

## TERMS AND CONDITIONS

### COMPETITION FOR THE DESIGN CONCEPT FOR AN URBAN PLANNING-ARCHITECTURAL DESIGN FOR THE “MILOČER” HOTEL RESORT IN PRŽNO, MUNICIPALITY OF BUDVA

*Ministry of Sustainable Development and Tourism,*  
IV proleterske brigade 19  
Podgorica  
Montenegro  
[www.mrt.gov.me](http://www.mrt.gov.me)

## **1. GENERAL PROVISIONS**

### **1.1. Name of the Competition Announcer and Organiser**

Ministry of Sustainable Development and Tourism  
IV Proleterske brigade 19  
81000 Podgorica  
[www.mrt.gov.me](http://www.mrt.gov.me)  
Tel: +382 20 446 278

Contact persons on behalf of the Ministry of Sustainable Development and Tourism:

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### **1.2. Investor**

„ADRIATIC PROPERTIES“ d.o.o  
Miločer bb, 85315 Sveti Stefan

### **1.3. Type of the Design Competition**

Competition for the concept design for an urban planning-architectural design is international, invitational, conceptual, one-stage, anonymous competition no. 01-2024/11-2014 located within the coverage of the Spatial Plan of the Municipality of Budva and the Spatial Plan for Special Purpose Coastal Zone.

The concept design should adhere to the project Terms of Reference and other attachments that are an integral part of the Competition material.

### **1.4. Subject of the Design Competition:**

Concept Design for an urban planning-architectural design for the “MILOČER” Hotel Resort shall cover the following cadastral land lots in their entirety and/or parts thereof: 986, 970, 985, 989, 991, 990, 1899/1, 992, 993, 995, 996, 997, 998/1, 998/2, 1000, 999, 1004, 1005, 1006, 1007, 1003, 1002, 1001, 1012, 1011, 1009, 1013, 1014, 969/2, 969/1, 968, 1016, 967, 965, 966, 1017, 1019/1, 1021, 1023, 1024, 1032, 1031, 1025, 1026, 1028, 1029, 1030, 1038, 1033, 1034, 1035, 1081, 1325, 1036, 1037, 1043, 1042, 1041, 1040, 1039, 1045, 1046, 1047, 1049, 1044, 1049, 1051, 1050, 1054, 1022, 1078, 1074, 1882, 1077, 1073, 1071, 1062, 1060, 1061, 1063, 1070, 1075, 1076, 1074, 1079, 1055, 1056, 1091, 1090, 1072, 1092, 1069, 1068, 1067, 1086, 1087, 1058, 1064, 1065, 1066, 1057, 1048, 1053 KO Sveti Stefan. The area also covers the beaches located on the parcels 1877, 1879, 1881 KO Sveti Stefan.

The location with marked cadastral parcels under the Competition is given in the graphic attachment 1 – Digital geodetic surveys with marked location boundaries.

### **1.5. Competition Objective**

The aim of the Competition is to choose the best possible Concept design for the architectural and urban planning design that will provide for the most efficient manner of valuation of total potential of the location and contact zones. The design should propose a harmonious architectural and urban unity with well-defined functions of facilities that are

the subject of the Competition, and to fit in and upgrade, in a quality manner, the existing architectonic, areal, and geomorphological context. The new design must follow the latest standards in treating energy efficiency needs by applying alternative energy sources.

### **1.6. Eligibility Criteria**

The Competition is open only for invited participants. All invited participant will receive the invitation letter and competition documents on the day of the Competition Terms and Conditions. The Competition participants will register for participation within 7 days following the receipt of the invitation.

Persons directly involved in the organisation of the Competition and their closest relatives and associates working closely with them during the Competition may not participate in the Competition.

Each competition participant, either an individual or a team, has the right to participate with only one competition submission.

## **2. COMPETITION DEADLINES**

### **2.1. Competition Announcement and Deadline**

The Competition is open as of 9 June 2015. On this date, all invited participants will receive the invitation and the Competition Terms and Conditions in the electronic form. The deadline for application to the Competition is 7 days following the Competition Terms and Conditions date – 16 June 2015 when all participants who have confirmed their participation will receive the entire Competition material in the electronic form.

