

**URBAN DEVELOPMENT AND INFLUENTIAL FACTORS  
ON URBAN FORM OF TOWNS IN BOSNIA AND HERZEGOVINA  
IN THE PERIOD OF SOCIALISM AND TRANSITION  
(CASE STUDY OF BANJALUKA AND TREBINJE)**

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**Abstract.** *Throughout the history, the urban development of towns in Bosnia and Herzegovina has been strongly influenced by different social systems that were transposed into the urban space giving it general characteristics common for the most cities. The character of the urban form of cities also pointed to the influence of various individual factors which can be generally classified into three groups: the natural characteristics of the urban space, created physical structure and the socio-economic factors. They are permanently shaping the urban space acting interactively with different intensity and impact giving each city the specifics that underlie its urban identity. The most intensive development occurred during the last two periods, the period of socialism (1945 – 1992) and the period of social transition into the liberal democratic system, where the factors in the socio-economic sphere have achieved an especially large impact on the urban form. This paper presents the general characteristics of urban development and influential factors on the urban form of Banjaluka and Trebinje from 1945 until today.*

**Key words:** *urban development, urban form, influential factors, socialism, transition.*

## 1. INTRODUCTION

For understanding the urban development of towns in Bosnia and Herzegovina (B&H), it is necessary to take into consideration conditions in which they have developed, with a special emphasis on their new development phases. The powerful engine of development have always been the newly established social systems of government whose power and strength have transposed into space. The development of physical structure in towns is directly related to an increased number of inhabitants, and there is also a great deal of activities that represent corrective factors of the linear urban development. They

refer to life necessities, cycles and rhythms that compose a spiritual, non-material sphere of activities that are interactively related to the physical aspect of the form.

With respect to the urban form characteristics, the following morphological phases of development of towns in B&H have been established:

- the oriental phase of urban development (period of Turkish rule from XV to XIX century)
- the phase of Austrian-Hungarian influence (period of Austrian Hungarian rule) from 1878-1914
- the period between two world wars
- the socialistic period of urban development (from 1945 to 1992)
- the period since 1992 until now (phase of transition) within which we have a period from 1992 to 1995 (period of stagnation and war destruction), and the period as of 1995 characterized by building and transformation of towns during the social transition.

These divisions could be generalized due to similar historical circumstances in which B&H has developed in the past period. The last two periods are especially interesting from the view of the intensity and specificity of urban changes in the cities. They show the significance of social processes on the urban development within which the power and intensity of factors in the sphere of society, culture, politics and economy created morphological phases. These factors have changed the organization and set up of the country, organizational forms of economic activities, demographic and cultural ambience, etc. At some time, certain factors are dominant as a result of special circumstances which later influenced the development of a particular town. That is the case with Banjaluka which was struck by a devastating earthquake in October 1969. The result was even the loss of some people; however, destruction of some significant buildings later defined the future urban development. The period after the earthquake was characterized by strong dynamics of development, improvement of urban functions, the increase of urban standards and significant increase of population due to migrations from the surrounding underdeveloped areas, which altogether represent a specific morphological figure.

This paper is an excerpt of a wider study of urban transformations of cities in B&H during the history under the influential factors. The study shows that the most intensive urban development of cities in the territory of B&H happened in the period of socialism because the territory before then was traditionally agricultural, and the industrialization had just started after the World War II. Now, the new quality of urban form has already become evident under the influence of social transition and globalization.

Banja Luka and Trebinje are cases of urban development of cities in the territory of B&H, which are presented in this paper. Banja Luka, located in the northwest of the country, according to the preliminary 2013 Census has 199 191 inhabitants. It is the capital of the Republic of Srpska and the second largest city in B&H. Trebinje is located in the extreme south and has 31 433 inhabitants (Fig.1).



**Fig. 1.** Positions of towns of the map of B&H

## 2. URBAN DEVELOPMENT OF BANJALUKA

### 2.1. Urban development in the period of socialism until the earthquake (1945 – 1969)

After the World War II that marked stagnation and destruction of the urban form, came the period of socialistic building. The new era of the urban development is characterized by architecture and urbanism that can be analyzed from the point of established regulations at that time in the former Yugoslavia, but taking into consideration the specifics that Banjaluka had. The urban development started with the strong influence of industrialization, as the main aim of political decisions of the former Yugoslavia. The changes were visible in the most towns in the form of new factories at the edges of urban areas. The chemical, metal, electronic and food industries were built in Banja Luka. This was followed by the construction of new settlements.

