



**CRNA GORA
OPŠTINA TIVAT**

Crna Gora
Opština Tivat
Broj 0909-350-521/15
Tivat, 22.08.2017

Na osnovu člana 53a Zakona o uređenju prostora i izgradnji objekata ("Službeni list CG" br 51/08, 40/10, 34/11, 47/11, 35/13, 39/13 i 33/14) i odredbi iz Uredbe o proceduri izrade i donošenja planskog dokumenta po skraćenom postupku ("Službeni list CG" br 40/13) **Sekretarijat za uređenje prostora i izgradnju objekata Opštine Tivat**, Trg magnolija 1, zastupan od strane Tamara Furtula, po ovlaštenju Predsjednice Opštine Tivat broj 0101-350-606 od 14.08.2017.godine, kao nosilac pripremnih poslova i **Luštica Development AD Tivat**, zastupana od strane Izvršnog direktora, Darren Gibson, kao zainteresirani korisnik prostora koji finansira izradu planskog dokumenta (u daljem tekstu: Potpisnici sporazuma), dana 18. avgusta 2017.godine zaključili su

**SPORAZUM
O IZRADI IZMJENA I DOPUNA DUP-a „DONJI RADOVIĆI CENTAR“**

Član 1

Potpisnici Sporazuma su saglasni da se pristupi izradi Izmjena i dopuna **DUP-a „Donji Radovići centar“** („Sl.list CG“-opštinski propisi broj 32/11) **po skraćenom postupku.**

Član 2

Potpisnici Sporazuma su saglasni da:

1. Izmjena i dopuna DUP-a „Donji Radovići centar“ obuhvate kompletan prostor DUP-a od **35,93 ha**;
2. postoji saglasnost zainteresovanih korisnika prostora u pogledu imovinsko-pravnih odnosa;
3. su izmjene i dopune DUP-a „Donji Radovići centar“ u skladu sa Prostorno urbanističkim planom opštine Tivat do 2020.godine („Sl.list CG-opštinski propisi“ broj 24/10), kao planom šire teritorijalne cjeline;
4. se parametri postojećeg planskog dokumenta DUP-a „Donji Radovići centar“ bitno ne mijenjaju, jer je mogućnost promjene lokacija pojedinih namjena površina, u okviru kompletnog zahvata Luštica Development iskorištena prilikom izrade DUP-ova;
5. se povećaju kapaciteti objekata od opšteg interesa.

Član 3

Potpisnici Sporazuma su saglasni da će obrađivač Izmjena i dopuna DUP-a „Donji Radovići centar“ biti "CAU - Centar za arhitekturu i urbanizam" d.o.o., Podgorica, koji je izradio Plan čije se izmjene i dopune vrše.

Član 4

Cjelokupna finansijska sredstva za izradu Izmjena i dopuna DUP-a „Donji Radovići centar“ sa svim elaboratima i studijama obezbjeđuje Luštica Development u iznosu od **20.740 €**, Potpisnici su saglasni da će Luštica Development sredstva iz stava 1 ovog člana uplatiti na žiro račun Opštine Tivat broj 510-7814-72 Crnogorska komercijalna banka, najkasnije do 18.09.2017.godine.

Član 5

Ugovor o izradi Izmjena i dopuna DUP-a „Donji Radovići centar“ sa obrađivačem DUP-a "CAU - Centar za arhitekturu i urbanizam" d.o.o., Podgorica zaključit će nosilac pripremnih poslova, na iznos od 10.740 €.

Član 6

Odluku o pristupanju izradi Izmjena i dopuna DUP-a „Donji Radovići centar“ sa programskim zadatkom donijet će Predsjednica Opštine Tivat **nakon stupanja na snagu ovog Sporazuma**, odnosno nakon dobijanja saglasnost Vlade CG i ispunjenja uslova iz člana 4 ovog Sporazuma.

Član 7

Potpisnici Sporazuma su saglasni da programski zadatak za izradu Izmjena i dopuna DUP-a „Donji Radovići centar“ izradi Sekretarijat za uređenje prostora i izgradnju objekata Opštine Tivat, kao nosilac pripremnih poslova, polazeći od inicijative Luštica Development AD Tivat upućen Predsjednici Opštine Tivat, broj 0101-350-292 od 24.04.2017.godine, koja čini sastavni dio ovog Sporazuma, a na osnovu koje je Skupština Opštine Tivat donijela Dopunu Programa uređenja prostora Opštine Tivat za 2017.godinu, broj 03-04-350-240 od 20.06.2017.godine.

Član 8

Ovaj Sporazum stupa na snagu nakon davanja saglasnosti od strane Vlade Crne Gore.

Član 9

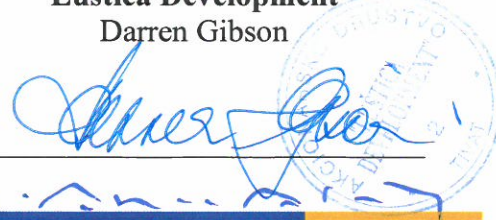
Ovaj Sporazum sačinjen je u po pet primjeraka na crnogorskom i engleskom jeziku, pri čemu su oba teksta jednako vjerodostojna.

