

KONAČNI IZVJEŠTAJ ŽIRIJA
JURY'S FINAL 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.

3. 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.

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.

4. 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.

5. 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 Karakusević**, 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. TOK RADA ŽIRIJA / JURY'S WORK PROCESS

Žiri je sproveo postupak evaluacije u dvije faze: prvoj fazi konkursa i produženoj fazi konkursa, u skladu sa Raspisom konkursa i važećim Pravilnikom.

The Jury conducted the evaluation process in two phases: the initial competition phase and the extended competition phase, in accordance with the Competition Announcement and the applicable Rulebook.

Prva faza konkursa / First Phase of the Competition

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

The first session of the Jury, held with the full composition of its members, 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 2025.

Na prvoj sjednici, žiri je izabrao predsjednicu žirija u skladu sa odredbama Pravilnika.

At the first session, the Jury elected its Chair in accordance with the provisions of the Rulebook.

Pregledano je ukupno 77 idejnih rješenja. Žiri nije razmatrao radove pod šiframa **8586, 7798, 128275, PU147M, AMG-GT44, 303 i 3306**, jer su dostavljeni nakon propisanog roka.

A total of 77 design proposals were reviewed. The Jury did not consider the entries submitted under the codes **8586, 7798, 128275, PU147M, AMG-GT44, 303, and 3306**, as they were received after the prescribed deadline.

Na prvoj i drugoj sjednici izvršen je pregled svih radova predatih prije isteka roka. Žiri je konstatovao da kvalitete koji ih kandiduju za drugi krug evaluacije posjeduju radovi pod šiframa: **39242, L4D4N53, 77777, 1kk888, 9245, 27523, 3019, 1357, 745320, 1113, 1001, 3521, mst7, 0830, sat22, 1216, merak, 323M5, 3105, 531, 2607, 3826, 9186 i B7G4K**.

During the first and second sessions, all entries submitted within the deadline were reviewed. The Jury determined that the works possessing the qualities required to advance to the second round of evaluation were those submitted under the following codes: **39242, L4D4N53, 77777, 1kk888, 9245, 27523, 3019, 1357, 745320, 1113, 1001, 3521, mst7, 0830, sat22, 1216, merak, 323M5, 3105, 531, 2607, 3826, 9186, and B7G4K**.

Žiri je potom izvršio evaluaciju 24 rada koji su prošli u drugi krug i konstatovao da radovi koji, oblikovnim, prostornim i funkcionalnim karakteristikama, zadovoljavaju kriterijume za ulazak u treći krug, jesu: **39242, 27523, 745320, 1113, 1001, 0830, 3105, 531, 2607, 3826 i 9186**.

The Jury subsequently evaluated the 24 works that advanced to the second round and concluded that the entries meeting the design, spatial, and functional criteria for advancement to the third round were: **39242, 27523, 745320, 1113, 1001, 0830, 3105, 531, 2607, 3826, and 9186**.

Na četvrtoj sjednici, među navedenim radovima, žiri je identifikovao pet rješenja koja su posjedovala izvjesne kvalitete i potencijal za eventualno nagrađivanje. U užu izbor ušli su radovi pod šiframa: **39242, 745320, 0830, 2607 i 3826**.

At the fourth session, among the aforementioned entries, the Jury identified five proposals that demonstrated certain qualities and potential for possible awarding. The shortlisted entries were those submitted under the codes: **39242, 745320, 0830, 2607 and 3826**.

Međutim, nakon sveobuhvatne analize i ponovnog sagledavanja osnovnih ciljeva definisanih Konkursnim zadatkom, žiri je zaključio da, iako pet radova iz užeg izbora posjeduje prepoznate kvalitete, nije bilo moguće izabrati nijedan rad koji bi u potpunosti i na uvjerljiv način odgovorio na ključne urbanističke, arhitektonske, kvantitativne i implementacione zahtjeve konkursa.

However, following a comprehensive analysis and renewed consideration of the core objectives defined in the Competition Brief, the Jury concluded that, although the five shortlisted entries possess recognised qualities, it was not possible to select any proposal that would fully and convincingly respond to the key urban planning, architectural, quantitative, and implementation-related requirements of the competition.

Shodno članu 5 Pravilnika o načinu i postupku raspisivanja i sprovođenja javnog konkursa za idejno arhitektonsko rješenje („Službeni list CG“, br. 19/18, 2/24 i 8/24), a polazeći od

činjenice da su radovi iz užeg izbora ocijenjeni kao jednako plasirani u pogledu njihovog potencijala, žiri je jednoglasno odlučio da se konkurs nastavi kao produženi konkurs, sa pravom učešća ograničenim na ovih pet jednakoplasiranih radova.

Pursuant to Article 5 of the Rulebook on the Method and Procedure for Announcing and Conducting a Public Competition for a Conceptual Architectural Design (“Official Gazette of Montenegro”, Nos. 19/18, 2/24 and 8/24), and considering that the shortlisted entries were evaluated as equally ranked with regard to their potential, the Jury unanimously resolved to continue the competition as an extended procedure, limited to the participation of these five equally ranked entries.

