Study on the Living Space Planning in Ulaanbaatar, Mongolia Part 3
– Perceptions of Apartment Residents –

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Abstract
This paper is Part 3 of the "Study on Living Space Planning in Ulaanbaatar, Mongolia" a study that focuses on the residential and living environments of apartment districts in Ulaanbaatar, Mongolia, and their relationship to the daily activities of the residents in those districts and the perceptions of those residents regarding their lifestyles. The goal of the study is to determine the trends and characteristics of residential and living spaces in apartment districts in urban parts of Ulaanbaatar, in order to identify the unique Mongolian approach to living space planning that is grounded in the intricate interrelationships among people, activities, and spaces. In this part of the study, the impressions of residents and the nature of their activities as well as the individual opinions of individual residents, obtained through a questionnaire survey conducted at two apartment complexes with differing layouts, were used to determine the current status of residential and living environments in apartment districts in urban parts of Ulaanbaatar. Through a comparative analysis of the specific activities of apartment residents and their evaluations of these activities, the status and characteristics of residential and living environments at apartment complexes was identified. In addition, improvements needed for residential and living environments and daily and community activities at apartment complexes were also considered in order to identify issues to be resolved in the future.

Keywords: Ulaanbaatar; living space; living environment; apartment complexes; attitudes of residents

1. Introduction
This paper is Part 3 of the "Study on Living Space Planning in Ulaanbaatar, Mongolia" a study that focuses on the residential and living environments of apartment districts in Ulaanbaatar, Mongolia, and their relationship to the daily activities of the residents in those districts and the perceptions of those residents regarding their lifestyles. The authors made a comparative study of the lifestyles, living spaces and activities at two apartment complexes with differing layouts, in order to determine trends in and characteristics of lifestyles and living spaces in apartment districts in urban parts of Ulaanbaatar, and thus identify Mongolia's unique approach to living space planning which is based on the intricate interrelationships among people, activities, and space.

In Part 1, the status of land utilization (land-use classes) in the common spaces of the apartment complexes was analyzed, and the activities and actions in common spaces were identified. It was discovered that the activities and actions at common spaces tended to be limited in number, and these activities were highly dependent on the generations of children and the elderly. In addition, we found that the activities and actions that occurred were highly dependent on the conditions around the residential building and the way the space was equipped (benches, fences, playground equipment, and open spaces).

In Part 2, we conducted a comparative study of the various facilities within a radius of 500 meters around the target apartment complexes in urban parts of Ulaanbaatar, in order to determine the number and density of facilities, the ratio of each facility and so on for each area in a radius of 100 meters to identify the surrounding environment and characteristics of the apartment complexes. At the same time, through a questionnaire survey regarding residential and living environments that was conducted for the residents of each apartment complex, we endeavored to determine the perceptions of residents regarding their lifestyles, the nature of their activities and so on, in order to determine the relationship between the living environment and surrounding
environment and the lifestyles of residents in each of the apartment complexes in urban parts of Ulaanbaatar on the one hand, and the nature of the perceptions derived from the questionnaire survey on the other. We found that the evaluation of the living environment strongly reflected the location of the apartment complex and the status of the surrounding environment. In addition, in the daily life and community activities that residents pursued while continuing to live in the apartment building, the results showed that the need to consider interpersonal relationships among residents and the occurrence of group activities by specific residents were seen as problems.

2. Objective of Study
In this study, we examined the nature and current status of lifestyles and living spaces at two apartment complexes with differing layouts, by means of a questionnaire survey of residents that contained items relating to community maintenance and management activities, meetings (general meetings, committee meetings and so on), and the views of individual residents as expressed in the questionnaire survey of residents. The objective was to make a detailed determination of the status of, participation in, and evaluation of various activities arising in the course of living in the apartment complex, and to perform a comparative analysis in order to obtain basic knowledge regarding living spaces in apartment complexes in urban parts of Ulaanbaatar. At the same time, we endeavored to identify and study future issues to be resolved, by means of a consideration of improvements needed for residential and living environments and daily and community activities at apartment complexes.