The first collective settlements i.e. apartment buildings in Banjaluka were built for the first time thus creating some new and more powerful elements of physical structure. In the 50s and 60s of the XX century, the blocks of apartment buildings (GF+1 and GF+2) were built on the left bank of the river Vrbas between the two town bridges, and west of park „Petar Kocic" and the old bus station. The apartment buildings were interpolated into the small physical structure and together they created the mixture of different forms and shapes. Next to these objects, you could often find meadows or empty space.

The tendency of building in this period was towards the north. The town center was already dislocated from the oriental center and moved to Gospodska street (marked as urban in the period of Austrian Hungarian rule) whose urban character was shaped at the beginning of the XX century. Banja Luka was still a city on the Vrbas river with rare housing in the green matrix. It was also a city known for its chestnut avenues since the period of the Austro Hungarian Empire.

In the period after 1945, the first documents showing urban planning were recorded. In 1952, engineer Anatol Kirjakov drafted „General Urban Plan" which was not adopted. Then the „Program for General Urban Plan of Banjaluka" was made in 1967/68, and it precedes the „Urban Plan" dated from 1975-1995.

### Influential factors on the urban development (1945-1969)

In the period after the second world war, newly established social-economic and political system strongly influenced the character and volume of building and changes in the urban space. The building of factories and deagrarization had an impact on the increase of population in many towns including Banjaluka. For the new working class who were the foundation of the society, it was necessary to provide apartments in accordance with equal minimal standards of living. The quantity dominated over the quality. However, thanks to the long-lasting building materials and classical way of building, these apartment buildings still exist today. Socialist system favored state ownership and opened the process of nationalization i.e. it transformed the land and real estates from private into state ownership thus establishing social programs of development. The building of public facilities was of great social significance, and only the state was capable of building such facilities. The inherited urban structure from the previous period regarding the structure and facilities, has greatly influenced modern building. The existing settlements/neighborhoods are being filled up with new houses or apartment buildings. Locations of central facilities that have been

historically established throughout their development continue to have the central function within this space. Existing planimetry with respect to streets and already formed block elements also influenced the filling up of blocks that were constantly being changed thanks to interpolation. The new way of life brought changes in materialization and technology of building, as well as in the design of public space. In this period, planning as a new influencing factor on the urban form, emerged, and with time it will be getting more and more important. The Law on Urban Planning was adopted in B&H in 1959 and this marked the beginning of systematic spatial planning.

## 2.2. Urban development (1969-1992)

A devastating earthquake which struck Banjaluka in October 1969 determined the morphological form of the later period from the aspect of the consequences of the urban form destruction and intensive urban building which followed it. Many important buildings that contribute to urban identity had to be destroyed because of the poor conditions after the earthquake. They are physically gone, as is, unfortunately, lost their spirit and their memory after the construction of new buildings, with which a new urban morphological stage started (Fig. 2, 3). Right after the earthquake, new apartment settlements were built thus creating the new urban figure. The settlements of Borik and Starčevica dominated with the tall buildings. The first residential high-rise buildings appeared in a modern form. New settlements still had plenty of public green areas and sports facilities for the citizens. In that period, the prefabricated houses were built as the faster and cheaper way of social building which was adapted for massive use and the social standards defined by the state.

It was the period of great increase and improvement of public facilities. The building of such facilities in the field of health, education, culture, sport, recreation, etc. and their planned distribution in space further influenced the connection of the urban structure. The urban transformation during this period was also in accordance with Athens Declaration regarding the zoning system of distribution (The Urban Plan of Banjaluka 1975-1995). Dispersion of urban structure occurred involving some new town areas thus violating functional and extensive model of urban development. This was not justified from the aspect of land use and infrastructural expenses.



