

The Elderly-Friendly Housing Neighbourhood Preferred Features by Generations in Malaysia

Hafiszah Ismail^{1*}, Nur Lesya Firsya Johaimi Ling¹, Maszuwita Abdul Wahab¹,
 Faza Fayza Mohd Fawzy¹, Shazwan Mohamed Shaari², Wilson Ranga Anthony
 Jiram²

¹*School of Real Estate and Building Surveying, College of Built Environment, Universiti Teknologi MARA (UiTM), 40450 Shah Alam, Selangor, Malaysia*

²*Department of Quantity Surveying, Faculty of Built Environment, Universiti Malaysia Sarawak, 94300 Kota Samarahan, Sarawak, Malaysia*

ARTICLE INFO

Article history:

Received 1 November 2024
 Revised 20 November 2024
 Accepted 16 May 2025
 Online first
 Published 31 July 2025

Keywords:

Elderly-Friendly
 Elderly-Friendly Neighbourhood
 Preferences
 The Elderly (Seniors)
 The Generations

DOI:

10.24191/bej.v22iSI.6475

ABSTRACT

The continuous rise of the ageing population requires more attention to the refined concept of Elderly-Friendly (EF) Housing Neighbourhoods to meet the diverse needs of the elderly (seniors). The EF housing concept is an Age-Restricted Housing Concept with Assisted and Non-Assisted types. This study aims to outline the Elderly-Friendly Housing Neighbourhood Preferences Features of Malaysian Generations. The objectives of this study: (i) To define the generations; (ii) To identify the Elderly-Friendly Housing Neighbourhoods' Preference Features; and (iii) To determine the main preferred features of Elderly-Friendly Housing Neighbourhoods by Generations in Shah Alam, Selangor. The generations here refer to The Baby Boomers, Generation X (Gen-X), Generation Y (Gen-Y), and Generation Z (Gen-Z). The study adopted a mixed-methods approach. The five (5) main Elderly-Friendly Neighbourhood Preferences Features derived: (i) Services and Facilities, (ii) Physical Environment, (iii) Design, (iv) Location, and (v) Social. This study offers vital information to the housing providers, which will assist in providing better housing for the elderly (seniors).

INTRODUCTION

The worldwide population continues to escalate, and as a result, various age cohorts are expected to rise, including the elderly population. The continuous growth of the elderly population will render Malaysia an ageing nation status by 2030 (Ismail et al., 2020). By 2030, the elderly population will have escalated to

^{1*} Corresponding author. E-mail address: hafiszah@uitm.edu.my
<https://doi.org/10.24191/bej.v22iSI.6475>

15% of the overall population in Malaysia. Economists predict that actively population ageing will have severe consequences for the allocation of resources, including land and housing (Bigonnesse et al., 2014). Population ageing has resulted in vital challenges for many countries, one of which is the provision of adequate housing. More understanding of the needs and preferences of ageing societies will be crucial in assisting long-term sustainability in providing suitable housing and communities (Mulliner et al., 2020). Furthermore, age is the most critical factor in explaining housing preferences concerning the design of the dwelling and environmental amenities (Andersson et al., 2019).

Generations are the population identified based on the year they were born. Ismail et al. (2019) divided the generations into four (4) main groups: the Baby Boomers (born in 1946-1961), Generation X or Gen-X (born in 1962-1976), Generation Y or Gen-Y (born in 1977-1999), and Generation Z or Gen-Z (born after 1999). Due to each distinct characteristic, diverse needs and preferences accompany each generation. This study aims to provide an in-depth overview of the Elderly-Friendly Housing Neighbourhood Preferences by Generations in Malaysia.

LITERATURE REVIEWS

The Elderly and Housing

Each older adult desires to live comfortably in their home or alone rather than with family elsewhere (Kim et al., 2015). However, at one stage, the elderly or older population will face normal frailty conditions due to ageing, thus requiring them to be dependent on others for daily chores or living assistance. In addition, the decrease in functional independence in older people may be due to the deterioration of muscle strength, mass, balance, and cardiovascular endurance (Tornero-Quñones et al., 2020). Ageing individuals who live alone with insufficient care are prone to safety- and health-oriented risks. In addition, poor physical abilities and health conditions require senior citizens to seek external assistance. Local environments and societies are responsible for ensuring optimal ageing in place as this concept offers adaptations within the home. (Yusof and Yassin, 2021). Older adults who decide to age in place live in family homes or a series of homes, moving from one house to another within the same community (Ismail et al., 2020).

