

A Study on Recreational Facilities of Large-Scale Apartment Complex in Dhaka, Bangladesh

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Background of the Study

- ✓ Dhaka, a mega city, is one of the most densely populous cities in the world.
- ✓ The city's phenomenal population expansion is driving the dynamic changes in residential areas.
- ✓ However, the residential areas have lost much of their residential character to cope with rapid urbanization
- ✓ Open spaces, parks, playgrounds, etc., where most recreational activities are located, are poorly accommodated in the city's spatial planning.
- ✓ Therefore urban residents have limited access to recreational facilities
- ✓ Nowadays, traditional housing is turning into Apartment housing.
- ✓ In recent years, recreational facilities play an important role to choose an apartment complex.
- ✓ Recreational facilities play a vital role in molding the physical and social health of a community.
- ✓ With this insight, this study focuses on recreational facilities within large-scale apartment housing in Dhaka city.

Geographic Location of Selected Large-Scale Apartments in Dhaka

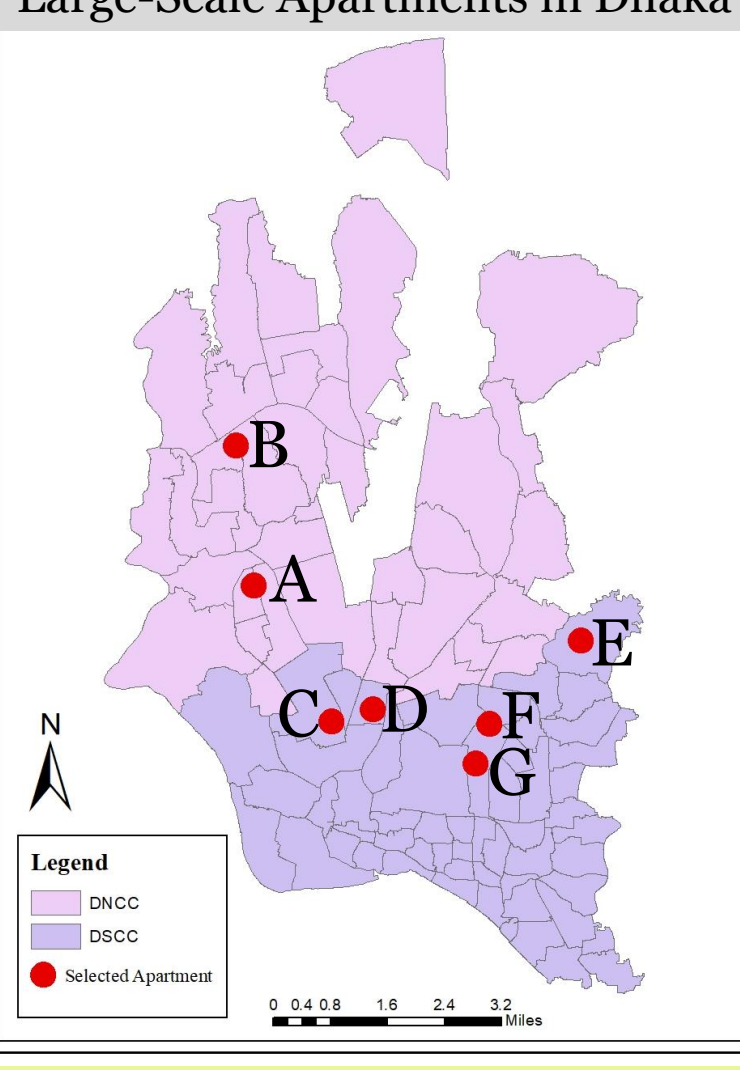


Figure 1: Location Map of Selected Apartments

Internal-External Networking

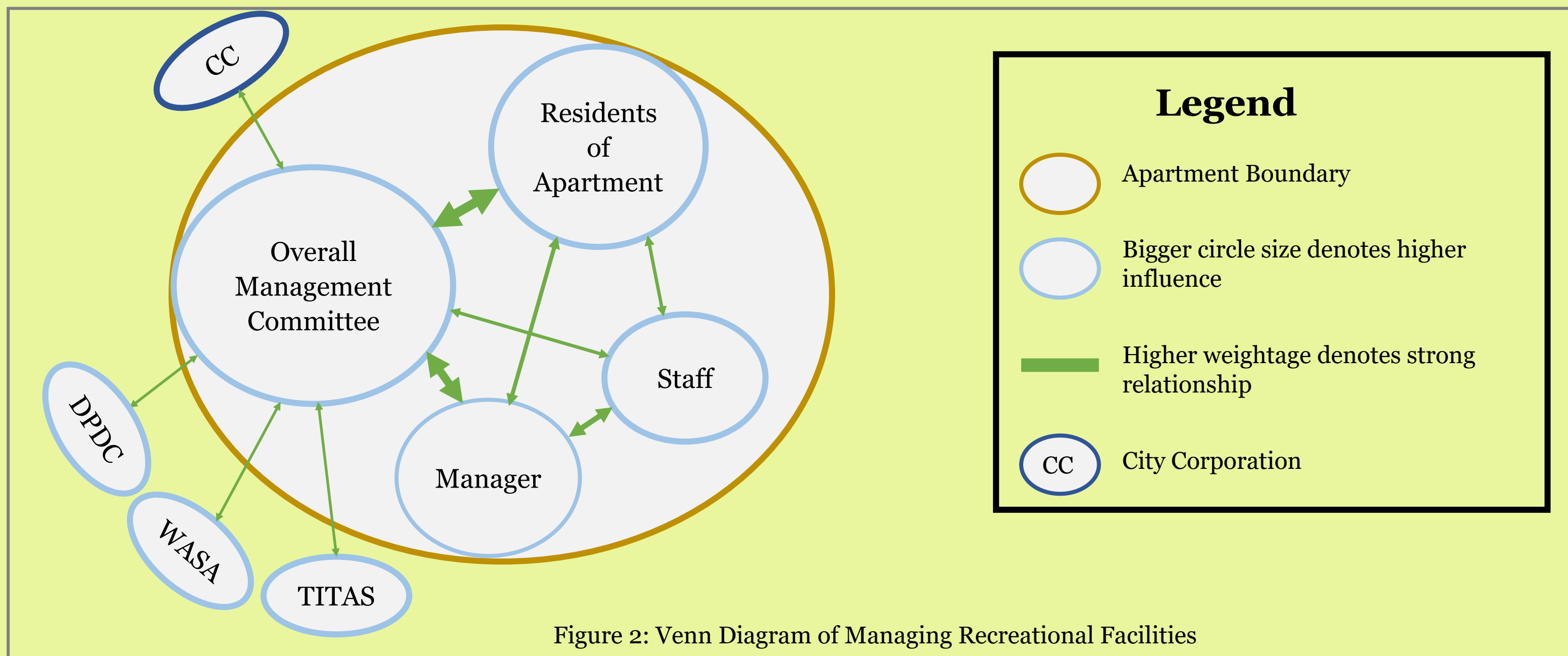
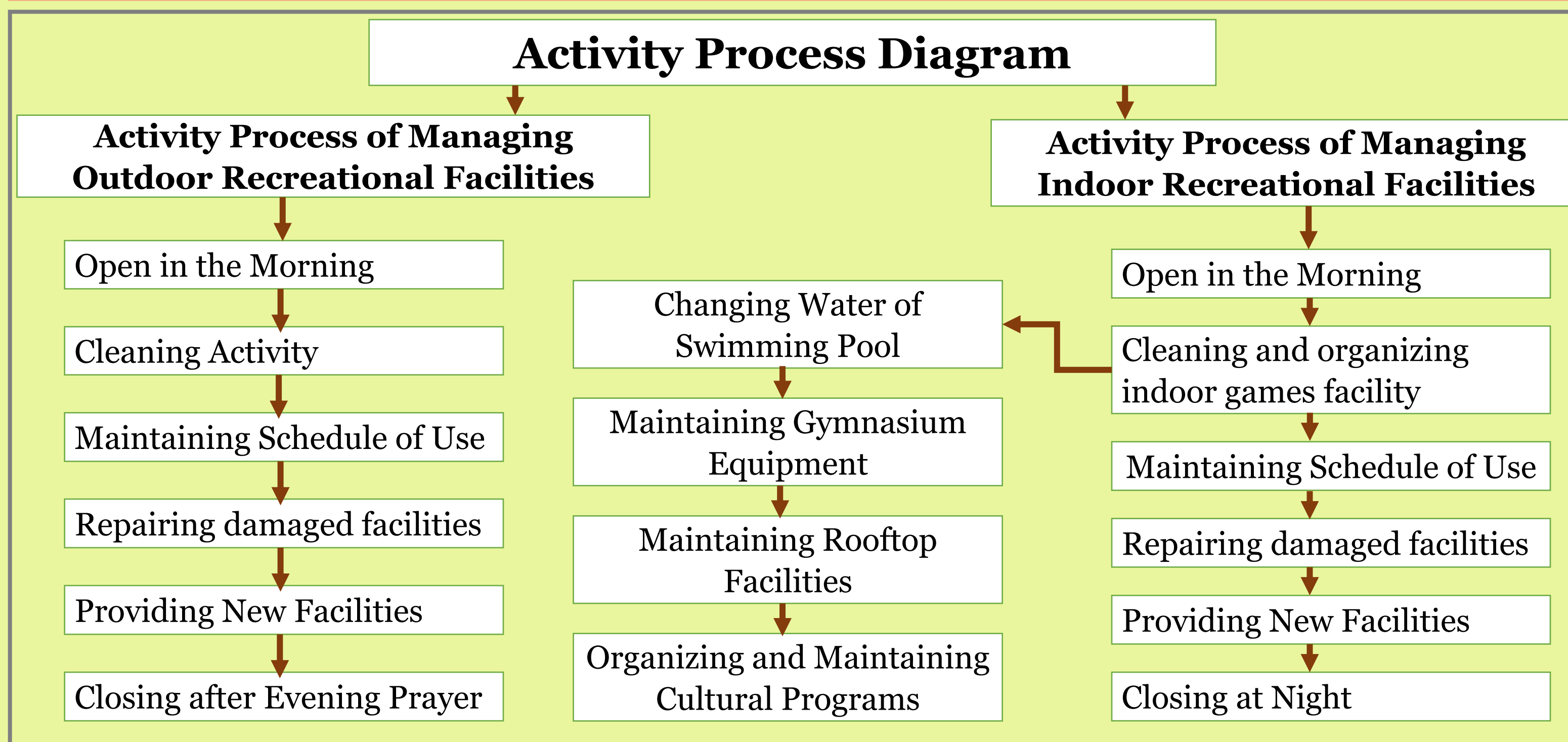