3. Investigative and Analytical Methods
The perceptions of residents regarding their lifestyles, activities and so on were determined by means of the same type of questionnaire survey of residential and living environments as was conducted in August 2002 for the residents of the two apartment complexes with differing layouts that were the target of the study in Part 1 and Part 2. In this study, attention focused on the views of individual residents in an effort to make a specific determination of the activities of residents with one another and their evaluation of those activities. The detailed content of the questionnaire survey of apartment complex residents was similar to that in Part 1 and Part 2 which have already been published. In this case as well, the study and analysis focused on heads of household and their spouses.

Subsequently, the correlation between residential and living environments and neighboring spaces as determined in Part 1 and Part 2 was determined, and from the relationship between the "hard" (infrastructure) and "soft" (systems) elements, a comparative analysis was conducted for the actual status and characteristics of residents' daily activities, community activities and leisure activities in the living spaces in the apartment districts in Ulaanbaatar.

Based on the above analysis, the specific perceptions of residents regarding each of the apartment complexes located in urban parts of Ulaanbaatar were verified, and trends in and characteristics of lifestyles and living spaces in apartment districts located in urban parts of Ulaanbaatar were determined. In addition, the factors contributing to the formation of neighboring communities in the course of living in apartment complexes in Mongolia was studied, in order to obtain basic knowledge regarding residential and living environments and daily and community activities in apartment living for use in the future.

4. Overview of the Apartment Complexes Surveyed
As in Part 1, we surveyed two apartment buildings with differing layouts.
(1) An apartment building of the parallel arrangement type in Bayangol District Tumur Zam - No. 2 (abbreviated below as B.T.Z.-2)
(2) An apartment building of the courtyard enclosure type in Sukhbaatar District Khan Uul - No. 5 (abbreviated below as S.K.U.-5)

Table 1. shows the configuration of officials in the management cooperative, the method by which these officials are selected, and the nature of management and activities and so on, based on interviews conducted in August 2004 with the management cooperatives at the two apartment complexes with differing layouts that were the target of the study.

Table 1. Overview of the Management Cooperative

| B.T.Z.-2 | Number | Content of work | Selection method |
| --- | --- | --- | --- |
| Management cooperative director | 1 person | Representative of management cooperative, central, and auditing of various circumstances (economy, building maintenance, etc.) | Selected from among all residents (voting by all residents from among candidates) |
| Accountant | 1 person | Accountant for caretakers | Selected from among all residents (voting by all residents from among candidates) |
| Auditor | 1 person | Auditor for caretakers | Selected from among all residents (voting by all residents from among candidates) |
| Steering committee members | 4 person | Representatives of each apartment building report on budget settlement four times each year | Each apartment building designates one person (selection held at such apartment building and presented at the general meeting) |
| Financial auditor | 1 person | Economic management, building maintenance etc. for the entire complex | Voting by all residents |
| Caretakers | 8 person | Cleaning | Appointed by the management cooperative director at the general meeting |

S.K.U.-5

| Name | Number of executives | Content of work | Selection method |
| --- | --- | --- | --- |
| Management cooperative director | 3 person | Representative of management cooperative | Selected from among all residents (voting by all residents from among candidates) |
| Cleaning personnel | 3 person | Clean common spaces | Deducted cleaning personnel employment |
| Steering committee members | 6 person | Provide advice regarding maintenance and management activities and other work under the management cooperative director after training to the views of residents | Candidates and nominations are presented and selected at the general meeting |

5. Overview of Questionnaire Survey of Residents
The distribution and collection of questionnaires to residents of B.T.Z.-2 and S.K.U.-5 (survey subjects: heads of households and their spouses) and an overview of the questionnaire survey of residents is given in Part 1.

6. Status of Participation in Community Maintenance and Management Activities and Evaluation
6.1 Status of Participation (Fig.1.)
At B.T.Z.-2, the most frequent response by both heads of
household and spouses to the question regarding the degree of participation in community maintenance and management activities (cleanup, etc.) was 2. "It's sometimes hard due to work and time constraints, but I participate to the greatest extent possible." If responses 1, 2, 3 and 6 are taken as "do participate" responses and responses 4 and 5 are taken as "do not participate" responses, then approximately 85% of heads of household responded that they participated in these activities and about 15% said they did not participate. About 77% of spouses said they participate and about 18% said they did not.