In relevance, the growth of the elderly generation in Malaysia may pose one of the biggest challenges to planners, architects, and policymakers. A suitable neighbourhood design for a population of varying ages is required to ensure a comfortable, conducive, and safe living environment for the elderly. Specific design standards in neighbourhood planning are needed. (Khalid et al., 2020). Housing preferences can change with age, as with the advancement in age, more convenient and supportive housing is preferred or found necessary. Studies on generational differences in various aspects commenced a better understanding of the decision-making of different age groups or generations.

Ageing-in-Place, Quality of Life (QoL) and the Needs for Elderly-Friendly Housing Neighbourhood

Ageing in place used to refer to people growing old in their own homes, but the concept has expanded to include remaining in one's current community and living in a residence of one's choice. (Bowling & Gabriel, 2007). Ageing in place is viewed as the desired concept because it allows older people to remain independent even as their health conditions and needs change. Horner and Boldy (2008) state that social and familiar environment support is another crucial factor that may influence one's ability to age in place. According to Tobi et al. (2017), the concept of ageing in place not only refers to the physical environment or living at home but also focuses on the improvement of services and facilities that affect the well-being of older adults and other community members, including healthcare, services, technology, social support and more.

Ageing in place in an inclusive community could be a safe and healthy alternative for older adults who require much care. The Age-Restricted Housing Community or the Retirement Village is one example of an assisted living option for the elderly. The other housing concept suitable for the elderly is the Elderly-Friendly Housing Community Concept. These two housing concepts provide aid via caregivers or via the housing features embedded in the housing itself physically. The advantage of this housing option for the elderly is that it promotes community participation and involvement between residents to age-in-place. As a result, community members could ensure that such individuals remain socially connected, equal, and independent with the necessary support for optimal safety and health through social inclusion (Yusof & Yasin, 2021). Older people are socially connected, following a strong sense of belonging (Bosch-Farré et al., 2020), allowing ageing adults to be mentally healthy and, when valued as part of community members. The engagement in neighbourhood activities through a conducive environment validates this feeling/sense of belonging. In addition, most individuals desired social connectedness, a sound knowledge of available resources, and a role as active social contributors across cultures and generations (Jakubec et al., 2019). Place attachment is associated with bonds between people and places. The three attachment levels to place are home, home environment and neighbourhood (Ismail et al., 2024).

In relevance, the first three themes of the Age-Friendly Cities Guide by The World Health Organization (WHO) emphasise outdoor spaces and buildings, transportation, and housing to improve personal mobility, safety from injury, security from crime, health behaviour and social participation. Respect and social inclusion, social participation and civic participation and employment are three themes that resonate with the social environment, culture, participation, and mental well-being (WHO, 2007). The Elderly-Friendly features are vital in assisting the elderly population to age in place successfully. The availability of the basic Elderly-Friendly features in each Age-Restricted and Multi-Generational Housing Concept is crucial as a feeder for the Quality of Life of the elderly.

RESEARCH METHODOLOGY

This study used a mixed-method approach, gathering qualitative and quantitative data. Using mixed-method strategies in each study provides a better understanding of research problems than a single unaided approach. For qualitative data gathering, the researcher interviewed the main parties involved in housing development and parties from the real estate industry between 15th November 2021 to 3rd December 2021. The four (4) experts interviewed were those representing the industry: housing developers, registered valuers, registered estate agents and experts on the studies of the elderly and housing (academician). The purpose of the qualitative data gathering is to gain validation on the key features of elderly-friendly housing neighbourhoods features derived from the literature reviews. Therefore, the validation process by the experts and players from the industry is fundamental before commencing the pilot study and, finally, the final questionnaires. The researcher adopted the transcribing method and thematic analysis for the qualitative data gathered. As for the quantitative data gathering, survey questionnaires were distributed to the housing consumers in Shah Alam under the state of Selangor via convenient and random sampling. The housing consumer respondents consisted of Baby Boomers, Generation X (Gen-X), Generation Y (Gen-Y) and Generation Z (Gen-Z). The responses from the generations were significant in determining the Elderly-Friendly Housing Neighbourhood Preferred Features from the viewpoint of different age groups (generations). This paper will focus mainly on the findings and discussions on quantitative data gathering.

