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PROCEEDINGS
9th UBT Annual International Conference

30 - 31 October
International Conference on Architecture and Spatial Planning

UBT Innovation Campus
Proceedings of the
9th Annual International Conference

International Conference Architecture and Spatial Planning

Edited by
Edmond Hajrizi

October, 2020
Conference Book of Proceedings

International Conference

Pristina, 30-31 October 2020


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International Conference on Business, Technology and Innovation
Pristina, Kosovo 30-31 October 2020

Editor: Edmond Hajrizi


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Editor Speech of IC - BTI 2020

International Conference is the 9th international interdisciplinary peer reviewed conference which publishes works of the scientists as well as practitioners in the area where UBT is active in Education, Research and Development. The UBT aims to implement an integrated strategy to establish itself as an internationally competitive, research-intensive institution, committed to the transfer of knowledge and the provision of a world-class education to the most talented students from all backgrounds. It is delivering different courses in science, management and technology. This year we celebrate the 19th Years Anniversary. The main perspective of the conference is to connect scientists and practitioners from different disciplines in the same place and make them be aware of the recent advancements in different research fields, and provide them with a unique forum to share their experiences. It is also the place to support the new academic staff for doing research and publish their work in international standard level. This conference consists of sub conferences in different fields: - Management, Business and Economics - Humanities and Social Sciences (Law, Political Sciences, Media and Communications) - Computer Science and Information Systems - Mechatronics, Robotics, Energy and Systems Engineering - Architecture, Integrated Design, Spatial Planning, Civil Engineering and Infrastructure - Life Sciences and Technologies (Medicine, Nursing, Pharmaceutical Sciences, Psychology, Dentistry, and Food Science),- Art Disciplines (Integrated Design, Music, Fashion, and Art).

This conference is the major scientific event of the UBT. It is organizing annually and always in cooperation with the partner universities from the region and Europe. In this case as partner universities are: University of Tirana – Faculty of Economics, University of Korca. As professional partners in this conference are: Kosova Association for Control, Automation and Systems Engineering (KA – CASE), Kosova Association for Modeling and Simulation (KA – SIM), Quality Kosova, Kosova Association for Management. This conference is sponsored by EUROSIM - The European Association of Simulation. We have to thank all Authors, partners, sponsors and also the conference organizing team making this event a real international scientific event. This year we have more application, participants and publication than last year.

Congratulations!

Edmond Hajrizi,

Rector of UBT and Chair of IC - BTI 2020

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The economic effects of creative city clusters: The case study of Eindhoven City

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Abstract. This research was carried out using qualitative research methods to explore the phenomenon of creative clusters and their relationship to urban image formation in the city. Based on relevant literature, the influence of creative industries on various urban socio-economic factors is analyzed. The impact on economic growth, innovation and the demand for livability of creative urban districts is discussed. The results indicate that the studied city is about to make a shift towards new approach by incorporating design and knowledge into its urban image. In this way, the studied city participates in the creative knowledge economy and radiates this by following the trend of creative clusters. The purpose of the city’s marketing strategy is to inspire economic growth by recruiting creative and knowledge-based workers capable of providing innovative novel products and services. Within this strategy the creative cluster model is used as motivational drive for engaged workers, community members and investors. The ultimate goal related to the city image is the acknowledgment of interested parties concerned with the excitement and progressiveness of the city in terms of creativity and innovation. The ways in which a specific urban zone is used for the whole city image are primarily directed to attracting international attention and recognition, with the ultimate prospect of better positioning in the global market of cities and the overarching knowledge economy.

Keywords: Design strategy, city clusters, public realm, knowledge economy, creative industries.

Introduction

This research discusses to what extent urban cluster structures provide an economic stimulus within a city and the extent to which this further radiates to the position of the city in relation to its competitors. The economist Micheal Porter came up with the idea of ‘business clusters’ around 1990, as it was believed that firms from the same industry would tend to gather in the same places (Porter, 1998). Business clusters are a means to boost the regional economy because of the stimulus for innovative entrepreneurialism and competitiveness (Hartley, 2013: 7). Policymakers concerned with the success of city imaging linked the notion of business clusters to the rising influence of creativity in business management and government, using the term ‘creative clusters’ (Hesmondhalgh, 2012: 171). The creative cluster is a relatively recent addition to the cultural and media industries. The common factor in all variations on the theme clusters is localized external economies: “the benefits of co-location to businesses competing in similar markets but cooperating in the development of similar knowledge” (Hartley, 2013: 7).

Research Focus

While city planning and society at the time of the industrial revolution was mainly focused around standardized production and mass consumption, it is now believed that creativity and the associated creative industries can offer an important contribution to improving the residential, work and living environment of a city (Grootscholte, 2006: 2; Havermans et al., 2008: 6-7; Devreese et al., 2011; Florida,
2002). And so, in the following years, several new slogans and images came in to fashion in order to characterize cities, such as ‘city of knowledge’, ‘city of design’ and ‘creative city’ (Havermans et al., 2008: 9). Within this theme, this research focuses on the use of creative design and knowledge as input for the global marketing of medium to large cities, with the aim of attracting stakeholders to the city in order to ultimately stimulate economic growth.

**Research objectives**

This research will demonstrate, through extensive literature research and in-depth interviews, ways in which it is believed that urban planning and architecture can have a greater impact on business, in turn increasing attractiveness and economic success. In this sense, this research serves not only as a collection of theories on this topic that reveal a trend, but also identifies the reasons why this trend originated and who has an interest in it. With the emerging creative industries on the horizon, and the changing urban structures where a variety of factors play a role in ensuring liveability, attractiveness and social cohesion - terms that are becoming increasingly relevant to governments around the world - a study such as indispensable for the scientific field of urban development, design and growth.

**Research questions and hypotheses**

In the light of these findings, and the lack of further study on the relation between city image and creative clusters, I will answer the following question in this research:

➢ In what ways can urban clusters be used to shape city image and generate economic growth? In order to be able to answer this question, I will first address the following sub-questions:

➢ How is urban image and identity constructed and what is their function?

➢ In what ways can the creative industries and creative clusters contribute to the image of a city?

➢ In what ways can urban clusters generate economic growth?

**Importance and contribution of the study**

It is valuable to explore whether an urban image can be consciously changed by the arrival of a relatively new economic system, namely the creative knowledge economy, and how much influence this can exert on a city. Furthermore, it is valuable for the research field of urban identity formation and marketing to investigate whether the predicted influences of the creative industries on the image construction of a city, such as the belief that creative industries can make an important contribution to the quality of life and economic success, stand firm. Moreover, many researchers argue for further study of the relationship between creative clusters, better understanding of their production quarters and other economic flows within the city and further exploration whether creative clusters contribute much value and cultural distinctiveness to the city (Evans 2009; Bagwell 2008; Florida 2002).
Research limitations

The research field in which this qualitative research is embedded is relatively new and many researcher criticize certain views and assumptions that are becoming popular around this topic. This research could be influenced by the same views and assumptions, although it is handled with a critical attitude. In addition, this research was based solely on literature and public documentation and looked at the ways in which marketing agencies and the other authorities operate around urban planning. It has not been investigated how target groups feel about the image of the city, as their experience was of less importance for answering the research question. Of course, however, it could have enriched the investigation if the city image would have been studied more specifically on the basis of target group experiences and beliefs. For this, more interviews would have to be conducted to be able to pinpoint the precise intentions of the parties involved. This would require more interviews to be conducted with interview candidates from other perspectives, such as entrepreneurs, residents or specific departments of the municipality.

Literature review

This research makes use of previous scientific research into the function and effects of creative industries on urban development. The formation of creative clusters is also critically evaluated on the basis of studies by Boix et al. (2010), Stam et al. (2008) and Evans (2009).

Boix et al. (2010) provide a methodologically consistent comparison of creative industries across France, Great Britain, Italy and Spain. In their study, they map spatial agglomerations of creative activities showing evidence of urban concentration. Based on an empirical study in the Netherlands, Stam et al. (2008) explore the effect of creative industries on innovation, and ultimately on employment growth in cities. They analyse how the concentration of creative industries across cities is connected with employment growth. Evans (2009) has conducted an international study of creative industry policies and strategies, based on a survey of public-sector creative city initiatives and plans and their underlying rationales. His paper considers the scope and scale of so-called new-industrial clusters in local cultural and creative quarters and sub regional creative hubs, which are the subject of policy interventions and public–private investment. Furthermore, existing trends and beliefs on the subject which stem from the works of Florida (2002; 2012) have been reviewed. In his book The Rise of the Creative Class, Florida describes the emergence of a new class of people dedicated to innovation and unique problem solving through “creative” processes, and explains why this class is going to be the fuel for the future economy (Florida, 2002; 2012). His creative class thesis soon became the rationale behind a number of urban redevelopment projects, particularly in working-class cities that might have struggled to find a place in the postindustrial economy. Yet there has also been much criticism of Florida's work, which he largely tries to refute in his second edition in 2012.

External statements about urban clusters are examined, such as news reports, public interviews, municipal documents, strategy plans and surveys commissioned by the parties involved in these areas, as well as relevant studies on the city’s image by Maldonado & Romein (2013), Zwart (2007) and Hurk (2009).
The paper of Maldonado and Romein (2013) describes the process of economic transformation of the city-region of the city, and examines the roles of knowledge and technology, quality of place, and organizational capacity in mutual coherence. Although the city’s region is a rather successful example of knowledge-based development, the paper also addresses limitations to this development, in particular its quality of place and its labour market, and the efforts by regional stakeholders to overcome these. In Zwart's extensive research (2007), he analyses the specific motives behind the applied place marketing in urban renewal locations within the framework of the history of modern place marketing. A case study is used as a reference in which city branding, in an early form and without being qualified as such, plays a prominent role. Hurk (2009) investigates the interests and motives for the various stakeholders in the development of urban clusters and which positive agglomeration effects are to be expected. His research also focuses on the case study and its creative industries.

Finally, two in-depth interviews were also conducted to determine the current state of affairs of the developments in the field of urban image and its cooperation with the creative industries. The interviewees were the program manager and transformation director of the urban clusters, and the managing director of the city marketing agency.

**Problem statement, research questions and hypothesis**

The creative industries are often defined as the producer of symbolic meaning or entertainment value. A number of reasons can explain why creative industries have become so popular within city marketing. Since Richard Florida's argument about the creative class, there is widespread belief that creativity is the driving force behind economic growth. The creative industries are understood to be a source of innovation, knowledge and opportunity as well as drivers of city regeneration and they seem to provide more and better employment in the growing international sector. These statements affect the choices that city developers make around their creative industry policies, and the decisions that city marketing managers make to implement the creative industries in their marketing strategy. In this research, these statements are examined more critically on the basis of relevant literature, in order to ultimately determine to what extent they represent the reality of city marketing practice. […]

**Methodology**

This research was carried out using qualitative research methods to explore the phenomenon of creative clusters and their relationship to urban image formation. This study therefore uses various sources, both academic sources such as previous research and self-collected sources such as in-depth interviews, with which these relationships can be explained. By making use of previous quantitative studies, qualitative research can contribute to a better interpretation and understanding of the complex reality of this situation, because it offers a greater perspective on the functioning and structure of urban image construction and on the influence of both connotations around creativity as socio-economic effects that the creative industries entail.
Herein, based on research into these elements, a distinction is made between assumptions and connotations about the creative industries and authentic effectiveness of these industries on cities and regions. Research is conducted into the economic effects in terms of innovation and productivity, as well as into a number of social elements such as the creative class and the aura of openness and diversity. This research makes clear what contributions the creative industries, and especially creative clusters, can make to cities and regions and how that is achieved.

The case study is examined in the light of the findings of this research. The creative industries of this city are mapped and its marketing strategy is analysed. By making comparisons to the theory, it is analysed to what extent this city is a fertile ground for the successful implementation of creative industries in the marketing policy. In addition, it is examined to what extent the creative industries are consciously included in the marketing strategy and what might have influenced the reasoning of the decisions that are made about this. Finally, an analysis is made of the identity formation of the city and it is determined what function urban clusters might have had in this development.

**Results**

Place marketing is part of the marketing practice that focuses on the promotion of specific places, cities, regions and countries. The growing focus on place marketing of the past century can be explained on the basis of a number of key developments within the marketing discipline. The financial crises, the growing involvement of residents and the increasing number of international talents and investors led to a redesign of cities and urban areas. Marketing a city appears to be beneficial for the city’s national and international market position, the local economy and the quality of life. However, place marketing appears to be quite complicated to implement due to the complexity and diversity of places. When developing a place brand, a large number of target groups and products must be taken into account, and political and economic considerations always play an essential role.

Place identity is the way the owners of a brand, such as the municipality or marketing agencies, want to identify and promote a place. The elements of a place identity are therefore often advantageous for the brand owners, and are therefore primarily aimed at causing more tourism, international recognition and commercial relevance. Place image is the way in which a place is perceived by a target group. These are the emotions, associations and beliefs that a target group relates to a place. Place image can be unrelated to the place identity as it can also be influenced by factors that may be beyond the control of the brand owners, such as associations related to personal connections or specific events. Moreover, place image appears to have a stronger influence on the loyalty of residents and visitors to a city than place identity.

The way in which the urban image is measured in most research cases is by means of a scale on which a number of factors are tested. The indicators are often derived from residents and visitor surveys or from similar empirical studies. However, this method appears to be problematic because it can never encompass the total reality of a city. In addition, because the scales are often modeled on the basis of one city or region, it will provide unusable results for cities with completely different values than those included in the index, as a result of which
the results will deviate or does not necessarily provide correct information. This makes the scale unreliable to be able to use on a larger scale.

After the industrialization of society, creativity took on an increasingly important role. As fewer jobs became dependent on human labor, due to the growing number of jobs taken over by automatized technologies, more jobs were created in which creativity played the key role. The importance of creativity, and the positive connotations that the word carries, led to a rapid growth in the number of policy plans in which the creative industries were included. It has become one of the most obvious solutions for place-based regeneration and marketing strategies, contributing to the regeneration and renewal of redundant buildings and depressed urban areas. In addition, there appears to be a widespread belief that creative industries are causing economic growth by creating employment in all kinds of branches of the industry.

The concept of creative clusters originated from business clusters, which are businesses in similar industries that unite in a relatively small part of a city or area, creating better connectivity and higher productivity. As has been proven, a cluster, in combination with creativity, also generates innovation, which is considered to be priceless in the current urban economic climate and is simultaneously inextricably linked to the nature of creative industries. However, there is some noticeable doubt among researchers in this field who claim that many cluster policies do not pay enough attention to the complexity of the functioning of creative industries, and therefore fear that failed attempts will lead to the loss of interested investors and stakeholders. In addition, the argument that creative industries would cause employment is also being questioned. This has to do with the fact that a single definition of creative occupations has never been agreed upon, so that many jobs with a creative element are immediately labeled as creative occupations, and creative jobs outside the creative industry might not always be viewed as creative occupations, even if they are. Because jobs in ICT are included as creative jobs, the definition of creative jobs is dominated by jobs outside of the creative industries. These indeed create employment and economic opportunities, but not necessarily within the creative industries themselves. This ensures that there is no clear statistic for creative occupations, which therefore makes claims about employment therefore less valid.

In a social sense, however, a creative urbanization ensures that there is more openness and inclusiveness, because these are apparently the desired circumstances for attracting creative and talented people, or the ‘creative class’. It is also considered important by many urban developers that new talent is brought in, and this in turn provides for a diverse, international population of new residents. In an economic sense, the creative class, with their entrepreneurial spirit and innovative approach, ensures that employment is created and economic growth takes place.

Conclusions

The idea of a creative cluster, a creative centre where creativity and innovation are generated, is quickly accepted by many policy makers and urban developers. The concept of clusters that comes from the economist Michael Porter promises increased productivity and interconnectivity, which ultimately leads to efficient economic growth with the help of creativity as the driving force behind
development and innovation. Nevertheless, the development of creative clusters is still in an immature phase, because the clusters developed in response to the trend are still small-scale and often rely on subsidies and external support. Cities and regions that do have the potential to grow into successful clusters somehow don't have the means or the motivation to realize this. This could be due, for example, to the fact that these regions are still attached to old habits and business models, which do not correspond with the philosophy of creative clusters, or the ‘creative economy’. This ‘institutional sclerosis’, as Olson (1984) calls it, extinguished the creative fire so that many members of the creative class went elsewhere to find a place where they could integrate more easily. In addition, scholars have doubts about the scientific base of creative cluster development. According to Simon Evans (2009) the promotion of creative cities and spaces has become a global phenomenon that is based on ‘quasi-scientific policy reasons’ instead of hard evidence. Furthermore, scholars are concerned that current creative industries policy is dominated by a cluster agenda that fails to elaborate how the creative industries operate. This results in creative strategies that are used for different and often contradictory goals. This not only causes tensions between city-regional authorities and local authorities as they have different objectives in mind, but also causes investors to mistrust this inconsistent message. Because the creative industries is a complexed and layered one, multiple policies should be developed to tailor to the nature of specific domains and layers of the industries.

The idea that creative industries are the driving force behind economic growth is receiving increasing attention from scholars, policymakers and urban developers. It is believed that the knowledge economy that applies today will increasingly involve creativity as one of the most important skills. As creativity is an essential ingredient for innovation, many of the relatively small innovating firms in creative industries are important sources of innovation for large corporations that ‘subcontract’ the creation of radically new products to them. For these companies in the creative industries, innovation is a daily activity, and they are actually more innovative than similar companies in other sectors. Because innovation is one of the pillars for a better position on the world market as a city or country, this might prove that the creative industries can actually provide economic growth. However, the potential to create employment within the creative industries lack evidence and credibility, according to several critics on this subject. Although the creative industries are growing, overall employment is decreasing due to merges, acquisitions and out-sourcing. What is more, not every job in the creative industries is creative, and many jobs in different industries are clearly very creative. Because jobs in, for instance, ICT are included as creative jobs, the definition of creative jobs is dominated by jobs outside of the creative industries. These indeed create employment and economic opportunities, but not necessarily within the creative industries themselves.

In his work, Florida proposes various factors in the relation between the creative class and economic growth, such as social tolerance, attracting talent and the development of (high) technology. The ‘super-creative core’ of this new class includes professions from all kinds of industries, but which are almost always influential positions or ‘opinion-makers’ looking for diverse and open access ‘plug-and-play’ communities in which they can flourish. Although positive effects can
be seen in employment and innovation when the creative class settles somewhere, this has more to do with external factors than with the economic strength of these members themselves. For example, economic growth has a stronger correlation with higher incomes and because members of the creative class often design and produce luxurious products and services, their presence will grow in such circumstances. In addition, the bohemian lifestyle that is a characteristic of the creative class is due to the reason that people with a higher income prefer a more luxurious life, rather than an requirement of them to settle somewhere. Finally, assuming that a number of makeable conditions will cause a group of people to move to a city or area is to ignore many more factors that make people decide to settle elsewhere, such as career prospects and income.

The most frequently mentioned positive effects of creative industries in cities are the social and economic benefits. In a social sense, a creative urbanization ensures that there is more openness and inclusiveness, because these are apparently the desired circumstances for attracting creative and talented people, or the ‘creative class’. It is also considered important by many urban developers that new talent is brought in, and this in turn provides for a diverse, international population of new residents. In an economic sense, the creative class, with their entrepreneurial spirit and innovative approach, ensures that employment is created and economic growth takes place. This process can ensure that a city gets a higher status on the market, and in this way can better compete on the global market of investors, tourists, entrepreneurs and innovative initiatives. The question is whether participating in the race of creative cities creates a better city image. On the one hand, it is a logical decision taking into account the advantages of implementing creative industries in urban environments. On the other hand, it can be argued that when assumptions are made about possible positive effects without a strong, evidence-based ground, a city risks to hasten plans that do not fit within their economic model, the identity of its inhabitants or the city in general. This can actually lead to a lot of negative effects, such as failed regeneration areas within the city, disagreements between stakeholders due to confusing and contradictory goals, and eventually decline in the city’s economy.

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The Climate Change Impacts on Cities in Antiquity in Civilization Centers of the Extended Mediterranean and Near East Regions (The Import of History)

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Abstract. The paper explores the correlation between the climate change and the evolution of settlements in the example of the civilization centers of the extended Mediterranean and Near East regions. Based on the comparison of the selected settlements’ development stages with the charts showing the precipitation in the respective period between 3000 BCE and 500 CE, that compare the global precipitation with the manifestation of urban and civilization activities. The assumption that the global climate course had an impact on the formation, development, and perishing of the ancient civilizations and their cities. When numerous factors or long-term (200 – 400 years) adverse climate conditions are combined then further deterioration may lead to a mass perishing of settlements and civilizations. It means, that these cities must have been resilient to the short-term climate deviations and the related weather wildness and that they must have been adapted them. Keywords: ancient cities, clime, climate changes, Mediterranean and Near East regions

Introduction

The questions connected with the climate changes and particularly with the global warming carried on with the previous discussion about the state of the environment and sustainability at about the turn of the millennium. The first reaction was a declaration of “climate change combat” that, for example, the European Union integrated in 2010 into the Europe Strategy 2020. (DotaceEU.cz ©2018). Since it became soon apparent both from the theoretical and practical point of view that whatever big our “struggle” with the climate change will be, the climate change is quite indisputably being in progress, historically was in progress and will continue in future. (More e.g. in Svoboda, 2009, Metelka and Tolasz, 2009)

Currently quite a number of research is carrying on both in the area of resiliency and adaptation. However, all these activities are oriented to the current state and current situation without having scope to solve the questions of the climate change and the consequent changes in the life conditions of individual towns in the broader spatial-temporal relations. On the other hand we may state that the development of towns ‘construction since the oldest historical period is full of examples both successful and unsuccessful adaptation strategies. Therefore this work sets the aim of finding the suitable examples so that we might from these historical examples draw edification for the present.

Obviously it would not be meaningful and it would not be within human power to investigate all the towns and all the periods of their development. It is suitable to investigate particularly the towns of globalized world systems that get at least in orders closer to our towns both in size and complexity. At first sight it would seem that such globalized systems do not exist in history, but if we search for better we can find out that although in history there exists only a few examples of such globalized world systems, but the example from the Bronze Age as well as the present one represent the clearest examples and the parallels between them are extremely interesting. (Cline, 2019). Therefore, our next investigation will be particularly concentrated on the period of the Bronze Age. It is necessary to mention that the towns themselves are comparable both in their size and utilities. With little exaggeration we may say that the towns of the Late Bronze Age had all the utilities available as our towns have with one exception, which are the distributions and technologies based on the electric power. On that account the impact of climate changes on their development and decline can be for us extremely instructive.

The methodical basis of the work is the analytic-synthetic method based on the study of the literature sources (incl. available publications and picture material on the relevant Internet servers) complemented with the field investigation in the places themselves, where it is currently possible from the geopolitical and safety point of view.

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Shifts of climatic zones in retrospective

As mentioned before the climatic conditions in the given position of a settlement can be in the course of time variable and therefore they can have the principal influence not only on the origin and development of settlements but also on their decline, or possibly destruction.

The climate changes can be also illustrated on Gehl’s descriptions of climatic conditions. His Life among the buildings was issued almost fifty years ago in 1971, and therefore it is an interesting evidence of the change of climatic conditions in Scandinavia, when it is written here that: „most time outside people require the direct sunshine and wind protection to feel comfortably. In effect, always with the exception of the hottest days, the parks and squares exposed to the wind or in the shadow are in effect uninhabited, while the places exposed to the sun or wind protection are full of people“. (Gehl, 2000) Gehl and Gemzøe (1996) even created a map of good – i.e. sunlit public spaces of the center of Copenhagen. Today even in the Scandinavian cities people prefer shadow and protection against the direct sunshine for most of the year.