Fig. 2, 3. Urban transformation of downtown after earthquake

### **Influential factors on the urban development (1969-1992)**

The earthquake which struck Banjaluka in October 1969 was an influential factor which certainly affected the urban form, at first destructively, but then it was a reason of intensive restoration and new building. The urban renewal was an opportunity for intensive construction in urban areas, but also resulted in the disappearance of significant objects (like high school) which contributed to the urban identity of the city. Natural factors existed, but up to an extent where they were related to micro locations and establishment of bioclimatic conditions for positioning objects or settlements with respect to their natural surroundings.

The existing physical structure remained an influential factor but in the context of planning as an organized field of expertise that was directly in the function of the social community.

General social-political conditions which emerged after the second world war directly influenced urban changes. The process of industrialization and deagrarianization led to building of factories and apartment blocks which changed the urban shape of our towns. The industrial area of Banjaluka, according to the zone planning, was located in the eastern part of the urban area. The tall chimneys of the cellulose factory and of the town heating company became some of symbols of the urban life during the socialist period.

The protection of environment at the time was quite neglected and in the service of „higher interests of the society". The chemical industry of „Incel" , a great polluter, also violated the people's quality of life, especially in the neighborhood of Borik.

The cultural ambience also affected the urban form during the socialist period. The ongoing migrations of new inhabitants from the rural areas contributed to slower building of towns in the European spirit that we aspired to. As a rule, the trend of urbanization and adaptation of the rural population to the urban manners is an ongoing process, and the violation of the urban form was happening in the cases of more intensive migrations of new inhabitants. This was evident after the earthquake as well as during the warfare from 1992 to 1995.

Between 1969 and 1992, the activity of passing the law regulations regarding planning continued. Planning became a considerable factor in the process of changes in the physical structure in the urban area. Apart from the Urban Plan for the period from 1975 to 1990, which determined the general strategy of urban development, as of 1970 it has been the period of more intensive creation of regulation plans for certain parts of the town.

In this period, the influence of architecture is evident through the implementation of standardization regarding design and building by providing the minimum of necessary technical conditions in the field of apartment building. However, as of 1992, those conditions have been neglected.

### **2.3. Urban development in the transitional period (from 1992 until today)**

After the war in B&H, in which Banja Luka was not directly exposed to warfare, a new period of restoration and building started. This happened in the light of changed social-political conditions and needs. Banjaluka became an administrative, cultural and political center of Republic of Srpska. The needs of the town were largely determined by the increased number of new inhabitants consisting of refugees and displaced persons from the B&H region. The town with its broader surrounding became a shelter for about 200.000 people, making it 50.000 people more compared to the number of people from

the 1991 Census. The process of privatization of the state capital and economic transformations on the market principles set off some investments in certain fields. The urban transformation of towns in transition in the former Yugoslavia, has followed by the strengthening of the tertiary sector instead of production.

Planning, during this period, was evaluated in accordance with new conditions and needs which were based on realistic possibilities and for the known investors. Transformation of the town in the latest period of its urban development is performed according to the model of intensive development in the part of the town center. Thanks to interpolations and filling up of the urban structure, the use of the urban building land is intensified. However, this trend is pretty slow and reflects the economic possibilities and the political ambience where we live. Adapting to market conditions in the sphere of land use resulted in some new relationships in the urban space. The urban center is expanding with a more compact structure, but the main location between the Cultural Center "Banski Dvor" and the National Theater has not been finished yet. The pedestrian zone and Park „Petar Kočić" have been renewed. Bombed in the Second World War and later demolished, the Orthodox Church has been re-built in the city center. The permanent transformation of the wider city center of the open green spaces in new residential and commercial buildings evoked a professional and public debate in the city. In any case, the harmonization of public and private interests in the urban space is one of the major goals of the city government during the transitional period.

The urban restoration is present on the old buildings that were built in the 50s and 60s of the XX century. They were reconstructed and new floors were added. The ground floor of a downtown was transformed from residential into commercial purposes. Industrial zones are transformed very often into residential or other non-productive facilities. Military camps also changed their function and use, and got well incorporated into the active urban structure. The example is the camp of „Vrbas" which became a university campus.

The new shopping centres and standard buildings of some international corporations in the field of service and business have appeared in the urban space as the influence of globalization. That process has been evident especially in the sphere of the internet communications.