### **2.2 Deadline for Inquiries**

All participants may make the Competition-related inquiries until 1 July 2015. The responses will be sent by 8 July 2015. The inquiries are to be submitted via e-mail: [anja.amidzic@mrt.gov.me](mailto:anja.amidzic@mrt.gov.me).

### **2.3. Deadline for Delivery of Competition Submissions**

The deadline for delivering competition submissions is 15 September 2015. If a submission is to be sent by mail, the postal stamp indicating the date 15 September is to be considered valid.

Submissions are to be submitted to the archive (mail room) of the Ministry of Sustainable Development and Tourism

(Ministarstvo održivog razvoja i turizma

IV Proleterske brigade 19

81000 Podgorica, Crna Gora)

### **2.4. Competition Results**

All participants will be informed about the jury's decision until 25 September 2015.

## **3. EVALUATION CRITERIA**

Every competition submission will be evaluated in the same manner and following the criteria specified in this chapter.

### 3.1. Formal Criteria

Failure to meet the formal criteria is disqualification. The formal criteria are:

- Competition submission is delivered by the deadline specified in chapter 2.3 herein;
- Competition submission contains all attachments defined herein;
- Competition submission is delivered in line with the rules defined herein.

### 3.2. Criteria

1.	Urban Planning Concept, valuation of total potential of the parcel and its contact zones	0 -20 points
2.	Architectural and form-wise design solution	0 -15 points
3.	Spatial and Functional Organization	0 -15 points
4.	Economic feasibility of the proposed solutions in general	0 -10 points
5.	Achieved environmental standards within the proposed solution and the level of use of alternative energy sources	0 -10 points
6.	Achieved quality of the tourism standard	0-20 points
7.	Environmental and landscape harmonisation	0-10 points

## 4. PRIZES AND COMPENSATIONS

### 4.1. Prize Fund

The Competition prize fund amounts to 68.000€ + VAT. The total fund for the Jury is 16.000,00 €. The prizes will be paid in net amounts.

### 4.2. Prizes

The jury will announce the first, second and third prize as follows:

I prize 30.000,00 €

II prize 16.000,00 €

III prize 8.000,00 €

The total fund for the Jury is 16.000,00 €.

The jury reserves the right not to award any of the listed prizes if the competition submissions are not satisfactory, as well as to set up special prizes and awards. The jury reserves the right to award several equal awards.

### 4.3. Compensations

Competition participants who have not been awarded any of the three winning prizes are entitled to financial compensation for participation in the Competition. Total fund for compensations is 14.000,00 €. Competition participants whose submissions have not been accepted due to being incomplete or failing to meet the formal criteria will not receive any financial compensation.

### 4.4. Rationale

On the day of announcement of the Competition results, the jury will send via official e-mail address of a participant or to other e-mail specified by the participant a written rationale on the awarding of prizes to all Competition participants. The Competition Announcer and Organizer will also send the rationale by mail 7 days following the announcement of the Competition results.

#### **4.5. Notes**

All prizes will be disbursed as net amounts.

With the closing of the competition and disbursement of the prizes, any and all obligations of "Adriatic properties" d.o.o, Budva towards the awarded competition participants are considered to be ended. The awarded designs are to become the full ownership of "Adriatic properties" d.o.o, Budva.

By submitting the competition submission the participants agree with all the Competition terms and conditions.

Submissions that did not meet requirements of the Competition will be returned to the authors, by making them available for taking over at the archives of the Ministry of Tourism and Sustainable Development during 30 days of the announcement of the Competition results. After the expiry of that period, the Ministry of Sustainable Development and Tourism will have no further obligations to the participants.

### **5. COMPETITION MATERIAL**

All documents representing the Competition material in the form of textual and graphic attachments will be sent to the participants in the electronic format.