The literature in the field of study of the historical development of climate change and its individual phases is not as rich as the publications concerning the topical situation. Among the first ones, who dealt with the study of climate development, was the team of prof. Dansgaard, who even in the seventies and eighties of the 20th century studied on the basis of data analysis acquired from the cores of Greenlandic glaciers, the precipitation activity and connecting cloudiness in the past. (Svoboda, 2009, p. 64). The basic analyses from the acquired data were carried out by Cuffey et al. (1995, 1997 etc.). Cuffey et al. (1997) dealt both with the temperature changes and the question of precipitation development. Apart from other things they created a model, by means of which they determined an approximate temperature in the individual historical periods, and calibrated it by means of isotopes of oxygen and its accumulation in the individual ice layers. The model was assembled from five principal elements, namely the change of temperature and its development, the development of surface temperature, changes in the ice quantity, decree or increase of an ice layer and the accumulation rate. The correctness of their analyses was then independently confirmed by another research under the leadership of Johnsen (Johnsen et al., 1995). Apart from other things it followed from the results of analysis that the warming was since the mean Ice Age to the Holocene really great, up to 15 °C on average.
This research group has not certainly been and is not the only one, who goes in for modelling the climate change development in the past. Let’s mention, for example, the work of Stocker (2011) or others, focused more on the climate development itself, such as the works of Bristow and Ford (2016), Behinger (2010) or the works of the team under the leadership of Kondratyev (e.g. Kondratyev, Kravipin, Phillips 2002).

Svoboda (2009) further elaborated the analyses of Cuffey et al. (1995, 1997) in the field of precipitation, which he considers from the impact on the development of “humankind” point of view more important, into the clearly organized relative form. The result is 14 graphs representing a course of oscillation of snow layers, resp. deviations from the long-term average from the period from 3000 BC up to 1000 AD, in which he marked the precipitation minima (m) and maxima (M) in the step by fifty years.

By analysis of these graphs it is possible to determine the climatic extremes that can be compared with the important changes in the urban or civilization structures in the past.

As stated above we can presume that the climate changes will be in correlation with the significant cultural and civilization manifestations of mankind, whose the highest stage can be considered the urban and architectonic, i.e. town manifestations. The analysis of above mentioned graphs can determine the climatic extremes and compare them with the significant changes in the urban or civilization structures.

**Choice of settlements for analysis**

Before starting the historical analysis, it is necessary to include a note to the availability of material for comparison. There exists a whole series of archaeological material, which deals with the development of ancient cultures and their settlements, often taking into consideration the conditions of the environment, resp. the state of climate in individual historical periods. Of many we can name, for example, Enzel et al. (2003), Migovski et al. (2006), Clarke et al. (2015), Rosen and Goring-Morris (2018), Riel-Salvatore and Negrino (2018). From our point of view the insufficiency of these works is their purely local aiming, i.e. each such work concentrates on the state of climate in one concrete locality and very often only in some relatively short time stage. It is very difficult then to put together a picture...
of climate development in the chosen investigated locality, what is practically impossible at the moment to put together an integral picture of the climate development in the large scale territory or at least at the level of sub-continents or continents. It is obvious that realization of such a task would be very desirable, however this task is rather for a climatologist not for an architect or a town planner. For that reason we have to be for our work satisfied with an available model of development of precipitation activity as was described above.

The holistic study of development of towns construction is currently investigated by less town planners then would be expected, so that besides the works by Hrůza (e.g. Hrůza, 2011, 2014) and predominantly unpublished studies by Koutný (e.g. Koutný, 2016) there are only works of the author of this article (e.g. Šilhánková, 2016, 2017, 2019 and Šilhánková and Pondělíček, 2018), which are concerned with these problems. The research and publication basis moved (as against the period ca fifty years ago) into the area of historical sciences, particularly into archaeology. In spite of the considerable progress in these sciences it is evident that the progress in the research in the field of development and the functioning of the towns construction is much less than it would be expected, because the physical substance of towns itself and its urban regularities are often at the edge of interest of historians (very often the linguists dealing with the different inscriptions) and archaeologists (who besides the precious golden objects prefer ceramics for its simple historical comprehensibility and easy dating). We are not, therefore, able to base on the complex elaborated basis of the development of towns construction nor the complex works dealing with the towns’ development in the individual historical periods, but only the partial references in the comprehensive set of archaeological works. However, it should be mentioned that even with the limited literature sources at least an approximate picture, which will have a sufficient testifying value, can be put together. (Complement with the archaeological sources)

For the following analysis we have chosen the most important settlements – the civilization centers of a broader Mediterranean and Near East circle, namely the representatives of Mesopotamian cultures, such as, for example, the town of Ur, as one of the most important centers of Sumerians, further Babylon as a main representative of the Akkadian period and later the Neo-Babylon Empire in Mesopotamia and finally Assur, a center of the Assyrian Empire. To have a full picture we included in the east Mohenjo Daro (even if it is relatively distant from the Mediterranean), however we consider it for the main representative of Proto-Indian – Harappa culture, which we do not want due to its striking urban manifestations to omit of our investigation. In the area of present Syria, Lebanon and Israel a whole series of cultures was developing with the distinctive urban centers incl. the oldest town of the world - Jericho. For analysis we have chosen the town of Ebla, which was once a leading power base of the northern Syria and further the town of Ugarit, which after the decline of Ebla overtook the leading position in the region. Of the coastal Mediterranean towns of the Canaanian and later Phoenician circle we have chosen a pair of towns of Sidon (Sayda) and Tyre. Of the inexhaustible series of the towns of Israel, as mentioned before, we have chosen a town, which according to tradition is the oldest town of the world – i.e. Jericho and an indisputable cultural leader – Jerusalem. On purpose we omitted the Egyptian towns in our list, because the possibilities of their investigation are unfortunately, due to erosion, very limited. On the contrary we included the towns in Anatolia, namely a representative of the Hittite Empire – Hattusas and its followers – Neo-Hittite kingdoms, represented by the town of Zindzirli. On the Asia Minor coast we could not obviously leave out Troy and younger Miletos, which is a principal representative of the Greek colonizing towns. Of many island towns of the east Mediterranean unambiguously dominates Minoan Knossos on the Crete. Of the towns on the European part of the Mediterranean the town of Lerna has been chosen, as one of the oldest town settlements, which preceded Mycenae with their culture and civilization circle, and which were also obviously included into the choice, just as Athens as a center of Greek civilization. Of the towns of the Apennine peninsula we have then chosen one of the Etruscan towns, namely Veie, which was regarded as the richest town of the Etruscan league and obviously Rome. In the south-west Mediterranean there were two distinctive settlements, which were also included into the selection, namely Punic Carthage and Greek Alexandria. We analyzed altogether 22 towns and the towns of Tyre

Fig. 3. Map of analyzed towns. Source: own construction into the base of Google map

**Correlation between climate changes and development of settlements**

On the basis of comparison of evolutionary stages of the above-mentioned settlements with the graphs illustrating development of precipitation in the studied period, we created a set of seven graphs (for spatial reasons there are further stated only the most interesting of them) covering the period from 3000 BC to 500 AD, i.e. approximately to the end of the Ancient times, comparing the global precipitation activity with urban, resp. civilization manifestations in the monitored area in the given period.

It results from the acquired data that around 3000 BC in the Mediterranean and in the Near East there exists a developed and stabilized urban society. The towns such as Ur, Jericho or Ebba went through several centuries’ history or even several thousand history in the towns of Ur and Jericho. Other settlements, such as Ugarit, Jerusalem, Hattusa, Tyre and Sidon transform themselves from the suburban settlements to towns. In the favorable period around 2900 BC the towns of Knossos and Troy have been developing themselves. The towns and their societies are in this period able to manage precipitation minima m-1 (between 2850 and 2800 BC) and m-2 (around 2750 BC). Even though the urbanization process was probably slow down by these minima (other of the studied towns come into being only after 2700 BC – Lerna and Mohenjo Daro), these worsened climatic conditions do not on principle influence the existence of the existing settlements.
Around 2500 BC other significant settlements, such as Assur and Mycenae appear, probably as a consequence of favorable conditions connected with the maximum M-4 and the subsequent relatively stable period. A rather different situation arises around 2300 BC, when other precipitation minimum (marked as m-3) appears. Although this precipitation minimum is not markedly worse than the previous minima, it causes interruption of the settlement development in the towns of Jericho, Ebla, Ugarit, Sidon and Tyre. The precipitation maximum M-4 appearing between 2250 and 2200 BC leads then to the renewal of the settlement of Sidon and Tyre, however the connecting long minimum m-4 inhibits resettlement of Ugarit and Troy up to 1st half of 2nd millennium BC. The long-term unfavorable period of the minimum m-4 most probably caused a decline of Harappa culture and Mohenjo Daro, similarly as a relatively long-term interruption of the urban development in Troy. For example Bellová (1971 in Tainter, 2009) regards this so-called dark period between 2200 – 2000 BC in the eastern Mediterranean as a consequence of drought labelled in the graph above as the minimum m-4. After termination of this unfavorable period and a short period of the maximum M-6 new urban centers such as Babylon and Athens, appear on the world urban scene.

The period between 2000 and 1500 BC can be from the precipitation point of view considered as quite favorable, because it varies relatively near the long-term average with the exception of the short period between 1700 and 1650 BC. Unfortunately this short period is replaced at the beginning of the 2nd half of the 2nd millennium BC by the slow period of precipitation minimum m-7, which apparently weakens most of the urban centers functioning at that time. However, the turbulent development begins only between 1300 and 1200 BC, when at first the precipitation distinctly worsens (m-8 around 1270 BC), consequently markedly increases (M-7 around 1240 BC) and afterwards falls down again up to the half of the 12th century BC. In this regard it is necessary to mention that the precipitation maximum M-7 was probably caused by floods, so that the economic situation of settlements did not improve during the floods but on the contrary much worsened. The result is a decline of practically all the town settlements except the origin of the Neo-Hittite kingdoms represented by Zindzirli. It is necessary to realize that the vastness of Zindzirli itself is as against the towns of the Middle Bronze Age relatively small. On this spot we should mention yet that the majority of urban centers was at that time invaded by so-called Sea Peoples, which might have been the interconnecting manifestation of pre-urban cultures, which were searching because of drought new sources in more developed areas.
In this period the coming of Dorians into Greece as well as the collapse of Mycenaean civilization took place, where due to the long-term precipitation minimum m-7 and consequent deep minimum m-8 and resulting drought caused famine, depopulation and migration, this minimum was further increased by the consequent precipitation minimum m-9 after 1200 BC. "What seems to be a collapse of Mycenaean civilization on the Peloponnnesus, is in effect evacuation caused by drought into other areas, including Attica."

(Carpenter, 1966 in Tainter, 2009)

Graph 2. Comparison of global precipitation activity with urban development of the ancient Mediterranean and the Near East from 1500 to 1000 BC. Source: own construction using the graph in Svoboda 2009

After this period called by historians “dark” period the situation in the 1st half of the 1st millennium BC climatically stabilizes again and some former urban centers, for example, Babylon, Assur, Tyr and Sidon, Jerusalem or Athens are gradually renovated and new urban centers, e.g. Veje, Carthage, Rome arise and obviously the whole great Greek colonization, which is in our brief represented by Miletos. In this connection it is necessary to mention that a whole series of settlements entirely declined – Knossos, Mycenae or Zindzirli after the dark period, others like Babylon or Athens were renewed, but on the different cultural basis (resp. by different culture or another ethnic group) than was in the previous period. It should be mentioned here that the end of the Minoan culture and decline of Knossos and other settlements on the Crete tends to be given into the connection not directly with the climate changes but with another natural disaster, namely the volcano explosion on the island of Thera, dated to the 16th century BC (Bouzek, 1979, Pressová, 1978 and others).

The Neo-Assyrian Empire represented by Assur comes into being between the maxima M-9 and M-10 and survives in spite of the deep precipitation minimum m-10, which begins between 800 and 750 BC. Its end is coming in the consequent precipitation minimum m-11 between 600 and 550 BC, when it is replaced again by increase of Babylon. In this area it seems that the precipitation minima are good for southerly lying Babylon as opposed to the rather wetter periods, which are good for its northern neighbors. This hypothesis can be supported by the following increase of Persia connected with repeated increase of precipitation after 550 BC.
The period of precipitation maximum M-10 between 900 and 800 BC is also connected by the Phoenician colonization, which was probably stopped by the deep precipitation minimum m-10 between 800 and 750 BC. It is interesting that this period means again starting the great Greek colonization and a rise of Etruscan towns on the Apennine peninsula. Similarly the Rome Empire is flourishing in the same territory.

In the period of the 2nd half of the 1st millennium BC after surmounting the precipitation minima m-12 and m-13 the period of independent Greek states finishes and also the Persian Empire declines, however the period is climatic relatively stable and the society of that time stabilizes, whose consequence is an important expansion of the Macedonian Empire at first and consequently of the Roman Empire with their abundant urban manifestations.

If we have a look separately at the Roman Empire development, we can see that during the first 500 years of its existence de facto did not cross the border of today’s Italy. Relatively slow growth can be influenced by the precipitation minima m-12 and m-13 in 500, resp. 400 BC. The following period means the fierce expansion of the Roman Empire. Between 200 and 100 BC the Roman Empire expanded from the border of today’s Italy to the northern part of the Mediterranean, probably due to the fact that the amount of precipitation increased from the precipitation minimum m-14 again to the average around 120 BC. The subsequent fall of precipitation did not stop the empire expansion, although the precipitation minimum m-15 around 50 BC might have influenced the crisis of the Roman Republic and the subsequent birth of empire.

The decline of settlements in this time is a consequence rather power than climatic effects (destruction of Tyre and Sidon by Alexander the Great or liquidation of Veje, and
later of Jerusalem by the Romans). Carthage, which was obviously a rival of Rome, is not deliberately mentioned above. Its liquidation after the 3rd Punic war can be connected with the local worsening of conditions after 200 BC within the minimum m-14 and therefore with the Roman fight for the food sources. However, a great many of settlements whether in the Mediterranean (among many others we can except Alexandria mention, for example, Caesarea Maritima in today´s Israel) or in Europe, was founded. The situation is economically stabilized enough that the Roman Empire manages to overcome the precipitation minimum m-15, probably due to the fact that it is relatively short.

Graph 4. Comparison of global precipitation activity with urban development of the ancient Mediterranean and the Middle East from 0 to 500 AD. Source: own construction using the graph in Svoboda 2009

However, at the beginning of the 1st century AD the situation radically changes, the precipitation averages gradually decrease until to the considerable fall around 180 AD, which is a beginning of the slow precipitation minimum m-16 lasting up to the 4th century AD. The urban structures at that time are relatively stabilized, nevertheless the economic basis of the Roman Empire is still more and more disturbed, which consequently leads not only to its decline, but to the considerable fall of the urban manifestations (striking reduction of the existing towns, decline of series of lesser settlements and more or less disintegration of the urban settlement structure in Europe for almost following 500 years). We cannot obviously lay the equal sign between the precipitation averages and decline of the Roman Empire, nevertheless the distinctive relations between these phenomena are mentioned by many authors. The fall of the Roman Empire as a consequence of climate changes is presented, for example, by Winkless, Browning (1975 in Tainter, 2009) or Hughes (1975 in Tainter, 2009), who draws attention to the lack of food (as a result of drought – author’s note) and a subsequent fall of a number of inhabitants. Tainter (2009) continues mentioning that the contemporary Christian author Cyprian comments the situation as follows: „The winter rains that add nutrition to the seeds in soil are waning, and also summer heat causing that the crop ripen. Springs have in themselves less freshness and autumns less fertility.“
Conclusion

Of the above-described development of the principal urban centers of civilizations of the ancient Mediterranean and the Near East, the influence of climate change (particularly of precipitation development monitored by us) on their development, fall and destruction is apparent. In accordance with other authors (Svoboda 2009, Tainter, 2009 and many others mentioned in particular by Tainter 2009) it is possible to confirm the assumption that the global climate development has an influence on the origin, development and decline of the ancient civilizations and their towns in the area of the Mediterranean and the Near East. Nevertheless, we cannot lay the simple equal sign between the amount of precipitation and flowering of civilization and the lack of precipitation and decline of civilization. It becomes apparent that the stable society is able to manage partial unfavorable conditions (as we could see, for example, at the minima m-1, m-2, m-6 or m-10), however, if more factors or long-term climate inclemency are combined, then the worsening can lead to the massive decline of settlements and civilizations (minima m-3, m-7, m-8 and m-16). It is also apparent that the global climate changes do not have the same impact on all the localities, e.g. in Mesopotamia it seems that what is not good for one its part, and it enables development and rise of the second part (alternation of development of the north and the south). At some civilizations also other natural impacts, resp. catastrophes are evident, for example, in case of decline of the Minoan civilization on the Crete. Nevertheless we can state that the long-term unfavorable climate conditions may lead to the decline of settlements as civilization centers, as it happened around 2300 BC, between 1300 and 1200 BC and between 400 and 500 AD. It is necessary to emphasize that it was always the long-term period (in horizon of 200-400 years). The cultures and their towns were able to resist to the shorter climate changes. It means that these towns must have been against the shorter climatic fluctuations resilient, resp. they must have been adapted to them. Therefore, our adaptation and resilient strategy should focus on both the short-term impacts of climate change and particularly on the strategies in the long-term time horizons.

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Typology of neighborhood public open spaces: case study of Pristina

Safete Veliu¹, Mimoza Sylejmani²
Abstract. Neighborhoods are an integral part of the city and their planning plays an important role in quality of life. They are composed of several elements that directly impact on society, one of these components are public spaces.

This seminar will treat public spaces as part of neighborhood that impact on sustainability of them. Case study of this research are two neighborhoods, Ulpiana and Mati 1 in Pristina, which city has had a rapid construction after the last war. In this research is made a comparison between two neighborhoods planned in different periods, Ulpiana is one of the neighborhoods in Pristina planned before the war (modern city) and Mati 1 a neighborhood planned after 2000 (new neighborhood). The paper aim is to analyze public spaces in terms of: structure, typology and public spaces contents.

Referred on literature, public spaces take a place on sustainable criteria of neighborhoods. The goal is that through comparing public spaces of these neighborhoods, to show differences between the “old” and the “new” and the impact of public spaces on sustainable community requirements. Keywords: Public spaces, sustainability, neighborhood, Ulpiana, Mati 1

Introduction

It is on responsibility of architects, urbanist and planners that in the frame of housing buildings, neighborhoods and cities to offer residents better living conditions. Housing is oriented through sustainability, to increase the quality of life we must create sustainable housing and make a connection between building, neighborhood and city. Sustainable cities must provide clean water, toxin-free air, renewable energy, mass transit, environmentally sound solid waste management, and public space. Public spaces are a key contributor to quality of urban life in cities. Cities that provide higher quality public space have been found to have improved indicators for the health, wellbeing and social lives of their residents. Public open spaces have dual role on the structure of neighborhoods, social and ecological. The aim of the first is to secure suitable open spaces, where citizens can be socialized with each other and from the other side, green spaces play a vital role on promoting the sustainability of cities and well-being of citizens, respectively, in the connection between human and nature.

Pristina as capital city of Kosovo, according to UN HABITAT\(^4\) has 46 public spaces and we can separate them into six typologies: squares, city parks, neighborhood parks, markets, playgrounds and sports fields. Neighborhood that has been taken for case study are Ulpiana, it was planned during modern period, that is the main urban period of the city and Mati 1 is planned after the last conflict in Kosovo. Mati 1 had a big expansion with numerous informal constructions within the urban area and uncontrolled spread on all directions. The purpose of the seminar is to compare these neighborhoods and to see the differences between typology and structure of public open spaces.

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\(^3\) UN HABITAT (2018) \textit{Public spaces in Prishtina, Kosovo}

\(^4\) UN HABITAT - United Nations Human Settlements Programme
1. Research question

This research is based on the question that which is the difference between neighborhood built on modern city period and the new neighborhood in Prishtina, typology of public spaces and which of this neighborhood is more appropriate for citizens. Such a research can help to increase attention of citizens for public spaces.

2. The impact of public spaces on sustainable neighborhood

Dwell is an elementary unit for housing, but well-being of resident cannot be secure only with a well-built dwell and according to sustainable criteria. Genuine housing has a narrow connection with neighborhood, which means that in order to increase the quality of life, the constituent elements of neighborhood must function as a whole. A sustainable or ‘green’ neighborhood as “a neighborhood that is planned to be integrated with priority to the protection and use of natural resources, application of green technology, green practices and recycling, with the aim of preserving the environment, improving public health, safety, and general welfare of city residents”. This definition describes the importance that all the components of a neighborhood, starting from building, public spaces and infrastructure, must be planned on a holistic way taking into consideration sustainability. Meanwhile, according to agenda 2030 of UN for sustainable cities, public spaces and green spaces took an important place on promoting quality of life.

The way that a neighborhood breath, we can say that depends from public spaces, which play a vital role on sustainable neighborhood design. They include public open spaces for residents, that are in exploitation for all inhabitants indiscriminately. Between young people and old one, reach and poor, race and gender, which mean they are opportunity for socialize between people. Green spaces and parks on other side, have a high impact on environment, trees can affect the mitigation of the climate, and in addition to humans these places can also be exploited by animals.

Cost of construction and maintenance of public spaces are high, but in addition to being usable they can increase the price of housing, for example a park view dwell can be sold more expensively. Nowadays because of dynamic life, residents frequently don’t have the opportunity to visit these places, but the belief that they exist creates urban memory of citizens. The opportunity of using these spaces and memories that they create are part of the structure of a satisfying urban lifestyle.

3. Public spaces in Pristina – research examples

The Municipality of Pristina is the administrative and educational center of Kosovo, which has a diverse institutional concentration. Its landscape is developed by different political and cultural influences. With the migration of inhabitants from rural areas, the city had a rapid urban development, which affected the degradation and quality of the environment. For twenty years Pristina has increased by 1000ha. The rapid expansion of the city has negatively affected the construction of public spaces. The new neighborhoods built after

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6 UN - United Nations
2000, were built by private investors and mainly on private land. Taking into account that public spaces do not bring economic benefits, it has made the private sector not to invest in that direction, because many constructions are informal, which have ruined the planning of neighborhoods as a whole. On the other hand, the old residential neighborhoods (built before the war) are rich in public spaces although their maintenance is not continuous.

