

Health Matters

In this day and age when maintaining good health has become a paramount factor, developers are choosing to create developments that are closely tied to the wellness movement.

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The future of age-centric housing for Malaysia's ageing population

International and domestic demands may push supply for such facilities upwards



By LIEW JIA YI (YANIKA)
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AS Malaysia's ageing population continues to increase, it's time to rethink the structure of everyday housing and development. Do we have enough age-centric support for future needs?

According to the Department of Statistics Malaysia, the elderly, as aged 65 and over, increased from 7% in 2021 to 7.3% in 2022. There are multiple facilities used to address the different needs of the elderly, from retirement villages to specialised services. Even with the marked increase in the ageing population, public opinion is sceptical of elderly care facilities, with parents preferring to live in their own homes or with their children.

Remaining at home allows the elderly to have an alternative to institutional care, staying independent as they age. This concept could be the foundation for sustainable communities for future generations.

"Owning a home is very costly for the low and middle-income groups of society. Their expectations are therefore high if they can age comfortably at home in line with the changes in their lifestyle and the deterioration of health conditions associated with ageing. By providing secure and affordable housing for everyone, this is in accordance with SDG 11 of the 2030 Agenda for Sustainable Cities and Communities," Universiti Teknologi Malaysia associate professor Dr Siti Uzairiah Mohd Tobi said.

She listed several challenges to

ageing in place, as many homes were not designed to be age-friendly, with features such as stairs and narrow doorways that can be difficult to navigate for those with mobility issues. Notably, the pandemic revealed how important socialising is to the elderly. Isolation can be a problem for older adults who live alone, especially when they can no longer drive or have limited access to public transportation.

Age-friendly developments do not just include features such as step-free entrances, wide doorways and grab bars. It also includes home care and transportation, allowing connectivity and accessibility.

Global real estate services firm JLL Malaysia country head YY Lau noted that the pandemic only lowered the public opinion of facilities dedicated to the elderly. Due to the susceptibility of the elderly to Covid-19, younger family members were too cautious to allow their elderly to be placed in aged-care facilities. This decreased demand led to many developers taking a more reserved approach to elderly-care facilities.

Demand drivers

However, as people begin returning to normalcy, she pointed out that three major factors may drive up demand.

"More efficient medicine and better treatment allow people to live longer. This means that at retirement age many people are still quite active and would like to continue living and communicating with other people. Therefore, the size of the older population is getting bigger in number, and different groups may have

different preferences," Lau said.

"Traditionally, many senior people in Malaysia live with their children and expect younger generations to take care of them as they get older and require more assistance. At the same time, the share of senior people who would prefer to live either alone or with his or her spouse is growing," she added.

Last but not least, Lau noted Malaysia's popularity as a retirement destination for many expatriates, citing its climate, medical standards and English or Chinese-speaking population. These trends imply that demand for senior living will grow.

"Malaysia is distinctive in that it appeals to both foreigners and residents alike. Seniors from nearby Singapore, Australia, China, the UK and the US are searching for a place to retire where the climate is mild, the healthcare system is good, both English and Chinese are widely spoken, and the cost of living is generally lower," Lau said.

Malaysia's location and weather conditions are considered a favourable option for retirees whose health still permits them to be active, with a relatively low number of natural disasters such as earthquakes, typhoons, and tsunamis.

"The country has a large number of golf courses, which are quite popular among the elderly population in many countries. It is closely located to many other countries, allowing people to travel and see new places. Malaysia has a developed service sector, offers a wide range of food options, and has an Asian hospitality culture. All these factors put

(ABOVE)
Remaining at home allows the elderly to stay independent as they age.



All these factors put Malaysia among the top 5 destinations for retirement to those considering to live abroad, Lau said.



Ageing in place in Malaysia requires a collaborative effort, Siti said.

Malaysia among the top 5 destinations for retirement to those considering to live abroad," she added.

Lau expects that demand from expatriates will return, in turn, boosting supply.

Currently, traditional real estate markets such as residential, retail and offices are experiencing a high volume of new supply, while demand is still recovering. These factors urge some investors to consider alternatives, including elderly housing.

According to pre-Covid research, approximately 9% of Malaysians were ready to live independently from their families and take care of themselves, Lau noted. Some experts foresee this number increasing as new generations who are less traditional begin to retire. It may double by 2030 if the observed trend persists.

"We believe that the presence of expatriates actively spending their retirement in Malaysia may also support the trend as you already have a group of people that demonstrate by example that retirement villages or homes is something that is common and allows people to continue having an active lifestyle," she added.

Examples of such developments include the ReU Living project by IGB Development in Kuala Lumpur, Komune Living and Wellness by UOB in Cheras and the GreenAcres project by Total Investments (TI Homes) in Ipoh.

Smart technologies

Technology for elderly care has been utilised for years to improve lifestyle and life expectancy, and Siti pointed out that smart home technology for the elderly is becoming increasingly common in many countries around the world, such as Japan, South Korea and Singapore.

"Japan has been a leader in developing smart home technology for the elderly, as the country faces significant demographic challenges due to its rapidly ageing population. There are many Japanese companies that specialise in producing smart home technology for the elderly, such as robotic care beds, toilet seats with built-in sensors, and smart lighting systems," Siti said.

In South Korea, with support from the government, companies specialise in smart home technology such as smart care beds, motion-sensor lighting systems, and voice-activated virtual assistants. In Singapore, products and services such as smart monitoring systems, medication management systems, and home automation systems are aimed at helping elderly individuals live independently.

There is constant innovation in age-friendly housing, with experts looking for new and creative approaches to designing, building, and maintaining housing that meets the needs of ageing populations.

Examples include ageing-in-place retrofits, which focus on making modifications to existing homes to make them more age-friendly. This can include installing grab bars and handrails, widening doorways, and adding stairlifts or wheelchair ramps.

"Overall, ageing in place in Malaysia requires a collaborative effort from government agencies, community organisations, and individuals to create a supportive environment for older adults to age with dignity and independence in their own homes," Siti said. 🏠

Has health and wellness penetrated the commercial, retail or office environment?

Penetration into non-residential real estate is slow



By **LIEW JIA YI (YANIKA)**
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AS the economy transitions into pre-pandemic levels, health and wellness aspects are well on their way to be expected in residential real estate. These same trends are slowly but surely entering into commercial, retail or office environments. It all goes hand-in-hand with sustainability.

“Developers and landlords would generally look into incorporating the health and wellness aspect as part of their bottom line, as it’s part of the social aspect when advocating for environmental, social and corporate governance (ESG) initiatives,” Knight Frank Malaysia research and consultancy executive director Amy Wong said.