The mixture function is evident in urban documentations in this period, especially business and production in residential areas. This planning approach is in accordance with the new Athens Declaration. The idea of environment protection has been realized thanks to the activities carried out by the international community through different development programs. The legal regulations regarding environment were drafted in the first phase.

#### **Influential factors on the urban development in the transitional period**

The change of the social-political system in 1992 significantly influenced the urban structure. The process of privatization of the state owned capital and the ownership transformation urged private investments on the principles of the market economy. Denationalization of land added a lot to it, and the system of land value and its use was changed.

The importance and role of Banjaluka in Republic of Srpska and B&H assigned it some new functions, initiated the building of entity and republican institutions and caused dynamic flow of people, information and activities in all walks of life. The four-year old war caused the national homogenization of people in entities. Apart from the political

pressure to have people returned to their pre-war homes, this will certainly be a permanent change that will greatly reflect on the urban culture and future development of towns in B&H.

The influence of politics in a multi-party democratic system is also an important factor in shaping up the space. Political interests interpolated in all structures of the society, are quite present in many activities including planning.

The globalization is present in all spheres of life. The economy is strongly influenced by the global capital flows which impose their standards in the field of business and production, and in the form of buildings. It strongly affects the lifestyle and culture through information communication that knows no borders.

The laws that concern space, planning and protection of environment are an important factor for urban development of all towns, and they create conditions for planning that can be in the service of the society. During the transitional period 1996-2010, planning in the Republic of Srpska was performed without suitable regulations, since they were still quite stiff and static as opposed to dynamic character of the market economy and private capital. The participation of landowners, investors and citizens in planning and decision-making becomes more significant. The influence of architecture in this period is rather low from the aspects of technical and functional standards, which have been greatly violated due to „market-oriented architecture“.

In spite of legal limits in the first period (till 2010), the practice of planning takes place in the spirit of new changes in social, political, economic and cultural life along with implementation of sustainability elements. After 2010, a new Law on Planning and Construction is adapted to real social conditions and needs with more flexibility in the planning system. Additional improvements have occurred in the last version of the law in 2013, particularly with regard to the introduction of energy efficiency in planning and construction.

### 3. URBAN DEVELOPMENT OF TREBINJE

#### 3.1. Urban development in the period of socialism (1945- 1992)

The urban development of Trebinje was, in the past, determined by natural and functional aspect of space where the settlement was being developed. The nucleus of urban structure, which has continuously developed until today, is along the meander of the river Trebisnjica, surrounded by slopes of the nearby hills that are on the eastern and northern edge of Trebinjsko polje (the Trebinje field). The town itself was developing monocentrically in the location around Stari Grad (the Old Town). All the town functions were emerging in the center, and during the Turkish rule they were concentrated within the military fortification (today's „Stari Grad“). Outside the fortification, on the slopes to the north and west of town, Turkish settlements were emerging. During the Austrian-Hungarian rule, the town continued to develop from the very same center towards its surrounding. The model of block building, compact street fronts with squares and piazzetas shows the trace of architecture and urbanism which is characteristic for the Mediterranean towns in combination with traditional elements of Herzegovinian continental region.

Apart from the continuous development, in which periods from Turkish, Austrian-Hungarian rule and Kingdom of Yugoslavia harmoniously merged together in the town

center, the military function was too aggressive in terms of interpolation into the physical structure of the town. The military camps were designed according to the needs of military defense, and therefore were often over emphasized. That is why the position of the southern camp in Bregovi went deeply into the agricultural land to the west of the center and has until today served as a border zone of the urban expansion.

In the period from 1945 to 1995, the town started its expansion in spatial terms. The zone to the east of center on the right bank of the river Trebišnjica was activated, and the apartment, business, public service buildings and industrial capacities started to be built. The building of the center in a compact block form was abandoned. Although the town expanded and developed, during the socialism it experienced quality development in terms of urban functions that increased and improved the urban standard. People started living in apartment buildings in accordance with improved standards.

#### **Influential factors on the urban development (1945-1992)**

Driving influential factors on the urban development of Trebinje were natural conditions (land morphology, valley, agricultural land, climate, etc.) which greatly participated until the very last morphological phase of development. The impact of this factor group remained dominant regardless of the complex physical structure and town expansion, mainly due to the agrarian segment which was the main economic activity. Even the socialist period that was marked by heavy industrialization, did not leave any significant traces regarding the relationship town – arable land. This phenomenon is present in majority of towns in the Herzegovinian region where, due to infertile limestone land covered by maquis, developed a very sensitive approach towards the fertile land and other natural resources.