At S.K.U.-5, the most frequent response by heads of households to the question regarding the degree of participation in community maintenance and management activities was 1. "I participate actively" at approximately 32%. However, for spouses, the most frequent response was 2. "It's sometimes hard due to work and time constraints, but I participate to the greatest extent possible." If responses 1, 2, 3 and 6 are taken as "do participate" responses and responses 4 and 5 are taken as "do not participate" responses, then approximately 68% of heads of household participate and around 22% do not participate. Approximately 55% of spouses participate while around 13% do not participate.

### B.T.Z.–2

| Response  | N=79 (Household) | N=60 (Spouse) |
|-----------|------------------|---------------|
| 1.        | 35.6%            | 31.7%         |
| 2.        | 12.3%            | 12.5%         |
| 3.        | 15.0%            | 12.5%         |
| 4.        | 15.0%            | 18.0%         |
| 5.        | 5.3%             | 5.3%          |
| 6.        | 5.3%             | 5.3%          |

1. I participate actively.  
2. It's sometimes hard due to work and time constraints, but I participate to the greatest extent possible.  
3. Someone invited me, so I participate.  
4. I'm not really interested, so I don't participate often.  
5. I'm at all interested, so I've never participated.  
6. I'm obligated to participate.  
7. Other

### S.K.U.–5

| Response  | N=72 (Household) | N=60 (Spouse) |
|-----------|------------------|---------------|
| 1.        | 30.5%            | 31.7%         |
| 2.        | 13.6%            | 12.5%         |
| 3.        | 12.5%            | 18.0%         |
| 4.        | 18.0%            | 15.0%         |
| 5.        | 5.3%             | 5.3%          |
| 6.        | 5.3%             | 5.3%          |

1. I participate actively.  
2. It's sometimes hard due to work and time constraints, but I participate to the greatest extent possible.  
3. Someone invited me, so I participate.  
4. I'm not really interested, so I don't participate often.  
5. I'm at all interested, so I've never participated.  
6. I'm obligated to participate.  
7. Other

### Fig.1. Participation in Community Maintenance and Management Activities

### 6.2 Evaluation (Fig.2.)

At B.T.Z.–2, the most frequent response by heads of household to the question regarding the evaluation of community maintenance and management activities (cleanup, etc.) was 1. "I think they are very valuable" at approximately 44%. For spouses, the most frequent response was 2. "There are a few problems, but I think they are valuable" at approximately 48%. If responses 1 and 2 are taken as positive responses and 4 and 5 are taken as negative responses, then approximately 78% of heads of household gave positive responses and around 16% gave negative responses, while approximately 71% of spouses gave positive responses and around 20% gave negative responses. These results show that many residents, both heads of households and their spouses, were positive about community maintenance and management activities.

At S.K.U.–5, the most frequent response by both heads of households and their spouses to the question regarding the evaluation of community maintenance and management activities was 1. "I think they are very valuable." If responses 1 and 2 are taken as positive responses and 4 and 5 are taken as negative responses, then approximately 66% of heads of households gave positive responses and around 12% gave negative responses, while approximately 52% of spouses gave positive responses and around 33% gave negative responses. These results show that many residents, both heads of households and their spouses, were positive about community maintenance and management activities.

## Fig.2. Evaluation of Community Maintenance and Management Activities

### 7. Status of Participation in Neighborhood Meetings (General Meetings, Committee Meetings, etc.) and Evaluation

### 7.1 Status of Participation (Fig.3.)

At B.T.Z.–2, the most frequent response by both heads of households and their spouses to the question regarding the degree of participation in meetings in the neighboring community (general meetings, committee meetings etc.) was 2. "It's sometimes hard due to work and time constraints, but I participate to the greatest extent possible." If responses 1, 2, 3 and 6 are taken as "do participate" responses and responses 4 and 5 are taken as "do not participate" responses, then approximately 67% of heads of households responded that they participated in these activities and about 28% said they did not participate, while about 61% of spouses said they participate and about 31% said they did not.

