

# ANTECEDENTS OF RESIDENTIAL SATISFACTION: A STUDY AMONG FLAT OWNERS IN CHENNAI

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## Abstract

The purpose of this paper was to find factors impact on the residential satisfaction flat owners in Chennai. The current study was done among the flat owners of Chennai. The data for the study was gathered using a questionnaire. The respondents were selected by applying simple random sampling. A total of 100 residents were surveyed. The data so collected was analyzed using a regression. This finding explains that there was a significant relation between the dependent and the independent variable. It was also found that factors were seen to positively predict residential satisfaction of flat owners in Chennai.

Keyword: Residential Satisfaction, Factors

## INTRODUCTION

Residential satisfaction is measured on the basis of both present and future point of view of the residents regarding the housing and its environment. To be precise, Galster (1987) had stated that residential satisfaction makes a difference between the existing housing conditions and the future expectations of the residents regarding housing. Hence, the concept of residential environment should be given more importance while making a study regarding the residential satisfaction. Generally this residential environment is inclusive of two forms; physical environment of the house and the neighborhood environment.

To be more specific, relationship factors (neighbor relationships), and physical factors (dwelling unit features/neighborhood features) have their influence on the human demographic factors (socio demographic status/economic status) and thus the residential satisfaction.

### **Statement of the problem**

For the professionals, buildings are their final contents arising out of their creative thinking. As regarding the user and the community as a whole, the building should meet out their expectations of their daily residential living and thereby enhancing their quality of life.

### **Need for the study**

The primary and main aim of a building structure is to offer a beneficial, safe, relaxed, healthy and protected indoor environment for carrying out their routine activities from work, study, free time and family life to social relations.

### **OBJECTIVE OF THE STUDY**

The purpose of this paper was to find factors impact on the residential satisfaction flat owners in Chennai.

### **REVIEW OF LITERATURE**

Park, Yoon-Tae & Won, You-Ho & Kim, Gu-Hoi (2015); this study was done to explore the factors that influenced the residential satisfaction of low income groups. The factors taken for the study included economic condition, satisfaction about interior and exterior environments and the recognition of housing welfare policy. The subsequent factors played a noteworthy role: neighborhood relationship, accessibility to commercial facilities and natural environment. Specifically, the factors that influenced more were support for housing expenses and remodeling intention in Cheonsei.

Jeon, Byeong-Joo. (2013); the study was conducted among the 361 immigrants and the aim was to examine the factors affecting the residential satisfaction. The area of research was Chungbuk. Regression was performed to examine the data so collected. The outcome revealed that age of the respondents, their family type, dwelling period, owner or renter, physical status, housing environment region, facilities region, trust of development and residential environment region were the factors that had an impact on the residential satisfaction.

## RESEARCH METHODOLOGY

The current study was done among the flat owners of Chennai. The data for the study was gathered using a questionnaire. The respondents were selected by applying simple random sampling. A total of 100 residents were surveyed. The data so collected was analyzed using a regression.

## ANALYSIS AND INTERPRETATION

### Factor influencing on residential satisfaction

#### Model Summary

R	R Square	Adjusted R Square	F	Sig.
.948(a)	.899	.892	137.571	.000(a)

a Predictor: (Constant), factor influences

**Coefficients(a)**

	Unstandardized Coefficients		Standardized Coefficients	t	Sig.
	B	Std. Error	Beta		
(Constant)	.358	.132		2.710	.008
Builder reputation	.099	.019	.212	5.132	.000
Location of the Building	.281	.052	.325	5.399	.000
Security Provisions	.011	.034	.019	.335	.739
Flat size	.429	.070	.576	6.137	.000
Water supply	-.016	.040	-.029	-.393	.695
Parking and Recreational Facilities	.101	.047	.170	2.136	.035

a Dependent Variable: Residential Satisfaction

Findings show that all statement had positive relationship. The analysis was done by executing linear regression. Among six factors two factors was not influence over the residential satisfaction of flat owners. The coefficient value,  $R^2$ , was estimated to be 0.899 through regression, which shows that 89.9 percent of the independent variables had an influence on the residential satisfaction of respondents. The F value was found to be 137.571 and p value  $\leq 0.000$ . This finding explains that there was a significant relation between the dependent and the independent variable. It was also found that factors were seen to positively predict residential satisfaction of flat owners in Chennai.

## CONCLUSION

The study focuses on the level of satisfaction of the flat owners in Chennai. The study presented here has its main focus on the satisfaction of the owner occupied residences. The F value was found to be 137.571 and p value  $\leq 0.000$ . This finding explains that there was a significant relation between the dependent and the independent variable. It was also found that factors were seen to positively predict residential satisfaction of flat owners in Chennai.

**Reference**

Jeon, Byeong-Joo. (2013). A Study on the Factors Affecting Residential Satisfaction of Immigrant by Public Land Development. Journal of Digital Convergence. 11. 10.14400/JDPM.2013.11.12.21.

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