



**DEPARTMENT OF ESTATE MANAGEMENT
FACULTY OF ARCHITECTURE, PLANNING & SURVEYING
UNIVERSITI TEKNOLOGI MARA**

**SENIOR CITIZENS HOUSING:
POTENTIAL FOR RETIREMENT HOME CONCEPT IN MALAYSIA**

**A project prepared in partial fulfilment of the requirements
for conferment of Degree of Bachelor of Estate Management (Hons.)**

FARAH ZUHAILA BINTI ABU BAKAR

2007126225

SEMESTER JULY – NOVEMBER 2010

ACKNOWLEDGEMENT

I would like to express my utmost gratitude to Allah, for giving me the strength to put my full blast effort in completing this academic project. I would love to extend my greatest appreciation to my supervisor, Associate Professor Sr. Hjh Zaiton Ma'in, who has given her all out support and guidance to me throughout the project. She has a sharp eye for details and superb analytical skill, which have been instrumental in the success of the completion of the project. Also, thank you for making time for me despite her hectic schedule.

Not to forget, to my dearest family who have strong faith in me and provide me with countless support in terms of time, materials and morals. I am also greatly indebted to all parties who had assisted me directly or indirectly in this project.

Finally, to my dearest friends who have been understanding and give continuous encouragements, thank you very much.

ABSTRACT

Over the years, architectural designs and technological advances in construction industry had evolved significantly. Developments are designed to specially cater the needs of specific target group. Despite the evolution, it is observed that limited or none of these developments are likely to benefit the elderly especially in term of healthcare and elderly friendly design. With an increasing trend of senior citizens population in Malaysia, it is just about time to introduce a new concept, namely retirement home, which had been adopted in many abroad countries, including our nearest neighbouring country, Singapore. Beyond nursing homes, the new concept focused on the total quality of life – physical, social and spiritual. Therefore, this study seeks to provide an overview on the retirement home concept and an outlook on the demographic aging transition in Malaysia as well as the needs of the elderly based on primary and secondary data gathered. Next, services and retirement living options provided in other countries are discussed and compared with situation in Malaysia. Finally, a Malaysian model of retirement home is proposed with reference from findings collected and overseas retirement home models.

TABLE OF CONTENTS

CHAPTER	CONTENT	PAGE NO.
	Title Page	i
	Student's Declaration	ii
	Supervisor's Declaration	iii
	Acknowledgement	iv
	Abstract	v
	Table of Contents	vi
	List of Tables	xiii
	List of Figures	xiv
	List of Appendices	xvii
CHAPTER 1	INTRODUCTION	
1.1	Introduction	1
1.2	Problem Statement	2
1.3	Objectives	2
1.4	Scope of Research	3
1.5	Significance of Research	3
1.6	Methodology	4
1.7	Arrangement of Chapters	6
	1.7.1 Chapter 1	6
	1.7.2 Chapter 2	6
	1.7.3 Chapter 3	6
	1.7.4 Chapter 4	7
	1.7.5 Chapter 5	7

CHAPTER 1

INTRODUCTION

1.1 Introduction

Senior citizens in Malaysia forms 1.9 percent out of 27.73 million total population in 2008 (Ministry of Women, Family and Community Development, Malaysia). However, this figure is estimated to increase to 9.5 per cent of the population by 2020 (*The New Straits Times* 10 April 2009). According to National Policy for the Elderly, senior citizens are defined as those who are 60 years old and above (Social Welfare Department of Malaysia). This definition is based on definition proclaimed during the World Assembly on Aging in Vienna in 1982.

Despite these increasing numbers, Malaysia does not possess the concept of 'retirement homes' which are popularly applied in the abroad. What is common here are public old folks' homes and for those who can afford it, private nursing homes. Unlike the ones in the abroad, these homes are generally welfare-based centres with old design, lack of user-friendly facilities and not properly managed. Even worse is the community stigma that these places are meant for those who have been abandoned or neglected by the family.

Currently, the Social Welfare Department affirms that there is no retirement homes concept or a definition of retirement homes under the government (*The New Strait Times* 10 January 2009). This research will therefore propose a new approach of Malaysian model of retirement homes which represents a lifestyle change rather than retirement homes per se.