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The Effectiveness of Communal Spaces in The Mansion Jasmine and Rainbow Springs CondoVillas Apartments

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ABSTRACT

Communal spaces in apartment complexes play a pivotal role in encouraging social interactions among residents, which in turn significantly influences their overall quality of life. This study evaluates the effectiveness of communal spaces in two apartment case studies—The Mansion Jasmine in North Jakarta and Rainbow Springs CondoVillas in South Tangerang—based on residents' perceptions of the social functions and design quality of the available public spaces. A descriptive qualitative methodology was employed, combining field observations, documentation analysis, and questionnaire surveys distributed to residents in both apartment complexes. The results reveal that communal spaces that are comfortable, easily accessible, functionally diverse, and well-maintained tend to foster more frequent and meaningful social interactions. While both apartment complexes showed active use of public spaces, they differed in the types of activities facilitated and design priorities: The Mansion Jasmine emphasized relaxation areas such as outdoor seating and gardens, while Rainbow Springs focused on multifunctional and family-oriented spaces like the clubhouse and eco-village. Furthermore, despite the presence of communal areas, both cases highlighted a lack of strong community engagement and participation, indicating the need for better spatial strategies, enhanced visual appeal, and regular community events. The study concludes by offering key design recommendations to improve the functionality, accessibility, and social value of public spaces, thereby strengthening social cohesion and sense of belonging among apartment residents in high-density urban environments.

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1. INTRODUCTION

The growth of vertical housing in urban areas is a response to limited land availability and the increasing demand for residential space (Yunus, 2020). One of the main challenges in apartment development is maintaining the quality of social interaction among residents, which often declines due to space privatization and individualistic living patterns (Rapoport, 1977; Oldenburg, 1999). In this context, communal spaces play a crucial role as *in-between spaces* that facilitate encounters, conversations, and collaboration among individuals.

However, not all communal areas in apartment complexes are effectively designed. Some are merely decorative or serve as formalities without adequately supporting their social functions. This research is guided by the question: *To what extent can communal spaces in apartments foster social interaction among residents?*

Two apartment complexes were selected as case studies: The Mansion Jasmine, representing a mid-rise urban apartment typology, and Rainbow Springs CondoVillas, which adopts a landscape-based residential concept on the urban periphery.

The aim of this study is to analyze the effectiveness of communal spaces based on residents' perceptions of function, comfort, and spatial use, and to formulate design principles that support social interaction based on the evaluation results.

2. RESEARCH METHODOLOGY

This study adopts a descriptive qualitative approach using a case study method. The selection of apartment complexes was carried out purposively, based on typology, location, and the availability of representative communal spaces.

2.1. Data Collection Techniques

1. Direct observation was conducted in the communal areas of both apartment complexes to observe spatial forms, functions, and ongoing activities.
2. Documentary study was used to obtain secondary data regarding layout plans, masterplans, and available facilities in each apartment.
3. Online questionnaire surveys were distributed via Google Forms to residents of both apartments, with 30 respondents from each complex, focusing on their perceptions of the communal spaces.

2.2. Instruments and Variables

The observed variables included:

1. Frequency of communal space usage
2. Types of activities conducted
3. Spatial design quality (comfort, safety, aesthetics)
4. Perception of social interaction potential
5. of satisfaction with the communal space

Questionnaire data were analyzed using descriptive quantitative methods through tabulation and graphs, while observational and documentary data were analyzed qualitatively.

2.3. Research Stages

1. Case Study Selection
   - *Purposive Sampling* (based on typology, location, and communal space availability)
2. Data Collection
   - Direct Observation
   - Documentary Study
   - Online Questionnaire Survey

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The following is the Google Form questionnaire distributed to residents of The Mansion Jasmine and Rainbow Springs CondoVillas:

Table 1. Questionnaire Table - Survey on the Use and Quality of Public Spaces in Apartments