The other influential factor which generated the urban development were the town functions. At first, it was the transit traffic, and then other activities started developing. A defensive function throughout the longer development period of Trebinje was dominant and it influenced the shape of town.

With development of social community until 1945, the needs of inhabitants became more demanding from the aspect of creating new functions and improvement of living conditions in town (education, culture, water supply, electrification, public administration, etc.). After 1945, economic activities in the process of industrialization tried to be a driving force of development, but they never became dominant in shaping up the town.

The physical structure determines the urban development in a way that new buildings must adapt to the existing ones. Traditionalism regarding spontaneous way of building and town urbanization is the main principle of town expansion. The first projects and planned architecture emerged during the Austrian-Hungarian period and they were designed by the Building Department of the State Government in Sarajevo.

Geostrategic position was a dominant factor in all development phases, and it shaped up the town. Its historical position on the state borders and different cultures resulted in strong defensive elements that were built into the town structure (fortification walls, military camps in town and its surrounding, towers on the hills). The collision of different cultures created specific mixture of traditional building characteristic for the Herzegovinian continental region in the north-east and for the Mediterranean one in the southwest. Climate is also a continental-Mediterranean mixture which adds to the uniqueness of this region.



Culture and spirituality of people have always been specific, emphasizing anthropogenic factor, which apart from the spiritual also has some specific physical features. A part of the Trebinje identity has been created by the life and work of an Orthodox Saint Vasilije Jovanovic Ostroski (1610-1671) who was born in the village of Mrkonjici, near Trebinje. He spent a part of his saint life in the TvrDOS Monastery, and later in the Ostrog Monastery near Niksic, Montenegro. Another famous person in the history of Trebinje was Jovan Ducic (1872-1943), a respectable diplomat and writer. The town paid its tribute to this great man by building the church „Mala Gracanica" on the top of the Crkvine Hill. One of the greatest events that traditionally takes place in Trebinje is „Ducic's Evenings of Poetry". The urban planning became an important influential factor on the urban development after the adoption of the Urban Plan until 2000 within which is the protection of cultural historic and natural heritage.

### 3.2. Urban development in transitional period (from 1992 until today)

As of 1992, Trebinje has been developing under transitional circumstances just like other towns in B&H. The development takes place in the light of changed demographic conditions – some prewar people left the town and some other come. The social aspect of development implied that new people had to be settled and involved into economic and social life.

The apartments were built in the town center (the neighborhood of Bregovi) and on its outskirts. The building in the southwestern and western part of the nuclear urban area violates historical orientation toward the protection of the agricultural area near the town.

The political importance of Trebinje within the RS caused the opening of new public institutions. In 2002, in the center of Trebinje on the western border of the town park, new business premises of „Elektroprivreda RS" were built. Not far away from it, customs department was opened, and the abandoned buildings of the southern military camp started the process of adaptation with the aim of changing their function.

The period since 1995 is marked with the active role of the Serbian Orthodox Church in the social life of town. This spiritual institution has proven to be a great investor of sacred objects that have permanently created the urban silhouette of the town. It has created new attractions in the field of religious tourism (building of churches on the Crkvine and Hrupjela Hill). Fig.3,4

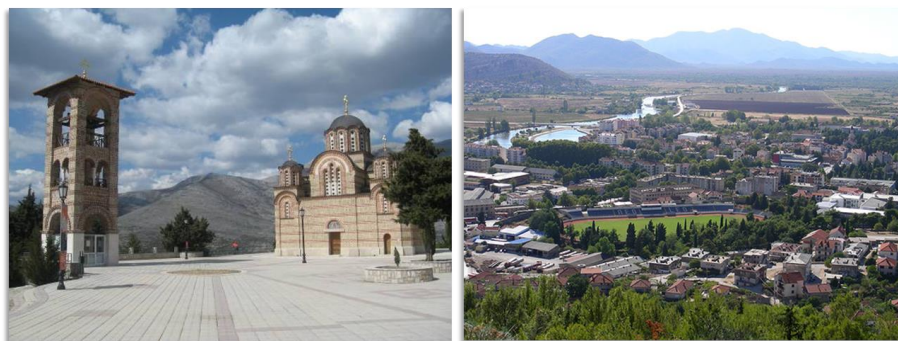


Fig. 3,4. The Church on the Crkvine Hill and panorama of the town

The process of privatization resulted in reduced economic activities of large industrial companies and orientation towards viticulture, wine growing, beekeeping and production of healthy food.