The urban area consists of 20 neighborhoods, which are categorized into three general urban models, determined depending on the construction period: the historic center, the modern city and the informal expansion of the city. Within the urban border of Pristina there are a variety of public spaces, such as: parks, markets, sports fields, children's fields, squares, etc. Although there is a variety of public spaces, a considerable number of residents only move to these areas and do not want to spend time in them, due to the condition of these spaces. As for the public spaces of the typologies of the above-mentioned neighborhoods, there is a variety of content of these spaces, which we can say is visually visible. To classify the typologies and structure of public spaces in Pristina, two examples of case study neighborhoods were researched: Ulpiana neighborhood which is planned in the modern period of the city and Mati 1 neighborhood which lies in the extended area of the city, planned after 2000. (Fig. 1)

3.1. **Neighborhood of modern city, Ulpiana**

The city of Pristina is famous for the neighborhoods built in the period of the so-called "modern city", they constitute the main urban area of Pristina. Ulpiana is one of these neighborhoods, it was developed in the mid-1950s and was completed in the late 1990s, its

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7 UN Habitat
construction has intervened in the historic area of the city, which is bordered on the north by the university center, on the west by the neighborhood Dardania, is bordered on the east by the hill of the sun and on the south by the university clinical center. This residential area consists mainly of multi-apartment buildings with medium and high floors where there are a total of 19000 residential units, as well as about 300 individual residential houses. In cases where the buildings are located along the main roads, they are combined with business premises and housing. This neighborhood is categorized by the pronounced greenery within the neighborhood. There is an abundance of public open spaces, mainly roads, parking lots and open green spaces. (Fig. 2)

![Fig. 2. Top view of Ulpiana](image)

3.1.1. **Typology of public open spaces in Ulpiana**

Considering that this neighborhood contains a variety of public spaces, as well as its central position within the city, it is quite visited by residents of other neighborhoods. This neighborhood has a significant percentage of green space. The structure of its public spaces includes: neighborhood park, playgrounds for children, sports fields, market, passages, public stairs, boulevards, other green spaces. (fig.3)
3.2. **“Informal” neighborhood Mati 1**

After the end of the war in 1999, there was a significant increase in population in Pristina. This influenced the urban area of Pristina to expand mainly in the direction of its peripheral part. Such a rapid urban development affected the degradation of public spaces in these areas, because the expansion was done mainly on private property and by private investors. Mati 1 is one of several neighborhoods that was built mainly after 200, previously containing individual residential houses. Today, this area is mainly composed of the construction of multi-apartment buildings combined with business, the largest construction has been developed along the main road, road B, road C and secondary road “Muharrem Fejza”. The biggest degradation in this neighborhood is emphasized in the period from 2000 to 2012, when there were continuous illegal constructions, which had a negative impact on the structure of the neighborhood. This degradation is also observed in the construction of public spaces.
Unlike the modern neighborhoods of the city which were very rich in greenery and public spaces, we do not encounter this phenomenon in informal neighborhoods, we encounter this structuring mainly due to the difference between public and private investment.

### 3.2.1. Typology of public open spaces in Ulpiana

The planning of Mati 1 neighborhood is not realized based on the detailed urban plan, but referring to the municipal regulatory plans, urban solutions are planned under the blocks, creating "internal" public spaces within the blocks. This way of planning has influenced inadequate solutions of public spaces. Although it has been 20 years since this neighborhood has started to be inhabited with great intensity, there is no public space realized by state institutions. All public spaces, excluding roads, are designed and invested by the private investor. Based on the regulatory plan Mati 1, several typologies of public spaces are planned, such as: green spaces, parks, sport fields and playgrounds for children. But in the existing condition of Mat 1, based on research, the structure of public spaces consists of: children's toy corners, other green spaces, promenades, cycling paths, boulevards, etc.

From Canada in the West to Japan in the east, and from Australia in the south to Scandinavia to the north, street side caffes are increasingly more numerous in the city scene. Referring to this quote, we can say that such a phenomenon is also encountered on street B, which is one of the main roads not only in the neighborhood, but also in the city. Along this road, such gastronomic businesses have been developed, these bars contain terraces located in public spaces, which regardless of the season are always visited, and in a way oblige the citizens paying to stay in public spaces.

### Comparing public spaces structure of Ulpiana and Mati 1

As is known public spaces change as societies lifestyle changes. During the comparing public open spaces in Pristina in two different periods of city extension a change has occurred. In these neighborhoods is seen a big difference between the structure and typology of public spaces. Until, Ulpiana it was planned and built from state investment, Mati 1 in other side was built from private sector. This is not the only reason that this phenom happened, there are a lot of factors that had impact on this change as social aspect, political changes, the economic situation of the country and many other reasons that changed during that period.

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Changes among Ulpiana and Mati 1 are numerous. The modern neighborhood has a park, a market and some sport fields, until the new neighborhood doesn’t have neither of this typology. Meanwhile, Ulpiana also has playgrounds and Mati 1 has only some corner toys for kids. In Ulpiana there are also public stair and passage that are a good opportunity for residents to share their time in different places of their neighborhood. Nowadays on new neighborhoods there are not such opportunities of public open spaces, Mati 1 is rich with caffe’s and restaurants along the main road B, which use public spaces for terraces (fig. 4). As well, what characterizes this area are pedestrian paths and a promenade. The biggest difference among these neighborhoods are green spaces, that in Ulpiana we encounter a big area of green space, meanwhile in Mati 1 these areas are very poor and mostly unplanned (Table 1).

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<tr>
<th></th>
<th>park</th>
<th>market</th>
<th>sport field</th>
<th>playground</th>
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<th>public stair</th>
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**TABLE 1. Typology of public open spaces of Ulpiana and Mati 1**

**Conclusion**

To have a clearer comparison, are taken into consideration twelve quality criteria\(^9\). Related to these criteria, results that Ulpiana is much more suitable for residents and meets the requirements for public open spaces more than Mati 1 (Table 2). Either of two cases do not meet these criteria.

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\(^9\) Gehl, J. *Twelve quality criteria.*
Public spaces in Ulpiana are extend throughout the neighborhood, mainly on the center of housing, that offer opportunities for use from all residents. Though in poor condition, because of the variety of public spaces, opportunities to walk, to stay, to sit, to play and lots of green spaces they are used and visited from all generations. In terms of safe in Ulpiana, during the day the zone is safe, meanwhile at night the lighting is not sufficiently established and this gives the possibility that this area is considered dangerous.

While Ulpiana is rich in the whole area with public spaces, in Mati 1 these areas are concentrated along road B and road C. Here does not seems a variety of public spaces, but only some cafe’s, a pedestrian path and a promenade. Despite Ulpiana, these areas are more enlivened and it is more visited from young generation, but residents in this part of neighborhood are not safe, because drivers drive very fast and thefts and crime often occur.

Based on the comparison made, the new zone of Pristina doesn’t have comfortable public spaces, although all new they are not maintained. In the old neighborhood Ulpiana there are variety of public spaces and much more visitable from all citizens of Pristina.

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<tr>
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<th>Ulpiana</th>
<th>Mati 1</th>
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<tbody>
<tr>
<td>Protection against traffic and accidents – feeling safe</td>
<td>✓</td>
<td>x</td>
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<tr>
<td>Protection against violence and crime – feeling secure</td>
<td>+/-</td>
<td>x</td>
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<td>Protection against unpleasant sensory experiences</td>
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<th>Mati 1</th>
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<td>+/-</td>
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<tr>
<td>Opportunities to stop and stay</td>
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<td>+/-</td>
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<tr>
<td>Opportunities to sit</td>
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<td>Dimensioned at human scale</td>
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<td>+/-</td>
</tr>
<tr>
<td>Opportunities to enjoy the positive aspects of climate</td>
<td>+/-</td>
<td>+/-</td>
</tr>
<tr>
<td>Aesthetic qualities + positive sensory experience</td>
<td>+/-</td>
<td>x</td>
</tr>
<tr>
<td>-------------------------------------------------</td>
<td>-----</td>
<td>---</td>
</tr>
<tr>
<td>symbol ✓ - yes, symbol +/- partly, symbol x - no</td>
<td></td>
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</tr>
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</table>

Table 2. Quality criteria of neighborhood Ulpiana and Mati 1

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Source of illustration

1. Fig. 1. Position of Ulpiana and Mati 1, Prishtina (author)
2. Fig. 2. Top view of Ulpiana
BUILDING THE SAME HOUSES -
SOCIAL CATEGORY

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Abstract: In the Albanian area, especially in Kosovo, in recent decades there has been construction of houses with the same appearance (projects). The phenomenon of building houses with the same appearance, in addition to the elements of cultural heritage, it also includes elements of social life. The construction of such houses is happening not only because of their appearance, but also to prove social equality, which equality affects the aspect of economic life, namely the preservation of social equality in a close family, or even more wide. The phenomenon of building the same houses is more present in rural areas, but there are also cases on the suburbs. This paper will address the social and economic factors that influence the construction of the same houses, including many beliefs and superstitions, which are part of the heritage of the field of construction of residential houses over the centuries. Also, this paper will include the result of a survey conducted with 120 families who have built such houses, where most of the respondents are from the area of Rrafshi i Dukagjinit (the Plateau of Dukagjin.)

Keywords: building houses, social equality, building the same houses, family, beliefs and superstitions.

Introduction

It should be clarified at the outset that building the same houses as a social category is not about the degree of poverty, as the social notion can usually be understood, but about the social mobility of individuals, in this case brothers, who decide to build such houses. In one form or another, individuals who have decided to build the same houses have taken into account the opinion of the environment, so that through social mobility, the houses can also perform the informative function. So the same houses, in addition to the primary functions
such as the need to solve housing, also performing the informative function. In this way, houses as construction, are automatically put in function of visual communication. This happens because the exterior of the house, as we will see inside the topic, will "talk" about the economic situation of that family, the relationship between the brothers and the success in business, the weaknesses and advantages that accompany a business family.

As for the need for a new home for a family, this has been a priority at every stage of history. The construction of the house, in the past, but also recently is closely related to the number of family members that make up the family, respectively the number of members that will be accommodated in that house. Whereas in the not too distant past, according to ethnographic memory, house typology models have taken into account the fact that the house should be built more easily, at less cost and meet the needs of the family for a certain period of time. Also during the construction process of houses, they did not pay much attention to the modeling - design of houses, so in many cases new houses are built to suit the terrain, where it was selected for construction, taking into account the fact that the land is not endangered. arable, for the construction of houses and in particular in rural areas. Whereas, today, the construction of houses in terms of this social aspect has degraded and the criterion of land selection in relation to arable land is not taken into account at all, perhaps due to social modality.

On the other hand, the organization, around the construction of new residential houses, in recent decades, has evolved in terms of adapting to the need and number of residents who will be housed in that house. Thus, comfort in these types of houses has now begun to translate into another social criterion, which is not related at all to the life expectancy of the house, or to the number of interiors according to the number of inhabitants, but the so-called social equality criterion is being applied, leaving aside any criteria or typology of traditional constructions. Whereas, in the past, due to the unfavorable economic situation, the models or typologies of house construction, spread in the Albanian space, were the houses with typology for a family, always with the possibility of expansion after a while.

The research and review of this topic is mainly related to the rural areas of the Dukagjini Plain, and in particular in the territory of the region of Gjakova and Prizren, mentioning the region of Peja. Supported by the number of the same houses, which today is currently a large number and tend to increase their number. We can say that the largest number of houses that stand out is in the territory of Malisheva, Has and Suhareka.

Reflection of family harmony in the way the house is built

The desire to build the same houses by the brothers of the same parent, has been long-standing. But, the lack of freedom on the one hand and on the other hand the limited opportunities and thirdly the fear of the regime that they will be punished with demolition, burning, confiscation, has curbed this phenomenon until the first years of Kosovo's liberation. In this way that the construction of the same houses, as a phenomenon in Kosovo has gained momentum after 2000 and that this trend in recent years has increased, becoming more present in rural areas, with some exceptions in urban areas, and especially in the suburbs of cities. On the other hand, the phenomenon of building the same houses in terms
of appearance and construction material, work technique, in the social plane, are considered as a social category of mobility.

This social phenomenon is related to social differentiation and especially to social stratification, because it represents a tidal movement from one social stratum to another.\textsuperscript{11} The construction of the same houses, which in the Albanian space and especially in the rural areas of the Dukagjini Plain, has recently gained momentum, is a reflection of family harmony in many dimensions. In the first place, it preserves family stability, strengthens relations with the social circle and the network of businesses, improves the image of the family, respectively the acceptance of the transition from a status of bad status to a new status, with a better condition, respectively in raising the standard of living. On the other hand, through the construction of the same houses, the self of individuals, who have decided to change the way they behave, work and look, is more easily expressed, despite the fact that the children of a couple, brothers have been or have now decided to divided. This is due to the fact that the self is a social creature conceived and developed under the influence of the social world, ie under the influence of others. Thus in this way the self, or the self affects in many respects.\textsuperscript{12} That is why many sociologists have suggested that the way we look at others depends on how we see ourselves. And as a result of this perception it is understood that the self-guided personal interest often influences the behaviors, attitudes, actions of individuals in the social environment. The phenomenon of building houses, in the Albanian tradition does not seem to have been expressed, as today, neither in terms of form, nor in terms of content. Although in the architectural heritage, the model or plan of the houses may have been the same as other constructions in the wider premises, but it is not related to the same family, respectively to the brothers.

While working in the field, we have seen that there are two main reasons why siblings of the same parents decide to build completely identical houses: a) the impact of business on maintaining family harmony, b) Homes the same "language" of communication on social status of owners.

\textsuperscript{11}\textsuperscript{12}
The impact of business on maintaining family harmony

If the face according to sociologists and psychologists is the main part through which human emotions are expressed, without saying anything, then the external appearance of a house is the way of expressing the state of a family community. The same houses, like any other house is built not only physically, but also psychologically and socially. Their construction always takes place in combination of the physical and emotional aspect, as part of a single process. Through the exterior of the house attempts are made to show how any individual meaning of the house, such as privacy, identity or familiarity, can be explained from the inside as a physical / psychological / social construct and in relation to the wider complex, part of which it is. Based on these findings, we can say that the language of communication of the same houses is a special language of social communication and at the same time an expression of the harmony of group work in a family business.

Most businessmen are successful when they work in a group and the more preferred that group is to be relatives. This is due to the fact that trust in each other is great and all possibilities of concealment and abuse are missing or excluded. Since our topic is related to the social and cultural aspect, we are trying to give some of the opinions of the heads of families, who have decided to build the same houses. “In order to preserve the spirit of work, of trust in work, we started the three brothers the same houses. A business without trust does not succeed, so when we are in agreement, we have understanding and we share the profit equally, why not have the same houses both externally and internally. The psychological aspect, affects not only the harmony of a family, but also beyond. And that impact is reflected in the success, or expansion, of the business.”

Almost all the cases, who have decided to build their own houses and do business, think that this way of building the same houses is showing success in maintaining harmony between brothers, which means success in business. In fact, this trend of building houses is done without the consent of all the brothers at once, just so that all the co-owners of a business have an equal share in the expenses earned.
Depending on the business, the construction time of the houses as well as the size or dimensions of the houses also lasts. But, what should be distinguished is the fact that in all cases, the houses are the same, the land is the same, the plan is the same, the construction material, the color of the facade, the doors, the windows, the roof, etc. In many cases, the procedures of the works, starting from the opening of the foundations, the erection of the walls to the covering of the house, are done at the same time.

This way of working at the same time, according to the interlocutors in the field, is done to remove all suspicions that one of the brothers, not to suspect that for his house, or one of the brothers is making bigger expenses. And to remove this doubt completely, the houses are divided only after the completion of the works and furnishing. In most cases, the division by age, when there are three more brothers. But there are times when the brothers choose which of the houses they love. This harmony largely reflects on the development of the business, but also reflects on the harmony between the brothers and the staff of workers, who are not part of the family of business owners. In the Albanian tradition, it is said that until it was "a purse" The slaves of the house lived under one roof, and when the wallet was distributed, the house was divided! " The message of this popular wisdom is that the family business, in addition to work, must also manage the way of spending. Building the same houses is one of the forms of expression of family harmony, which is directly reflected in business.

Houses the same "language" of communication for the social status of the owners

The exterior wall of a finished house, in the language of architecture, is a wall composed of two layers of cement fiber and polystyrene insulation, which proves high energy efficiency in the consumption of these apartments. While in the social aspect the external appearance, or the outer wall shows the social condition of the inhabitants of that house and is the means of communication with the district and with the passers-by. Thus, the completion of a façade wall, or in process, shows what stages the builders, or owners of those houses, are going through. Thus, in a large number of the same houses, it can be understood that the owners of these buildings are in good economic condition, respectively they are working and showing success through their business. And on the other hand, if the works have stalled, and have remained for a long time in that state, it is understood that in that family something has happened in economic terms, namely the business has
encountered a problem - stagnation. Therefore, if we take into account all that we said, the same houses can be part of the sociology group of mass communications.\textsuperscript{16}

Whereas in the Albanian tradition, the division of the house was done due to quarrels, family members, disobedience to the owner of the house or abuse and incompetence of any of the family members, today the divisions are uninvestigated and by building the same houses, this non-investigation becomes even clearer. If in the past the popular opinion blamed women for the separation, which in fact was the main cause of the economic crisis,\textsuperscript{17} this aspect in this social category has also changed radically. Thus, if in the past, according to tradition, traditional factors were taken into account, today, thanks to business development, many forms and "calculations" have been deliberately exceeded so that they are not understood by others, respectively by the environment. Every brother is equal, in terms of building the house. The way the same houses are built influences the internal disputes not to be seen and the impression is gained that in that family environment the harmony between the brothers is at the best possible level. And in this way the most accurate language of communication with the general public is the construction of the same houses, respectively following the procedures from the foundation. In this respect, an important role is played by the social circle, which nevertheless exerts its influence in various forms.

\textit{Foto.4. The process of sabotaging the same houses in Banja Malisheva (author photo)}

Not every time the construction of the same houses affects the business, as there are cases that this way of construction has been selected by the brothers who have separate businesses and each manages them in their own way, but have decided that the houses t’build the same. And this happens to show that even though they are separated, in terms of work, respectively business, they have continued the family harmony and want this harmony to be seen and to be informed by others as well.

\textsuperscript{16}

\textsuperscript{17}
The phenomenon of building the same houses by the brothers, in many rural settlements, is also seen through the eyes of beliefs and superstitions. Thus the construction of the same houses, in many areas, is considered lucky. Coincidence of fate, in that family. For this purpose in many villages, houses built by the same brothers are considered in one form or another as a ‘talisman’ for protection from the evil eye of the whole village. Usually, this function is believed, whether they are built at the entrance of the village, or in the center of the village, where they stand out as in our picture.

There are dozens of cases where the brothers, who are engaged in a joint work, have decided to share it on a new plot of land and start the same houses. In such cases, in the service of protection from the evil eye, I have encountered cases when the change was small not in appearance but in color, and more in the color of the roof. The change of color at first glance is a small thing, but for this purpose, there is also a change of direction, or the front of the house and such actions are explained as measures to guard against superstition, black magic, which is believed to may have in business development and family harmony.
parents are alive, they do not consider this way of building the same separation, but a continuation of life in family harmony.

**What the same homeowners say**

The survey conducted on this topic with 120 respondents, mainly heads of households, or older brother, joint business holders are satisfied with this form of house building, because according to them they achieve several objectives: a) maintaining family harmony and b) mass communication with the environment, which decomposes into a direct impact on the business. Therefore, based on these two objectives, a questionnaire with closed questions was designed, since in open questions the respondents were reluctant to answer. Thus out of the 12 survey questions, six of them relate to various family aspects and the other six relate to the field of joint family business.

![Figure 1: Analysis of the question of what has influenced the construction of houses alike](image)

Meanwhile, to the next question, regarding family harmony: Are you satisfied that you have realized these constructions in this form? Out of 120 respondents answered as follows:
Whereas in the questions of the second part, which have to do with the field of business, we can single out the answers to the ninth question: Is the construction of the same houses a reflection of the relations in business?

**Figure 2 Analysis of the question of how satisfied the owners are who have realized the house in this form**

**Figure 3 Analysis of the question of how much the impact of these homes has affected or reflected on the business**

**Conclusion**

The idea to address this topic has been around for a long time, but in fact to make a genuine study on this topic, a team work is needed, in which group would be included experts from
interdisciplinary fields such as: architects, ethnologists, sociologists, psychologists, etc. Examining this topic in a team will bring to the surface perhaps many dimensions of social life and similar aspects.

Family harmony is a key element in the development of society and on the other hand it is a different picture that is confronted as a comparison of the disintegration of society, which we are witnessing every day.

Teamwork in the first place would help in drafting a multidisciplinary questionnaire, in which the questionnaire would be accessible to all experts in the relevant fields and would highlight many other interesting data in this area.

Finally, it should be noted that in order to uncover this phenomenon, a project should be drafted by the respective faculties and an initiative should be undertaken for further research. I also have some recommendations on this topic, which I think will help in the future in more in-depth research initiatives:

- To make a geographical atlas of the extent of this phenomenon in the entire territory of Kosovo;

- To categorize the same constructions according to the field of interest, such as business, family harmony, etc.

- Take the initiative to publish a catalog with views of the same constructions in Kosovo and to separate the construction models;

- To interview some of the bearers of these constructions and to find out the main reasons why this trend of building the same houses is in trend today, etc.

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4. Paul Ekman and Wallace V. Friesen, Unmasking the face, ISHK, 2003, f. 32.
Administration and treatment, of illegal constructions in socially owned property by the Privatization Agency of Kosovo (PAK), reasonable, fair and acceptable, by current users of those properties

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Abstract: Illegal constructions are defined as settlements that do not allow its residents to enjoy their rights to a standard of living, particularly housing. Privatization Agency of Kosovo (PAK), being the administrator of the socially owned property is also responsible for the treatment of the illegal constructions, as well as illegal uses of the socially owned land and entire social property. In compliance with legal qualification such constructions cases are mainly qualified as bona fide construction when the builder didn’t know that he/she built a construction on somebody else’s land) and/or Mala fide Construction (bad faith- builder knew that he/she built on somebody else’s land). However, regardless of their legal classification and consequences in both cases, mutual agreements of the party are considered as primary solutions, be it an administrative or court proceeded.

Since the year 2002, legislation is changed in Kosovo and according to the applicable law in Kosovo, the administrator of the social property in Kosovo since June 2002 is the Privatization Agency of Kosovo (PAK). In this cases, Identification of the assets/buildings build or constructed without an official permission of a respective Social Enterprise (SOE) or privatization Agency of Kosovo (PAK), by PAK are considered as illegal constructions over the property administered by PAK, and are treated as such.
Administration and the treatment of illegal constructions in socially owned property, by the Privatization Agency of Kosovo reasonable, fair and acceptable by users of those properties. Does this process need to be changed? These are the questions that will be treated in this paperwork.

The illegal construction, a part from the ownership issues, needs to be analyzed in urban developments perspective, as urban development may not consider ownership if urban structure is destroyed by illegal construction, but in this context, this paperwork treat’s only the property issue and not the rest.

**Keywords:** illegal use of land, illegal constructions, socially owned property, treatment of the illegal use of the social property.

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**Introduction**

This research is continuation of a previous research paper named ‘Illegal constructions in socially owned land in Kosovo’. As a conclusion on first part of the research was:

*Land has to be offered for sale only to the user and no open sale, for users of SOE land. Negotiation between PAK and the user of the occupied property/land or-and building. PAK will sale/privatize as a special sale the land as a social property, land on which are build houses. This means that the users of the property/land have to buy the land used from PAK, being the administrator of the social property.*

*Each land/social property, because of negotiations with the users, previously it should be evaluated before offering for sale.*

Research topic, as well as a question in this research paper is: Is the administration and treatment of illegal constructions in socially owned property by the Privatization Agency of Kosovo, reasonable, fair and acceptable, by current users of those properties?

Before doing any analyses on related issue, it will be presented legal framework of the procedure of administration and treatment of illegal uses of social ownership. Will start with the property matter Legislation, to continue with the section of ‘Property right system in Kosovo’ and Legal treatment of illegal constructions on socially owned property in Kosovo, in order to conclude with the respective statistic related to the research questions.