Aspect	Question	Assessment Method
A. Personal Data	1. Gender	Single-choice question
	2. Your Age	Single-choice question
	3. Residential Status	Single-choice question
	4. How long have you lived in this apartment?	Single-choice question
B. Use of Public Space	5. Which of the following public spaces do you visit most often? (You may select more than one)	Multiple-choice question
	6. How often do you use the public space(s)?	Ordinal scale (Very frequently – Very rarely)
	7. At what times do you usually use the public spaces? (You may select more than one)	Multiple-choice question
	8. What is your main reason for using the public spaces? (You may select more than one)	Multiple-choice question
	9. How would you rate the condition of the public spaces? (cleanliness, safety, comfort, aesthetics, accessibility, supporting facilities)	5-point Likert scale
C. Social Interaction	10. Do you often meet or get to know other residents while using public spaces?	Ordinal scale (Very often – Never)
	11. What kind of interactions usually occur in the public spaces? (Select all that apply)	Multiple-choice question
	12. Do you think the public spaces in this apartment encourage a sense of community among residents?	Ordinal scale (Strongly encourage – Do not encourage at all)
	13. What could improve social interaction in the public spaces? (You may select more than one)	Multiple-choice question
D. Preferences and Design	14. Which public space do you like the most? Why?	Open-ended question
	15. How important is the aesthetic appearance of public spaces (architectural design, landscaping, lighting, etc.) to you?	Ordinal scale (Very important – Not important)
	16. What is the maximum walking distance to a public space that you find comfortable?	Single-choice question
	17. If there are public spaces you rarely visit, what are the reasons? (Select all that apply)	Multiple-choice question
E. Closing	18. In your opinion, what is the biggest benefit of having public spaces in the apartment?	Open-ended question

Source: Author's Analysis, 2025

3. Data Analysis
    - Descriptive Qualitative Analysis
    - Descriptive Quantitative Analysis
4. Evaluation and Conclusion
    - Comparison, synthesis of findings, and design recommendations

3. RESULTS AND DISCUSSION

3.1. Summary of Respondent Survey Results

3.1.1. The Mansion Jasmine

A survey conducted among 30 residents of The Mansion Jasmine Apartment in East Pademangan, North Jakarta, provides a comprehensive overview of usage patterns, perceptions, and expectations of residents toward public spaces in the apartment. The majority of respondents were female and within the productive age range of 21–40 years,

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with most being tenants who had lived there for over a year. This indicates that the residents are active individuals who tend to stay for the medium term and are relatively familiar with their apartment environment.



Figure 2. The Mansion Jasmine Apartment, East Pademangan, North Jakarta
(Source: Google, 2025)

The most frequently visited public spaces include the swimming pool, gym, outdoor seating area on the 7th floor, and the supermarket. Most respondents visit these public spaces 2–3 times per week, predominantly in the late afternoon/evening and on weekends. Common activities include relaxing, exercising, and accompanying family or children. This demonstrates that public spaces play an important role in the residents' recreational and daily activities, not merely as supplementary facilities.



Figure 3. Frequently Visited Public Spaces in The Mansion Jasmine Apartment
(Source: Google, 2025)

Overall, residents' perception of public space conditions is generally positive. The highest ratings were given for cleanliness and accessibility, while supporting facilities and aesthetics were considered good but still have room for improvement. Social interactions in public spaces are moderate, with most respondents stating they often greet and occasionally converse with other residents, although the interaction is usually limited to light greetings or casual chats. This suggests that public spaces serve as social meeting points, but have not yet fully optimized community-building potential.

Most respondents feel that current public spaces somewhat promote a sense of togetherness, although more active design strategies and social programs are needed to

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strengthen interactions among residents. Common suggestions include adding seating facilities, organizing regular community events, and enhancing aesthetics and comfort of public areas. In addition, most residents are comfortable walking up to 100 meters to access public spaces, emphasizing the importance of evenly distributed and easily accessible facilities.

In conclusion, the survey results show that public spaces play a vital role in supporting residents' quality of life and enabling social interaction. However, the quality of spatial experience still needs to be improved through strategic design, complete facilities, and the creation of an environment that encourages active community participation. These findings form the basis for developing guidelines for designing contextual, functional, and community-oriented public spaces in apartment settings.