### **Influential factors on the urban development in transitional period**

A significant influential factor on the last period of the urban transformation of Trebinje is a demographic one, and has directly affected physical changes in space (building of apartments and houses). The change of demographic structure was a result of certain number of people leaving Trebinje, and even larger number moving to Trebinje. These people mainly came from Mostar, Sarajevo, and some other towns in B&H throughout the war from 1992 to 1995. This affected the cultural base of the urban population. Autochthonous cultural pattern that was being created in the previous period entered the phase of transformation under the influence of new cultural features of people who moved to Trebinje. At the same time, the new inhabitants were accepting the previous patterns of the social life in town.

„Dučić's evenings of poetry" – a traditional literary event in Trebinje, as well as the monuments to its greatest writer in the center of town and on Crkvine show that the tradition and culture play an important role in the life of its inhabitants. The mutual cultural influences have shaped up the town, its social life, physical structure and facilities. A number of new migrants to Trebinje were originally from Trebinje or Herzegovinian region, but during the period of socialism they lived and worked in bigger towns in BiH (Sarajevo, Mostar, Zenica, etc), and, therefore, this has reduced cultural differences between new migrants and native inhabitants.

The sociological aspect of town faced cultural and functional-economic changes. Since Trebinje is a high school and university center, it has a lot of young people who paint a positive picture of town. At the same time, bad economic conditions (unemployment) and lack of social programs for youth, caused an increased number of youth delinquency, especially due to the close border with Montenegro which, during the first years of transition, generated the „gray market" goods.

The spirituality of people, is expressed through the Serbian Orthodox Church, whose role has become more significant since 1995. The Eparchy built many sacral buildings and left a permanent mark in the Trebinje silhouette.

The political factor had an impact on geostrategic position, communications, economic and cultural ambience of town. This factor has been very influential lately, as it affected many spheres of life and town functions. The importance of Trebinje has affected administrative organization and functional changes. The political factor also influenced demographic and physical changes. In the first phase of the change of the state-political organization, the economic factor was also heavily influenced by politics. The privatization of the state capital as of 1995, and conditions of making new economic ambience, were created within a multi-party democratic system. (Among these influential factors is also globalization – new organization of economic activities, presence of foreign companies, branches of international banks, etc).

After establishing the economic system on the basis of market economy, the economic factor becomes a strong creator of changes and the main initiator of the urban development. The market criteria which imply efficiency and rationality in terms of goods use with an aim of higher productivity, are often opposed to urban criteria of the space use.

That is why, planning is a very important influential factor for urban development during transitional period. In 2001, Trebinje adopted the „Urban Plan" for the period until 2015. A few regulation plans were also made, and they define more detailed conditions of regulation for some parts of town, however they still need a lot of improvement. The trend of town expansion is evident. Even though the last Urban Plan anticipated the town expansion into agricultural zone, this process actually started not while ago. It is a very delicate phase of urban development, where wrong moves in the sphere of urbanism, design, delivery, inspection, etc, can have far-reaching consequences on the urban form of Trebinje.

#### 4. CONCLUSION

The urban development of towns in Bosnia and Herzegovina has continued throughout different historical periods whose material traces date back to the Turkish rule in our region between XV and XIX century. Morphological phases of the urban form have always been related to social systems and their patterns regarding the organization of the urban life. They have often been transposed into the urban space in terms of spatial arrangement of buildings, parceling, building of public infrastructure and facilities, architectural design, materialization, etc. The social development has followed development of urban structures and functions which have always been closely related to natural phenomena that shaped them up. During the urban transformation, the natural characteristic of urban space have always been reduced and changed giving priority to the created physical structures. Changes in the urban form show the significance of social processes on the urban development within it the power and intensity of factors in the sphere of society, culture, politics and economy created morphological phases.

