

Satisfaction on high rise living: A case study in Muwadorauyana Low Income Housing Project

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Abstract

Provision of adequate domestic space for low income people is a challenge faced by the governments in any country. It is critical in urban areas compared to rural areas due to the limited space. Therefore the current trend is to promote high rise living. It is continuously discussed that people who are living in high rise buildings face with some social problems and are living with dissatisfaction. Several high-rise buildings are constructing for residential purposes for low income groups in and around Colombo. The satisfaction of people is not adequately researched. This study mainly focuses on identifying the satisfaction level of low income people living in high rise buildings. The data obtained from a stratified random sample of 80 residences of Muwadorauyana low income, high rise housing complex in Colombo. The level of satisfaction was analyzed on factors such as on the housing unit and physical features, support services, public facilities, social environment, housing conditions and neighborhood. The findings of the study mean values indicate that the levels of resident satisfaction are generally higher with neighborhood facilities (4.62) and housing conditions (4.48). The contributing factors for lower levels of satisfaction with the public facilities (3.12) and social environment (3.25) are lack of children's playgrounds (1.67) and open spaces (2.87), lack of vehicle parking area (1.97) and security of parking (1.93) , mental stress (3.23) and higher noise level (2.15). According to the Pearson's correlation analysis the existence physical features ($r = 0.635$, $p < 0.01$), support services ($r = 0.548$, $p < 0.01$), public facilities ($r = 0.334$, $p < 0.01$), social environment ($r = 0.459$, $p < 0.01$), housing conditions ($r = 0.428$, $p < 0.01$) and neighborhood facilities ($r = 0.270$, $p < 0.01$) are positively correlated with residential satisfaction. The noise is what most do not like about the built environment with 63.9% of survey respondents identifying this as a key reason and another critical issue is lack of space (33.2%) as they occupy 450sqft of housing unit. For the successful low income resettlement project should pay attention towards the housing satisfaction, social and economic well-being. Overall satisfaction can be enhance facilitate by housing components' as allocate sufficient spaces for children play areas, open spaces and vehicle parking, establish garbage ware house. Some relocating housing projects become failure because of the physical and mental stress faced by the residents. Therefore to have successful low income resettlement project there should be mutual understanding between officials of local government, community leaders and other representatives.

Keywords: Residential Satisfaction, High-Rise Building, Low Income, Living High