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**MAINTENANCE OF COMMUNAL SPACES: CASE STUDY WITHIN MODERNIST
MEGA BLOCKS IN NEW BELGRADE, SERBIA**

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Over the past twenty years, in developed urban areas all over the world, there is an increasingly visible trend of reaffirmation of open public spaces, from the aspect of creating, designing, and adding new content to it. Conditions of open spaces are important indicators of the state of the social environment.

New Belgrade, an urban municipality in the City of Belgrade that is positioned between Danube and Sava, was formed in the focal point of socialism during SFR Yugoslavia (1945-1991). Since the early 1990s and the beginning of the Yugoslavian crisis, in Serbia, as well as in Belgrade, there has been a slight but continuous degradation of existing open public spaces. During this harsh period, city administration itself had to focus its activities and goals on maintenance of elemental traffic and technical infrastructure and maintenance of the system as a condition of survival. It is also important to single out that the effects of development and systematic improvement of open public space justifies the investment of social communities, where, except main target which is improving public space and contact zones, there is also an improvement in the relationship between the local communities and local authorities.

This paper focus on transformations of the New Belgrade communal space inside of mega blocks identifying the process of their maintenance regarding the changes in Law and legislations. It presents an analysis of the existing conditions and identifies problems of maintaining of communal spaces as well as the opinion of their citizens about the current state. Then, the policy and regulations will be introduced in the domain of maintaining of communal spaces, from sixties until the present time. Identified problems are indicative for further consideration of strategies for urban-architectural planning and maintaining existing communal spaces of mega blocks in New Belgrade, as well as in Serbia.

The methods that were used in analysis include the method of direct surveying of inhabitants of mega blocks as well as method of comparative analysis of the communal spaces and legislations. Final results are expected in the formation of strategic steps in order to improve maintenance of the communal spaces for the case study area.

Keywords: Communal spaces, Mega blocks, New Belgrade, Maintenance