Žiri je jasno formulisao zadatke, obaveze i preporuke za jednako plasirane učesnike u produženom konkursu, u skladu sa odredbama Pravilnika, a iste su dostavljene učesnicima uz objavu preliminarnog izvještaja.

The Jury formulated clear tasks, obligations, and recommendations for the equally ranked participants in the extended competition phase, in accordance with the provisions of the Rulebook. These were delivered to the participants upon publication of the preliminary report.

Rok za dostavljanje korigovanih radova bio je 2. februar 2026. godine do 12:00 časova (lokalno vrijeme u Crnoj Gori). Svih pet pozvanih učesnika dostavilo je revidirana rješenja u predviđenom roku.

The deadline for submission of revised proposals was 2 February 2026 at 12:00 (local time in Montenegro). All five invited participants submitted revised entries within the prescribed deadline.

Produžena faza konkursa / Extended Phase of the Competition

Nakon prijema korigovanih radova, žiri je održao tri dodatne sjednice u okviru produžene faze konkursa, 6., 9. i 11. februara 2026. godine.

Following the receipt of the revised proposals, the Jury held three additional sessions within the extended phase of the competition on 6, 9, and 11 February 2026.

U produženoj fazi, žiri je izvršio ponovnu evaluaciju revidiranih rješenja u odnosu na kriterijume definisane Raspisom i Konkursnim zadatkom, sa posebnim osvrtom na stepen implementacije preporuka datih nakon prve faze.

In the extended phase, the Jury conducted a renewed evaluation of the revised entries in accordance with the criteria defined in the Competition Announcement and the Competition Brief, with particular attention given to the degree of implementation of the recommendations issued after the first phase.

Analiza je obuhvatila usklađenost sa urbanističkim parametrima, arhitektonsku i programsku jasnoću, funkcionalnu organizaciju, ekološke aspekte rješenja, kao i izvodljivost i ekonomsku racionalnost.

The analysis included compliance with prescribed urban planning parameters, architectural and programmatic clarity, functional organisation, environmental aspects of the proposals, as well as feasibility and economic rationality.

Nakon detaljne rasprave i uporedne analize, žiri je zaključio da, i pored određenog napretka u pojedinim segmentima, nijedno rješenje nije u potpunosti zadovoljilo sve obavezne planske parametre i kvalitativne kriterijume neophodne za dodjelu prve tri nagrade.

After detailed deliberation and comparative analysis, the Jury concluded that, despite certain improvements in specific segments, none of the proposals fully satisfied all mandatory planning parameters and qualitative criteria required for the awarding of the first three prizes.

Shodno tome, žiri je jednoglasno odlučio da ne dodijeli prvu, drugu i treću nagradu, već da dodijeli tri otkupa i dvije posebne pohvale, u skladu sa Konačnom odlukom žirija.

Accordingly, the Jury unanimously decided not to award the first, second, or third prize, and instead granted three honourable mentions and two special commendations, in accordance with the Final Decision of the Jury.

Na posljednjoj sjednici je definisana i formulisana Odluka žirija. U daljem radu žirija formiran je Završni izvještaj, nakon čijeg potpisivanja se pristupilo otvaranju foldera sa podacima o autorima, o čemu je sačinjen poseban izvještaj.

At the final meeting, the jury's Decision was defined and formulated. In the subsequent work of the jury, a Final Report was prepared, and after its signing, the folder containing information about the authors was opened, which is documented in a separate report.

6. IZVJEŠTAJ ŽIRIJA O KONKURSNIM RADOVIMA / JURY REPORT ON THE COMPETITION ENTRIES

OTKUP / HONOURABLE MENTION

šifra / code **39242**

Bodovna tabela shodno utvrđenim kriterijumima:

Scoreboard according to the established evaluation criteria:

<i>Prostorni kriterijum / Spatial criteria:</i>	16 bodova / points
<i>Programski kriterijum / Program criteria:</i>	18 bodova / points
<i>Ekološki kriterijum / Ecologic criteria:</i>	14 bodova / points
<i>Estetski kriterijum / Aesthetic criteria:</i>	9 bodova / points
<i>Ekonomski kriterijum / Economic criteria:</i>	15 bodova / points
Ukupno / Total:	72 boda / points

OBRAZLOŽENJE / RATIONALE

Cjelina pod nazivom “Tri bloka” sastavljena od tri prostorno-programska volumena predstavlja skladnu urbanističko-arhitektonsku kompoziciju koja repetitivno pravilnih geometrijskih struktura doprinosi utisku kontinuiteta, u dosljednom formiranju prethodno uočenih gradskih blokova Podgorice. Ovakvim pristupom predloženo rešenje zagovara koncept autonomnih cjelina koje svaka ponaosob čini zaokruženi deo kompleksa.