When it comes to office and commercial real estate, Wong noted that the implementation of wellness features typically focused on the design, operation and maintenance of buildings.

“If you are not well, you can’t work, and that affects productivity. Good health is good business,” Wong said.

Fitness-centred facilities such as green spaces and multipurpose wellness rooms are what the general public thinks of when we talk about health and wellness. However, according to the Global Wellness Institute 2021 report, these are active wellness features and are only one aspect of wellness in real estate.

These features are targeted at improving the physical and mental well-being of the building occupants. Safer building materials, improved indoor air quality, soundproofing and the incorporation of biophilic designs are passive wellness features, which make up the remaining half of health and wellness in real estate.

“While business owners may have concerns on tangible financial returns,

wellness-led initiatives do help improve occupational wellbeing and attract new talents, reducing financial and operational costs in the longer term,” Wong said.

The Knight Frank Intelligence Lab reported that implementing wellness as part of a business owner’s social responsibility can help build stronger branding, attract investments and remain competitive within the industry.

According to research done by Knight Frank in 2021, green-rated office buildings, which incorporate health and wellness aspects, in London and Australia yielded 8-18% price premium and 3-13% rental premium when compared to equivalent buildings without green ratings.

Holistic sustainability

The research showed that demand for such buildings was high, supporting income and reducing vacancy rates. Green-rated office buildings are also futureproofed against legislation and obsolescence risks, lowering the risk premium and yield of such assets.

“To date, there are 95 office spaces and 43 retail spaces in Malaysia certified by The International Well Building Institute (IWBI), a global organisation that certifies health and wellness measures of projects and buildings,” Wong said.

Green building certifications such as Green Building Index (GBI) and Leadership in Energy and Environmental Design (LEED) emphasise health and well-being as a whole through active design and building materials. Malaysia boasts more than 300 GBI-certified and 80 LEED-certified commercial properties nationwide, with hopefully an increase in the future.

When it comes to industrial real estate, there is less emphasis on health and wellness aspects. However, there are a few industrial parks such as Elmina

Business Park and i-Park @ Senai Airport City implementing wellness features.

These features are typically the provision of equitable worker accommodation and community facilities, such as recreational parks, green spaces and sports facilities.

“Post-Covid, employers are looking into ways to reconfigure workplace designs to address employees’ concerns of risks of diseases as well as ways to promote physical and mental wellness,” Wong said.

“Increasing tenant demand and the growing emphasis on health as part of ESG initiatives could lead to a rise in interest for healthy and health-enhancing buildings amongst real estate investors,” she added.

When it comes to customer demand, Zerin Properties commercial head Jack Chong noted that office tenants are increasingly looking at health and wellness aspects in their commercial real estate decisions.

“The trend is driven by a growing awareness of the importance of employee health and well-being, as well as the recognition that a healthy workplace can improve productivity, reduce absenteeism, and enhance employee satisfaction,” he said.

The trend towards health and wellness in commercial real estate is likely to continue, he noted, with a growing interest among building owners and developers in creating healthy and wellness aspects in their commercial real estate.

“To meet this demand, I think some of the building owners and developers have begun to incorporate features such as natural lighting, air purification systems, fitness facilities, and green spaces into their buildings. In addition, there are a number of certification programs, such as WELL and Fitwel, that provide guidelines and benchmarks for creating healthy and wellness aspects in



“The trend is driven by a growing awareness of the importance of employee health and well-being,” Chong said.



Their concerns are focused on aspects of accessibility, location and green buildings, Lee said.



“If you are not well, you can’t work,” Wong said.

commercial real estate,” he said.

However, as with sustainability, upfront costs have managed to create a more reserved response from local developers from incorporating health and wellness into non-residential real estate.

While developers are moving in that direction to cater for this demand, their concerns are focused on aspects of accessibility, location and green buildings, rather than on air quality, thermal, visual comfort, diet and clean water, IQI Realty subsales team leader Felicia Lee said.

“So far, health and wellness are not really their priorities in the lookout for commercial offices,” she said.

Slow and steady

From her interaction with various clients, if they are multinational companies, they do prefer to go for green buildings, which would consume less electricity with natural lighting in their offices. If they are local companies, it is not much of their concern, she added.

Chong agreed that there are indeed upfront costs associated with incorporating health and wellness features into commercial real estate, however, building owners and developers are recognizing that the benefits, both in terms of tenant satisfaction and overall building performance, can outweigh these costs in the long run.

Incorporating health and wellness aspects into non-residential properties can result in improved tenant satisfaction, higher lease rates, and increased tenant retention. Additionally, a healthier and more productive workforce can ultimately lead to better business outcomes for tenants.

“As a result, we can expect to see continued interest and investment in health and wellness aspects in commercial real estate,” he said. 🏡

Opulent life at spacious and tech-savvy havens of Nada Alam

Unveiling Adena, the homes for contented living

FOR tired city dwellers in Klang Valley, an enclave of landed homes by Seri Pajam Development awaits, offering an answer to their wish for a more balanced way of life.

With the availability of hybrid working, fibre optic internet and the coming 5G connectivity, moving away from the frenetic city life is becoming palatable and sustainable.

With well-crafted space, proximity to greenery and technology-driven conveniences designed in perfect equilibrium, Adena is the latest phase of the 160-acre freehold master plan development of Nada Alam. Reachable within 40 minutes drive time from Kuala Lumpur, Nada Alam is also in the zoning of the Malaysia Vision Valley 2.0, a mega development plan for Negeri Sembilan encompassing infrastructure upgrades and developments, smart city transformation, jobs and opportunities for new economic hubs and nature conservation.

Adena is currently offering double-storey linked homes with land areas of 22 ft by 70 ft and double-storey superlinked homes with land area of 22 ft by 95 ft. The unit sizes range from 2,628 sq ft to 3,794 sq ft.

The generously sized units are intelligently proportioned to ensure no wastage of space. All bedrooms come with ensuite bathrooms. The kitchen consists of wet and dry sections, with a small patio available at some of the units, permitting sunlight to penetrate the rear of the house. The car porch for the 22 ft by 70 ft unit allows for two cars to be parked side by side comfortably, while the car porch for the 22 ft by 95 ft home can fit three vehicles comfortably.

Flexible layouts

Flexi space is a built-in practicality in the units. With a total of five bedrooms, the choice is open whether to convert one of them into a home office or absorb it to the kitchen area to create a larger kitchen and dining hall for family congregations. For the 22 ft by 95 ft unit, a 12 ft green area at the back opens up the option of turning it into either a private garden, a covered patio or a further extension of



the interior space.