**Property matter Legislation**

The legal framework used and consulted during the study and research is listed below:

II. Law no. 04/L-034 on Privatization Agency of Kosovo (2002)
III. Law no.03_L._204 on Taxes on immovable property (2008)
IV. LAW NO. 03/L-154 ON PROPERTY AND OTHER REAL RIGHTS03/L-154 LIGJI NR - 03/L-154 PËR PRONËSINË DHE TË DREJTAT TJERA SENDORE (2009)
V. Law no. 04 _L-013 and cadastral issues (2011)
VI. Law no. 04/L-110 for construction (2012)
VII. Law no 04-L-077 Law on Obligation (2012)
VIII. Law no. 04/L-188 for the treatment of the illegal constructions (2014)
IX. Law no 06/L -005 on Taxes on immovable property (October 2018)

Property Rights System in Kosovo

There is uncertainty as to which types of property rights actually exist in Kosovo’s property rights system as set out in the Constitution. The legal terminology in law is not consistent and that leads to confusion about the meaning of terms being used, such as state property, public property, socially owned property, municipal property, private property, and property of public interest. The Constitution provides that the types of property should be defined by law (Article 121.1). This provision creates the impression that the Constitution is silent as to the different types of property rights and that the types of property rights will be defined by legislation. However, the Constitution is not silent as to the different types of property rights. Article 119.1 mentions explicitly private and public property, which means that both types of property rights are recognized by the Constitution as legal institutions. However, the Constitution does not define these two property rights types, which leads to various interpretations of their meaning and content. These different interpretations lead to legal uncertainty and ambiguity in legal practice. Private property is specifically recognized and protected by the Constitution through Article 46, which guarantees the right to own property. This provision must be interpreted in accordance with Protocol 1 of the European Convention on Human Rights which is directly applicable in Kosovo (Article 22). Private property rights are also defined with sufficient precision in the Law on Property and other Real Rights which follows the Continental-European concept of private property. The use of the term “public property” is less clear in regard to its meaning and content. Article 121.3 of the Constitution mentions publicly owned resources which would include natural resources and publicly owned infrastructure. Article 122.1 refers to natural resources of the Republic of Kosovo which include water, airspace, mineral resources and other natural resources including land, flora and fauna, other parts of nature, immovable property and other goods of special cultural, historic, economic and ecologic importance (Article 122.2). However, the denomination “natural resources of the Republic of Kosovo” does not necessarily imply that they are owned by the Republic of Kosovo. If all immovable property, which is included as a natural resource of the Republic of Kosovo, was owned by the Republic of Kosovo then the existence of private property rights to immovable property, which is also guaranteed by the Constitution, would be negated. The same argument applies if all natural resources, including immovable property, would be indiscriminately publicly owned. The Constitution also refers to state property. Article 119.9 of the Constitution provides that the Republic of Kosovo exercises its ownership function over any enterprise it controls. It is not clear if state property is the same as public property. If it was the same, then the question is why the Constitution uses two different terms for the same property rights type. In the alternative, state property and public property are two different property rights types. But then it is not clear where the difference is between the two property rights types. The questions are also if the state owns state property, who owns then public property? The Constitution, in its original version of 2008, also referred to socially owned property. Article 159.2 of the original version of the Constitution of 2008 determined that all socially owned interests in property and enterprises in Kosovo are owned by the Republic of Kosovo. This provision was important in two aspects:
(i) it acknowledged that socially owned property was a property type that existed at the time when the Constitution was adopted, and
(ii) it transformed by direct operation of the Constitution socially owned property into property owned by the Republic of Kosovo.

The transformation of socially owned property into state property was also confirmed by the
Constitutional Court of Kosovo\textsuperscript{18}. However, \textit{the amendments of 2012 to the Constitution deleted Article 159.2} and thereby contributed to confusion as to whether the transformation of socially owned property into state property was still valid, whether it was reversed, or whether the transformation of socially owned property into state property was completed in 2008 so there would be no further need for such a provision to be in the Constitution. It is still confused does the social property as the type of the property exists at all. Is the legal use of property a type ‘social property’? These issues are still being discussed by Kosovo’s legal community and the satisfactory answer has been found so far.

It can, therefore, be confirmed as mentioned above, that the Constitution explicitly mentions the following types of property: private property, public property, state property, and socially owned property. Despite this, it is not clear where the differences are between state and public property, if there are any, what the precise content of these property rights is and who owns them. The Constitution has not resolved these questions and leaves room for various interpretations. There is also no authoritative clarification of these constitutional questions by the Constitutional Court. Pursuant to Article 121.1 of the Constitution, it is for the Assembly of Kosovo as the legislator to define the substance and content of these types of property rights, a task that so far is not accomplished.

**Legal treatment of illegal constructions on socially owned property in Kosovo**

PAK being the administrator of the socially owned property is also responsible for the treatment of the illegal constructions, as well as illegal uses of the socially owned land and the entire social property. For the treatment of the illegal constructions and the uses of the socially owned land, there was a special Committee for illegal constructions which operated under the umbrella and operational policies of PAK. Illegal constructions on the socially owned property are classified as such, as they considered to have been constructed without the owner’s will and/or permit of an authority. In compliance with legal qualifications, such construction cases are mainly qualified as bona fide constructions and/or Mala fide Constructions (bad faith). However, regardless of their legal classification and consequences in both cases, mutual agreements of the parties are considered as primary solutions, be it an administrative or court procedure.

Regardless whether it talks about a bona fide construction, or mala fide construction (bad faith), whether they are executed over the socially owned property, it is the duty of the Committee in cooperation with the other units of PAK to analyze with professional competence any factual situation, qualification and eventual effect aiming for SOE’s economic profit.

Having in mind that a constructed building on socially owned property/land has no any document or permit, nor any authorization from any private or institutional body, the process itself is regulated based on the ‘PAK-Regulation for the sale of special assets through the process of Direct Negotiations’.

What we mean by ‘Specific Assets’? - Assets with a specific character, are defined as those assets or parts of assets which according to the factual situation, legal basis of the claim, properties or other characteristics, constitute issues of specific or complex nature, in which case as a result of such circumstances the rights ownership of these assets cannot be transferred to third parties exclusively through public tendering rules, or it is envisaged that public tendering creates negative effects in the process of ownership transformation of a concrete asset.

What we mean by Direct Negotiation? - Means reaching an eventual agreement and taking certain actions, provided by this Regulation and other acts of legislation in force, by both parties [the Applicant and the Agency] which, based on their mutual interest and status, are

\textsuperscript{18} Constitutional Court of the Republic of Kosovo, Judgment in Case No. KI 08/09 of 17 December 2010, at 65.
presented as of certain rights and obligations in a concrete case of legal property nature provided as such in paragraph 2.1 of this Regulation, in which case the settlement of reciprocal claims through negotiation is considered an adequate legal solution to preserve the value of a social property which is evidenced in the name of the socially-owned enterprise.

According to the present Regulation in force \(^{19}\), all Specific assets as a part of the procedure of Direct negotiations, needs to be valued by a respective expert. Therefore, the value of the tangible asset or its respective part, is determined according to the expertise of external experts, licensed for real estate appraisal, which is referred to by the Agency in the negotiation process, as a legal criterion for preserving the value of asset in the name and in the interest of the enterprise and reaching an eventual agreement with the Applicant.

When determining the value of an asset, the Agency refers to the fair value of the asset, as the basis of valuation, provided by International Valuation Standards, which is in line with the negotiation process, its nature and content.

When this is deemed necessary, each of the parties [Agency or Applicant] has the right to request super-expertise, for the reasons stated above which concludes the evaluation procedure. Each of the parties [Agency or Applicant] has the right to request the completion of the initial expertise or super-expertise (second valuation), if the data are considered incomplete or inconsistent or any doubt is expressed regarding the description, accuracy, value or other findings, in any of them.

The costs for the engagement of experts for the compilation of the first instance expertise shall be borne by the Applicant. Meanwhile, the costs for the engagement of super expertise are borne by its proposer/Applicant.

The above presented procedure, needs to be followed by all applicants. For the period 2017-2020, based on PAK annual report, there are only 1870 applicants registered, out of which 428 are so far approved\(^{20}\), as legitime to be treated through the process of sale through Direct Negotiations. Statistics are presented in tables below:

Table 1: Data of registered applicants, for the sale of property through ‘direct sale’

<table>
<thead>
<tr>
<th>No of cases registered</th>
<th>Cases approved</th>
<th>Valuation done</th>
<th>First valuation</th>
<th>Second valuation</th>
<th>Completely finalized</th>
<th>Withdrawal cases</th>
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<tbody>
<tr>
<td>1870</td>
<td>428</td>
<td>387</td>
<td>322</td>
<td>65</td>
<td>180</td>
<td>152</td>
</tr>
</tbody>
</table>

*Source – Annual Report -PAK, 2019*

Calculated on percentage

Table 2: Data on percentage, of registered applicants, for the sale of property through ‘direct sale’

\(^{19}\) PAK internal Regulation on Sale of Specific Assets through the Process of Direct Negotiation

\(^{20}\) PAK Annual Report of sale ,2017,2018,2019
95% of the cases do not have any ownership documents, any agreements, decisions, certificates or any other documents. According to the statements of family members, there is only a ‘verbal/oral contract’, oral agreement in good faith/trust, a sale based on good trust/fait, or similar. The majority of registered cases confirms, that used property is ‘bought’ previously. In the most of the cases, no evidence of the bought property. In fact, ‘bought property’, has to be bought again and this is a main and common complain of applicants.

Are they happy with the procedures? – Actually, NO they are not. Statistics confirms the same.
75% of the approved cases, are gone through the first valuation. Applicant has to pay for the valuation services and the cost/value of the property as valued by an expert.

40% of valued cases, are completely finished, while the rest is still pending. The main reasons of the pending cases are two: cadastral problems and the lack of financial resources.

Is the process itself reasonable, fair and acceptable, by current users of those properties? – 35% of applicants registered, have already withdrawn their requests
78% of cases still not approved

By the current legal framework and presented statistics, NO it is not nor reasonable, nor acceptable.

Is the process itself fair and acceptable by users of the property? – users of the property/applicants are obliged to pay for all services offered by respective external experts, i.e., cadastral expertise’s and valuation procedures for first valuation and second valuation. Worth to mention that the second valuation, means three experts, means three payments extra.

Currently, is this the only way of solving their pending property issues? – YES, it is.

Is it acceptable by the users of the property? – according to statistics, no it is not acceptable, but for the time being, unfortunately, in order to solve the pending property issue, it’s MUST!

Is it fair toward users of the property? – According to the regulation presented above, applicants will have to pay external experts that are not engaged by them, because experts are engaged by the Agency. This is the main frustrating part of the entire procedure. Therefore, no, this is not fair toward the applicants.

Illegal construction in Balkan Countries

Generally speaking, the buildings built without permit in Kosovo, as in all countries of the Western Balkans, are buildings mostly in a good quality and good living conditions. “In many cases illegal construction in Europe is well built and can be
considered as “affordable housing” rather than as “poor neighborhoods.”” (UN-Habitat, 2010). The main causes of illegal buildings in the western Balkan countries are different. “In Albania, for instance, the largest number of informal constructions occurred in the 1990s after the previous system collapsed; in Macedonia the informal constructions were largely a result of the village-town migration during the 1970s.” (NALAS, 2009) The legalization problem is serious across the Balkans and the figures are alarming “nearly 780, 000 structures await legalization in Serbia, 1 million in Greece, 200, 000 in both Croatia and Bosnia and Herzegovina (BiH) and 100, 000 in Montenegro.” There are not any updated information on data from the social ownership, so far. Treatments of all illegal/informal constructions in Balkan Countries, is under the responsibility of the Government, specifically under the respective Ministry of Economy, while in Kosovo illegal constructions in socially owned property, is under the responsibility of PAK, while the rest is treated by the Ministry of Spatial Planning, respectively Municipalities.

Conclusion

For the time being, this is the only way of solving a property issue that has not been solved for the long time. But, not necessarily is the right way of solving this pending issue. In one way or another, by the applicants it is considered as ‘forced’ process, as no other way offered as a solution for their problem.

These properties are not treated as an informal settlement, nor illegal constructions by State Institutions, therefore in accordance with the treatments through the Regulatory Plans of the respective locations, at the official Spatial Planning documents no space is given to this issue. In fact, the regulation of these settlements does not offer good technical and social infrastructure nor final solution of property issues.

In general, we can see more dimensions of the problem of illegal constructions in Kosovo, not only administrative or social and economic but also cultural and technical, as a complex sustainable habitat in present time, but that started seven decades ago.

Recommendations

Being part of the social property, and PAK being the administrator of the social property, the issue of illegal constructions over the social property is treated only by PAK, not by any other state or governmental institutions. In this respect, there is a need on immediate change, of present legal framework.

- The processes should be forwarded to the state institutions – Municipalities/Ministries and process itself to be finished by them, legalization and inclusion of housing fund without a permit, regulated land use in the socially owned land, establish GIS of building funds and environment with all the needed registers in the KCA. In this respect, there is a need on immediate change, of present legal framework.
- This way of solving this issue creates financial monopoly and in the same way supports corruption. Therefore, this is the main reason of need on immediate change, of present legal framework.

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Factors that contributed to the failure of the Pruitt-Igoe Housing

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Abstract. The demolition scene with explosives of the Pruitt-Igoe buildings in St. Louis, Missouri, was part of the American experimental documentary film "Life out of Balance". The complete and utter destruction of a massive modern housing project seen in the video inspired me to search for the truth behind the scenes. Even though designed by Minoru Yamasaki and inspired by Le Corbusier and the CIAM, the Pruitt-Igoe project underwent modifications by the public housing authority that eventually resulted in changes during the design and construction phase. Incomplete implementation of Yamasaki's initial design and many subsequent revisions of the project transformed Pruitt-Igoe from an ideal public housing model to a site of despair, failure, and ultimate destruction. Financial restrictions in construction, racial segregation, a high crime rate, as well as clashes between different groups, also contributed to the demise of the project.

Keywords: Pruitt-Igoe, Yamasaki, Public Housing

Introduction

Demolition by explosives of Pruitt-Igoe appears in Godfrey Reggio's cult 1982 film "Koyaanisqatsi" (Life Out of Balance). The scene of massive destruction accompanied by

24 Minoru Yamasaki was a Japanese/American architect. One of the most prominent architects of the 20th century designed the World Trade Center in New York City, Pruitt-Igoe housing, and many other large scale projects.
25 The Congrès internationaux d'architecture moderne (CIAM), or International Congresses of Modern Architecture, was an organization founded in 1928 and disbanded in 1959.
the dramatic music of Philip Glass inspired me to search for the reasons that led to the demolition of the entire housing project.

The Pruitt-Igoe project has been the subject of many researchers who identified several factors contributing to project failure. One of the critical factors that played a significant part in project failure is the modifications carried out to Pruitt-Igoe's initial design. At the time, the general expectation was that Pruitt-Igoe's project would be successful. In designing a new public housing in St. Louis, project architect Yamasaki tried to apply Le Corbusier's design methods by creating green and public spaces within the block. However, Yamasaki was hampered by the St. Louis public housing authority that intervened and eventually removed or scaled-down many key features from the project. St. Louis public housing authority was the sole investor and, by modifying the project, wanted to keep the cost as low as possible. Hence, Pruitt-Igoe's project eventually ended up as a public housing project with nearly no accompanying amenity elements.

Even though the housing authorities' intervention in the design damaged the project in so many ways, modifications to the initial design were by no means the only factor that rendered Pruitt-Igoe an uninhabitable urban project. The situation was worsened by the practice that existed at the time in St. Louis areas of racially segregating white and black residents. Public Housing Authority's lack of budget coupled with racist policies of the era resulted in many common areas of the project not being appropriately maintained. Another factor that made life difficult for the Pruitt-Igoe residents was the general sense of lawlessness from many violent gangs occupying poorly lit parts of the projects. Inadequate maintenance of common areas, together with rampant acts of vandalism from the lack of security, brought disrepute to Pruitt-Igoe in the city of St. Louis.  

![Fig. 1. Pruitt-Igoe apartment buildings. November 1954, image courtesy Mizuki, Henry T. the Missouri History Museum.](image)

Factors that contributed to the failure of the Pruitt-Igoe Housing

In the 1930s, three-quarters of Americans lived in separate individual homes. Public housing projects of the era were typically built as blocks of low-rise, several stories high, apartment buildings lined up next to each other. In the 1950s and 1960s, American architects began to be influenced by Le Corbusier and Gropius's "towers in the park." Many architects

opted for high-rise towers, considered an ideal solution at the time for dealing with large numbers of city dwellers and ever-increasing land price.27

Minoru Yamasaki was one of the architects who was inspired by Le Corbusier's ideas. Yamasaki was a prominent architect who also designed the Twin Towers in New York City. He had a stellar reputation and was eventually commissioned in 1950 by St. Louis Housing Authority to participate in the Pruitt-Igoe project. However, problems appeared as soon as Yamasaki came up with the initial design deemed too expensive by St. Louis city bosses. Yamasaki's initial plan was to design a massive project consisting of mixed types of buildings comprised of high-rises, mid-rise, and walk-up structures. Nonetheless, St. Louis Public Housing Administration insisted on building 33 identical buildings with 2740 housing units that would accommodate 15000 tenants.28

2.1 Intervention by the St. Louis authorities in the initial design

Besides building identical and not mixed design buildings as per the original project, St. Louis's authorities also demanded an increase in the built-up area. One specific request was to construct 11 floors high buildings adding two additional floors to the original design of buildings being no more than nine floors high. Added floors were supposed to be created without any increase in common areas.

Another way St Louis authorities tried to reduce the cost was by insisting on using low-quality materials. Interior elements like kitchens, doors, windows, bathroom elements were substandard. Important elements like doors were made of low-priced materials, and most of their hardware failed to function or did not last long. The destroyed windowpanes were even blown by wind pressure, as can be seen on many Pruitt-Igoe pictures taken at the time.29

City authorities also pressured Yamasaki to remove or reduce the size of many community centers (nurseries, children's playgrounds, landscaping, and others). Removing or scaling down the "points of contact between the tenants and the living units" became a source of frustration for the residents making the Pruitt-Igoe project less desirable, especially for families.30

2.3 Design Issues

Intense pressure to lower the costs influenced the selection of elevator models in the Pruitt-Igoe project. In a desire to reduce cost, Yamasaki decided to use the Skip-Stop elevator model that stopped not on every floor but every third floor. While highly impractical, Skip-Stop elevators turned out to be a very cost-efficient solution to please the St. Louis authorities reducing the project's total cost by 12%.31

Skip-Stop elevators proved to be a particular nuisance for the residents of Pruitt-Igoe. Residents of the floors that did not have an elevator stop complained of having to climb up and down the stairs to get to their apartment. This situation presented a constant struggle for all tenants and especially so for the elderly and children. In time, some of the staircases were

even occupied by criminal gangs who tended to rob many of the residents that passed that way. 

When designing Pruitt-Igoe, Yamasaki tried to implement the Planning in Section method of social and intimate areas, by combining the gallery floors with closed floors. 4th, 7th and 10th were gallery floors with corridors and household facilities, while others were apartment floors. The idea was for mothers to wash clothes and do other household activities while children play in sunny galleries (Fig. 2). Unfortunately, tenants did not experience these spaces as their own, and the concept failed to work. Facilities were not kept clean by tenants, and many of the main corridors were filled with garbage. Newman notes that while the main corridors were generally dirty, most of the corridors halls between the two apartments that were usually maintained by the occupants were very clean. 

Pérez-Duarte & R.M. Penna explained that planning in section models or "section models" didn't work well not just in Pruitt-Igoe, but also in other projects like Le Mirail and Robin Hood Garden.

![Fig. 2. The image shows children playing in a hallway: February 1955, image courtesy Mizuki, Henry T. the Missouri History Museum.](image_url)

In general, a compromised architectural design doesn't necessarily result in the demolition of the building. With subsequent interventions, structures with design shortcomings are often repaired and eventually achieve and an acceptable degree of functionality.

### 2.3 Maintenance

A well-known architect and city planner, Newman, once raised the question of why the middle-class high-rise apartments work well while high-rise residential towers with low-income residents do not? Newman believed that the answer might be maintenance or lack

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thereof. Buildings that house middle-income residents have maintenance unlike those with low-income residents that don't. The lack of foresight regarding maintenance, Newman observed, is evident from the lack of spaces intended to be used by porters, elevator operators, and resident supervisors that are supposed to serve the public housing project. Unfortunately, the Pruitt-Igoe project has not allocated any space for the in-house maintenance personnel."

The lack of maintenance ultimately proved to be a final blow to Pruitt-Igoe Public Housing. Building conditions deteriorated, with many apartments becoming virtually inhabitable. For example, some apartments were flooded by broken water pipes while heating in other apartments did not work due to heating pipes leaking. After some time, buildings in Pruitt-Igoe started to resemble dilapidated buildings, with many having dysfunctional elevators, broken windows, heat radiators removed for selling as scrap, and broken pipes leaking everywhere. Also, most common areas were repeatedly vandalized and covered with graffiti. Some of the common areas like staircases were even occupied by criminals and considered too dangerous by tenants. The rampant criminal activity forced single mothers to organize themselves in groups when taking children to school or shopping."

St. Louis city authorities allocated additional funds to alleviate dire conditions in the project. Pruitt-Igoe received a special grant of $4 million in 1961, a $750,000 grant in 1963, and a $5 million grant in 1964 from a federal program to repair damage and build four- and five-room dwellings from the smaller uninhabited apartments.

In 1968, as a consequence of the cessation of federal aid, the Housing Authority suffered a fiscal crisis. To make things worse, residential rents by 1969 skyrocketed to 30% of inhabitants' income, causing Pruitt-Igoe's population in 1970 to fall by 34%. With some entire blocks almost virtually empty from residents, criminal gangs eventually moved in and took over some apartments."

2.3 Racial Segregation

The initial design of Pruitt-Igoe was meant to have separate sections – Pruitt for black and Igoe for white residents. The Supreme Court sanctioned racial segregation in 1954, the same year when construction work was completed, and buildings were ready to receive their first tenants. However, Pruitt-Igoe ended up with only black tenants only, given the fact that white residents were reluctant to live in the project. «

Demolition of the Pruitt-Igoe Housing

After only 18 years in existence, in 1972 decision was made to demolish the Pruitt-Igoe project. All buildings within the project were finally leveled in 1976 (Fig. 3 shows demolition by explosives).

Most of the factors contributing to the Pruitt-Igoe project failure can be sourced back to St Louis City authorities’ insistence on reducing the cost that eventually caused irreparable damages to the project.

Many efforts by giving funds to rehabilitate Pruitt-Igoe housing buildings ended unsuccessfllly. Federal funding has been interrupted when Nixon in 1973 placed a moratorium for all housing programs. 41

![Image](https://via.placeholder.com/150)

**Fig. 3.** Demolition of Pruitt-Igoe public housing buildings. 1972, image courtesy Richard Moore the Missouri History Museum.

**Results**

The factors that influenced the failure of the Pruitt-Igoe housing project had begun with the authorities of Saint Louis of that time. City authorities affected the initial design by shrinking it financially, forcing Yamasaki to undertake design steps that led the housing project to an irreversible path of failure. The design included "skip-stop" elevators, the addition of more floors than planned initially, the removal of social facilities from the complex, and the "planning in section" technique consisted of galleries that tenants never experienced as their own. Lack of maintenance helped as an additional negative factor, even though the subsequent investments were not enough to keep Pruitt-Igoe in a vital state. Pruitt-Igoe had become an uninhabitable place with many of its facilities with broken heating and the non-functioning of the elevators that only made things worse. The increase in housing rent that went to one-third of tenants' income forced many tenants to abandon the Pruitt Igoe housing. As a result, Pruitt-Igoe became an almost empty housing complex where many apartments served various gangs to settle there and endanger its remaining tenants.