At S.K.U.–5, the most frequent response by heads of households to the question regarding the degree of participation in meetings in the neighboring community was 4. "I'm not really interested, so I don't participate often" at approximately 29%. The responses by spouses to 4 was, "I'm not really interested, so I don't participate often" 5. "I'm
not at all interested, so I've never participated" and 6. "I'm obligated to participate" were the most frequent, garnering about 15% each. If responses 1, 2, 3, and 6 are taken as "do participate" responses and responses 4 and 5 are taken as "do not participate" responses, then approximately 50% of heads of households said they participate and about 42% said they did not participate, while around 30% each of spouses said they did and did not participate.

7.2 Evaluation (Fig.4.)

At B.T.Z.-2, the most frequent response by both heads of households and their spouses to the question concerning their evaluation of meetings in the neighboring community (general meetings, committee meetings etc.) was 2. "There are a few problems, but I think they are valuable". If responses 1 and 2 are taken as positive responses and 4 and 5 are taken as negative responses, then approximately 64% of heads of households gave positive responses and around 27% gave negative responses, while approximately 51% of spouses gave positive responses and around 34% gave negative responses. These results show that many residents, both heads of households and their spouses, have a positive view of meetings in the neighboring community.

I consider that at B.T.Z.-2, the growing tendency of the number of the surveyed, household heads, and spouses, who show positive responses can be explained by the large attendance at the meetings.

At S.K.U.-5, the most frequent responses by heads of households to the question concerning their evaluation of meetings in the neighboring community were 1. "I think they are very valuable" and 3. "I have a neutral opinion regarding them." at approximately 23% total. For spouses, the highest proportion of responses was 1. "I think they are very valuable" at approximately 32%. If responses 1 and 2 are taken as positive responses and 4 and 5 are taken as negative responses, then approximately 41% of heads of households gave positive responses and around 28% gave negative responses, while approximately 42% of spouses gave positive responses and around 47% gave negative responses. These results show that many heads of households have a positive view of meetings in the neighboring community while many spouses have a negative view of these meetings.

It can be said that the trend toward a greater number of positive household heads and negative spouses corresponds to the proportion of their attendance and non-attendance at the meetings. The attendance by heads of households is large and they have positive views toward meetings, whereas only a small number of spouses attend the meetings and have a negative view.

8. Resident's Perceptions of Residential and Living Spaces and Neighboring Spaces and Perception of Activities by the Management Cooperative (Questionnaire Survey of Residents)

From the opinions of individual residents at the two apartment complexes with differing layouts that were the target of the study, obtained through a questionnaire survey of residents, the perceptions of each head of household and their spouse were categorized in terms of spatial aspects, activity aspects and perceptions of the management cooperative, and further categorized from high regard (plus) to low regard (minus). I qualitatively analyzed the residents’ perceptions of life, drawing on their opinions obtained, because I considered it important to organize and study their individual opinions in an attempt to determine the characteristics of their perceptions regarding their daily life. The results and the knowledge obtained thereby can be organized as follows.

8.1 Resident's Perceptions of Residential and Living Spaces and Neighboring Spaces (Tables 2. and 3.)

With regard to residents' perceptions regarding their lifestyles, living spaces and neighboring spaces, the views at B.T.Z.-2 regarding lifestyle and living space seemed to indicate a difference in lifestyle perceptions on the part of heads of households and their spouses. Heads of households gave opinions relating to economic advantages and disadvantages, while spouses gave opinions regarding the size and space allocation of rooms. In addition, with regard to neighboring
space, concerning the construction in the surrounding region of various new facilities one after another, many heads of households mentioned the convenience of access to commercial facilities, hospitals, schools and so on and viewed this as a positive development, while on the other hand many residents, both heads of households and their spouses, had a negative perception of the increasing density of the city center due to the construction of new facilities and the increasing pollution of the residential environment that occurred as a result, such as the problems of trash disposal and urban pollution and so on.