Small luxuries are also grafted into the home design, such as high ceilings, a bathtub at the master bathroom to create an elevated and soothing personal space, full-height wall tiles in the kitchen and all bathrooms, as well as laminated timber flooring for the staircase and the entire first floor except for bathrooms. Corner units come with an enlarged car porch to fit more than three vehicles.

Adena is also synonymous with the contemporary lifestyle where living smart sets one apart. The homes are equipped with digital safety features such as a smart doorbell, smart autogate and digital lockset. In the interior, the home lighting can be remotely controlled with an app, which also connects to the CCTV near the autogate, while entertainment devices can be linked to a Google Mini allowing for voice command.

Imagine a resident who is attending a work-from-home conference in the bedroom or is engaged in meal preparation in the kitchen, but has such control over the house from his or her corner in the house and thus can afford to be focused on the tasks without worry.

For the 22 ft by 95 ft units, a combo

of upgraded features is added such as an EV charging socket for an electric car, a USB port in the master bedroom and a universal socket in the master bathroom and solar-powered water heaters in bathrooms on the first floor.

Calm oasis in the outdoors

Apart from in-house enjoyment, the outdoor area also offers a calm oasis for both the body and mind. A 7 km jogging track traverses the development; there are a total of five concept parks with a combined green area of 13 acres. Adena's own concept park offers facilities such as pocket gym, sensory playground as well as BBQ and reflexology areas.

Security is reinforced within the development with 24-hour CCTV surveillance, security guards patrolling on electric bikes and anti-climb fencing around the perimeter as well as a single point for entry and exit at this gated and guarded community.

Outside of the development, requisite amenities lie at a short driving distance or a short drive time such as AEON Nilai (7 km), KTM station (2 km) and schools (within a 10 km radius) while Aurelius Hospital Nilai and KLIA are easily

(ABOVE) Nada Adena comes with its own concept park in addition to the larger green area within the development.

reached by car. Major highways serving the area are Kajang-Seremban Highway (Lekas) and KL-Seremban Highway, which also connects to the North-South Expressway and the Elite Expressway, and is reachable by the KTM at the Batang Benar Station.

Having won several awards, such as the Asia Pacific Property Awards for Malaysia's Best Residential Landscape Architecture in 2014, and the StarProperty Awards for Best Cornerstone Award in 2021, Seri Pajam's developments are value-added and conducive to the needs of the individual and the community. From landscape engineering, unit design, finishing details to technological integration, Seri Pajam creates a lifestyle in step with the aspiration of wellness and wholesome living that is seamlessly linked to the current technology.

Interested home buyers will be getting attractive offers while they last. The developer will be absorbing the legal fees for the Sales and Purchase Agreement and the stamp duty for the Memorandum of Transfer for buyers. More details are available via 1700-82-9100, email marketing@seripajam.com.my or visit www.seripajam.com.my.



Security is reinforced with its multi-tier security arrangement at Nada Adena, as well as digital security features in each home.



The superlink homes are designed to allow for indoor and outdoor flexi space usage.



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Artist's Impression



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Unwavering on matters of quality

PR1MA properties to stand the test of time by focusing on QCLASSIC benchmark

In January this year, a group of home buyers received the keys to Residensi Kepayang in Ipoh, a 252-unit low density apartment developed by PR1MA Corporation Malaysia, under the 1Malaysia Housing Programme (PR1MA).

The value-for-money apartment, which offers 3-bedroom and 2-bathroom units, comes with facilities such as a kindergarten, multipurpose hall, nursery, surau and playground.

Despite its very affordable starting price of RM226,575, it has a high Quality Assessment System in Construction (QCLASSIC) score of 75% for the workmanship. QCLASSIC, developed by the Construction Industry Development Board (CIDB), is based on the Construction Industry Standard (CIS 7:2006).

This benchmark has been adopted for all current and future PR1MA projects to ensure the quality of all the developments built for the middle income (M40) Malaysians. Established in 2012 to develop high-quality and affordable homes for the M40, PR1MA has implemented QCLASSIC standards during project development and construction stages in order to deliver its mission.

Implementing well planned quality control throughout the project life cycle has resulted in a substantial reduction of workmanship defects on completed projects, with a number of them having high QCLASSIC scores such as Residensi Pelangi Indah (80%) in Johor, Residensi Falim (74%), Residensi Kampung Paloh (74%) and Residensi Meru (71%) in the state of Perak.

Other noteworthy developments are such as Residensi Kajang Utama located in a matured neighbourhood in Kajang and accessible via highways such as LEKAS Highway, SILK Highway, Lebuhraya Utara-Selatan as well as Jalan Reko. It comprises 3-bedroom and 2-bathroom apartments measuring up to 1,119 sq ft. Another is Residensi Borneo Cove in Sabah, with a starting price of just RM104,625.

Less is more

To further optimise quality and cost, PR1MA is taking the approach of less is more. Facades are kept unassuming but highly functional, with tall and wide windows for natural ventilation and lighting. Dwelling unit types offered are often kept to a certain number for ease of construction and design to allow for more unblocked views.

Space planning follows the maxim of being straightforward and efficient. The units are often rectangular or angular for optimal use of space. More room allocations are prioritised as they can be multi-functional as a bedroom, study, hobby area or utility. A yard is often featured rather than a balcony as the former can be used as laundry space or an extended kitchen area.

The provision of facilities is also prioritised by their practicality and maintenance cost efficiency. Residents are equipped with the essentials such as multi-tier security measures, facilities for a healthy lifestyle such as a gym and pool at some developments, community-building facilities like a



The interior of Residensi Seremban Sentral, one of PR1MA developments.



(LEFT) Residensi Kajang Utama is easily accessible by LEKAS Highway, SILK Highway, Lebuhraya Utara-Selatan as well as Jalan Reko.

(ABOVE) Residensi Meru in Perak has facilities such as community hall, kindergarten, playground, surau and swimming pool.



Units at Residensi Borneo Cove, Sabah are priced from RM104,625.

multipurpose hall that doubles as a badminton or basketball court and family-bonding avenues including playgrounds and gardens. The persistent focus on the elements that really matter translates into lower construction costs and selling prices for buyers.

PR1MA as a developer is also committed to their projects post-development. A dedicated team is set up under the Asset and Facilities Management Division to manage the properties after being handed over.

To date, PR1MA has delivered a total of 39,580 units and has about 70 projects nationwide. Moving with the ups and downs of the nation, it continues to improve and innovate to fulfil its mission and objectives of providing homes that are high-quality and have great value for money for middle-income Malaysians.