#### **5.1 Textual attachment**

- Competition Terms and Conditions
- Terms of Reference

#### **5.2 Graphic attachment**

- Digital topographic surveys with the indicated location boundaries;
- Catalogue of photos of the treated area and contact zones;
- Orthophoto of the location;
- Study of greenery valuation;
- Opinion of the Administration for Protection of Cultural Heritage;
- Study of revaluation of the cultural heritage of the island of Sveti Stefan.

### **6. CONTENTS OF THE COMPETITION SUBMISSION**

#### **6.1. Textual part**

Every competition submission shall contain the textual part presented in A3 paper sheets and with the following contents:

- Explanation of the Concept Design

- Graphic attachments reduced to A3 paper sheets
- Area tabulation for Gross and Net Built-Up Area.

## **6.2. Graphic part**

1. Surface Purpose plan, 1:2000
2. Parcelling, leveling and regulation parameters for each location separately, 1:1000, 1:500 or 1:250
3. Built and unbuilt surface plan for each location separately 1:1000, 1:500 or 1:250
4. Site Plan of the complex and nearby surroundings, 1:1500
5. Narrow Site Plan, 1:500
6. Characteristic floor areas of all projected facilities, 1:200
7. Overview of typology of accommodation units, 1:200
8. Characteristic appearance of all projected facilities, 1:200
9. Characteristic perspectives of all projected facilities, 1:200
10. 3D facility view

## **6.3. The winning submission**

The winning submissions are obliged to submit additional project documentation.

Textual addition:

- introduction,
- analytical (natural potential and limitations of the land and the sea area, technical and infrastructural systems and utility equipment, construction status, natural and cultural heritage and environmental conditions),
- planning and design solution (planned model of land use, technical systems and utility infrastructure facilities of public functions, conceptual designs of facilities, Urban and technical requirements (UTU) for each urban parcel, demographic and economic market projections and phases and schedule of implementation, measures to build and equip the area, measures for environmental improvement, etc.),
- Plan of measures, requirements, and regime of the built heritage.

Graphic addition:

- official topographic map, i.e. the official topographic and cadastral plan or other updated and certified surveys with the plan boundary,
- plan of land use,
- plan of measures, conditions, and regime of environmental/nature protection,
- plan of measures, requirements, and regime of the built heritage protection,
- status and plan of green and free spaces,
- condition and plan of transport infrastructure,
- condition and plan of hydro-technical infrastructure,
- status and plan of the electric power infrastructure,
- status and plan of the telecommunications infrastructure.
- allotment, levelling and regulation plan,
- plan with guidelines for the implementation of the planning document (implementation phases, forms of intervention, and further plan development).

## **7. FORMAT OF THE COMPETITION SUBMISSION AND MANNER OF DELIVERY**

Competition submissions are delivered in digital and analogue formats.

### **7.1. Analogue format – graphic attachments**

All graphic documents (drawings) must be provided in one hard copy, on light base, A0 (landscape) format. The contents of submitted graphic attachments is specified in chapter 6. Full title of the Competition is to be written in the top left corner. The submission code is to be indicated in the top right corner of every panel. FONT: Arial, font size: 16.

### **7.2. Analogue format - textual attachments**

Text attachments are to be delivered in A3 format, with the textual content specified in chapter 6 herein. These attachments are to be provided in 8 copies.

The full title of the Competition is to be put in the top left corner of every A3 sheet. The submission code is to be indicated in the top right corner of every panel. FONT: Arial, font size: 10.

### **7.3. Digital format**

All submissions are to be delivered on CD that will contain two folders. Every A0 panel prepared for printing is to be saved in one folder. The other folder will contain a pdf file with all sheets enclosed in A3 sheets in analogue format. Eight copies are to be enclosed.