U programskom smislu, rješenje se bazira na ponudi većeg broja različitih struktura i veličina stambenih jedinica. Posebnost rada čini ideja stanovanja u prizemlju unutar dvoetažnih jedinica koje kombinuju stanovanje i poslovanje kao mogući način življenja. Dodatno, jednostavan i pregledan arhitektonski sklop sačinjen od stanova manjih dubina a većih širina, nanizanih u kontinuitetu u odnosu na geometriju bloka, formira kompaktan volumen i atrijum kao polujan prostor iz kojeg se preko unutrašnje galerije pristupa stanovima.

U pogledu oblikovanja uočava se fasadni, prostorno-konstruktivni element postavljen na svim spoljašnjim stranama volumena sa idejom obuhvatanja projektovanih terasa i uspostavljanja fizičke barijere u svrhu zaštite od prekomjerne osunčanosti tokom ljetnjeg perioda.

Naprijed navedene karakteristike cjeline, prepoznate kao uslovno rečeno pozitivne strane rješenja, se na osnovu datih sugestija žirija nisu dovoljno unaprijedile, što je u izvesnoj mjeri uticalo na ukupan utisak, kvalitet i direktnu primenljivost rešenja. Pored oblikovanja, koje je ukidanjem zaslona na prostornim elementima fasade ogolilo osnovne volumene blokova, uočeno je i znatno prekoračenje maksimalno dozvoljene bruto građevinske površine.

I pored toga, rad je vrjednovan kao značajan doprinos razvoju različitih koncepata stanovanja koji bi u ovom slučaju, usklađivanjem sa prije svega konkursom zadatim urbanističkim parametrima i sugestijama žirija, u izvjesnoj mjeri pretrpio izmjene koje bi posledično uticale

na prvobitno programsko i prostorno rješenje kao i ukupnu fizionomiju pojedinačnih blokova i cjeline.

The proposal entitled “*Three Blocks*” consists of three spatial-programmatic volumes forming a coherent urban-architectural composition which, through the repetition of regular geometric structures, contributes to the perception of continuity in the consistent formation of the previously identified urban blocks of Podgorica. Through this approach, the proposed solution advocates a concept of autonomous entities, each functioning as a self-contained segment of the overall complex.

From a programmatic standpoint, the design is based on the provision of a wide range of different residential unit types and sizes. A distinctive feature of the proposal is the concept of ground-floor living within duplex units that combine residential and commercial functions as a potential mode of habitation. Furthermore, a simple and legible architectural structure composed of shallower but wider apartments arranged continuously in relation to the block geometry forms a compact volume and an atrium conceived as a semi-public space, from which the apartments are accessed via an internal gallery.

In terms of architectural expression, a façade-based spatial-structural element is introduced along all external sides of the volumes, intended to incorporate the designed terraces and establish a physical barrier for protection against excessive solar exposure during the summer period.

The aforementioned characteristics of the proposal, recognised as its conditionally positive aspects, were not sufficiently improved in response to the Jury’s recommendations, which to a certain extent affected the overall impression, quality, and direct applicability of the solution. In addition to formal modifications, particularly the removal of the façade screening elements, which exposed the primary block volumes, a significant exceedance of the maximum permitted gross construction area was also identified.

Nevertheless, the entry was evaluated as a valuable contribution to the development of diverse housing concepts. However, in order to achieve compliance with the urban parameters defined by the competition brief and the Jury’s recommendations, the proposal would require adjustments that would consequently affect the original programmatic and spatial solution, as well as the overall architectural identity of the individual blocks and the ensemble as a whole.

Bodovna tabela shodno utvrđenim kriterijumima:

Scoreboard according to the established evaluation criteria:

<i>Prostorni kriterijum / Spatial criteria:</i>	17 bodova / points
<i>Programski kriterijum / Program criteria:</i>	14 bodova / points
<i>Ekološki kriterijum / Ecologic criteria:</i>	12 bodova / points
<i>Estetski kriterijum / Aesthetic criteria:</i>	12 bodova / points
<i>Ekonomski kriterijum / Economic criteria:</i>	13 bodova / points
Ukupno / Total:	68 bodova / points

OBRAZLOŽENJE / RATIONALE

Urbansitička postavka ovog „socijalnog ekosistema“ je čitljiva i podrazumjeva postavljanje tri osnovna niza smještajnih lamela u pravcu istok – zapad. Dva niza su blago smaknuta, a svi su poprečno povezani linijskim komunikacijama na prizemlju i prvom spratu. Horizontalne komunikacije se nastavljaju u vertikalne, koje sa zajedničkim prostorima, formiraju jedinstvene sklopove između kojih se sekvencijalno organizuju stambene jedinice. Autori naglašavaju cjelodnevnu osunčanost i poprečno provjetravanje kao osnovne uticajne faktore ovakve dispozicije objekata. Prostori zajedničkih komunikacija omogućuju socijalnu interakciju, iako se otvara pitanje orijentacije korisnika u dugačkim koridorima na tlu i prvom spratu. Ispod lamela su locirane podrumске garaže, a slobodno tlo između omogućuje formiranje kvalitetnih zelenih površina. Organizacija podzemnih garaža može proizvesti otežanu orijentaciju korisnika nakon realizacije svih faza projekta.