Among its efforts are embarking on the industrialised building system (IBS) initiative and fostering strategic partnerships with financial institutions such as Syarikat Jaminan Kredit Perumahan Bhd, a wholly-owned company of the Minister of Finance Incorporated. The partnership allows access to end financing for first-time homebuyers who do not have steady income such as freelance workers, independent business owners and small traders or entrepreneurs.

But, at its core, PR1MA is committed to delivering high-quality homes. With QCLASSIC as its northern star, the affordable home developer for the M40 is determined to boost the home ownership amongst middle-income Malaysians and deliver exceptional value to all PR1MA home owners. 🏡



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PRIMAHOMES

What does health have to do with buying a home?

One of today's buzzwords is wellness and it is a strong selling point

By JOSEPH WONG
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THE wellness of a home is important for both its appeal and its worth in a world where people have just grappled past the coronavirus crisis and its impact on society's behaviour.

It is given that buyers view their homes as investments in their own well-being, therefore a structure's contribution towards health and wellness is becoming more and more significant.

This is in part due to the rise in the awareness of self-care, a trend that is growing among the Malaysian population as they realise that ultimately their well-being lies in their own hands.

Many believe that the term self-care equates to things like relaxation, me time, spa visits, sleep or vacations, with some people still viewing it negatively as being selfish, indulgent or neglecting obligations.

In truth, self-care is the ability of individuals, families, and communities to promote health, prevent disease, maintain health and cope with illness and disability with or without the support of a health provider, according to the World Health Organization (WHO).

This perspective encompasses much more than just actions or behaviours involving self-indulgence or pleasure. Self-care can take many different forms, depending on the individual's own circumstances at the time. Each person might practise self-care very differently than someone else.

The major objective is to improve general health and well-being. Self-care is not something one does merely because the person has the time or the chance to. It is the conscious decision to engage in activities that will replenish or renew yourself rather than drain you.

Getting enough sleep, eating healthily, and engaging in activities that are intellectual, practical, physical, or spiritual according to interests are some examples of self-care. At the same time, the health of a building is also becoming more and more paramount.

"Health and wellness always play a major role in selecting homes when the buyers have bigger budgets to spend and can afford to choose their own place. If there is a limited budget, the roof above his head and other more critical factors, for example, total apartment size, number of rooms and location come into play," said Savills Malaysia

managing director and head Datuk Paul Khong.

People's everyday habits and lifestyles are strongly influenced by their homes, communities, and environment, which combined account for 80% to 90% of health outcomes. It makes sense that since a home is often the biggest personal investment and expense, it should also be an investment in health and well-being.

The non-profit Global Wellness Institute claims in a 2018 research report, Build Well to Live Well, that the majority of homes built in the last century "are encouraging lifestyles that make us unwell, agitated, alienated and unhappy."

Built environment not conducive

Today's Malaysian society is lumped with a built environment that favours driving over biking, sitting over walking, riding in lifts over using the stairs, texting over face-to-face conversations and screen time over outdoor recreation.

And with Malaysia's life expectancy from birth slowly increasing year by year, going from 57 years in 1960 to 74.3 years in 2020, there is an expectation and need for real estate to evolve with the ageing population, said Rahim & Co International Sdn Bhd research director Sulaiman Saheh.

"By population size between 2012 and 2022, the age bracket above 60 has consistently shown year-on-year growth with the exception of 2020 due to the abnormal spike in deaths from Covid-19.

"Combined, Malaysia's population aged above 60, which is the official retirement age for the public sector, grew from 2.46 million persons in 2012 to 3.63 million persons in 2022. Within a 10-year period, Malaysia has seen just above a million persons enter what can be considered the senior citizen category age range of above 60 years old. In percentage of the population, those above 60 have grown to double digits between 2010 to 2022 - 2010 at 7.9% (2.25 million) to 11.1% in 2022 (3.63 million)," he said.

In response to this growing older segment of the population, demand for homes suited for these individuals - be it in spatial design or geographical distance to key healthcare hubs - will follow suit though the question lies in how fast.

It is undeniable that wellness real estate is an emerging industry that recognises today's



immense health challenges. It represents a shift that explicitly puts people's wellness at the centre of the conception, design, creation and redevelopment of homes and neighbourhoods.

Despite the growing need and demand for wellness real estate, to date, there is no comprehensive development as yet that takes a holistic approach to the creation of such a township. That is not to say that nothing is in the works as developers are shifting their attention to this niche market.

As Malaysia is a leading global destination of choice for healthcare tourists, and if the goals of the Malaysian Healthcare Travel Industry Blueprint 2021-2025 to elevate medical tourism in the country are to be realised, more players need to be on board this programme.

Affordability issues

Considering that such a concept is still a niche concept to many Malaysians, market absorption of such developments may take time and move at a more gradual pace. Affordability also presents another question, leading further to issues of accessibility, inclusivity and sustainability.

"As we have moved on out of the pandemic era, the expectations for these two factors have gone off the limelight as many have gone back to the office and are spending much less time working from home.

"In property terms, both health and wellness at home cost a lot of money and

equates to larger homes and higher monthly repayments. Affordability will determine the application of these factors into a residential property purchase or an upgrade," said Khong.

Building on the sustainability movement, which over a decade earlier gave rise to green building standards, the trend of placing human health and well-being at the centre of the housing and neighbourhood design emerged in the early 2000s.

Beyond environmental performance, wellness lifestyle real estate is characterised as residences that are purposefully planned and constructed to promote the total health of their occupants.

Wellness properties give attention to indoor air quality, light, acoustics and sleep as well as provide chances for physical activity and social connection, aside from design elements like plants, water features, and yoga or meditation areas. According to Johnston's analysis, customers are willing to pay a premium for this tendency, which he refers to as "the new urbanisation."

A home is now more than simply a showcase for exquisite design; it's also a place to recharge and reenergise. Luxury now includes everything from expanded exercise centres, yoga studios, massage rooms, and more, to cupboards with regulated humidity and temperature.

Now, at a time when Malaysians are fresh from practising in-home quarantine, wellness-focused features incorporated into their lives and in their homes are more important than ever.



There is an expectation and need for real estate to evolve with the ageing population," said Sulaiman.



Health and wellness always play a major role in selecting homes, said Khong.

(LEFT) Having the space and facilities to practise self-care has grown in importance.

