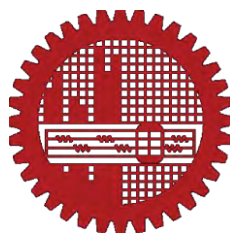


PERCEPTIONS AND PROBLEMS OF SINGLE-YOUNG ADULT HOUSEHOLD HOUSING IN DHAKA, BANGLADESH.

By

Asma Siddika



Dissertation submitted in partial fulfillment of the requirements for the degree of

MASTER OF ARCHITECTURE

Department of Architecture

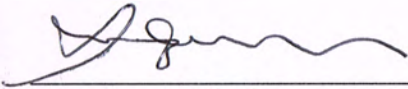
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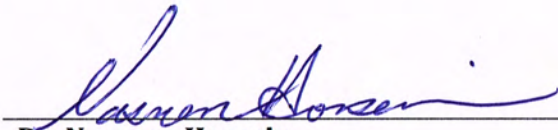
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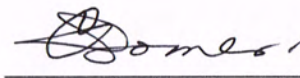
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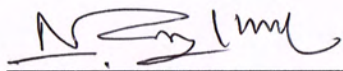
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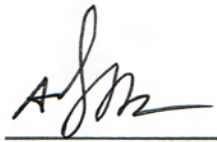


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Candidate's Declaration

It is hereby declared that this thesis or any part of it has not been submitted elsewhere for the award of any degree or diploma.

A handwritten signature in black ink, appearing to be 'Asma', written over a horizontal line.

Asma Siddika

Dedication

To My Parents

Md. Altaf Hossain and Saleha Begum

Forgiving a peaceful life

Acknowledgment

All admirations go to Almighty Allah, the most gracious and most compassionate.

I am undoubtedly thankful to the Department of Architecture, Bangladesh University of Engineering and Technology (BUET) for allowing conducting this thesis. I would like to express my deepest gratitude to my supervisor, Professor Dr. Shayer Ghafur, for his motivating guidance in supervising my research, particularly to the ways of research on social and psychological aspects of human beings and the built environment. I am especially obliged to him for his constant guidance and engagement in the learning process. I would like to express the most profound admiration to all of my board of Examiners, Professor Dr. Shayer Ghafur, Prof. Dr. Nasreen Hossain, Prof. Dr. Catherine Daisy Gomes, and Prof. Dr. Nurul Islam Nazem.

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Abstract

Housing is more than shelter as it includes attributes of comfort, convenience, and amenities as essential for the emotional and social well-being of households and individuals. This research deals with the specific rental housing sub-market where single young people aged between 18-34 years old either students or workers living in a shared premise. People in this group are transitioning from youth to adulthood, representing a formative stage in their life-cycle and demographic stratification at the societal level. These single-young people come to the city to fulfill their vision of earning knowledge with higher education and an excellent job when most of them are economically full or partial, supported by their parents or family.

In Bangladesh, like other developing countries, the formal housing market in Dhaka is generally unresponsive to addressing these single-young people's housing needs due to their independent lifestyle. As young people in Dhaka are excluded from any direct state welfare supports while a few government hostels provide their accommodation, most of them live in the formal and informal rental housing sector through diversified sharing forms. This rental housing sometimes provides a poor living environment and becomes tougher within social and political difficulties. By noting a gap in knowledge, this research wants to describe the current scenarios of single-young household housing in Dhaka to increase and potentially improve the existing rental provision with two objectives. First, to profile the group of single-young people living in shared rental houses and the owners who rent their houses to them by knowing their socio-economic characteristics as a basis to outline owners' perception of their tenants; Second, to investigate the housing circumstances of shared rental houses by knowing the overall living experiences within the nature and extent of the multifaceted problems with which they live.

A convenient random sampling method is used to investigate the research objectives. Three areas in Dhaka are selected, and multiple cases from each of the areas are identified by following a convenient random sampling method for a qualitative field survey. Data are collected through interviews, observation, documentation, and questionnaire surveys. The significant findings are: first, single young tenant, living independently away from the family environment with feelings of independence, undergoing different lifestyle than family households which sometimes raises misperception about them toward house-owners, but today some house owners seem them as a scope of a profitable rental business; second, shared living benefits the tenants economically as much as makes scopes of social interactions while some social and physical problems arise mainly because of converted family housing toward shared living rather than a designed house for sharing.

Still, single-young tenants are minority groups in Dhaka, but the current trend indicates their growing number not only in Dhaka but also in many other developed and developing societies. The increasing number of these households creates new demand for the housing market, especially in the rental sector, with emerging challenges at the policy level. There remains a considerable research gap at the national and international levels, which is the primary need to exercises with multiple scopes of work toward their housing provisions.

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CHAPTER 1 INTRODUCTION

Today the world has experienced unprecedented urbanization, and with this, it is faced with new and emerging challenges when access to housing for all stands high among these challenges. Like other developing countries, Dhaka, the fastest growing cities in the Asian world with a vast rate of migrated population, housing comes up with a significant problem. In this situation, the public sector has failed to meet the demand, and the housing sector mainly depends on the private rental sector when the rental sector's development is a neglected topic like other developing countries. This research deals with a sub-market of the private rental sector focusing on single-young people who come to the city with a hope of self-establishment by higher education or excellent job. Different socio-economic factors such as the mismatch between demand and supply-side declining affordability of rental houses and the nonappearance of residential units for a single person and social misperception toward single living make house sharing a popular residential choice for young people.

1.1 Background and present state of the problem

For the first time in history, half of the world's population has been living in cities since 2008. Urbanization has described as the most significant phenomenon of the 21st century (UN-Habitat, 2016), and the bulk of this change is happening in developing countries. Annually, as many as 66 million people migrate to urban areas in developing countries (World Bank, 2014). Bangladesh, as a developing country, has also been experiencing this continued influx of migrants at the national level in Dhaka urban population with an increasing trend in the urban population overtimes. The capital city Dhaka is one of the fastest-growing cities in the Asian world (Islam and Shafi, 2010) by considering its spatial aspects and the population growth in concern. As well as here, housing comes up with a significant problem when about 65% of Dhaka's population is due to migration. At this rate of migration, it assumed that every year more than 120,000 dwelling units would be required to house the growing population (BIGD, 2017, p. 36). Dhaka housing market currently serves the upper and upper-middle-income households primarily as most people in the city do not own any land. The question, therefore, remains of what modes of housing provision or supply will address the demand?

The housing market in a growing city provides people access to housing through different sub-markets (Discussed in Chapter 2). Rental housing constitutes a significant segment of this housing market in both the formal and informal housing sectors in cities of developing countries. Housing is under the revealed area in the private housing sector even though its extent has reported expanding on those people to succeed in owning a house. The formal sector includes government or public housing and private housing. Rental housing and owner-occupied and the informal sector include slum and squatter (Islam, 2004). Actors on the public sector side provide a minimal portion (about 7 percent) of the total housing in Dhaka, and the housing sector depends heavily on private real estate developers, both at the individual and corporate levels. In the private sector, among the households living in formal residences, around 32 percent of them live-in owner-occupied residences, and the remaining 68 percent of the residents live in rented properties (BIGD, 2017).

Dhaka's city has emerged as the fastest-growing megacity in recent times, with a population of over 14 million (BIGD, 2017, p. 03). Dhaka's phenomenal growth of industries, especially readymade garment factories, cheap labor, and export of skilled and unskilled workers to foreign countries, have significantly contributed to making Dhaka an economic hub of Bangladesh (Islam and Shafi, 2010; Kalam, 2009; World Bank, 2007). Rental housing is the only option for middle-income people considering the present situation of the housing market. The fact is that with faster urbanization with limited expansion of urban space in a given geographical entity, more and more households tend to live in rented accommodations as possibilities of self-owned accommodations shrink (BIGD, 2017).

Like other developing countries, Bangladesh rental housing development is also a neglected topic. The high influx of population for employment and higher education in Dhaka city has created the disparity between demand and supply of housing with the 0.76 million backlogs of dwelling units in 2015 (RAJUK, 2015, p. 120). High demand for a rental house with a lack of legislative provision has resulted in landlords' opportunity to fact caused a different kind of harassment to the tenant. Any time forceful eviction, increasing of rent at regular intervals without any reason, demanding advance rent anytime months at least, claiming exchange in the name of development costs, etc. are prevalent and have become almost a day to day picture of our city life. The fixed income city dwellers comprising both middle and lower-middle-class households are in real trouble to tackle the rising house rent in Dhaka city where house rent has increased nearly 285 percent during the last 18 years and in 2016 house rent increased by 8.77 percent in Dhaka city according to a survey conducted by the Consumers' Association of Bangladesh (CAB). Sometimes, it seems that there are no rules in this regard, no regulatory body for monitoring the arbitrary activities of the so-

called landlords. However, in reality, there is a law, an act for regulating the conduct of landlords and tenants.

Moreover, this act is called Premises Rent Control Act, 1991. According to law, in section 15, the standard rent of any premises will be equivalent to fifteen percent of the premise's market value. In India, our neighboring country, house rent, is charged based on standard provision devised by the local authority. In Delhi, it is to be a maximum of 10 percent of construction cost and the market price of land-based on historical values, not as per current market value. Their rent also decreases according to the life of the property (GPG, 2006). In Pakistan, it practiced as per mutual agreement of landlords and tenants at the interval of every three years of the tenancy (GPG, 2006). In the USA, the Neighborhood Councils settle any dispute related to housing rent between landlords and tenants following alternative dispute resolution (ADR). Those Councils act as innovative forums for all community stakeholders as quasi-city entities that affect citizens' lives (GPG, 2006).

In Dhaka city, there exists a different type of tenancy, mainly found in a family household, a family household with sharers, and many single-person households with shared premises as a tenant. The third groups are mainly students and workers who are coming to the city to fulfill their dreams. They are a young age between 18-34 years old. Due to lack of accommodation facilities like student hostel or workers dorm in different government and private colleges, universities and other institutions, rental house is the only option for these students and migrated workers. Since these groups of people are mainly single person often, they share their rental house with another single adult household to reduce the amount of house rent. Locally these people are known as 'bachelor' people, and their shared house is called a 'mess house.' Often, these single people are neglected as a tenant. Besides, they have to face other social difficulties. Often house owners do not want to rent out their flats to bachelors; sometimes family households are very reluctant to live with them, sometimes extra pressure has created upon them by imposing different rules and regulation regarding entering a house, rent payment date, extra bills for using different electronic devices, etc. With high land and house prices, Dhaka is mostly a renters' city. The urban housing market is dominated by the private sector, with 93 percent made up of real estate developers and individual landowners who construct and rent out residences. Tenants who rent from private developers often end up frequently changing houses as they are at the whim of individual homeowners. The overall house renting experience in Dhaka is mostly informal, and so leaves room for discrimination by individual homeowners. Besides, a lack of knowledge of the law means that tenants rarely seek legal recourse from demanding landlords. According to standard measure, housing considered affordable if rental (or mortgage) costs

include utilities up to 30 percent of monthly household income when 82 percent of households in Dhaka exceeded this affordability threshold (BIGD, 2017). Tenants and homeowners prioritize location over the cost of their apartment, with 58 percent choosing to live near their workplace (due to the plight of traffic in the city).

In comparison, only nine percent said they considered the quality of their living quarters before choosing a place. Tenants with fixed incomes have little choice over their housing standards in Dhaka. (The Daily Star, 4 July 2019)

The existing laws related to house rent contain many inconsistencies in terms of implementations. Both landlords and tenants are ignorant about the law in general. The law is biased towards the landlords in particular. The tenants are vulnerable to various exploitations made by the landlords in the absence of an effective rent control mechanism. There is no competent body to protect the rights of the tenants. Landlords in Dhaka city increase house rent at specified intervals. There is no specific law as to when and to what extent it can increase. Any rent-related case finalized within three months in the Court of Rent Controller, but it does not happen as such. In practice, the Assistant Judges of any area appointed as ex-officio Rent Controller. (The Daily Star, 4 July 2019)

The research will highlight emerging typology of shared rental housing (also known as Mess house in Dhaka) as a distinct urban form, drawing from the middle-income housing neighborhoods in Dhaka, Bangladesh. They can be found in all parts of Dhaka and deeply interlinked with the city's urbanity. The research found these housings near the educational hub, work centers, and any university or college. Its spatial location gave cues about the entwined dependency of the students and single employees. These can further be categorized into two central units – private rental hostels for men/women and shared-rental flat for men/women. Each of these categories has a distinct process of functioning, living experiences of people, and narratives around its existence.

This research aims to present the functioning of these shared tenants by investigating: who these single young households are and how they cope with the shared living? For investigating, at first, the research select three zones in Dhaka city, that is are Tejgaon, Moghbazar, and Motijheel, by following stratified random sampling. At the next step, the research follows convenient sampling, a type of non-probability sampling method to select fifteen numbers of cases from those three specified zones for qualitative analysis. The analysis excludes public housing provided by the government to public servants and low-income private housing in the form of slums and squats.

1.2 Research Question

Based on the preceding background, the research question is: how the specific group of people, single-young adult households are experiencing shared living away from the parental home in a highly populated city like Dhaka?

1.3 Aim of Research

This research aims to potentially improve the present condition of the shared rental house and increase access to the single-young adult households housing sub-sector at the formal housing market.

1.4 Research Objectives

This research aims to investigate the experience of single young adult households living in a shared rental house in Dhaka. Its specific objectives are:

- 1) To investigate the group of single-young people living in rented houses by knowing their demographic, social, and occupational characteristics as a basis to outline owners' perception of their renters.
- 2) Investigate the housing circumstances of the single young group to explain the nature and extent of the multifaceted problems with which they live.

1.5 Methodology for investigation

The present research has designed in two parts: a theoretical part based on a literature review of relevant theories and researches on single young adult household housing and an empirical investigative part based on field surveys and interviews in the local context. The research methodology employed in these two parts are explained below concerning the following inter-related three phases;

Literature Survey: The research will start with a literature survey conducted on published data (e.g., research papers, books, standards, codes, and websites) to know the present situation of the single young household to focus on the specific setting in Dhaka, Bangladesh.

Empirical Survey and Data collection: An initial reconnaissance survey of the present situation of study groups' housing helps set up their selection criteria; later, the shared houses identified in terms of particular criteria in discrete locations in Dhaka. These criteria led to the formulation

of two types of shared accommodations: to determine as cases. Representative cases from each type will be selected for detailed case history analysis for qualitative investigation.

Analysis: The selected case histories will be analyzed for the evaluation of the landlord's perceptions of their tenants on the ground of letting their houses to them and identification of overall experiences of single-young people with physical and social problems faced in their shared accommodation.

1.6 The rationale of the research

Recent literature, debates, and discussions about housing in Dhaka mostly center on the urban poor, with a strong focus on the slum dwelling. While acknowledging that the housing crisis has the most severe consequences for the poor, this study finds that it is also necessary to understand the housing situation from the perspective of the emerging middle class. With this motivation, by focusing on single young shared tenants, the study attempts to analyze the rental housing submarket of formal housing in Dhaka city. This study's potential scope is to understand the housing circumstances of single-young people of Dhaka, focusing on middle-income housings when there is minimal research on this specific group of people. This knowledge would further lead to the right housing solutions and living environments in the middle-income rental housing, especially for shared living fulfilling the needs of the individual households. Providing a pleasant housing environment to the target group, single-young people are not only appreciable from humanitarian and future generations that toil and give their services for the whole urban society. Further study on the area could have given scope to determine the real socio-economic and demographic picture of the targeted group, which would have assisted in development works, and further research works.

1.7 Limitation of the research

This research focused on the housing circumstances of single-young people within the shared rental house. Some limitations remain with conducting the research. They are as follows:

Firstly, the research is conducted within the limited area of the Dhaka city because of limited time and resources, with a particular emphasis on behavioral, functional, physical, and social aspects of single young households.

Second, this research is restricted in surveying the shared (mess house) houses. Houses are chosen based on the availability of known persons in the house. Many shared houses for more

extended time observation would have helped in getting information in more detail, which is not possible for the inhabitants' privacy concerns. The interview of all members took a long time, and sometimes all members are not present at a time. More time in the units is also not possible. Thus, the scope of the research has to be limited within the building.

Third, since the study deals with the architectural point of view, there exist gaps within the psychological issues of single persons who spend an essential part of life course at out of the home, far away from family.

Despite these limitations, the research findings portray a comprehensive and adequate picture of Single-young adult households focusing on shared rental housing, a rental submarket.

1.8 Organization of the research

The research has been organized into seven chapters. The first chapter discusses the background of the study, followed by the objectives and the possible outcomes. The next chapter provides a review of national and international literature on topics related to single young people with a more specific focus on the Dhaka rental housing sub-market. The third chapter reviews on more specifically about shared rental housing, a standard housing solution toward single-young people. This chapter also includes the physical environment of shared living with behavioral and social issues related to houses and neighborhoods. The fourth chapter discusses the methodology. Firstly, it introduces the importance of Qualitative Research, followed by survey and data collection methods. The data analysis method is discussed then. The fifth chapter deals with the first objective of the thesis based on the field survey, the socio-economic conditions of the households, followed by their lifestyle as a single person living away from the family environment and landlord's perception of their renters grounding on letting their house to them. The sixth chapter focuses on the shared living of the study group, followed by social and physical circumstances with a multifaceted problem with which they live. At last, chapter seven summarizes the whole research and makes concluding remarks, followed by the consideration for future design and future research.

CHAPTER 2

HOUSE SHARING OF SINGLE -YOUNG PERSON: THE CONTEXT OF RENTAL HOUSING SUB-MARKET.

The term 'Households' relate to a house or flat, and the groups of people who co-reside and share some resources. According to BBS (2011), the term '**Household**' means related or unrelated persons who are living together and taking food from the same kitchen, which is similar to the Census of India (2001). This research deals with specific household housing, where some unrelated young people live on a shared basis.

This chapter aims to provide for a general understanding of the housing situation of the single young person with specific reference to the cities in developing countries. An in-depth literature review within this theoretical background underpins the identified research problems and research questions in the introduction. This chapter first discusses the socio-economic profile of single-young person household and critical housing policy implications. This chapter then focuses on rental housing sub-market, a preferable housing option for single-young people; and finally, it discusses the rental housing sector at the specific context, Dhaka.

2.1 Worldwide Single-young Person Households Housing

Living alone during young age due to studying or working has become more prevalent across a wide range of societies (Qu and Vaus, 2011; Chandler et al., 2004) in the world but the housing situation of this group of people and trend of leaving parental home seems like diversified among developed and developing countries. This section gives an overview of regarding single-young people housing situation since this research deals with the housing circumstances of this specific group of people.

2.1.1 Young people's transition to adulthood and single living

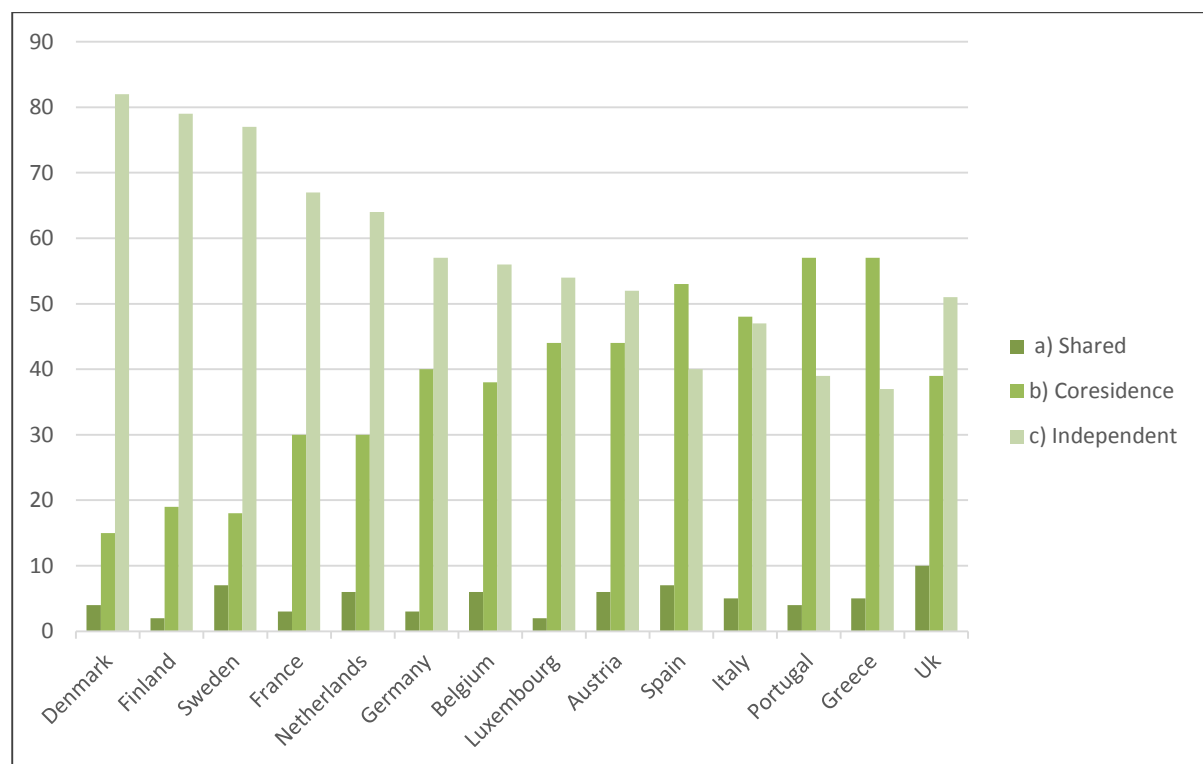
In the world literature, there exist; several debates regarding young people's transition to adulthood that additionally related to housing transition from parental home to single living. The age of leaving parental home has been considered a transition period, which is a crucial part of adulthood (Jones, 1995). In the contemporary period, there was a diversification of those transitions regarding living out of family home alone or sharing premises with non-family members (Calvert, 2010). Different researchers have found that, to some extent, shared housing

represents a vibrant 'rite of passage' for young people (Mcnamara and Connell, 2007) In terms of special housing status, there are three choices or varieties. These are

- a. **Independent house**_ either in a single-person household or in a single 'family unit.'
- b. **Parental co-residence** _is any 18 to 34 years old living with one or more parents.
- c. **Shared housing** is living in a house with 'extra' adults.

At this point, research also said that shared living seems related to affordability within the rental market. From the European Survey on financial gain and Living Conditions, knowledge discloses several variations across the European 15 countries with all three housing outcomes (Figure 2.1). This point indicates the importance of the national context in terms of specificities of economic, socio-cultural, and institutional variation, which could form the transition decisions, opportunities, and expectations of young adults.

Figure 2.1: Housing status of 18 to 34 years old_ 2005 -2011 averages.



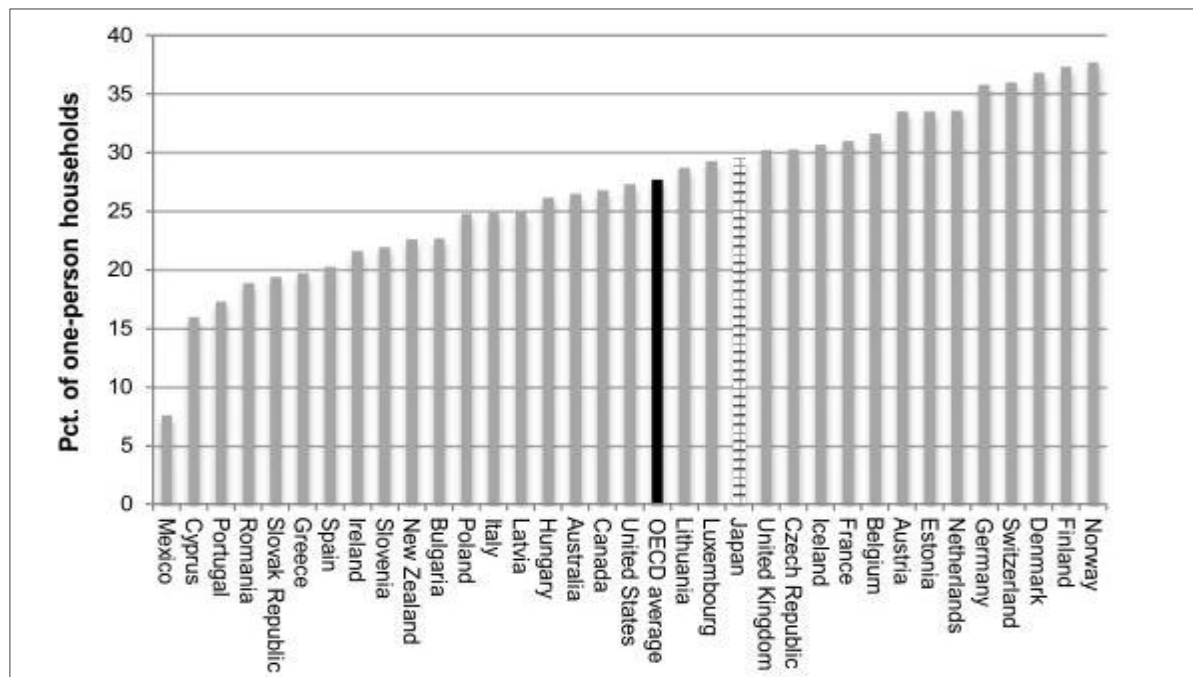
Source: Arundel and Ronald (2015)

2.1.2 Prevalence of single-person households

The prevalence of single-person households has been amplified in several developed countries (Mackie, 2016). This trend reflects changes in attitudes and preferences (Mackie, 2016) when some scholars emphasize the roles of later entry into the wedding, increasing proportions of the

population. High rates of marital dissolution (Hall et al., 1997) and others emphasize educational enlargement, growing economic independence for women, increasing neediness for privacy, independence, and self-actualization, and growth in infrastructure and services that facilitate living alone (Jamieson et. Al., 2009).

Figure 2.2: Prevalence of one-person households in OECD countries, 2010.



Source: OECD social indicators database 2010 (<http://www.oecd.org/els/soc/database.htm>).

Figure 2.2: Prevalence of one-person households in OECD countries, 2010. Shows that the prevalence of one-person households varies markedly across European countries. These statistics indicate that single living tends to emphasize differences in both the public security net (e.g., housing support policies) and social and cultural norms regarding independence. For example, in Scandinavian countries, the prevalence of one-person household is relatively high, which reproduces the policies supportive of residential independence (both in young adulthood and at older ages) and relatively stable preferences for residential independence (Billari, & Liefbroer, 2010).

In Australia, in 1971, 14% of all Australian households were one-person households compared with 27% in 2006 – almost two million adults (de Vaus, & Richardson, 2009). From household projections from 2008 to 2033, in England, one-person households are projected to increase by 159,000 per year, equating to two-thirds of households' increase. By 2033, 19 percent of

England's household population is projected to live alone, compared with 14 percent in 2008 (Qu, & Vaus, 2011).

The prevalence of one-person households is also relatively high in Japan; a country characterized not only by limited public housing support but also by a strong tradition of extended family living and an ethos of independence that is comparatively weaker than in the US and other Western countries (Iwakami and Miyamoto, 2003; Miyamoto et al., 1997). Figure 2.2 indicates that 29% of all households in Japan contain only one person, a level above the OECD average, and higher than in countries like Australia, Canada, and the US where living alone arguably has a long history as a normative arrangement (Fukuda, 2009).

In India, there also emerged the trend of single living with the processes of economic liberalization, structural changes, and changes in social spheres that lead to the transformation of Households and families. Such change has created new economic opportunities for both men and women. This trend also enhances the trend of young people moving to urban areas searching for new opportunities, which is reforming living arrangements (Dommaraju, 2015).

2.1.3 Policy issues of Single Young People Housing in the World

The rise of single living has diversified impacts that are impossible to quantify. The young people's housing situations have become a critical international issue, increasing concern of scholars and media reports widely (Clapham et al., 2014; Forrest, 2012; Forrest, & Yip, 2016; Mackie, 2012; Yip et al., 2006).

From a report on single-person households and social policy in England, The critical policy implications ascending from single-person households' rise fall into the following main areas (Bennett, & Dixon, 2006). 1. Poverty and inequality; 2. Housing supply and tenure; 3. Urban regeneration; 4. Health and social care; and 5. Community development.

From different studies upon Europe and East Asia, two key policy issues are identified. First, policy-makers need to ensure that all young people have an equal opportunity to leave the family home and live independently and will require an improved awareness of the political, economic, and cultural forces restricting young people's transitions. It will indicate subsequent and meaningful policy intervention (Mackie, 2016). The second key policy challenge is to improve the appropriateness and accessibility of housing for young people. From the observation in Spain and Northern Europe, Moreno Minguéz (2016) and Gentile (2016) both conclude that a growing trend is young people increasingly leaving the family home and moving towards the private rental sector. Arundel, and Ronald, (2015); Schwanitz, and Mulder, (2015) identify the growing trend of

house sharing amongst young people in Milan, Italy _ which is more typical in Northern European countries. Qualitative research by Bricocoli and Sabatinelli (2016) identifies economic constraints as the primary cause of sharing, and sharing experiences vary considerably within this constrained housing context. Their finding also signposts toward unhappiness of living with unknown peers, while some other benefit considerably from living with a known person. Bricocoli and Sabatinelli, thus suggested that housing policies be more supportive of such alternative housing solutions.

In China and Hong-kong, the authors' claim that the policy attention given to young people's housing needs is somewhat limited, mainly due to prevailing cultural norms that assume young people should live with their parents rather than independently (Li & Shin, 2013). Deng et al. (2016) conclude that the Chinese housing policy needs to be more useful to ensure all young people can access suitable accommodation.

Peter K. Mackie (2012) is pointed out two specific areas of improvement by studying this particular issue. First, a healthier private rental sector must be developed that provides for young people's housing needs and meets landlords' demands. Second, policy-makers, landlords, and house-builders should attempt to offer to house better suited to the growing phenomenon of shared accommodation amongst young people. He indicates that a failure to respond to these significant housing policy challenges will have wide-reaching social and economic consequences.

2.2 Worldwide Rental housing sector

Worldwide rental housing stock varies between countries, within countries, and between cities. It is challenging to generalize the nature of rental housing when across the world, diversity is the key feature of housing tenancy. Renting is also linked with sharing when in the past years renting and sharing were treated as a neglected topic in developing countries. However, little is known about tenants and sharers with expecting to convert them into homeowners. Today, tenure is very common, while UN-Habitat in 1989 emphasized rental housing that the government should review their housing policies and develop proper rental housing strategies that remove biases against non-owners. Unfortunately, except for a few developed countries, most developing countries have tried to support the rental housing sector and sacrifice the rental sector to develop owner-occupation (UN-Habitat, 2003). This section discusses worldwide rental housing, followed by sharing.

2.2.1 Significance of renting and sharing

Although many governments are trying to expand home-ownership in the world, rental housing still constitutes a significant component of the housing stock in many countries. Rental housing accommodates a significant share of households in some countries, including some developed countries though renting varies considerably across the world. If some of the world's largest cities are considered, the significance of renting rises dramatically. Figure 2.3 understates the importance of rental housing in the sense that several regions with high rates of non-ownership.

Figure 2.3: Housing tenure for selected cities, percent (1994-2001)

City	Country	Year	Owners	Renting	Other
Africa					
Alexandria	Egypt	1996	38	62	-
Cairo	Egypt	1996	37	37	-
Kisumu	Kenya	1998	14	82	4
Asia					
Bangkok	Thailand	1998	54	41	41
Istanbul	Turkey	1994	68	32	-
Latin America and the Caribbean					
Port of Spain	Trinidad	1998	38	52	10
Developed countries					
Berlin -	Germany	1998	11	89	-
Hamburg	Germany	1998	20	80	-
Amsterdam	Netherland	1998	16	74	-
London	UK	2000	58	41	-
New York	USA	1998	45	55	-
Los Angeles	USA	1998	47	53	-
Washington, DC.	USA	1998	62	38	-

(Source: UN-Habitat 2003)

2.2.2 The pattern of tenure in developed vs. developing countries

The characteristics of the tenant population depend fundamentally upon the nature of the local housing market. In certain cities, one household may own, whereas the same kind of household may rent in another country. The relative costs of renting versus owning and the relative size of the rental housing stock determine a household's living decision. The combination of demand and supply factors produces individual tenant profiles in different countries. Considering UN-Habitat (2003), the following features outline tenants' characteristics concerning income levels, age, household structure, gender, native's contra migrants, and the life cycle.

Income: The scenario of the housing situation of rental or owner-occupied cannot determine regarding household income only. For example, in some developed countries, the most miserable people tend to rent when the richest tend to own, such as the USA, UK, etc. when the situation is reversed in Germany, Sweden, etc. In poorer societies, most high and middle-income families own their homes and relatively few rents, except at an early stage in their housing career. But the housing and land system are very different in the cities of developing countries. Often, the poor tend to build their accommodation when the land price is low, which is difficult in other cities; they have to share or rent accommodation without having no other choice.

Consequently, in some cities, tenants tend to be among the most impoverished families when differences in age, family structure, etc. are discounted. Sometimes, there has also been a more complicated pattern. For example, some informal settlement owners may be quite affluent and others very poor, with tenants somewhere between the two.

Age: In many cities, the age range is a feature of tenure. In most cities, this is common that renting tends to be a young person's tenure, particularly widespread among students, those entering the housing market for the first time and migrants. However, in some places, it is sometimes also older people's tenure.

Household structure: In most countries, household structure, however, determine tenure. For example, recent migrants, foreigners, young and mobile households, single people, and couples without children always tend to rent. Tenant households also tend to be smaller because renters are younger and therefore have a small family.

Male and female ratio: It has been said that tenure and migrants are interlinked and so that in cities with rapid migration, the sexual composition of the migrant determines the tenants' dominant sex. For example, in India, more men are tenants than women, where men dominate migration flows. In many parts of Latin America or the Philippines, women's dominance in migration flows usually transforms the picture.

