Competition for Conceptual Architectural Design ("Official Gazette of Montenegro", nos. 19/18, 2/24, and 8/24).

Žiri je jasno formulisao sugestije i dopune jednakoplasiranim učesnicima u produženom konkursu, koji se dostavljaju učesnicima na dan objave ovog Izvještaja, putem mejl adresa korištenih za prijavu na konkurs kako bi se zadržala anonimnost postupka.

The Jury has clearly formulated the recommendations and required adjustments for the equally ranked participants in the extended competition, which will be delivered to the participants on the day of publication of this Report, via the email addresses used for competition registration, in order to preserve the anonymity of the procedure.

Rok za dostavljanje konkursnih radova korigovanih prema komentarima žirija je **2. februara 2026. godine do 12:00h** (lokalno vrijeme u Crnoj Gori), nakon čega će žiri izvršiti evaluaciju navedenih konkursnih radova i utvrditi konačnu rang listu učesnika i donijeti odluku o raspodjeli nagrada.

The deadline for submitting competition entries, revised according to the jury's comments, is **February 2nd, 2026, by 12:00 PM** (local time in Montenegro), after which the jury will evaluate the submitted entries, determine the final ranking of participants, and make a decision on the distribution of awards.

Radovi se dostavljaju na e-mail: konkursi.gradskistan@podgorica.me

The works should be submitted to the email: konkursi.gradskistan@podgorica.me

Finalni izvještaj žirija će biti objavljen do **15. februara 2026. godine**.

The final report of the jury will be published by **February 15th, 2026**.

7. ZAKLJUČAK / CONCLUSION

Žiri izražava zadovoljstvo sprovedenim konkursom, koji je privukao veliki broj prijava i pokazao visoko interesovanje stručne javnosti za temu savremenog i pristupačnog stanovanja. Pristigli radovi odlikuju se zapaženim stepenom kvaliteta, raznovrsnim autorskim pristupima i promišljenim interpretacijama konkursnog zadatka, što je značajno doprinijelo sveobuhvatnoj i konstruktivnoj evaluaciji. Ovakav odziv potvrđuje važnost i aktuelnost projekta „Gradski stan“ i pruža snažnu osnovu za dalji razvoj rješenja koja će unaprijediti građeni prostor i kvalitet stanovanja u Podgorici.

Žiri cijeni kvalitet, promišljenost i trud vidljiv u svim radovima iz užeg izbora. Ipak, tokom evaluacije uočeno je da je potrebna dalja razrada kako bi predložena rješenja u većoj mjeri ostvarila ambicije konkursnog zadatka i doprinosila cjelovitijem oblikovanju budućeg stambenog kompleksa. Posebno se ističe potreba za jasnijom prostornom organizacijom, funkcionalnijim tipologijama stanova, osnaživanjem kvaliteta zajedničkih i otvorenih prostora, kao i racionalnijim arhitektonsko-tehničkim pristupima. Žiri ohrabruje timove da produbljivanjem idejnih rješenja unaprijede koherentnost, izvodljivost i ukupni kvalitet svojih koncepata, kako bi se u narednoj fazi razvoja projekata dodatno približili viziji savremenog i održivog modela stanovanja.

The Jury expresses its satisfaction with the competition, which attracted a large number of submissions and demonstrated strong interest from the professional community in the topic of contemporary and affordable housing. The submitted works are characterized by a notable level of quality, diverse authorship approaches, and thoughtful interpretations of the competition brief, all of which significantly contributed to a comprehensive and constructive evaluation. Such a response confirms the importance and relevance of the “City Housing” project and provides a solid foundation for further development of solutions that will enhance the urban environment and the quality of housing in Podgorica.

The Jury values the quality, thoughtfulness, and effort evident in all shortlisted proposals. However, during the evaluation it was observed that further refinement is needed for the submitted solutions to more fully achieve the ambitions of the competition brief and contribute to a more coherent shaping of the future housing complex. In particular, there is a need for clearer spatial organisation, more functional housing typologies, strengthened quality of shared and open spaces, and more rational architectural and technical approaches. The Jury encourages the teams to further develop their conceptual proposals in order to enhance the coherence, feasibility, and overall quality of their designs, so that in the next phase of project development they may come even closer to the vision of a contemporary and sustainable housing model.

KONKURSNI ŽIRI / JURY MEMBERS:

Duška Mačić, glavna gradska arhitektica / chief city architect - Head of the Jury

A blue ink signature, appearing to be 'D. Mačić', written in a cursive style.

Zoran Abadić, arhitekta / architect

A blue ink signature, appearing to be 'Z. Abadić', written in a cursive style.

Saša Bradić, arhitekta / architect

A dark ink signature, appearing to be 'S. Bradić', written in a cursive style.

Paul Karakusevic, arhitekta / architect

A dark ink signature, appearing to be 'Paul Karakusevic', written in a cursive style.

Veljko Radulović, arhitekta / architect

A purple ink signature, appearing to be 'Radulović', written in a cursive style.

Podgorica, 10. decembar 2025. godine / December 10th 2025