Examples of global wellness communities to emulate

When it comes to healthcare-incorporated developments, projects are more commonly seen as tourism-oriented to drive the medical tourism industry and create a thriving medical and hospitality business network. In real estate development, the term healthcare and wellness can be defined on a spectrum that stretches from a pure medical service endpoint to a holistic wellness lifestyle endpoint.

"In the case of Water Street Tampa, the wellness factor is characterised by the overall healthy community theme shaping the everyday lives of its residents. Whilst Dubai Healthcare City (DHCC) presents itself as a healthcare hub and business network," said Rahim & Co International Sdn Bhd research director Sulaiman Saheh.

Water Street Tampa in Florida, USA is a 56-acre mixed-use waterfront community that stretches 16 blocks and includes residential, commercial and institutional buildings along the Tampa Bay. Construction of Phase 1 began in 2017 with Phase 2 expected to complete in 2027. In 2019, it became the first neighbourhood globally to be certified by the International Well Building Institute as a healthy community for walking, working and living.

On the other hand, DHCC in Dubai, established in 2002, brings together core healthcare services and creates a network of businesses from hospitality to consultancies and retail outlets. It is governed by the Dubai Healthcare City Authority which provides an enabling ecosystem that facilitates the setting up of businesses. To date, DHCC houses 4,425 healthcare professionals, 10 hospitals, 168 clinical facilities and 36 recreational facilities. Phase 1 is dedicated to healthcare and medical education covering 4.1 million sq ft. Phase 2, still in its construction stage, is dedicated to wellness and will cover 19 million sq ft.

"In Malaysia, several healthcare and wellness-oriented projects and developments have already been developed over the years. Most of the ones we have on offer locally are smaller in scale compared to other international purpose-built and designed health and wellness cities. Some of these were just completed and others are in the development phase," said Sulaiman.



Dubai, known for its architectural achievements, is home to DHCC.



From young to old, healthcare is a necessity but the built environment should also be conducive to wellness activities.

Elonia homes offer inspired elevated living at its best

The latest series of homes in Bayu Sutera, Bandar Sri Sendayan situated on higher grounds

WITH rising urbanisation today, health and environment play a large role in the lives of contemporary families, seeking an emphasis on clean air, sunlight and greenery. For these reasons, Matrix Concepts Holdings Bhd offers a vision of tranquillity with its Bayu Sutera development, embodying fresh concepts of serenity and wellness with clean sleek lines and natural living.

The location is its primary allure, nestled in the central district of Bandar Sri Sendayan, a thriving township in Seremban with convenient links to prominent expressways. In addition, the development sits on elevated plains that offer an exquisite view of the surrounding landscape as well as a refined experience where residents will be able to enjoy the fresh air and green living with modern sensibilities. Home buyers will look forward to every day with a brighter, healthier lifestyle.

Elonia homes comprise a series of double-storey link homes built with elegance in mind. The units have a chic, modern facade that embodies harmony with their environment. Bringing elevated living to greater heights, the development is a residential project and spans 33.79 acres with a planned number of 425 units in total. Initially launched in September 2022 with 227 units, Elonia received an overwhelming response. Now, Phase 2 launches with a total of 70 units. Each unit has a built-up area of 2,315 sq ft, with a series of spacious layouts that accommodate four bedrooms and four bathrooms.

Priced from RM638,888, Elonia homes are masterfully designed to suit the lifestyle of its residents, and units are fully-extended. Whether it be for a single-family or multi-generational, the development offers flexi-designed units made with the opportunity to personalise the home with its open layout concept. Host your parents and children in a spacious home, with both privacy considerations and well-thought-out communal spaces. Ensuite bathrooms are available to prioritise comfort and privacy within the home, allowing residents the space to grow a family.

The homes, located at the self-sustaining township of Bandar Sri Sendayan, not only offers the space for families to grow but thrive. Residents will be able to look forward to a beautiful, natural landscape in the form of the 9.5-acre central park, encouraging health and wellness through an active lifestyle, whether it be jogging, cycling or a walk in the park with family. Step outside your home to find mother nature at your doorstep, as well as outdoor facilities catered to the entire family.

Bandar Sri Sendayan offers peace of mind in a secured enclave, just a stone's throw away from community and commercial hubs such as the five-



(ABOVE) Residents will be able to look forward to a beautiful, natural landscape.

star clubhouse d'Tempat Country Club, spanning an expansive 6.33 acres. The establishment offers a common area in which neighbours will be able to sit back and unwind after a long day's work, strengthening community ties over the breakfast table, or its recreational facilities.

That's not all. The township also accommodates the bold thrill-seeker in you through its adventure venue, X Park Sendayan. Comprising a whopping 34 acres, X Park provides a range of activities and facilities such as flying fox, wall-climbing and all-terrain vehicles (ATV), all within reach of Elonia. Cultivate the adventurous spirit in your children and family by providing them with X Park's out-of-this-world experiences.

Find masterful conveniences at the Sendayan Merchant Square, the township's vibrant commercial

centre encompassing 100 acres of retail outlets, food and beverage stores as well as office spaces. From a practical and accessible workplace, to an outdoor shopping experience, Sendayan Merchant Square embodies the cohabitation of work and play. Residents will never want for anything, as the township offers a range of clinics and hospitals, financial institutions, convenience stores and five shopping malls within its 8km radius.

Bandar Sri Sendayan creates an open space to develop and cultivate the minds of the next generation, with educational institutions within the township providing a wide range of public and private schools, from primary to secondary, such as the 20-acre Matrix Global Schools campuses, SJK (C) Bandar Sri Sendayan, SMK Bandar Baru Sri Sendayan, and SJK (T) Bandar Sri Sendayan. Within proximity

of the township, there is also SMK (Felda) Seri Sendayan and SJK (C) Tung Hua S2 Heights.

With such variety in education, residents will find a deeply embedded culture of learning for their children. The township offers seamless connectivity with its location, near the North South Highway (PLUS), the Seremban-Port Dickson Highway, and the proposed Senawang-KLIA Expressway. Bandar Sri Sendayan's integration allows residents to conveniently access links to Sepang, KLIA, Port Dickson and the rest of Seremban.

Elonia homes embody the elegance of an elevated lifestyle within a thriving, self-sustaining township, accentuated by the revitalising component of nature and wellness.

For more information, please visit www.elonia2.bayusutera.com. 📍

(BELOW) An aerial view of Elonia.



The units have a chic, modern facade that embodies harmony with their environment.



Elonia homes offer peace of mind in a secured enclave.