The life cycles: Often, housing literature has exasperated to interlink the tenure choice with an individual's life cycle because sometimes it depends on cultural influence. This trend is widespread because young people tend to avoid home-ownership responsibilities, whereas families often accept it. In central Arequipa (Peru), tenants include both migrants and natives, but all tend to be house-owner "at an early stage of the life or family cycle." The demand for rental housing depends on local cultural traditions. In the United Kingdom, young people tend to leave the parental home at a relatively early age, often to go to university when the situation is different

in Chile, Italy, or Spain, where young men tend to stay at home until they marry. Hence, there tends to be a higher proportion of young people in rental housing in British cities and fewer in those of Chile, Italy, or Spain.

2.2.3 Problematic issues of rental housing

Worldwide often rental sector has experienced problematic issues such as discrimination against some kinds of potential tenants, excessive rent levels, poor housing quality, inner-city problems, illegal rental housing, 'excessive' mobility, and the tenant eviction, and the whole issue of landlord-tenant relations. This section points out some emerging issues that appear in different countries.

Housing quality: The most common problems in the rental sector that appear in different poor cities are the poor quality of rented accommodation with a high degree of overcrowding and lack of services. In developing countries, housing provision mainly depends on the rental sector, so the bulk of the rental housing stock is relatively new, whereas, in developed countries, most rental accommodation is found in the older housing stock.

Discrimination toward Potential tenant: Different types of discrimination floods many aspects of housing markets throughout the world, including rental housing. For example, race and ethnicity have long been typical in up. Other vulnerable groups that landlords do not like are 'risky' groups like "single person, single mothers, asylum seekers, and people living on social allowances." The family's size is also a matter when a landlord is disinclined to families with numerous children in Britain.

Rent Level: Landlords, and particularly their representatives, always tend to argue that rents are too low, tenants, and their associations, that they are too high. Both sides are likely to abuse the statistics. As such, it is rarely easy to establish the truth.

Landlord and tenant relationship: It has been said that landlords dislike tenants, and tenants hate landlords, and this is sometimes true. There exist some predictable landlord-tenant stiffness, for example, often landlord dissatisfies with use of accommodation with inadequate care, late payment, and non-cooperation with the rising cost of utilities, etc. On the other hand, tenants' complaints include poor maintenance of accommodation with high service charges, increased rent without warning, turn hostile with little late payment, etc. However, without contradicting that tensions exist, relations between most landlords and tenants are reasonable.

2.3 The rental housing sector in Dhaka, Bangladesh

Although the rental sector's situation varies from country to country, like most of the developing countries, the rental sector is also a neglected topic in Bangladesh. In recent times, often, the situation of rentals and sharers is highlighted in news reports, but the government is not concerned about it.

2.3.1 Dhaka demography

The Dhaka Municipality was established in 1864. It was constituted as Municipal Committee in 1960 in pursuance of the Basic Democracies Order introduced in 1959. The Municipal Committee was reconstituted as Paurashava in 1972, according to the Bangladesh Local Councils and Municipal Committees (Amendment) Order, 1972. In 1983, it was replaced as Dhaka Municipal Corporation, and finally, in 1991, it got the status of a city corporation. Dhaka City Corporation is the largest local government unit in Bangladesh. It covers a total area of 126.34 sq km. The city corporation's total population, as enumerated in the 2011 census, is 6970105, of which 3876586 are males, and 3093519 are females. According to data from the Bangladesh Bureau of Statistics (BBS, 2011), Dhaka has the 11th largest population among all global cities. The pressure of new job seekers and search for quality education makes it even more populous as other cities of the country are less capable of creating job opportunities.

2.3.2 Urbanization, growing the middle class, and service deficit in Dhaka.

As the capital of Bangladesh, Dhaka lies at the center of the urbanization process. Over the years, it has grown into a megacity with a population of over 14 million. Dhaka concentrates on economic activities with huge political attention and gets the highest priority in resource allocation. Dhaka has the highest rate of rural-urban migration, and at present, it houses 44 percent of the total urban population of Bangladesh (BBS, 2011). Figure 2.4 shows the number of urban population increases from the 2001 census to 2011.

According to BIGD (2017) Housing Survey, analysis of housing space adequacy, the city is persistent by severe overcrowding. The mapping of the city's population demonstrates that the overcrowding follows a distinct pattern. Dhaka's central region, DNCC (Dhaka North City Corporation) and DSCC (Dhaka South City Corporation) is vastly more crowded than other areas. While the Dhaka Metropolitan area's density is comparable to that of other densely populated cities like Mumbai and Delhi, Central Dhaka is twice as densely populated as Mumbai. (BIGD, 2017)

However, Dhaka has successfully improved its economic status due to employment opportunities provided in the ready-made garments (RMG) sector and informal employment opportunities. Its contribution to national income is as high as 38 percent, and the average per capita income is the highest among other cities. Moreover, lower-middle-income groups constitute 47 percent of the total residents (PPRC, 2016). A recent study by the BCG group reported that Bangladesh is one of the biggest emerging markets where the number of middle-class consumers is increasing rapidly; 80 percent of this group lives in Dhaka and Chittagong (Munir et al., 2015). Dhaka is now growing at an unprecedented rate accommodating more than 600,000 people per year (CIA-The World Fact Book). With a high rate of migration (About 65%), it is assumed that more than 120,000 dwelling units will be required for the growing population every year. Rather than the upper and upper-middle-income households, most people in the city do not own any land. Renting in the unplanned urban periphery or illegally squatting is the only option available to them. The fact is that with faster urbanization with limited expansion of urban space in a given geographical entity, more and more households tend to live in rented accommodations as possibilities of self-owned accommodations shrink.

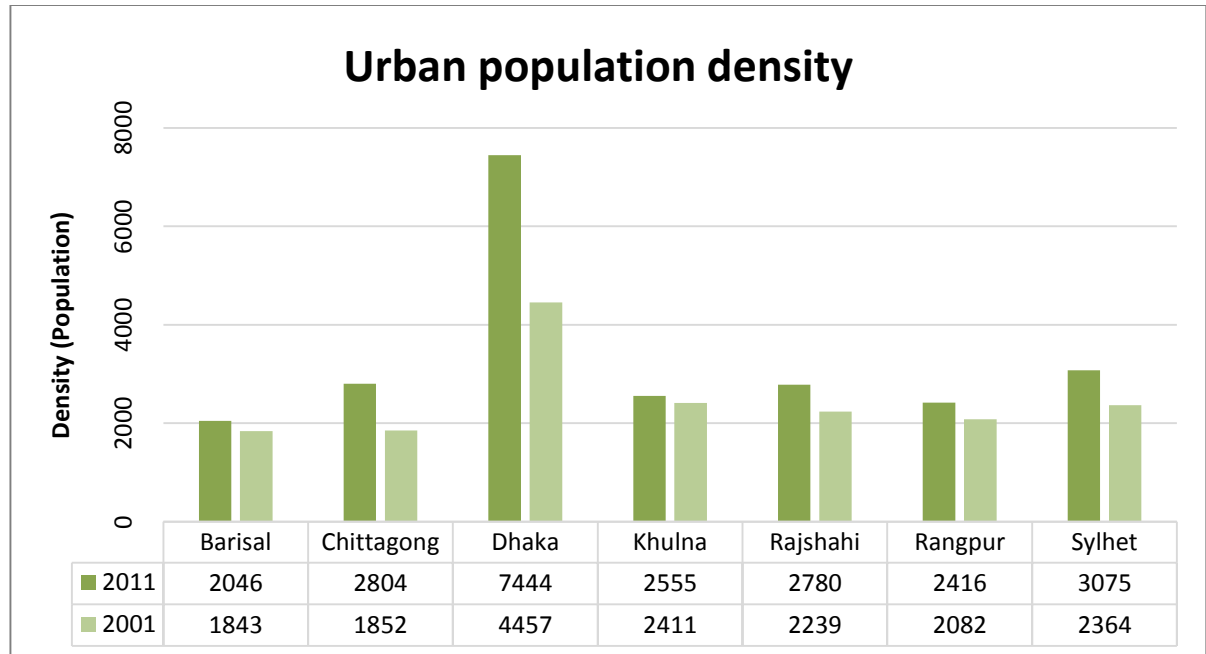
Both formal and informal housing delivery systems exist in Dhaka, where the share of a formal system is comparatively smaller. The government can meet only 7% of the total housing demand, whereas the private sector entertains the bulk of 93%, and a significant percentage (55%) of the private sector housing is supplied by the informal sector (individual developer). Estimated, roughly 25,000 housing units are supplied annually in Dhaka City by the private sector against the government's negligible amount. This private-sector caters to housing for the high- and upper-middle-income groups (ADB, 2010; Rahman, 2008; World Bank, 2007), thereby neglecting the middle's needs lower-middle-income classes. Simultaneously, high dependence on private provision, land shortage, and the increased price of building materials have fuelled the price. The prospect of buying a house in Dhaka appears to be the poorest amongst South Asian cities, as the price-income ratio here is 5:1 or more, which makes the city appear to be the poorest amongst South Asian cities (Rahman, 2011).

The population for Dhaka City in the year 2035 is estimated to be about 26 Million. Dhaka City's core area is already overcrowded with an average density of more than 700pph (people per hectare) when the number of dwelling units added per year is far less than the required number. According to BBS, the backlog of dwelling units in 2015 is 0.76 million (RAJUK, 2015, p. 120).

In this modern era of urbanization, especially in our city life, the tenancy has become common. Although a large proportion of residents in cities and towns of developed and developing

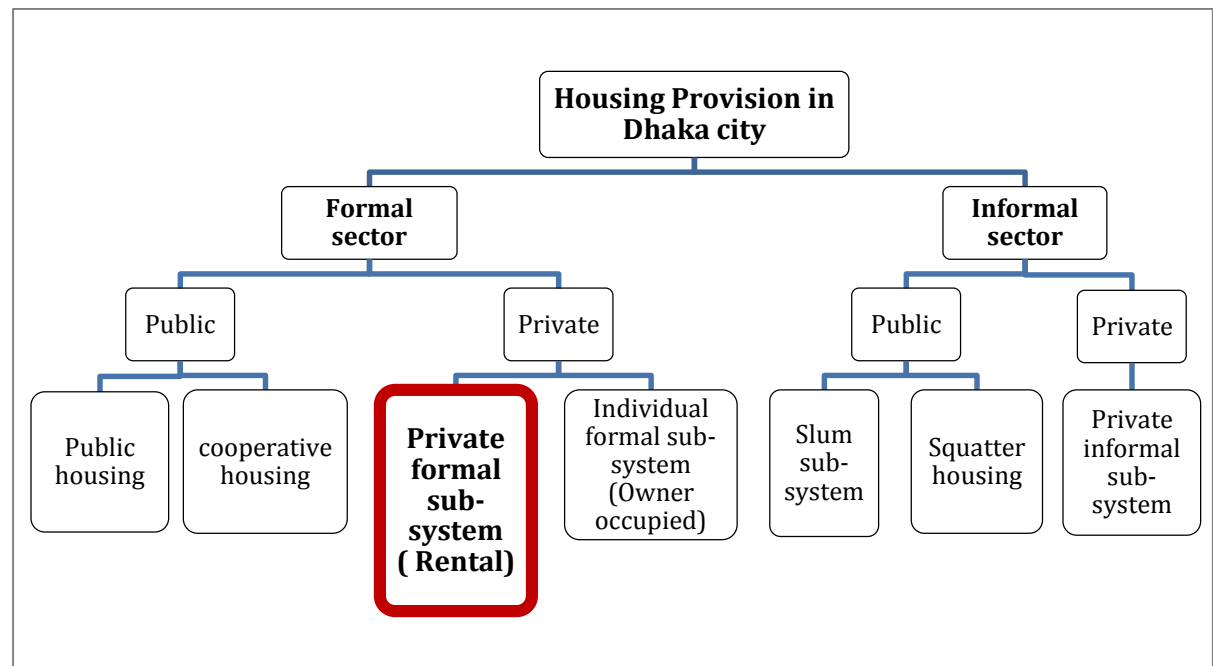
countries are tenants, the number of governments trying to support rental housing development is rather small. In Bangladesh here, rental housing development is also a neglected topic.

Figure 2.4: Density of Urban Population (per sq.km.) by division, 2011 and 2001



(Source: Population and Housing Census 2011)

Figure 2.5: Modes of housing provision in Dhaka city.



Source: Islam, N. (2004)

2.3.3 Rental housing sector

Approximately the housing provisions for three-fourth of Dhaka's households are rental (Daily Samakal, 5 October 2015). Due to the high rate of migration, the ratio of renting households has increased over the years. More than 0.12 million housing units shortage with the annually increasing population in Dhaka (MTB, 2017), the fixed income city dwellers comprising middle and lower-middle-class households are in real trouble tackling the rising house rent in Dhaka city. In recent years, most landlords have increased their rentals in the excuse of an increase in the price of the essential commodities, construction materials, holding tax, and cost of the utility services.

The Consumers' Association of Bangladesh (CAB) estimated that in Dhaka, tenancy rents increased by 412.97 percent between 1990 and 2014. In this period, the highest rent inflation occurred in 1990, 25 percent, and the rent increased by 22 percent in 2013. A jump over 23 percent in house rent was witnessed in 1991, and the trend continued later on. It was increased by 17.4 percent in 2001, 13.49 percent in 2002, 8.4 percent in 2003, 9.96 percent in 2004, 7.89 percent in 2005, and 14.14 percent in 2006. Further, it increased average by 21.48 percent only in 2007. Separately in the same year, 21.68 percent has increased for building accommodation, 18.57 percent for semi-building accommodation, 23.33 percent for tin shed hut, 26.98 percent for mess accommodation 16.88 percent for slum dwellings. On average, nearly 50 percent of the monthly income of a household is spent on house rent. However, ideally, it should not exceed 25-30percent (Sadeque, 2013) of any household's income. [Consumers' Association of Bangladesh (CAB) report] (The Daily Star, 13 August 2008).

High demand for a rental house with a lack of legislative provision has resulted in landlords' opportunity to fact caused a different kind of harassment to tenants. There exist the evidence of any time forceful eviction, increasing of rent at regular intervals without any reason, demanding advance rent for 3 to 4 months at least, claiming extra charge in the name of development costs, etc. which are very common and have become almost a day to day picture of our city life. Sometimes, it seems that there are no rules in this regard, no regulatory body for monitoring the arbitrary activities of the so-called landlords. However, in reality, there is a law – an act for regulating the conduct of landlords and tenants, and this act is called Premises Rent Control Act, 1991.

House rent Legislation: Apart from law, tenants have various aspects of tenure security, which is also the critical element of housing adequacy. UN_HABITAT emphasizes on tenure security by

guaranteeing legal protection against forced evictions, harassment, and other threats for its occupants (UN_HABITAT, 2009).

In Dhaka city, the fixed and low to middle-income households are the worst sufferer affected by the frequent increase in house rent. However, there is no control of house rent in the absence of effective government measures. There is no authority to monitor the growth of house rent. Also, there is no valid law to protect the rights of the tenants. On the DCC website, the monthly house rent rate of different zones is shown, which was formulated as a 'Rate chart' in 2003 and revised in 2008 (Table 2.1), but these are not implemented on the ground. Instead of this chart, the corporation is used to determine to hold tax of building (Alam, 2011).

Rent Controller system was first introduced in this subcontinent during British rule. Rent Control Act was enacted for the first time in 1943. It was amended in 1953 in the then East Bengal of united Pakistan. As a continuation of this, the latest amendment was made back in 1991, known as Premises Rent Control Act 1991. There is a total of 36 sections in this act.

As per the law, house rent should be assessed at 15 percent of the total land and construction cost and construction for a premise, which is ignored in most cases. The law also says that the landlord cannot increase the rent unless the house has been remodeled or renovated. The increase of house rent should not be based on the only cost of land and construction of the house, but should also include the house's depreciation value. It should be determined based on location, space, amenities, and present market price; and separately for commercial and residential areas. (Premises Rent Control Act, 1991). In India, house rent is comparatively low and charged based on the local authority's standard provision. In Delhi, it is to be a maximum at 10 percent of construction cost and the market price of land-based on historical values, not as per current market value. Their rent also decreases according to the life of the property. In Pakistan, it is practiced as per mutual agreement of landlords and tenants at the interval of every three years of tenancy. In the USA, the Neighborhood Councils settle any dispute related to the house rent between landlords and tenants following alternative dispute resolution (ADR). Those Councils act as innovative forums for all community stakeholders as quasi-city entities that affect citizens' lives. (The Daily Star, 27 September 2008)

In terms of implementations, the existing laws related to house rent contain many inconsistencies in Dhaka city. In general, laws are ignored by both landlord and tenant. There is no competent body to protect the rights of the tenants. The laws are biased toward the landlord. About 'State of Cities report 2017' (BIGD, 2017), some tenancy issues are shown here-

Amount of rent: According to rules (section 15), Annual rent should be up to 15percent of the market value of the premise, which is called standard rent. For example, the average flat price is Tk 5800 (per sft), and then the rent price per sft can be Tk 72.5 monthly. Within this, the standard rent for an average 950 sft sized house would be Tk. 68,875 per month. So, according to rule, the rent price could be higher than the 'Rate chart' value and the current market rent price.

Table 2.1: Zone-wise rate chart of city corporations and house rents.

No	Zone name	Rate of the concrete house (per sft. in tk)	Rents of average 950 sq. ft.* (Tk.)	Rate of the semi-concrete house (per sft. in tk)	Rents of average 950 sq. ft.* (Tk.)	Rate of the katcha house (per sft. in tk)	Rents of average 950 sq. ft.* (Tk.)
Dhaka North City Corporation							
1	Uttara	4-11	3,800-10,450	3-10	2,850-9,500	3-9	2,850-8,550
2	Mirpur-Pallabi	5-6.5	4,750-6,175	4.5-5.5	4,275-5,225	3.5-4	3,325-3,800
3	Gulshan-Banani	3.5-18	3,325-17100	2.5-10	2,375-9,500	2-7	1,900-6,650
4	Mirpur, Kazipara, Gabtoli	4.5-6	4,275-5,700	4-5	3,800-4,750	4-4.5	3,800-4,275
5	Kawranbazar	4-8	3,800-7,600	3.25-6.5	3,088-6,175	3-4	2,850-3,800
Dhaka South City Corporation							
1-5	All areas	6-18	5,700-17,100	5-8	4,750-7,600	3-4	2,850-3,800

*Average size of housing unit rented by households in Dhaka.

Source: DNCC, 2015

Rent Fixation process: According to rules, the controller will, based on an application made by the landlord or the tenant, fix the standard rent [Section 15] and in the absence of standard rent, it will be fixed by the agreed-upon landlord and tenant [Section 18(6b)]. In practice, the landlord unilaterally fixes the house rent, and sometimes it is determined through negotiations with the landlord.

Written Agreement: The law directives that landlords and tenants have to sign a written house rent agreement. Nevertheless, many landlords do not conform to such provision. Some of them, among those who comply, instead of providing an original deed of the agreement they provide photocopy when tenants can not avail of any legal protection from the court of law in the absence

of original deed agreement. It is also common that landlords do not provide appropriate money receipt, upon receipt of rent. Sometimes landlord also takes advantage of personal consumption of utilities to impose on the tenant as they do not provide original utility bills. Some even do not repair the fittings on nonfunctioning and perform periodical maintenance (The Daily Star 4, September 2008).

Frequency of rent revision: House rents are increased at Dhaka city at a specific interval when rules guide that it can be increased every two years [Section 16]. In the practical field, rent increase every year for around 75% of the tenant.

Ground for rent increase: Rent may be increased on account of tax payment, which is payable by tenant or for improvements and furniture supply by the landlord [Section 8 and Section 9]. Rent increasing with upgrading the rental unit is common, but sometimes in the city rent increasing go beyond with unknown reasons or landlord's claim within inflation adjustment or increase demand of rental unit or increase in property tax that is payable by the landlord or public servants' salary hike.

Advance Payment: The landlord takes advance money as a security deposit from the tenant before renting a house. However, in Dhaka city, around 30% landlords demand an extensive amount, often two-three months' rent of advance money when legal provision does not allow receiving more than one month rent in advance without the rent controller [Section 10, Section 23].

Rent defaulter: In any case, the tenant fails to pay one month rent in time within seven days of the scheduled date; the court declares the tenant as rent defaulter and passes the order to pay the rent next 15 days. After that, the court takes appropriate steps to vacate the house. The court may entertain this complaint within six months of inhabiting the house if the rent seems to be more to the tenant (The Daily Star, 27 September 2008).

Repair and maintenance work: With the controller's approval, the tenants can do the necessary maintenance and repair work of the rental unit by adjusting the rent [Section 21]. The practical scenario says that around thirty percent of tenants paid for repair and maintenance work.

Eviction and social discrimination: According to [Section 18], tenants cannot be evicted or threatened as long as they pay rental the allowable rate. Sometimes bachelor tenants are facing harassment by landlords. The laws are only applicable to residential tenants. However, in the absence of an effective rent control mechanism, the tenants are helpless to the landlords' various mistreatments. There is no competent body to protect the rights of the tenants. Any rent-related

case is to be finalized within three months in the Court of Rent Controller, but it does not happen as such. In practice, the Assistant Judges of any area are appointed as ex-officio Rent Controller (The Daily Star, 4 September 2008).

2.3.4 Shared rental housing

In Dhaka city, a different type of tenancy, mainly found family household, is a family household with sharer and number of single-person households with shared premises as a tenant. The third groups are mainly students and migrated workers who come to the city to fulfill their dream. They are a young age between 18-34 years old. Due to lack of accommodation facilities like student hostel or workers dorm in different government and private colleges, universities and other institutions, rental house is the only option to these migrated students and workers. Since these groups of people are often single, they often share their rental house with another single adult household to achieve economic benefit. Locally these people are known as bachelor people, and their shared, the rented house is called a mess house. Besides, to be neglected as a tenant these single people shared tenant has to face other social difficulties like often house owners do not want to rent out their flats to bachelors, sometimes family households are very reluctant to live with bachelors, sometimes extra pressure has created upon them as a bachelor, etc. (detail at chapter 3).

2.3.5 Factors behind the selection of renting a house

In Dhaka, the housing selection process is characterized by the need to address basic housing needs. People's housing choice is strongly driven by whether they can live close to family and friends and by proximity to the workplace. Less emphasis is put on whether the housing unit has a high-quality interior and in-house amenities and closeness of parks and open space. This situation paints a vivid image of the reality of people's housing choices, which are grounded in acquiring necessities and not on extreme demands.

2.4 Urban household at Dhaka

In Bangladesh, the 2011 census household has been defined as a person or group of persons related or unrelated, living together and taking food from the same kitchen. Households are divided into three categories, such as General, institutional, and others (Table 2.). General Household includes all households having usual dwelling places; Institutional Household includes those households found in census night living in hospitals, clinics, jails, barracks, orphanages, and hostels or dormitories and Other Household includes those households found in census night

other than a dwelling or institutional households; i.e. Living in messes, hotels, motels, rest or guest houses, dak-bungalows or circuit houses and business, industry or office premises, etc.

Figure 2.6: Modes of tenancy in rental housing

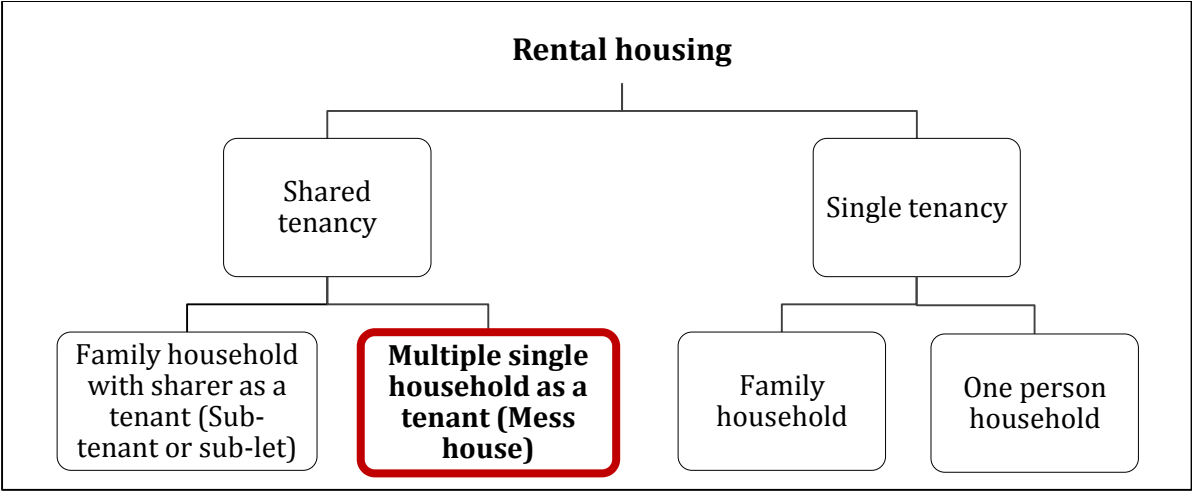
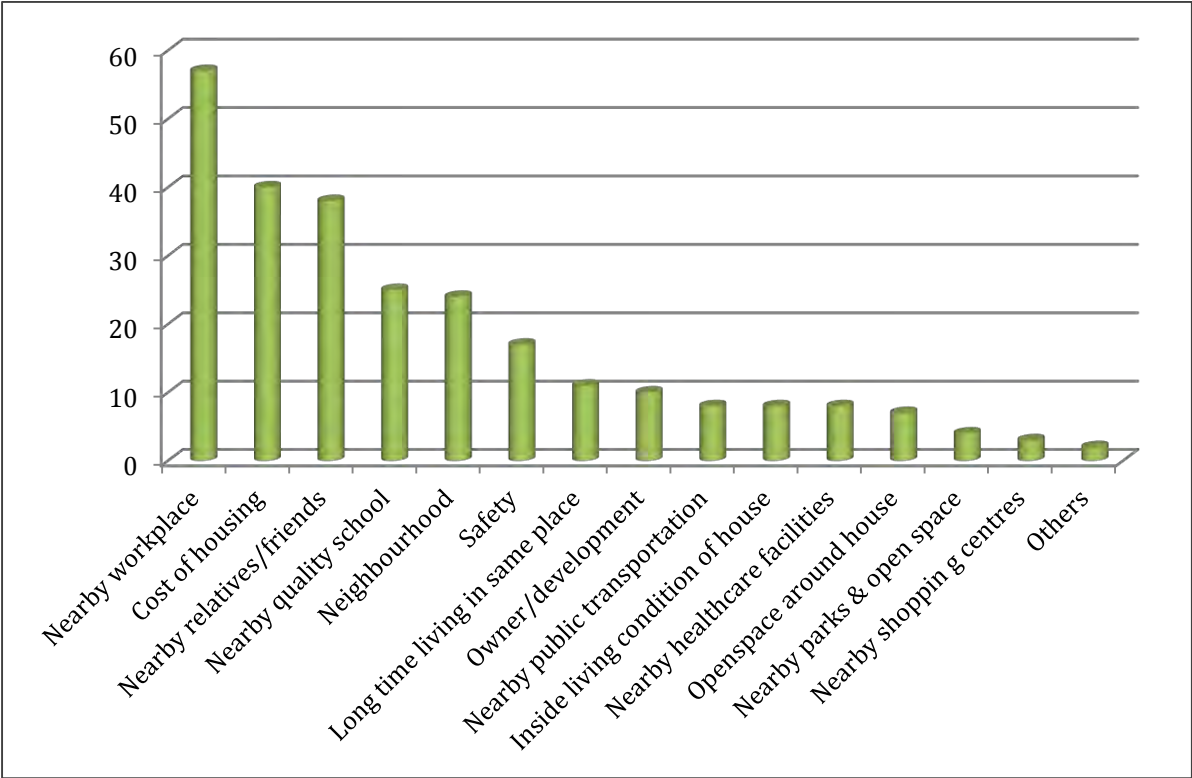


Figure 2.7: Factors behind the decision of respondents to rent/own the current house.



Source: BIGD, 2017: State of Cities, Housing in Dhaka.

Table 2.2 shows that in Bangladesh, 96.96 percent of general household and rest 3.04 percent include institutional and other households. Here is a confusion that all Institutional households

are those households found in census night living in hospitals, clinics, jails, barracks, orphanages, and hostel or dormitories where all these are not in the same category. One person who lives in an orphanage, hostel or dormitory are staying for a long time but whose are founded in hospitals, clinics, jails, barracks may be staying for a short time. Though Table 2.2 are showing urban household type not accurately represents the single-person household of Bangladesh as well as the type of dwelling structure in which most sharing takes place not clearly identified, which is a gap within the BBS census.

Table 2.2: Urban Household by Type

Household type	Number	percent
Total	7502040	100
General Household	7274553	96.96
Institutional	14715	0.2
Others	212772	2.84

(Source: Population and Housing Census 2011)

Table 2.3: Distribution of household members by divisions

	No. of Household Members			
	1-2	3-4	5-6	6+
Bangladesh	12.74	46.58	30.46	10.22
Barisal Division	11.58	44.63	34.54	9.25
Chittagong Division	9.01	39.99	35.40	15.60
Dhaka Division	13.95	45.73	30.68	9.64
Khulna Division	13.41	52.87	27.19	6.53
Rajshahi Division	15.37	54.06	24.45	6.12
Rangpur Division	14.92	50.98	27.87	6.23
Sylhet Division	9.17	33.64	34.43	22.75

(Source: BBS (2015), Population Monograph of Bangladesh, Volume 7)

It is seen that in the 2011 census average size of general urban households is 4.4, which is smaller than the previous censuses. This decreasing situation in household size may be attributed to joint families' division to nuclear families in recent years but not getting any indication toward a one-person household. Table 2.3 also provides the number within each household (from 1 person to

6-plus persons), but it will not provide a reasonably accurate number of single-person households in Bangladesh. However, as there is always the possibility of two single-person households living together or a single-person household living with a family household in the one flat or house, the number of singles living alone in self-contained houses flats is less able to be accurately estimated. It has to be said that census always focuses on general household, not Institutional or other households, maybe because of their small percentage. So from this census data, the research cannot identify the actual percentage of households living in a hostel or dormitory with the shared premise.

Table 2.4: Percent and number of households by size, India, 2001 and 2011

Household size	Percent of Household		Number of Households, million	
	2001	2011	2001	2011
1 person	3.6	3.7	6.8	9.04
2 person	8.2	9.7	15.7	23.9
3 to 5 persons	48.8	55.1	93.7	135.9
6 to 8 persons	28.1	24.9	53.9	61.4
9 persons above	11.3	6.6	21.8	16.4

Source: Census data from 2001 and 2011 censuses.

Table 2.5: Number of the population at 15 to 34 years old at Dhaka City Corporation

Dhaka City Corporation	Total	General			Institutional			Others			Floating		
Age Group		Both Sex	Male	Female	Both Sex	Male	Female	Both Sex	Male	Female	Both Sex	Male	Female
15 to 19	739579	634939	297704	337235	31177	25289	5888	69094	63619	5475	4369	3887	482
20 to 24	933151	747751	346004	401747	44468	32956	11512	134895	125082	9813	6037	5279	758
25 to 29	898601	758411	381122	377289	21011	18303	2708	112350	108246	4104	6829	5983	846
30 to 34	652284	580375	314745	265630	10233	9248	985	56333	54628	1705	5343	4714	629

Source: Census data from 2001 and 2011 censuses.

While census in Bangladesh not interested in the single-person household, the census of our nearest country India 2011, a one-person data of no. of the single-person household is given (Table 2.4). Census data in Bangladesh elsewhere is considered in the separately single-person household as a household type. We do not know how much single young adult households, including students, job holders, or future jobholders who are living in a rental house with the shared premise that maybe hostel or dormitory.

2.5 Summary

Single young adult households are associated with higher education pathways out of the home, which is a significant transition to consider as an essential step towards adulthood and the risks they face in the housing market. In the world rental housing sector play, an essential role in the transition of a young adult toward a single-person household at out of the parental home when sharing within rental housing is typical for many countries. This rental housing sector is often a neglected topic for many developing countries in the world, specifically toward single-person households, a sub-market of rental housing. In Bangladesh, our census is not interested in single-person households, while the census of our nearest country India 2011, a specific data of no. of the single-person household is given. Census data in Bangladesh no elsewhere is considered in separately single-person households as a household type.

The previous chapter highlighted the rental housing sector within the modes of housing provision in Dhaka city when shared rental housing is a preferable option for single-young people considering the main economic reason they live at out of the family house. This chapter aims to understand the shared living of single-young people in the context of Dhaka through the history of the Indian sub-continent.

3.1 Shared living

Shared living associated with living with others who are not the family members is a prominent feature of social life and cultural representations of abounding. House sharing as a type of residential choice behavior of the young generation is influenced by various elements, such as individual socio-demographic characteristics, e.g., age, gender and, income, prompt events such as the birth of children and changes in marital status, as well as housing attributes such as room type, area, and housing expenditure. Some individual psychological factors also exist, such as expected mobility, willingness for home-ownership, and expectation of the housing market (Wang & Otsuki, 2016).

House sharing is relatively common in Western culture when in the US, as early as the 1980s, scholars examined house-sharing behavior and observed that people are willing to live with unrelated individuals when family income is low, and housing costs are high, but the effects of income are insignificant. This type of house sharing is more common among single males than women (Leppel, 1987). Most young Americans spend a short period of their lives living with roommates after leaving their parents' homes. This trend frequently occurs during their college life (Erlandson, 2009). Sharing a house or an apartment is very common in Australia too, where some websites specialize in searching for roommates. Mcnamara and Connell (2007) examined house sharing in Australia by interviewing residents. They noted that besides economic considerations, house sharing primarily appears to respond to social factors, such as the attraction of a healthy lifestyle and providing a meaningful transition. Few types of research targeting house sharing in the Indian context can be found. Most previous studies were in a Western context, which is quite different from the Indian context, both in terms of culture and the housing market.