Figure 2: Venn Diagram of Managing Recreational Facilities

Table 1: Types of Apartment housing recreational facilities

	Indoor	Outdoor
Active	Pool table, foosball, carom, table tennis etc.	Basketball, badminton courts, football, skating rinks, cricket, tennis etc.
Passive	Enjoying theatre, cinema, cricket/basketball/tennis matches and painting, etc.	Walking, jogging, hiking, photography, fishing etc.

Activity Process Diagram of Managers and Staff



Objectives of the Study

Objectives:

1. To explore the existing recreational facilities in selected large-scale apartment complexes.
2. To explore the mechanism for operating and maintaining the recreational facilities in these apartment complexes.
3. To evaluate the problems and prospects of recreational facilities in these apartment complexes.

Methodology of the Study

Sampling

- ✓ Total 63 largescale residential apartment housing till 2012 approved by RAJUK.
- ✓ Initially 13 such complexes were selected but six(06) were not considered as they have no recreation facilities
- ✓ Seven (07) large-scale apartment projects have been selected.
- ✓ Condition for selection
 - Large-scale apartments (more than 40 units)
 - Residential Apartments having recreational facilities

Large Scale Apartment Housing:

- ✓ More than 40 residential housing units
- ✓ More than 7500 square meters of area

Data Collection

Key Informant Interview:

- ✓ 4 apartments' data have been collected through KII.
- ✓ Participants: Manager, Committee members, Residents, and Staff.

Focus Group Discussion:

- ✓ 3 apartments' data have been collected through FGD.
- ✓ Participants: Owner, Manager, Committee members, Residents, and staff.

Pair-wise Ranking

Average ranking of a problem = $\frac{\text{sum of the ranking of different apartment}}{\text{number of apartment}}$

The lower the average value the severe the problem is in the apartment.

Pair-wise Ranking of Common Problems of Outdoor and Indoor Recreational Facilities

Table 3: Ranking of Common Problems in Outdoor Recreational Facilities

Common Problems	Ranking of Problems in the Apartments Studied							Average	Ranking
	A	B	C	D	E	F	G		
Children's insecurity of playing	1	1	2	-	-	1	-	1.25	1
Adults using kid's equipment	4	4	3	-	-	4	-	3.75	4
Residents do not maintain schedule	2	3	4	-	-	3	-	3	3
Improper waste dumping	5	6	5	-	-	5	-	5.25	5
Sound pollution	3	2	1	-	-	2	-	2	2
Physical injury	6	5	7	-	-	6	-	6	6
Break window and car glass	7	7	6	-	-	7	-	6.75	7

Table 6: Ranking of Common Problems in indoor Recreational Facilities

Common Problems	Ranking Problems in the Apartments Studied							Average	Ranking
	A	B	C	D	E	F	G		
Conflict between boys and girls	1	3	2	1	2	2	1	1.7	2
Residents do not maintain schedule	4	4	4	3	3	4	5	3.9	4
Female and children do not want to use facilities	2	1	1	2	1	1	2	1.4	1
Improper waste dumping	5	5	5	4	5	5	4	4.7	5
Delay of repairing damaged facilities	3	2	3	5	4	3	3	3.3	3