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matrixconcepts



Designed for today's families

Residensi Aurora homes take into consideration the contemporary household needs

ONLY a Malaysian property developer would truly understand what house designs best suit the tropical characteristics of the hot and humid weather in this country. But it takes a tried and trusted developer to take this knowledge and expertise to the next level. And this is what the State Development Corporation of Selangor or Perbadanan Kemajuan Negeri Selangor (PKNS) is striving for with Residensi Aurora in Seksyen 5, Selangor Cyber Valley.

Built on 30.27 acres of leasehold land, these two and three-storey link homes are constructed with the Malaysian weather in mind to provide the best qualities of urban living and comfort of convenience to ensure an ideal home that matches the growing needs of modern families.

With a gross development value of RM420mil, the emphasis of the house design is focused on natural ventilation to reduce cooling costs by tapping into the wind flow through these homes via larger windows and glass sliding doors. In addition, owners and residents can enjoy natural lighting.

Residensi Aurora homes feature a modern facade with practical designs offering an open plan concept and flexible spaces. The dry and wet kitchens are separated and can be sealed off to ensure that smoke and cooking smells can not permeate into the sitting and dining areas.



Smart features

In addition, the houses are equipped with smart home features. This means that the owners can convert their houses into smart homes with ease as the infrastructure to support smart devices are in place.

There are only 300 units in total. With build-ups of 2,227 sq ft, 2,550 sq ft, 2,596 sq ft and 3,796 sq ft, home buyers will have a good choice of the house they desire. The plot size ranges from 24 ft by 70 ft to 28 ft by 70 ft.

The two-storey houses come with five bedrooms and five bathrooms while the bigger three-storey houses

have six bedrooms and six bathrooms. Ranging from RM950,000 to RM1,730,500, these completed homes are ready to be occupied.

Moreover, as a gated-and-guarded community, owners can rest easy that their children will be safe when they enjoy the playground and for themselves, they can use Residensi Aurora's facilities without fear of untoward incidents.

Residensi Aurora's strategic location and easy access to Elite Highway and MEX Highway make this estate accessible to many major amenities within the Klang Valley. Residents can also take advantage of the Putrajaya

and Cyberjaya ERL station, Cyberjaya City Centre MRT station and Nadi Putra Bus, which are just a short drive away.

With facilities and amenities like hospitals, schools, universities, mosques, government offices and business and industrial estates within easy reach, these residential homes are highly desirable. Within easy reach are KLIA and KLIA2, making it convenient for frequent fliers.

Being surrounded by a mature neighbourhood translates to greater ease for owners and their families as they can easily shop, dine, exercise and enjoy the existing and thriving amenities around them.

(ABOVE)

An artist impression of the Residensi Aurora homes.

Enticing package

On top of all the advantages of Residensi Aurora, PNKS is offering additional deals to sweeten the purchase. This includes special discounts for first-time home buyers and loyalty customers.

Buyers can also enjoy the following benefits:

- Free Sales and Purchase Agreement
- Free Memorandum of Transfer
- Smart home items up to RM15,000*
- Documentation incentive up to RM20,000*

Terms and conditions apply. Further information is available at www.pkns.gov.my. 📞



The open plan concept allows owners more flexibility.



There is plenty of natural lighting with the larger windows.



The wet kitchen can be condoned off to prevent smoke and smells from entering the sitting and dining areas.

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*Artist impression

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Resilient design in supertall buildings

Anticipating the disruptions to make skyscrapers last beyond the century

Contributed by
MIGUEL A ROBLES-CARDONA

RESILIENCE refers to how a building, a city or a system can bounce back after a massive disruption to the norm and how it does so by allowing the residents, the visitors or the occupants of the building to live with comfort, without falling sick or without feeling miserable. Sustainability is a part of resilience but resilience is a much wider subject matter.

When it comes to building design, resilience means starting the design process by thinking carefully about the typical use scenarios of the building, the common points of stress due to normal use as well as the most likely, or unlikely, disaster situations in the natural or man-made environment that may challenge the integrity of the building, endanger or cause disruptions to its occupants. The local environment always plays a critical role in determining the factors that make a building resilient, so resilient design is always locally specific.

Designing Supertall buildings

Supertall buildings or buildings above 300m in height, according to the Council on Tall Buildings and Urban Habitat, are a relatively new design category. Such skyscrapers are very different to other high-rise buildings, just as a university campus is different to a school or a stadium to a football field. Any structure rising above 300m in height imposes a different and new set of circumstances and requirements, where gravity, wind, structure, vertical transportation and other building services and, very importantly, fire evacuation, require a completely different approach.

This requires the complex interaction of numerous consultants and specialists from several disciplines, orchestrated by the architect to meet the client's aspirations. And this is only at the design stage, even before the construction starts. Ultimately, creating a resilient supertall building leverages

on getting the science of architecture right under this set of parameters. But this is a topic on its own.

Supertall buildings under crisis

The terrorist attacks in Manhattan on Sept 11, 2001 were a hiccup in the history of skyscrapers. Architects all over the world wondered whether we would ever build that tall again. Several supertall buildings under design in America and all over the world were trimmed down or simply called off for fear of becoming a target. While that fear diminished soon after, there was a set of lessons learnt from that tragedy that entirely and permanently changed the way we design skyscrapers today. Covid-19 has also imposed an unprecedented set of challenges on our buildings and our cities. We are yet to see which ones of those will remain, either based on their social value or their financial viability.

Resilience measures the ability and readiness of our buildings and cities to face challenges, foreseeable or unforeseeable circumstances and crises, that may stretch their ability to continue serving their purpose without, or with minimal, disruptions. These strategies can be broken down into six different categories.

Redundancy

Redundancy is possibly the most important feature that makes a building resilient. It relies on the incorporation of duplicative structures and systems that allow buildings to function despite disruptions but also on how these systems are streamlined to achieve their maximum efficiency.

Under a basic approach, these redundancies may well be covered by increasing some of the current statutory provisions on water storage, power supply or air supply. However, an in-detail analysis may advise other planning strategies related to where these backup supplies shall be located or even their geometry.

It also refers to redundancies in the security provisions, where several



(ABOVE) Malaysia has some of the world's tallest buildings. Any structure rising above 300m in height imposes a different and new set of circumstances and requirements.

(LEFT) Disruptions can come in many different forms from pandemics to terrorist attacks which has an impact on future building designs.

visible and invisible tiers of control are placed across the building to prevent the unauthorised access of persons and goods. While many of these provisions are based on sophisticated technology such as scanners, alarm systems, access-controlled gates, CCTV or destination-based lifts, several are related to the building planning like independent accesses or sky-lobbies that allow a second layer of security after visitors disembark the shuttle lifts.