Development of towns in B&H has both, some specific and some common features that show that there are some general rules that apply to majority of towns. The specifics of urban development are largely associated with the natural characteristics of urban territories and their environment, as confirmed by the example of Banja Luka and Trebinje. Banja Luka is different from other cities because of the impact of the devastating earthquake in October 1969 which affected the urban form. The identity of Banjaluka is based on a unique combination of the natural banks of the river Vrbas, urban greenery, chestnut avenues, cultural and historical heritage of the castle in the city center and built urban structures. The urban identity of Trebinje is affected by the sub-Mediterranean climate along with spiritual and cultural tradition of the local people. Similarities in the urban form of cities are caused by common historical conditions of social development of the wider area where they belonged, including the legislation and planning model. The architectural expression of certain periods, as well as architects-protagonists of the new styles also influenced certain similarities of the urban form on the regional and wider international level.

The towns developed most during the latest two periods – the socialist and transitional one when the socio-economic factors created the most intensive influence on urban changes. Industrialization and strengthening of general social standard, being the state priorities in socialism, directly affected the increased urbanization and the character of the urban development. This is demonstrated by a case study of Banja Luka and Trebinje. Industrialization and strengthening of the general social standards as the state priorities, directly reflected in the increased urbanization and character of urban development in the

period of socialism. The cities developed extensively, expanding the urban territory and the increase of urban functions, particularly in the area of public facilities which have improved the collective standard of living. Many settlements with multi-storey buildings have been built where great attention is paid to public green space.

The urban planning which was expert-oriented and directly related to the spatial operationalization of state programs and tasks, also strongly affected the character of the urban development.

During the transitional period, the urban development of towns in B&H is directly connected with the changed socio-political conditions and needs. Cities have found in the new political map of the state Bosnia and Herzegovina with two entities within it. Banjaluka becomes an administrative, cultural and political center of Republic of Srpska what is the reason of its intensive development in the last period. In general, the intensity of urban development is directly related to the importance and position of the city in the new state territory.

The focus of social activities has moved down to the local level, where the effort is put on trying to accept the needs of both, people and private investors. The market economy creates different relations in the sphere of economic activities and the way of using the urban land. Towns are developing intensively by increasing density of the urban structure in the central zones. The new business-shopping centers are being opened in the spirit of the globalization trend. The allocation of the military land and industrial zones with outdated technology is being conducted. The degree of urban development is directly related to the volume of investments and political stability, but broader globalization processes as well. The urban legislation and practice have made effort to adapt the planning model to the dynamic needs of the society with more flexibility, adaptability and participation in planning.

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**URBANI RAZVOJ I UTICAJNI FAKTORI NA URBANU FORMU  
GRADOVA U BOSNI I HERCEGOVINI  
U PERIODU SOCIJALIZMA I TRANZICIJE  
(STUDIJA SLUČAJA BANJALUKE I TREBINJA)**

*Urbani razvoj gradova u Bosni i Hercegovini je tokom istorije bio pod snažnim uticajem različitih društvenih sistema koji su se preslikavali u urbane prostore dajući im generalne karakteristike, zajedničke za većinu gradova. Karakter urbane forme gradova ukazao je, takođe, na uticaj različitih pojedinačnih faktora koji se mogu svrstati u tri osnovne grupe: prirodne karakteristike prostora, stvorene prostorno-fizičke strukture i faktore društveno-ekonomskih odnosa. Oni permanentno oblikuju urbani prostor djelujući interaktivno sa različitim intenzitetom i uticajem, dajući svakom gradu specifičnosti na kojim se zasniva njihov urbani identitet. Najintenzivniji urbani razvoj desio se u poslednja dva perioda: socijalističkom (1945-1992) i periodu tranzicije društva u liberalni demokratski sistem, kada su faktori iz grupe društveno-ekonomskih ostvarili veoma snažan uticaj na karakter urbane forme. Ovaj rad predstavlja generalne karakteristike urbanog razvoja i uticajne faktore na urbanu formu Banjaluke i Trebinja od 1945. godine do danas.*

Ključne reči: *urbani razvoj, urbana forma, uticajni faktori, socijalizam, tranzicija.*