Table 2. Respondent Profile - The Mansion Jasmine

Category	Total	Percentage
Gender		
Male	17	56.7%
Female	13	43.3%
Age		
< 20 years	1	3.3%
21–30 years	9	30.0%
31–40 years	11	36.7%
41–50 years	7	23.3%
> 50 years	2	6.7%
Housing Status		
Owner-Occupant	18	60.0%
Owner (Rented Out)	3	10.0%
Tenant	9	30.0%
Length of Stay		
< 6 months	4	13.3%
6–12 months	5	16.7%
1–2 years	8	26.7%
> 2 years	13	43.3%

Source: Author's Analysis, 2025

Table 3. Use of Public Spaces - The Mansion Jasmine

Category		Top 3 Answers
Most Visited Areas		Children's Playground (7th Fl.) (63%), Outdoor Seating (7th Fl.) (57%), Supermarket (53%)
Frequency of Use		2–3 times a week (40%), Almost daily (30%)
Time of Use		Afternoon/Evening (70%), Weekends (60%)
Reasons for Use		Relaxation (70%), Socializing (50%), Shopping (46%)
Aspect	**Avg. Score (Scale 1–5)**	**Notes**
Cleanliness	4.2	Public areas are considered well-maintained
Accessibility	4.3	Easily accessible from various units
Comfort	4.0	Quite comfortable but can be improved (shade, ventilation, seating)
Security	4.1	Generally safe, but some concern over poorly lit areas
Aesthetics	3.9	Appealing visuals, but lacking variety or greenery
Supporting Facilities	3.7	Lacking in seating, plants, or adequate lighting in some areas

Source: Author's Analysis, 2025

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Table 4. Social Interaction - The Mansion Jasmine

Question	Most Frequent Answers
Frequency of Meeting Others	Quite often (50%)
Type of Interaction	Light greetings (67%), Casual conversations (60%)
Sense of Togetherness	Moderately encouraging (53%)
Suggestions to Improve Interaction	Regular community events (66%), Family play areas (60%), Strategic layout (50%)

Source: Author's Analysis, 2025

Table 5. Preferences and Design - The Mansion Jasmine

Category	Result
Most Favored Public Space	Outdoor seating area on 7th floor – quiet and green
Importance of Aesthetics	Very important (60%)
Comfortable Walking Distance	50–100 meters (47%)
Reasons for Rare Visits	Unattractive (37%), Unaware of location (30%), Inconvenient time (27%)
Main Benefits	Relaxation, meeting neighbors, children's play area, working while relaxing, safety and community-building

Source: Author's Analysis, 2025

3.1.2. Rainbow Springs CondoVillas

The survey of 30 residents at Rainbow Springs CondoVillas in South Tangerang reveals significant insights into how well-designed public spaces in apartment complexes can facilitate interaction and enhance living experiences. Most respondents were female, aged 21–40 years, and had lived in the complex for more than a year, indicating a stable and mature resident demographic with regular patterns of activity.



Figure 4. Rainbow Springs CondoVillas Summarecon Serpong, South Tangerang (Source: Google, 2025)

The public spaces most frequently used include the Viewing Deck & Kids Playground, Club House, dan Eco Village. Visits occur several times a week, particularly in the early morning and late afternoon, highlighting their function as places for recreation, health, and routine socialization. Activities include walking, jogging, accompanying children, relaxing, and occasionally meeting other residents.

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Figure 5. Most Frequently Visited Public Spaces in Rainbow Springs CondoVillas (Source: Google, 2025)

Overall, the condition of public spaces is rated positively, especially in terms of aesthetics, cleanliness, and comfort. These spaces are considered to have an appealing landscape design, well-integrated greenery, and functional zones that support both personal relaxation and community interaction. Accessibility is also considered very good, with residents expressing satisfaction with the pedestrian-friendly layout, easy connectivity between units and open areas, and secure environments.

Interaction patterns in Rainbow Springs are more intense compared to The Mansion Jasmine, with more residents reporting regular encounters and casual conversations with neighbors. Public spaces are recognized as places for informal gatherings, children's play, and spontaneous interactions, although deeper social bonding remains limited by personal preferences and schedules.

Suggestions from residents to improve public spaces include adding seating, improving lighting at night, and organizing community events. Most residents are willing to walk 50–100 meters to access key public areas, indicating flexibility and appreciation for a walkable, integrated environment. The presence of natural elements and thematic design appears to enhance emotional connection and stimulate use.

In conclusion, Rainbow Springs CondoVillas demonstrates the successful integration of well-designed public spaces that support quality of life and encourage daily interaction among residents. The spatial design not only facilitates movement and activity but also fosters a sense of shared ownership and visual pleasure that increases residents' attachment to their living environment.