Stambene lamele su organizovane kao galerijski jednotrakti sa dvostrano orijentisanim stambenim jedinicama, što omogućuje kvalitetno provjetravanje stambenih prostorija. Žiri pohvaljuje ovakavu namjeru ali ostaje rezervisan zbog orijentacije dnevnih zona na sjever sa konstantnim deficitom prirodnog osunčanja. Istovremeno, noćne zone stanova imaju predispoziciju cjelodnevnog zagrijavanja, a time i potrebu za dodatnom energijom utrošenom za klimatizaciju. Stanovi su adekvatno zonirani i omogućuju korisnicima fleksibilnost unutrašnje organizacije. Konstatuje se nesrazmjerno veliki prostor instalacionih vertikalnih prostora/šahтова između stanova. Galerijski sklop je, i pored sugestija žirija ostao u direktnoj vezi sa sjevernom fasadom, i time nije riješio problem orijentacije dnevnih zona stanova na zajedničku galeriju, čime je devalvirana intimnost stambenih jedinica, i otvoreno pitanje ulaznih zona u same stanove.

Arhitektonske sklopove odlikuje unificiran tretman, racionalnost volumena i konstrukcije, sa posebnom razradom glavnih fasada ka sjeveru i jugu. Upotreba mobilnih metalnih panela za zaštitu od vjetra i platnenih sjenila za zaštitu od južnog sunca ostvaruje kvalitetan dizajnerski izraz, ali otvara pitanje njihove funkcionalnosti i problema u korištenju, posebno u uslovima ekstremnog zimskog vjetra i snažnog ljetnjeg osunčanja koje je karakteristično za klimu Podgorice.

Iz grafičkog pregleda obračuna površina ostao je nejasan tretman vertikalnih komunikacija. Shodno pravilnicima one su sastavni dio ukupne površine objekata, te ukoliko nisu obračunate, njihovom površinom bi se prešao dozvoljeni maksimum bruto površine.

Žiri pohvaljuje konzistentnost urbansitičkog koncepta, dosljednost u arhitektonskom tretmanu, visok nivo tehničke razrade, kao i ilustrativnost prikaza. Rad se može ocijeniti kao dobra osnova za istraživanje univerzalnog modela rješavanja stambenih blokova ove namjene.

The urban layout of this “social ecosystem” is legible and is based on the placement of three primary rows of residential lamella buildings oriented east–west. Two of the rows are slightly offset, and all are transversely connected by linear circulation routes at ground-floor and first-floor levels. The horizontal circulation extends into vertical cores which, together with shared spaces, form unified structural clusters between which the residential units are sequentially organised. The authors emphasise full-day solar exposure and cross-ventilation as the principal factors informing this disposition of buildings. The shared circulation spaces allow for social interaction; however, questions arise regarding user orientation within the long corridors at ground and first-floor levels. Basement garages are located beneath the lamella structures, while the open ground between them enables the formation of high-quality green areas. The organisation of the underground garages may result in wayfinding difficulties once all phases of the project are realised.

The residential lamella buildings are organised as single-loaded gallery blocks with dual-aspect apartments, enabling effective cross-ventilation of living spaces. The Jury commends this intention but remains reserved due to the orientation of living areas toward the north, resulting in a constant deficit of natural sunlight. At the same time, the sleeping zones are predisposed to full-day solar exposure, potentially leading to overheating and increased energy demand for cooling. The apartments are adequately zoned and allow useful flexibility in internal organisation. A disproportionately large area allocated to vertical service shafts between apartments was also observed. Despite the Jury’s recommendations, the gallery system remains directly connected to the northern façade, thereby failing to resolve the issue of living spaces oriented toward the shared gallery. This condition diminishes the privacy of the residential units and raises concerns regarding the treatment of entrance zones.

The architectural compositions are characterised by a unified treatment, volumetric and structural rationality, and particular articulation of the main façades facing north and south. The use of movable metal panels for wind protection and fabric shading devices for protection from southern sun exposure achieves a refined design expression; however, questions remain regarding their functionality and durability, particularly under the conditions of strong winter winds and intense summer solar exposure characteristic of Podgorica’s climate.

From the graphical presentation of the area calculations, the treatment of vertical circulation cores remains unclear. According to applicable regulations, these must be included in the

total gross floor area of the buildings. Should they not have been calculated, their inclusion would result in exceeding the maximum permitted gross area.

The Jury commends the consistency of the urban concept, the coherence of the architectural treatment, the high level of technical development, and the clarity of presentation. The proposal may be assessed as a solid basis for exploring a universal model for addressing residential blocks of this typology.