*Apartments don't have the common problems

Cause Effect Diagram of Problems of Existing Recreational Facilities

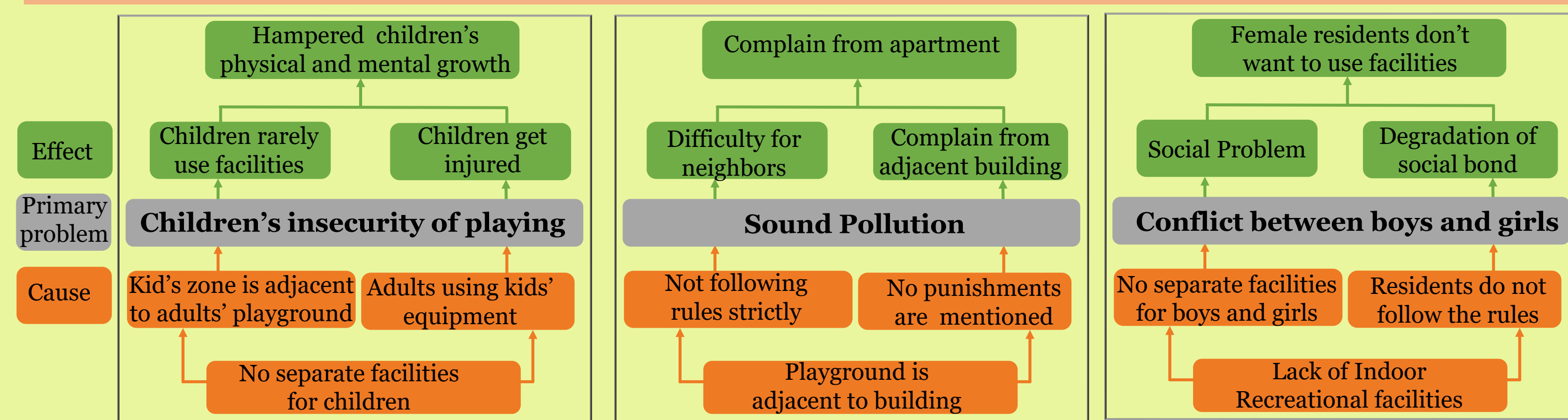


Figure 3: Cause-effect diagram of Children's insecurity of playing

Figure 4: Cause-effect diagram of Sound pollution

Figure 5: Cause-effect diagram of Conflict between boys and girls

SWOT Analysis of Existing Recreational Facilities

Table-4: SWOT Analysis of Apartments having Indoor and Outdoor Recreational Facilities

Strength	Weakness	Opportunity	Threat
<ol style="list-style-type: none"> 1. Have both indoor and outdoor recreational facilities. 2. Accessible to all age group of users. 3. Platform for residents to create a good relationship. 4. Kids and adults can play games which helps their physical and mental growth. 5. Senior citizens can enjoy their leisure with each other. 6. No need to book schedule 	<ol style="list-style-type: none"> 1. No separate facilities for young and adult users. 2. No separate facilities for male and female users. 3. Mismanagement of scheduling 4. Noise pollution 5. Scarcity of facilities for women. 6. Mismanagement 7. Improper waste management. 	<ol style="list-style-type: none"> 1. Space for providing new outdoor facilities. 2. Proper utilization of open spaces. 3. Rooftop urban gardening facilities. 	<ol style="list-style-type: none"> 1. Misuse of recreational facilities. 2. Conflict with neighbors over sound pollution. 3. Facilities turned into unusable due to mismanagement. 4. Women and children do not want to use facilities due to insecurity.

Conclusion

Main Findings

- ❖ Greater opportunities for indoor recreational facilities compared to outdoor recreational facilities.
- ❖ Staff members mainly manage the facilities
- ❖ Women and children are less interested in using the recreational facilities
- ❖ Odd activities in recreational facilities are found
- ❖ Lack of guiding policy and institutional framework for the provision of recreational facilities

Impacts of Recreational Facilities on Residents

- Improves communication and social bonding
- Develop Inter-generational connection
- Physical and mental growth of children
- Platform for women and senior citizen
- Arrangement of the cultural program, party, picnic, etc.