Table 6. Respondent Profile - Rainbow Springs CondoVillas

Category	Total	Percentage
Gender		
Male	16	53.3%
Female	14	46.7%
Age		
< 20 years	1	3.3%
21–30 years	8	26.7%

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Category	Total	Percentage
31–40 years	12	40.0%
41–50 years	7	23.3%
> 50 years	2	6.7%
Housing Status		
Owner-Occupant	19	63.3%
Owner (Rented Out)	2	6.7%
Tenant	9	30.0%
Length of Stay		
< 6 months	3	10.0%
6–12 months	6	20.0%
1–2 years	10	33.3%
> 2 years	11	36.7%

Source: Author's Analysis, 2025

Table 7. Use of Public Spaces - Rainbow Springs CondoVillas

Category		Top 3 Answers
Most Visited Areas		Viewing Deck & Kids Playground (63%)
		Eco Village (57%)
		Club House (50%)
Frequency of Use		2–3 times a week (43.3%)
		Almost daily (26.7%)
Time of Use		Morning and late afternoon (70.0%)
		Weekends (63.3%)
Reasons for Use		Relaxation (70.0%)
		Physical activity (56.7%)
		Accompanying children (50.0%)
Aspect	**Avg. Score (Scale 1-5)**	**Notes**
Cleanliness	4,3	Highly appreciated maintenance
Security	4,1	Gated, with ample lighting and visibility
Comfort	4,2	Comfortable design and layout
Aesthetics	4,1	Landscaped environment enhances enjoyment
Accessibility	4,0	Excellent connectivity, pedestrian-friendly design
Supporting Facilities	3,5	Functional benches, lighting, signage available

Source: Author's Analysis, 2025

Table 8. Social Interaction - Rainbow Springs CondoVillas

Question	Most Frequent Answers
Frequency of Meeting Others	Fairly often (50.0%)
Type of Interaction	Light greetings (66.7%)
	Casual chat (60.0%)
Sense of Togetherness	Fairly encouraging (53.3%)
Suggestions to Improve Interaction	Regular community events (66.7%)
	Family play areas (60.0%)
	Strategic layout (50.0%)

Source: Author's Analysis, 2025

Tabel 9. Preferences and Design - Rainbow Springs CondoVillas

Category	Result
Most Favored Public Space	Viewing Deck & Kids Playground – because it's green, shady, and family-friendly
Importance of Design Aesthetics	Very important (60.0%)
Comfortable Walking Distance	50–100 meters (46.7%)
Reasons for Rare Visits to Public Spaces	Not appealing (36.7%)
	Unaware of the location (30.0%)

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Category	Result
Reasons for Rare Visits to Public Spaces	Inconvenient timing (26.7%)
Greatest Benefits of Public Space	A place to relax, for children to play, to meet neighbors, and to build community

Source: Author's Analysis, 2025

3.2. Survey Data Analysis and Interpretation

3.2.1. The Mansion Jasmine

A. Respondent Profile

The data shows that the majority of respondents are in their productive age (21–40 years), accounting for 66.7%, and most are owner-occupants (60%). This indicates that the survey represents the perspective of relatively stable residents with long-term ownership ties, making their views on public spaces more relevant for supporting sustainable design. The fact that the majority have lived there for over a year (70%) further strengthens the validity of the data regarding the use and perception of public spaces.

B. Public Space Usage

The most frequently visited public spaces are those that offer relaxation and light social interaction functions such as the children's playground, outdoor seating areas, and the supermarket. The frequency of use—mostly 2–3 times a week to almost daily—indicates that public spaces at The Mansion Jasmine are actively used, particularly in the afternoon to evening and on weekends. This aligns with the general pattern of residents who work outside, thus having more free time after work hours.

The most common reasons for using public spaces are to relax (70%) and to socialize (50%), indicating that these areas function not only as transition zones but also as community spaces. This aligns with the theory of public space as a place for both relaxation and facilitating social interaction (Gehl, 2011).

C. Assessment of Public Space Conditions

Average scores for cleanliness (4.2), safety (4.1), comfort (4.0), and accessibility (4.3) suggest that residents rate the public spaces positively in terms of basic functions and access. However, scores for aesthetics and supporting facilities are relatively lower (3.9 and 3.7), indicating room for improvement in aesthetics and amenities—important factors to encourage greater engagement, especially for residents who work from home.