OTKUP / HONOURABLE MENTION

šifra / code **3826**

Bodovna tabela shodno utvrđenim kriterijumima:

Scoreboard according to the established evaluation criteria:

<i>Prostorni kriterijum / Spatial criteria:</i>	16 bodova / points
<i>Programski kriterijum / Program criteria:</i>	16 bodova / points
<i>Ekološki kriterijum / Ecologic criteria:</i>	13 bodova / points
<i>Estetski kriterijum / Aesthetic criteria:</i>	11 bodova / points
<i>Ekonomski kriterijum / Economic criteria:</i>	8 bodova / points
Ukupno / Total:	64 boda / points

OBRAZLOŽENJE / RATIONALE

Projektno rješenje odlikuje se jasnom i dosljednom urbanističkom postavkom volumena, te preciznim definisanjem rubova parcele, čime se formira kompaktna izgradnja i ostvaruje prostrani centralni zeleni vrt kao ključni zajednički prostor kompleksa. Ovakva organizacija doprinosi kvalitetu boravka, osigurava visok nivo ozelenjenosti i stvara prepoznatljiv prostorni identitet cjeline.

Arhitektonska koncepcija objekata u obliku lamela, povezanih središnjom natkrivenom komunikacijom koja se mjestimično proširuje u zajedničke prostore i niše, ocjenjuje se kao funkcionalna i prostorno raznolika. Predložena shema omogućava logičnu organizaciju kretanja te podstiče socijalnu interakciju i korišćenje polujavnih prostora, čime se unapređuje kolektivni karakter stanovanja.

Stambene jedinice su racionalno i kvalitetno organizirane, s dvostranom orijentacijom koja omogućava dobru prozračnost, prirodno osvjjetljenje i povoljne vizure. Posebno se ističe promišljen odnos privatnih, poluprivatnih i zajedničkih zona, te uspješno uspostavljen dijalog između unutrašnjih i vanjskih prostora, što doprinosi ukupnom standardu stanovanja.

Fasadna artikulacija, kroz diferencijaciju robusnijeg sokla i lakše oblikovanog gornjeg dijela s elementima regala koji služe kao produžetak vanjskog prostora stanova (balkoni) i zaštita od osunčanja, predstavlja kvalitetan funkcionalni i oblikovni doprinos identitetu objekta. S druge strane, predloženo rješenje pokazuje visok nivo detaljne konstruktivne razrade, što može uticati na ekonomičnost i racionalnost realizacije, te zahtijeva dodatnu optimizaciju u pogledu troškova i tehničke opravdanosti.

Takođe, utvrđeno je da ostvarene bruto površine nisu u potpunosti usklađene s propisanim urbanističkim uslovima, pri čemu dolazi do prekoračenja dozvoljene bruto razvijene površine što predstavlja značajan nedostatak projekta.

The proposal is characterised by a clear and consistent urban layout, with precisely defined parcel edges forming a compact built structure and a generous central green courtyard as the key shared space of the complex. The Jury positively evaluated this spatial organisation, which ensures a high degree of greenery and establishes a recognisable identity of the ensemble.

The architectural concept, based on lamella-type buildings interconnected by a central covered circulation spine that periodically expands into shared spaces and niches, was assessed as functionally coherent and spatially articulated. The scheme provides a logical movement pattern and supports social interaction through the activation of semi-public areas, thereby reinforcing the collective character of housing.

Residential units are rationally organised, predominantly with dual orientation, allowing for good cross-ventilation, natural lighting, and favourable views. The Jury particularly acknowledges the carefully considered relationship between private, semi-private, and shared zones, as well as the successful integration of interior and exterior spaces, contributing to an overall high housing standard.

The façade articulation through the differentiation of a more robust base and a lighter upper section incorporating shelving-like structural elements that function as balconies and sun-shading devices represents a thoughtful functional and formal contribution to the architectural identity of the buildings.

However, the proposal demonstrates a high level of structural and constructional complexity, which raises concerns regarding cost-efficiency and feasibility of implementation. The Jury considers that further optimisation would be necessary to ensure economic and technical justification.

Additionally, it was established that the achieved gross floor areas are not fully aligned with the prescribed urban planning parameters, resulting in an exceedance of the maximum permitted gross development area. The Jury considers this deviation to be a significant shortcoming of the proposal.

Posebna pohvala / Special Commendation: 0830

Bodovna tabela shodno utvrđenim kriterijumima:

Scoreboard according to the established evaluation criteria:

<i>Prostorni kriterijum / Spatial criteria:</i>	15 bodova / points
<i>Programski kriterijum / Program criteria:</i>	12 bodova / points
<i>Ekološki kriterijum / Ecologic criteria:</i>	13 bodova / points
<i>Estetski kriterijum / Aesthetic criteria:</i>	14 bodova / points
<i>Ekonomski kriterijum / Economic criteria:</i>	5 bodova / points
Ukupno / Total:	59 bodova / points

OBRAZLOŽENJE / RATIONALE

Rad predstavlja promišljen iskorak ka savremenom modelu socijalnog stanovanja, zasnovanom na otvorenom, poroznom bloku i snažnom oslanjanju na javne i zelene prostore. Posebno je vrijedno što se napušta model kompaktnog, zatvorenog bloka i uvodi koncept „grada koji diše“, gdje blok funkcionira kao društveni i ekološki ekosistem, sa živim unutrašnjim zelenim površinama i jasnim osloncem na autohtonu vegetaciju i svakodnevni život zajednice. Uvođenje pasaža koji povezuju ulicu i unutrašnjost bloka, aktivna prizemlja i fleksibilni poslovni sadržaji doprinose stvaranju živih prizemnih zona, miješanju funkcija i većoj urbanoj vitalnosti.