3.2 'Sharing' at an earlier time_ Indian context

'Shared living' associated locally Bengali with the term –'house', '*Messbari*', or 'boarding houses.' '*Messbari*' is an urban Bengali coinage. It is born of the mess, the name for the area where military personnel socializes, eat and live together (*Bari* in Bengali means home) (The Telegraph, 14.10.18). *Mess Paris*, the quintessential boarding houses, had been part and parcel of the nineteenth and twentieth-century Kolkata's inconsistent past. Interestingly enough, Permanent Settlement¹ acted as a catalyst for the development of such boarding houses. Land subinfeudation² led to decreased earnings for the landowners and, in certain terrible cases, landlessness. These push factors led to large scale migration to Calcutta, the colonial capital. Lots of young men crowded the city in search of educational and professional opportunities. Boarding houses sprang up in and around the major educational institutions and business areas to accommodate fortune seekers' never-ending path. (HERITAGEWALK, 8 January 2019)

Figure 3.1: Old mess houses in India.



The Mess Bari Project: Documenting Kolkata's Diverse Boarding Houses. Thriving yet crumbling, the mess of Kolkata's messbaris.

Source: HERITAGEWALK, 8 January, 2019.

¹ The **Permanent Settlement** of Bengal, was an agreement between the East India Company and Bengali landlords to fix revenues, with its initial goals of increasing tax revenue, creating a Western-European style land market in Bengal, and encouraging investment in land and agriculture, thereby creating the conditions for long-term economic growth for both the company and region's inhabitants. This division created an Indian landed class that supported British authority (Encyclopedia Britannica. 4 February 2009. Retrieved 24 February 2017).

² In English law, **subinfeudation** is the practice by which tenants, holding land under the king or other superior lord, carved out new and distinct tenures in their turn by sub-letting or alienating a part of their lands (Encyclopedia Britannica. 25 (11th ed.). Cambridge University Press. p. 1062).

3.3 House sharing in Dhaka

Dhaka's city has emerged as the fastest-growing megacity in recent years, with a population of over 14 million (BIGD, 2017). Dhaka's phenomenal growth makes Dhaka an economic hub and educational hub with a resultant 62% migrated population when the housing delivery system mainly depends on the private sector (detailed in the previous chapter). In Dhaka, local builders have recently gone on a slightly feverish binge to respond to a seemingly insatiable demand for temporary accommodation that would be at once extremely affordable, centrally located and not stigmatizing. They created a stock of small rental apartments in mid-rise buildings that meet migrant students' demands and workers away from their families. These structures are modeled on student housing and derive their name as 'mess housing.' This specific typology is part of an old lineage of urban housing, such as the Mumbai 'chawls'—workers barracks—or even the 'kids' or clubs of Goan migrants to Mumbai still exist in the city. When seen through an even broader lens, the typology can be connected to other forms of temporary accommodation meant for short and long-term visitors to cities. Indeed, mess housing, chawls, and kids share a kinship with hostels, dorms, and army barracks with their shared toilets and facilities. According to Shreyashi Dasgupta, mess housing is now very much part of Dhaka's urban fabric, and its arrangements are diverse. (The Hindu, 30 July 17)

Dasgupta (The Hindu, 20 July 2017) documents the emerging typology of Private Mess Housing as a distinct urban form, drawing from the ethnography of low-income housing settlements in Dhaka, Bangladesh. Private Mess Housing (also known as Mess 'Bari' in Dhaka) appears as a distinct urban form within three central units – Mess Housing for Men, Mess Housing for Women, and Mess Housing for Family units. She found such housing within varied ranges, both horizontal (Ground+2 structures) and vertical (Ground+4) in nature. Some housing units are also mixed in nature with all the categories as mentioned above. Each of these categories has a distinct process of functioning, lived experiences of people, and narratives around its existence. Several anecdotal evidence reveals the strong preferences and aspirations of the working class and lower-middle-class families opting for private mess housing rather than slums. This points out to a more significant societal phenomenon where the form reflects cultural representations of the 'formal' city (low to mid-rise mess buildings), but internally they have the social fabric of a classic 'slum' (low/mid-rise with high density). These houses' presence is deeply interlinked with the landscape of the city and mainly concentrated near the work centers, close to small and medium scale industries, and around an affluent residential neighborhood. Its spatial location gave cues about the entwined dependency of the workers, housing, and their livelihood. Mess housing is so

parallel and organically established that it would almost appear like a city within a city to an outsider.

Figure 3.2: Diversity of Mess houses in Dhaka city.



Source: The Hindu, 20 July 2017 by Shreyashi Dasgupta.

3.3.1 House sharing by middle-income group

Distribution of housing facilities for Dhaka city dwellers exhibits high levels of disparity and segmentation. In Dhaka, 80 percent of the residential land has been occupied by only 30 percent of urban people, and the remaining 20 percent area provides shelter to the residual 70 percent of the city dwellers comprised of middle and lower-income people (Islam, I. and Zahur, M., 2016). Land speculation is a significant problem in this city. Investment in apartments and land has been identified as a lucrative sector. The inadequate supply of affordable dwelling units for middle and low-income people is the most severe challenge for Dhaka's housing market. Demand for apartment or land is always high, so that the price of housing to go up, and which eventually led to different types of house sharing by middle- and low-income people. Dasgupta had described house sharing (mess housing) from the perspective of low-income settlement when there was very little research on mess house from the middle-income group in Dhaka.

Every year a considerable number of students come to Dhaka to study at different educational institutions. Not only for education, has another group come to the city to search for a better career after completing education when Dhaka is the center of government and non-government institutions. Besides every year, many students come to the city for admission coaching to admit different renowned universities and colleges. With the rapid increase of the educational institutions in the city, the students' rush towards the over-crowded capital is also increasing, and the number of single young people in the city has been increasing day by day. When they are

reached in the city, they need shelter for their lives and security. A very few institutions have hostel facilities for students of their own. The students who can live in those hostels find a convenient and havoc-free shelter with some facilities. However, most of the city's colleges and universities do not have sufficient seats for all these students, and most of the private universities have no hostel facilities. As a result, while a minor portion of the new-comers gets the opportunity to live in their college or university hostels, most students have to go for the private rental sector. (The Daily Sun, 7 August 2015)

These migrated single-young people come to the city, leaving the family for a better future, and most of them are students who are economically dependent on their family or young professionals. Considering mainly economic reasons, share rental houses or hostel/board in rented flats are the only options. In this situation, private hostels in rented flats are springing up randomly through the city but offer a poor living environment. Messes or board in rented flats in different areas of the city face many complexities and harassments due to social and political difficulties. Different complex situations are pointed out by multiple newspaper articles. Most house owners are entirely unwilling to rent their flats to the Single-young people (bachelors) (The Daily Sun, 7 August 2015). The common allegation against bachelors is they are "loose," they are noisy and make much commotion, and they drink and smoke and keep the apartment dirty, leading to repair costs (The Daily Sun, 23 November 2016). Bachelors in Bangladesh are finding it hard to find accommodation with landlords declining to rent out houses to them in the wake of extra security vigil due to the increased terror threat, prompting police to clarify that there is no directive against bachelor tenants. Even the media reports stated that many landlords served notices to bachelor tenants, particularly those living in groups in rented houses or declined to rent out their houses to unmarried young men.

It has been alleged that female students live in a hostage life in various privately offered women hostels. Hostel authorities are harassing students by increasing rent, meal charges, and other relevant fees without any reasons. A pang of death is prevailing in the hostels for gas, water crisis, and low standard food. Sometimes they have to pay fine if unable to pay rent and other charges within the stipulated date of five every month. Besides, if they failed to pay house rent within the 20th day of the month, they are forced to leave the hostel. The same situation is persisting in most of the women hostel of Dhaka. Apart from that in the working women hostel, there have endless sufferings. Women have to endure various autocratic decisions of mess owners without any protest. Sometimes, the female students raise their sound against the suppressive decision of house owners but fall flat. The suffering becomes augmented in May to November as around 50 thousand students arrive in Dhaka to attend coaching for University and Medical examination.

These women hostels turned to the lone reliance for those students and hostel owners using the opportunity (The Daily Sun, 11 August 2018).

3.3.2 Economic status

Shared households are typically represented as products of economic constraint rather than choice. Their growth attributed to rising housing costs, low incomes, and the relative scarcity of social housing (Kenyon and Heath, 2001). Awareness of economic constraint and the delaying effect of fractured youth transitions on young people's ability to form independent adult households is, of course, crucial in understanding the structural conditions within which young people negotiate their housing and domestic transitions (Coles, 1995; Furlong and Cartmel, 1997) targeted at young people.

According to the households' income, 50 percent of the people of Dhaka city belong to the middle class. The middle class is divided into three subgroups: upper-middle, middle-middle: and lower-middle (Islam, 2004). When the study focuses on shared rental housing, it has been seen (from field survey) that the family background of these single young people, both students and professionals experiencing shared tenure, is mainly middle-middle income lower-middle-income group.

3.3.3 Male/Female Ratio of Shared household

From a general overview, it has shown that the sex composition of a single young person household related to the sex composition of the migrated population as most of the single person shared households are migrated for a different reason. Where migration to a city is particularly rapid, the sexual composition of the migrant flows may well determine the dominant sex of tenant as well as a single young household who are living in the shared rental house.

Migration is one of the significant contributors to urban growth in Bangladesh. Migration accounts for about two-thirds of the urban growth seen in Bangladesh. There is a positive correlation between higher sex ratio and higher urban growth for all metropolitan cities. A high sex ratio suggests that more men than women migrated to these cities. The migration was likely to be temporary, as the men seldom migrated with their families. Over time, however, the sex ratio became more balanced because women began to migrate to urban areas independently, primarily as a result of the boom in the mid-1980s in the ready-made garment (RMG) industry. Chittagong had the highest sex ratio, of 155, in 1974, which declined to 119 in 2001. Sex ratios for Dhaka, Khulna, and Rajshahi also fell to 123, 112, and 110 respectively in 2001. The RMG sector absorbed more than 1.5 million workers in the mid-1990s, of which 70% were women, and more

than 90% were migrants. In other industries such as food processing, pharmaceuticals, and electronics, migrants constitute about half of the workforce, and the gender ratio is almost balanced (Internal migration and the development nexus: the case of Bangladesh).

Although the study cannot find any clear census data for a young single-person household, it may be said that the gender ratio for the study group is almost balanced in Dhaka city because the study groups are mainly migrated, people.

3.4 Shared living attributes

Home sharing is an alternative way for people to meet their housing needs that provides numerous benefits to homeowners and renters alike. In simple terms, home-sharing is an arrangement by which two or more unrelated people share a dwelling within which each retains a private space. A shared arrangement might involve a homeowner and renter, or two or more people renting a house or apartment together. Home sharers can arrange a regular agreement or exchange services for part or all of the rent. However, no two home-sharing situations are alike; each is tailored to the people involved needs and desires. (National Shared Housing Resource Center, 2009).

Hostels and shared houses are the most common type of shared accommodation. Hostels are perhaps the oldest institution for homeless people, existent long before any explicit policies to mitigate and resolve homelessness (Geertsema and Sahlin, 2007). They emerged as a response to some effects of industrialization and urbanization in the 19th century. Domestic migration increased as landless and unemployed people moved to the cities to look for work and hostels of various kinds, run by private landlords, philanthropic societies or towns and cities became standard solutions to homelessness, especially in periods of economic recession and failed harvests (Anderson, 1923). The nature, purpose, access, and physical form of hostels and temporary accommodation for the homeless differ between countries and have changed over time. In some countries and cities, overnight shelters, homeless hostels for single people, and temporary accommodation for families form spatially distinct forms of provision; elsewhere, different functions are contained in the same building. In some countries, municipalities are obliged to provide temporary accommodation; no such duty is acknowledged in other countries. In most European countries, third sector organizations (NGOs), especially faith-based charities, play an essential role in running hostels and other types of temporary accommodation, but here, too, there is variation across countries and over time.

According to, Housing Act 2004, 'Rotherham Metropolitan Borough Council in England' summarizes the definition of a 'shared' HMO (Houses in Multiple Occupation), i.e., 'Houses occupied on a shared basis by three or more people who belong to more than one household. These would normally be members of a defined social group, e.g., students or young professional adults. The occupiers each enjoy exclusive use of a bedroom but share other facilities such as a communal living room.'

An HMO can exist as a single unit of accommodation, a shared house or a flat, a converted larger property with shared facilities or a converted property which is comprised entirely of converted self-contained flats and where the standard of conversion does not meet the minimum that is required by the 1991 Building Regulations, and more than one-third of the flats are occupied under short tenancies. Typically the type of occupation which might be an HMO would be the following types. (Source: Houses in Multiple Occupation Guidance and Amenity Standards, January 2018)

- ☐ Bed-seats
- ☐ Shared houses
- ☐ Lodgings
- ☐ Hostels.
- ☐ Individual shared self-contained flats/cluster flats
- ☐ Blocks of converted flats
- ☐ Halls of residence (privately operated)
- ☐ Asylum seeker/migrant accommodation
- ☐ Accommodation for workers/employees
- ☐ Refuges

National Shared Housing Resource Center (2009) identifies some essential points for potential home sharer:

- **Sharing tasks, space, and things-** i.e., amount of the shared area, responsibility toward the household task, type of furnishing, etc.
- **Money-** i.e. house rent, service charge, utility bills, meal charge, rental agreement, etc.
- **Habit and preferences-** i.e., daily routine, smoking or alcohol use, entertainment habit, telephone habit, guest or visitors, etc.
- **Meals-** food schedule, management system, kitchen privileges, refrigerator use, food preferences, special diet, etc.
- **Getting along-** i.e., needs for socializing and privacy.

3.4.1 Shared living and Space requirement

They specify guidelines for a hostel and shared houses in multiple occupations or 'Shared HMO' in England. Rotherham Metropolitan Borough Council in England has adopted the space standards as the minimum requirements (Table 3.1). The Council aims to encourage HMOs owners and operators to appreciate that improving the quality and design of a property will pay dividends in reduced maintenance and management costs. It will also improve the quality of the accommodation for tenants. Likely, adopting a minimum investment approach in these properties will result in higher management costs, and the property is likely to attract increased enforcement attention.

Table 3.1: Space Standard for a shared house in England.

Bedroom		
1 Person -where a separate living room, which is not a dining /kitchen and a kitchen is provided		6.52 sqm (minimum standard)
2 Persons –where no separate living room, which is not a dining /kitchen and a kitchen is provided)		10.23sqm (minimum standard)
Living Room		
2 to 4 Persons		9 sqm
Area for each additional persons		+1.86 sqm
Dining Room and Kitchen		
Dining room, 2 to 4 Persons		9 sqm
Kitchen / Diner (1 to 4 persons)		12.15 sqm
Area for each additional persons		+1.86 sqm
Combined Rooms (bedsits)		
Bedroom/Livingroom	One Person	10.23 sqm
	Two Persons	14.86 sqm
Bedroom/Living room/Kitchen	One Person	15.00 sqm
	Two Persons	20.00 sqm
Kitchens		
2 to 4 Persons		5.5 sqm
5 to 10 Persons		Additional 1.4sqmper person to a maximum of

Source: Rotherham Metropolitan Borough Council, Houses in Multiple Occupation Guidance and Amenity Standards January 2018.

3.4.2 Shared living and Privacy in Physical Environment

The concept of privacy, personal space, territoriality, and crowding is central to studying environment and behavior relationships in the world as people spend the majority of their time indoors. For example, Americans spend approximately more than 90% of their time within buildings (Wallace, 1987). Hence, the occupants' feelings and interactions are highly correlated with the design elements and architectural features of the built environment. In other words, "the built environment provides the setting by which we live our lives, and impacts on our senses, our emotions, participation in physical activity and community life, our sense of community, and general well-being. Meanings are generated by buildings and spaces, which we 'read' as we pass through them. Places are created and shaped by those in control of resources and with particular interests, which affects our degree of access and the way we use those spaces (Butterworth, 2000).

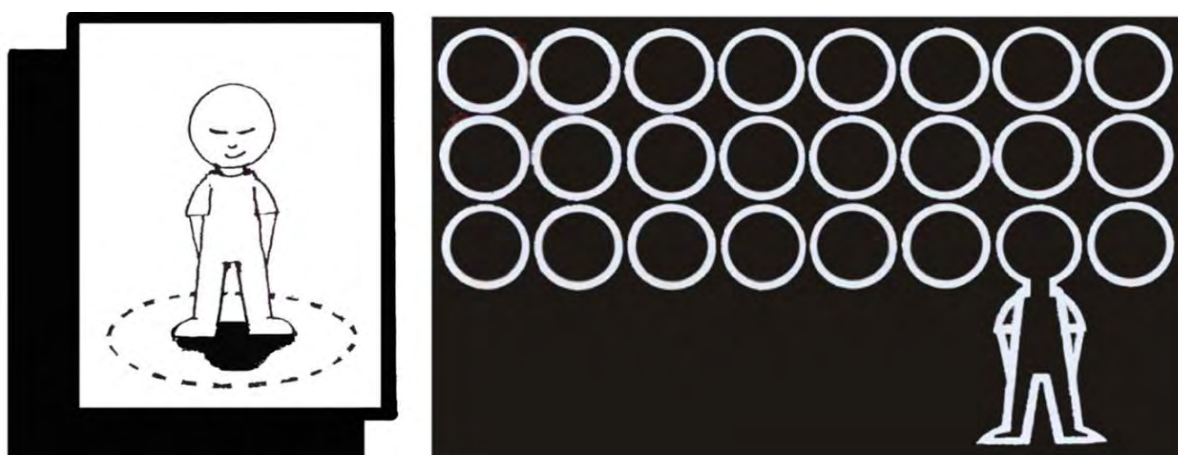
According to Hall (1996), privacy means

- Quality or state of being apart from company or observation.
- It provides freedom from unauthorized intrusion.
- Serve self-identity by creating boundaries.
- Determine when, how, and to what extent information is communicated to others.

Privacy is approached by environmental psychological as a changing self/other boundary regulation process in which a person or a group sometimes wants to be separated from others and sometimes wants to be in contact with others (Davis and Palladino, 1997). In other words, privacy is a dialectic process, in which forces to be with others and forces to be away from others are both present, with one force dominating at one time and other being stronger at another time. As a corollary, being alone too often or for an extended period (isolation) and being with others too much for too long (crowding) are both undesirable states. So privacy has a changing dialectic quality, and ideally, architects should offer people environments that can be responsive to their changing desires for contact or absence of contact with others. Environments that emphasize only either very little interaction or a great deal of interaction are too static and will not be responsive to changing privacy needs, so environmental designers should try to create environments that permit different degrees of control over contact with others. This approach is already used to some extent. For example, the door is a simple example of an environmental design feature that is responsive, allowing the regulation of social interaction. Opening it signifies a desire for social stimulation, and closing it represents a specific set/another boundary. On the other hand, it does not have the flexible capability to meet changing privacy needs (Gifford, 1997).

The concept of privacy in psychology literature was considered to be one-dimensional (Pedersen 1987). In Westin's (1967) theoretical analysis of privacy functions, it was suggested that there are four different kinds of privacy. These four kinds are solitude, reserve, intimacy, and anonymity. As a result of an empirical study, Pedersen (1979) stated six states of privacy: solitude, reserve, intimacy with family, intimacy with friends, anonymity, and isolation. The situation of these six states of privacy in a shared house is discussed in detail in chapter 6.

Figure 3.3: Isolation and Crowding (Schematic Drawing).



Source: Namazian and Mehdipour (2013)

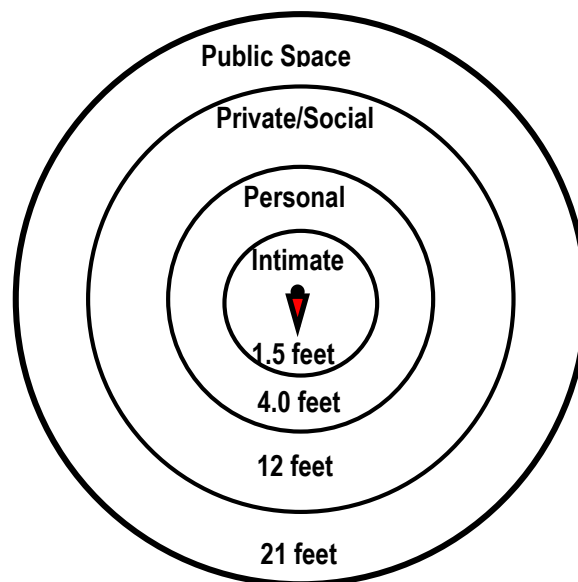
3.4.2.1 Personal Space in Architectural Context

Personal space is a mechanism used to assist in the regulation of privacy. Personal space involves a combination of distance and angle of orientation from others. Different research has indicated that personal space is a dynamic, active process of moving toward and away from others, to make them more or less accessible. Edward Hall refers to the social distance zone, which he describes as an appropriate distance for strangers in public settings (Gordon, 1997). Research data also indicates that there are different social groups. This is the question of the extent to which environments are responsive to such different users and how different groups utilize personal space and how different settings evoke different personal space relationships. There are probably ways to design environments so that personal space can shift with changing circumstances. Desired levels of interactions could adjust personal space relationships between the occupant and different visitors. So, the concept of privacy and its associated mechanisms can be translated into design principles that reflect changing social interaction (Namazian & Mehdipour, 2013).

3.4.2.2 Territory and its Impact on Privacy

The territory is another factor of privacy regulators that are classified as primary, secondary, and public territories in terms of the degree of ownership permanency and degree of control that occupants have over the use of a place (Hall 1969).

Figure 3.4: Edward T. Hall's space reaction bubbles.



Source: Hall (1969)

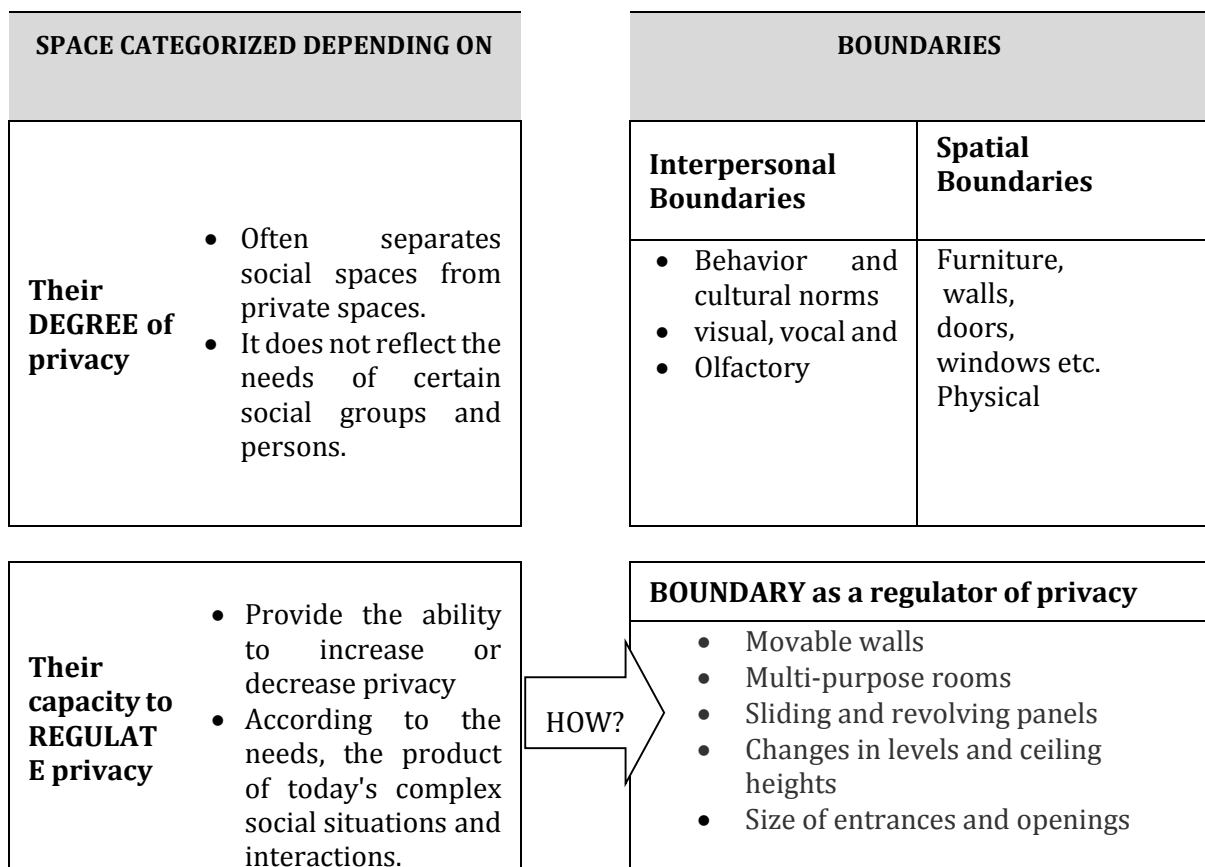
Territories serve the purpose of smoothing out social interaction and stabilizing the social system. If privacy and its associated mechanisms are ignored or rigidly incorporated into the design, or if the meaning of different levels of personal space and territory is not recognized, people will have to struggle against the environment to achieve what they consider appropriate levels of interaction. Conflict, stress, and other costs are likely to occur to the extent that people have to struggle with inappropriately designed environments. Thus, the main factor is that the designers should take into account the dynamics of privacy as a changing process in which people open and close themselves to others, to different levels at different times, using personal space, territorial behavior and other mechanisms to achieve the desired degree of privacy (Namazian et al., 2013).

In Architecture, privacy as a physical property, space capacity to regulate the information communicated to its immediate environment (Hall, 1969). Spatial factors that affect architectural privacy are- Visibility, Vocals, Olfactory, Accessibility, proximity (Figure 3.5).

3.5 Summary

From past decades for home leavers, hostels and shared houses are the most common type of shared accommodation, and they emerged as a response to the effects of industrialization and urbanization when domestic migration increased, and people move to cities for education and work. The nature, purpose, access, and physical form of shared accommodation for migrated workers and students differ between countries and have been changing over time. These shared accommodations are a part of the rental housing market. Different studies also indicate that most of the tenant and shares include migrants, students and, visitors on temporary stays whose maximum proportion are young people. As a shared accommodation, there arise issues of privacy, personal space, crowding, which also associated with environmental psychology and highly dependent on the user's perception of space.

Figure 3.5: Relationship between spatial factors with architectural privacy



Source: Michael Georgiou (2006). Architectural privacy's topological approach to relational design problems.)

CHAPTER 4 METHODOLOGY

In science, research is the diligent systematic inquiry into nature and society to validate and refine existing knowledge and generate new knowledge (Naidoo, 2011). The term methodology refers to approaching problems and seeking answers (Taylor et al., 1984). Research methods have been defined as tools to answer specific questions and solve different scientific and practical problems (Siyoun, 2005). There are several different ways of collecting and analyzing empirical evidence. When embarking on a research project, the methodology one chooses to work with is vital in determining the form that the research will take and the success of the research outcome. This chapter first explains the research; second, research design; third, sample selection and finally, data collection method and data analysis.

4.1 Approach to Research

In social sciences, the term methodology applies to how one conducts research. This research conduct with two objectives. First, to profile the group of single-young people living in shared rental houses and the owners who rent their houses to them by knowing their socio-economic characteristics as a basis to outline owners' perception of their tenants; Second, to investigate the housing circumstances of shared rental houses by knowing the overall living experiences within the nature and extent of the multi-faceted problems with which they live. To addresses, this objective the research adopts a qualitative approach because the strength of qualitative research is its ability to provide descriptions about the topic of the research. Through qualitative research, we can explore a wide array of dimensions of the social world, including the texture and weave of everyday life, the understandings, experiences, and imaginings of our research participants, the ways that social processes, institutions, discourses or relationships work, and the significance of the meanings that they generate. We can do all of this qualitatively by using methodologies that celebrate the richness, depth, nuance, context, multi-dimensionality, and complexity rather than being embarrassed or inconvenienced by them (Jennifer Mason, 2002).

In the investigation, it is impossible to assess every single element of a population, so a group of people (smaller in number than the population) is selected. A sample can be defined as a group of a relatively smaller number of people selected from a population for investigation purposes. The members of the sample are called participants. Based on information obtained from the sample, the inferences are drawn for the population. The sample represents the population; the

higher the accuracy of the inferences and the better the results are generalizable. A sample is said to be representative when the characteristics of elements selected are similar to that of the entire target population. The results are said to be generalizable when the findings obtained from the sample are equally valid for the entire target population. (Alvi, 2016)

The qualitative research shares characteristics, which are searching the answer to questions, use a predefined set of procedures to answer the questions, produce findings that were not determined in advance, and produces findings that are applicable beyond the immediate boundaries of the study. Qualitative research's general frameworks are sought to explore phenomena and uses a semi-structured method such as in-depth interviews, focus groups, and participant observation. One of the advantages of qualitative research is used open-ended questions, which can get productive and explanatory information. (Mack et al., 2011).

4.2 Research Design

The present research has been designed in two parts: a theoretical part based on a literature review of relevant theories and researches on single young adult household housing and an empirical investigative part based on field surveys and interviews in the local context. The research methodology employed in these two parts is explained below about the following inter-related three phases.

Literature Survey: The research will be started with a literature survey, conducted on published data (e.g., research papers, books, standards, codes, and websites) to know the present situation of the single young household to focus on the specific setting in Dhaka, Bangladesh.

Empirical Survey and Data collection: An initial reconnaissance survey of the present situation of study groups' housing helps set up their selection criteria; later, the shared houses are identified in terms of particular criteria in discrete locations in Dhaka. These criteria led to formulate a few types of shared accommodations which are to be determined as cases. Representative cases from each type will be selected for detailed case history analysis for qualitative investigation.

Analysis: The selected case histories will be analyzed to evaluate the landlord's perceptions of their tenants on the ground of letting their houses to them and identifying the overall experiences of single-young people with physical and social problems faced in their shared accommodation. Two objectives of the research will be attained through methods as articulated, and the research matrix shown in Table 4.1, indicates the required information, their sources, and the tools needed

to complete the respective two research objectives. This matrix provides a framework for addressing the research objectives.

Table 4.1: Research Design Matrix.

	Research Objective-1	Research Objective-2
Research Objectives	To investigate the group of single-young people living in rented houses by knowing their demographic, social, and occupational characteristics as a basis to outline owners' perception of their renters.	To investigate the single young group's housing circumstances to explain the nature and extent of the multi-faceted problems with which they live.
Required Information	Socio-economic profile • Typical age range, gender, and marital status, • Education and Income background • Rental profile • Attitude and lifestyle • Social contracts • Owner's perception of renters	Physical and social circumstances of shared living • Type of sharing • Process of sharing • Physical and functional layout • Attitude on sharing • Quality of the residential environment
Ways of Collection	• Questionnaire survey • Interviews • Literature	• Questionnaire survey • Photographs • Drawings • Interviews • Physical observation
Possible outcomes	An understanding of the owners' perception of single-young adult households who are experiencing different lifestyle at out of the family environment.	An understanding of shared living that benefits the tenants economically and makes the scope of social interaction while some social and physical problems arise mainly because of converted family housing toward shared living.
	Chapter 5	Chapter 6

4.3 Sample Selection for the Empirical Research

To describe the real-life phenomena of the study group, this research is used stratified random sample selection to select three zones i.e Tejgaon, Moghbazar, Motijheelin, in Dhaka city. Further convenient sampling as a non-probability sampling method is followed to select fifteen cases from these three zones as particular shared accommodations. The participants are selected from each case randomly.

Figure 4.1: Sample selection

Reconnaissance survey		Field Survey		
Types of Shared accommodation		Criteria for site selection		Selected zone
A		- The area should be within the urban boundary and should have characteristics of the general urban fabric of Dhaka city. - The site should locate numerous educational or other institutions. - The house should be a rental house where more than one non-family household lives together as a shared household. - The house may be hostel-type where the number of students or professionals live together, sharing some common facilities as a payment basis.		Based on the criteria following stratified random sampling, three zones are selected in Dhaka. They are: - Tejgaon - Moghbazar - Motijheel. Further stratification is made considering types of sharing. From each zone, 5-samples of shared accommodations with 15 numbers of accommodations are selected for the study. Individual participants are selected randomly from each accommodation.
Mess house/Shared rented House				
A1	A2			
Self-catering premises	Premises providing common meals			
B				
Private Hostel/ Dormitory_ Premises providing common meals				

Figure 4.2: Map showing selected three areas in Dhaka city.