**Conclusions and recommendations**

Today Pruitt-Igoe is a well-known housing project in the history of architecture, being considered a myth on the one hand and on the other hand facing attempts to debunk the myth created by the media, documentaries, and its presentations in trilogy films as architectural and social phenomena. Pruitt-Igoe presents a fascinating story of each part of it, therefore as well-chosen to be part of the film documentation and a study object by many. Although many critics and researchers of various fields have dealt with the Pruitt-Igoe housing project and brought valuable results, its further treatment may shed more light on its failure.

contributors similar to such as can occur in any other housing project nowadays. Research towards an understanding of the relation between Pruitt-Igoe and nowadays housings are of particular importance to prevent the recurrence of this scenario that can occur everywhere, without exclusion to Kosovo. The crucial issues that have to be processed should focus on relations between dwellers on one side and planners, regulations, and investors on the other side. A study that addresses the needs and requirements of residents could produce results that would help planners adequately address the problems that may arise from the proper sampling of dwellers' requirements and needs. And what is most important is to prevent scenarios similar to that of Pruitt-Igoe.

This paper highlights all the apparent factors that were possible to identify and be confirmed by the correct facts. All the Factors that Contributed to the Failure of Pruitt-Igoe housing are carefully identified and brought to the reader in the most clarified textual presentation. It brings a clear picture of what happened in its start by functional failure to its scheduled physical collapse in the end. Therefore it helps every researcher as a safe foundation to continue any further research regarding the Pruitt-Igoe housing.

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Ornamental plant species for urban public spaces

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Abstract. Urban vegetation of Pristina is comprised of a wide variety of species such as: landscaping shrubs, urban trees, flowers, woodland, tall shrub, conifers, herbaceous and other vegetation. Ornamental plants are grown for decorative purposes in public green spaces, gardens and landscape design projects, house plants, for cut flowers, etc. This paper aims to analyze and identify the urban vegetation and green spaces in Pristina urban area such as: parks and green spaces, type of trees, shrubs, urban forests and woodlands, planted public flower beds, greenway, private, public gardens and other vegetation. During our work we have studied vegetation in five urban green spaces in the central and northern parts of the city of Pristina, capital Republic of Kosovo. Germia park of Pristina, presents natural beauty, aesthetic and natural resource values, which are of cultural-educational scientific and recreation importance. In urban vegetation of Pristina are numerous types of landscaping shrubs. They can range in size from the smaller forms on up to the larger tree-like varieties.

Keywords: Urban vegetation, green space, trees, shrubs, greenery

Introduction

From the historical time period, human being has appreciated greenery to find the flavor of life, form some physical and psychological dependency on nature. People depend on fresh air, natural attraction and landscape which indicate public natural perception and social behavior (Wuqiang, et.al. 2012). However, nowadays, due to the population growth and urbanization, ecosystems and natural landscape are changing drastically. Green and open areas can be public or private properties and are differentiated by their function, their ecological value and their belonging to other land use types (Klaffke, 1995). The most important types are: gardens (private balconies, terraces, front or back gardens, allotment gardens); city green (private and public green and open areas, backyards, streets, squares, green corridors, fallow land); parks (private and public gardens, landscape parks, municipal parks), fragments of natural landscapes (urban forests and woodlands), and nature protection areas. Urban vegetation provide a wide variety of ecosystem services, including air quality improvement, climate regulation, and other elements that enhance urban environmental quality. Such green space is diverse, varying in size, vegetation cover, species richness, environmental quality, proximity to public transport, facilities, and services (Dahmann, et.al., 2010). Public green space includes parks and reserves, sporting fields, riparian areas like stream and river banks, green ways and trails, community gardens, street trees, and nature conservation areas, as well as less conventional spaces such as green walls, green alley ways, and cemeteries (Roy, Byrne, & Pickering, 2012). All forms of vegetation contribute to visual improvement and in this context they are of aesthetic value and contribute to urban architecture (Smardon, 1988). This paper addresses the importance of urban vegetation and green areas for the well being of the citizens and for the sustainability of the city they live in.
Material and Methods

Pristina (Figure. 1) is the first largest city of the Kosovo. The city covers 572 km2 and has a population of over 600 000 inhabitants. Kosovo is located in the central part of the Balkans. It lies between 41°50’58” and 43°51’42” of northern geographic latitude and between 20°01’3” and 21°48’02” of eastern geographic length. During our work we have deeply analyzed and scrutinized the vegetation in five urban green spaces in the central and northern parts of the city of Pristina, (City center, Germia, Dardania, City park, Tougbashqe park), during the period from 2018-2019. The whole range of data concerned with parks, urban forest, woodland, street tree, shrubs, short, herbaceous vegetation, were primarily based on the study method by the authors (Derkzen, M.L., Verburg, P.H.). Data of type of parks categories were compiled from urban green maintenance maps, Pristina municipality, cadastral maps, and land maps. The vegetation levels were determined by site visits and by utilizing Google Maps. Due to the fact that we opted for facilitating our research, the vegetation was classified into five types: single trees, trees > 3m; Coniferous; Shrubs < 3m high and smaller plants; Herbaceous plants (annual, perennial and biennial) and Grass. We sampled vegetation in the five green spaces between June and October. We set five 10 m² plots (2 m x 5 m) per site which represented the variety of plant condition at each green space, which were dominated by shrubs, tree vegetation, conifers, herbaceous plants and grass. For all species found in each quadrant, we obtained herbarium specimens, for the identification of urban vegetation.

Fig. 1. Location of Pristina (Kosovo)

Results and Discussion

3.1 Structure of urban vegetation in Pristina
Urban vegetation in Pristina includes all types of spontaneous and planted species which can be found in green areas of the Pristina city (Figure 2). Spontaneous flora comprises all plants and plant communities with growth naturally in some location. These may be either wild plants or wild cultivars, plant species identified in the our study areas are as follows: (Cornus mas, Achillea millefolium, Forsythia europea, Crataegus monogyna, Ranunculus repens, Melilotus officinalis, Taraxacum officinal, Wild roses, Quercetum farinetto, Betula alba). Planted flora concerns all intentionally planted species with preceding species selection and comprise above all flowering plants (ornamental trees, flowering shrubs, climbers, ground cover). Planted species are above all street and park trees, shrubs, wall climbing plants, herbaceous ornamental plants and cultivars in flower beds, on balconies, in gardens and front gardens (Pelegonium, Geranium, Tagetes, Begonia, Bulbs, Miniature rose, Floribunda rose). Germia natory park and city park in Pristina, represent special natural beauty, aesthetic and natural resource values, which are of cultural - educational scientific and tourist - recreation importance. Germia park is the most popular park of Pristina (The Kosovo). Since 1987, the Municipal Assembly of Pristina has taken under protection the Complex “Germia” in the category of Nature Regional Park, with the area of 1,126 hectares, the park attracts about 1.2 millions visitors each year. Germia relief consists of hills with different altitude and a slope, divided between them with the spaces of valley, streams and rivers. Germia is quite rich in terms of flora, vegetation and fauna. From the researches made so far, 610 vascular species of flora are evidenced which are collected in 82 families and 83 mushroom species not including taxon’s of weeds and other low plants. City park, whereas the city park is located in the central areas of Pristina and has a surface of 7.65 hectares. This park is quite rich in terms flora and vegetation and represent special natural beauty, aesthetic and natural resource values. Dardania park is in central areas of Pristina and has a surface of 1.2 hectares.

Table 1. Description of urban vegetation and green areas in Pristina

<table>
<thead>
<tr>
<th>UrbanVegetation</th>
<th>Description</th>
<th>Type of areas</th>
<th>Data source</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public parks</td>
<td>Germia, Dardania, City park, Tougbashqe park</td>
<td>Land use Pristina Protected area</td>
<td>2016-2018</td>
</tr>
<tr>
<td>Urban forest</td>
<td>Germia,</td>
<td>Public space, private home</td>
<td>2018</td>
</tr>
<tr>
<td>Tall shrubs</td>
<td>Shrub sized 3-4 m</td>
<td>Public space, private home</td>
<td>2018</td>
</tr>
<tr>
<td>Short shrub or hedge</td>
<td>Shrub or hedge, Legustrum ovalifolium, Forsythia fraseri, Caprinus</td>
<td>Public space, urban centre</td>
<td>2017</td>
</tr>
<tr>
<td>Herbaceous</td>
<td>Low vegetation, wild and herbs, annulas, binuals grass</td>
<td>Home, garden, parks, schools, campuses</td>
<td>2015-2016</td>
</tr>
<tr>
<td>Gardens</td>
<td>Private garden, home garden, mix vegetation, hedge, group plants</td>
<td>Private garden</td>
<td>2018</td>
</tr>
<tr>
<td>Trees</td>
<td>Individual tree, deciduous, evergreen street trees, parks, trees in city center</td>
<td>Public space, home garden, urban centre</td>
<td>2017-2018</td>
</tr>
</tbody>
</table>

3.2 Shrubs vegetation

In urban vegetation of Pristina are numerous types of landscaping shrubs. They can range in size from the smaller forms on up to the larger tree-like varieties. There are evergreen shrubs, which retain their color and leaves year round, and there are deciduous shrubs, which eventually lose their foliage after putting on a colorful fall show. Plant species identified in
the our study areas are as follows: Spirea (Spirea japonica L.), Ligustra (Ligustrum
variegatum L.), Eunoimus (Euonymus fortune), Forsythia (Forsithia intrmedia L.), Rosa
canina L. (Rosa floribunda, Rosa tea, Hybrisa, Rosa grandiflore), Boxus (Boxus
sempervirensL.), Berberis (Berberis thurbengei L.) Fotinja (Photina fraseri Pyrocantha
(Pyrocantha nohana L.), Coneastrer (Cotonesater horizoanalis. L).

3.3 Flowers vegetation (annual, perennial and biennial)

In urban green spaces in the central and northern parts of the city of Pristina, urban
vegetation is large with annual, biannual and perennials plants. Annuals that perform their
total life cycle from seed to flower to seed within a single growing season. All roots, stem
and leaves of the plant die annually. Plant species identified in the study areas are as follows:
Petunia hybrida, Begonia semperflorens, Verbena hybrida, Begonia semperflorens, and
Viola tricolor. Binnual plants which require two years to complete their life cycle. First
season growth results in a small rosette of leaves near the soil surface. Plant species
identified in the study areas are as follows: Biennial Foxglove, Rudbeckia hirta, Alcea rose,
Alcea striata. Perennials plants that persist for many growing seasons. Generally the top
portion of the plant dies back each winter and regrows the following spring.

Fig. 2. Urban vegetation in the city of Pristina, public green areas, urban forest, flowers,
tree and garden cover, trees in city center, urban green space categories woodland, tall
shrub, conifers, herbaceous and other.
3.4 Urban trees vegetation

Urban trees, in urban areas of Pristina (Figure 3), which are planted as plants: Individual tree, deciduous, evergreen, street trees, parks, trees in city center, have different functions in city. Trees plant species identified in the our study areas are as follows: Lime (Tilia argentea L.), Acer (Acer platonoides L.), Catalpa (Catalpa bignonoides L.), Biech (Betula alba L.), Caprinus (Caprinus fastigiata L.), Oriental plane tree (Platanus orientalis L.), Liquidambar (Lyciumambert salicifolia L.), Japanese Flowering Cherry, (Prunus kanzan L.), Oak (Quercus robur L.), Acacia (Robinia pseudoacacia L.), Willox (Salix pendula ). From these trees there are many benefits, e.g. reduce air and noise pollution, provide cooling shade during summer months and protection from winter winds, create wildlife and plant diversity.

![Urban trees vegetation](image1)

![Urban conifers vegetation](image2)

**Fig. 3.** Structure of trees vegetation  
**Fig. 4.** Structure of conifers vegetation

Conifers (Figure 4) are mostly evergreen trees or shrubs with linear, needle-like or scale like leaves, though some such as larch and cypress drop their leaves in autumn. Among the conifers are some of the smallest, largest, and oldest living woody plants known. Plant species identified in the study areas are as follows: Cypress (Cupressus sempervirens) Cypress Leylandii, Thuja (Thuja occidentalis L.), Thuja (Thuja orientalis L.), Golden Spreader (Abies nordmanniana L.), White Fir (Abies concolor), Abies grandis, Picea pungens, Lebanese cedar (Cedrus libani L.), Cedrus deodara, Juniperus.

Conclusions

In the framework of this paper there were depicted and profoundly scrutinized data which contribute to identifying the urban vegetation structure and green spaces in urban areas in Pristina. Urban vegetation of Pristina is comprised of a broad scope of species of landscaping shrubs, urban trees, flowers, woodland, tall shrub, conifers, herbaceous and other vegetation. However there have been consistently pointed out issues regarding urban vegetation, public green spaces per inhabitant, public parks and recreation areas are frequently highlighted as important factors to make the more sustainable, pleasant and attractive for its citizens. Germia and City Park, represent a special and a natural beauty, aesthetic and natural resource values, which are of cultural-educational scientific and
tourist-recreation importance in Pristina city. Urban vegetation fulfils many social functions and psychological needs of citizens, which make urban nature a valuable municipal resource and a key ingredient for city sustainability.

References


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Abstract. The main function of art galleries is the promotion of fine arts. Different arts are considered as drawings, pictures, figurines, wires or installation art. Young artists dream of displaying their artwork in the gallery because it is a way to start building their career. Art worshipers visit art galleries and explore the artworks exhibited. If the artwork is good, it will gain recognition and there will be an opportunity for the artist to be well-known. Art galleries have two classifications: the exclusive and open audience. Exclusive art galleries are held for the private purpose of promoting and selling works of art. On the other hand, the public gallery is open or generally called a museum that displays artwork of renowned artists and makes them available for public viewing either temporarily or permanently. Talented people can paint, write, dance or sing mercilessly at what other people find it difficult to do. Those people who possess abilities that significantly exceed others and become great in their field are called artists. There is something that all artists want to achieve, which means their art is displayed in art galleries and made them sold.

Keywords: Gallery, Artists, Planning, Development, Classifications.

Introduction

This research "Art Gallery in Presevo" is about a cultural institution such as an art gallery which is a building or space for the display of art that can be publicly or privately owned. Art galleries are often used as a place for other cultural exchanges and artistic activities, such as performing arts, music concerts, or poetry readings. The main components related to the art gallery are included in this work, in which case as a cultural institution they serve for the presentation of visual art and the preservation and collection of the most valuable works. Contemporary literature and studies have paid special attention to events and developments related to art galleries, related to the developments of this work or institution in the world as well as in the countries of the region. The paper undertakes to address the forms of organization of galleries and their socio-cultural impact on the community.
**History of Art Gallery**

Throughout history, large and expensive works of art have generally been commissioned by religious institutions and monarchs and displayed in temples, churches, and palaces. Although these art collections were private, they often became available for viewing by a section of the public. In classical times, religious institutions began to function as an early form of an art gallery. Wealthy Roman collectors of carved stones (including Julius Caesar) and other precious objects often donated their collections to temples. It is unclear how easy it was in practice for the public to view these objects (Powell, 2006).

In Europe, since the late medieval period, areas in royal palaces, castles, and large houses of the social elite often became partially accessible to sections of the public, where art collections could be seen (Spawforth, 2010). Private museums open to the public began to be set up from the 17th century onwards, often based on a collection of cabinet-type curiosities. The first museum was the Ashmolean Museum in Oxford, opened in 1683 to set and display the artifacts of Elias Ashmole given to him at Oxford University in a legacy.

### 2.1 Differences between museums and art galleries

Art galleries and art museums are both places to see and experience art. Despite the obvious similarities, there are some big differences between an art gallery and an art museum. An art gallery is a small business that sells exhibited art. Profits made from sales will cover the operating costs to run this business, wherein a successful gallery the profit from sales will be returned in favor of this business (Fritsch, 2014). However, the art gallery is in business to promote its artists and sell their artwork. Art museums, unlike art galleries, are almost universally non-profit. Most art museums focus on the works of a particular art school, selected media, regional art, or even the works of a single artist (Corsane, 2004). Unlike art galleries that do not have permanent collection, museums usually have permanent collections and are not involved in the business of selling works of art.

### Municipality of Presevo

Presevo Valley is a locality that consists of three municipalities such as Medvedja, Bujanovac, and Presevo. Out of 136 settlements in this territory, the Albanian population is spread in 64 of the rural type and three centers of urban character. Albanians with an absolute majority live in 41 settlements (Ejupi, 2013). The municipality of Presevo has a strategic position in the border triangle Serbia-Macedonia-Kosovo and today the municipality of Presevo consists of over 96% of the Albanian population. Considering that this institution is dedicated to a certain community but also a specific municipality which claims to include all other municipalities around it, it faces artistic difficulties where the artistic community of these areas does not have a specific institution where it can expose their artistic values so it is necessary to build a cultural institution for this purpose.

### Location analysis, function and organization of the parcel

This location is very convenient because near it are the most important public and social buildings such as primary school, high school, police station, culture house, health house,
bus station which are located in the northeast of the location, while on the south side are the city stadium, sports fields. So the biggest movements and activities from the most diverse take place around this location. The selected location has an area of about 18359 m². After analyzing the existing condition of the location we encountered many advantages of the location: Easy and good access to the city, main and secondary roads along the perimeter of the location, diversity of facilities around the location, and public spaces in the vicinity.

Fig. 1. Location Analysis  Fig. 2. – Site plan

The building of the Gallery is developed with two volumes with floors P+2. The spaces have been resolved to be functional during use and to have easy access for the public, staff and easy access for people with disabilities/wheelchairs. The main entrance to the building is from the courtyard that leads to the lobby which is in the center of the building, through it are connected all the functions of the building.

Greenery is a very important element within this plot. In this parcel are organized parking lots for 25 cars for customers or the public who comes for exhibition towards the main part and two parking spaces for buses, while on the southwest side towards the economic entrance there are 9 parking lots which are used to bring goods and can be used for the entry of public figures. As an orientation in front of the building is the entrance courtyard, a quiet and relaxing square. This square at certain times will be exhibiting and promoting, on the northeast side will be a space intended for conceptual artists who want to display their art outdoors.

4.1 Concept development

The gallery building is developed by the planimetry, rising in pure geometric shapes and with contrasting materials. The geometry used throughout the project is quite simple and easy for the observer: The geometric basis of the concept development for the building is a rectangle in regular shape, during the shaping process the two angles placed diagonally with each other are eliminated giving geometry another dynamic. The remaining geometry is divided into two segments which are moved to create a physical separation between them which also serves as communication. The volumes contain two types of materials: clay brick and thermo facade and colors chosen and combined in such a way as to express order and elegance and create an architectural vision of order and tranquility. These materials provide a facade resistant to damage, easy maintenance, thermal, durable and average construction cost.
4.2 Ground floor

It lies at a level of 0.00m with an area of 1900 m² which is divided into 2 groups: on the southeast side and the northwest side where the exhibition spaces are located. The main entrance for the public is from the courtyard. This entrance has the ticket office and also a shop for the purchase of souvenirs or any work of art where the income from these services would help in creating a gallery fund that would help the budget provided by the relevant bodies to enable the organization of activities of this gallery. In the main hall, we have the reception where they receive information and part of the wardrobe, toilet, we have one-step stairs that are for communication with the upper floors and the elevator, also have access to the exhibition spaces, the restaurant, and other necessary spaces. In the space of the exhibitions on the ground floor we have the placement of panels for the presentation of paintings as well as the stairs that lead to the upper floors. Lighting in this space is not harmful to arts because the windows are panoramic glass but foggy that breaks the sunlight and inside spreads a smaller amount of lighting which is sufficient for the movement of people and not harmful to the arts found there. It is preferable to have two spaces for storing works like the ones we have in the project which come from the basement. Those that have been exhibited are collected and stored in the space of the works that come out to free the space for the placement of the works that come. On the ground floor is planned to be a restaurant where there are kitchen space and storage necessary for it. The atrium is surrounded by glass due to insect protection and can be used as a space for people who smoke.
4.3 Basement

It has an area of 2400 m² with a floor height of 3.40m where it is organized spaces for entry and exit of works, archives, warehouses, air conditioning and heating substation, organization of vertical joints to lead inside the building, sanitary joints, and also about 22 parking spaces where the administration and customers can use it in case there is no space outside. Basement has the channel for water collection then the truck which enters inside for emptying the exhibits has dimensions 847 with 250cm with a height of 302cm, where its function is continuing the road straight then turn back and enters directly into the relevant space which will be secured by closing the door until the loading or unloading works of arts which has values. Also, access to the installations is easy due to the wide dimension of the corridor through which the truck can pass and make the landing of equipment for these installations. In the basement are also the spaces for ventilation of the garage that make the airflow so that the garage remains as clean as possible which is also used as natural lighting which is positive because during the day it will not consume electricity for communication in the garage. Before entering the core of the stairs, metal poles are placed at a distance of approximately 80 cm from each other due to the safety of persons who frequent this part.
4.4 First floor

It is located at the level of + 4.20m, has an area of 1900m² and is divided into two groups: on the southeast side teaching spaces, libraries, classrooms that serve for holding painting courses or similar, and administration as well as on the northwest side exhibition spaces which have the same function as on the ground floor, in the center of this space is the gallery. There are also common areas such as halls/corridors, stairs, toilets, and emergency stairs that are located on the northeast side of the building. The library has a reading area which is exposed in the illuminated part while the book corner is in the dark part where they will not be damaged as well as a space for printing and scanning where an adequate person will control it. The administration consists of three offices of the director, secretary, lawyer and a meeting room. There is a waiting area for those who come and want to have a meeting with the director, a small kitchen, toilets and a terrace in which there is a direct exit from each office.
4.5 Second floor

It is located at the level of +8.40m with an area of 1900m² and is also divided into two groups: learning spaces, on the southeast side there is the amphitheater with its necessary offices that serve for various events, publications, exhibition openings, or any conference and on the side northwest are the exhibition spaces with the same function as on the two lower floors. This floor also has common spaces such as corridors, stairs, toilets, and emergency stairs of the building with an exit from the central hall. At the central stairs are some moving panels that can close or separate the part of the gallery when we do not have exhibitions for reasons of security of the part in which the artworks are placed. The moving panels can be folded to the massive part or inserted in the maintenance alcove because they only close that and are not in large size, their height can be up to 220 cm.
The purpose of any efficient building is to spend as little energy as possible for heating or cooling. The use of a solar panel with a 3-4m² surface installed on the roof of the building for heating sanitary water saves the energy used for this purpose more than 60% of it. The combination of the building heating system with the solar panel water heating system is a measure that significantly increases the energy efficiency used for heating and hot water of the building. The orientation of the panels should be such that the panel can absorb sunlight as much as possible during the day. In the northern hemisphere, in which Serbia is located, the panels should be oriented south to the azimuth.

The angle of inclination is the angle between the horizontal plane and the solar panel. The greatest amount of energy that the panel absorber receives from the Sun is when the panel is at right angles to the sunlight.

### 4.6 Structure

The structure and construction of the building are intended to be entire as a skeletal system of reinforced concrete with beams, columns and foundations with a flat roof used for solar panels, maintenance and lighting for some of the spaces inside the building.

![Fig. 8. Section A-A of the building](image1)

![Fig. 9. Section B-B of the building](image2)

### 4.7 Treatment of building facades and materialization

The treatment of the facade will be almost entirely entrusted to the traditional brick application but creating contemporary patterns. Conceptually, in all the openings in the facade of the building, the densest application of the brick with dimensions 10x5x21 has been used, arranged in a straight line, trying to create a very special and aesthetic appearance with the play of light and shadow. Also, in some parts of the facade openings have been created inside the spaces where it is presumed that bricks should be placed. In general, the facade treatment is a modern industrial style combined with traditional indigenous elements.
Conclusion

The aim was that through this paper are given the reasons that its realization will result in improving the social situation in one way or another, such as:

1. Cultural and educational benefits in a region like Presevo Valley - Cultural and educational benefits are always present where there is a cultural and artistic activity especially in a place like Presevo Valley where there is no proper treatment and support by the Municipality. Therefore, the construction of an Art Gallery there would have a very big impact, especially for the youth who are leaving the country day by day precisely because of the lack of perspective and why not cultural activities.