Contact Information

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Results

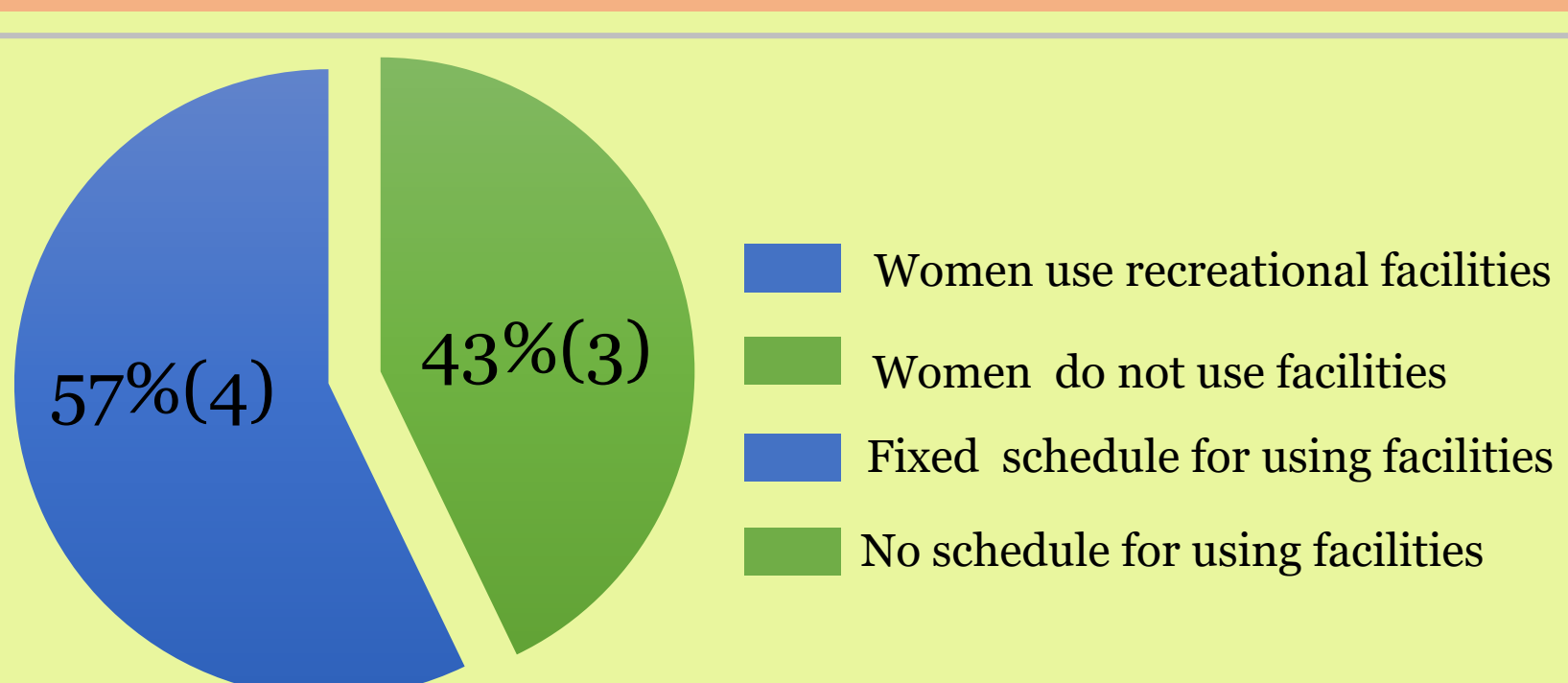
Table 2: General features and existing recreational facilities of the selected Large Scale Apartments

Apartments	Area of Indoor Recreational Facilities (sq. ft)	Area of Outdoor Recreational Facilities (sq. ft)	Total Area of Recreational Facilities (sq. ft)	Active Recreational Facilities		Passive Recreational Facilities	
				Outdoor	Indoor	Outdoor	Indoor
				A	3000	500	3500
B	3800	1300	5100	Badminton, Kids zone (Sleeper, see-saw, cradler)	Gymnasium, table tennis, carom, chess, dart throw and treadmill	Walking, jogging, seating place	Rooftop seating, picnic at rooftop, cultural program
C	2550	5060	7610	Cycling, Carom at garden	None	Garden, walking,	Watching TV
D	5700	0	5700	None	Table tennis, carom, chess, card	None	Cultural program, picnic and BBQ spot at rooftop
E	6550	0	6550	None	Kids zone, gymnasium, swimming pool, indoor games, cycling	None	Community hall, open space, rooftop seating, TV room for staff.
F	2000	2000	4000	Badminton	Carom and card	Garden	TV room and meeting room for informal discussion.
G	1700	0	1700	None	Football, cricket, cycling and badminton (rooftop).	Seating arrangement (rooftop)	Community place, prayer place.

Management Process of Recreational Facilities

- ❖ All seven studied apartment housings feature a management committee with competent staff members.
- ❖ Committee formation in six complexes involves a selective process, while one complex employs an electoral process.
- ❖ Notably, none of the studied complexes assign a dedicated managerial position for the supervision of recreational facilities.

Recreational Facilities for women/Schedule of using facilities



Management Process of Recreational Facilities