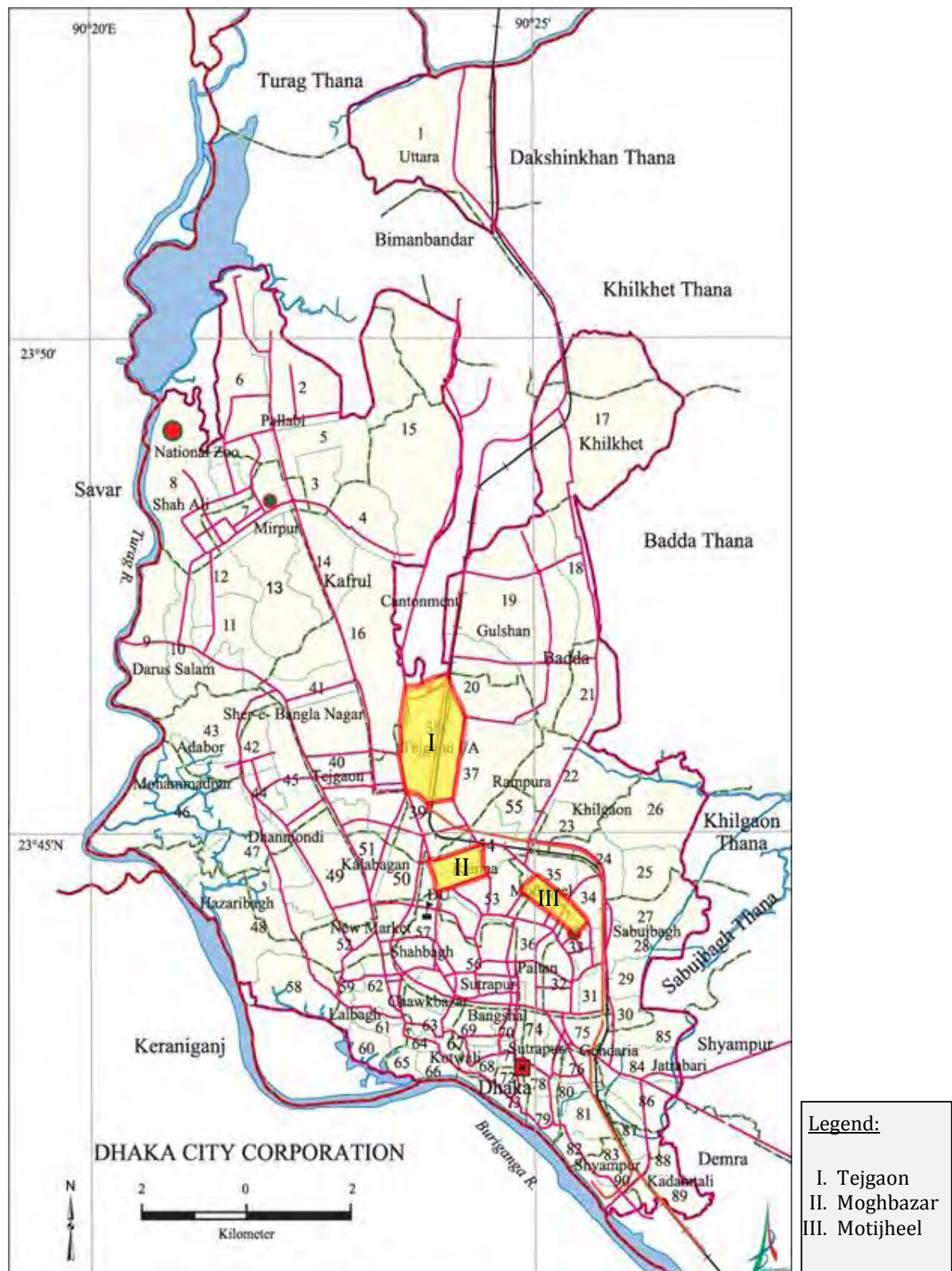


Table 4.2: Selected Area and house for a case study with a description.

Area	Description (Selection criteria)	Sl no	Case Type		Address
			type	Gender	
TEJGAON	- Tejgaon is an industrial cum commercial and residential hub. - Historically, the area has been a center of industrial activity in the city. Numerous plants and factories are in Tejgaon. - Over the last 50 years, many schools, colleges, and private universities have developed around the area.	1	B	Women	Roja VIP Chattri Hostel, Monipuripara, Farmgate, Tejgaon, Dhaka.
		2	A1	Women	23/A/6, Hazi Arab Ali Villa, Happy Homes Kunipara, Tejgaon, Dhaka.
		3	B	Women	Nibedika Chattri Hostel, Monipuripara, Farmgate, Tejgaon, Dhaka.
		4	B	Women	Flat 3A, road no. 6, Niketon, Tejgaon, Dhaka.
		5	A2	Women	Flat 3B, road no. 6, Niketon, Tejgaon, Dhaka.
MOGHBAZAR	- Moghbazar is a mixed-used area with a residential, commercial, and educational hub. - This is a neighborhood with more than 15 educational institutions (schools, colleges, universities, etc.) and more than 7 government offices.	6	A1	Women	Flat A2, Green Nahar Villa, BaroMoghbazar, Dhaka 1237
		7	A2	Men	4 th floor, House, Wireless, Moghbazar, Dhaka.
		8	B	Women	Ad-Din Women's Medical College Hostel, Wireless, Moghbazar, Dhaka.
		9	B	Women	Ramna Chattri Hostel, BaroMoghbazar, Dhaka 1237.
		10	A2	Women	Flat A3, Green Nahar Villa, BaroMoghbazar, Dhaka 1237
MOTIJHEEL	- It is in the heart of the city. - Motijheel is the central business district and commercial hub of Dhaka city. - It has more offices and business institutions than any other part of the city.	11	A2	Men	First floor, 12 Arambagh, Motijheel, Dhaka.
		12	B	Men	Apongchar Hostel, Arambagh 1 st lane, Motijheel, Dhaka.
		13	A2	Men	First floor, Sonartori house, Arambagh, Motijheel, Dhaka.
		14	A2	Men	Fifth floor, Sonartori house, Arambagh, Motijheel, Dhaka.
		15	B	Men	Students Home, 6/D/1 Engineering Flat, Arambagh, Motijheel, Dhaka

After reconnaissance, survey research has set some criteria for sampling, and three forms of shared living (Figure 4.3) are identified. Considering the criteria stratified three zones are selected, and for the surveying in each zone 5-cases of shared accommodations with a total of 15 numbers of houses will be selected following convenient random sampling method where seven (7) hostel types and eight (8) shared houses or mess houses (Table 4.2). Within these fifteen (15) accommodations, nine are for women and six (6) for men. In total, sixty-two (62) residents have participated in the research was an accurate representation

Table 4.3: Selected houses for in-depth studying as a case history.

Case Type			Description	Address
Sharing type		Gender		
A	A1	Female	• Shared house or mess house with Self-catering premises. • Single young female persons • Both students and professionals.	23/A/6, Hazi Arab Ali Villa, Happy Homes Kunipara, Tejgaon, Dhaka.
	A2	Male	• Shared house or mess house with providing a common meal. • Single young male persons. • Students only.	4 th floor, House, Wireless, Moghbazar, Dhaka.
B		Female	• Private Hostel • Single young female persons • Both students and professional	Ramna Chattri Hostel, BaroMoghbazar, Dhaka 1237.
		Female	• Private Hostel • Single young female persons • Both students and professional	Roja VIP Chattri Hostel, Monipuripara, Farmgate, Tejgaon, Dhaka.

The next step is to select representative forms of shared accommodation as a case history for an in-depth understanding of the perception and problems of their lifestyle. The case histories are analyzed through in-depth interviews, photographs, and drawings. Four representative cases from the basic two forms of shared living where two of a shared house and other two of private female hostels are selected as case history (Table 4.3)

In-depth qualitative interviewing means repeated face to face encounters between the researcher and informants directed towards understanding informants' perspectives on their lives, experiences, or situations as expressed in their own words (Taylor et al., 1984). Life history or social autobiography, where the remarkable experiences of shared living in a person's life are revealing would be captured. The focus is to identify the perceptions of their lifestyle, sense of space, social network, and physical problems.

4.4 Data collection

The literature review provides a background knowledge base for inquiring the perception of single young adult households housing situations and multi-faceted problems they face at a particular period of life-cycle. Within the theoretical background, the data collection process started. The main methods employed in qualitative research are observation, interviews, and documentary analysis (Woods, 2006). The process to collect information and data following methods has been used in this research for the empirical investigation:

a) Direct Observation:

In seeking to explore the natural scene, the qualitative researcher aims to be as unobtrusive as possible, so that neither research presence nor methods disturb the situation. This is why participant observation is one of the favored approaches. Here, the researcher adopts a recognized role within the shared houses of the study group.

b) Interviews:

A great deal of qualitative material comes from talking with people, whether through formal interviews or casual conversations. Suppose interviews are going to tap into the depths of the reality of the situation and discover subjects' meanings and understandings. In that case, it is essential for the researcher to develop empathy with interviewees and win their confidence and be unobtrusive to not impose one's influence on the interviewee (Rashid, 2013).

c) Photographs:

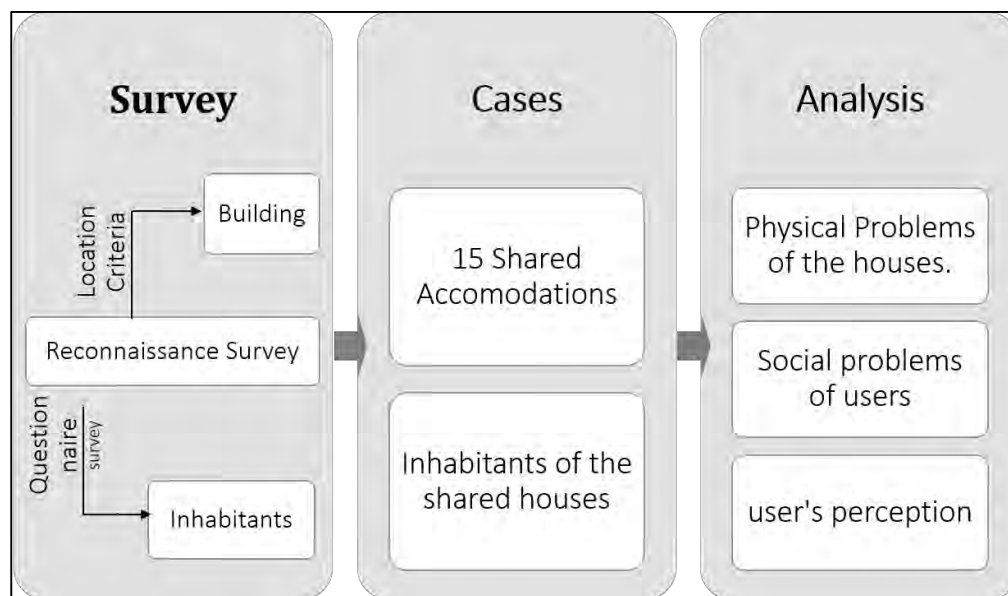
After observation, the task is to capture as much of the detail and interaction as possible by making notes, tape-recording, and photography. The benefits of the last three are that they record elements that can then be studied in detail later. Sketches sometimes help to capture data obtained by the interviews also. To preserve data for further analysis, these are the methods that are used for qualitative analysis. In this research, the photographs are used for documenting the use patterns of the internal spaces, the sequences of functional activities, and different physical problems they face in their house.

4.5 Data Analysis

Data analysis is a dynamic and creative process. Throughout the analysis, an attempt is made to gain a deeper understanding of what is studied, and the interpretation is refined (Taylor, 1984). Data analysis entails certain distinct phases. First is the ongoing discovery phase, where the

themes are identified, and concepts are developed. Secondly, the phase after data collection where the data are coded, and one's understanding of the subject matter is refined, and finally, the findings are discounted (Taylor, 1984). Figure 4.4: Process of analysis shows the overall process up to the analysis and findings. The study used a questionnaire consisting of two different parts (see Appendix). The first part of the questionnaire consisted of multiple-choice questions in which more than one answer could be given for a single question. Initially, some personal information from the occupants, such as age, sex, accommodation type (whether they were living in a shared/mess house or hostel), and economic status was collected. Secondly, information within their lifestyle and how participants perceive the behavioral elements of space within living arrangements was identified. Thirdly some perceptions within living in the shared house and privacy regulations in the house were collected. Lastly, the social issues they face within in-house and outside of the house were identified (see Appendix, Part I).

Figure 4.4: Process of analysis



The second part of the questionnaire consisted of a 5-point numerical scale, which measured the six states of privacy regulation, as Pedersen (1979) defined (see Appendix, Part II). The six states of privacy were measured in this part, with a questionnaire similar to Pedersen (1979) studies, and Rustemli and Kokdemir (1993). Before starting the experiment, a pilot study was conducted. Consequently, it was noticed that five questions were not suitable, and they were omitted. In the final version, 20 questions were covering the six different states of privacy. Finally, in conclusion, the scenario of single young household housing is presented with some recommendations for future custom made design or conversion of an existing house for shared living purposes.

4.6 Summary

Every research is a systematic way to generate knowledge. This systematic way refers to the term methodology by which we approach problems and find an answer. So appropriate methodology is fundamental for research problems to get a valid answer. This research is adopted with a qualitative approach following the surveying method. To conduct the surveying sample selection is vital because the sample must represent the targeted group of the research population. Considering this, initially stratified random sampling is selected to cover a non-homogeneous population. A later convenient sampling method is used considering the limitation of access availability and time. Finally, this research selects case history to get an in-depth understanding of the phenomena and will make an analysis considering the data from the overall survey.

CHAPTER 5

SOCIO-ECONOMIC PROFILE OF SINGLE -YOUNG ADULT HOUSEHOLDS IN SHARED RENTAL HOUSING

The research focuses only young single person who lives out of the parental house in a rental house within sharing premises, a type of residential structure (chapter 3). This chapter describes; first, the general attributes of single young adult household including age range, gender, marital status, and economic status; second, rental profile and third, attitude and lifestyle of the study group to make a perception single-young adult households in Dhaka.

5.1 General attributes of the households

This section develops a general understanding of the household living in the surveyed shared houses by grasping their socio-economic profile. By analyzing responses of the questionnaire survey, age, gender, marital status, occupation, economic statuses were investigated as general attributes (Table 5.1). Among Participants most of the households' (50%) age between 23-28 years old when most of them area student (72.58%). Household composition in one shared residence in surveyed population includes both all students or all working person and sometimes mixing of students and working person are also found. The marital status of the households shows only a few (11.3%) are married though they living as a single person.

Table 5.2: Basic Attributes of Respondents and their House Sharing (N = 62)

Attributes		Frequency	Percentage
Age (years)	18-22	19	30.65
	23-28	31	50
	29-34	12	19.35
Gender	Male	24	38.70
	Female	37	61.30
Marital status	Married	7	11.30
	Unmarried	55	88.70
Status	Student	45	72.58
	Job/Business	17	27.42

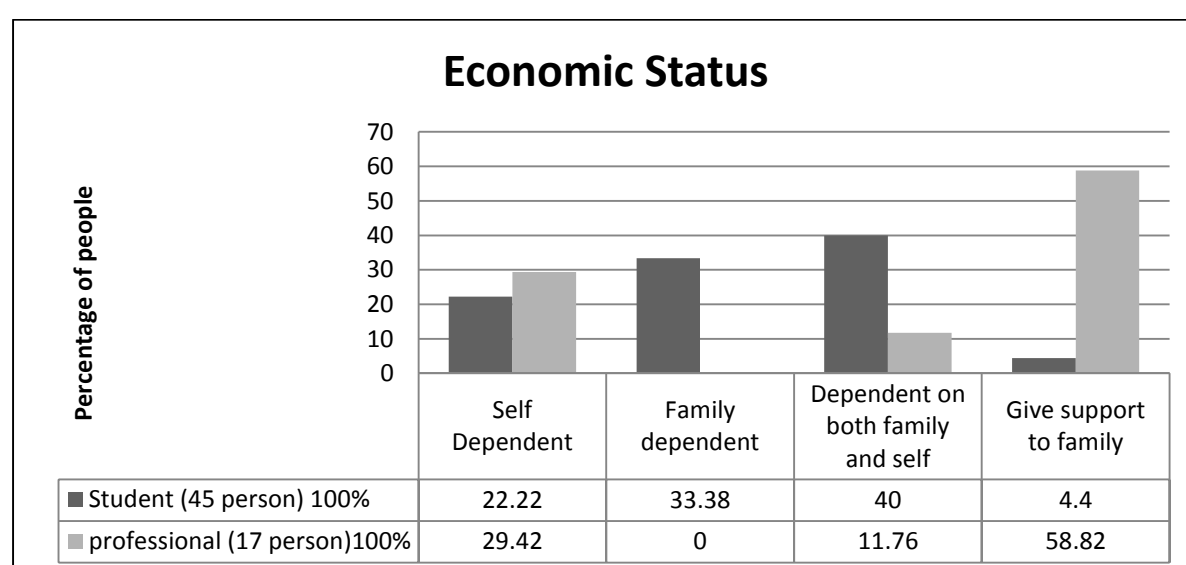
Source: Field survey (2018)

5.1.1 Economic status

Shared-houses have represented a product of economic constraint rather than choice, their growth attributed to rising housing costs, low incomes, and the relative scarcity of social housing. Three economic situations are identified among the surveying population in Dhaka.

- Self-dependent
- Family dependent
- Dependent on both
- Self-dependent in addition to giving support to the family

Figure 5.1: Economic status of single young person household in surveying population.



Source: Field survey (2018)

Table 5.3: Income and expense of

Income (BDT)		Expense (BDT) House rent (including other services such as gas, electricity, water, etc.) + meals
Student (Dependent on family)	0	3500-8000
Student (Self/partially-Dependent)	2000-15000	
Professional	10000-45000	

Source: Field survey (2018)

Figure 5.1 shows most of the students are economically dependent on their family and self-income when only a few students are fully economically self-dependent. Students who are dependent on both these mainly earn money from private tuition, tuition in a coaching center or online business, etc. For example, Shawn Ahmed, a student of private University, he continues part-time teaching at a coaching center. He said that as a student of private university his monthly tuition fee is 6000 tk and extra 8000 tk for house rent plus meals with another cost which is too much burden for his father, as a second-class government employee. So he takes only 6000 tk from his father and for the rest of the expenses, he depends on self-income. There also some students who are earning only pocket money from private tuition. Most of the professionals are economically fully self-dependent only few are partially supported by a family whose are in the very first stage of their carrier or part-time job holder etc. last of all it can be said that students are mainly depended on their family and cost of living is important toward them rather than professionals.

Table 5.2 shows the level of income and expense of surveying the population. From the survey, it has seen that most of the cases the cost of house rent including two or three meals is 5000 tk to 6500 tk. There also some private hostels at Monipuripara, farmgate where the single-seated room is available within only 3500 tk including three meals but the quality of the room and overall environment is not acceptable. In the case of rented shared flat sometimes cost of living is higher rather than private hostel especially when households are used to individual meal systems rather than using common meals (detail in chapter 6).

5.2 Rental profile

This section provides an understanding of the rental profile of households living in the surveyed shared houses by documenting the house type, tenant type, per capita rental space and costs, etc, as general rental attributes. This section is also analyzing the potential causes and trends of leaving parental home toward shared leaving, preferences of rental housing, and considering factors to search for a house.

The survey found a wide range of varieties in the rental system when per capita living costs are associated with multiple factors such as quality of the house, the number of sharers, allotted space per person, sharing type, etc. There also variations in reasoning to become a sharer rather than to live alone. In this issue economic constraints and unavailability of the single-person apartment are the major causes followed by other reasons i.e. safety, to avoid social difficulties as living alone, etc (Table 5.3). Detail analysis shows that the number of occupants who don't share their bedroom though live in a shared premise is not so little, about 37.10 percent of the total

participant. In that case, their rental cost is two to three times of those who share their bedroom with two-three other occupants. For these single rooms occupying person the unavailability of single-person apartments or safety issues or other options rather than economic constraints lead to choosing a shared premise. Table 5.3 shows that most of the participants share their bedroom with two other occupants within 3-5 sqm. Bedroom space when per capita rental space is 8-12 sqm. for most of them. So for most of the cases, bedrooms are too much-congested considering USA space standard for shared households (Chapter 3).

In surveying shared houses there are mainly two types of sharing occurs that is a private mess/shared house (A-type) or private hostel (B-type) when mess house is further subdivided into the self-catering system (A1-type) and providing common meal system (A2-type). Maximum (7 nos) surveyed houses are private hostel (B-type) and minimum (2 nos) houses found of A1-type. The survey result shows that only female households are using the self-catering system (A1-type) (Table 5.5), maybe there subsist any psychological issue so that females are sometimes comfortable with self-catering rather than sharing common meals. The survey result also shows that most of the private hostels are in a renting flat of old buildings (Table 5.5) maybe because of low house rent and to get benefit the scope of internal modification toward multiple single households.

The rental cost that means living cost is important for sharing when often shared living started with getting the benefit of lowering the house rent. Per capita, the rental cost is associated with how sharing occurs (Table 5.6). For A1 and A2-type house rent, service charges and meal charges are considered separately which can vary month to month when in case B-type rent is fixed including all services with meal charge. The living cost sometimes may be higher in A-type sharing rather than B-type. The research found diversified systems that are followed to divide the house rent and other charges between sharers in the case of A-type houses. A written agreement with rules and regulations regarding advance payment, date of payment, etc. are formed in most of the private hostel but most of the shared houses have no written agreement only follow oral instruction by landlords (detail in chapter 6).

5.2.1 Leaving home and living alone

Different studies show that living alone during working age has become more common across a wide range of societies in the world. The prevalence of living alone associated with the age of departure from the parental home. Worldwide the frequency of living out of parental home varies in correspond with the varying age of leaving home (Detail in chapter 2).

In Bangladesh as a developing country, it seems that the current trend of young people to stay at home until they marry and sometimes 4-5 years after marrying and leave parental home if necessary when they go to university/college. Previous research (Forrest and Yip, 2013) identified some factors i.e. greater economic insecurity, higher youth unemployment, longer periods in education, less affordable housing and, a more market-oriented housing system that working in the direction with a higher proportion of young adults having to stay longer in the parental home. It may be true for the Dhaka city wherein surveying people 80.64 percent single young households come from other small urban areas or rural areas. They leave the parental home only when they found no other choice and they are one kind of forced to come to Dhaka city to fulfill higher education or searching or continuing job. Other single young who are living out of the parental home because of long-distance between home and working place and they want to avoid everyday traffic congestion in a long time. There are lots of young students and job holders who stay at parental home and every day experiencing 4-5 hours of traffic jams on the road but don't leave their parental home. It's our cultural influence that often parents who live in Dhaka city don't allow their young adult son and especially daughter to live independently in out of home or parents may be feeling insecure. So it seems that our culture and our city are not in favor of young single-person households and without any forceful situation single young adults are not allowed or they are not interested to leave the parental home.

In surveying shared rented houses, mainly the three situations of leaving the parental home with experiencing shared premises are found. Three main reasons are shown below.

1. Parental house at out of the city, so come for education or job.
2. The long-distance between the parental house and working place or educational institution.
3. To enjoy the proper educational environment and independent life.

The majority of the people, living in shared houses around 81 percent come from out of the city. The long-distance working or educational place with huge traffic congestion of the city also leads to leaving the parental house and their proportion is 16 percent while the rest 3 percent of young people come to a shared premise to find out better educational environment than their home. This result indicates that young people are in Dhaka city choose this single living lifestyle only when they face a situation of crisis or urgent rather than for enjoying an independent lifestyle or a better environment like many other developed countries.

Table 5.4: Rental profile of shared households.

Attributes		Frequency (n= 62)	Percentage
Rental house type	- Flat at old-type building	46	74.2
	- Multi-storied apartment	16	25.8
Sharing type	- Private rental house (mess house)	34	54.8
	- Private hostel	28	45.2
Tenant type	- Direct tenant	38	61.30
	- Tenant of a tenant	24	38.70
No. of occupants in one bedroom.	- single	23	37.10
	- 2 people	10	16.13
	- 3 people	27	43.55
	- 4 people	2	3.23
Per capita rental space	- Less than 8 sqm	12	19.35
	- 8 sqm-12 sqm	30	48.39
	- 12 sqm- 16 sqm	12	19.35
	- More than 16 sqm	8	29.03
Per capita bedroom space	- Less than 3 sqm	8	12.9
	- 3 sqm-5 sqm	34	54.8
	- 5 sqm- 10 sqm	14	22.58
	- More than 10 sqm	6	9.72
Per capita rental cost including meal charge and other services.	- Less than 3000 tk/month	2	3.23
	- 3000-5000 tk/month	16	25.81
	- 5000-8000 tk/month	36	58.06
	- More than 8000 tk/month	8	12.90
Household composition	- All student	34	54.83
	- All professional	6	9.67
	- Combination of student & professional	22	35.5
The motivation for sharing toward the rental house	- For lowering rent	25	40.32
	- For safety	7	11.29
	- For not being alone to avoid social	10	16.13
	- For the unavailability of single-person apartments or other options.	20	32.26
Agreement upon rules and regulations	- A written agreement with the landlord	28	45.2
	- No written agreement	34	54.8
Advance payment	- For one month	28	45.2
	- For two months	30	48.4
	- For more than two months	4	6.4

Source: Field survey (2018)

Table 5.5: Types of sharing concerning male and female occupants in surveying shared houses.

Case type (the type of sharing)		Female house (numbers)	Male house (numbers)
A (Private Mess/shared house)	A1 (self-catering)	2	0
	A2 (Common meal)	1	2
B (private hostel)		4	5

Source: Field survey (2018)

Table 5.6: Types of rental house building concerning types of sharing at selected zones.

Rental House Type (Building type)							
Flat at the old-type building (total 9 houses)				Multi-storied Apartment (total 6 houses)			
Case type		Selected zones		Case type		Selected zones	
Type	No. of house	Zone	No. of house	Type	No. of house	Zone	No. of house
A1	1	Tejgaon	2	A1	1	Tejgaon	3
A2	4	Moghbazar	2	A2	2	Moghbazar	3
B	7	Motijheel	5	B	2	Motijheel	0

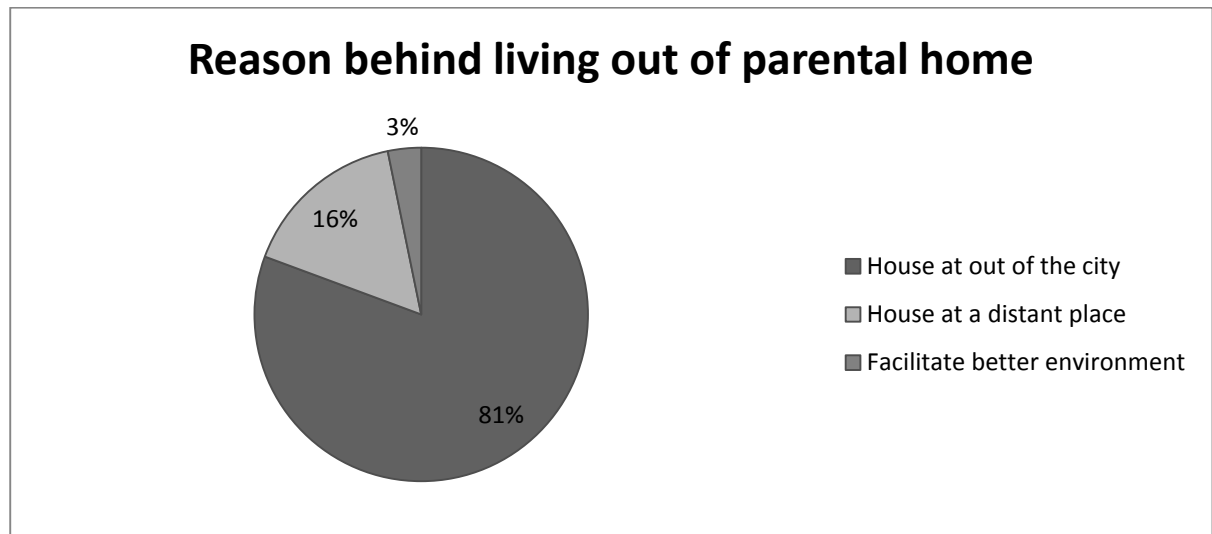
Source: Field survey (2018)

Table 5.7: Rental cost for different types of sharing at selected zones (Per Capita Rental Cost)

House type	Rent type	Tejgaon (Tk/month)	Moghbazar (Tk/month)	Motijheel (Tk/month)
A1 (Self-catering)	House rent excluding meal charge.	4000-6000	(Not found among the selected house in the survey)	(Not found among the selected house in the survey)
A2 (Common meal)	House rent + Meal charge + service charge	4000-6000 + 2000-3000 + 300-500	2000-5000 + 2000-3000 + 300-500	(Not found among the selected house in the survey)
B (Private hostel)	House rent including meal charge and other services.	3000-6500	6000-6500	3000-6500

Source: Field survey (2018)

Figure 5.2: the proportion of causes to live out of the parental home in surveying people



Source: Field survey (2018)

5.2.2 Housing preference:

The research conduct within shared accommodation and wants to know why the residents within the accommodation, prefer sharing lifestyle rather than single living. A total of four factors were identified.

1. Economy
2. Security
3. Availability
4. Social

All the factors mentioned above are interlinked with each other. When individuals are asked about the cause behind choosing shared accommodation at first they answered that there are no other housing options for a single person in Dhaka city. But discuss in detail with them the above prominent factors are identified which are associated with housing options toward them. According to the respondent, the survey identifies the following housing options toward a young single person student or professional within the situation of out of the parental house in Dhaka city.

1. **Relative's house:** This is not possible for a long time and in a city like Dhaka where living cost is high (detail in chapter 2).
2. **Hall of residence or Dormitory:** Public universities have a residential facility but often seats are not available due to the insufficient seat. Most of the private universities and

colleges have no residential facility and others have a temporary residential facility within the rental house. Dormitory facility for professionals no longer yet available.

3. **Living alone:** There is no available housing that is designed for single people living. A house that is designed for a family may not be affordable for single people living. Sometimes our society and culture do not look good at the situation of one person living alone in a flat. Even house owners also reluctant to rent their flat toward a young person who lives alone.
4. **Private hostel:** These are the profit-seeking private sector, which is often available but sometimes insecure and unhealthier environment (detail in the next chapter).
5. **Shared rental flat:** This is locally called mess house, a non-profit making arrangement with shared responsibility within a group of people (detail at next chapter).

Within the above list option 4 and option, 5 are available toward young single persons though there also evidence of some complicated social and political issues regarding shared premise (detail at chapter 6).

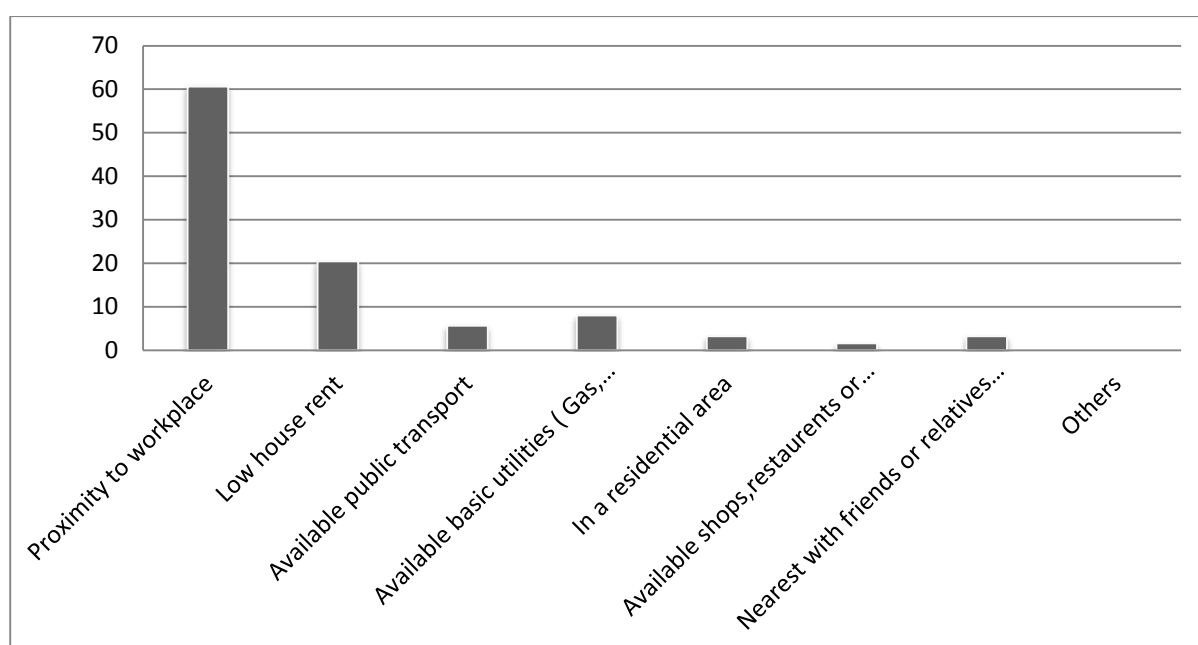
5.2.3 Factors behind the selection of renting a house

In Dhaka, the housing selection process is characterized by the need to address basic housing needs. People's choice of housing is strongly driven by proximity to the workplace (see detail in chapter 3). The research also finds a similar situation for shared renters who live in the selected three zones, all of these are a hub of business and education. In surveying the population, it seems that the nearby workplace is the prime condition for housing choice. They mostly like to house within walking distance or short distance which they can cover by rickshaw or other available transport within a short time with few fairs. Other factors that working behind housing choice including the cost of the house, safety, inside living conditions, nearby another shared tenant, neighborhood, etc.

Considering their (study group) economic status the quality of houses available to them under each alternative is an important issue to make a scenario of living conditions. Once a young person wants to or forced to live out of the parental house, he has to compare various housing options. At this point, the research has the interest to know the relative weighting given to the importance of good quality housing. In the survey, a significant difference is found over the answer depending on the occupation of the resident. Their evidence of the quality of housing was prioritized over crude cost savings by most residents who were professionals while most of the students have to prefer a cost-saving approach. For example, Sayma Khan is a lecturer in a private university. She is migrated from Khulna and now in Dhaka city, she could afford a small own flat but being single

status she had to face diverse difficulties such as safety issue, unavailability of small flat for a single person, owners' reluctance to rent out flat for a single person, social misperceptions toward living alone, etc. So now she lives in Ramna Chatri Hostel, where she has rented one single room occupying three seats with the attached bathroom and veranda, has to pay 15000 tk. per month including three meals. While she occupies a single room, the overall environment and quality of food are not so good; these known her no other options but to accept. She also said that the quality of food and house is okay regarding the cost per seat but she could afford more about that. From another point of view, 'sharing lifestyle' has a contribution to while sharing single-person households can afford a good quality of housing economically.

Figure 5.3: Factors behind the house searching.