2. The architectural aspect of the building concerning the location - Construction of a modern building with contemporary architecture as proposed in this research, would undoubtedly greatly enrich the architecture or architectural development of this area given the lack of capital investment has greatly reduced the creativity and architectural aesthetics in those few constructions that occur today. The approach and the visual aspect of the building are intended in such a way as to strengthen and enrich the area intended for construction and why not turn it into a recreational reference point for many visitors who would treat the building as a monumentality and reference point. According to the research is the need and challenge that Presheva has expressed in architecture and art.

3. It is recommended that the Municipality in its medium-term planning to allocate space for the construction of the Gallery and at the same time material means for
the realization of this project which has an educational, cultural, recreational and social character.

References


Contemporary architecture of social buildings in the years 2000-2015 in Pristina and the importance of the photographic presentation of these buildings
Abstract: In this paper will be treated the topic Contemporary Architecture of social buildings in Pristina, during the years 2000-2015. The research aims to inform the reader about the history of architectural objects, inspiration, time of construction, operation of the object, materials and the way of design which was used in the years in which it was built. The information obtained from the research, shows in detail the way of architectural creation of the work, as a characteristic object of the time, which is rich with a series of technological and artistic features, which give value to the object and represent in a dignified way the style of to whose construction the work in question belongs.

In addition to the theoretical explanations, which are part of the research documentation, the features of using photography as a document tool of contemporary architecture in the period 2000-2015 have been analyzed to more easily understand the features of the object in question and document the current situation.

Keywords: Contemporary architecture, photography, building

History of Pristina

Pristina is considered as an old city and today the capital of Kosovo, lies between the small rivers of Prishtevka and Vellusha, rivers which are closed where after the loss of rivers Pristina gets the name ‘City without river’. The introduction of technology in society presents social and cultural challenges that are causal in the further development of economic factors (capital, land, construction, image, etc.) and in the real culture of a people. Nowadays the development of technology enables the creation of new ideas in art, architecture in an adaptation to the culture of the country. Architecture as a science of construction art transmits elements through bodies, materials, colors, textures, etc. Architects created very important works finding inspiration in various ancient objects, early culture, living beings from which they intertwine very well with the knowledge they have gained (Sokoli, 2013). This form of creating new ideas in Kosovo began in the post-war period of 1999 with Serbia. Kosovar architects mostly emit without understanding the physiological and global concepts of architecture (Sokoli, 2013).

Do we have contemporary architecture in Pristina?

After the war in which Kosovo and the city of Pristina faced, the Serbian arm destroyed many images depicting our culture. After 1999, with the end of the war, the city of Pristina started its reconstruction. After this period, uncontrolled construction began and the expansion of the city. After a research for which we have worked about buildings that belong to the period 2000-2016 of construction, we can say that Pristina contains some small elements of contemporary architecture. The current situation of Pristina belongs to different periods of urban development. The new cycle of change begins to be observed after 1999 (after the war with the former Yugoslavia). The city of Pristina after the Second World War had gained the most important economic and administrative-political function, where this city was declared the capital of Kosovo in 1946, while this decision is confirmed by Article 7 of the Constitution of the KSAK. 1974. So as a summary we can say that
Pristina, as a settlement, is mentioned for the first time in the century XIII and the evaluation took place: In 1999, Pristina was estimated at 338,000 inhabitants. - In 2000, according to the OSCE, the municipality of Pristina is estimated to have had 545,477 inhabitants (Municipality od Pristina, 2000, PZHK)

Movement in space plays a very important role in creating the architectural image. Paths are spaces where public life takes place, taking for example neighborhoods like ‘Dodona’ and the neighborhood of ‘Muhagjerëve’ are characterized by narrow curved streets where the experience takes place at the moment and is not coherent (Sokoli, 2013). The same thing happens with modern architecture like the neighborhoods ‘Ulpiana’ and ‘Dardania’ which are well thought out and planned, clearly defined roads, paths along which citizens move every day and experience freely what they have around. However, today Pristina is overloaded with numerous unplanned constructions, which first lost the historical values of the country, then the image of Pristina as the capital.

**Contemporary Architecture in Pristina in the years 2000-2016**

Kosovo as a country that has gone through very difficult political stages from which it gained a negative impact on the contemporary architecture of Kosovo. Recent constructions, in the present time show that man and architecture have a history which they keep in themselves. We can say that it is tragic what happened to the post-war constructions which results in a culture of non-compliance with civilized rules and urban rules. Designer and builder in this period became any individual who had the opportunity to invest. Architects or civil engineers had no access to express ideas and implement them. Therefore, Pristina extends a mixed architecture or a chaos, which is difficult to improve without regulating the level of security, and urbanism as an architectural concept in our country for which the image of Pristina should be increased (Sokoli, 2013). Based on Pristina’s urban development analysis, rapid construction has resulted in non-compliance with urban plans and uncontrolled construction. Urban development of Pristina in the period 1980-2000 However, it is worth noting that in the period 1980-1999, the urban development and expansion of Pristina, which had about
250,000 inhabitants, were done in the Planned form according to the documents of the time and designed by experts and certain institutions of that time.


The Strategic Plan, of urban development of Pristina, identifies all existing locations and proposes potential locations for major development. This Strategic Plan defines the urban development orientations that the Municipal Assembly of Pristina considers to be guides for the development of Pristina until 2020 and after this year. (Municipality, 2000)

Figure 4 - Map of Urban Development and Expansion of Prishtina in the period 2004 (http://prishtinaonline.com/uploads/prishtina_pzhu_2012-2022_shqip, n.d.)

The identity of an architectural product depends on its ability to feed from the ‘Place’ to which it belongs. On the one hand, they contain tangible physical properties such as material, form, texture and color, while on the other hand they contain intangible socio-
cultural and behavioral components formed by human. So, every place has a character and identity. The concept of place is a broad concept which also includes space. (Norberg)

**Social Buildings in Pristina.**

According to research and visits to social facilities in Pristina, we have mainly noticed a similarity in terms of architecture applied in the respective facilities. Because of irregular urban planning, the construction of social facilities continued according to social and political interests. The use of a dry architecture and mix of materials does not give the facilities a look, identity, does not apply rigor and does not contain geometric rules. This makes Pristina not contain contemporary architecture. In Pristina, we can find elements that are emitted by the world architecture but that are not applied in the right way! Technological development of the industry and the beginning of the use of new materials and advanced forms of construction enable local architects to apply their creativity in new projects and in the improvement of architectural mistakes from the past.

This system of construction and application of architecture is worth mentioning in the facilities "Civil Registration Center" and the library "Hivzi Soleimani", which mainly resemble each other, but differ only in the use of colors in their exterior.

**Ministry of Education**

The building of Ministry of education before 1999 there were no buildings with the respective destination, the ministry used the offices from the university center in Pristina. The facilities of the Ministry of Education designed by the AB Group design office in 2005, invested by the MEST that is a new architecture in the center of Pristina. Many architects who found them to be mixed-style architecture criticized the buildings. The architecture of the building in question did not fit in at all with the surrounding architecture. Surrounded by objects which belong to modern architecture was not respected by the real situation. Recent constructions in Kosovo show that both the people and the architecture are still with consequences from the past. Maybe not all people but maybe only those who design these types of objects. One of the evidences of this finding are the facilities of the Ministry of Education, Science and Technology and the Academy of Arts which have used modern technology and materials, giving the feeling of massiveness, fear and power. The use of materials such as tile panels in combination with glass, failed to give an adequate result in terms of contemporary architecture. Details such as the expansion of the building in height gives the feeling of suffocation of space, narrowing of streets and the collapse of facades in public space. Esmir Hoxha in his article for the magazine "Architecture as a Theoretical Discourse" says that the architecture of postmodernism in these buildings is not present.
Hivzi Sylejmani Library

The library is built in an area of the city from which it cannot be noticed, it does not meet the design criteria of a library and it contains its features. The architecture of the building resembles administrative buildings. The use of rough materials, elements that do not perform any function, does not create the feeling of an object for reading. What makes the library non-functional is spaces with insufficient lighting and not quiet. It is worth noting that the first library does not preserve its architectural values and moves to a new architecture, which at first glance would not give the feeling that the building would have the function of a library.

Mental Medicine Center

Mental medicine center designed by architect Arsim Murseli in 2009 was invested by the Municipal Assembly of Pristina. This building contains an architecture that applies elements of contemporary architecture, with the irregular forms in plan design. The elements of the contemporary architecture style of deconstructivism used in this building are the use of sheets, various colors and irregular shapes. This building is built in the area of residential space in the neighborhood "Ulpiana" and has a connection and functionality with the surrounding buildings.
The importance of photographing buildings in Architecture

In the field of architecture, photography does not simply document the works built, but it is also used for conceptualizing and planning the city, advertising, architectural manifestos, architectural education and planning, and as a creative tool for design processes. The 1930s accompanied the advent of architectural modernization that gave rise to what we would like to recognize as a distinctive practice of architectural photography, and approximate the medium with new progressive architecture and radical desire to rebuild the city (Higgott, Wray, 2012). Photography has had a profound impact on the evolution of modernity and the way architecture imagined, in fact, constructed. The subject of an architectural photograph is primarily a building or space, but photographs also have a viewing theme, where its spatial identity is influenced by the medium. This means that our identities, at some point, have shifted through the way in which photography defines our sense of place (Higgot, Wray, 2012). When photographing indoor and outdoor environments it is important to use a wide-angle lens. Architectural photographs usually focus on either the exterior or the interior of buildings. The techniques used in each of them are similar, but have some differences and sometimes require different equipment. Exterior photography usually benefits from natural light during the day, while at night it uses ambient light from streetlights, landscape, building exterior lights, moonlight and even dusk. In many cases, the landscape around a building is important for the overall composition of a photograph, it is even necessary to communicate the aesthetic harmony of a building with its environment. Photography will often have to include flowers, trees, fountains or statues in the foreground of a composition, as they help the eye go to the element and its main theme, the building.
To show the architectural values of a photograph building must use photography techniques like, compose with solid lines, shoot upward, capture curvature, shoot wide, use negative space, look for abstract patterns, create symmetry.

Interior architecture photographs can also be taken with ambient light transmitted through windows as well as interior lighting fixtures. Often, architecture photographers will use additional lighting to enhance the lighting inside a building. Electronic "strobes" or incandescent "hot lights" can be used. To get some results of a structure, the place to photograph at different hours of the day and in different weather conditions must be revisited. For example, shooting at dawn or sunset to capture some golden hues, window reflections and long shadows, or at night to capture the structure in its artificial lighting. Cloudy skies, snow or some rain-soaked surfaces can add interest and dramatically change the mood of photography.

Architecture exists only because of people. Involving people, photography can bring about the relationship of space between people and how they can use it. Involving people in the composition can also give life to a dry scene. For more (https://pikark.com/fotografite-e-arkitektures/)

Figure 9 – The difference of photographs as documentation of architectural change

Conclusions

After this analysis of contemporary architecture in Pristina, the capital is under construction, what is missing is urban planning of construction areas, adequate infestation for the application of a contemporary architecture, development in terms of creativity and new ideas based on proper concepts and analysis. The application of contemporary architecture in Pristina would offer the country a new identity, tourism development, economic and industrial development, as well as a living comfort for every citizen of the country. The new visual equipment and the art of photography will enable us to have the most transparent approach to the realization of the goal addressed through this paper. Cities have the ability to provide something for everyone just because and only when everyone creates them.
References


Sustainable Management of Water Resources in Urban Areas as an Integrated Part of Urban Planning: the Case of R. N. Macedonia

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Abstract. Urban planning plays a key role in the global response to climate changes and their impact on water resources. Therefore, management of water resources and their consideration in sustainable urban planning is a challenge for planners that will be increasingly emphasized in the future. In this paper, a comparison is made between the current situation in the city of Gostivar in R. N. Macedonia and the situation planned with the General Urban Plan in order to perceive the possibilities for greater consideration of water resources in urban development. It is concluded that, in the specific case, in urban planning, there are opportunities to improve water resources management, as an important segment of sustainable urban development. Full integration of water resources management in the urban planning process in urban areas is therefore recommended in order to create conditions for sustainable urban development.

Keywords: Spatial Planning, Sustainable development, Urban areas, Water resources.

Introduction

Urban planning is a large-scale concept referring to planning and development at social, spatial, infrastructural, architectural, environmental and economic levels. As an interdisciplinary activity, it determines the purpose and the manner of land use [1,2]. Urbanization as a global phenomenon is transforming rural areas into increasingly urban ones [3]. Today, 3% of the Earth's land area is occupied by urban areas, and by 2030, 60% of the global population is expected to live in cities [4]. In such areas, with a large concentration of population and often uncontrolled growth, sustainable development becomes more important and, at the same time, more difficult. One of the challenges that it will face in the future are climate changes and their impact on water resources [5,6].

In view of the above, the purpose of this paper is to understand the level of integration of water resources management in the process of urban planning and to present the specific example of the city of Gostivar, R. N. Macedonia.

The methodology used in the paper is an analysis of the General Urban Plan for R.N. Macedonia, based on which discussions are made and at the end recommendations are given for integrating the management of water resources in the process of urban planning.

Management of Water Resources in Urban Areas

Water resources management represents an activity involving assessment, control and conservation of water resources, including planning and design, maintenance, monitoring and administration of water resources systems. It is aimed at ensuring social well-being, economic prosperity, preservation of the environment with simultaneous sustainable management of water resources [7, 8]. There are limitations to the availability of water and therefore water has a significant quantitative and qualitative impact on the dynamics and balance of the ecosystem and the biosphere as a whole. Current statistics and estimates show that the world will face a 40% gap between demand and available water supply by 2030, while on the other hand, hydrological uncertainty and extreme weather events - floods are considered to be the biggest threats to the global stability [9].

In the world, there are various applied options of water management in urban areas, such as: "Best management practices" (BMP) or "low impact development" (LID) in the United
States, "sustainable urban drainage systems" (SUDS) in the UK and "water sensitive urban design" (WSUD) in Australia, “water oriented city planning” (WOCP) in Canada and other [4]. It can be said that the relations between urban planning and water have already been perceived all over the world: Surface water, groundwater, wastewater, etc. An increasing attention has been paid to the so-called "ecological urbanism" according to which cities should adapt to the changing human needs and water is an important variable to be considered in urban planning [8]. In their study, Thorsby et al., at a neighborhood scale in the city of Detroit, applied a calibrated EPA Stormwater Management Model to investigate the potential flood mitigation benefits of the Green Stormwater Infrastructure -GSI. GSI has shown to improve water quality and flood mitigation potential [12]. In another study [13], through applying a cellular automata-based rapid scenario screening framework, the performance of green infrastructure strategies across an urban catchment in Melbourne City Centre (Australia) has been observed. It is concluded that an intensive application of green infrastructure could substantially reduce flood depth and velocity in the catchment. A good example of integrating water resources management into urban planning is the concept of “Sponge Cities” [14]. Sponge cities are cities that easily adapt to changes in the environment whereat, in some way, they function as a sponge, i.e., absorb and purify rainwater and use the stored water when needed. The concept of sponge cities has four main principles, namely: urban water resources, environmental water management, green infrastructure and urban absorbing roads [15]. So, the concept of sponge cities is intended to change the way of urban planning by inserting more green areas in urban areas. With its successful implementation, the concept will result in more efficient land use, increase of green areas, conservation of rivers, wetlands and other city water bodies, control and storage of atmospheric water during extreme rainfall, etc. [14]. Another example is the Shanghai - China, where wide streets with paved sidewalks are being built so that rainwater can enter the soil beneath them. Roof green spaces are being increased and water tanks are being retained above the buildings to prevent flooding and to collect more water for reuse [16].

Unlike the common practice of many countries where water professionals and urban planners and architects work together to manage water as an integral part of the city [10, 11], water management is not a component of the urban planning process in R. N. Macedonia. This is due to the professional difference between hydrologists, who mainly deal with natural sciences, and urban planners who, in designing urban plans, pay more attention to the economy and social aspects of urban environments.

**CASE STUDY: The City of Gostivar**

3.1. **General Plan of Gostivar and Water Resources Management**

In the R. N. Macedonia, the spatial plans of the Republic, the regions, the areas of special interest, the municipalities and the city of Skopje represent plans at a higher level of planning. Urban plans including a general urban plan, a detailed urban plan, an urban plan for a village, an urban plan for an out-of-town settlement and urban plans for areas and buildings of state importance represent plans at a lower level of planning [19].

General Urban Plans (GUP) are valid for a period of 10 years. The GUP for the city of Gostivar for the period until 2021 was adopted in 2016. It will be valid until a new GUP for the city is adopted. The purpose of the GUP for Gostivar is landscaping and organization of the space by determining zones of purposes divided into blocks throughout the city, determining the system of street network-roads, planning the primary infrastructure network (water supply, sewerage, electricity and telephony), regulating rivers, protecting monuments and monumental units, etc. Regarding management of water resources, the GUP for the city of Gostivar covers part of the activities referring to the infrastructure plan, the system for the primary water supply network, the infrastructure plan, the primary network system for fecal and atmospheric sewage, the wastewater treatment plant plan, the quality of drinking water, the regulation of rivers (Vardar river, Banjeshnica river) and the irrigation canals (Table 1).

- **Infrastructure plan, system for the primary water supply network**
The city of Gostivar and the suburbs are supplied with drinking water and water for sanitary needs through a gravity system—water supply system using the source of Vardar river in the village of Vrutok, with a flow of 1000 l/sec. The water supply system developed gradually with the growth of the population and consequently the increased need for additional water quantity. The water from the spring comes unprocessed, i.e., chlorinated only at the catchment which is sometimes not sufficient to achieve the required standard water quality. During the periods of heavy rains, it becomes muddy and has a specific odor. It is especially important to note that the water supply system has no tank space. According to the GUP of Gostivar, a treatment plant is planned to be built in order to achieve potable water of good quality. Based on hydro-technical analyzes performed within the GUP, it has been concluded that there is a shortage of water in the city and the surrounding area. The deficient water is planned to be taken from a new source and brought to a filtering station by a special supply system. The treated water is planned to be distributed to consumers through the distribution network, which will be turned from a branch system (open system) into a ring system (closed system) composed of interconnected rings to achieve water circulation and thus eliminate bottlenecks throughout the city [20].

- Infrastructure plan, primary network system for fecal and atmospheric sewage

The sewerage system in Gostivar is a parallel separate wastewater system. Namely, there is a special system for the drainage of fecal waters and a special system for accepting and drainage of atmospheric waters. It is only half of the city that is covered by the sewer system, i.e., about 60% of the city area. The other part, including a large number of villages, solves this problem by septic tanks.

The general configuration of the city is such that it slopes from west to east and from north to south, i.e. from south to north towards the Vardar river, which defines the scheme of the sewerage system. According to the documentation basis, part of the GUP of Gostivar, major sewerage moves were performed on the main roads, joining them with side arms. Wastewater is collected by collectors connected to the main collector and is discharged into the Vardar river without treatment. It should be noted that there are other cities and villages on the riverbanks downstream Gostivar, to the Aegean Sea, which is the Vardar river recipient, with a total population of more than a million. Also, there are agricultural areas that use the water of the Vardar river.

Atmospheric water from both parts of the city is also discharged through special systems into the river at several places. In the General Urban Plan of Gostivar, a new complete solution of the sewerage system in the city is proposed for the period until 2021 and final population of 55,000 (through the newly urbanized zones). The atmospheric sewage follows the fecal sewage and ends in the Vardar river [20].

- Treatment plant plan

Although an important process of wastewater treatment is performed in the treatment plants before the wastewaters are discharged into the recipient, there is no treatment plant in Gostivar. Urban wastewater and industrial wastewater end up untreated in the Vardar river. In the GUP of the city of Gostivar for the period until 2021, construction of a treatment plant outside the boundaries of the GUP, in the area of the village Chajle, Gostivar, is mentioned. The treatment plant would enable primary and secondary treatment of wastewaters. Primary treatment involves separation of coarse matter through grids, while secondary treatment involves separation of soluble and insoluble organic matter through tubular pellets and biofilters. After treatment, the purified waters will be discharged into the natural recipient, the Vardar river [20].

- Quality of drinking water

Drinking water quality is controlled in Gostivar every month. According to the results of the detailed analysis done by the Center for Public Health in Tetovo, in November 2019, it was concluded that the drinking water in Gostivar met the standards for drinking water [17]. However, the problem is the wastewater, which is discharged untreated into the Vardar river. In this way, many harmful substances enter the water, the most dangerous of which are coliform bacteria that reach the water through fecal waters and cause epidemics, then toxic and aggressive electrolytes, mineral acids and alkalis. The waters are also polluted by the
wastewaters discharged from factories, heating plants and boiler rooms that contain sulfur, strong acids, bases, detergents, fats, oil, ash and slag as well as the wastewaters from refrigeration devices containing salt, sludge, phosphates, etc. There is no less danger of contamination of water surfaces with oil spills in various accidents. Water pollution is also increased by the deposition of solid waste along the bottom or ponds of river basins. This, inter alia, affects the biocenose and the breakdown of oxygen [20].

**Table 1.** Current and Planned status of the infrastructure related to water management

<table>
<thead>
<tr>
<th>GENERAL URBAN PLAN for Gostivar for the period until 2021</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Status</strong></td>
</tr>
<tr>
<td>Primary water supply system</td>
</tr>
<tr>
<td>Primary sewerage System</td>
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<tr>
<td>Regulation of the Vardar river</td>
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<tr>
<td>Regulation of the Banjeshnica river</td>
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- **Regulation of rivers: Vardar river, Banjeshnica river**

The Vardar river is the longest and the most important river in the R.N. Macedonia. The total length of Vardar River is 338 km, 63.5 km, accounting for the Polog region and 3.28 km, accounting for the urban scope of GUP Gostivar. The Vardar riverbed in the urban area is in the form of a double trapezoid. The minor trough is proportioned 19-20 m. The major
riverbed proportioned 35.5m has also been regulated [20]. It can be said that, along its entire riverbed, the Vardar river has received an appropriate treatment in the urban area. **Banjesnica river** flows through the planning scope of Gostivar within a length of 1250m. It passes through several blocks of the city and, in some places, it is covered. In the GUP, a 50m protection belt is planned for the water flow of this river [20].

- **Irrigation canals**

Several irrigation canals in the Polog valley flow through the planning scope of the city of Gostivar. There is a larger irrigation canal with a total area of 0.57 ha that flows from the village of Zdunje, passes through several places in the city of Gostivar and runs further to the village of Pirok, Tetovo [20].

**Discussion**

The existing water supply system is overloaded due to the increasing number of consumers in the city and its surroundings. At certain time intervals during the day, especially during the summer days, there is a lack of water in the upper zones of the city. Although the current water supply system does not provide an uninterrupted supply of good quality water, the measures proposed in the GUP of the city of Gostivar are still being implemented very slowly. The water consumption is increasing daily, despite the possibilities for multiple use of water in the recycling systems. A positive movement made in the area of water supply is the construction of four reservoirs in different parts of the city. In the case of water shortage, these have the capacity to provide the city with drinking water for 3-4 days.

The sewerage infrastructure is partially solved. Some interventions have been made at citizens’ own initiatives, in small moves and connected to the fecal, i.e., the atmospheric sewerage of the city of Gostivar. The other part of the city has solved this problem by septic tanks. These waters are discharged untreated into the Vardar river, posing a threat to the environment.