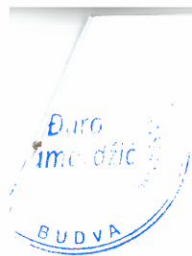
**Sekretarijat za uređenje prostora
i izgradnju objekata Opštine Tivat**

Tamara Furtula, dipl. pravnik



Luštica Development
Darren Gibson





**MONTENEGRO
TIVAT MUNICIPALITY**

Pursuant to Article 53a of the Law on Spatial Planning and Construction of Structures (Official Gazette of Montenegro no. 51/08, 40/10, 34/11, 47/11, 35/13, 39/13 and 33/14) and the provisions of the Decree on the Procedure of Drafting and Adoption of the Planning Document in a Shortened Procedure (Official Gazette of Montenegro no. 40/13) the **Secretariat for Spatial Planning and Construction of Structures of the Tivat Municipality**, Trg magnolija 1, represented by Tamara Furtula, upon authorization of the President of the Tivat Municipality number 0101-350-606 of 14 August 2017, as the entity in charge of preparatory work and **Luštica Development AD Tivat**, represented by the Chief Executive Officer, Darren Gibson, as the interested user of the space financing the drafting of the planning document (hereinafter: Signatories to the Agreement), on 18 August 2017 entered into the following

**AGREEMENT
ON THE DRAFTING OF AMENDMENTS TO THE DUP "DONJI RADOVIĆI CENTRE"**

Article 1

The Signatories to the Agreement have agreed to proceed with the drafting of the Amendments to the **DUP "Donji Radovići Centre"** (Official Gazette of Montenegro – Municipal Regulations number 32/11) **in a shortened procedure.**

Article 2

The Signatories to the Agreement have agreed:

1. That Amendments to the DUP "Donji Radovići Centre" are to cover the entire area of the DUP of **35.93 ha**;
2. That there is agreement between the interested users of the space in terms of property-legal relations;
3. That the Amendments to the DUP "Donji Radovići Centre" are in accordance with the Spatial Urban Plan of the Tivat Municipality by 2020 (Official Gazette of Montenegro – Municipal Regulations number 24/10), as a broader territorial unit plan;
4. That the parameters of the existing planning document of the DUP "Donji Radovići Centre" are not significantly modified, since the possibility of altering the locations of specific land uses within the entire scope of Luštica Development was already utilized in the drafting of the DUPs;
5. To increase the capacities of the facilities of general interest.

Article 3

The Signatories to the Agreement have agreed that the drafter of the Amendments to the DUP "Donji Radovići Centre" shall be "CAU - Centar za arhitekturu i urbanizam" d.o.o., Podgorica (Centre for Architecture and Urbanism), which had drafted the Plan being amended.

Article 4

The total funds for the drafting of the Amendments to the DUP “Donji Radovići Centre” with all reports and studies are to be provided by Luštica Development in the amount of €20,740. The Signatories have agreed that Luštica Development is to pay the funds referred to in paragraph 1 of this Article to giro account of the Tivat Municipality number 510-7814-72 with Crnogorska komercijalna banka (Montenegrin Commercial Bank), by 18 September 2017 at the latest.

Article 5

The Contract on the Drafting of the Amendments to the DUP “Donji Radovići Centre” with the DUP drafter “CAU - Centar za arhitekturu i urbanizam” d.o.o., Podgorica is to be entered into by the entity in charge of the preparatory work, for the amount of €10,740.

Article 6

The decision on the drafting of the Amendments to the DUP “Donji Radovići Centre” with the Terms of Reference shall be issued by the President of the Tivat Municipality **after the entry into force of this Agreement**, i.e. after obtaining the approval from the Government of Montenegro and after the requirements referred to in Article 4 of this Agreement are fulfilled.

Article 7

The Signatories to the Agreement have agreed that the Terms of Reference for the drafting of the Amendments to the DUP “Donji Radovići Centre” are to be prepared by the Secretariat for Spatial Planning and Construction of Structures of the Tivat Municipality, as the entity in charge of the preparatory work, based on the initiative of Luštica Development AD Tivat sent to the President of the Tivat Municipality, number 0101-350-292 of 24 April 2017, which is an integral part of this Agreement, and based on which the Assembly of the Tivat Municipality passed the Amendment to the Spatial Planning Programme of the Tivat Municipality for 2017, number 03-04-350-240 of 20 June 2017.

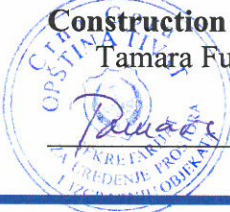
Article 8

This Agreement shall enter into force upon obtaining the approval of the Government of Montenegro.

Article 9

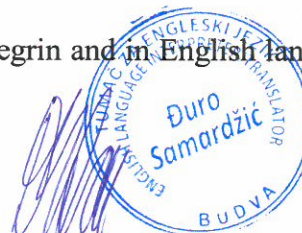
This Agreement is made in five copies in Montenegrin and in English language each, both texts being equally authentic.

**Secretariat for Spatial Planning and
Construction of Structures of the Tivat Municipality**
Tamara Furtula, lawyer



Tamara Furtula

Luštica Development
Darren Gibson



Duro Samardžić