Redefinisanje ugla kao minijaturnog trga – praga i mjesta susreta, kao i postavljanje montažno-demontažnih paviljona za privremene događaje, pokazuju visok stepen razumijevanja javnog prostora kao društvenog katalizatora. Posebno je značajno što projekat ujedinjuje arhitekturu i urbanizam u jedinstven pristup, u kojem se ulice, blokovi, javni prostori i zgrade posmatraju simultano, što je izuzetno važno za prvi primjer savremenog socijalnog stanovanja u Crnoj Gori.

Ipak odabir materijala predstavlja značajan nedostatak: fasadne obloge i velike staklene površine ne odgovaraju racionalnim i ekonomičnim standardima socijalnog stanovanja u Crnoj Gori, gdje se traži jednostavnost, niski troškovi održavanja i ekonomična primjena materijala.

Ovakav estetski pristup, iako vizuelno atraktivan, nije racionalan za socijalno stanovanje – povećava troškove izgradnje i održavanja, što ugrožava pristupačnost i dugoročnu održivost za ciljnu grupu.

Primjetan je i nedostatak u funkcionalnoj organizaciji stanova. Iako uz vidan potencijal samog stambenog korisnog prostora, neprihvatljivo je da elementi toaleta čine sastavni dio komunikacija između dnevne zone i spavaćeg bloka.

The proposal represents a thoughtful advancement toward a contemporary model of social housing, based on an open, porous block structure and a strong reliance on public and green spaces. It is particularly commendable that the traditional model of the compact, enclosed block is abandoned in favour of a concept of a “breathing city,” in which the block functions as a social and ecological ecosystem, with active internal green areas and a clear reference

to native vegetation and everyday community life. The introduction of passages connecting the street to the interior of the block, active ground floors, and flexible commercial uses contributes to the creation of vibrant ground-level zones, functional mixing, and enhanced urban vitality.

The redefinition of the corner as a miniature square — a threshold and meeting place, together with the introduction of modular pavilions for temporary events, demonstrates a high level of understanding of public space as a social catalyst. It is particularly significant that the project integrates architecture and urbanism into a unified approach, considering streets, blocks, public spaces, and buildings simultaneously — an important aspect for what would represent the first example of contemporary social housing in Montenegro.

However, the selection of materials constitutes a significant shortcoming. The proposed façade cladding and extensive glazed surfaces do not align with the rational and cost-efficient standards required for social housing in Montenegro, where simplicity, low maintenance costs, and economical use of materials are essential.

Although visually appealing, this aesthetic approach is not economically justified for social housing, as it increases construction and maintenance costs, thereby undermining affordability and long-term sustainability for the target user group.

A further deficiency is observed in the functional organisation of the apartments. Despite the evident spatial potential of the residential units, it is unacceptable that sanitary elements form part of the circulation between the living area and the sleeping zone.

Posebna pohvala / Special Commendation: 2607

Bodovna tabela shodno utvrđenim kriterijumima:

Scoreboard according to the established evaluation criteria:

<i>Prostorni kriterijum / Spatial criteria:</i>	16 bodova / points
<i>Programski kriterijum / Program criteria:</i>	12 bodova / points
<i>Ekološki kriterijum / Ecologic criteria:</i>	12 bodova / points
<i>Estetski kriterijum / Aesthetic criteria:</i>	11 bodova / points
<i>Ekonomski kriterijum / Economic criteria:</i>	7 bodova / points
Ukupno / Total:	58 bodova / points

OBRAZLOŽENJE / RATIONALE

Rad se odlikuje snažnom urbanističkom postavkom koja odgovara geometriji lokacije i smjernicama masterplana u nastajanju, te bi predstavljao uvjerljiv i koherentan dio gradskog tkiva. Posjeduje kvalitete inicijalne faze razvoja (anchor faze), formirajući jasne ulične frontove i kvalitetan javni prostor, uz jasno definisano pejzažno oblikovano središte namijenjeno stanarima. Dosljedno uspostavljen visinski datum odgovara mjerilu grada i ima potencijal da doprinese stvaranju kvalitetnog i životnog gradskog ambijenta.

Rad predstavlja promišljen i sofisticiran odgovor na konkursni zadatak i masterplan. Koncept obuhvata različite tipologije objekata, pri čemu razmaci između volumena omogućavaju formiranje većeg broja dvo-orijentisanih stanova, kao i prodor svjetlosti i vizura prema centralnom vrtu. Modulacija i plastičnost fasada su jasno artikulirane, a grafički prikazi i vizuelizacije uvjerljivi.