The General Urban Plan of the city of Gostivar envisages only one treatment plant. The station will provide primary and secondary treatment for water purification, which is a mechanical and biological treatment of wastewater, providing an opportunity to protect the natural regime of the Vardar river.

From the analyzes made within the frames of the GUP, the water resources throughout the urban areas, the atmospheric and the surface waters are mainly regulated. The main question that arises is how much and with what dynamics the authorities will realize the planned activities.

With the GUP, the management of water resources covers only the elementary activities from the management of water resources.

**Recommendations**

Water can serve as an excellent entry into the transition to a new urban agenda by engaging authorities and citizens in reconnection with the natural water cycle [18]. Analyzing the current situation and the situation planned with the GUP, the recommendations that should be taken into account when preparing urban plans in terms of water resources, as shown in Figure 1, can be summarized as follows:

- Water should be considered as one of the basic elements of urban planning. In this regard, the correct layout of industry, urban and other pollutants of watercourses and sources of drinking water is of great importance. For this purpose, for the city of Gostivar, it is recommended to prepare a cadastre of existing pollutants, wastewater discharges and treatment plants;
- Treatment plants located in several places in the city and the surrounding area should be constructed to ensure safe and efficient treatment of all wastewater. More green areas are to be provided. Atmospheric water in paved and built urban areas cannot be absorbed into the ground. This water that flows through the city streets in the form of surface water is to be collected by an atmospheric sewage (fecal) and discharged into the nearest recipient. During heavy rains, the city streets are flooded due to the non-existent atmospheric sewage and the insufficient capacity of the existing fecal sewage that collects these waters. When rainwater falls onto natural green areas, the soil and the plants absorb and filter it. In this way, stormwater is cleaner and the risk of flooding is reduced. Therefore, green areas are necessary for urban environments since they provide cleaner air and water as well as flood protection;
- In the already built parts of the city, green roofs can be planned for some of the existing and newly planned buildings. Green roofs are part or all of the roofs covered with green areas planted in a waterproof membrane;
- A system for collection, treatment and use of rainwater should be constructed to provide a certain amount of clean water and protect the urban environment against floods. The water can be used for drinking, cleaning, fire fighting and so on;
- A space for construction of retention tanks for collecting storm water should be planned. These will enable irrigation of the park and other green areas of the city as well as cleaning of the streets;
- Two separate water supply systems should be planned: one for drinking water and one for technical water, which can be used especially in the industrial and green areas of the city, for hydrants to be used for cleaning streets and fire fighting;
- Self-opening barriers should be installed along the part of the Vardar river that passes through the urban area;
- The concept of "green-blue infrastructure" should be implemented. This concept refers to the use of green areas in urban areas while also using the benefits of water resources management. A well-organized green-blue infrastructure can help address urban and climate challenges.
CONCLUSION

One of the basic tasks of urban and spatial planning is to provide sufficient quantities of good quality and hygienically healthy water as well as wastewater disposal from urban areas. In countries where the implementation of urban plans is accompanied by many problems, such as R. N. Macedonia in general and the city of Gostivar in particular, it is difficult for water resources management to monitor the implementation of urban plans. It is a reality where, while a certain urban plan is being adopted, the circumstances on the ground are changing and the conditions on which the plan is based are no longer valid. The GUP of the city of Gostivar, which is the focus of this paper, can serve as a concrete example. The development of this plan started in 2011. The plan was adopted in 2016 and yet many things that should have been started, such as the sewerage, have not been implemented on site. In addition, the work problems of the relevant institutions, the insufficient cooperation between the competent authorities and the existing legal framework complicate the situation. A different way of urban planning is needed, namely, a more flexible and open one, which can envisage urban growth of the space and planning of infrastructure facilities accordingly. To achieve this type of planning, several levels of change are needed: to strengthen the institutional cooperation of all stakeholders, to equip the urban planning departments with appropriate staff and urban planning professionals and, at the same time, to consult and actively include hydraulic engineers. In this way, there will be more holistic approaches that will integrate the management of water resources in the process of urban planning. Urban planning and water resources management must be carried out parallel with the development of settlements. Since water is the key element of life, sustainable urban development cannot succeed without sustainable management of water resources. Water resources management in urban areas should be fully integrated into the urban planning process.

References

City & city center, the application of space syntax

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Abstract. The city, the urban space, is in the process of continuous urban change, a process that is encouraged by complex structures and systems, a process that also needs to be addressed, discussed to be addressed and redirected. The subject of the study is the city center, central area, identifying and representative of the city. Sustainable mobility solution that enables a process which takes place in such a way that social and economic life is not a threat to the survival of environmental elements and ensures the improvement of their continuity. A choice that would provide a center that is able to change, an elastic center (area). A multidisciplinary thinking as an urban phenomenon in all dimensions at once: social, ecological, economic and cultural. The process, which will be a continuation, which defines a number of steps in transforming the city for the coming decades.

Keywords space syntax¹, city center², infrastructure³, elasticity⁴
Introduction
What is the City?

A space organized on a surface that is managed by the people who living in it, which space must provide a healthy, harmonious environment that space must be adaptive and evolving. A space where every person living in it follows the path of life by their choice.

*The human-environment relationship is a correlation, just as we act in the environment, so the environment affects us. A man who lives a long time in an environment, he very easily embodies it and reflects that environment, his intellect does not exceed the boundaries of that environment (Kevin Lynch-The image of the city)*

The city of the 20th century as a result of technological development is divided into 3 areas, in industrial areas, sports and recreation, living and the fourth element is the traffic that connects all these areas and has enabled the interaction between these areas. By the end of the 20th century the population living in cities was almost equal to the population living in suburban and rural areas. But now we have a new trend where the population in the city is growing and it is predicted that in the next 50 years it will be 80%, in relation to the population living in rural areas. That percentage now in the second decade of the 21st century exceeds 60%. This increase requires a more specific approach, an approach which will enable the reorganization, resizing and redesign of urban spaces and the connection between urban spaces with suburban areas, villages and cities

1.1 How we approach the change that will be the result of the ingenuity and understanding of global technology development and how we will accept that change.

Before approaching the changes, it should be mentioned, the trends that characterize the city and urban forms. In general, it can be said that there are four main trends that characterize the city and urban forms.

1. The first of these is urbanization, which is a function of moving from point A to point B, starting point (A) from the suburbs, urban area or from another city, downtown as the final destination (B) It is common for urban centers to be seen as attractive, vibrant places to live and work, and as centers of intellectual and creative capacity (Hollis 2014, Glaeser, 2011, Birch 2009).

2. Second, a high-tech global economy has been the driver of recent economic expansion and offers new opportunities in cities and suburbs (Glaeser, 2011).

3. Third is the recognition that there is a need to diversify land uses and build more solid revenue bases, and the need to create urban centers that deal with the growing problem of traffic jams (UN Habitat 2013, OECD 2012).

The Organization for Economic Co-operation and Development (OECD) is an international organization that works to build better policies for better lives. Our goal is to shape policies that foster prosperity, equality, opportunity and well-being for all.
4. The fourth is one trend towards increased investment in mass transit and urban transit opportunities (AECOM 2012).

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These trends are also preceded by non-graphic documents such as needs (inevitably, necessary), and citizen’s demands expressed through non-governmental organizations and associations, public discussions, meetings with experts in various fields, and local government and political parties. Which, referring to the Development Plan, or supplementing it, creates the program for future local elections.

Research topic

My research topic is the center of the city of Ferizaj, the state of Kosovo. This city was built thanks to the railway, which has given importance and weight to this city which has developed on both sides of the railway. The railway has a regional and international importance, why not intercontinental. Railway as such, with the importance and role it has in the overall global network. This fact makes the city of Ferizaj important center for the transport of goods and passengers. Railway station registered in international stations, which will be of greater importance in the future. With the development of the railway industry and the speed it develops it seeks the integration of the railway in sustainable solutions of the city, to create an unimpeded movement of the city and the railway.

The central area of each city is its city center, the area from which the creation and formation of each city began and with which area each city is identified. Which area should grow in proportion to other areas of the city and is designed in such a way as to be a distinct urban landscape, both in the organization of functions and contents as well as in the movement of the center and other infrastructure facilities that will enable easy entry and exit from the center.

This reorganization must be preceded in advance by the documents of the Development Plan and the regulatory plan. enable the expansion of the center by forming a more functional and elastic center.

A city is functional if it solves mobility or otherwise what is called traffic, here is the traffic of automobiles, railways and pedestrians, Mobility trend no. 1 characterize the city and urban forms., Road from point A to point B. A solution that will enable the creation of the pedestrian oasis and movement unhindered, automobile traffic which will create functional connections with other urban areas of the city. It should not be forgotten that in the center, sidewalks, pedestrian paths, streets and squares of the city, we are all guests, it does not matter if we live in that city or are from another city, this also gives a reason plus in the treatment and access organization of the city center as well as all elements or public spaces.

If the city is an organized urban space, then this means that the elements of that space are inseparable, where each part (area) affects the other and are connected so that they function as a whole (organized urban space). -City. Thus, any action on an element (urban area, part of urban area) is important how it will affect other parts (other urban areas), because it can very easily be turned into a dysfunctional space (urban area) not only that area but also affect the functionality of other areas. So every action, but also the city itself presents a problem, while the main problem is how to understand the action that each part (area), touches each other and affects other parts (areas). Under this complexity, however, there is a simple platform, city life ultimately constitutes the individual actions of the people who live in it,
from work, meetings, trade and relaxation. Each of us is partly responsible for all these actions and each of us has his experience in the relationship with the city, how we see it, how we experience it, we build life in the city through our actions in the city and its areas. So what are our actions and how are they defined. JJ Gibson thinks that our actions are the result of combinations of opportunities offered to us by the environment in which we live. we can measure a map of an asset in a form of potential movement and action in the environment. we can make it possible for lines to come from one action to another, from one place to another. these lines are not merely a representation of our space, but a part of our being. they define how we can act in the environment .and present a summary of the potentials of life in that environment.

So as we approach change in the city, we need to consider the effects of these changes in order to gain solutions that will give a direction to the future. a sustainable solution which will enable the more comfortable life of the inhabitants living in that city, or of the suburban areas and villages, as well as those who are visitors to that city.

2.1 But what do we think of a sustainable solution

The main idea in the concept is the use of resources that respect the interests of future generations, and at the same time, taking into account the social, economic and environmental aspects.

Understanding sustainable solution always raises debates in professional, scientific and political circles, which are open every time. Which focus on self-determination and interpretation in everyday life. The life cycle, the degree of collective thinking, the factors that influence the existence of the spending society, often offer immediate solutions, unstable emergency solutions.

No one knows the future, but we can give direction, what we have today is the legacy of past generations, as a result of collective thinking, of their collective compatibility. So it was in the past, so it is today, so it will be in the future.

Collective thinking is the compatibility of public circles with the choice of scenarios that will be part of public discussions. Scenarios are discoveries of the future, but they are not predictions, they take on strength when combined with predictive models, analysis and studies, but can also be warning signals that allow decision makers to anticipate unexpected changes.

There is a permanent gap between theory and practice. It is always a problem to find the bridge between them. The theory, no matter how well described, explained and logical, still remains abstract or multidimensional, that it depends on the level of intellect of a society, the professional training of experts in the field, the level of economic, technological and social development, in a word the evolutionary scale of a society. How much she is able to accept and implement the changes.
In the picture below (taken from google earth) is the city of Ferizaj, where the Development Plan identifies the critical points that need to be addressed, in order for the city to have a more functional and unhindered connection in its two parts which are separated by railways and cross the entire city, at the same time passing through the city center. So far the city has been connected from one side to the other, only at two points, and that at point 5 and point 6. Both of these points or intersections are not so functional, due to the increase of population and growth of the city.

With construction underway at an unprecedented rate throughout the city, there are growing difficulties in securing adequate infrastructure. This has made it an unbearable and unsafe situation, especially for pedestrians, while for cars a suffocation and waiting as well as long columns, in a word a situation where the city or the center area is non-functional and a stressful situation for all traffic participants.

Development plans, discussions at the level of experts, as stated above, have been identified, based on mobility research on both sides of the railway, since the design of areas, ie increasing the area of the city, with the fact that the area of the center has been expanded on both sides of the railway. After identifying the critical points that could make the connection of both sides of the new area of the center, once the city as a whole, the Municipal Assembly of Ferizaj in 2017 announced the competition for the design of the infrastructure project, which will enable the movement of vehicles and citizens from one part to another without being hindered by the movement of railway traffic.

Fig.2 Rail station and center in process
Fig. 2 is the part which includes the regulation of the space of the railway station, the pedestrian underpass with the number of premises, as well as that of vehicles. The most frequented part of the pedestrians according to the Urban Development Plan. From this space has started the development of a structure or urban space that will be developed later in the city, this space together with the railway station and a loading - unloading platform which had a length of 200m’, and in both side railways, small commercial facilities. What is characteristic of this most frequented area in the city, is the large movement of pedestrians who land from two urban areas as well as from suburban areas of the city, or land in a square or a narrow area of the center, or at a railway station. The car did not have direct access to the other side of the center, and was forced to pass through points (crossings) 5 and 6 to connect with this area, respectively the city square and the railway station. Public parking lots are missing in this area, which made the functioning of this area even more difficult. Therefore, taking all these parameters and all these facts, a solution has been reached which creates an
urban structure that will enable the unimpeded movement of pedestrians, vehicles and railways. A choice which fulfilled other functions, such as parking lots, respectively underground garages, commercial and hotel spaces as well as pedestrian oases combined with greenery.

Fig.3

Fig.3 is the space which represents the point at which the area of the extended center or foreseen with the development plan, and the other two urban areas meet. The necessity of this point, is that the connection between them existed only at the point (the intersection of some railways), an overload of very large dimensions. Therefore, the formation of a new crossing, for vehicles as well as for pedestrians, where pedestrians have developed the passage from one side to the other over the railway, without any paved route, without security in that crossing which is formed by the pedestrians as a result a shorter movement from side to side. Based on this and the analysis of the environment, respectively the surface, it is concluded that a proper pedestrian underpass can be organized, as well as the formation of a new road which represents the border of the center area, but also the road that connects the roads of the areas. of the city with each other and with the downtown area.
Fig. 3.1 and fig. 3.2 present the new appearance of the underpass solution in point 2
Fig. 4 Presents the situation as it was, also in the two figures below as it is now. This segment from 2020 is in operation with the form and organization of mobility. It represents the road segment that connects the suburban roads of the two villages with the road segment that connects suburban areas and villages with the city. This segment shortens the road and transforms the villages on the outskirts of the city, enables economic development and has a maximum security of mobility.
Point 5 (one-level intersection, road-railway) and its solution in 2 (two) levels, with pedestrian underpasses which has a level in itself separated from the car underpass. Fig. 5 shows the segment which divides the center area with the sports and recreation area. This is a project that construction should start in 2021.

**CONCLUSION**

It should be mentioned in advance that in the book "The Image of Cities" Kevin Lynch. The city is described as follows:

*The city represents a special emotion, an experience encouraged by its identifying elements. In terms of architecture, the city is a construction in space, on a large scale, a thing that perceived only over time. City design so it is a temporary art, but it can seldom use the controlled and limited sequences of other time arts ....*
I would add that the city is temporary endless, always in transformation, adaptation and change. The result of the evolution of life which is dictated by the trends that characterize the city, which are mentioned above.

The changes made enable the expansion, the unification of the center area, turning it into an elastic area, but also the more functional connection with other urban areas. The structures formed will be essential elements in the city, which will affect other urban areas. With their position in the center of the city, they provide connectivity, i.e., the unification of the city to form it into a functional whole. The presence of these structures is predominant as visual elements of the space, their role will have an impact not only on the functionality and mobility of all forms, but will also have an impact on the expansion of the downtown area, which now will double you from its surface, but also in the vertical boundary surfaces, the surrounding objects. These changes have a special importance in relation to the center-periphery relations, environmental factors, and in this case the formed nodes which have been missing so far, and recently the formation of a new spatial sense of the city of Ferizaj.

While spatial syntax represents the characteristics of a given spatial unit - which are translated from a natural language into a graphic language, from a non-graphic document to a graphic document, from theory to practice.
Abstract. Trade and the business process, the system of human development has undergone major transformations in relation to the development of life style of the urbanites, moreover with improvement of human standard of living. The main purpose of this paper is to promote greater architectural design knowledge in the field of multifunctional contemporary structures, and thus further encourage of academic research. Through a review of the literature, the paper explores various aspects related to the planning, design, philosophy, convenience, policy, sustainability and efficiency of those nowadays structures. The following research methods are used for the purposes of this paper: the basic used methods are inductive and deductive evaluation, in the dialectical method of separating the unity of the general and the particular. During the research, are applied comparative and descriptive methods, comparative analysis, literature description. Also, the empirical method was used through the study of previous urban plans, analysis of the case study’s, and through the research activity in collecting and analyzing data within the questionnaire of the Pristina municipality. The design principles of the multifunctional center, are intended to be a model of compliance with urban legal regulations by the municipality of Pristina at the same time, fulfilling the need for trade of the larger influx of residents from the Arbëria neighborhood, strengthened with other functions that enrich the environment and customers with active relaxation and rest. 

Keywords: Architectural design, Multifunctionality, Trade, Culture, Prishtina

INTRODUCTION

Trade and commercial process, the system of human development which has undergone major transformations in relation to the development of science, technology, increasing the material base of society and increasing the standard of living of mankind. The main purpose of scientific research is to promote greater design knowledge in the field of multifunctional centers, and thus encourage in further academic research to consult specialists who have the necessary expertise in architectural design. Much of this research clarifies standards regarding high technical, organizational, and commercial requirements. These standards and norms are mainly related to commercial buildings or structures, with mixed architectural modality. From historiography we learn that the sales arcades or plates were initially presented as such at the Burlington Arcade in London, the Galleria Vittorio Emanuele II in Milan, and the numerous arcades in Paris which have been known to have been successful. However, many small arcades have been demolished and replaced with large shopping malls accessible by car. From the end of the 20th century, shopping centers began to be attached to entertainment buildings such as cinemas, restaurants, public garages, distribution centers. As a single structure built, shopping malls that world were often very important architectural constructions, enabling wealthy clients to trade and buy goods in areas protected from weather influences (Bajćinovci, 2016-2017). Stationary parking buildings are usually the conceptual part of large shopping malls. The architecture of commercial and economic
buildings often reflects the fascinating atmosphere, visors and the most modern technological levels, and in reality this activity has a rapid and massive growth, especially here in Kosovo in recent times. The national development of a country is directly reflected in the development of financial circulation, therefore commercial megastructures are one of the financial generating activities.

**MATERIAL AND METHODS**

The quality of the architectural design is distinguished by the user or the clients, while the need to improve the performance of the architectural structure is the task of the designer/planner, to ensure the suitability for a certain functional purpose. Therefore, there is a need to develop an efficiency measurement system so that functional efficiency can be assessed and continuous improvements promoted with sustainability, timeliness, maintenance, suitability, revitalization and environmental impact. In this context we can quote (Le Corbusier, 1922), in his study "Architecture or Revolution", highlights the role of architecture as a promoter of social development, therefore, many contemporary architects agreed on the role of architecture as a creative development activity, for this reason architecture represents a role of social stability.  

The European Union has introduced a series of measures to ensure the free movement of goods throughout the European Union to ensure free trade. The quality approach to the directives and guidelines aims at product control, and above all the harmonization of product technical standards throughout Europe. Planning and programming for the realization of commercial economic buildings or shopping centers implies multi-disciplinary analysis, respectively a holistic approach is required in the realization of this design task. In the context of business, first of all, profit is required, profit is the engine which derives a host of activities and actions of economic development. Therefore, starting from the profit and the basic business maxim "circulation derives profit" we reach a similar situation during the programming and planning process for commercial buildings, with business activities as follows (Bajčinovci, 2017):

1. Purchase of a plot or terrain;
2. Preparation of the parcel for further business;
3. Determining the best part of the location for own business needs;
4. Lease of the remaining area from the plot.

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Research methodology is an instrument by which research seeks to identify the components and solve the problems posed. “The term problem thus has a special meaning in the world of research, one that sometimes confuses beginners. In our everyday world, a problem is something we try to avoid. But in academic research, a problem is something we seek out, even invent if we have to. Indeed, a researcher without a good conceptual problem to work on faces a bad practical problem, because without a research problem, a researcher is out of work” 46.

For research purposes the following research methods will be used: The basic method is inductive and deductive evaluation, i.e., the dialectical method of separating the general and the particular unity. During the research, comparative and descriptive methods, comparative analysis, description of literature, international bibliographic basis were used. Empirical methods have been used through the study of previous urban plans, through the analysis of case study methods and through research activity in data collection and analysis with individual interviews with Kosovar architects. Field research, fieldwork with research of public buildings, commercial buildings in the municipality of Prishtina, has provided in situ information on the problem. Prishtina is a city that after the year 2000, has undergone a crucial transformation in the social, economic and spatial plane. Quantitative and qualitative data collection, field research and situation research, research of a specific functional context and specific attributes, include a thorough urban analysis of existing buildings, including practices, construction standards and current primary infrastructure structure are an urban target in the future.

“Design is not making beauty, beauty emerges from selection, affinities, integration, love.”

*Louis Kahn*

Multifunctional building is a structure that contains at least two different destination spaces, but most of present realizations contain a large number of them. In general multifunctional building contains a large amount of functions, mixed-used spaces that create a complex system. Multifunctional building allows to use the urban space in a more efficient and compact way 47. Multifunctional buildings are absorbing an increasing number of people through an ever-expanding service sector. Urban centres are expanding mainly through their vertical development where in one place many different users’ needs intersect. The design process of new multifunctional buildings should be adequate to reflect the needs of

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the present society. The structure of multifunctional building can be described structure composed of functional program and technological systems based on the construction system as an internal set of elements. Finally, multifunctional building depends on the environmental elements set, such as:

- localization,
- natural environment,
- management system,
- social aspect,
- economic aspect.

In other words, the importance of multifunctional centers is greater than we think because it unites man with nature, trade, culture, art and many functions that this environment contains!

**DISCUSSION**

Life and contemporary lifestyle, defines a variety of daily activities, therefore, there are few changes in the daily approach of the architectural design strategy, there is a lack of a holistic system for the implementation of a sustainable concept of contemporary design.

There is a need for a legal and development mechanism to address that the construction of architectural structures can be easily accomplished by enabling respect for the urban development of the community and the realization of economic profit. All these activities can be easily implemented by respecting the legal regulations in force. Therefore, the purpose of this research was that new architectural structures can be realized by respecting legal procedures, depending on the location by the municipality of Prishtina, profit realization, development of the urban community and incorporation in the existing urban structure, without in any way violating the development regulations of the city which is in power.

![Proposed plot for the Multifunctional Center in Prishtina.](source)

The purpose of the realization of a Multifunctional Center in Prishtina is evidenced by many reasons, one of these is the lack of a multifunctional center. Really who benefits if such an object is applied? Of course, the community is the citizens of the city of Prishtina, so the advantage of the possibility of application and plan proposals of urban plans provided by the city of Prishtina enable us the freedom to implement this facility. The main benefit of why

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the city of Prishtina needs a Multifunctional Center is that the capital itself and its citizens can benefit both socially: culturally, urbanly, as well as commercially so that all activities are harmonized in one structure. Sustainable design consists of 3 basic principles: Economy, Culture, and Ecology that all 3 of these principles are interrelated in the research project proposal, all these above mentioned factors come together and are presented in an architectural entirety. Pristina is expanding every day and more but we must use the opportunity of strategic development, harmonizing with European laws and standards for a healthier urban future.