RESULTS AND DISCUSSIONS

Qualitative Data Analysis and Findings

The qualitative data analysis reveals the five (5) main factors of Elderly-Friendly Housing Neighbourhood Preferences from the viewpoints of the industry and academician experts as follows: (1)

Service and Facilities; (2) Location; (3) Physical Environment; (4) Social; and (5) Design. In addition, for the Elderly-Friendly Neighbourhood Preferences in the Malaysian context, the experts added that the element of religious activities is one of the essential preferences factors required for elderly-friendly neighbourhood preferences. For example, Muslim religious activities are highly demanded by those elderly who wish to stay in the Muslim elderly-friendly housing neighbourhood community.

Qualitative Data Analysis and Findings

Table 1 below shows the summarised demographic background of the respondents for the study. The respondents of this study consist of 25% representing each generation: Baby Boomers, Gen-X, Gen-Y and Gen-Z. Most of the respondents were female (53.3%), followed by males (46.7%), who were married (55%) and single (27.5%). Many of the respondents were Malays (86.7%) who are currently working in the private sector (42.5%), government (20%), retirees (13.3%), and not working (12.5%). The average income of the respondents was mainly RM1,501-RM3,000 (30.8%), followed by the income level of below RM1,500 (21.7%), RM3,001-RM5,000 (20%), RM5,001-RM10,00 (12.5%), above RM10,001 (5%) and others (RM10%). Most of the respondents are in good health (63.3%) and have fair health status (29.2%), with the least with poor health conditions (7.5%).

Table 1. Demographic Background of the Respondents

Characteristics	Details	Number of Respondents	Percentage (%)
Generations	Baby Boomers	30	25.0
	Generation X (Gen-X)	30	25.0
	Generation Y (Gen-Y)	30	25.0
	Generation Z (Gen-Z)	30	25.0
Gender	Male	56	46.7
	Female	64	53.3
Marital Status	Single	33	27.5
	Married	66	55.0
	Divorced	7	5.8
	Widowed	14	11.7
Ethnicity	Malay	104	86.7
	Chinese	6	5.0
	Indian	10	8.3
Profession	Government	24	20.0
	Private Sector	52	42.5
	Not Working	25	12.5
	Retiree	26	13.3
	Self-employed	14	11.7
Income Level	Below RM 1,500	26	21.7
	RM 1,501 – RM 3,000	37	30.8
	RM 3,001 – RM 5,000	24	20.0
	RM 5,001 – RM 10,000	15	12.5
	Above RM 10,001	6	5.0
	Other	12	10.0
Health Status	Good	76	63.3
	Fair	35	29.2
	Poor	9	7.5

Source: Authors (2024)

Fig. 1 below shows the status of current housing by generation. Most older generations, such as Baby Boomers (60%) and Gen-X (73.3%), own the existing housing they are staying in. On the other hand, Gen-

X (56.6%) of the younger generation currently live in rental housing and Gen-Z (56.6%) in family homes. The finding shows that by age 40, most Malaysian generations have managed to buy their first house.