Materijalizacija je pažljivo razrađena, sa ciljem postizanja bezvremenskog i elegantnog spoljašnjeg izraza. Predložene konstruktivne tehnike i detalji, uz dalju razradu, djeluju izvodljivo i imaju potencijal za dugotrajnost uz minimalne zahtjeve za održavanje. Svaki objekat pokazuje suptilnu diferencijaciju u odnosu na susjedni, čime se uspostavlja uvjerljiv arhitektonski dijalog. Razmjera, ritam i dubina fasadne obrade imaju potencijal da doprinesu formiranju skladne urbane cjeline.

Rješenje uspostavlja logičnu strategiju raspodjele stambenih jedinica, omogućavajući da svaki stan ostvari povoljne uslove orijentacije i osvjetljenosti. Stanovi su u najvećoj mjeri racionalno i kvalitetno organizovani, sa dobrim proporcijama i funkcionalnim rasporedom. Žiri je posebno prepoznao težnju ka obezbjeđivanju višestranih orijentacija i vizura, što doprinosi prirodnoj ventilaciji tokom ljetnjeg perioda. Predloženi sistem čvrste konstrukcije takođe doprinosi energetske efikasnosti i niskoenergetskom načinu stanovanja. Pored toga, zadržane su određene rezerve u pogledu pojedinih veličina i organizacije stambenih jedinica.

Rad predstavlja snažan konkursni prijedlog, pri čemu su autori pokazali jasno razumijevanje konkursnog zadatka i razvojnih ambicija grada. Iako je prijedlog bio predmet detaljne i produžene rasprave, u konačnom vrednovanju nije u potpunosti zadovoljio sve kriterijume potrebne za dodjelu pune nagrade.

The entry has a strong urban framework diagram which responds to the site geometry and emerging masterplan, it would make a convincing and coherent section of the city. It has the qualities of an anchor phase creating strong street lines and public realm alongside a well defined landscaped heart for residents. There is a consistent datum which responds to the city scale and would create a liveable district.

The entry is a sophisticated response to the brief and masterplan, the scheme is made up of a range of building types, and the breaks create opportunities for many double aspect homes also allowing light and views in to the garden at the centre of the scheme. The modulation and relief of the elevations reads well and the elevations and visuals are compelling.

Materiality is carefully explored setting out a timeless and elegant external expression, construction techniques and detailing with some development would be buildable and would age well requiring little maintenance. Each building has a subtle differentiation to the next allowing for a convincing architectural dialogue, the scale, rhythm, depth have potential to create a harmonious district.

The design presents a logical strategy for distribution of the dwellings allowing each apartment to achieve a good aspect and light levels, dwellings are generally well considered and would make good well proportioned and functional homes, the judges appreciated the desire for multiple aspects and views which will help with natural summertime ventilation. The

solid construction will also help with low energy living. There are still concerns with some dwelling sizes and organisation.

This design was a strong entry and the architects have engaged well with the brief and ambitions of the city. The proposal led to extended discussion but ultimately fell slightly short of all of the requirements for a full prize.

8. RANG LISTA / RANKING

Formirana je konačna rang lista sa preraspodjelom otkupa i posebnih pohvala na sljedeći način:

The final ranking list is formed with the following redistribution of awards as follows:

Otkup / Honorable mention: **39242**
- novčana naknada / prize money 3.000,00 €

Otkup / Honorable mention: **745320**
- novčana naknada / prize money 3.000,00 €

Otkup / Honorable mention: **3826**
- novčana naknada / prize money 3.000,00 €

Posebna pohvala / Special Commendation: **0830**
- bez novčane nagrade / without financial compensation

Posebna pohvala / Special Commendation: **2607**
- bez novčane nagrade / without financial compensation

7. ZAKLJUČAK / CONCLUSION

Konkurs za izradu idejnog arhitektonskog rješenja stambeno-poslovnog kompleksa u okviru projekta „Gradski stan“ u Podgorici predstavlja značajan i pionirski korak u redefinisaniu standarda savremenog kolektivnog stanovanja u lokalnom urbanom kontekstu.

Tokom obje faze konkursa, žiri je pažljivo razmatrao pristigle radove u odnosu na ciljeve definisane Raspisom i Konkursnim zadatkom. Posebna pažnja posvećena je sposobnosti rješenja da artikulišu jasnu prostornu i arhitektonsku viziju koja odgovara na rastuću potrebu za pristupačnim stanovanjem na održiv, funkcionalan i savremen način, uz istovremeno aktiviranje šireg urbanog konteksta i integraciju sadržaja od javnog interesa.

Žiri konstatuje da je više rješenja pokazalo inovativne pristupe u segmentima urbanističke postavke bloka, organizacije i strukture kolektivnih i polujavnih prostora. Posebno se izdvajaju radovi koji su ponudili promišljene interpretacije savremenog kolektivnog stanovanja, istražujući različite modele unutrašnje organizacije stanova i nudeći zapažena rješenja u pogledu funkcionalnosti, održivosti, izbora materijala i oblikovanja prostornog

identiteta. Produžena faza konkursa omogućila je autorima da dodatno razrade i unaprijede svoje koncepte u skladu sa sugestijama žirija.