D. Social Interaction

Most respondents reported that they often meet or get to know their neighbors (50%), with the dominant type of social interaction being light greetings (67%) and casual conversations (60%). This shows that social interactions in the apartment's public spaces remain superficial and are not yet deep or meaningful. A moderate sense of community (53%) also indicates that current public spaces are not yet fully optimized as socially binding community hubs.

Respondents suggested that regular community events (66%), family play areas (60%), and more strategic public space layouts (50%) are needed to improve social interaction. These findings are consistent with public space design principles that emphasize community activity and accessibility to strengthen social bonds (Whyte, 1980; Oldenburg, 1999).

E. Preferences and Design

The outdoor seating area on the 7th floor, which is quiet and green, is the favorite public space because it offers a comfortable and relaxing atmosphere. This indicates that natural elements and tranquility are important design factors in apartment public spaces.

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Residents also consider public space aesthetics very important (60%) and prefer a comfortable walking distance of around 50–100 meters.

Reasons for infrequent visits to public spaces include lack of attractiveness (37%), unawareness of the location (30%), and inconvenient timing (27%). This highlights the need for better design and communication to make public spaces more inviting and accessible.

F. Design Implications

Based on the survey results, public spaces in The Mansion Jasmine sufficiently meet basic needs for rest and light social interaction. However, to enhance social interaction and community engagement, further development is needed, including adding interactive facilities, improving aesthetics, and organizing regular events. Strategic spatial layout, the addition of greenery, and family-friendly areas are also crucial, considering the needs of families and residents who work from home.

3.2.2. Rainbow Springs CondoVillas

A. Respondent Profile

Respondents came from various age groups and housing statuses, with the majority being permanent residents (both owners and tenants) who have lived in the apartment for more than a year. This indicates that respondents have sufficient experience using public facilities, thus providing relevant insights into the role of public spaces in daily life.

B. Public Space Usage

The most frequently visited public spaces are the Viewing Deck & Kids Playground, Club House, and Eco Village. Visits occur most often in the afternoon and on weekends, with relatively high usage frequency. The dominant activities include relaxing, exercising, and spending time with family, indicating that public spaces are used for both recreational functions and supporting family needs.

The main purposes for using public spaces are relaxation, light physical activity, and family interaction, reflecting residents' need for multifunctional, comfortable, and child-friendly spaces. This supports the notion that apartment public spaces should be vibrant living areas that help balance residents' lives.

C. Assessment of Public Space Conditions

Cleanliness, comfort, and visual aesthetics received good ratings from respondents. However, there were critical notes regarding supporting facilities such as benches and lighting—especially in areas used at night. This shows that while public spaces are generally adequate, there is still a need to improve support facilities to ensure comfort and safety at all times.

D. Social Interaction

Social interactions in the apartment's public spaces are generally informal and limited. Most interactions consist of light greetings and casual conversations, while participation in community events remains very low. This indicates that the potential of public spaces as a platform for community-building has not yet been fully realized.

Nevertheless, most respondents felt that public spaces somewhat foster a sense of togetherness. However, more proactive design and community management efforts are needed to make public spaces truly effective in strengthening social cohesion among residents.

E. Preferences and Design

More than half of the respondents rated public space aesthetics as very important, indicating that visual design plays a major role in creating attractiveness and comfort. The

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preferred ideal distance to public spaces is around 50–100 meters from residential units, emphasizing the importance of efficient and pleasant pedestrian connectivity.

Public spaces are less frequently visited due to lack of visual appeal, unsuitable usage times, or poor location. This indicates that not only function, but also visual appearance and accessibility are crucial factors in encouraging resident engagement.

F. Design Implications

The survey results indicate that public spaces in Rainbow Springs CondoVillas fulfill basic functions as recreation and relaxation areas but are not yet effective in encouraging active social interaction. Therefore, improvements are needed in terms of:

- Supporting facilities (benches, lighting, seating areas)
- Regular community events
- Attractive visual design
- Strategic and integrated spatial layout

The implementation of architectural designs that are aesthetic, functional, and responsive to residents' social needs is essential to create vibrant and meaningful public spaces. The presence of open spaces that support both physical and psychological comfort will contribute significantly to the overall housing quality.