### **7.4. Manner of Submission and Address**

Every competition submission should be compiled in a separate package, with an explicitly marked code in the corner of the package and a clear indication as follows:

Ministry of Sustainable Development and Tourism, "COMPETITION 01-2024/11-2014 FOR THE MILOČER HOTEL RESORT – DO NOT OPEN" Address: IV Proleterske brigade 19, 81000 Podgorica Crna Gora
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Together with the concept design, the authors must submit two non-transparent sealed envelopes with a clear indication "Competition – Do not open", as follows:

- an envelope with the indication of the "**Company`s or Participant`s name**" and the CODE containing the code of the submission, name, surname and address of the individual or a team of authors and the manner of prize distribution,
- an envelope with the indication "**Address for returning the submission**", containing the address for returning the submission. This envelope should also contain a statement onf NOT accepting the submission to be displayed in a public exhibition if it has not been awarded. In the absence of such statement, the author will be deemed to have agreed to the public exhibition.

The envelopes with "COMPANIES/PARTICIPANTS NAME" and "**ADDRESS FOR RETURNING THE SUBMISSION**" will be opened by the Competition Jury.

## **8. JURY AND REPORTERS**

### **8.1. Competition jury**

Members of the Competition jury are:

1. Doc.dr Veljko Radulović, architect – Head of the Jury
2. Prof. Branislav Mitrović, architect– Expert Member
3. Dijana Vučinić, spec.sci.arch. – Expert Member
4. Mr. Lidija Ljesar, conservator and restorer – Expert Member
5. Dejana Marković, – Expert Member
6. Theofanis Stathis - Member  
\*in case of absence replaced by Angeliki Adam – Member
7. Anica Terzić – Member

If one of the jury members is unable to participate in judging, the announcer will appoint the deputy member.

The jury may disqualify a participant on the basis of the criteria set out in chapter 3.1. herein.

## **8.2. Reporters**

Reporters of the Competition are:

1. Nikoleta Branković, spec.sci.arch.
2. Anja Amidžić, Spec. of International Relations
3. Nikola Petrović, Legal Profession
4. Jordanka Mrsulja.

Prior to the review to be conducted by the Competition jury, the Competition reporters will note down whether all submissions are complete and in accordance with the Competition terms and conditions.

## **9. ANONYMITY**

All competition designs are submitted anonymously. Anonymity shall remain in effect during the decision taking of the Jury and must not be violated under any circumstances. After the decision has been taken, the jury is obliged to submit to the Organiser and the Announcer decisions on awards with the official rationale. The Announcer and/or Organizer publishes the submitted decision on the awards and informs all participants informed thereof.

## **10. DISQUALIFICATION**

Competition submissions will not be taken into consideration if:

- the submission was not submitted within the deadline prescribed under chapter 2.3. herein.
- the submission does not contain all attachments as defined under chapter 6 herein,
- the submission was not submitted in line with the rules defined in chapter 7 herein.



## **11. OWNERSHIP RIGHTS**

The Competition participants agree that their submissions can be publicly exhibited by the Ministry of Sustainable Development and Tourism after the Competitions results have been disclosed.

Ownership rights over the awarded plans will be transferred to the ownership of “Adriatic properties” d.o.o, Budva after the disbursement of prizes.

“Adriatic properties” d.o.o, Budva may use these submissions only for the purpose of construction of facilities that are the subject of this Competition.

With the participation in this Competition, it is considered that each competition participant has agreed to the aforesaid ownership rights.

### **Note:**

The awarded concept design becomes a part of the Spatial Plan of the Municipality of Budva and the Spatial Plan for Special Purpose Coastal Zone pursuant to Article 60a of the Law on Spatial Development and Construction of Structures ("Official Gazette of Montenegro" no. 51/08, 34/11, 35/13, and 33/14).

The administrative authority shall issue a decision adopting the urban, that is, the urban-architectural design after the public competition, and it represents an integral part of the planning document and the basis for the issuing of urban and technical requirements for the development of technical documentation.

## **12. FINAL PROVISIONS**

The competition results and rationale of the decision will be published on the website of the Ministry of Sustainable Development and Tourism.

A final report of the Competition jury will be submitted to all competition participants.

All disputes that may arise from this competition are in the jurisdiction of the Court of Montenegro responsible for the competition announcers.