Source: Field survey (2018)

5.3 Attitude and lifestyle

The study groups are 18-34 years ages young people who are living in a time of change, a time of digital revolution which impacts on multiple areas of their lives; how they seek out news, information, and entertainment, how they communicate with the world and each other, as well as directly affecting the number of activities they can cram into their day (Katharine King 2006).

In the survey, there has evidence of enjoying the shared lifestyles as an independent life within out of the parental home. Within the question of “what are the advantages of living in a shared house?” (Appendix-1: question no. 54) almost all participants answer that they enjoy an

independent life besides other economic and social benefits. In this sub-section, the study highlights the daily routine of survey people.

5.3.1 Time-management

The lives of the dwellers in Dhaka have become more and more complex and competitive day-by-day. In the survey, it has also been seen that both students and professionals lead a busy life when work is the biggest single use of their time. Outside prime work or study, some people regular in other activities like online business, members of a gym or sports club, etc. others are also active in political works. Surprisingly, most young people have no mentionable extracurricular activities but they are always busy. There is the question that how they kill their time and the answer is gone towards time passing with internet browsing, Facebook, games, etc. Consequently, they don't manage to get their eight hours recommended quota of rest, sleeping on average six hours. On a working day, most of them are going to sleep at 12 am-2 am when only a few are regular towards 10 pm-12 am for sleeping time. On the other side of a working day, they have to go out of the house within 8 am-10 am and so that they have to rise within 6 am -8 am. (Table 5.7). They admit their sleep levels are insufficient but they are hampered by the one thing that they can not change in this modern world that there still only be 24 hours in the day.

5.3.2 Daily Activity of the Residents

Daily activities of a person reflect the maneuvering space one needs in everyday life reflecting the social activities one performs in one's daily life. The verbal and non-verbal communication taking place in everyday life will help to learn about oneself as a social being. The focused and unfocused interaction will provide light on the pattern of the social life of the inhabitants. In this sub-section, the daily routine will be discussed in terms of males and females. The type, occurrence, and extent of the daily activity vary with age group, occupation, distance one has to travel, and above all individual characteristics. A trend of performed activities is observed commonly in a similar group such as a student of the same department or similar occupation etc. The study identifies four main segments of daily routine analysis within the young single-person households. Four segments are-

- Wake up
- Going to out of the house
- Coming back to the house
- Going to sleep

The Time-Occupancy Chart of the households reflects their occupants' large time spending outside the home premises, in that case, male members spent larger time than female members. Most of the members usually leave the house for office or university/college between 08.00-9.00hrs. in the morning depending on office time or class schedules. There are a few exceptions for that member who are taking preparation for admission tests or searching for a job. Though all members try to take their breakfast at the house the majority of professionals have their lunch in the office while students mainly females are trying to take their lunch at home after returning from 3.00-4.00 pm. Again Salma and her flat-mates, a student of the private medical college, used to take their lunch at home within lunch break and that was one reason for choosing the flats near the college.

Table 5.8: Time occupancy chart

Item	Period	Students (n=45)		Professionals(n=17)	
		Frequency	Percentage	Frequency	Percentage
Wake-up time					
	4.00-6.00 am	3	6.67	1	5.88
	6.00-8.00 am	42	93.3	16	94.1
Going to out of the house					
	8.00-10.00 am	40	88.9	10	58.8
	10.00 am-12.00 pm	5	11.1	7	41.2
Coming back to the house					
	12.00-1.00 pm	1	2.22	0	0
	1.00-3.00 pm	3	6.67	0	0
	3.00-5.00 pm	9	20	3	17.6
	5.00-8.00 pm	17	37.8	9	52.9
	8.00-10.00 pm	15	33.3	5	29.4
Going to sleep					
	10.00 pm-12.00 am	13	28.9	9	52.9
	12.00 pm -2.00 am	25	55.6	7	41.2
	2.00-4.00 am	7	15.6	1	5.9

Source: Field survey (2018)

After the class hours, most of the students return home from 3.00-5.00 pm. After taking some rest often again they go out of the house in the afternoon and come back at night within 8-10 pm. this is the main recreational time for them. Most of the professionals came back to home mainly

8-10 pm. most of the cases in a hostel or private flat, there was a restriction within maximum time to come back which is 10-10.30 pm. after taking their dinner, there was seen the diversity within the time of going to sleep. It has seen that most of the participants are very casual on time to sleep. For example, Ruhul, a student of the medical college, he said, 'I have no fixed time to sleep. Sometimes I go to bed at 10 pm while often I have no time to go to sleep and the whole night I have to do the study.' shahid said, 'this is very common that every day someone at room doesn't sleep and light is kept on for the whole night, which is very disturbing to me but has to accept it.' Again some people said, "at shared flat, we all are becoming friends and often we enjoy our night time by gossiping, late-night movie watching or hand game, etc." Someone also realizes night time is the only time in which I can spend my way. This is also common for most of the young people that, they take sleeping for 2-3 hrs. after come back home in the afternoon and being active after 10 pm within whole-night or late-night though this is not a healthy lifestyle. Most of the people agreed upon that, though away from the home in a shared house, they have to face frequent problems like space crisis, food problems, negotiation, misbehavior or misperception, etc., this sharing environment has a scope of better studying within getting inspiration and competition by seeing others rather than own house.

5.3.3 Activities/ events on Holidays and Special Days

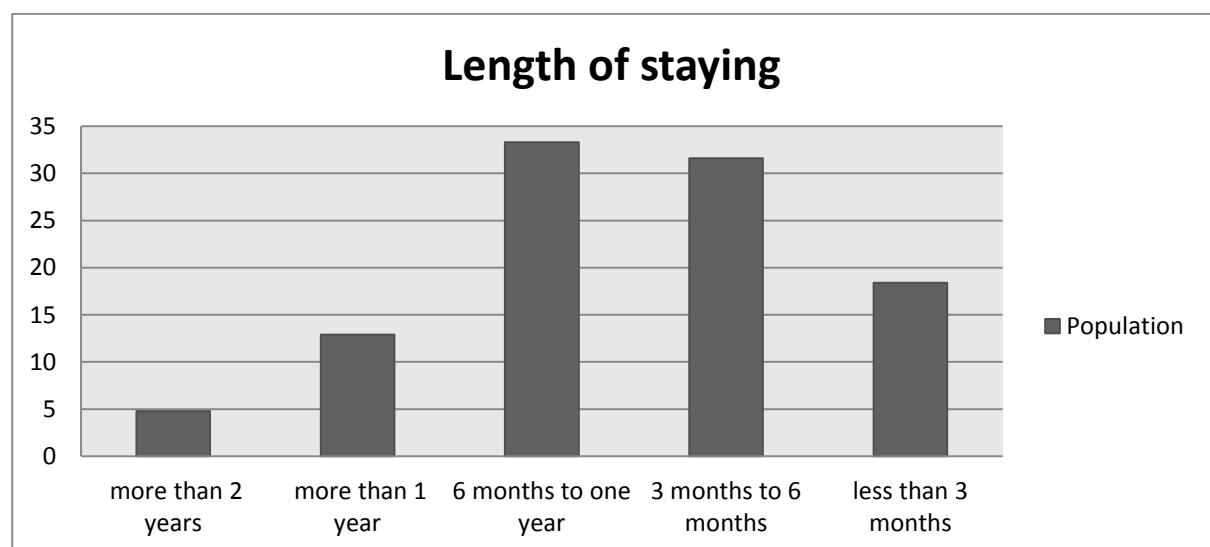
Looking at the activities on holidays and special days gives an idea of the social networks one has and involves in these activities are obtained. The holiday routines vary from person to person reflecting one's family background and the nature of leisure indulges in. Extreme opposite examples are commonly seen in the holiday routines. There are cases like Sumayia and Orchy, who said about the holiday "Our time for our family and normally at every weekend and holidays we go home." when their parental home at Mirpur, Dhaka within a distant place from their medical college. The situation is also true for most residents who are living out of the parental home because of long-distance. Again for Neela is a student of the private medical college and her mother, head tenants of the shared flat at Green Nahar villa. They said, "We use most of the holidays within the management purpose of our small hostel type shared flat. At every weekend we go to kawran-bazar, and purchase fish, meats, vegetables, and other items for the whole week." They don't go home at Bogra, instead of a longtime vacation on Eid, because of management responsibility. Most of the cases at weekend some people going home or going to chat in friend's house or other places and some others busy to different activities like cleaning own part of the house, washing clothes, shopping everyday necessities, etc. at holiday normally they used to late to wake up like Sumiya, a student of a private University, said: " at Friday I recover tiredness within the busy weekdays, I am wake up at 10-11 am at morning and after finishing some

personal work I spend the day with watching a movie.” In cases of the self-catering premise, often on holiday, they used to prepare some food for other working days. Again sometimes on holidays, they arrange a cooking party with preparing different special food. Most of the participants said that, since we live independently, the weekend is an important time for us to do all things with our responsibility and to take preparation for weekdays. Holiday, this is the day when in the afternoon most people want to be relaxed within varieties of recreational activities.

5.4 Social contracts

The relation between the residents and their neighborhood is important to understand the situation of the shared rental house as well as the occupants on a bigger scale. In the case of the rental house, the prime factor to choose their house is proximity to work and the next important factors are respectively cost of the house and nearby friends or relatives house which is explained in section 5.2.3. In the case of shared tenancy, most of the residents are staying for a very shorter period (Figure 5.4). In the survey there found only five people out of sixty-two people who are living in the current house for more than two years. Most of the residents are living in the current rental house for three months to one year. In that situation in a shared rental flat sometimes all members are not known by the house owner and other family households within the same building. Normally there exist one head of the tenant who deals with house owner and all households in a shared rental flat have not any direct agreement with house owner (detail at chapter 6).

Figure 5.4: In surveying the population length of staying in the current house.



Source: Field survey (2018)

Many single person residents have their friends or relatives living around and within the same neighborhood. There evidence of reluctance of family households to live in the same building and so that often it has seen that once owners are decided to rent out flat toward shared tenants, they are preferred shared tenant for all flats of the building. Thus there sited a common type of tenancy and that buildings are known as mess building for a long time. This type of situation is held in that area where the need for a shared flat is high such as the nearby area of private universities or colleges.

House rent for shared households is higher rather than family households so that sometimes house owners take the benefit of more profit and that trend is springing up surrounding buildings. For example, Arambagh, Motijheel, a nearby area of Notordame College, where several house-owner is running hostel business within the whole building premise(Figure 5.5). Within this type of hostel building situated in an area, other related community facilities are developed at surrounding such as cheap hotels, restaurants, super shops, stationery shops, printing shops, etc. Surrounding tea stalls and street foods are very popular commonplace for interaction and built up a relationship within the neighborhood. For example, Orchy, a student of the private medical college, living in Ramna Chattri hostel, she said, ‘almost every day I go to the super shop at ground floor and thus sells man is very known to me rather than another resident of the upper floor.’ She also said, ‘this is the place where often I met with another resident within the hostel.’ From the survey, it has seen that mosque, nearby hotels or restaurants, tea stalls, other shops, mobile vans, and super shops are a good place for interaction within the community.

Figure 5.5: Different Advertisement which shows owner-occupied hostel business at nearby educational institutions.



Source: Field survey (2018)

5.5 Sub-conclusion

This chapter outlines the perceptions of single young adult-households based on the owner's perception of their renters by knowing their demographic and social characteristics. Today in

Dhaka city shared living is common toward the young population (age 18-34 years) who are one kind of forced to live away from their parental accommodation considering the socioeconomic context of Dhaka city. These single young households within shared living make a different perception toward landlords as a renter rather than normal family households considering their age, social and economic status, way of living, etc. Not only different, often our society makes misperception toward single living because of a few incoherent incidents within someone's bad habit. Moreover, recent political inconvenience regarding militant attacks with few suspected and related mess houses heightened these misperceptions of landlords. Apart from these misperceptions, nowadays often landlords take shared renters as a profitable business rather than single-family renters. So this is important for the land-lords or house-owners to know about the characteristics of their renters.

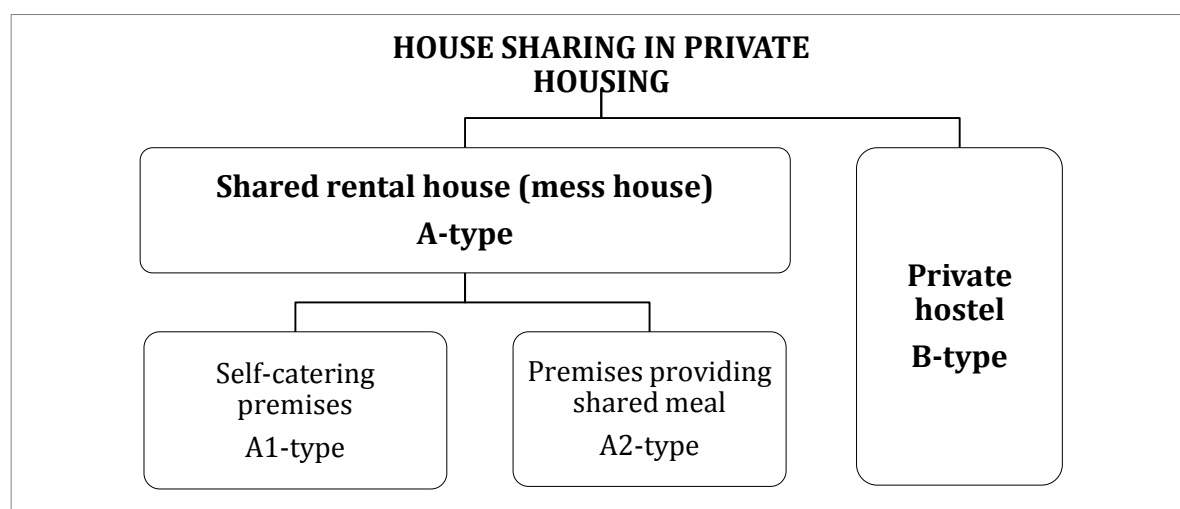
Although shared living is highly associated with the economic benefit of the occupants, often unavailability of single-person apartments, social disliking to live alone, etc. are forced to accept shared living. These shared houses in an urban context not only accommodate the students and professionals from out of the city but also inner-city people who live in a distant place from their educational institution or working place, to avoid everyday traffic congestion. Study shows that the proximity to the workplace is the main reason behind the choice of a shared house in terms of location. The research found that the economic statuses of most of the students in shared houses are fully or partially dependent upon their family when most of the professionals give economic support to their families. Considering the economic status, low house rent is also an important factor in house preferences, especially for student renters. Moreover, single professionals prefer proper services and utilities considering their single status. Study shows these single-young households within their important and stratified stage of life-cycle leads a very hectic and vibrant life-style which sometimes very unusual from family households. Often such lifestyle leads misperception or non-acceptance toward land-lords regarding shared living of multiple single persons. So land-lords should consider their status of the renters regarding their economic status, profession, preferences of living, lifestyle, etc. to handle their renters differently. Within shared living, occupants are living away from their own family which creates a different social network within the in-house room-mates, flat-mates, and in the neighborhood. Sharing life-style sometimes contributes to making individuality with different daily routines and independent life.

The previous chapter makes a perception of single-young adult households with knowing their socio-economic characteristics and this chapter is a concern to know the problems of physical and social circumstances. The objective of this chapter is to provide an understanding of the sharing-lifestyle of these study groups by investigating the internal situation of shared rental houses with knowing the overall management system, social proximities, and their experiences of living with shared premises. To explore how sharing is conducted within physical and social circumstances, this chapter discusses at first, the processes by which individuals of a shared rental house are entered both into shared households and into the shared practices; second, setting the scene that is shared in shared housing.

6.1 Forms of Sharing

During the survey, the two basic forms of shared living are found (Figure 6.1) and also identified that these two broad forms of shared living include in total three household types. This subsection describes these two forms of households within an in-depth illustration of four representative cases.

Figure 6.1: Forms of shared living by single-young households.



Source: Field survey (2018)

6.1.1 Shared rental house (Mess house)

In this house sharing type, a private house/flat is rented with its rooms as they were designed without any changes to the floor plan by some unrelated adult households. As the apartments are mainly designed for family-type households, here, the dining space, bathroom, and kitchen are usually shared spaces for all residents, and bedrooms are allotted to the individual resident or multiple residents (Figure 6.5). The research found the following four states to lead a shared house.

- Shared houses made up of friends that have come together to live with one another;
- Shared houses of 'random' who all found each other through means such as websites and are sharing a property;
- Friend/random hybrid households where some people are friends but have since had to enter random to fill gaps where other friends have left to maintain the tenancy of the property;
- Owner-occupied shared households where the owner is resident and shared with one or more tenants, usually to afford to own the property.

This type of arrangement rents out a flat for a long time or a short time and includes diversified living arrangements including a self-catering system (A1 type) or a shared meal system (A2 type). This sub-section describes these two types within two cases as an example.

6.1.1.1 Example 01: A shared rental house with a self-catering premise (A1-type).

A case of mess house is illustrated in Figure 6.2. It is an apartment building of six-storied in Niketon residential area, nearby Tejgaon, and Gulshan, Dhaka. Each floor contains two units with three bedrooms, one living room, one dining space, two toilets, one kitchen, and one common veranda. At the building, the owner has occupied the 4th floor and the ground floor is used for parking. Only one living unit on the 3rd floor used as a shared rental house when the rest all of the units are occupied by single-family residents. This shared flat is rented by eight unrelated young adult women.

General Information:

- Location: Flat 3A, road-6, Niketon, Dhaka.
- Sharing type: Shared rental flat/ mess house (self-catering premises)
- No. of Occupants: 8 persons
- House rent: 26000 tk excluding electric bill, gas bill, and other services.

Occupancy Type: This sharing group had formed at first with 5 no. of close friends who were the student of the architecture department at Ahsanullah University (a private University). Now they have to enter three junior students of the same department to afford the flat. Now In total, eight female students share the total flat.

Sharing space: In this shared house beside the three bedrooms, the living room is also used as a bedroom by three households. There remains one single occupied room and the rest of the two bedrooms are shared by two people when the living room is shared by three junior students. All the rooms are not equal in size and sharing members so that there per person bedroom space is not equal and that are respectively 5.5 sqm, 6.0 sqm for multiple seated (2 or 3 people in one room) room, and 9.0 sqm for a single person occupied room. Individuals have a single bed and table for their own. Some people have also small storage rack or book-shelf, almirah, extra computer table. Though per capita bedroom space is low comparing the European space standard for sharing (min. 10.23 sqm), a large dining space remains almost vacant rather than the only common refrigerator. But this is a good space for model making as they are a student of the architecture department and often is used for private talking space since the bedroom is shared.

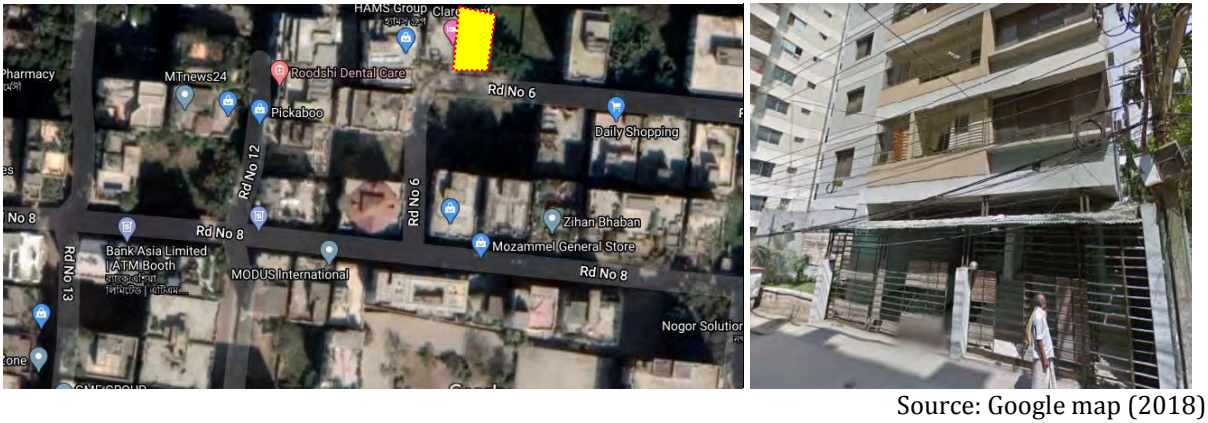
House rent and other bills: The rent of the flat is 26000 tk excluding electric bill and gas bill. The flat is rented as a single flat and the owner is not bothered how much people live in. If one member wants to leave away then she is responsible to enter another member for her seat. The seat is vacant for one month then per person house rent is increased for that month. Though per person allotted space is not the same, each person has to share equal house rent considering the number of occupying seats. Since the working men occupy one small single room, he has to share 3000 tk as house rent of two seats and other member's house rent around 1500 tk per person. Electric bills, gas bills and maid charges for house cleaning are equally divided within the households. Individuals have to give extra payment to housemaid for personal services such as cloth washing or others.

Foods: These shared households follow the self-catering system. At an earlier time of their house sharing days, they used to common meal system. After experiencing multiple problems regarding cooking system, menu selection, mess manager selection, buying responsibilities, etc. they had shifted to the self-catering system. Within this meal system, individuals are responsible for her whole day meal within all things like buying, storing, cooking, etc. Now there exists no negotiation for menu selection and cooking etc. some of them taking maid services for cooking with personal payment when others manage overall food processing by themselves. The expense of three meals varies from person to person.

Interaction and privacy: Except for the single room occupant, all members are sharing their bedroom. So bed and table are the only personal space for them. There not found any territorial demarcation within the room space. For private talking, they use the dining space, kitchen, and veranda.

Rules and regulations: At this rental house, no written agreement was done with the landlord. As they are female students living away from home, the landlord behaves like a local guardian of them with a good relationship. Verbally some rules are imposed that are; have to pay two months advance rent; house rent has to pay within 5th date of the month; to leave the house have to inform before two months. Other rules include, come back to the house within 10 pm; don't allow any male relatives or friends; don't allow any activities or gatherings that disturb other family households; don't allow any unsocial activities at the house, etc.

Figure 6.2: Location and outside view of the case 01 building



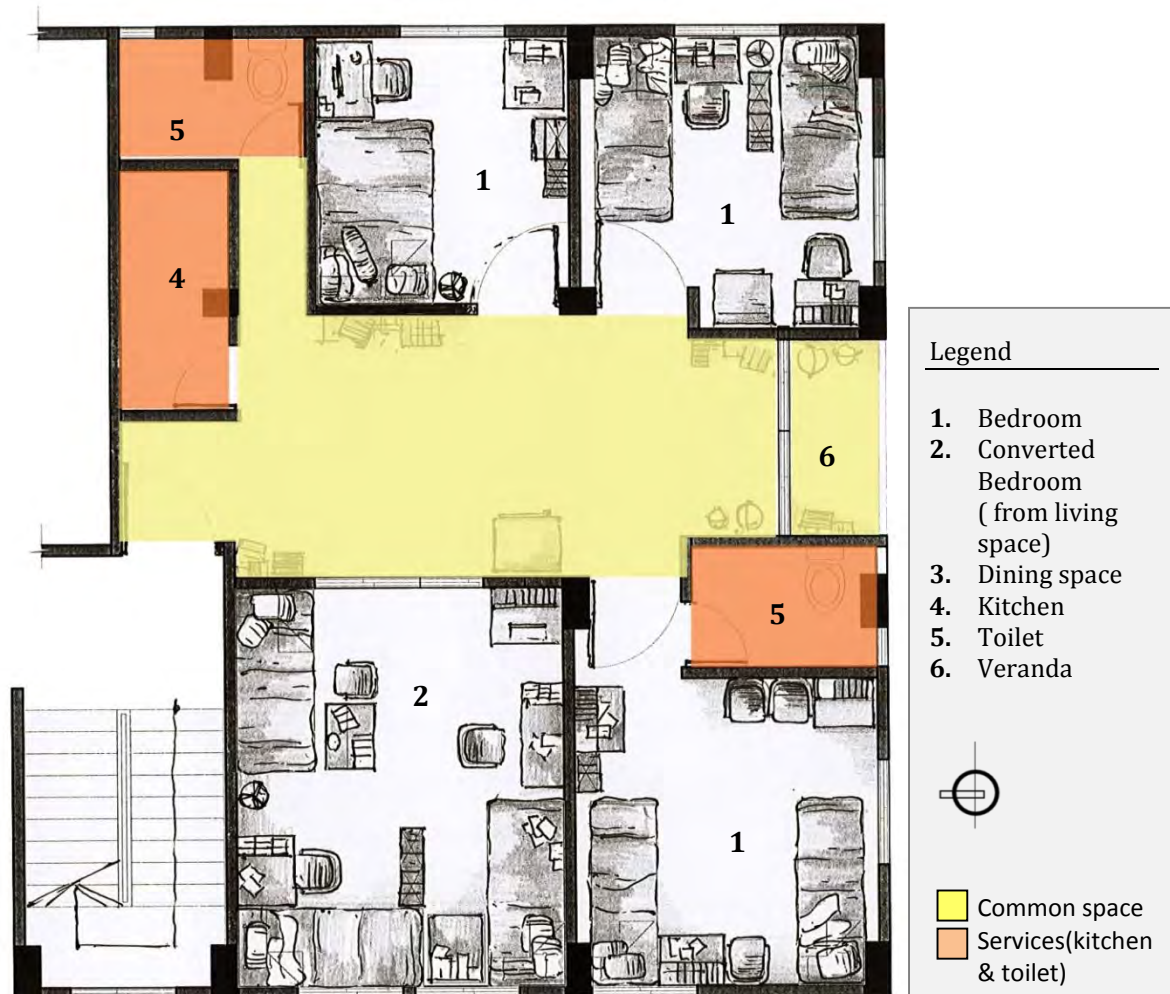
Source: Google map (2018)

Figure 6.3: Internal views of case 01 house.



Source: Field survey (2018)

Figure 6.4: Schematic Floor Plan of Case 01: Private shared house (mess house).



2nd Floor Plan

Source: Field survey (2018)

6.1.1.2 Example 02: A shared rental house premise, providing a shared meal (A2-type).

A case of mess house is illustrated in Figure 6.2. It is an old-style four-storied house in Modhubagh, Moghbazar, at central Dhaka. Each floor contains four bedrooms, one living room, one dining space, two toilets, one kitchen, and long-continued veranda. The owner has occupied the 1st and 2nd floor at the building, one family rents the ground floor, and the third floor is rented as a shared house by thirteen unrelated young adult men.

General Information:

- Location: 200, Modhubagh, Moghbazar, Dhaka.
- Sharing type: shared rental flat/ mess house
- No. of Occupants: 13 person
- House rent: 25000 tk excluding electric bill, gas bill, and other services.

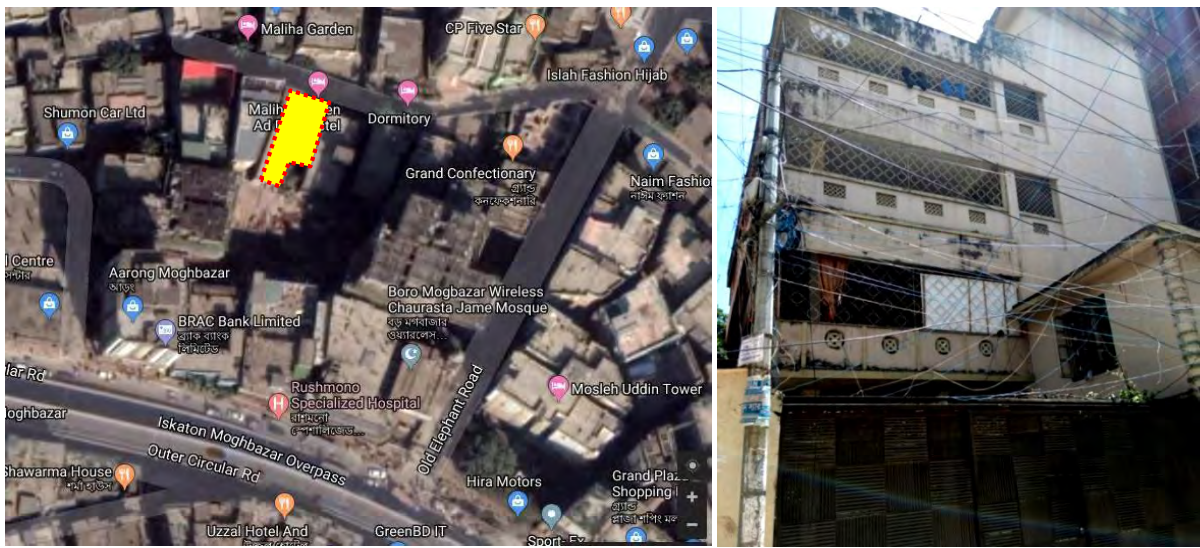
Occupancy Type: This sharing group had formed at first with 4-5 no. of friends studied at Stamford University (a private University) but since they had to enter random to afford the flat. Now there are in total thirteen households where twelve persons are a student of two different private universities (including senior and junior students), and one person is a job holder (Sub-Assistant Engineer of private firm).

Sharing space: In this shared house beside the four bedrooms, the living room is also used as a bedroom by three households, although for entrance to the house, this room is crossed by other members who sometimes make them feel uncomfortable. The working men occupy one small room, and the rest of the rooms, including the living room, are allotted as three seats in one room. All the rooms are not equal in size as the house was built for family resident and so that there per person bedroom space is not equal and that are respectively 4.5 sqm, 5.4 sqm, 5.9 sqm, 11.3 sqm for multiple seated (3 people in one room) room and 13.2 sqm for a single person occupied room. There was a considerable difference toward allotted per person bedroom space, although they had to pay the same house rent considering per seat. This per-person bedroom space (4.5, 5.4, and 5.8 sqm) is too low compared to the European standard for sharing; per person, the minimum bedroom space requirement is 10.23 sqm (Detail in Chapter 3, section 3.4.1). Individuals have a single bed and table for their own when only one member has a semi-double bed who shares a bed and table with his younger brother and a member of the house. Some people also have small storage rack or book-shelf.

House rent and other bills: The flat's rent is 20000 tk, excluding electric bill and gas bill. The flat is rented as a single flat, and the owner does not bother how many people live. If one seat is vacant for one month, then per person house rent is increased for that month. Though per person allotted space is not the same, each person has to share equal house rent considering occupying seats. Since the working men occupy one small single room, he has to share 3000 tk as house rent of two seats and other member's house rent around 1500 tk per person. Electric bills, gas bills, and maid charges for house cleaning are equally divided within the households. Individuals have to give extra payment to housemaid for personal services such as cloth washing or others.

Foods: They follow a shared meal system. For three meals per day, including a maid charge for cooking, they have to pay around 3500-4000 tk per month. Sequentially for one month, each acts as a mess manager and is responsible for the overall management system, including buying foods. The meal charge is not fixed every month, and it varies month to month. Food is prepared by a maid and served in the kitchen. Individuals use the bedroom to take food after collecting from the kitchen.

Figure 6.5: Location and outside view of the case 02 building



The building is located in proximity to an urban area; around 5 min walking distance from Moghbazar –Mouchak main road.	An old 4-storied building is used as a private hostel.
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Source: Google Map and Field survey (2018)

Figure 6.6: Internal view of Case 02: Shared rented flat (Mess house), showing the scattered way of furniture arrangement.



Source: Field survey (2018)

Figure 6.7: Schematic Floor Plan of Case 01: Private shared house (mess house).



Source: Field survey (2018)

Interaction and privacy: Except for the single room occupant, all members are sharing their bedroom. So bed and table are the only personal space for them. There is no territorial demarcation within the room space, and furniture is arranged separately (Figure 6.3). For private talking, they use the dining space, kitchen, and veranda.

Rules and regulations: At this rental house, no written agreement was done with the landlord. Verbally some rules are imposed: have to pay two months advance rent; house rent has to pay within the fifth date of the month; leaving the house has to inform before two months. Other rules include, do not allow to go to the roof; come back to the house within 10 pm; do not allow any female relatives or friends; do not allow any activities or gatherings that disturb other family households; do not allow any unsocial activities at the house, etc.

6.1.2 Private Hostel

In this type of sharing, landlord or head tenant rent a house from a landlord and then further rent out the house toward many sub-tenants with overall control. This type is a profit-making business, and sometimes the landlord runs the business own-self. Usually, this type of hostel is built for a long time for many tenants living together with low rent, and often floor plan is modified with temporary partition walls. In this situation, the large room is divided into several separate rooms or dining spaces, and living spaces are moderate, with partitioning to a bedroom.

6.1.2.1 Example 03: A Private Hostel at Maghbazar (B-type)

- Location: Ramna Chattri Hostel, Baro-Moghbar, Dhaka.
- Sharing type: Private hostel
- No. of Occupants: 30 person
- House rent: 6500 tk per seat, including three meals and all other services.

A case of the private hostel is illustrated in Figure 6.5. It is also an old-style six storied house at Moghbazar in central Dhaka. This is a mixed-use building when, ground floor, 1st, and 2nd floor is rented by one school (St. Mary's International School, Dhaka), third-floor use as residential purpose by one of the owner of the building and some portion of upper 4th and 5th floor are running as a hostel (Ramna Chattri Hostel). This hostel is a profit-making business, run by three owners of the building. The floor plan of the hostel (Figure 6.6) shows that internal glass partition walls are used to make bedrooms from living or dining space.

Occupancy Type: This is a female hostel accommodation of thirty households, eighteen people are students, and twelve are professionals. The students are mainly studied in the nearest private universities and private medical colleges. Although most of them come from out of Dhaka, some

live here to avoid daily long travel distance and traffic congestion as the parental house at distant places from university or office.