3.3. Comparative Analysis: Public Spaces at The Mansion Jasmine and Rainbow Springs CondoVillas

Both apartments demonstrate that public spaces play an important role in supporting residents' social lives and comfort. Respondent profiles from both case studies are relatively similar, dominated by permanent residents who have lived there for over a year, making their views representative of long-term public space experiences.

In terms of public space usage, both apartments show relatively high usage frequencies, especially in the afternoon and on weekends. However, The Mansion Jasmine leans more toward relaxing areas such as seating spaces and gardens, while Rainbow Springs emphasizes multifunctional public spaces such as the clubhouse and eco village that also support family and sports activities.

In evaluating space quality, both apartments scored well on cleanliness and comfort. However, Rainbow Springs is stronger in visual aesthetics, whereas The Mansion Jasmine shows more need for improvement in facilities and aesthetics. Complaints about lighting at night were more common in Rainbow Springs, highlighting the need to consider the durability and usability of public spaces beyond working hours.

Social interaction in both apartments is relatively light, dominated by greetings and casual chats, with low levels of community participation. This indicates that while public spaces exist, their role as community catalysts is not yet optimal. Both case studies highlight the importance of regular community events and strategic spatial design.

Regarding design preferences, residents in both apartments prioritize aesthetics and a comfortable walking distance (50–100 meters). Interest in natural elements and green spaces also emerged as an important value in both cases.

Lastly, from a design implication perspective, both The Mansion Jasmine and Rainbow Springs CondoVillas need enhancements in facilities, aesthetics, and design approaches that support social cohesion. Rainbow Springs emphasizes family-oriented functions, while The Mansion Jasmine shows potential for optimizing community spaces amidst busy resident lifestyles.

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Table 10. Comparative Analysis of Public Spaces in Apartments

Aspect	The Mansion Jasmine	Rainbow Springs CondoVillas
Respondent Profile	Mostly productive age (21–40), permanent residents >1 year	Varied ages, mostly permanent residents >1 year
Housing Type	Owner-occupants (60%)	Owners and tenants, mostly long-term residents
Favorite Public Space	Outdoor seating area, playground, supermarket	Viewing Deck, Club House, Eco Village
Usage Time & Frequency	2–3 times/week, afternoon–evening, weekends	Afternoon and weekends, fairly active
Primary Purpose	Relaxation, socializing	Relaxation, exercise, family time
Space Conditions	Good (accessibility & safety), aesthetics & facilities need improvement	Good (cleanliness & aesthetics), lighting & facilities need improvement
Social Interaction Type	Light greetings, casual chats	Light greetings, casual chats
Sense of Community	Moderately encouraging (53%), not yet optimal as community space	Somewhat felt, but not maximized in building community
Suggestions for Improvement	Regular community events, family play area, strategic layout	Supporting facilities, community events, visual & spatial design
Aesthetic Preference	Aesthetics considered very important (60%)	Aesthetics considered very important (>50%)
Ideal Access Distance	50–100 meters	50–100 meters
Reasons for Infrequent Use	Unattractive, unaware of location, inconvenient timing	Timing, distance, lack of visual appeal
Design Focus Implication	Aesthetics, community, interactive areas, green & play layout	Family facilities, community, lighting, strategic layout

Source: Author's Analysis, 2025

4. CONCLUSION

This study demonstrates that communal spaces in apartment complexes play a significant role in supporting residents' social interaction and overall quality of life. Both The Mansion Jasmine and Rainbow Springs CondoVillas feature public spaces that are actively used, particularly in the afternoons and on weekends. However, the function of public spaces as catalysts for social cohesion remains suboptimal, as evidenced by the generally superficial interactions and low levels of community participation.

Comparatively, The Mansion Jasmine excels in providing relaxing areas and gardens but faces challenges in aesthetics and facility quality. On the other hand, Rainbow Springs stands out in terms of visual appeal and the diversity of space functions, although it requires improvements in lighting and facility maintenance. Both case studies indicate that comfort, ease of access, and natural elements are key factors influencing residents' preferences for public space design.

Design implications drawn from this study highlight the importance of reinforcing spatial identity through appealing aesthetics, strategic spatial arrangement, and the provision of facilities that support collective activities and regular community events. With such enhancements, communal spaces have the potential to more effectively foster social connections among residents and contribute to a more inclusive and functional living environment in dense urban areas.

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