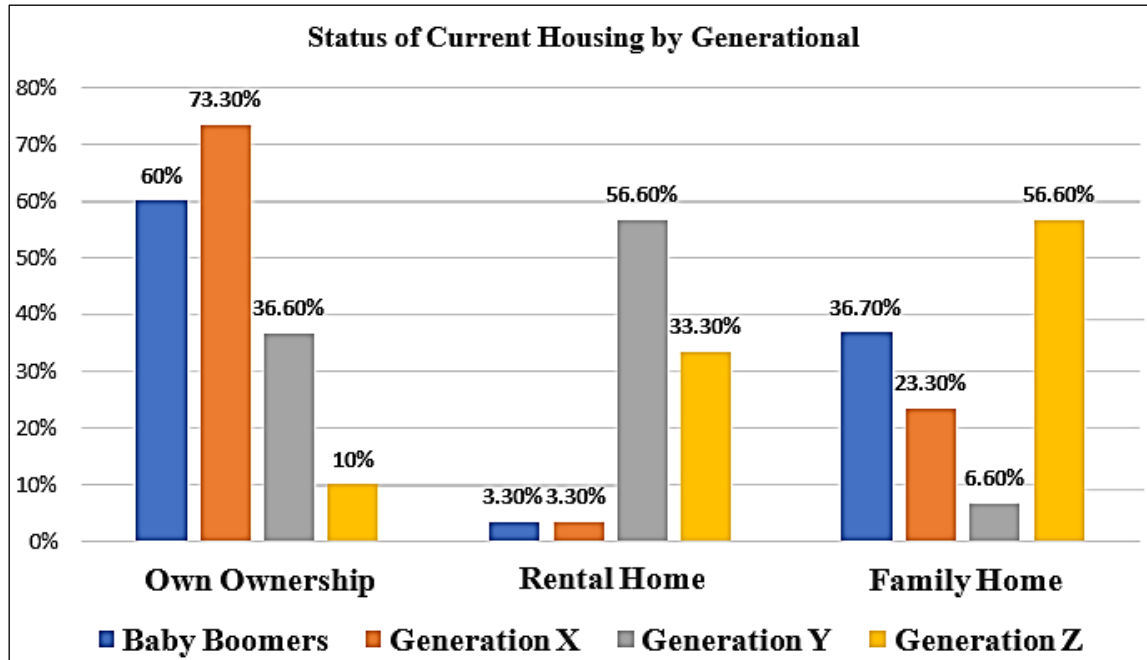


Fig.1. Status of Current Housing by Generations

Source: Authors (2024)

Table 2 below shows the types of current housing of the generations. Most of the generations, Baby Boomers (46.7%), Gen-X (46.7%), Gen-Y (40%), and Gen-Z (33.3%), currently live in terraced houses. Besides terraced houses, most of the younger generations live in strata housing. Gen-X (13.3%) lives in flats, and Gen-Y (13.3%) lives in condominiums. Both the Baby Boomers (16.7%) and Gen-Z (26.7%) currently lived in bungalows (family houses). These findings show that the generations prefer both housing types, landed and strata. The reasons for housing type preferences are financial limitation (affordability) and based on taste related to the generational lifestyle.

Table 2. Types of Current Housing

Generation/ Types of current housing	Baby Boomers		Generation X		Generation Y		Generation Z	
	Frequency	Percentage (%)	Frequency	Percentage (%)	Frequency	Percentage (%)	Frequency	Percentage (%)
Low-Cost House	2	6.6	2	6.6	3	10.0	2	6.6
Terraced House	14	46.7	14	46.7	12	40.0	10	33.3
Semi-detached House	2	6.6	3	10.0	0	0	2	6.6

Detached House	5	16.7	3	10.0	0	0	3	10.0
Cluster House	0	0	0	0	1	3.3	2	6.6
Town House	0	0	0	0	1	3.3	0	0
Condominium	1	3.3	1	3.3	8	26.7	2	6.6
Apartment	0	0	3	10.0	2	6.6	2	6.6
Flats	1	3.3	4	13.3	3	10.0	1	3.3
Bungalow	5	16.7	0	0	0	0	6	20.0

Source: Authors (2024)

Due to financial instability, the younger generations live with their parents or in family homes (family sharing). These findings also indicate 'interdependency between younger and older generations. The older generation (Baby Boomers), who are more stable, can own bigger houses and thus provide housing for the younger generations. Whist in return, and the younger generations would aid their older parents. For example, assistance with daily chores or as caregivers living with their elderly family.

Fig. 2 below shows the duration (length) of the generations' stay in their current housing. The results show that most generations have developed a sense of place attachment by staying in the current housing for more than five years.