Sharing space: Rather than one person's room, all other households share their bedroom space, toilet, and kitchen. Per person, minimum bedroom space is 3.6 sqm and a maximum of 4.8 sqm when one single person room is 5.6 sqm. This hostel offers the following four types of accommodation:

- Personal room with attached toilet & veranda but the common kitchen
- Personal room with shared toilet and kitchen
- Shared room with attached toilet and kitchen
- Shared room with shared toilet and kitchen

Figure 6.8: Location and external view of the case 03 building, Moghbazar Dhaka (Private hostel).

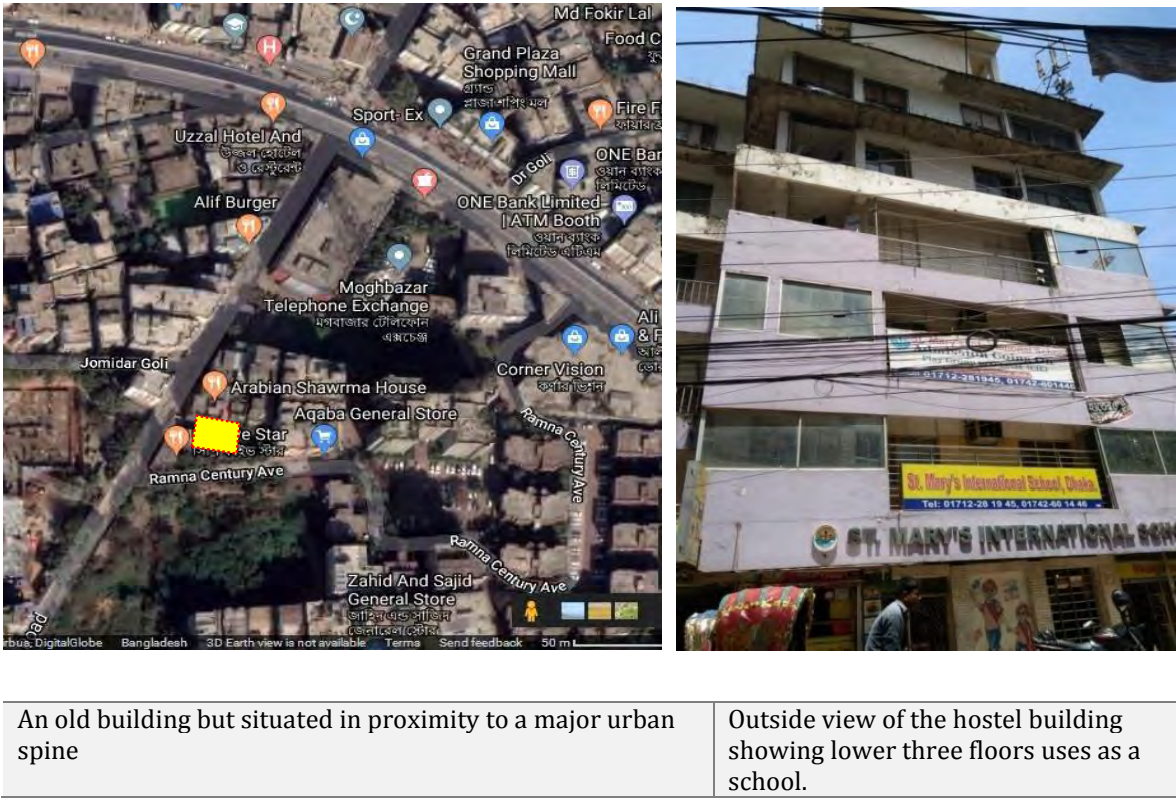


Figure 6.9: Two schematic floor plan of case 02: Private hostel at Moghbazar (Ramna Chattri Hostel).



5th Floor Plan



4th Floor Plan

Legend

1. Bedroom
2. Converted Bedroom
3. Dining space
4. Kitchen
5. Toilet

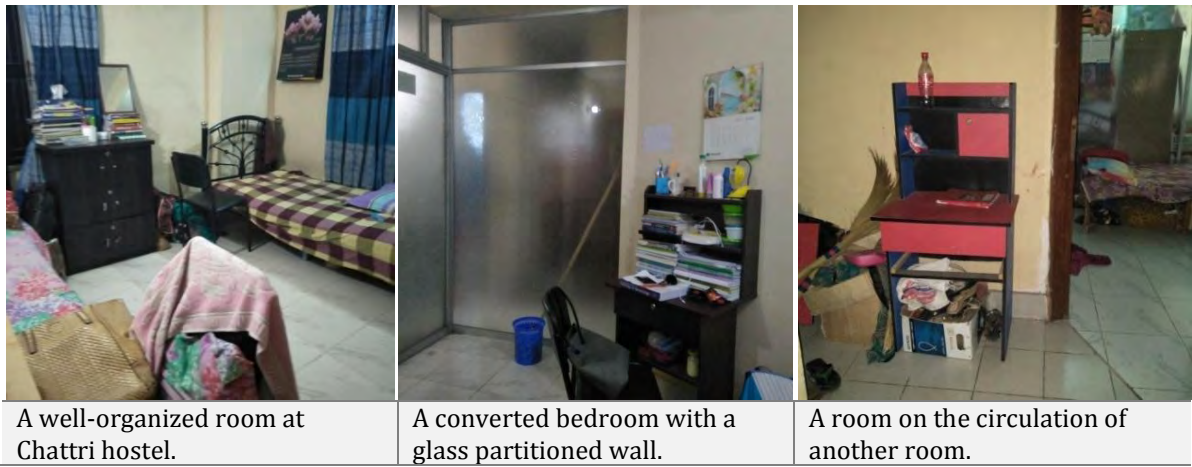
Legend

- Common Space
- Services (toilet & kitchen)



Source: Field Survey 2017

Figure 6.10: Internal view at three situations of bedrooms.



Source: Field Survey 2017

Figure 6.11: The hostel table, it seems like very important furniture with dumping and storing all things.



Figure 6.12: the situation of a glass partitioned wall.



Source: Field survey (2017)

Figure 6.13: Common spaces at the hostel.



Source: Field survey (2017)

House rent: In this hostel, rent includes all other bills and meal charges of the residents. Rent per seat is 6500 tk, including three meals. Single seated room is rented by 8000 tk, and three seated room with attached toilet is rented by 15000 tk for a single person occupied. Residents most prefer rooms with the attached toilet, but all seats are equally rented. In addition to bed and table with shelf per person, authority is also served refrigerator, oven, and small cooking facilities for personal food making or storing (Figure 6.10).

Foods and other responsibilities: Hostel authority is responsible for all activities related to serving meals and overall house cleaning.

Rules and regulations: at this hostel, each tenant has to fill up a form with tenants' information and hostel rules. By this, a formal set up has been done with a written agreement. Here, tenants have to pay one month's rent in advance and notify before one month to leave.

6.1.2.2 Example 04: A Private Hostel at Monipuripara, Tejgaon. (Case No. 01; B-type)

- Location: Roja Vip Chattri Hostel, Monipuripara, Farmgate, Dhaka.
- Sharing type: Private hostel
- No. of Occupants: 42 person
- House rent: 4000 tk- 6500 tk per seat, including three meals and all other services.

A case of the private hostel is illustrated in Figure 6.16. It is also an old-style four-storied house at Monipuripara, Dhaka. This type is a residential building when the ground floor, 1st, and 2nd floor is running as hostel and third floor used as residential purpose by the building and hostel owner. This hostel is a profit-making business, run by the owners of the building. The hostel's floor plan (Figure 6.16) shows that the internal board partition walls are used to make bedrooms

from living, dining space. Even some portion of the veranda space is also covered to make a two-seated room.

Occupancy Type: This is a female hostel accommodation of in total forty households, though, at the off-peak season, almost 30-50% seat remains vacant. At the farmgate area, most of the hostel businesses target the students of admission coaching. After the HSC examination, many students come to Dhaka to get admission coaching, and the farmgate area is a central hub of different coaching centers. So that the peak-season for hostel business is May-September and that time all seats remain occupied and monthly charge is also increased 40-50% according to demand. The permanent hostel occupancy is mainly working person or job searchers and few students of the nearest colleges. Most of them come from out of Dhaka and live here to benefit from low living costs.

Sharing space: There remain 2-seated, 3-seated, and 4-seated bedrooms, but anyone can be rented a 2-seated room personally with extra payment. Per person, minimum bedroom space is 2.8 sqm and a maximum of 5.2 sqm. This hostel offers the following three types of accommodation:

- Personal room with standard toilet and common kitchen
- Shared room with attached toilet, attached veranda, and common kitchen
- Shared room with shared toilet and kitchen

House rent: In this hostel, rent includes all other bills, services, and meal charges of the residents. Rent per seat is varying 4000-8000 tk according to demand and providing facilities such as attached toilet or veranda, number of users, proper ventilation, etc. At peak-season rent is 5500-8000 tk, including three meals when at the regular time, this rent is 4000-5500 tk for permanent occupants. In addition to bed and table with book-shelf per person, authority is also served refrigerator and small cooking facilities for personal food making or storing. Although hostel prospectus shows (Figure 6.17) more other facilities like TV, the Internet, etc. but, in reality, the scenario is different, and consequently hostel fees are also lower than prospectus shows.

Foods and other responsibilities: Hostel authority is responsible for all activities related to serving meals and overall house cleaning.

Figure 6.14: Location and external view of the case 01 building, Monipuripara, Dhaka (Private hostel).



Figure 6.15: Internal views of Case 01 house.



Source: Field survey (2018)

Figure 6.16: Schematic floor plan of case 01 house (Roja Vip Chattri Hostel).



Source: Field survey (2018)

Rules and regulations: at this hostel, each tenant has to fill up a form with tenants' information and rules of the hostel. By this, a formal set up has been done with a written agreement. Here, tenants have to pay one month's rent in advance and have to notify before one month to leave. Although hostel prospectus (Figure 6.17) shows different rules and regulations but do not follow these strictly.

Figure 6.17: Prospectus of Roja VIP chattri hostel.

নিয়ম কানুন

- ১। হোটেল থেকে বাহিরে যাওয়া ও ফিরে আসার সময় ছাত্রী/বর্তারকে খাতায় Out/in লিখতে হবে।
- ২। হোটেলের অবস্থানরত সব ছাত্রী/বর্তারকে অবশ্যই শীতকালীন সময় সম্রা ৭টার মধ্যে হোটেলের ফিরতে হবে। শুধুমাত্র চাকুরীজীবীদের ক্ষেত্রে প্রযোজ্য নয়।
- ৪। কোন ছাত্রী/মহিলা ছুটিতে বাড়ী যেতে চাইলে বা আত্মীয়ের বাসায় রাগি যাপন করতে চাইলে ছাত্রীকে কর্তৃপক্ষ বরাবরে অভিভাবকের সুপারিশ সহ ছুটির আবেদন করে তা মঞ্জুর করে নিতে হবে।
- ৫। নির্দিষ্ট সময়সূচী অনুযায়ী খাবার গ্রহণ করতে হবে। অন্যের খাবার গ্রহণ করা যাবে না।
- ৬। ভর্তিকৃত ছাত্রী/বর্তার হোটেলের অবস্থান না করলেও তাকে নির্ধারিত ফিস/চার্জ প্রদান করতে হবে।
- ৭। হোটেলের গেটের সামনে রাখায় দাঁড়িয়ে থাকার কোন অতিথির সাথে দাঁড়িয়ে কথা বলা সম্পূর্ণ নিষিদ্ধ।
- ৮। হোটেলের কোন প্রকার মাদক দ্রব্য সেবন কিংবা সরঞ্জন করা যাবে না।
- ৯। কোন ছাত্রী/বর্তার হোটেলের কোন সম্পদ নষ্ট বা ক্ষতি করলে উক্ত ছাত্রী/বর্তার ক্ষতিপূরণ দিতে বাধ্য থাকবে।
- ১০। জানালা দিয়ে চুল, পানি, কাগজ, ইত্যাদি বাইরে ফেলা যাবে না। নির্দিষ্ট বৃষ্টি ও নির্দিষ্ট জায়গায় ফেলাতে হবে।
- ১১। ব্যক্তিগত আইরন, হিটার, ফান ইত্যাদি ক্ষতিকারক দ্রব্য বা বস্তু রাখা যাবে না।
- ১২। অস্বাভাবিক গোঁষাক পরিধান করা যাবে না। এক রুম হতে অন্য রুমে/এক ফ্ল্যাট থেকে অন্য ফ্ল্যাটে যাওয়া যাবে না, দলাদলি করা যাবে না।
- ১৩। ঈদের সময় হোটেল ৭/৮ দিন বন্ধ থাকবে এবং সময় হোটেল নিরাপত্তার কারণে কেহ থাকতে পারবে না।
- ১৪। রোজার মাসে দ্রব্য মূল্য বৃদ্ধির জন্য প্রত্যেক ছাত্রীকে অতিরিক্ত ১৫০০ টাকা দিতে হবে।
- ১৫। হোটেলের অবস্থানরত ছাত্রী/বর্তার ম্যাপটপ/কম্পিউটার অফিস ইন্টার্জ এর অনুমতি নিয়ে রাখতে পারবে। এক্ষেত্রে নির্দিষ্ট অধীকারনামা এবং মাসিক ২০০/- প্রদান করতে হবে।
- ১৬। ব্যক্তিগত প্রয়োজনে কোন বস্তু পেয়াজ, তৈল, চাল, চুরি, সাবান ইত্যাদি স্টাফদের থেকে চেয়ে নেওয়া যাবে না।
- ১৭। সিট/কম পরিবর্তন করতে চাইলে ১৫০০ টাকা চার্জ প্রযোজ্য।

বিঃদ্রঃ পরিষ্কৃতি অনুযায়ী যে কোন নতুন নিয়ম অফিসে লিখিত টালানো হলে তা পালনে বাধ্য থাকতে হবে।

সুযোগ-সুবিধা সমূহ

- ১। এখানকার রান্ধা-ঘাট সম্পূর্ণ নিরাপদ ও অভিজাত্য এলাকা নিকটেই থানা, পুলিশ বস ও সংসদ ভবন।
- ২। কন্ট্রোল নিরাপত্তা ২৪ ঘন্টা নিরাপত্তা গ্রহণীর ব্যবস্থা আছে।
- ৩। প্রতিদিন তিনবার (সকালের নাস্তা, দুপুরে ও রাতে) উন্নত ও স্বাস্থ্যসম্মত খাবার পরিবেশন করা হয়।
- ৪। ২৪ ঘন্টা ফিল্টার পানির সু-ব্যবস্থা আছে।
- ৫। প্রতিটি ছাত্রীর জন্য আলদা-আলদা শোয়ার জন্য খাট, পড়ার জন্য টেবিল। চেয়ার ও গ্যাসের চুলা ইত্যাদির ব্যবস্থা আছে।
- ৬। বিনোদনের জন্য রতিন টিভি ডিস লাইন সহ) দেখা ও বিভিন্ন দৈনিক পত্রিকা ও ম্যাগাজিন পড়ার সুবিধা আছে। প্রয়োজনে ইন্টারনেট এর ব্যবস্থা।
- ৭। হোটেল সুষ্ঠুভাবে পরিচালনার জন্য হোটেল মালিক ব্যবস্থাপনা পরিচালক হিসাবে দায়িত্ব পালন করে থাকেন। এ ছাড়াও প্রধান মহিলা ইনচার্জ, সহকারী মহিলা ইনচার্জ, সুপার, সাধারণ কাজের জন্য সুপারভাইজার, বার্তা, আয়া, ঝাড়ুদার, সুইপার ও গার্ড কর্মরত আছে।
- ৮। ছাত্রীদের চিকিৎসা সেবা প্রদানের জন্য প্রয়োজনে সহযোগিতা প্রদান করা হয়।
- ৯। প্রায় প্রতিটি ভবন সিনি টিভি দ্বারা নিয়ন্ত্রিত



ফোনে না পেলে গুরুত্বপূর্ণ কাজে SMS করুন।

ভর্তির নিয়মাবলী

ভর্তির জন্য অফিস হতে ১০০/- টাকা দিয়ে ভর্তি ফরম সংগ্রহ করতে হবে এবং তা যথাযথি পূরণ করে অফিসে জমা দিতে হবে। ভর্তি ফরমের সহিত অবশ্যই ছাত্রীর দুই কপি পাসপোর্ট এবং অভিভাবকের দুই কপি ছবি, বাবা অথবা মায়ের ডেটার আইডি কার্ডের ফটোকপি লাগবে। ছাত্রীর অধ্যয়নরত পরিচয় পত্র/প্রমাণ পত্র জমা দিতে হবে। ছাত্রীর আইডি কার্ড ১০০/- টাকা দিয়ে অফিস হতে সংগ্রহ করতে হবে। হোস্টেলে ভর্তির সময় পিতা-মাতা, স্থানীয় অভিভাবকের মধ্যে কমপক্ষে একজনকে অবশ্যই সাথে আনতে হবে।

মাসিক চার্জ

সকল শাখার জন্য রুম-ভেদে

সাধারণ ছাত্রীদের জন্য ভর্তি ফিঃ ৮০০০/-, ৫০০০/- (অফেরতযোগ্য)

সাধারণ ছাত্রীদের জন্য থাকা-খাওয়ারঃ

- ১ জনের রুম:- ৬০০০/-, ৬৫০০/-, ৭,০০০/-
- ২ জনের রুম:- ৫৫০০/-, ৬০০০/-, ৭,০০০/-, ৭,৫০০/-
- ৩ জনের রুম:- ৬০০০/-, ৬৫০০/-, ৭,০০০/-, ৮০০০/-
- ৪ জনের রুম:- ৫০০০/-, ৫৫০০/-, ৬,০০০/-, ৬,৫০০/-

কোচিং ছাত্রীদের জন্য ভর্তি ফিঃ ৬৫০০/-, ৭০০০/- টাকা (অফেরতযোগ্য)

কোচিং ছাত্রীদের জন্য থাকা-খাওয়ারঃ

- ১ জনের রুম:- ৭০০০/-, ৮০০০/-, ৯,০০০/-
- ২ জনের রুম:- ৭০০০/-, ৮০০০/-, ৯,০০০/-, ১০,০০০/-
- ৩ জনের রুম:- ৭০০০/-, ৮০০০/-, ৯,০০০/-, ১০,০০০/-
- ৪ জনের রুম:- ৬০০০/-, ৭০০০/-, ৮,০০০/-, ৯,০০০/-

জামানতঃ ১ চলতি ও এক মাসের ভাড়া অগ্রিম প্রদান করতে হবে

বিশেষ সুযোগ সুবিধা

- ১। জেনারেটর/আইপিএস-এর ব্যবস্থা।
- ২। ফিল্টার পানি ও ফ্রিজ-এর ব্যবস্থা।
- ৩। ভাইনিং/রুম সার্ভিসের ব্যবস্থা।
- ৪। বিছানা পত্র/জামা কাপড় পরিষ্কার ও আইরনের ব্যবস্থা (চার্জ প্রযোজ্য)

Source: Field survey (2018)

6.1.3 Comparative analysis of Shared rental flat (Mess house) and hostel

The internal layout of the case 01 and case 02 show no significant difference in the layout plan of mess house and hostel because both are a rental flat, but considering the overall living pattern, there is a considerable difference (Table 6.1, Table 6.2, and Table 6.3).

Shared flat and hostels both offer a sharing lifestyle, but the considerable difference started with the profit-making process. Private hostels were happening with planning of profit gain and

shared house/mess house forms to benefit through sharing. At some instant, Hostels are a formal set-up wherein most of the cases, and this is a long-time establishment. Hostel fees are also a fixed payment, including all services. On the other hand, mess houses are very informal in terms of the distribution of spaces, foods, responsibilities, etc. often these informal arrangement seems like a family within a limited number of occupants rather than hostels with a large number of occupants when flat-mates do not know each other. The most advantages of hostels are offering all things in a package where one newcomer to the city finds a place to live with necessary furniture (bed and table), including meals and other services with minimum responsibilities to manage everything. However, sometimes because of profit-making attitude, hostels offer a poor environment with crowding rather than mess house where informal arrangement always tries to achieve a better environment economically.

Table 6.1: Overall system of Shared rental flat.

	Shared rented flat (Mess house)
Type	A shared and economic living arrangement, no profit-making issue.
Overall management	Distributed or collected within all households.
Cost	Living costs depend on the quality of the house and the quality of food
Space allocation	Distributed within flat-mates following different approaches according to the different types of household composition. (see detail in later)
Internal	No conversion is taken on the house plan.
Furniture or other appliances.	Individuals are responsible for all necessary furniture and equipment, Common fridge, gas stove, rice cooker, etc. are buying collectively
Time-period	Maybe for a short period or long period.
No. of household	Normally the number of households is lower. In the survey maximum of 15 numbers of people found as a shared household.
Payment	House rent and meal charge are separately handled following different approach (see detail in later)
Responsibility	Different type of responsibility imposes upon the individual.
Rules and regulations	In the survey, none of the shared houses have written an agreement with the landlord. All rules, conditions are imposed upon verbally.

Table 6.2: Overall system of the private hostel.

	Private Hostel
Type	One kind of profitable business
Overall management	Hostel authority or owner of the house.
Cost	Living cost relatively lower than a shared flat.
Time-period	Though the hostel has a commercial purpose, normally it established for a long period. Sometimes informally a hostel is opened by one person or a small group in a rented flat for a short period.
Space allocation	Fixed by the authority.
Internal arrangement	Internal conversion is done for long time planning.
Furniture or other appliances.	Essential furniture is given from hostel authority such as a bed, table, and electric light, fan, etc. in most of the survey cases. In a few hostels, only a bed is given. Common fridge, sometimes dining tables are also provided.
Time-period	Though the hostel has a commercial purpose, normally it established for a long period. Sometimes informally a hostel is opened by one person or a small group in a rented flat for a short period.
No. of household	The number can be lower again more such as 10 to more than 300.
Payment	Fixed by authority Rent is allocated according to per seat or room. Rent including all services such as full/partial meal, electricity, water, gas, security, and other services.
Responsibility	In hostel overall responsibility toward authority and individual responsibility is lower than shared flat.
Rules and regulations	Most of the hostels maintain a written agreement with rules and regulations regarding advance payment, leaving policy, payment rules, etc.

Table 6.3: Allotted space at different type sharing (according to the survey).

	Private Shared house (Mess house)		Private Hostel	
	Maximum	Minimum	Maximum	Minimum
No. of the person in one room	4 persons	1 person	4 persons	1 person
Per person space at bedroom	11.6 sqm (shared room) 13.0 sqm (single person room)	3.6 sqm (shared room) and 5.6 sqm (single person room).	5.8 sqm (shared room) 6.2 sqm (single person room)	2.5 sqm (shared room) and 2.8 sqm (single person room).

6.2 The process of sharing in a shared house

This section focuses more directly on a shared household's everyday routines and the nature of sharing facilities, space, and practices that occurred.

6.2.1 The process of finding shared accommodation

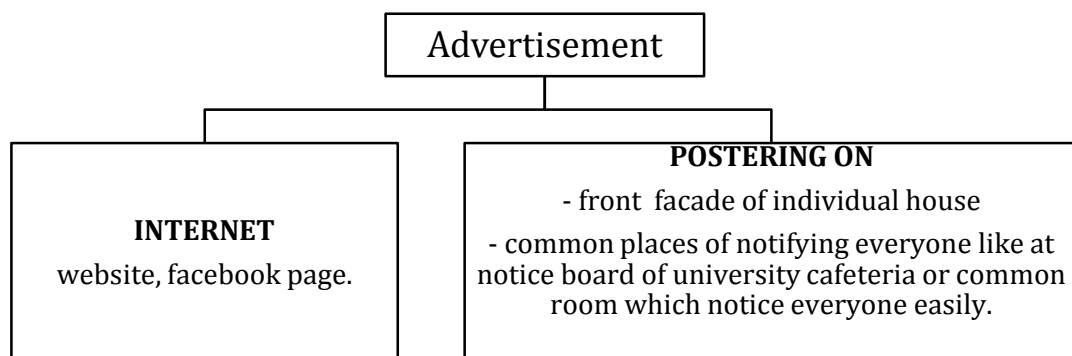
Finding a room or seat within shared accommodation can be straightforward, like taking a look at some adverts, making some calls, viewing some rooms, and choosing the one where one can find both the house and the people. However, in reality, there subsist sometimes a more complex story of how finding a place considering multiple needs like proximity to workplace, pleasant environment, good people, etc. Within a shared house, it is a laborious process for searchers and the advertiser. The process is sometimes a complicated issue because of room-mate and flat-mate go through to share many things into a set of practices and routines rather than just anyone can be a shared household. This issue is also associated with the term 'social comfort'.

This section explores the process and considers how people at Dhaka city, make the advertisement and what is the process that takes place when people find a place in shared accommodations.

6.2.2 Advertisement and advertising: attracting the right kind of person

The advertisement of a shared rental house is a way to fill the vacant seat or find the sharer by attracting the right kind of person. Within the private hostel, advertisements provide the primary means of making potential tenants aware of available seats/rooms. In the case of private shared flat, advertisement takes place sometimes differently, such as toward friends or known persons.

Figure 6.18: Common media of advertisement.



According to the survey findings, searching for a place in shared accommodation is listed below:

- Self-searching by strolling within the preferable area with notifying a 'to-let' advertisement positioning at different surrounding walls, entry gate of the house, electric post or in university/college premises at a cafeteria, shared room, reading room, etc. (Figure 6.12)
- Within the help of a familiar person, either senior/junior in the same university or with colleagues in the same professionals or friends, etc.
- Scour the internet through the popular website or face-book pages (Figure 6.13.)

Table 6.4: Ways of finding a shared house.

Way of searching the house (Items)	Student (n=45)		Professional(n=17)	
	Frequency	Percentage	Frequency	Percentage
Self-searching	15	33.3	4	23.52
From friends and relative	26	57.7	5	26.41
Online advertisement	4	8.92	8	47.05

Source: Field survey 2018

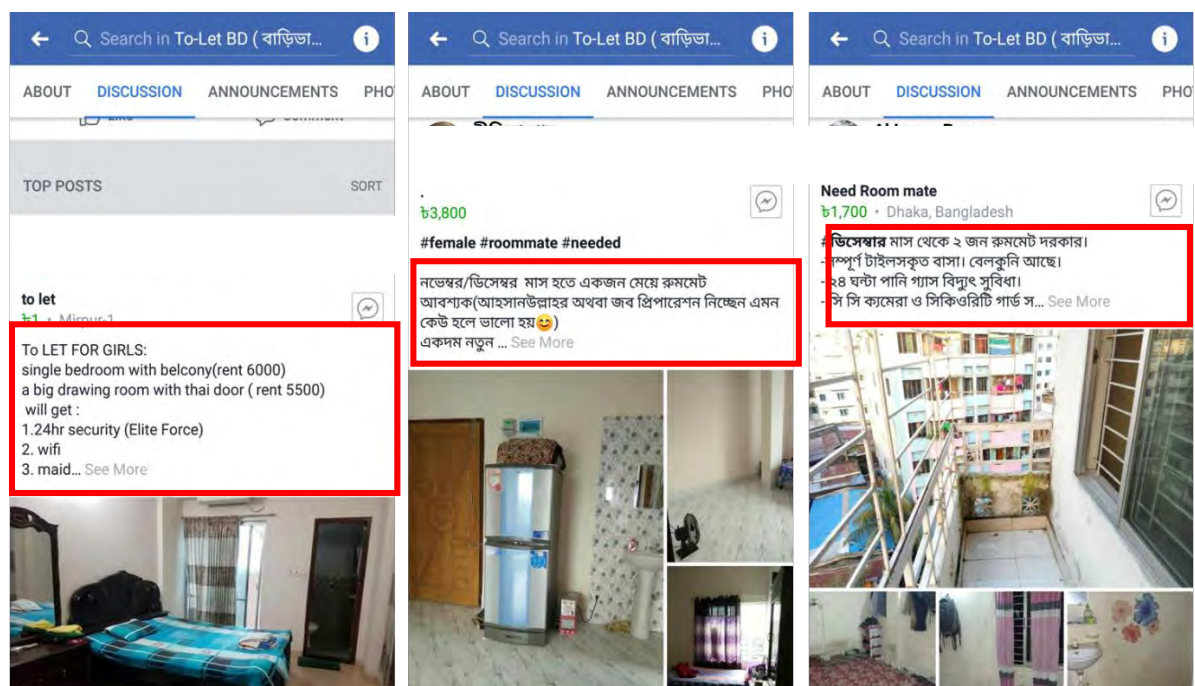
Whereas previously people would have scoured 'To-let' advertisements in local newspapers or have to do a physical survey to search the house, today the internet has provided a platform for this search to be centralized, streamlined, and commercialized. Figure 6.11 shows some common types of advertisements for renting a shared house. Sometimes, the advert provides detailed information for the searcher, while others only provide the only phone number to know detailed information. The survey shows there is a difference in the way of searching houses toward students and professionals when most of the students (57.7%) are introduced to a new house from friends or relatives (Table 6.4). The approaches of advertisement vary considering what type of shared accommodation is available. For example, in the case of hostel type, they use commercial approach, added some are attracting features like the fully furnished room, internet facility, maintenance facility, etc.. In contrast, residents of the shared house usually prefer somehow known one by anyone of the residents rather than fully peer shared household. Often advertisements indicate a specific requirement for potential households like non-smoker persons, job holders, students of specific universities, etc. (Figure 6.13).

Figure 6.19: Advertisement with a poster for renting a shared house.



Source: Field survey 2018

Figure 6.20: Advertising on the Facebook page shows the advertiser notifies some specifications for potential room-mates with explaining given facilities.



Source: www.facebook.com

6.2.3 The initial approach toward a shared house

After searching once a searcher has found an advert that appeals to them, there will generally be some phone calls or text messages to physically arrange a viewing of the place. In the survey, usually, a convenient date is fixed for private shared houses considering both the searcher and existing residents, while typically private hostels allow viewing the house within the whole day (in case of the large-scale hostel) or anytime at all the day through the week. Through this process, the searcher views the room and other aspects of the house and meets the existing residents to see if they would be people they could live. Similarly, it allows existing residents to assess potential residents to see if they will fit in with the existing housemates, lifestyle, and routines. This process appears to be relatively straightforward, and both parties decide their relative suitability to live with one another.

6.2.4 'Sharing' in Shared house

Understanding 'sharing' within shared living will be useful to provide an overview of the critical aspects of what is shared and how this occurs. In shared living, four critical areas of consumption and domestic practice are essential, i.e., how bills are organized and paid, the acquisition and consumption of food, the organization, and responsibility for cleaning, and how physical space is demarcated to shared access (Richards, 2013).

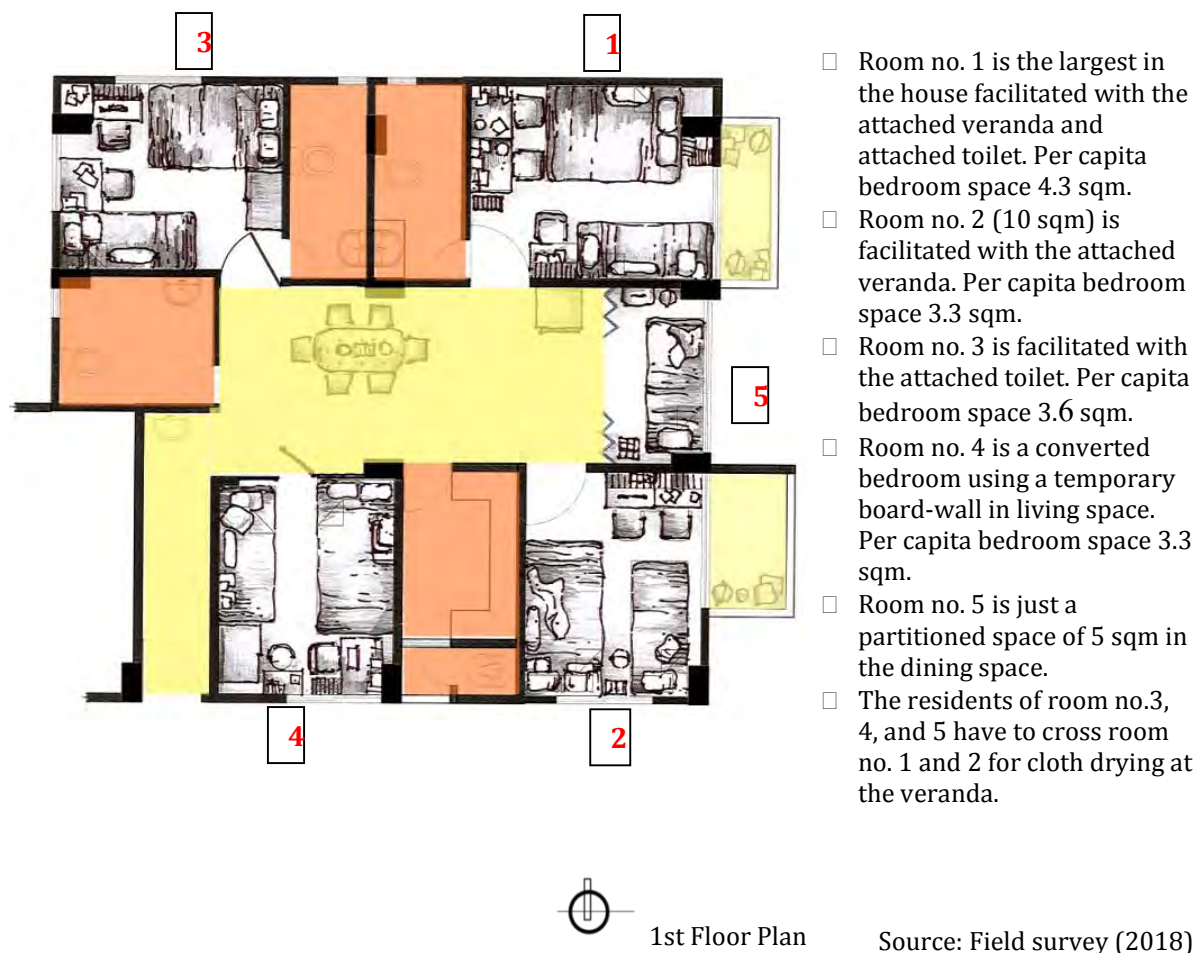
According to survey findings, the fundamental difference between a hostel and shared flats is associated with overall management responsibility. In the hostel, all things are managed by the hostel owner or by one who runs the hostel differing from shared rental flats; all responsibilities are distributed through the household. In terms of the overall management system, a different model exists for different shared accommodation (Table 6.5). At this point in a private hostel, the overall management system seems to be more precise than shared rental flats because here, almost everything is included in house rent. In rented flats, bills and their payment can be configured in multiple ways, with either one resident dealing with all of the bills or each resident taking a bill. In the case of rented flats, management's view is somewhat more distorted, as will explore in detail later in this section.