At S.K.U.-5, almost all of the views expressed concerned lifestyle and living space, with both heads of households and their spouses expressing dissatisfaction with the residential environment, and many commenting on the need to upgrade the building and improve outdoor common spaces.

8.2 Resident's Perceptions of Daily Activities and Community Activities (Tables 4, 5, 6 and 7)

With regard to residents’ perceptions of daily activities and community activities, at B.T.Z.-2 many heads of households felt that interpersonal relationships among residents were superficial, and for that reason many expressed the opinion that there was a need to conduct societal and cooperative activities. Many spouses felt that the fact that almost no community activities (community activities on the part of the residents, cultural activities, festivals and other special events, and volunteer activities) were being conducted was a problem.

At S.K.U.-5, many heads of households mentioned problems with interpersonal relationships among residents, and they expressed the views that activities "were not being conducted" and that participation in activities would "depend on the type of people involved and the content of the activity." Few of the comments touched on the specific content of the activities, leading to the impression that information on these types of activities was lacking or they had little interest. Spouses expressed opinions regarding the insufficiency of community activities on the part of residents and dissatisfaction or problems with relationships among residents in the course of living together in the apartment complex.

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Table 2. Living Environment as Seen from a Spatial Perspective at B.T.Z.-2

| Household |
| --- |
| Positive impression |
| The environment is safe. |
| The apartment building is a pleasant environment. We are able to enjoy good time. |
| The residents in this area are friendly and helpful. |

| Spouse |
| --- |
| Positive impression |
| The apartment building is a pleasant environment. |
| The apartment building is a pleasant environment. |
| The apartment building is a pleasant environment. |

Table 3. Living Environment as Seen from a Spatial Perspective at S.K.U.-5

| Household |
| --- |
| Positive impression |
| The environment is safe. |
| The apartment building is a pleasant environment. We are able to enjoy good time. |
| The residents in this area are friendly and helpful. |

| Spouse |
| --- |
| Positive impression |
| The apartment building is a pleasant environment. |
| The apartment building is a pleasant environment. |
| The apartment building is a pleasant environment. |

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8.3 Resident’s Perceptions of Management Cooperative (Tables 8 and 9)

With regard to residents’ perceptions of the management cooperative organized at each apartment complex, the responses of heads of households and their spouses at B.T.Z.-2 were similar. Some residents had a positive view, to the effect that the cooperative was functioning well, while others expressed the view that the cooperative should sponsor activities to deepen interchange among residents or said improvements were needed with regard to the problem of trash disposal or security in common spaces or within the building itself.

At S.K.U.-5, many heads of households expressed dissatisfaction with the activities of the management cooperative. In particular, many expressed views regarding the maintenance of common facilities and the residential environment as well as safety. Many spouses also expressed dissatisfaction with the activities of the management cooperative, leading to the impression that many residents are dissatisfied with the management cooperative at S.K.U.-5.

Table 4. Living Environment as Seen from the Perspective of Activities at B.T.Z.-2

| Daily activities | Community activities |
|------------------|----------------------|
| Daily life is pleasant, but living costs are too high. | I don’t think there is a lot of residents for there are more expensive at those apartments. |
| The price of water provided by the government is high. | There are almost no community activities being conducted. |
| There isn’t a healthy residential environment for residents and the outdoor space is unattractive, and it is, therefore, necessary to address this issue. | There aren’t enough daily community activities at S.K.U.-5, so residents could get involved in community activities and meet on weekends. |

9. New Facilities Desired by Residents of Apartment Complex Surveyed, Facilities that Residents Desire to Have Improved, and Facilities Considered Unnecessary

In the questionnaire survey of the residents, an open-ended question was asked regarding what new facilities the residents desired, what existing facilities they wanted to have improved, and what facilities they considered to be unnecessary.

First, regarding the nearby residential spaces that included the living space, views such as the following were expressed by the residents of B.T.Z.-2: “I want only one thing: a place where people can meet one another. A shelter provided with benches. At a place like that, people could get together with one another and have heart-to-heart talks. If that happened, surely a lot of good ideas would come out of it.” “We should have training seminars for housewives as a community activity, on the topics of housework and family finances.” “I’d like to see a place built in the basement of the building for language study, sports and training.” “I want a place near the apartment building where children could play.” “How about a club to plant trees and other greenery in the surrounding area?”