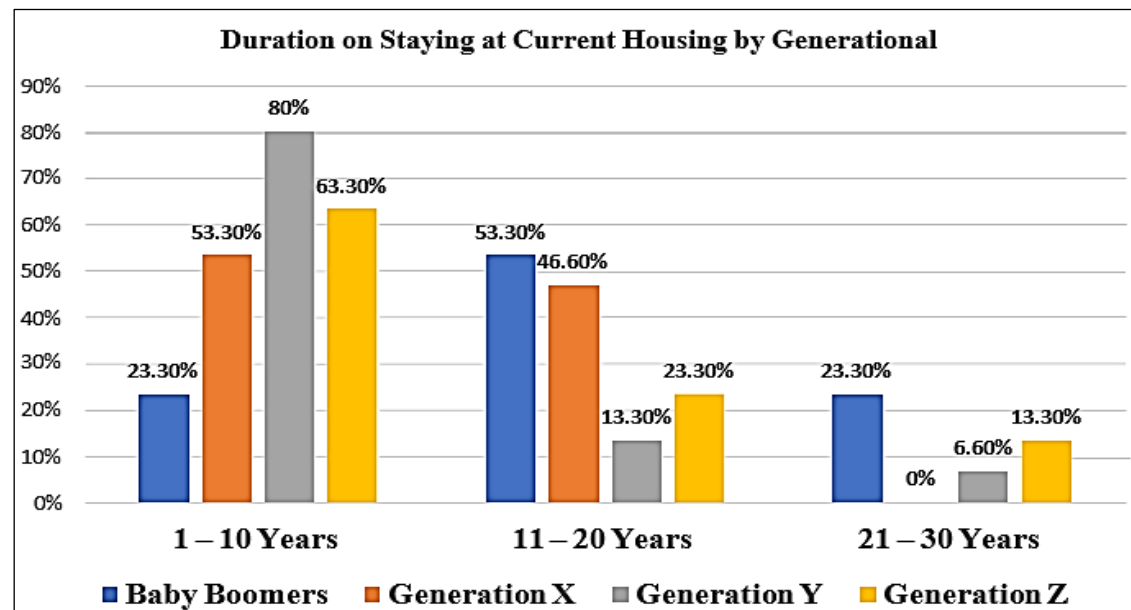


Fig. 2. Duration of Staying in Current Housing by Generations

Source: Authors (2024)

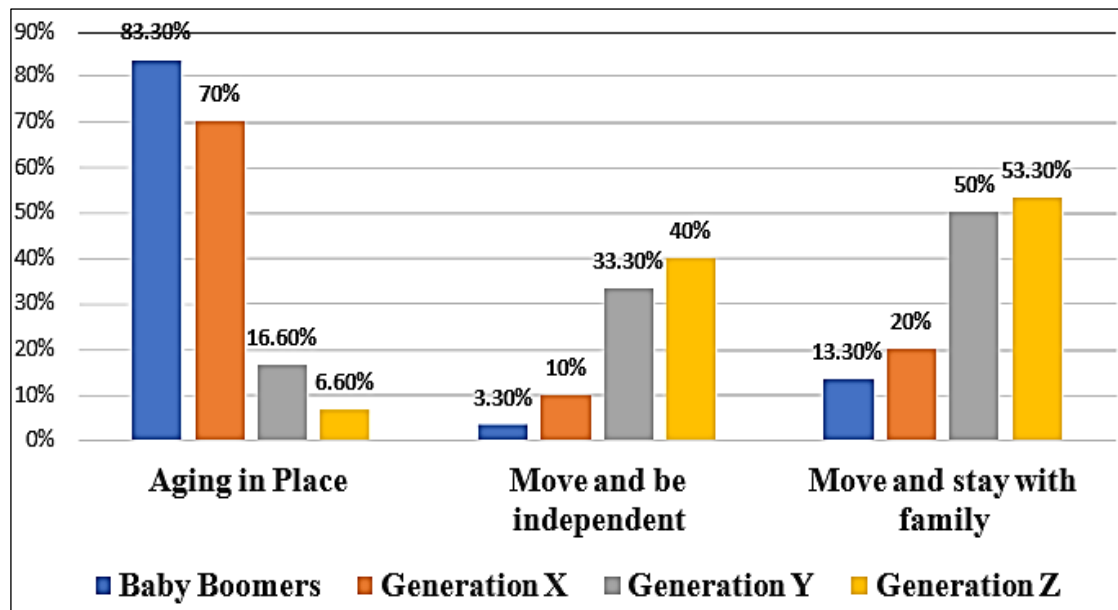


Fig. 3. Future Housing Decision by Generations

Source: Authors (2024)

Table 3. The Elderly-Friendly Housing Neighbourhood Preferences Main Features – General (Overall)

Scale	Extremely Important		Very Important		Moderately Important		Slightly Important		Low Important		Rank
Frequency/ Percentage	Frequency	Percentage (%)	Frequency	Percentage (%)	Frequency	Percentage (%)	Frequency	Percentage (%)	Frequency	Percentage (%)	
Service & Facilities	65	54.2	33	27.5	14	11.7	4	3.3	4	3.3	1
Physical Environment	11	9.2	52	43.3	40	33.3	15	12.5	2	1.7	3
Design	2	1.7	4	3.3	31	25.8	39	32.5	44	36.7	5
Location	39	32.9	22	18.3	28	23.3	24	20	7	5.8	2
Social	3	2.5	9	7.5	7	5.8	38	31.7	63	53.5	4

Source: Authors (2024)

Table 3 shows the general (overall responses) on the preferences of the elderly-friendly housing neighbourhood. The 5 (five) rankings are Rank 1 – Service and Facilities; Rank 2 – Location; Rank 3 – Physical Environment; Rank 4 – Social; and Rank 5 – Design. Here, it shows that the types of services and facilities provided by each Elderly-Friendly Housing Neighbourhood are vital and 'must-have' features for the concept. Thus, the assisted and non-assisted services offered by each age-restricted housing or retirement village are the main features of the decisions made regarding elderly housing. The term Assisted here refers to the availability of medical assistance services and monitoring offered by each Age-Restricted or Retirement Village. Meanwhile, Non-Assisted here refers to 'independent living' in such settings.