House rent

Different house adopts different approaches to managing house rent. In shared, rented house rent is distributed to all shared members. The process of distribution can be configured in multiple ways.

- House rent is uniformly distributed to all shared household. There are no considerations of space allocation. For example, there may be a small or large room in one flat, and each household may not be uniformly benefited, but house rent will be equally distributed to all members (see Figure 6.21).
- House rent is distributed according to the seat. At first, the house is divided into several seats, for example, three seats in the large room and two seats in a small room. If one sharer wants to occupy two seats, he/she has to pay rent of two seats. Sometimes share of house rent is fixed according to some values like the small or large room, room with attached veranda, room with attached toilet, etc. Figure 6.4 and Figure 6.7 shows two house plan where

Figure 6.21: Floor Plan of Shared Flat (mess house) at Moghbazar (Case no. 6)



It is common in the case of shared, rented flats that if one seat is vacant for one month, then rent of that seat will be distributed to all those residing within it. For rent payment, sometimes there is a 'Head of household' or representative responsible for financial management within the house and make a deal with the house owner. House owner collects total house rent from single one

rather than from individual household. However, this 'Head of household' system often can present difficulties in the democratization of responsibility between housemates.

The rent payment is a relatively straightforward process in private hostels, whereby hostel authority fixes rent per seat. The individual household is responsible for their payment. In that situation, individual households have no responsibility within the house's overall financial management, whether the number of seats is vacant.

Other bills, including gas, electricity, and the internet, usually are equally distributed to all households, but different approaches also exist, including extra payment for computers, electric iron machines, or other electric devices.

Generally, in case of leaving individually from the house, the household has to inform 1-2 months earlier for recruiting new households. If someone failed to do this, he has to pay the rent for those months. It has also been seen that if one sharer wants to leave the house, it is their responsibility to find a new sharer for that house and be bound to pay the seat rent until finding a new sharer though he /she is she left the house.

Food

Food arrangement includes food purchase, storage, distribution, shopping, shelving, cooking, and eating. In the hostel case, all the process of food is done by hostel authority, and individual households have no other responsibility without collecting food from shared dining or kitchen. In a shared private flat, most of the cases (in survey population) food is prepared commonly, but the self-catering system also found. In the survey, it seems that the self-catering approach was only adopted by female hostels, maybe because of the females' attitude. Different approaches are also found in shared food systems which are shown below:

- Food arrangement responsibility is given one or two households (called mess manager) for a particular time like one week or one month. Food responsibility is respectively distributed through all households.
- Food responsibility is given upon specific one household, and he benefitted with meal charges, for example, 500-1000tk off within meal charge.
- All households are responsible for food arrangements. No fixed time or fixed responsibility is given upon a particular one. Whichever benefit or whomever they want, then they are marketed for food, and by the end of the month, the total cost is calculated and uniformly distributed to all households for paying the cost.

Though a common meal system benefits in terms of cost and time for the user, this approach often creates a problematic situation or nonverbal negotiations among housemates. At this point, which system would adhere or accepted depending on which type of shared household is explained later in this section.

At the point of food arrangement, the housemaid is an unavoidable issue, and often it seems to housemaid has a significant contribution. In the case of shared meals, the mess manager leads and co-operates with the housemaid, sometimes is responsible for all the food arrangement processes from purchase to the preparation and finally distribution to all. In the self-catering system personally, each household deals with the housemaid. Most of the cases housemaid give services for a part-time basis, but full-time housemaid service is also found in a few cases. Payment of housemaid service is included in house rent in the hostel, and in shared flats, it is uniformly divided upon all members or individually according to service. In hostel-type accommodation, full-time house maid service is considered an added value in the quality of living, and often, it is an advertisement issue.

High dependency on housemaid arises problems when housemaid makes absent for the reason of illness or other. In the survey, most people often say housemaid makes absent without any reason, and they suffer a lot when they have to go outside to take food. In that case, usually, they prefer the nearest cheap hotels or restaurant or self-cooking service. Sometimes the absence of housemaid spontaneously cooking team is formed, and they prepare a meal for all, which is an enjoyable experience to them like an impromptu picnic by sharing the task, learning a different way of meal preparation, etc. Although some residents do not want to be part of a cooking team, they also enjoy the different taste, a different type of food, etc. which make an unusuality within the normal daily lifestyle.

Cleaning responsibilities

Within cleaning purpose, difficulties arise because cleaning is a task that people generally do not enjoy. A further complicating factor is that although spaces such as the kitchen, lounge, and bathroom may be shared, people do not want to share cleaning labor. Within shared houses, there is a tendency for all housemates to do as little as possible due to not wanting to do more than anyone else (Natalier, 2003; 2004).

In the survey, overall cleaning responsibility in hostel-type accommodation is gone toward authority, though this is not maintained all the time. The cleaning issue is primarily dealt with by cleaners provided by hostel authority who cleans common areas and bedrooms and has to pay

individually for some other individual task, such as washing up of personal dishes, washing clothes, etc. In the shared house, the distribution and delegation of cleaning are not easy to define with most of the participants in this research, reporting that there was no precise arrangement for how overall house cleaning would occur. Individuals are generally responsible for washing up their plates and handling their laundry, but the common areas like kitchen, bathroom, and dining space were more problematic, where no explicit or formal arrangement existed. In a shared flat, people want to clean only the own space according to territorial feelings, which I discuss in detail in the latter part of the chapter. Sometimes housemates are very reluctant to clean common spaces. Most of the cases, households avoided this issue altogether by organizing a cleaner.

Shared Spaces

Within the vast majority of shared houses, the configuration of what is shared between housemates and the domain of individuals are essential issues or sometimes seem very complicated. The issue of space, how it is demarcated, and by whom, and who has the right of access, has some different situation within the home.

In formal residence halls, space is demarcated by the institution with the individual student having their room or shared room, which is lockable, and the remainder of the space being 'common.' Access to other students' rooms is at the resident authority, allowing access as they wish. In Dhaka city, most of the private hostel is situated in a rented flat designed for familial arrangement, not for single multiple households. Within minimum internal conversion, a family house runs as a hostel, a shared accommodation. For that reason differing from the hall of residence, a clear demarcation of space does not exist in the survey's maximum private hostel. At the issues of space allocation, it needs to be said that there is no difference between a hostel and a shared rental flat because both are accommodated in a rental house, and there is no clear demarcation of space for private and shared with the households reside. Sometimes in case of the large private hostel (accommodate more than 15 households), when flat is rented for a long time, the flat is internally converted with temporary partition walls to accommodate multiple households. Figure 5.4 shows the internal arrangements of two shared accommodation where the first one is a private hostel, and the other is a shared flat. There is no difference in space allocation, and both are in a private flat and hostel. In hostel has seen that some temporary partition walls (with fostered glass or parts board) are inserted. Sometimes for a large-scale private hostel, the whole building is converted to a hostel building by massive scale replacement, such as Nibedika Chattri hostel at farmgate, Dhaka. In that case, space is demarcated like a hall of residence though space quality is not acceptable. Most of the room is created with 7-8 feet high partition wall when only outer side rooms get window, but most of the rooms at the inner side and

have no window. Here single room size is too small 7.5 feet by 3.5 feet with 2 feet wide door when a small ceiling fan at 10 feet upper level does not work. According to the user, though there are other shared room options, which are large, they often prefer this too much small but single person room to achieve privacy. At the issue of space, private flats are better than private hostel because, in the first one, there is no profit-making issue. It has been seen for most of the profit-making private hostel that authority tries hard to enter maximum numbers of seats. In Ramnachat hostel, there is an example of placing one seat in front of another room (Figure 6.6). In the survey, most of the private flats consist maximum of three people in one room. Figure 6.4 shows, whether small or large, three people share each room with one exception with a single-person room when the user of that room has to share a large amount of rent than others sharer.

In shared accommodation, there always some space for their own, and others are shared. When an individual has a single-bedroom, this is his own space, but when two or three people share one bedroom, then the question arises, what portion is own. The answer is dependent upon users' feelings and interpersonal relationships between who are sharing one bedroom. Different views are obtained in the survey within the issues of their own space in the same situation of sharing a bedroom, which I illustrated later in the chapter. When house-mates get along with one another perhaps as houses of friends rather than 'random' - the issue of sharing space may appear to be relatively easy. Sharing the kitchen or bathroom with someone does not seem to be a huge problem. Shared or common space is not always easy to share, and often there are complex considerations given to the negotiation and use of shared space, especially within peer-shared households. In private flat often it has seen that the common spaces such as a dining room or living room which is used by all individuals as a pathway, is left as vacant. Interestingly, when the household's movement is slower, then these vacant spaces work as private spaces like private phone calls or being alone, avoiding others' observation, etc.

The use of spaces related to lifestyle and daily routine of single-person households, which discuss in detail in chapter 5, indicates that almost all members stay out of the house and come back to the house in the afternoon tonight. Along with this, for security purposes, most users do not open the windows and often sill level work as storage space. According to Mridula, "I am not interested in opening the window beside my bed cause, everyday opening and closing window sometimes not possible to me within at morning when I am in a rush of time to preparing to go out and come back at night when there is no need to open it." She also added that "there are no good views rather than other buildings, so why I would open my window." Survey also found quite different views from participants like Sharna; the roommate of Mridula said, "often I like to open the window, but there is no way because the only one window placed beside Mridula's bed and she

does not want to open the window.” Sometimes households also feel insecure about opening the windows. For that reason, in some cases, there exist a situation of poor daylight and ventilation. In some cases, there also exists a situation of suppression within a high density of people with poor lighting and ventilation.

Hierarchy of resident

In contrast to other forms of living, dealing with a ‘shared’ space appears more difficult due to the absence of hierarchy. In a family, parents can regulate the behavior of their children. Within the residence hall, the hierarchy may appear to be somewhat more cooperative, with under care of wardens, proctors, or resident tutors. Within peer-shared accommodation, however, the power dynamic is more ambiguous, without an officially demarcated ‘leader’ or ‘head’ of the household and each individual instead of having equal role and responsibility in the house's running. In terms of household resources organization and practices, this creates a more problematic structure to negotiate those roles and responsibilities (Richards 2013). In a survey, the private hostel's situation is less or more like a hall of residence where hierarchy appears to be cooperative, with under care of hostel supervisor or appear to a single or group of a person acting as hostel owner. In the case of a shared house, findings within this thesis suggest evidence of problematic situations like the quarrels and crises are in the midst of them. The hierarchy issue is highly related to an interpersonal relationship that mainly depends upon the way of group formation to share one house that is to say sub-types of shared households that are the following:

1. shared houses made up of friends that have come together to live with one another;
2. shared houses of ‘random’ or ‘peers’ whom all found each other through means such as websites;
3. friend/random hybrid households where some people are friends but have since had to recruit random to fill gaps where other friends have left to maintain the tenancy of the property;
4. owner-occupied or family tenant-occupied shared households where the owner or a tenant family is resident and the house shared with one or more single-tenant, usually to afford to own the property

When some of the friends share one house, then the hierarchy is less pronounced rather than including senior and junior students or friends with peer random. For example, Magno and her four other friends are living in Niketon. She explained that “at first we used to common meal system. However, one friend does not do her responsibility, and she did not care about complaining as a friend. So often, some non-verbal negotiation occurred, and to solve the problem after two months, we went to the self-catering approach.” In senior and junior households, sometimes the comparatively senior households play an essential role in solving problems

between juniors or in case of another decision-making process. In the case of some close friends sharing one house, the survey found evidence of sacrificing the issue. In a survey, it has been seen that in most cases, there is no formal leadership in a shared house. However, informally some specific responsibilities like dealing house-owner or dealing housemaid, etc. have gone toward particular ones according to self-interest or inherent capabilities of making good conversation or managing difficulties. Further, while residents may appeal to the house owner to intervene in some issues, there was an evident reluctance to do so, often seeing house-owners as largely ineffectual in dealing with matters and many aspects, such as some bills are unaffordable to someone, falling directly on the shoulders of residents contractually. In the survey, most of the cases, there was no evidence of external people without house owners to intervene in sharing internal issues. In very few cases, where some girls share one house, there was evidence of parental or local guardian's intervention within internal issues. In survey cases, there found women are interested in the self-catering approach rather than the shared meal system, and according to them, sharing of meals is a complicated issue because of the absence of a leader who has the right to control all households.

Table 6.5: Overview of different types of shared houses and how different responsibilities are 'shared.'

	Shared Rental Flats or Mess house (A-type)		Private Hostel (B-type)
	Self-Catering Premise (A1-type)	Shared meals Premise (A2-type)	
House rent	Shared Responsibility/ Distributed	Shared Responsibility/ Distributed	Fixed (per seat)
Other Bills (Gas, Electricity, water, service charge, Internet, etc.)	Shared Responsibility/ Distributed according to use.	Shared Responsibility/ Distributed according to use.	Included in rent
Food	Single responsibility	Shared responsibility/ Distributed according to a per meal	Included in rent
Cleaning	Shared Responsibility/ Distributed	Shared Responsibility/ Distributed	Included in rent
Space Allocation	Own room or shared room, including shared spaces with mutual access	Own room or shared room, including shared spaces with mutual access	Own room or shared room, including shared spaces with mutual access
Hierarchy	Rented flat	Rented flat	Owner-occupied hostel or Rented flat by any institution or single person

6.3 Residential environment toward living closely with others

This section focuses on the benefits and problems of having regular interaction with others in shared accommodation. At first, this section discusses the benefits of forming bonds and connections with other residents and financial savings with other material supports. Then I discuss the challenges of interpersonal relationships such as different personalities and perspectives, which can cause tension within the residents.

6.3.1 Shared living and opportunities

In Dhaka city, shared living is an approach toward sustainability regarding the efficient use of space and money. Besides these, there also enrich some social values within a connecting number of people.

Connection

According to respondents, although they choose to live in shared accommodation with no other suitable options (detail in the previous chapter), the shared accommodation residents shared a vision of sustainability (social, environmental, and economic), which instantly created a commonality between them. Although they initially come for a need, they all are agreed upon the vision and felt an immediate connection with others. The vision connected a wide range of people from diverse backgrounds and developed social sustainability. Aside from the instant connection formed through sharing, residents had sudden or regular events to meet, greet, and get to know one another. The sudden event includes a sudden birthday party, sudden cooking party, etc. regular Recreational activities include weekend movie watching in together, card game at night, mid-night gossiping within flatmates and sharing sadness/hardship or joy/pain, enjoying late-night tea/coffee, etc. All of the research residents talked about how much they enjoyed their sharing lifestyle and emphasized enjoying freedom rather than conflict within sharing. It has shown that by giving importance to activity patterns and interpersonal relationships within the residents of shared accommodation, an overall approach to sharing and distribution directly influences growing interpersonal relationships between the residents. At this point, regular interaction between residents is essential. Informal space demarcation, responsibility distribution, though sometimes arise conflict but increase the level of interaction. For example, in some private hostels where temporary partition walls are inserted to make clear space demarcation, in that case, the relationship between residents is inferior even they do not know each other. It can be said for a shared accommodation hierarchy of space regarding personal and

shared space is very important to achieve a right level of interaction and privacy at a satisfactory level, which I discuss at a later part of the chapter.

Support

As stated by the residents in the research, the primary benefit of having a shared living was support in daily living. Most of the residents commented on the availability of practical and moral support from flat-mates. In the premise of a shared house, though everyone is living out of their own family, there is evidence of a family environment within the house. The issue of support is also related to how the residents are connected.

6.3.2 Shared living and problems: interpersonal relationships

One of the main problems of living closely with others was the managing of relationships and responsibilities. Although there were informal processes in place for dealing with problematic situations, interpersonal matters remained a personal challenge of living in the shared house. This subsection discusses the problems of living in a shared premise with disagreements, diverging personalities, agreements and processes, and the necessity for interpersonal skills.

Disagreement

Dealing with interpersonal situations is an expected feature of human interaction, one of the challenges of living in the shared premise. Often, differences in opinion or perspective were seen to be the reason for conflict. When an increased level of interaction creates a secure connection and support between individuals, it also influences disagreement and conflict. It has shown that disagreement is an issue of the decision-making process in which all residents had a chance to convey their opinion. When there is no option to express an opinion, there is no chance of disagreement, which occurs in most private hostel-type accommodation where a hostel authority makes all the decisions, and individual residents have no right to express their choice. In the case of the shared rental flat where the hierarchy of person (discuss at section 5.2) is absent, and the individual has equal responsibility and equal right to express their choice then increase the level of disagreement, which raises problems. In the shared living scope of disagreement are mainly the following according to the survey:

- Space – distribution of space, occupy a better place or occupy comparison to ample space, etc.
- Food – the item of food, a way of cooking, distribution of food, food purchase, approach toward food for guests, etc.
- Cleaning and maintenance responsibility

- The requirement of new flat-mates and policy toward leaving from the house.
- Attitude and lifestyle, such as in the same bedroom, feel disturbed when others gossip or laugh or watch a movie.

All the respondents are agreed at the point that in shared house disagreement occurred from time to time and could not be avoided.

Personality

In shared accommodation, a diverse range of residents migrated from many parts of the country and engaged in various occupations. Along with the background differences, the differences in personalities that most residents recognized as a potential challenge. Some of the residents stated that personality would be a more significant problem due to the constant interaction. Some others also referred to the accommodation's size as an important factor in dealing with differing personalities. For example, in the comparatively large private hostel (more than 50 people) where those who did not get along did not have to interact with one another, the resident can keep away from people they do not like due to the scale the place. Finally, it can be said that some factors are essential within the issues of connection and disagreement which are given below:

- At first, what type of shared accommodation (detail in the previous section), i.e., how a shared house is made up?
- Type of people, i.e., the occupation, age, social class, etc.
- How much sharing occurred, such as only space or space and food or space, food and responsibility, etc.?
- Allocation and demarcation of space.
- The layout of the house, i.e., way of access, the scope of interaction

6.3.3 Attitude toward sharing and interference

The residents in shared housing are given less privacy under the sharing of kitchens, bathrooms, or even bedrooms with others. Privacy has a changing dialectic quality, and due to different individual characteristics, the definition of privacy differs for each individual (detail discussion in chapter 2). Privacy regulation is an important issue when many people are living closely with others in shared accommodation. The sharing status and residents' attitudes on sharing and daily interference with roommates are also investigated by different sharing types considering privacy issues (Table 6.6.).

Table 6.6: Sharing and satisfaction.

Items	Mess house (n=34)			Hostel (n=28)		
	Frequency	%	Weight (5)	Frequency	%	Weight (5)
Sharing status			N/A			N/A
Only shared kitchen	4	11.8		0	0	
Shared toilet and kitchen	7	20.6		12	42.9	
Shared bedroom, toilet, and kitchen	21	61.8		15	53.6	
Shared bed, toilet and kitchen	2	5.9		1	3.6	
Satisfaction on sharing			3.32			2.92
Very dissatisfied	2	5.9		0	0	
dissatisfied	4	11.8		8	28.6	
Neutral	14	41.2		15	53.6	
satisfied	9	26.5		4	14.3	
Very satisfied	5	14.7	1	3.6		
Satisfaction on privacy and interference			3.05			2.75
Very dissatisfied	3	8.8		4	14.3	
dissatisfied	7	20.6		11	39.3	
Neutral	12	35.3		5	17.9	
satisfied	9	26.5		4	14.3	
Very satisfied	3	8.8	4	14.3		
Satisfaction in residential life			3.17			2.7
Very dissatisfied	2	5.9		3	10.7	
dissatisfied	5	14.7		8	28.6	
Neutral	15	44.1		12	42.9	
satisfied	9	26.5		4	14.3	
Very satisfied	3	8.8	1	3.6		

Source: Field survey 2018

According to the questionnaire survey results, generally (N=62), shared bedrooms, toilets, and kitchens are very common for shared residents (61.8% at mess house and 53.6 % at the private hostel). Besides these private bedrooms with shared toilet and kitchen also shared (42.9%) at the private hostel because often private hostels are altered basic floor plan with a temporary partition wall, divided a large room at a number of the small room and provided small single person room with shared kitchen and toilet. As for satisfaction with sharing and daily interference, generally (N=62), extreme feelings such as "very dissatisfied" or "very satisfied" are small in proportion for satisfaction with sharing (very satisfied 14.7% and very dissatisfied 5.9%). Similarly, the proportion of extreme situations for satisfaction with privacy is small (both 8.8%). On the other hand, a large neutral attitude on sharing (41.2%), on privacy and interference

(35.3%) indicates a tolerance for house-sharing by the young generation. As for overall residential satisfaction in different house-sharing types, at the private hostel, although a significant proportion (42.9%) shows neutral feelings, the ultimate score for the satisfaction level shows obvious (2.7) negative feelings. It was observed during the case study that the residents are usually of the same age group. After a certain period of living together, their living habits coordinate to make good use of the shared space, e.g., to have different time tables for using the bathroom, they adjust their wakeup time in the morning for more harmonious queuing.

Concerning their attitudes on shared housing, the research also wants to know about the relation between sharing type, amount of sharing, and satisfaction level. The research demonstrated that residents at mess houses are more satisfied with privacy rather than hostel residents. The satisfied privacy level is also related to the amount of sharing taking place; an increased sharing makes residents dissatisfied with feelings of privacy. Satisfaction on privacy gives a positive feeling toward overall satisfaction with the lifestyle.

6.3.4 States of Privacy

The previous section finds out that the feelings of privacy are essential for sharing the lifestyle and so that this section is concentrated upon the stated privacy feelings. Researchers suggested that there are different kinds of privacy (detail in chapter 2). The study analyzes privacy in a shared premise by following Pedersen's six states of privacy: solitude, reserve, intimacy with family, intimacy with friends, anonymity, and isolation.

Solitude is the condition of being alone and unobserved by others, and it is a condition that is either desirable or neutral. In solitude, there is no need to be geographically removed from others. This study tries to find out what solitude means to a young single person in the shared house. It questions whether they prefer to study/work in their shared domestic environments or elsewhere and create an environment of their own. Reserve involved the establishment of psychological barriers against intrusion. In a shared house, an individual can keep a distance in personal relations away from his/her room/flat-mates or put up some physical barrier to keep away the intrusions. Anonymity is a type of privacy that allows the individual to move around in public without being recognized or being the subject of attention. In a shared premise, anonymity related to many people in one house. When the number of people is large, like more than fifteen, anonymity may be required or desired. Isolation as a means of physical separation is often required in the situation when some people share their bedroom. Isolation is a state of privacy being similar to solitude but refers to it as a physical separation of oneself from others. Intimacy is a type of privacy related to an individual's or group's desire to promote close personal

relationships with only preferred individuals. Intimacy with family is the desire to be alone with a family, whereas intimacy with friends is the desire to be alone with friends. Dissatisfaction within the shared environment is the result of intimacy with family.

In the second part of the questionnaire, the six states of privacy defined by Pedersen (1979) were adapted to the shared home environment. The participants' privacy preferences were measured according to these specific conditions (see Appendix, Part II). The most preferred type of privacy was solitude, and the least preferred one was anonymity. Respectively isolation and intimacy with friends have also preferred the type of privacy (Table 6.8).

Table 6.7: Means of six states of privacy.

State of Privacy	Related Questions	Mean	Weight (5)
Solitude	I sometimes need to be alone	4.1500	4.004
	I do not like to be disturbed by others when I am doing anything.	3.7500	
	I prefer staying in a room which is peaceful and quiet.	4.2500	
	Being observed by others disturbs me	3.8667	
Reserve	I avoid making a long conversation with someone I have just met.	3.6000	3.07
	I like to keep a distance in personal relations with friends in the home.	2.0667	
	I prefer being alone instead of living in a crowded room.	3.5500	
Intimacy with Family	I like to be with my family	3.8000	3.26
	I like to share my problems only with family	2.6000	
	I prefer living alone with my family away from others	3.4000	
Intimacy with Friends	When I am unhappy, I like to have friends around me.	3.6500	3.46
	I like to stay in a room with my friends.	3.7000	
	I am happy when others realize my success	3.0500	
Anonymity	I like to meet new people	3.7000	3.1
	I like to be the center of attention in the house	2.5167	
Isolation	I want some partitioned space for my study	3.5500	3.4
	I want some personal space for talking	3.9000	
	I have to go out of the room for personal talking.	3.0500	
	I want a job that allows me to work somewhere away from people and city life.	3.1500	

Source: Field survey 2018

6.3.5 Privacy; Separateness and Isolation

In the second part of the questionnaire, the study aims to find out how the participants perceived the social processes of environmental psychology. The respondents' answers show that there were differences in the perception of privacy between individuals (see Appendix). Although almost fifty percent of participants avoided answering that question, most of the answers go related to space use, and few answers go to the concept of freedom. In the survey, most of the cases participant share their bedroom, so it is not easy to mark which part of the house is personal. Most of the respondents are agreed with that the bed and table as personal space, while some also think the only bed is personal space though there also problems to achieve isolation. When respondents were asked what they do if they wished to do a personal activity (see Appendix, Part I, Q.27), the most common answer (approximately 41%) was going to my bed. Although most of the respondents said that their space is not suitable for a personal activity like a personal phone call, they usually do not go out of the house. Most of the cases, they use veranda or dining space or friend's room in the absence of anyone or go to the roof.

Living in Dhaka city within the accommodation crisis (detail in chapter 2) with high rental price acquiring private room is difficult for most of the single young people who fall in the middle-income group. According to most of the participants, without a private room, there may be some personal space, but privacy is very poor. In that case, veranda plays a vital role as a private space for sometimes for making a personal phone call or avoiding the crowd. The survey indicates that when they have the scope of locating their own space, achieving privacy is the main factor for more than fifty percent of the participant, while some prefer a small room, so that minimum number of sharing a person or some other prefer attached balcony which is suitable to achieve privacy. Others prefer a large room emphasizing space crisis. Other options like the quality of space with good light and ventilation or close friends were not preferable factors. However, in locating their bed in a shared room, most of the participants prefer a bed near the window, and others prefer a wall facade to locate a bed. Few participants prefer their beds near the door of the balcony. Although most cases, users try to specify their territory with small furniture that does not create a visual barrier like a chair, table, small storage rack, etc. but the territory is not clearly defined. In that issue of the territory, their evidence of different attitudes in males and females is more conscious about territory than males. Most of the participant feels their room is crowded when all members present in the room at night. Around ninety percent of participants prefer 2-person in one room while others prefer a small but single room. Most of them agreed that a single person room might not be affordable to them, so 2 person is preferable. In the survey, most of the cases, it has seen that 3-4 people allotted in one room, which is not preferable to them considering

room sizes (12 -15 sqm) and privacy perception (crowding). Most of them said that the minimum distance between individuals in the bedroom should be higher than three feet. In working day rooms are used mainly at night and after a whole day working all the people want a space to get rest at own way to overcome tiredness. All participants agreed to the bedroom should not be crowded and emphasize the overall environment of studying and privacy for personal activity.

6.4 Overall problems in shared premise

This chapter identifies some social and physical problems by explaining the overall sharing process. This sub-section summarizes these problems.

6.4.1 Social problems

The survey has identified mainly two kinds of social problems that they face as living away from the parental home.

At first, they face a problem when they find proper accommodation as a single young person. From the survey, according to participants, the following causes are identified.

- Social misperception about all single young people because of some bad experiences for a few people.
- The politically unstable situation of recent times regarding militant attack and few traces of training of Jam'atul Mujahideen Bangladesh (JMB) in mess houses creates a fear toward the landlords, and they often want to avoid unwanted trouble.

Second, their housing choice preferences within shared rental housing, a shared non-family arrangement, create some social problems shown below:

- In a private hostel, overall management system within the distribution of rent and other bills, food purchase and prepare, cleaning services, etc. deals with hostel authority, but in a private flat, all individuals are responsible for managing all things. Sometimes this responsibility seems like a burden to someone or others are reluctant to do. So often problems and misunderstandings arise within the households.
- In a shared premise, multiple independent people with diversified lifestyles are living in interdependent situations. Sometimes, they have to adjust their daily routine with others, which happens the issue of sacrifice.
- Within many people in one house, sometimes a situation of crowding occurred where achieving privacy is difficult.

6.4.2 Physical Problems

Physical problems that they face within the house are mainly shown below:

- Overall housing shortage considering supply and demand.
- Neglected rental housing sector due to the proper enforcement of laws.
- Private hostels, a profit-seeking sector, often offer poor services regarding space quality, food supply, security, etc.
- Absence of designed houses for single young households. Single-family houses are not adequate for living multiple unrelated shared households due to different space requirements and type of use. Converted family houses toward hostels and shared living often take place poor light and ventilation.
- The space crisis is another crucial issue when surveying people on average, they get 4-6 sqm space for one seat, but it is below the international standard of a 9-15 sqm for one bed/study space and 13-19 sqm for two bed/study (Neufert 1980).
- No proper initiatives from the government to accommodate single-person households.

Overall problems occurred mainly on two sides, i.e., supply-side and demand side. There are an overall housing shortage and unwillingness of suppliers (landlords) due to social misperceptions on the supply side. On-demand side, multiple problems occurred due to shared living within different lifestyles and choices, converted family houses for sharing, different space requirements.

6.5 Sub-conclusion:

This chapter has explored the situation of sharing in a shared household, by focusing on how sharing introduced and what is shared with the impact of 'sharing' within the households. The research found, the diversity and complexity of 'sharing' arrangements within basic two different types of shared houses: private mess house and private hostel.

In a mess house, there exist different informal systems for 'sharing arrangements' that arise spontaneously to address multiple issues or sharing problems. Basically, what system will be followed to manage a shared house depend on the interpersonal relationship between the households; that is how a group is formed to live in a shared house. By considering this factor, four sub-types of households may be formed: shared households with some friends, shared households with randoms/peers, households with a combination of friends and randoms, and house-sharing with owner or family tenant. In mess house, all problems mainly occurred because of informal ways of management and using a single-family house for multiple shared households.

First, a problem is occurred to find potential housemates, and this problem is heightened when current housemates have to share extra house-rent to fill the gap of one housemate who leaves the house after a few months. Second, the problem is how spaces will be demarcated and distributed accurately within the households when the house is not designed for multiple households. Third, in that situation, all residents do not get equal facilities such as an attached toilet or attached veranda, same room space, etc. and if they do not get equal facilities, then the problem occurred within the fixation of the amount to share house-rent and other bills. To run a mess house, the head tenant or mess manager must take multiple responsibilities regarding food management, deal with the landlord and other households regarding funds, etc. Fourth, a problem is occurred within the selection of mess managers with reluctances of households to take responsibilities as an extra burden, and sometimes mismanagement and misunderstanding have occurred within the mess house. Fifth, the problem has occurred regarding variance in daily routine, lifestyle, food-habit, etc. and the amount of this problem depends mainly on the 'sharing status' and interpersonal relationship between households. The 'sharing status' is the amount of 'sharing' taking place within the households, and in the survey, four situations found that are; shared bed, toilet, and kitchen; shared bedroom, toilet, and kitchen; shared toilet and kitchen; only shared kitchen.

In the case of a private hostel, the situation is not too different, but the fundamental difference is here; a shared accommodation is running by following a management team's rules and regulations. So households get all facilities in a package system within seat fare, and they are bound to accept the hostel rules without any negotiation. The first problem of mess house regarding sharing extra house rent does not exist here because here, each is responsible for only his or her occupied seat only. The second and third problems of equal distribution of space and facilities are also present here since private hostels are also situated in single-family residences with or without small conversion. However, here residents have no right to say anything about this problem, so there is no scope of the chaos and no negotiation between residents. The fifth problem regarding different lifestyles and issues of sacrifice is constant for shared living depending on their sharing status. However, the private hostel's main problem is the poor quality of food and services because of the landlord's profit-seeking attitude as a business. As a result, it has seen that most of the hostel raise their seat fare, considering increased demand. Crowding space is also a profit-seeking attitude of hostels.

Besides focusing on 'sharing', the issues of privacy have come to the same line. So that, at last, this chapter has analyzed different states of privacy within the sharing premise. The survey result shows that the most preferred type of privacy is 'solitude,' which indicates a shared household-

they accept the physical intrusion of others at their bedroom but expect a certain level of privacy within self-environment for studying or working with non-observed by others at always.

This chapter has found the diversity and complexity of 'sharing' arrangements, such as multiple ways of managing the acquisition and allocation of space and rent, etc. With some exceptions, most participants narrated a more individualistic approach to sharing space and goods that gave primacy to individual taste and routine over time. How sharing was managed was not an easy task for those involved, often problematized by the length of stay (how long someone has been in the house, explained in chapter 4). The problem between one household versus many households under one roof is a constant feature of 'sharing' practices. 'Sharing is inherently rational and interpersonal, so the form and quality of the interpersonal relationships within which sharing occurs fundamentally affect the nature and success of sharing within shared households. Besides, these psychological things are essential within sharing, such as self-perception, behavior, privacy needs, etc. Home is a space that must fulfill physical needs as well as psychological needs.