The possibility of approval by citizens for the start-up and proposal of a multifunctional center, and plans according to the PZH/PRU is foreseen the development of a shopping center that represents a proper communication between the community and the government.

![Fig 3. Proposed destinations of functions on the characteristic floor. (Bajčinoveci, research 2019).](image)

The proposed multifunctional center is intended to function as a separate polyfunctional building. The main function of the building is defined by commercial activity, however, empowered with additional functions such as administration spaces, e-gaming service areas, conference spaces, presentation spaces, recreation spaces, underground garage, performances and media and promotional performances. In this context, the multifunctional center represents a broad functional organism which enriches the immediate environment, but also the city in general.

According to the study, the tree species used for the GAIA-urban afforestation project were selected, starting with the green Bologna City Regulations and assessing important factors such as the potential for absorption of pollutants (CO2 and PM10), the release of volatile substances and factors allergy specific, the first 24 most suitable species have been identified to fulfill this function. There is considerable potential to further develop the beneficial use

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of vegetation to promote the quality of the urban environment and the health of citizens. Trees and shrubs were compared for PM accumulation on the surface.

Table 1. Trees that can reduce air pollution. Adapted. 
Source: GAIA., Institute of Biometeorology, Bolonia. Baraldi, R., European Life+ project.

<table>
<thead>
<tr>
<th>Tree</th>
<th>Height m²</th>
<th>CO₂ stored 30/yr. City (kg)</th>
<th>CO₂ stored 50/yr. Park (kg)</th>
<th>VOC</th>
<th>Ozone format</th>
<th>Potential for absorption of gaseous pollutants</th>
<th>Potential for capturing dust</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acer Platanoides</td>
<td>25</td>
<td>4807</td>
<td>6601</td>
<td>Low</td>
<td>Low</td>
<td>High</td>
<td>Med.</td>
</tr>
<tr>
<td>Tilia Piatyphyllos</td>
<td>&gt;25</td>
<td>3660</td>
<td>5070</td>
<td>Med.</td>
<td>Aver.</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>Tilia Cordata</td>
<td>15-25</td>
<td>3660</td>
<td>5070</td>
<td>Low</td>
<td>Low</td>
<td>High</td>
<td>High</td>
</tr>
</tbody>
</table>

CONCLUSION

Trade and commercial process, the system of human development which has undergone major transformations in relation to the development of science, technology, increasing the material base of society and increasing the standard of living of man. The main purpose of the research is to promote greater design knowledge in the field of multifunctional centers, and thus encourage further academic research. The intention is to be a model of respecting the urban legal regulations by the Municipality of Prishtina, at the same time, fulfilling the need for supply mainly of residents with a larger influx from the neighborhood of Arbëria, fulfilled with more customers from the city center, but also with special customers who find themselves in this center with specific items. The very presence of an multifunctional center enriches the urban structure with functions of business activity, culture, and recreational services. Of course, a multifunctional center is foreseen that in addition to business services, it also has other functions which enrich the environment and customers with relaxation and active rest, fulfilling the primary purpose for which they need this center in the first place.

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SPATIAL PLANNING OF A TERRITORY FOR THE POSSIBILITY OF DEVELOPING AN ECONOMIC ZONE "CASE STUDY OF THE KËRQEVË-LIPJAN ECONOMIC ZONE"

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²
Abstract: The purpose of this manuscript is to make this manuscript applicable and functional in practice. The basis for starting the design of this project is MDP - Lipjan, the decision of M.A. Lipjan for the formation of EZ. EZs are suitable physical spaces and objects in a well-controlled and managed environment, in a convenient location, which is a very important element in the development of enterprises of a country. Thus, EZs are also measuring instruments of the economic development of the country. The economic benefit of building the Economic Zone would be manifold. If it is assumed the full utilization of its capacity, with the creation of new jobs, the establishment of the economy in all sectors of the economic development of Lipjan, to this fact must be added the raising of the standard of living. The basic goal of spatial planning and regulation is to create a suitable environment for achieving the vision and strategic priorities for economic development, through an active and systematic cooperation with all actors and development factors operating in the Municipality of Lipjan. In this study, it is presented a description of the profile of the Municipal Assembly - Lipjan, in many aspects, as the identification and description of the problem on the establishment of the EZ, the relevant conditions and laws for the establishment of the EZ, analysis of the MDP, EIA, as well as the spatial planning of that part for the formation of the EZ.

A number of methods, both theoretical and practical, have been used to conduct this study. The methods used in this study are diverse and modern, such as research method, analysis of the development plan of the Municipality of Lipjan, direct field observation method, comparison method, cartographic method, urban analysis of a territory to create an urban area, in cooperation with the spatial planning experts of the municipality, etc.

Keywords: Economic zone, MDP, economic enlightenment (reduction of unemployment), M.A. Lipjan.

INTRODUCTION

The basic purpose of spatial planning and regulation is to create a suitable environment for achieving the vision and strategic priorities for economic development through an active and systematic cooperation with all actors and development factors operating in the Municipality of Lipjan.

The Economic Zone in Qylaga in all municipal Plans and Strategies represents one of the most important development potentials, as an instrument for local economic development of the Municipality of Lipjan.

The task of this plan is to define the public space and road corridors, as well as the formation of blocks for the concentration of all contents that should contain the economic zone, such as:

- Capacity building of the free labor force for the purpose of local economic development;
- Improving the conditions for development of the economic structure - SMEs;
- Establishment of a sustainable system of agricultural development - rural development;
- Qualitative and modern infrastructure in the service of economic development and a prerequisite for raising the standard of living and working for the residents of the Municipality of Lipjan;

In order to draft the Plan and create the basic basis, the conceptual plan has been drafted, the urban solution of the area in accordance with the legal regulations in the field of planning and construction. According to this, the final goal results in fulfilling the vision of the Municipality of Lipjan from the field of economic development, as follows:

With the potential to be an important center in the region, with a rich economic and cultural tradition, a high level urban environment, in which settlements and municipal infrastructure will be regulated, based on plans, without discrimination on the village-town line, support for investments in the field of industry and agriculture, open for private initiatives and entrepreneurship development, attractive and specific tourist destination, high cultural-educational level of the population for new ideas and young professionals from all fields, rich cultural content sports and arts, in which attention is paid to vulnerable categories of the population, the young population, the improvement and advancement of the living environment.

1.1 RESEARCH QUESTION AND HYPOTHESIS

Based on the scientific research of the revised literature, we formulate the main research question:
Why is the spatial planning of the Economic Zone done and what is the use of this spatial planning of the Economic Zone?
To answer the main research question we formulate the following hypothesis:

**Hypothesis 1:** Spatial planning is done for the purpose of analyzing the development of that place, as well as analyzing the cost of construction of the Economic Zone and also serves for the distribution of businesses, in the most appropriate way to have a proper development, that their investment to be as productive as possible.

**Hypothesis 2:** This planning serves the local institutions and aims at the economic development of that place and the reduction of the unemployment rate.

**IDENTIFICATION OF PROBLEM AND DESCRIPTION**

The basic problem that arises in the creation of an economic zone, based on the conditions for the development of the economic zone: defined property status for land, prior approvals issued by the relevant institutions which are related to economic zones, business plan, construction project based on the laws in force, as well as the most adequate placement of businesses in the space and optimal use, as well as employees in the respective working places.

2.1 ECONOMIC ZONE

They are suitable physical spaces and facilities in a well controlled and managed environment, in a convenient location, which is a very important element in any development of enterprises of a place.

2.2 ECONOMIC BENEFITS

The economic benefit of building the economic zone would be manifold. Assuming full utilization of its capacity, with the creation of new jobs, the establishment of the economy in all sectors of economic development of Lipjan. Raising of the standard of living must be added to this fact.

2.3 PLAN INVOLVEMENT

The economic zone in Qylaga, defined according to the Decision for Establishment of the Economic Zone in Qylaga, includes the total area of $S=56.26.57ha$, which is destined according to the Municipal Development Plan, Local Economic Development Strategy and part of the Economic Zone according to the Decision. In all these plans the area is destined as an economic zone.
The area, which is the task of drafting the Plan includes the area of $S=56.26.56ha$ and is concentrated in the cadastral parcel P-71409090-00476-0.
The boundary of the area is presented in the graphic part, in which the analytical and geodetic elements are also given.

2.4 LEGAL BASIS FOR DRAFTING THE PLAN

Decision of the Municipal Assembly of Lipjan on the initiative for the establishment of the economic zone in Qylaga. Legal regulations related to spatial planning and regulation.

2.5 CONDITIONS FOR ESTABLISHMENT OF ECONOMIC ZONE, DEFINITION OF OWNERSHIP AND LICENSING PROCEDURES

The initiator after the division of the clearly defined parcel and the decision on its destination for the Economic Zone should take the following actions:

- Decision of the Municipal Assembly on free economic zone;
● Reasonability/feasibility study for free economic zone (according to the format defined by the Law on Economic Zones);
● Proof of ownership;
● Municipal urban regulatory plan;
● Consents from responsible institutions;
● Evidence of public consultation;
● Free economic zone conceptual project;
● Investment plan/business plan;
● Duration of operation of the area;
● Wastewater treatment project;
● Water supply project, and
● Electricity supply project - technical solution;

2.6 LEGAL BASIS FOR THE ESTABLISHMENT OF ECONOMIC ZONE

Concept plan for the creation of economic zones in Kosovo.
Economic Zones (EC) is a new reality in Kosovo, in the context of the market economy and in the next period will become the main carriers of economic development and industrialization of the country. The concept plan is based on:
● Law on Economic Zones, Plan and Vision for Economic Development;
● Medium Term Priority Policy Statement;
● Law on Supplementing and Amending the Law on Small and Medium Enterprises Support;
● Customs and Excise Code;
● Medium Term Expenditure Framework.

2.7 REALIZATION OF PROJECTS FOR THE ECONOMIC ZONE IN QYLAGÊ

For the realization of this project is based as following:
● Decision of the Municipal Assembly on the declaration of the second industrial zone;
● Urban Regulatory Plan;
● Implementation Plan;
● Feasibility study;
● Marketing plan;
● Digitization and presentation of data on the web-site of the municipality;

RESEARCH METHODS AND TECHNIQUES

3.1 INTRODUCTION

A number of methods, both theoretical and practical, have been used to conduct this study. The methods used in this study are diverse and modern, such as research method, analysis of the development plan of the Municipality of Lipjan, direct field observation method, comparison method, cartographic method, urban analysis of a territory to create a urban area, in cooperation with the spatial planning experts of the municipality, etc.

The theoretical method is mainly based on the analysis of the MDP as well as the analysis regarding the possibilities and advantages for the creation of an economic and urban area with new opportunities for the development of that part of the municipality and the economic development of the municipality of Lipjan, where in this SWOT analysis for the establishment of the Economic Zone was mostly taken as well as its progress for the Municipality of Lipjan and the region around it, the cartographic analysis for finding a more suitable place for the formation of the Economic Zone.
The practical method is mainly based on direct field observations where the selection of the infrastructure network and re-parcelling has been done, then protected areas such as water and cemeteries, green areas around the Economic Zone and within it, where for this method are presented in the maps and sketches which describe below about the urban choice of the economic zone. Based on these methods, an EIA was conducted as well as a Feasibility study for the establishment of an Economic Zone in that place.

3.2 PURPOSE OF RESEARCH

At the introduction of the project, the Economic Zone is presented as a space where there is an opportunity for the development of various businesses and with the possibility of creating new jobs. So, the main purpose of this research is to create an Economic Zone which is implied as follows.

The purpose of industrial parks, in addition to providing a physical space for the realization of foreign direct investment, is also to create favorable conditions for the development of certain regions. Increasing the employment of the local population, changing the structure of employees, through education and training (see for certain staff profiles), attracting service support in industry, as well as using local suppliers and logistics, which affects the development of throughout the region.

Capacity building of local administration for support and development of SMEs.

Creating favorable conditions for attracting investments from the private and foreign sector, promoting the Municipality as a positive business environment.

- Creating a physical environment for local and international businesses;
- Attracting new investments (local and foreign);
- Gathering businesses in suitable places to do business;
- Expansion of existing industry;
- Development of certain localities;
- Parcels ready for accommodation;
- Easy access and parking space;
- Complete security;
- Access to electricity, water, gas, telephone, internet, heating;

3.3 DESCRIPTION OF THE AREA

This area represents the integral whole of the Magura sub-municipal center and is characterized by a considerable number of villages, which creates interconnections with other areas, such as the western part of the municipality and the municipal center-Lipjan. It is located at the 10th kilometer from the municipal center, 7km from the airport, has close connections with the industrial areas Magure and Medvec, close access to the highways Pristina-Peja, Pristina-Prizren and the industrial railway, and also has affordable opportunities in technical infrastructure, roads, water, sewerage, electricity, adequate use of rail transport.

The existing area includes the total area of S=56ha and of this 100% is the area under the administration of the Municipality. The land is intended for potential investors and for production, service, processing and other activities, which do not cause negative effects on the environment. The plots will be formed according to the requirements and needs of investors.

The following activities are foreseen for the preparation of this area:

Construction of sewerage system with separate system for atmospheric water, high voltage electricity network, construction of railway and interconnection with existing industrial railway, construction of primary roads and interconnection with regional road Lipjan-Magure - Airport.

This project envisages the creation of conditions for economic development with suitable conditions and opportunities for investment in the economy and industry.

Anticipated solution: As a necessary first step, which this project proposal envisages is the compilation of urban planning documentation. This plan will envisage a number of new blocks for the construction of facilities for activities.

Promotion and elaboration-drafting of planning documentation with all the conveniences, in municipal taxes and other advantages, which are offered by national projects and plans (compilation of advertising material, promotional with informative content for potential investors). Issuance of certificates, conditions for construction and all necessary administrative documentation for construction.
Gradual construction of the infrastructure network (water supply, sewerage, electricity) is the development of projects for retraining of the population capable to work, in accordance with the needs of the market. Creating local policy, which will provide talks with the business community to provide benefits, and as compensation, employment of local people.

3.4 KEY AREAS OF DEVELOPMENT

The key areas of development of the Economic Zone are foreseen to be:
1. Attracting direct investments;
2. Small, medium and large enterprises;
3. Infrastructure development;
4. Increasing the level of administrative-municipal services;
5. Protection of the environment.

3.5 ECONOMIC ZONE IN KERQEVË-LIPJAN

3.5.1 Description of the Economic Zone status, Existing terrain condition

The condition of the terrain where the Economic Zone is planned to be developed and presents a terrain with existing roads and views of the Economic Zone in the direction of Prishtina, the international airport and the Magura area, where a mining industry is developed, such as that of Feronikel and that of magnesite, where there is also a sloping terrain. The existing condition of the Area is composed of shrubs, part of it with rocky "lawn" and the rest with grassy fields, see photos no.3 and maps no.3.

The space of this area is being used as a landfill of the surrounding community, which is unsystematized and unattended. As can be seen in the previous map (3) and those presented below, there is a change in the total area of the Economic Zone, as the municipality has decided to change the total area of the Economic Zone, where within the boundary of the Economic Zone is seen to have received only the part which is managed by the Municipality of Lipjan, with the possibility of future expansion, where from the economic analysis it can be seen that it can not afford the costs.

Figure 1 Existing situation of the EZ in a broad situation with an old decision

3.6 GEOGRAPHICAL POSITION OF THE ECONOMIC ZONE

The Economic Zone is planned to be located in Kërquevë, in the western part of the city of Lipjan, in the northern part of the International Airport "Adem Jashari". This area is located 8.5 km from Lipjan, close to 7 km from the Airport and 22 km from Prishtina. In the Economic Zone leads the road R120 from Lipjan to the Airport and from Prishtina the road Prishtina-Peja, respectively Airport in the direction of Lipjan. The Economic Zone has hilly-mountainous relief at an altitude of 560-645m. The existing road that passes near the Economic Zone, which connects Lipjan with the Airport is asphalted with a width of 6m, as well as with the road that leads to the village of Ribarë i Madh and is 5.5m wide. The Economic Zone borders the villages of Lipjan: Ribarë i Madh, Poturovcë, Qylagë and Vërshec. The following maps show its position, in relation to other economic areas, as well as to the urban areas around the EZ.
3.7 DESTINATION OF SURFACES

Destination or use of land in the "Economic Zone" is divided into the following categories:
- Constructed surface;
- Green surface;
- Transport surface;
- Specific surface;
These surfaces are intertwined and structured as a whole (areas), like urban blocks.

ASSESSMENT OF THE SITUATION IN THE ENVIRONMENT

4.1 METHOD OF PREPARATION OF VNM

Methodology used for preparation of the report of VNM is based on:
• Review existing policies, rules, operational guidelines and organizational, institutional measures in Kosovo to address and facilitate the social and environmental impacts of the study;
• Assessing the compliance of the basic principles of the State rules, identifying gaps and presenting recommendations to address them;
• Preparation of guidelines for identifying and assessing the nature and magnitude of environmental and social impacts, including the preparation of social and environmental selection criteria;
• Suggestions on the modalities for the preparation of mitigation measures in the regulatory plan in relation to the area where the latter is being executed-

4.1. Priorities in the field of environmental protection

Focusing on environmental protection, municipality of Lipjan should set the following priorities:
- Preparation of the project for land rehabilitation during and after the construction of the free economic zone;
- Monitoring of air, soil and water pollution during and after the construction of the free economic zone, in order to adapt the existing laws and regulations;
- Programs for cleaning the environment from waste;
- Wastewater treatment programs;
- Expansion of green areas;
- Use of ecological technologies;
- Implementation of Laws and regulations set by the Institutions of the Republic of Kosovo and EU standards
EXPECTED RESULTS OF RESEARCH

Creation of urbanized economic zone in accordance with local and international standards, cessation of uncontrolled development of the area, increase of employment during the establishment or construction of the area, increase of employment from the establishment of businesses in the area, benefits from the income of employees employed in the area with impact on increasing consumption and income tax collection, the business community, etc., will benefit from the urbanized economic zone as follows:

Advanced opportunities for business development and new ideas, as well as relocation of businesses from areas where they are not well accommodated, greater opportunities for business expansion in accordance with their development plans, in an advanced business environment, as well as benefits other mentioned in SWOT analyze. The community located in and around the area will also benefit from:

The development of new and modern infrastructure, according to the standards from the gradual development of the area will use the services that are in the service of the area, such as better transport and other services that will serve the area, employment opportunities of community members in businesses to be set up, greater attendance of all stakeholders that will affect the socio-economic revitalization of the area.

5.1 PROGRAM PART - CONCEPT

The creation of the economic zone, based on the general analysis of developments in the Municipality, presents the results from the SWOT Analysis, reflecting on the advantages and opportunities of the development zone as follows:

Advantages
- Favorable geographical position, in relation to the capital and the neighboring city, as well as the location in the territory of the Municipality of Lipjan in most of the part of the Adem Jashari Airport;
- Privatization of Ferronikel, airport and an area of agricultural land;
- Existence of special areas (Blinaja area, Gadime cave, Kleçke area and Divjaka);
- Existence of small and medium enterprises, manufacturing, service, etc.;
- Existence of fertile agricultural lands;
- Existence of public and private forest areas, existence of pasture areas;
- Existence of small farms;
- Existence of weekly markets;
- Existence of conditions for rural tourism;
- Existence of heritage tourist areas and facilities;
- Existence of conditions and facilities for sports and recreation;
- Human capacities and their professional preparation;
- Existence of hotel and hostel capacities;
- Existence of resources for alternative energy (wind, solar, etc.);
- Existence of telecommunication and transport capacities, energy, etc.;
- Existence of the railway line, which passes through the city of Lipjan and the road line Prishtina-Skopje;
- Economic activity and gross social product are above the national average;
- A significant number of private enterprises and favorable situation for entrepreneurship;
- Simple local procedures for starting a business;
- Sustainable local government budget;
- High activity in the construction industry;
- Presence of foreign investors;
- Developed banking sector;
- Existing industrial zones and some other zones for economic development and their position within the Kosovo Economic Development Triangle;
- Favorable conditions for providing land for construction in economic activities, the existence of a variety of industrial and agricultural production, developed trade and that of services;
- Satisfactory staff of different profiles, young people and experienced workers in various technical-technological fields;
- Existence of natural resources; good cooperation with Chambers of Commerce, industrial tradition, (Extraction of raw material for Ferronickel, processing of stone, wood, plastic and natural fruits, etc.).
Opportunities
- Attracting new investments (local and international) especially in the defined areas for economic development;
- Review and improve of fiscal and credit policies;
- Utilization of loans and credits from the municipality to support industrial development;
- Reactivation and increase of existing capacities;
- Establishment of transport policies and equipment, accompanying, as well as further investments in infrastructure;
- Capacity building of human-professional resources in harmony with the development opportunities of the Municipality of Lipjan and the region;
- Identification, marking and protection of underground and aboveground mineral resources in cooperation with the central level and creation of conditions and spaces for their use;

Projects supported by the central and municipal level for the increase of the livestock fund, as well as the improvement of animal breeds with breeds with high production potential, especially for meat and milk;
Preservation of medicinal plants, the possibility for their cultivation and the creation of drying spaces for these plants:
Development and planning of the area of Kleçka, Divjaka and surrounding areas;
Development and planning of the Blinaja area;
Development and planning of the Gadima cave area;
Promotion of tourism capacities and resources;
Strengthening the identity of the Municipality of Lipjan in the field of tourism;
Protection of cultural and historical values;
Utilization of capacities from the diaspora (attracting investors), creation of partnerships;
Projects in the level of Kosovo and TARGET;

**Improving the conditions for the development of the economic structure - SMEs**

Objective: Capacity building of local administration for support and development of SMEs.
Program "Creation of favorable conditions for attracting investments from the private and foreign sector" - promotion of the Municipality as a positive business environment.

**CONCLUSIONS**

As a conclusion of this analysis on the economic circumstances and trends in Kosovo and, especially in Lipjan, we can conclude that the implementation of this project will be economically reasonable and successful and will be completed in an optimal time, which should be split-decomposed into several stages.

After the approval of this regulatory plan of the Economic Zone Kërrçevë-Lipjan by the decision-making bodies of the Municipality of Lipjan, the procedure of distribution of locations for interested businesses/clients or tenants should start immediately. This procedure should be based on pre-defined criteria and be fast and efficient, so that businesses or clients/tenants interested in settling in the area are accommodated as soon as possible and not forced to find shelter elsewhere.

The problem in itself will be the issue of setting up the infrastructure of the area and its financing, which will be an obvious request or precondition of businesses or future clients/tenants before their accommodation in the area.
There are different ways of financing the infrastructure, one of them can be the provision of the location, the business with the request to build a part of the infrastructure combined with other criteria, or the Municipality of Lipjan will choose the way it thinks it is more appropriate. Transport infrastructure remains one of the basic challenges for creating a more conducive environment for business development.

**LIST OF ABBREVIATIONS**

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Full Form</th>
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<tr>
<td>MDP</td>
<td>Municipal Development Plan</td>
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<td>UDP</td>
<td>Urban Development Plan</td>
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<td>EZ</td>
<td>Economic Zone</td>
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<td>EIA</td>
<td>Environmental Impact Assessment</td>
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<td>CA</td>
<td>Cadastral Area</td>
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<td>DUPEP</td>
<td>Directorate for urban planning and environmental protection</td>
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<td>FEZ</td>
<td>Free Economic Zones</td>
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</table>
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72(496.51)”2019”(062)

Planifikimi -- Konferencë -- Arkitektura -- 2019 – Kosovë


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