Table 4 below shows in detail by generation the elderly-friendly housing neighbourhood preferred features. For service and facilities, the generations (Baby Boomers, Gen-X, Gen-Y and Gen-Z) perceived the most critical sub-features as being accessible to various services and amenities (Rank-1). For indoor

facilities, examples refer to indoor facilities that may enhance the elderly Quality of Life (QoL), such as the availability of a gymnasium, mini cinema, mini café, reading room, games room and other features that enable the elderly (seniors) to socialise between them indoor. Healthcare services are perceived as Rank-2 by the generations. This preference shows that the choice of the Age-Restricted Concept is due to the idea of enjoying independent living with the same age group (elderly/seniors) in community settings.

For physical environment features, the Baby Boomers perceived the three (3) most essential sub-features as green space (Rank-1), layout orientation (Rank-2), and quality environmental conditions (Rank-3). In contrast, Gen-X perceived the three (3) essential sub-features for physical environment factors as quality environmental conditions (Rank-1), green space allocation (Rank-2), and layout orientation (Rank-3). Gen-Y and Gen-Z both have similar preferences on the three (3) most essential sub-features for physical environment factors: green space (Rank-1), layout orientation (Rank-2), and quality environmental conditions (Rank-3). Here, it shows that the accommodation and surrounding area in the compound of the Elderly-Friendly Housing Neighbourhood is crucial to the satisfaction of the elderly (seniors). The green space for physical activities is essential for the older generations to remain healthy and active (Active Ageing). Layout orientation of the buildings, facilities, and service settings are also crucial features to consider, as this will affect the physical movement of the elderly (seniors). The design of the layout or arrangements of the building and space is essential in suiting the older generation's physical strength or limitation of physical movement. Next, the quality of environmental conditions is also vital as it will affect the elderly (seniors) Quality of Life (QoL) psychologically, for instance, air and noise levels in the surrounding area.

Table 4. The Elderly-Friendly Housing Neighbourhood Preferences Detail Features by Generations

Generation/ Elderly-Friendly Housing Neighbourhood Preferred Features	Baby Boomers			Generation X			Generation Y			Generation Z		
	Mean	Standard Deviation	Rank	Mean	Standard Deviation	Rank	Mean	Standard Deviation	Rank	Mean	Standard Deviation	Rank
Service and Facilities Factor Preferences												
Healthcare Service	1.30	0.466	2	1.40	0.675	2	1.40	0.498	2	1.23	0.430	2
Accessible to Varieties of services and facilities	1.40	0.675	1	2.27	1.143	1	2.07	1.081	1	2.20	1.270	1
Physical Environment Factor Preferences												
Quality Environmental Conditions	1.37	0.490	3	2.13	0.937	1	1.77	0.774	2	1.73	0.907	2
Layout Orientation	1.50	0.820	2	1.80	0.610	3	1.63	0.669	3	1.70	1.022	3
Green Space Allocation	1.53	0.681	1	2.07	1.081	2	1.77	0.89	1	2.03	1.098	1
Design Factor Preferences												
Safety and Security Features	1.63	0.928	1	1.97	0.928	1	1.80	0.887	1	1.60	1.50	1
Elderly and User-friendly Design	1.37	0.490	2	1.73	0.785	2	1.57	0.504	2	1.04	0.509	2
Location Factor Preference												
Near to healthcare centre or health services	1.43	0.504	3	1.50	0.682	4	1.33	0.479	4	1.27	0.450	4
Accessible to local amenities	1.53	0.681	2	2.53	1.279	2	2.13	1.224	2	1.87	1.252	3
Near to public transportation s	1.80	0.997	1	2.67	1.322	1	2.20	1.349	1	2.33	1.493	1
Near to family, friends, and social networks	1.43	0.504	4	2.03	0.964	3	1.90	0.995	3	1.93	1.108	2
Social Factor Preferences												

<i>Accessible to a variety of social services and amenities</i>	1.60	0.814	2	2.60	1.303	2	2.23	1.165	2	2.20	1.270	2
<i>Social activities in community centres</i>	1.70	0.915	1	2.83	1.315	1	2.33	1.348	1	2.37	1.426	1

Source: Authors (2024)

For the design factor, the generations (Baby Boomers, Gen-X, Gen-Y and Gen-Z) in similar regard the two (2) most essential sub-features as safety and security features (Rank-1) and elderly and user-friendly design (Rank-2). The user-friendly design here refers to the Elderly-Friendly features in the accommodation or building (i.e. EF bathroom, EF bedroom, EF living room, EF stairs, EF Kitchen).

