

>CONTINUED FROM PAGE 9

He says: "But this is a big 'if'; there must be a critical mass of businesses setting up offices in a new or 'second CBD' for this to happen", adding that it is likely to be in an existing major residential area such as Jurong East or Tampines. But that is not happening in a significant way yet.

A different perspective

Communal living — in different forms — have also been highlighted as the way forward.

FEO's concept of this involves living in a community with a unique and charming character, sharing retail, entertainment, office, art galleries and other social spaces.

We could also see private condominiums in close proximity share facilities, says Associate Professor Sing Tien Foo, dean's chair and director at the Institute of Real Estate and Urban Studies, National University of Singapore. Not only is this an evolution following the popularity of sharing economies, it also avoids duplication and reduces wastage and idle resources.

Distributing the resources to more households results in more efficient sharing of resources and cost reductions, thereby reducing the high fixed cost of land. But he notes that this option is not without its limitations.

He adds: "Sharing will mean the sacrifice of exclusivity. Therefore, this option will not be feasible unless there are proper sets of house rules created to regulate their use and mitigate potential free-rider problems. The latter is a common issue in public goods as people tend to over-use the 'goods', if no additional costs are incurred."



photos ST LIFE, URA

Artist impressions (above and below) of the future Holland Village mixed-use development.

房展新趋势—综合发展项目

科技发展及共享经济将影响未来对家的需求，综合发展项目（Mixed-use developments）已成为本地房地产开发的主流。

近来推出的综合发展项目都独具特色，日本鹿岛房地产发展（Kajima Development）和新加坡报业控股联合发展的桦丽居（The Woodleigh Residences），就主打日式设计、温泉和科技主题。

下来，市场的焦点将集中在远东机构、积水住宅（Sekisui House）与信和集团以12亿1333万元标下的荷兰村项目。这个预计年底推出的项目，在荷兰村时尚城市的基础上，打造一个充满活力的生活聚集地，涵盖住宅、服务公寓、办公室、零售、社区和公共空间，提供居民便利舒适的环境。

远东机构策划与采购总监梅国良表示，越来越多买家不再满足于居住环境的机能性，他们更希望生活在

具有人文气息的环境中，既能强化社交联系，也能体现个人品味。

综合项目蔚为风潮，但ERA产业研究与咨询部主管麦俊荣指出，目前成功的住宅—零售项目多毗邻或连接地铁站与轻轨站，这说明了“地点”对于项目的发展成败至关重要。相对于中央商业区内结合住宅—办公—零售项目，除非公司愿意将办公室大规模迁出中央商业区，否则这类三合一的综合项目很难在中央商业区以外的地区取得成功。

新加坡国立大学城市与地产研究院院长程天富副教授表示，商住空间的整合，除了能更有效地分配资源，避免空间浪费与闲置，也能降低土地成本。但共享空间意味着牺牲了独特性，如何妥善管理公共设施，创建完善的条例规范，以避免有人浑水摸鱼也是一大学问。

Home Living trends