More specifically applied to supertall buildings, the 11/9 terrorist attacks also taught us about the importance of structural redundancy, giving place to a new structural idiom to prevent the building from progressive collapse in the event of a catastrophic structural failure by allowing the loads to find an alternative path to the ground.

On another hand, a supertall building must fight its own fire internally, requiring far more robust considerations of both its passive and active fire strategies. The introduction of refuge floors, the use of sky bridges and elevators to facilitate the evacuation, allowing wider staircases to overcome the counterflow and congestion due to slow evacuation

and fatigue, the extensive use of fire-resistant materials to limit the fire load of the building, performance-based fire engineering, but also the regular maintenance and testing of the active fire protection systems, are some of the immediate fire safety considerations to be taken when designing a supertall building.

Adaptability and flexibility

Adaptability and flexibility relate to the building's ability to be retrofitted or repurposed in the future, and to respond to the local context, accommodating changing environmental and social conditions and needs. This requires, obviously, the parallel implementation of policies that allow our buildings to be versatile, not only design-wise but also statutory-wise.

The floor plate depth or the distance from the core to the façade line, allowing sufficient daylight to penetrate the building or the floor plate size, ensuring a commercially viable efficiency, are two of the basic principles to create resilient buildings.

However, and very importantly when talking about high-rise buildings





Dr Miguel A Robles-Cardona is an associate architect at Veritas Design Group, one of the largest design firms in Southeast Asia. Based at its headquarters in Kuala Lumpur, he plays a leading role in one of Veritas' signature projects, the 80-storey Oxley Towers.

designed for a lifespan that will survive us, there are several other design, structure and services considerations to be deployed at the design stage that will determine how adaptable, flexible and resilient our buildings are. The extensive use of post-tensioned (PT) slabs and beams versus conventional reinforced concrete framings, although very appealing due to their cost effectiveness

and speed of construction, may challenge the ability of a building to be retrofitted as PT structures are less than flexible when it comes to creating new openings for services. This is particularly important in office buildings and car park structures when those, perhaps 50 years down the road, may require to be retrofitted for other residential or commercial uses.

(BELOW) Skyscrapers have the drawing power that can be beneficial to its surrounding buildings and businesses.



Likewise, particularly relevant when designing mixed-use towers where several uses exist on a vertical stack, the alignment and sizing of the service shafts, including aircon ledges or other aircon systems, becomes crucial in determining the ability of the building to be repurposed. On another hand, the provision of windows and balconies in supertalls, even for non-residential and curtain-walled buildings, allows flexibility to retrofit an office building into a residential one with outdoor opportunities under lock-down situations and an alternative means for ventilation in the event of fire or mechanical or power failure of the aircon and mechanical ventilation systems.

Interdependency

Interdependency offers a holistic approach to the building, the site, the community and the city. Mixed-use developments are resilient by nature and excel particularly well in different uses, functions or components, which may well support and reinforce each other. This way, commutes are reduced and buildings as well as their systems are kept alive 24/7 versus the regular daily use cycles of single-use buildings.

On another hand, the provision of common and private landscaped areas within the building itself allows outdoor opportunities for its occupants within the premises. These landscaped areas not only reduce the heat island effect but also become crucial under lock-down situations. This city within a city, when connected to the mass transit and pedestrian networks of the city, creates a powerful interwoven system where the boundaries of the public domain blur, no longer defined by the buildings' edges and new vertical urban corridors and horizontal indoor streets find their way through the city superblocks.

Regenerative and restorative

High-rise buildings, in particular supertalls, are designed to last - the very deep foundations and basements make them very difficult to demolish, dismantle or replace, becoming, in many cases, the final building.

While being financially viable is inevitable, remaining commercially appealing is a must and this is particularly relevant for commercial spaces, especially offices, where sustainability and environmental responsibility has become a crucial aspect for most leading corporations. Several studies have proven that, especially in commercial buildings, the return on the investment required to create an environmentally friendly building is surprisingly appealing.

Beyond the commercial aspects of it, buildings that are regenerative and restorative are better equipped to overcome future physical and health disruptions or financial and social challenges, and therefore, are ultimately more resilient. Regenerative buildings are those that incorporate systems that reduce the demand on fossil energy sources and infrastructure systems while reducing their carbon footprint, and restorative buildings can restore not only natural resources but health and well-being to the societies they belong,

Durability and value

To be resilient, high-rise buildings must offer long-lasting long-term value propositions. Structures are generally designed for a 50-year lifespan but, with regular maintenance, they can last for 100 years and longer. On the other hand, buildings' mechanical and electrical services and systems are designed to last 15 to 30 years but, with regular maintenance, can last up to 50 years. This means that just like nature does with the human body, architects and developers must ensure that buildings are fit for their purpose throughout their entire lifespans. The proper maintenance of a building starts with a proper design, where details and appropriate construction solutions are developed to respond to the local conditions and environment. And systems, particularly the building's services and envelope, must be easily accessible to carry out periodic maintenance and repairs. An adequate selection of building materials, equipment and fittings greatly improves the durability of the buildings.

Supertall buildings provide other social, environmental and economic benefits as well to their surrounding communities, being magnets for financial activities and, often, urban catalysts for the development, regeneration or growth of certain areas of the city. Supertall buildings create great value for their neighbourhoods and the properties around them, often more than for the supertall itself. Also, very often, supertalls symbolise landmarks that orient the citizens and tourists in the city.

Social and cultural responsiveness

Supertalls offer unparalleled opportunities to reflect the local culture. Besides the value and benefits to the community mentioned earlier, local visual and cultural references of arts and crafts can be reinterpreted as design motifs and building technology. The building's massing, the way it responds to the urban fabric, acknowledges and addresses its presence at both the pedestrian scale and the city skyline, especially through the façade design, can be localised.

In many cases, the value of these buildings resides on what they can give back to the city, by creating landmarks on the ground or in the sky, by adding value to the neighbourhood and the surrounding properties, or by increasing the public realm while creating powerful and long-lasting memories for the community, along with a sense of pride and belonging.

Towards resilient architecture

Resilience measures the ability and readiness of our buildings to overcome challenging situations and crises and to continue serving their purpose despite disruptions. We may need to wait to see what the permanent changes that current and future disruptions will impose on our buildings' design or which ones, perhaps different from those explained, will be the key in the future. Be one or another, I am certain that those who embrace some of these changes today will better future proof our cities and buildings of tomorrow. 🏡

No longer just an office space, it's now a working space

A revised list of wants and preferences is changing the work place



Contributed by **SULAIMAN SAHEH**

A typical scenario faced by a white-collar worker in an office setting is the five-day daily commute to a specific office building, settling into one's allocated cubicle and working for the next eight hours before leaving. Rinse and repeat.