Neighbourhood demonstrates different rankings of preferences for the location factor for elderly-friendly housing. The Baby Boomers regard the four (4) essential sub-features as nearness to public transportation (Rank-1), accessibility to local amenities (Rank-2), nearness to healthcare centres or services (Rank-3) and nearness to family, friends, and social networks (Rank-4). The other three (3) generations, namely Gen-X, Gen-Y and Gen-Z, show similarity in the ranking. The four (4) most essential sub-features are Gen-X, Gen-Y, and Gen-Z - nearness to public transportation is the 1st most important (Rank-1). Gen-X and Gen-Y view accessibility to local amenities as second necessary (Rank-2) and nearness to family, friends, and social networks as third necessary (Rank-3). On the other hand, Gen-Z perceived nearness to family, friends, and social networks as second important (Rank-2) and accessibility to local amenities as third necessary (Rank-3). The preferred neighbourhood features here show that the elderly (seniors) prefer to live independently, but it must be near the facilities for their basic needs. These findings also support the idea that the elderly (seniors) prefer to live independently but near family and friends.

As for social factors, the four generations (Baby Boomers, Gen-X, Gen-Y, and Gen-Z) all show a similar ranking in terms of the critical sub-features, with social activities in community centres as the first important feature (Rank-1) and accessibility to all varieties of social services and amenities as the second important feature (Rank-2).

CONCLUSION

Ageing is certain. The continuous growth of the population, including the elderly generation, requires proper planning and more focused strategising in various aspects, especially on the housing provisions, which are doubtfully crucial for every nation. Housing providers (public and private sectors) should introduce more concepts suitable for the elderly generation. The variety of housing options for the elderly is vital to guarantee a better quality of life for the population and allow the generations to be valid and remain connected to society despite ageing actors. The Elderly-Friendly Housing Neighbourhood is an example of a housing concept widely practised and available in developed countries such as the United States (US), the United Kingdom, Australia, Japan, and Singapore. As a multi-racial country, Malaysia has unique characteristics, needs, and preferences for the elderly (seniors) generation. Therefore, further detailing on the current Elderly-Friendly Housing Neighbourhood Concept in Malaysia should be initiated and taken into action. The Age-Restricted Housing Community should be designed and embedded with the Quality of Life (QoL) concept, suitable for the distinct needs and preferences of the elderly (seniors) generation in Malaysia. In addition, for the older generation, the size of the house is one of the main factors of dwelling consideration for Ageing in Place, either with or without family members in the house (Ismail et al., 2024). It is time for parties involved in housing provisions in Malaysia to actively promote the Elderly-Friendly Quality of Life (QoL) by referring to the examples of the developed countries and tailoring them to be best suited to the needs and preferences of the Malaysian generations.

ACKNOWLEDGEMENTS/FUNDING

The authors would like to thank the Ministry of Finance Malaysia (MOF) for the award of funding for this study under the NAPREC Grant 2019 [100-IRMI/GOV 16/6/2 (024/2019)]. The authors would also like to extend their appreciation to INSPENS (Institut Penilaian Negara Malaysia) and The Research Management Unit (RMC), Universiti Teknologi MARA (UiTM) for related administration of the grant.

CONFLICT OF INTEREST STATEMENT

The authors agree that the conducted research is without self-benefits or commercial or financial conflicts and declare the absence of conflicting interests with the funders.

AUTHORS' CONTRIBUTIONS

Hafiszah Ismail designed the research's central idea, led it, wrote the main findings for the article, and submitted it to the journal. Nur Lesya Firsya Johaimi Ling, Maszuwita Abdul Wahab, Faza Fayza Mohd Fawzy, Shazwan Mohamed Shaari and Wilson Rangga Anthony Jiram supported the article's drafts and revisions.