CHAPTER 7 FINDINGS AND CONCLUSION

This chapter concludes the qualitative research on single young adult households in Dhaka. At first, the research problem, objectives, and methodology are briefly mentioned. The research findings, i.e., conclusions of the two objectives are briefly presented to conclude the research followed by discussing the future research directions relevant to this topic.

Dhaka is the capital city of Bangladesh, where about 65% of people being migrated from other parts of the country. The prime causes behind migration are the betterment of life within better education and job when Dhaka city is the center of educational institutions, other government and private offices, and business-commerce. As a result, every year, many people come to the city for education and job while most of them are young at the first stage of their careers. By focusing on housing issues, Dhaka city is not fully prepared to accept this person within the backlog of dwelling units in 2015 is 0.76 million (BBS 2011). In this situation, the question is how these migrated people adapt themselves to a new city out of their own homes. The formal housing sector cannot meet the demand (provide only 7%), and mainly (for 93%) depend on the private sector. The formal housing market also failed to provide affordable housing for the low and middle-income groups, mainly relying on the private rental sector. Within the high rent to income ratio and unavailability of the proper house for single living, the most common scenario is that single young people adopt 'sharing' to manage rental costs.

Within the context, the research focuses only on young people aged 18-34 who adopt single-hood and live in a rental house with sharing premise at out of the parental home. An investigation of these single young adult households would give valuable feedback to make an initial ground for future programming and housing design for theses sub-group.

This research investigates the perceptions on and problems of the study groups they face within the single living outside of the family. A general review of the Dhaka city sets a ground for the housing context of the city; it further requires identifying the group of people who are living in out of the family and how they carried out their living within the sharing premise. In this context, this research has set the following two objectives:

- 1) To investigate the group of single-young people living in rented houses by knowing their demographic, social, and occupational characteristics as a basis to outline owners' perception of their renters (Chapter 5).
- 2) To investigate the housing circumstances of the single young group to explain the nature and extent of the multi-faceted problems with which they live (Chapter 65).

Based on the established theories and analysis, a literature review outlined a conceptual ground to carry out an empirical investigation based on field surveys and interviews in the local context. After a reconnaissance survey of the study group based on where they live and how they situated and possibilities of to have a key person to help in the field survey, in total fifteen houses were selected in three areas i.e., Tejgaon, Moghbazar, and Motijheel in Dhaka city by stratified random sampling. The field survey is prepared based on the questionnaire survey, general discussion, and interview within the fifteen case houses when four cases were chosen from basic two types for in-depth study to get a wide-ranging picture of the 'sharing' within these people. The Summary of the research findings is outlined below.

The first objective, **'to investigate the group of single-young people living in rented houses by knowing their demographic, social and occupational characteristics as a basis to outline owners' perception of their renters'** traced the socio-economic profile of single young households and their lifestyle in the context of a rental house in Dhaka, especially, with shared living with many unrelated occupants at out of the parental home.

Though the number of young single-person households is increasing day by day, they are still a minority group of people. So, our society and government are not wholly concerned about the issue. The accurate statistics are also missing so that the private sector is not also interested in working for this group of people when a more significant part of housing need is fulfilled by the private sector in the Dhaka housing market. Unlike many western developed countries where the younger generation is living out of the parental family to seek greater independence and freedom, the situation is quite different in Dhaka, Bangladesh, both in terms of culture and the housing market. The study shows that city-centric development pushed the number of single young people to come to the city by leaving their parental house when a house with sharing premises is a comparatively suitable option for them considering the social and economic issues. While the research wants to know about the factors that work behind housing choice, then the survey within the study group finds a list of factors within which proximity to the workplace is the prime factor. Within the survey people, most of them are in the middle and lower-middle-income

groups. Though very few students are fully self-dependent, most of the students have self-income and partially self-dependent. This is an indication of independence at living out of the family. They also contribute to their family by sharing their own living cost rather than sharing their studying cost with family. The survey indicates that single young people's lifestyle varies person to person depending on their family background, profession, self-realization, etc. such as overnight activity, different daily routines that often do not match within flat-mates and with other family households. As a result of staying less time in a house, bonding with the house owner or other households is sometimes weak.

Landlords have different perceptions about these single (bachelor) young households. Often landlords take 'multiple households in a house' as trouble rather than single-family residents because of their diversified lifestyle within the difference in daily routine. The survey indicates the length of stay in one house for most people is three months to one year, maybe because they have minimum pulling factors to explore another option as a single person. They frequently shift from one place to another, which is sometimes not a preferable situation for the landlord and negatively perceives their renters. Moreover, there is some common allegation or misperception toward bachelors because of a few isolated incidents regarding a single person's bad habit and political harassment (see detail in chapter 3 in section 3.3.1). Our society often does not prefer a mix up of family households and the single person as sharing households within the houses of the same building. However, today, the growing demand for shared housing leads to hostels or shared houses as a profit-making business toward landlords and other profit-seeking business people. The study also finds a relationship within the study group with the surrounding neighborhood. Single-person households living in sharing approaches are created several business scopes within the area, such as profit-making hostel business, restaurants, food shops or other shops and super shops, etc.

The second objective **'To investigate the housing circumstances of the single young group to explain the nature and extent of the multi-faceted problems with which they live'** demonstrate the internal situation of a shared rental house by knowing overall 'sharing' in shared accommodation and their experiences of living with shared premises within nature and the extent of the multi-faceted problems.

By the fascination of knowing the housing circumstances, the study finds some social and physical problems in sharing lifestyle. The overall analysis is considered two basic types of shared accommodation: a hostel and private shared flats. The fundamental difference between these two types is the presence of a management team. In hostel overall system runs with the hostel

authority following a formal management system while in private shared flats, individuals are responsible within a simple management system.

When the study analyzed the sharing situation, then at first, the issue is coming to the front that how many people entered in a sharing environment that is the mechanism by which individuals find a space in shared accommodation, how they go through a process of selection and finally how they deal own self within the shared house. This process has been far from simple and straightforward but, instead, has complex and subtle structures, and every step individual has to face some problems. People always want a pleasant living experience within potential housemates. At this point, hostels become more straightforward rather than private flats. In private flats, different issues are considered, such as professional details, sharing responsibilities, daily routines, bad habits like smoking, etc. within the negotiation. The study will further explore the problems by examining some key 'features' of shared accommodation, looking at the sharing of house rent, other bills, food and supplies, task and responsibilities, space, and time. Here, most of the problematic issues occurred because of the management system's informal ways and converted family house. The overall sharing situation is almost the same in the case of a shared house (mess) and hostel, but most of the problems acute in mess house because here all things have to manage by the resident and everyone has the equal right to express his opinion. So often here occurs misbehavior, misunderstanding, nonverbal negotiation, quarreling between residents, etc. An interpersonal relationship is essential for pleasant living in a shared (mess) house. In the case of a private hostel, apparently, some problems are minimized because here, the hostel authority handles all matters, and for most of the problems, residents have nothing to say.

At the point of sharing space, privacy issues arise with great importance by analyzing six states of privacy: solitude, reserve, intimacy with family, intimacy with friends, anonymity, and isolation. The analysis shows that the most preferred type of privacy is solitude and intimacy with friends and isolation. Solitude is the condition of being alone and unobserved by others, while isolation means physical separation. These findings indicate that as living in shared premises, they consider that always physical separation is not possible, but the situation should have a privacy level so that others do not observe individuals.

7.1 Conclusion

The thesis has attempted to move beyond a recent trend within a specific group of people, the one-dimensional representation of the career-orientated, home leavers who are currently the subject of widespread fascination, yet about whom we know very little beyond the media stereotypes. It has explored some of the tensions experienced by certain groups of young adults

as they attempt to alter a person's lives and has highlighted the role played by shared housing in both alleviating and exacerbating these tensions. Shared living appears to be particularly suited to young adults who are strongly committed to the future career and labor market. It is a flexible household form, but one that can provide 'professional standard' accommodations and ready access to a social life for time-constrained and geographically mobile people. The thesis has used the empirical case study of shared accommodation as a context and vehicle to know about perception and problems of living at out of parental home by focusing 'sharing'. While domestic 'sharing' has been examined thoroughly in different research, there has been little research that explores such sharing practices amongst peer-shared accommodation. A diverse picture is seen in the evaluation of different shared household. Mainly the problems arise within the quality of space and quantity of space. These issues are also related to other social issues such as the relationship with society, dealing with conflict and 'moving on', and personal issues like feelings of crowding and privacy. Though crowded shared spaces have problems, especially with personal space, confined spaces are also not efficient as they provide a low level of interaction, and many people do not prefer these while also do not match with the concept of sustainability. The issue of sharing is seen as a significant political issue for sustainability but also interpersonally. It is argued that we will need to consume less and share more in a sustainable future, but the experiences and barriers to successful sharing have been left unexplored.

Design Consideration for future

This research focuses on a few factors that can act as assistance for the professional in future design. It is to be mentioned at this point that this research does not try to generalize over the findings but simply discusses the findings based on a field survey.

First, Architects should be aware of the facts of 'sharing'. The survey suggests that while 'sharing' something is part of everyday life, it is not necessarily a simple 'practice' and certainly requires much effort and negotiation. The essential factors of 'sharing' that should be considered while designing are the following:

- Who are sharing, the quality, and the form of sharing, and the relation between the sharers?
- Why the sharing taking place is (is it elective or necessary)?
- What is being shared (space, goods, and responsibility)?
- How is sharing taking place?

Within the above factors, research has identified, single young adults are the potential user of the shared rental house while they prefer this option mainly because of saving money and time. So in planning to build a custom-made house or converted family houses, the better place will be at the area nearest with any educational institution for higher studying or number of offices or other job sectors. In the design phase, it should be considered who the potential user is, whether students or professionals, to provide studying facilities. In the design phase, it is also essential to fix out the amount of sharing that will occur; that is, whether the only house is sharing, or rooms are sharing or not only space; also, goods and responsibilities will be shared. Architects must consider that the process of sharing will occur within the house.

Second, Architects should consider their physical, social, and personal needs when designing space for them. Designing or altering a house for multiple households is not an easy task, and some key issues should be considered:

The number of people in one room: It is essential to consider the preferable situation and be economical. The study suggests that sometimes users prefer single-person rooms, but with considering financial savings, maximum participants prefer two people in one room when very few prefer three people in one room.

Internal layout: It seems shared highly occupied shared rooms are not suitable for privacy and personal activities requiring concentration. Though separate study spaces and a gathering room could help, designing a personal space with a defined territory seems essential. The survey suggests that households prefer to locate their bed against a wall and create their territory within bed and table. In a shared room, identification of personal space is necessary to achieve satisfaction. However, there is a scope of work with manipulating the internal partition wall between rooms makes it possible to provide a more workable solution. In any shared room, however, the boundary between private and public space must be designed carefully. In the case of shared space and furniture, there is a limit to the number of users. Exceeding the limit means residents prefer not to use or misuse the space, such as the balcony, dining room, and the shared fridges. More defined territories can lead to a better sense of possession and contribute to more personal spaces. The territory needs to be defined in the internal room arrangement and the room to shared space connection. A good access hierarchy should consider from private, semi-private, and semi-public to public space. The absence of any of these four spaces can lead to a sense of insecurity and failure.

Additionally, multi-use spaces with different furniture for day and night use or folding furniture are good ideas in shared spaces. The privacy level can also be controlled through a foldable sliding

screen. The location of doors and windows is an important consideration. Door for room entry, the door of veranda toilet door if attached with room should be located in such a way so that minimum circulation path will achieve, and no one can feel to be in circulation pathway. Besides, these windows should be located in such a way so that it can be handled commonly, and no one could be used in a personal way.

The study shows that though crowded shared spaces have problems, especially with personal space, confined spaces are also not efficient as they provide a low level of interaction, and many people do not prefer these. If well designed in terms of privacy, territories, and access hierarchy, shared space can be more efficient even in buildings with simple organizational forms that are cheap and easy to build. However, this trend is well-matched with Bangladeshi traditions. The situation may be different for people in other countries, especially western ones because it seems that residents' background has a significant influence on their ability to cope with living in shared spaces, but this is an area for further research.

In recent times in most developed and developing countries, governments and foreign agencies are also involved in working with single-person households since this is a growing situation. By contributing to research in this area, this study attempts to add to the body of knowledge regarding perception on and problems of single young people in the context of Dhaka city. This may help to the housing provision regarding future custom-made houses or altering the previous family house that is more appropriate for those areas.

The study will serve its purpose if it can be used as a professional tool and a guiding document for future research and development programs, considering the sharing environment. This field survey was concentrated within three specific areas at Dhaka city. More specific studies within other parts of the country are needed to account for differences. Further studies of the same nature will add to the vocabulary of shared house forms within young single-person households available to professionals engaged in planned interventions in the built environment. During conducting this research, I found some relevant issues that might be the prospective window for further research. Such as-

- ☐ Prospects of young single-person households,
- ☐ Policy level strategies for this specific group of people,
- ☐ Identify factors to achieve satisfaction within a sharing premise.

From my perspective, more study is required to find out the typology of single living and the proper design consideration for a specific group of people.

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APPENDIX

Appendix-1: Questionnaire for the qualitative survey on

Perceptions on and problems of single-young adult household housing. A study on rental sub-market in Dhaka, Bangladesh.

(The Interviewer fills this portion)

- ☐ Address:
- ☐ Type:☐hostel/☐Mess house (shared house) ☐Other.....
- ☐ Area of the house:.....
- ☐ No. of rooms..... Room Sizes.....
- ☐ No. of people..... No. of person /room.....
- ☐ Rented area per person.....
- ☐ House rent per person
- ☐ Overall management system☐ common meal system☐ Individual meal system

More than one answer can be given to each question if necessary.

A. GENERAL INFORMATION

- 1) Age
 - a. 18-22
 - b. 23-28
 - c. 29-34
- 2) Sex
 - a. Male
 - b. Female
- 3) Marital status
 - a. Married
 - b. Unmarried
- 4) Occupation
 - a. Student
 - b. Job/business
- 5) Household composition in a shared house
 - a. All are student
 - b. All are working person
 - c. Combination of both

B. ECONOMIC STATUS:

- 6) Economic situation:
 - a. Self-dependent
 - b. Family dependent
 - c. Both.
 - d. Send money to home
- 7) Monthly Income
 - a. 5000-10000
 - b. 11000-20000
 - c. 21000-30000
 - d. 31000-40000
 - e. More than 40000
 - f. None
- 8) Expense
 - a. 5000-10000
 - b. 11000-20000
 - c. 21000-30000
 - d. 31000-40000
 - e. More than 40000

C. LIFESTYLE

- 9) On the working days, what time do you go out from home in the morning?
.....
and at the weekend?
.....
- 10) On the working days, what time do you return home?..... and at the weekend?.....
- 11) What time do you usually go to bed to sleep at night?
.....
- 12) Where do you have breakfast and snacks?
a. At home
b. Nearest hotel
c. Restaurant
d. Other
- 13) On working days, where do you have lunch?
a. At home
b. Nearest hotel
c. Restaurant
d. At working place
e. Others
- 14) Where do you have to go for a bazaar?
a. Nearest Katcha bazaar
b. Nearest super shop
c. Other

D. RENTAL PROFILE

- 15) Home town/Permanent address
a. At Dhaka city
b. Out of Dhaka city
- 16) Why live out of Parental house?
.....
.....
- 17) Why do you prefer a shared house or hostel?
.....
.....
- 18) Office/University/College Location
a. Within walking distance
b. Within rickshaw or cycling distance
c. Motor vehicular distance.

- 19) Which factors did you consider while searching your house?
a. Min. distance from your workspace
b. low house rent
c. available public transport
d. Available essential utilities like gas, electricity, water, etc.
e. in a residential area
f. Available shops, cheap hotels.
g. Nearest to other friends' houses.
h. Others
- 20) From where did you know this residence?
a. Self-searching
b. Friends/relatives
c. Online advertisement
d. Wall poster
- 21) Did you have to face any problem in getting this place to live?
.....
.....If yes, and then what kind of problems you faced?
.....
.....
- 22) Length of staying at the current residence?
a. Less than three months
b. Four to six months
c. Seven months to one year
d. More than one year
- 23) What kind of Rules and regulations imposing upon you by the landlord?
.....
.....
- 24) Is there any written agreement with the landlord?.....
- 25) Advance payment?
a. For one month
b. For two months
c. For more than two months
- 26) Are you facing different kinds of complaints from house-owner or neighbors?.....
.....

E. LIVING ARRANGEMENTS

- 27) Amount of sharing has taken place?
a. Personal bedroom and toilet with shared kitchen

- b. Personal bedroom with shared toilet and kitchen
- c. Personal bed with shared toilet and kitchen
- d. Shared bed with shared toilet and kitchen
- 28) The total number of sharer/tenant of your residence?.....
- 29) How many people do you share your bedroom with?
 - a. Single
 - b. Two
 - c. Three
 - d. Four
 - e. Other
- 30) What types of furniture you have?
 - a. Bed
 - b. Book-shelf
 - c. Table
 - d. Storage rack
 - e. Almirah
 - f. Others.....
- 31) Do you have enough space that required?
 - a. Yes
 - b. No
- 32) Which space do you use for eating in the house?
 - a. Bedroom
 - b. Dining space
 - c. Other
- 33) Your house is suitable for
 - a) Studying
 - b) Meeting place
 - c) Sleeping
 - d) socializing with friends
 - e) Political activities
 - f) Interaction with new peoples.
 - g) Others.....
- 34) Is the quality of the house is suitable for you?
.....
- 35) Is there enough light and ventilation?
.....

F. **PRIVACY PERCEPTION**

- 36) What does privacy mean to you?
Please answer
briefly.....
.....

- 37) Since you live in a shared house, so which part of the house you consider as your personal space?
.....
.....
- 38) What do you think about your space is suitable for a personal activity like personal chatting or personal writings and so on? If not, then where you have to go for personal activity?
.....
.....
- 39) Which factors did you consider while locating your living space in the house?
 - a) To be in a large room
 - b) To be in a small room so that min. sharing people
 - c) To be with attached toilet
 - d) To be with attached balcony
 - e) To be with good light
 - f) & ventilation
 - g) To be with some of the close friends
 - h) None
 - i) Other.....
.....
- 40) Which factors did you consider while locating your bed in the room?
 - a) To be near the window
 - b) To be near a wall
 - c) To be near some of the close friends
 - d) To be near the door of the balcony.
 - e) None
 - f) Other.....
.....
- 41) What should you do to separate your territory in the shared room?
 - a) Put some personal objects like posters, flowers, etc. on the wall behind or in front of the desk.
 - b) Specify your territory with furniture or panels
 - c) Other.....
.....
 - d) None.
- 42) Is your room crowded? If you think it is crowded, explain the reasons

- for that
.....
- 43) What should be the minimum distance between the others and you in the bedroom considering privacy?.....(feet)

G. SOCIAL CONTACTS

- 44) Are there all the members in your house or hostel known by you?
.....
- 45) Room-mate?
a. Strangers
b. Relative/friends
c. Colleagues
d. Others
- 46) What should be the maximum no. of roommate in your bedroom?
.....
- 47) Do you prefer?
a) 2 person in one room
b) 3 person in one room
c) 4 person in a large room
d) Small but single person room
- 48) Is there any team leader who manages all the in-house problems of all members?
.....

- 49) If there is no in-house leader or mess manager in case of a problematic situation, who could help you?
.....
- 50) Are you a member of a local cultural club, political group, or other volunteering groups?
.....
- 51) Do you think your house is suitable space as a meeting place for any kind of club or group?
.....
- 52) Who can solve your problem?
a. Government
b. NGO
c. Concerned School / Employer
d. Others
- 53) What are the main problems of living in a shared house?
.....
- 54) What do you think about the advantages of living in a shared house?
.....

(Part II: in this section, decide how valid each statement for you and mark the appropriate number between the interval 1 to 5.)

Items	Strongly dissatisfied	Dissatisfied	Neutral	Satisfied	Strongly Satisfied
	1	2	3	4	5

- 1) Satisfied with sharing
- 2) Satisfied with privacy or interference
- 3) Satisfied with the residential lifestyle

Items	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree
	1	2	3	4	5
Solitude					
4) I sometimes need to be alone.					
5) I don't like to be disturbed by others when I am doing anything.					
6) I prefer staying in a room which is peaceful and quiet.					
Reserve					
7) I avoid making a long conversation with someone I have just met.					
8) I like to keep a distance in personal relations with friends in the home.					
9) I prefer being alone instead of living in a crowded room.					
Intimacy with family					
10) I like to be with my family.					
11) I like to share my problems only with my family.					
12) I prefer living alone with my family away from others.					
Intimacy with friends					
13) When I am unhappy, I like to have friends around me.					
14) I like to stay in a room with my friends.					
15) I am happy when others realize my success.					

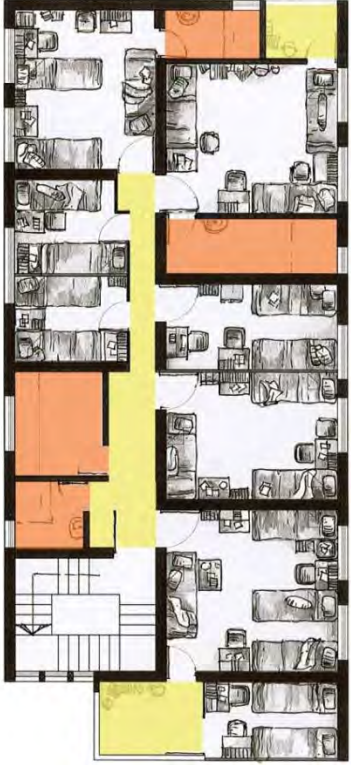
Anonymity

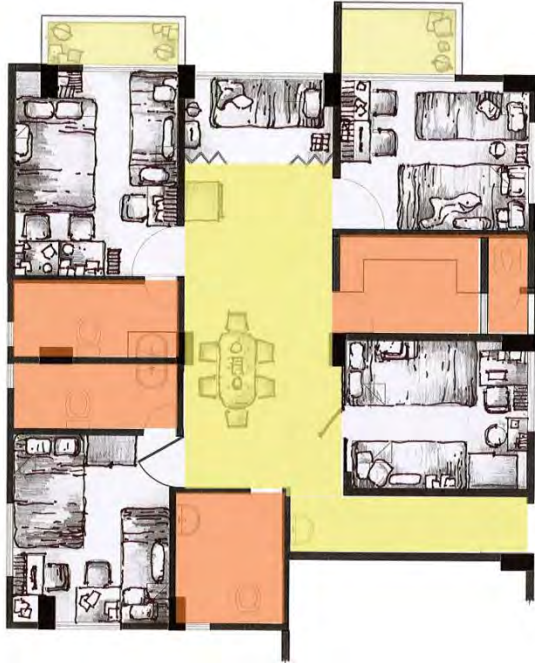
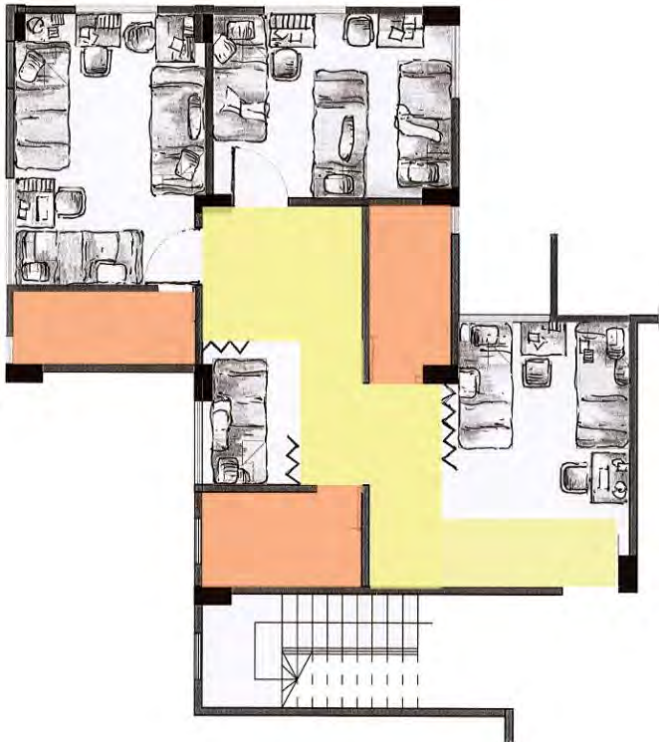
- 16) I like to meet new people.
- 17) I like to be the center of attention in the house.

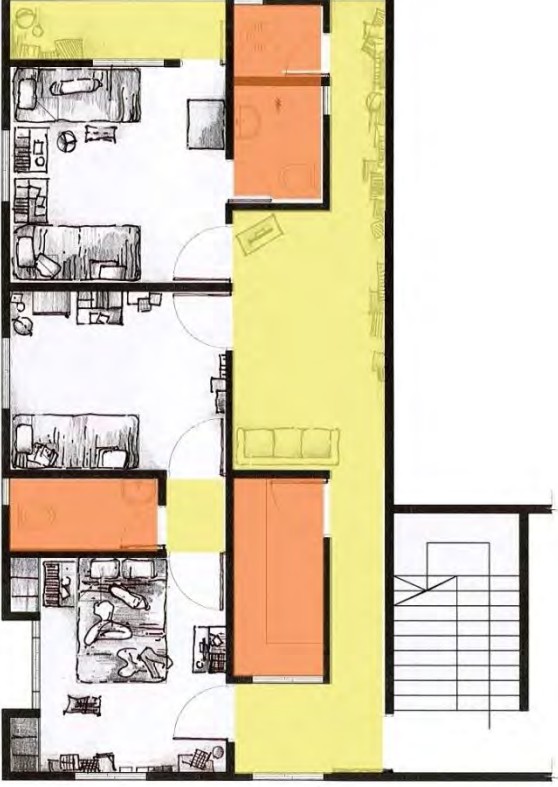
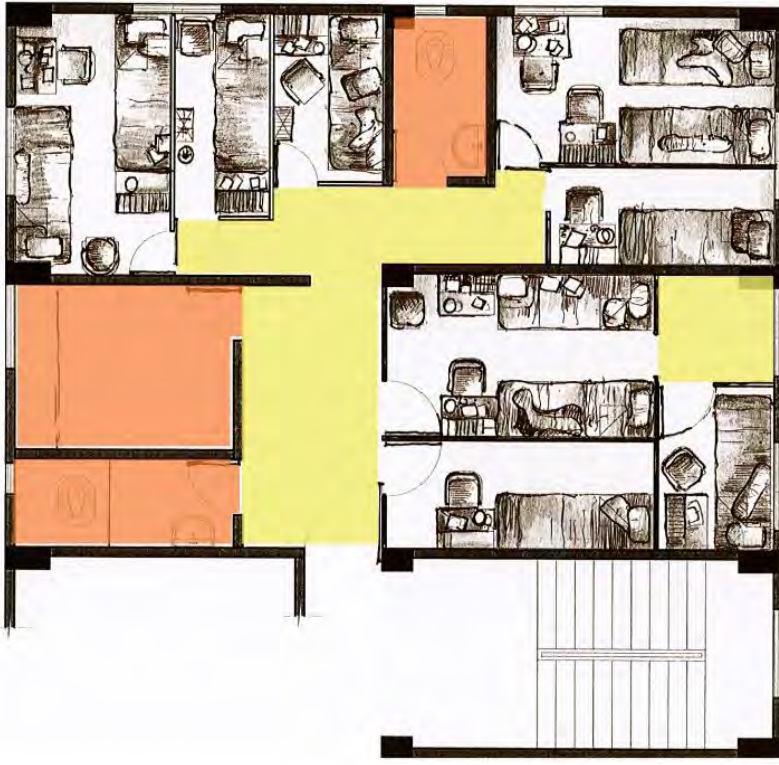
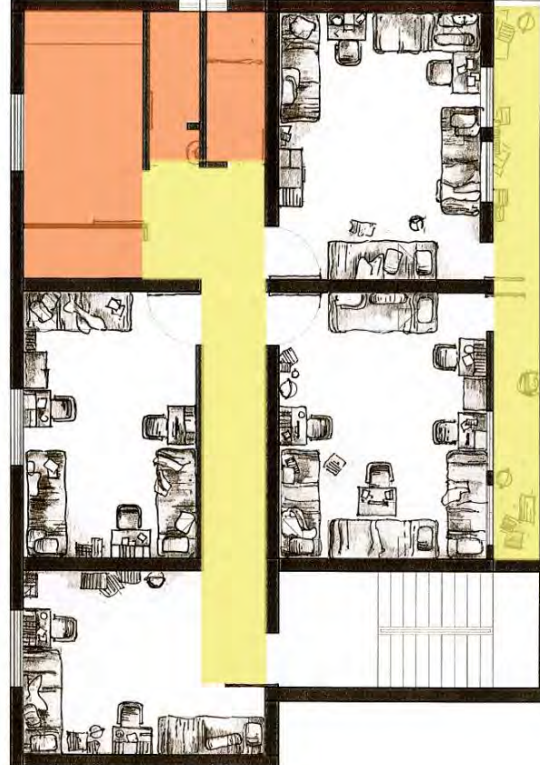
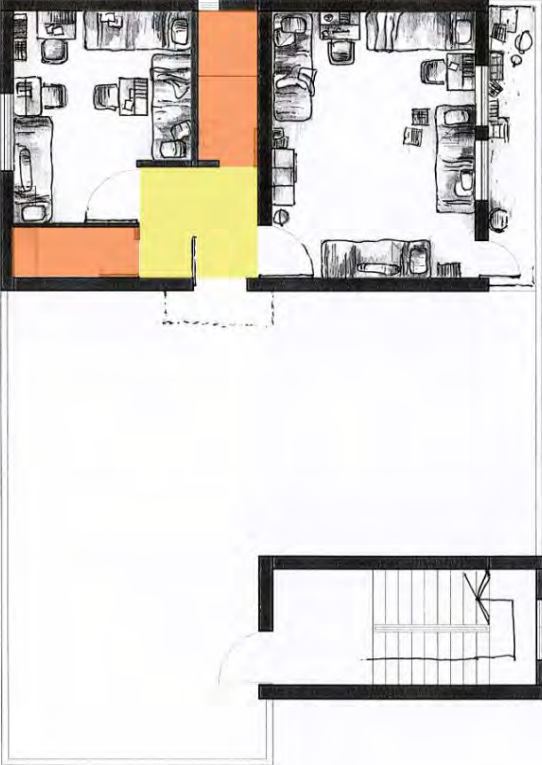
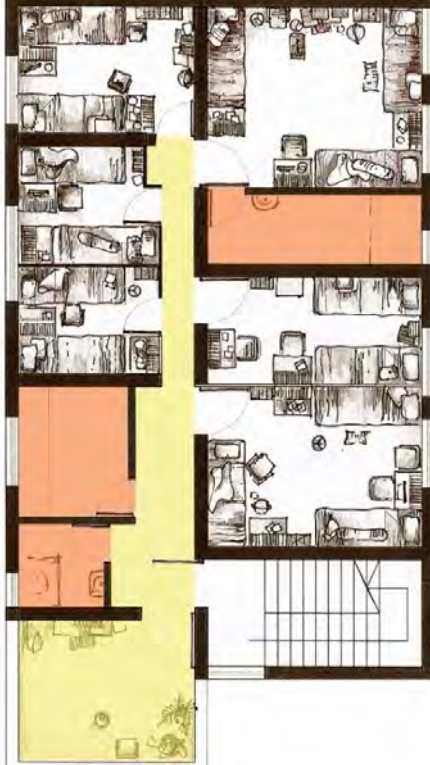
Isolation

- 18) I want some partitioned space for my study.
 - 19) I want some personal space for talking.
 - 20) I want a job that allows me to work somewhere away from people and city life.
-

Appendix-2: Schematic floor plan of survey cases

Case 1.	Case 2.	Case 3.
 2nd Floor Plan	 2nd Floor Plan	 Ground Floor Plan
Case 4.	Case 5.	<u>TEJGAON AREA</u> Case 1. Roja VIP Chattri Hostel, Monipuripara, Farmgate , Tejgaon, Dhaka. Case 2. 23/A/6, Hazi Arab Ali Villa, Happy Homes Kunipara, Tejgaon, Dhaka. Case 3. Nibedika Chattri Hostel, Monipuripara, Farmgate, Tejgaon, Dhaka Case 4. Flat 3A, road no. 6, Niketon, Tejgaon, Dhaka. Case 5. Flat 3B, road no. 6, Niketon, Tejgaon, Dhaka
 3rd Floor Plan	 3rd Floor Plan	

Case 6.  1st Floor Plan	Case 7.  3rd Floor Plan	Case 8.  4th Floor Plan
Case 9.  4th & 5th Floor Plan	Case 10.  1st Floor Plan	<u>MOGHBAZAR AREA</u> Case 6. Flat A2, Green Nahar Villa, BaroMoghbar, Dhaka 1237 Case 7. 3rd floor, House, Wireless, Moghbazar, Dhaka. Case 8. Ad-Din Women's Medical College Hostel, Wireless, Moghbazar, Dhaka. Case 9. Ramna Chattri Hostel, BaroMoghbar, Dhaka 1237. Case 10. Flat A3, Green NaharVilla, BaroMoghbar, Dhaka 1237

Case 11.  1st Floor Plan	Case 12.  2nd Floor Plan	Case 13.  1st Floor Plan
Case 14.  5th Floor Plan	Case 15.  3rd Floor Plan	<u>MOTIJHEEL AREA</u> Case 11. First floor, 12 Arambagh, Motijheel, Dhaka. Case 12. Apongchar Hostel, Arambagh 1st lane, Motijheel, Dhaka. Case 13. First floor, Sonartori house, Arambagh, Motijheel, Dhaka. Case 14. Fifth floor, Sonartori house, Arambagh, Motijheel, Dhaka. Case 15. Students Home, 6/D/1 Engineering Flat, Arambagh, Motijheel, Dhaka.