But today, three years since the Covid-19 pandemic, and close to a year since pandemic restrictions were mostly lifted to allow full economic remobilisation, we find ourselves in a position of having a revised list of wants and preferences when it comes to office work.

At the height of Covid-19, many corporate workers had to resort to work-from-home (WFH). While some lauded it to be a better workstyle option as it leaves room for other obligations and eliminates commute hassle, others find themselves experiencing WFH fatigue due to the blurring of the line between work and home. With no distinct clock-in-clock-out element, working hours became unclear and often beyond the stipulated nine to five. Spatially, some find WFH not feasible due to lack of proper desk space or privacy within their homes – especially for those residing in multi-tenanted homes with only one common space, ultimately creating an uncomfortable and limiting WFH experience. Then comes the best next solution - co-working.

As a service provider of desk spaces and meeting rooms, co-working revolves around the concept of a shared workplace, typically in somewhat of an office design and equipped with general office amenities under an aesthetically pleasing interior umbrella. Users range from freelance individuals to teams and large corporates, all looking for the right office space that is readily available for immediate use over a customisable length of period.

Co-working spaces have been around since pre-2010 with one of the pioneers being Regus who had opened Southeast Asia's first-of-its-kind Business Lounge that includes different types of work and meeting spaces on top of other facilities and amenities in Petronas Towers, the heart of Kuala Lumpur's Golden Triangle. Soon after, other providers gradually entered the scene. Some home-grown ones include PAPER + TOAST, Common Ground and Colony while international players include WeWork, IWG and Servcorp.

Expanding work beyond an office space

The acceleration of digitalisation has not only shifted the offline to online but also the removal of physical barriers and physical presence has expanded one's office space dimensions to be beyond a fixed cubicle within an office building. With the utilisation and assistance of

high-spec, all-in portable electronic gadgets and faster internet, office work is now doable on the go, anywhere and anytime (well, almost).

The term office is typically defined as a room or part of a building in which people work, especially sitting at tables with computers and phones, usually as part of a business or other organisation. Traditionally, most corporate settings have followed so but with the embracement of this new working style, the term office space has slowly shifted into work space as users of such space do not limit themselves to just the typical office setting. Rather, to find that right mixture of comfort, convenience and professionalism, today's pool of users seek places that incorporate both the formal office-like setting while having the informal home-like or the hip and relaxing vibe café-like setting – to create a working area that nurtures creativity and open communication. Flexibility in usage is preferred where whichever space is needed can be on a flexible pay-per-use basis. Not only that, desk and room structures differ according to an individual's or team's spatial need, even for a gathering of different companies and communities requiring a common space under one roof.

Going further, having access to a space that is shared with individuals and teams of other organisations also creates opportunities to network and collaborate with each other. Collaborative efforts are made easier, more convenient and doable when everyone is readily present in a common space. The mobility and openness of a co-working setting create a more friendly and welcoming communicative environment as opposed to strictly divided department floors. But in the case where privacy and silence are needed, such rooms are also available to be used.

From hot desks to private pods and full-on private rooms with the added option to have your own dedicated space just for you over the contract period, co-working spaces have not only replicated the offerings of traditional office buildings but expanded the possibility of working beyond a geographically fixed location.

What's Better, What's not

But can it truly replace the offerings and prestige of a self-owned, self-branded office space or building? The short answer would be no. The extent of co-working replacing the traditional office setting depends on the priority of the organisation in question. For individuals and teams of the gig economy and SMEs who need not necessarily have to own a fixed physical property, be it in the form of a room, floor or an entire building itself, co-working presents a cost-friendly option to have the same access to setting and facilities without the hassle of property ownership, furnishings and maintenance of which the respective co-working service providers have taken to task for you. But for organisations who require their spaces to be specifically designed in a certain way and exclusivity to be enforced at all times for privacy, confidentiality and security sake, as well

as for the portrayal of a corporate image, having your own property and exclusive address to yourself would be suited.

But then there is the option of blending the best of both working worlds and ultimately re-shape the future of working spaces. We cannot deny the exclusivity and prestige that comes with having a dedicated office space and being branded to your own preferred image, clearly identified by the logo proudly displayed on the outside of the building to mark your presence in the business world. And yet, as the pandemic had taught us a hard lesson, it is equally important to have ourselves be adaptive and quick-to-respond in times of unprecedented changes and downturns. Office space today is defined more as a workspace and following the footsteps of new and more vibrant configurations rather than merely brick-and-mortar. More traditional office spaces are steadily morphing into a coworking-like, collaborative and open-communicative concept space. This is the evolving trend of office spaces that is becoming the new preference in the market – especially with more spotlight shined on ESG and ranking in employer popularity. These are neo-approaches in decisions to house an organisation's typically largest asset, its people, in ensuring a more productive environment. Moreover, in a world where talent retention is fast becoming a concern to employers, especially amongst a global nomad-inspired millennial workforce, creating a conducive work space is quintessential to any business organisation.

In an organisation comprising different departments and teams, each with its own scope of responsibility and task coverage, the practicality of either a self-owned working space or flexible co-working space differs accordingly. In the case of departments handling confidential documents and databases, the high risk of a privacy breach or leakage puts private offices at an advantage. But in the case of other teams that run on a more ever-changing, seasonal dynamic based on the stages of a given project, having their workspace reflect the same flexible and changing nature makes for a more conducive overall working environment.

Accessibility and adaptability

At the end of the day, the evolution of office space to workspace does not reduce the relevance of either form of office/working space. Instead, the shift in perspective prompts a shift in how spaces function to their respective users. Rather than putting one over the other, it is more of creating a synergetic environment amidst the challenging commercial real estate scene we are facing now.

Additionally, the provision of co-working spaces in both central and suburban areas increases the level of accessibility and adaptability of business players, regardless of size, to working spaces according to their spatial and geographical needs. Even prestige to an extent can be achieved by way of location for co-working hubs located in sought-after areas at a more affordable price. ↗

(ABOVE)

Today's pool of users seek places that incorporate both the formal office-like setting and the informal home-like or the hip and relaxing vibe café-like setting.



Sulaiman Saheh is the director of Research at Rahim & Co International, a real estate consultancy firm in Malaysia. If there are any inquiries, please email sulaimansaheh@rahim-co.com.

At the end of the day, the evolution of office space to workspace does not reduce the relevance of either form of office/working space. Instead, the shift in perspective prompts a shift in how spaces function to their respective users.

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