REFERENCES

- Andersson, E. K., Abramsson, M., & Malmberg, B. (2019). Patterns of changing residential preferences during late adulthood. *Ageing & Society*, 39(8), 1752-1781.
- Bigonnesse, C., Beaulieu, M., & Garon, S. (2014). Meaning of home in later life as a concept to understand older adults' housing needs: Results from the 7 age-friendly cities pilot project in Québec. *Journal of Housing for the Elderly*, 28(4), 357-382.
- Bosch-Farré, C., Malagón-Aguilera, M. C., Ballester-Ferrando, D., Bertran-Noguer, C., Bonmatí-Tomás, A., Gelabert-Vilella, S., & Juvinyà-Canal, D. (2020). Healthy Ageing in Place: Enablers and barriers from the perspective of the elderly. A Qualitative Study. *International Journal of Environmental Research and Public Health*, 17(18), 1–23.
- Bowling, A., & Gabriel, Z. (2007). Lay theories of quality of life in older age. *Ageing & Society*, 27(6), 827-848.
- Creswell, J. W. (2009). Mapping the field of mixed methods research. *Journal of Mixed Methods Research*, 3(2), 95-108
- Horner, B., & Boldy, D. P. (2008). The Benefit and Burden Of "Ageing-In-Place" In an Aged Care Community. *Australian Health Review*, 32(2), 356–365.
- Ismail, H., & Abidin, A. Z. (2022). The Elderly Quality of Life (QoL) and The Malaysian Generational Elderly-Friendly Housing Design Preferences. *Ageing 2022 (NCA 2022)*, 33.
- Ismail, H., & Shaari, S. M. (2019). Housing decision: the choice between location, house and neighbourhood among Malaysian generations. In *MATEC Web of Conferences* (Vol. 266, p. 01026). EDP Sciences.

- Ismail, H., Halil, F. M., Abidin, A. W. Z., & Hasim, M. S. (2020). Ageing in Place or Late Life Move? The Malaysian elderly generation housing options. *Asian Journal of Behavioural Studies*, 5(18), 1-17.
- Ismail, H., Nordin, M. S. A., & Abidin, A. W. Z. (2020). The Elderly-friendly housing design features preferences by generations in Malaysia. *Environment-Behaviour Proceedings Journal*, 5(15), 141-148.
- Ismail, H., Rashid, R. A., Halil, N. H. A., Halil, F. M., & Jiram, W. R. A. (2024). The Generational of Ageing In Place Decision-Making Preferences In Malaysia. *Planning Malaysia*, 22.
- Jakubec, S. L., Olfert, M., Choi, L. L. S., Dawe, N., & Sheehan, D. (2019). Understanding Belonging and Community Connection for Seniors Living in The Suburbs. *Urban Planning*, 4(2), 43–52.
- Khalid, H. A., Leh, O. L. H., Jalil, N. I. R., Marzukhi, M. A., & Nasrudin, N. (2020). An analysis of the needs of elderly-friendly neighbourhood in Malaysia: Perspectives of older and younger groups. *Planning Malaysia*, 18(4), 144–157.
- Kim, H., Kim, H., & Byun, B. (2015). Predictors of pain, perceived health status, nutritional risk, social support and self-transcendence on depression among lower income senior citizens. *Indian Journal of Science and Technology*, 8, 178–188.
- Mulliner, E., Riley, M., & Malone, V. (2020). Older people's preferences for housing and environment characteristics. *Sustainability*, 12(14), 5723.
- Rashid, K., Mohamed, T., Azyze, S. N. A. E., & Ismail, H. (2022). Determining Elderly-Friendly Features Based on An Age-Friendly City Approach: An Empirical Analysis on Local Perspective in Taiping and Ipoh, Malaysia. *Planning Malaysia*, 20.
- Tobi, S. U. M., Fathi, M. S., & Amaratunga, D. (2017). Ageing in place, an overview for the elderly in Malaysia. *AIP Conference Proceedings*, 1891(October).
- Tornero-Quñones, I., Sáez-Padilla, J., Espina Díaz, A., Abad Robles, M. T., & Sierra Robles, Á. (2020). Functional ability, frailty and risk of falls in the elderly: Relations with autonomy in daily living. *International journal of environmental research and public health*, 17(3), 1006.
- World Health Organization. (2007). *Global age-friendly cities: A guide*. World Health Organization.
- Yusof, N. M., & Yasin, S. M. (2023). An inclusive community for ageing in place: A conceptual paper. *Journal of Administrative Science*, 20, 40-48.



© 2025 by the authors. Submitted for possible open access publication under the terms and conditions of the Creative Commons Attribution (CC BY-NC-ND 4.0) license (<http://creativecommons.org/licenses/by-nc-nd/4.0/deed.en>).