At S.K.U.-5, opinions such as the following were expressed: “We should have flower-growing, and activities to clean the area on the premises (such as cleaning the equipment on the children’s playground and the surrounding area), and set up a place for ping-pong and badminton on the playground.” “How about using the space between apartment buildings as a children’s playground?” “We should improve the children’s playground (upgrade the equipment, etc.).” “We should plant some new greenery and work to expand the green space, and also protect the trees.” “I’d like to see a place built in the basement of the building for language study, sports and training.” “I want a place near the apartment building where children could play.” “How about a club to plant trees and other greenery in the surrounding area?”
With regard to the residential spaces that included neighboring spaces, opinions expressed at B.T.Z.-2 included the following: "Public facilities and urban parks where people could spend their free time." "A cultural complex." "A pavilion with benches for senior citizens and a grassy area, and lots of trees." "A park suitable for young children, located away from the trash dump." and "A basketball court, a cycling course and a computer game center."

Opinions expressed at S.K.U.-5 included the following: "A pleasant place (particularly a park) where children and senior citizens could go for rest and recreation." "A culture center with plays and other cultural activities." and "A park and other leisure facilities and rest & recreation facilities which are in keeping with the population density and other aspects of residential neighborhood planning."

10. Conclusions

In this study, the authors examined the lifestyles and living spaces at two apartment complexes with differing layouts, based on individual opinions expressed in a questionnaire survey of residents, with the aim of achieving a comprehensive determination of the status and characteristics of living spaces in the apartment districts in urban parts of Ulaanbaatar as well as issues to be resolved in the future. The results of the study can be summarized as follows.

1) In the evaluation of neighborhood meetings (general meetings, committee meetings etc.), meetings were viewed more negatively at S.K.U.-5 than at B.T.Z.-2. With regard to the individual opinions, whereas at B.T.Z.-2 the views expressed with regard to the management cooperative included such comments as "The management cooperative is functioning well" and "the activities of the cooperative are slowly improving," at S.K.U.-5 the views that were expressed included "I would like the management cooperative to be restructured," and "I think the management cooperative is not functioning well."

Table 6. Living Environment as Seen from the Perspective of Activities at S.K.U.-5

Changes in Societal Circumstances

| Household | Spouse |
|-----------|--------|
| Daily activities | Community activities |
| Socialism | Capitalism |
| Everyone thinks only of himself, so I can't talk about these kinds of activities. | Everyone thinks only of himself, so I can't talk about these kinds of activities. |
| The gap between rich and poor has widened, and interpersonal relations have become extremely unfair. | The gap between rich and poor has widened, and interpersonal relations have become extremely unfair. |
| Prejudice against people from the minority has increased, and the common facilities and the like are used only by the rich. | Prejudice against people from the minority has increased, and the common facilities and the like are used only by the rich. |

Table 7. Living Environment as Seen from the Perspective of Activities at S.K.U.-5

Changes in Residential Environments

| Household | Spouse |
|-----------|--------|
| Daily activities | Community activities |
| Normal | Settled |
| The activities conducted for the living environment are not very good. | They should clean up the outdoor areas and do something for a dirt floor. |
| They should clean up the outdoor areas and do something for a dirt floor. | People want to be happy, regardless of how other people are feeling. |
| People want to be happy, regardless of how other people are feeling. | People want to be happy, regardless of how other people are feeling. |
| Many residents don't have a sense of belonging to the community around them. | We should conduct traditional activities targeting in general residents. |
| It's important for residents to actively participate. | The residents were told, "We are active participants."