Međutim, u konačnoj ocjeni utvrđeno je da nijedno od rješenja nije u potpunosti zadovoljilo sve urbanističke, arhitektonske, kvantitativne i implementacione kriterijume definisane konkursnim okvirom. Uočeni nedostaci ocijenjeni su kao suštinski u odnosu na obavezne planske parametre i zahtjeve izvodljivosti, što je onemogućilo dodjelu prve tri nagrade.

Bez obzira na takav ishod, žiri smatra da je konkursni proces rezultirao vrijednim fondom arhitektonskih istraživanja i promišljanja. Nagrađeni i pohvaljeni radovi, ali ostali radovi koji nijesu posebno izdvojeni, predstavljaju značajan doprinos daljoj raspravi o budućnosti kolektivnog stanovanja u Podgorici. Ona treba da afirmiše potrebu za novim pristupom javnom stanovanju u Glavnom gradu, zasnovanom na savremenim urbanističkim i arhitektonskim principima. Cilj nije isključivo obezbjeđivanje pristupačnih stambenih kapaciteta, već oblikovanje održivog i funkcionalnog ambijenta koji podstiče socijalnu koheziju, racionalnu prostornu organizaciju i viši kvalitet svakodnevnog urbanog života.

Žiri preporučuje da se, u cilju potpunog ostvarivanja definisanih urbanističkih i arhitektonskih ciljeva, pristupi ponovnom raspisivanju konkursa, uz preciziranje i dodatno razjašnjenje pojedinih programskih i planskih parametara. Iskustvo stečeno kroz sprovedeni konkurs predstavlja vrijednu stručnu osnovu i referentni okvir za unapređenje budućeg postupka, sa jasnije definisanim očekivanjima u pogledu usklađenosti sa urbanističkim uslovima, ekonomskom racionalnošću i realnom izvodljivošću rješenja.

U tom smislu, konkurs predstavlja važnu prekretnicu u uspostavljanju novih standarda i očekivanja za projekte javnog stanovanja u Crnoj Gori.

The competition for the conceptual architectural design of the residential and commercial complex within the “City Housing” project in Podgorica represents a significant and pioneering step in redefining the standards of contemporary collective housing within the local urban context.

Throughout both phases of the competition, the Jury carefully evaluated the submitted entries in relation to the objectives defined in the Competition Announcement and Brief. Particular attention was given to the capacity of the proposals to articulate a clear spatial and architectural vision capable of responding to the growing need for affordable housing in a sustainable, functional, and contemporary manner, while simultaneously activating the wider urban context and integrating public-interest amenities.

The Jury notes that several proposals demonstrated innovative approaches in the urban configuration of the block, as well as in the organisation and structure of collective and semi-public spaces. Particular distinction is given to entries that offered thoughtful interpretations of contemporary collective housing, exploring various models of internal apartment organisation and presenting notable solutions in terms of functionality, sustainability, material selection, and the articulation of spatial identity. The extended phase of the competition enabled the authors to further develop and refine their concepts in accordance with the Jury’s recommendations.

However, in the final assessment, it was determined that none of the proposals fully satisfied all urban, architectural, quantitative, and implementation-related criteria defined by the competition framework. The identified shortcomings were assessed as substantial in relation to mandatory planning parameters and feasibility requirements, which prevented the awarding of the first three prizes.

Notwithstanding this outcome, the Jury considers that the competition process has resulted in a valuable body of architectural research and reflection. The awarded and commended works, as well as the other submissions that were not specifically distinguished, represent a significant contribution to the ongoing discussion on the future of collective housing in Podgorica.

This discussion highlights the need for a new approach to public housing in the Capital City, grounded in contemporary urban planning and architectural principles. The objective extends beyond the mere provision of affordable housing units, aiming instead to shape a sustainable and functional environment that fosters social cohesion, rational spatial organisation, and an enhanced quality of everyday urban life.

The Jury recommends that, in order to fully achieve the defined urban and architectural objectives, a new competition procedure be initiated, accompanied by a more precise definition and clarification of certain programmatic and planning parameters. The experience gained through the conducted competition provides a valuable professional foundation and reference framework for the improvement of the subsequent process, with more clearly defined expectations regarding compliance with urban planning conditions, economic rationality, and realistic feasibility of the proposed solutions.

In this regard, the competition represents an important milestone in establishing new standards and expectations for public housing projects in Montenegro.

KONKURSNI ŽIRI / JURY MEMBERS:

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



Zoran Abadić, arhitekta / architect



Saša Bradić, arhitekta / architect



Paul Karakusević, arhitekta / architect



Veljko Radulović, arhitekta / architect



Izvjestioci / Reporters:

Milena Rakčević, arhitektica / architect



Stefan Đukić, arhitekta / architect



Podgorica, 13. februar 2025. godine / February 13th 2025