Table 8. Residents' Perceptions and Evaluation of Management Cooperative at B.T.Z.-2

Household

| Positive impression |
|---------------------|
| The management cooperative is functioning well. |
| The activities of the cooperative are slowly improving. |
| With the exception of occasional cleaning activities, the cooperative conducts almost no activities. |
| The residents have a high sense of responsibility. Relations and so on are one, and they seem to be more responsible. |

Spouse

| Positive impression |
|---------------------|
| Almost all of the apartment rear doors have been opened, and they're getting tired of making ends meet. |
| I don't want to do extra work for the management cooperative. |
| I am completely satisfied with the residential cooperative. |
| I want different cooperative leaders, maybe housewives and responsible. |

Table 9. Residents' Perceptions and Evaluation of Management Cooperative at S.K.U.-5

Household

| Positive impression |
|---------------------|
| The residents have a poor sense of responsibility. Relations and so on are one, and they seem to be more responsible. |

Spouse

| Positive impression |
|---------------------|
| I would like the management cooperative to be restructured. |
| I think the management cooperative is not functioning well. |
| I think the management cooperative is not functioning well. |
| The residents have a low sense of responsibility. Relations and so on are one, and they seem to be more responsible. |

With the exception of occasional cleaning activities, the cooperative conducts almost no activities. The residents have a high sense of responsibility. Relations and so on are one, and they seem to be more responsible.
management cooperative representative to be changed, since the representative is not acting in the interests of the residents" and "the cooperative's activities are extremely inefficient, and this is having an adverse impact on the well-being of the residents," a clear indication of the residents' dissatisfaction with the management cooperative. This would seem to indicate a correlation between the degree of dissatisfaction with the management cooperative and the low regard for meetings.

2) In Part 1 and Part 2 of this study, it was pointed out that at S.K.U.-5 the age of the resident population was increasing, and as the buildings had been constructed in 1960, the buildings were also aging. This fact is backed up by the many individual opinions expressing the need for repairs and renovation to residences and dissatisfaction with the building design.

3) At S.K.U.-5, individual opinions such as the following were expressed: "We don't need new residences to be constructed on the existing children's playground in the outdoor space on the premises." "Most companies with economic might conduct construction projects in the city center and on the premises of apartment complexes, and this disrupts the residential environment." and "Providing commercial facilities on the first floor of apartment buildings adversely affects the building; the fact that they become places frequented by large numbers of people makes residents feel less secure." Presumably these views are influenced by the large number of facilities around the apartment complex as noted in Part 2 and the characteristics of the location, which has for some time been in the process of becoming a shopping and entertainment district. However, the individual opinions revealed that residents view this situation with a sense of crisis and insecurity. As revealed by these comments, a critical issue to be resolved in the future is increased liaison among the government, citizens (residents) and specialists, as well as the creation as soon as possible of firm rules for city and architectural planning.

4) Although it can be said that democratization and the transition to a market economy have changed the perceptions of residents regarding their lifestyles, opinions such as the following were expressed: "Private ownership of residences is an extremely superficial thing. The activities of the management cooperative are of poor quality. They collect management fees from the residents but they don't do efficient work. I have to use almost all of my pension income for living expenses, and I have nothing left over for day-to-day expenses." (Head of household, S.K.U.-5) Another resident commented that, as a result of democracy and the shift to a market economy, "the gap between rich and poor has widened, and more selfish." (Head of household, B.T.Z.-2) and "I think that in terms of social interaction, people are more individualistic and more selfish." (Head of household, B.T.Z.-2). The causes of this situation were felt to be as follows: "There are almost no community activities, and the people, who are currently free and democratic, decide for themselves whether or not they want to participate in such activities. As a result, people don't think they have to conduct these activities on the part of only residents." (Spouse, B.T.Z.-2) and "People want to live freely regardless of how other people are living." (Head of household, S.K.U.-5) This reflects not only the unique Mongolian "nomadic" spirit of independence on the part of households and individuals but also the fact that the nature of society following democratization is affecting interpersonal relationships.

5) The opinions and feelings of residents relating to residential spaces that include living spaces with regard to the formation of communities among residents, as expressed in the individual opinion section of the questionnaire survey, indicated that the following circumstances have arisen: "I think there are a lot of residents who are more interested in private advantage rather than the public good" (Head of household, B.T.Z.-2) "There isn't much interaction among residents; I don't know the people who use the same stairway." (Head of household, B.T.Z.-2) and "I think that in the shift to private ownership of residences is affecting residents."

References

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