

J.E.M.H. van Bronswijk, F. Franchimon, J. Knies, C.E.E. Pernot, G.J. Maas. Realizing end-user values of housing for older adults. *Gerontechnology* 2008; 7(2): 77. Complex building assignments, such as housing assignments for Aging-in-Place regularly fail in enhancing and supporting life and compensating restrictions¹. We are far removed from the old-Greek architect who laid the keel of the ship, determining its final shape. In time, the functions of designer and contractor separated, and advice on user values is currently requested from a series of different professionals (Table 1). In this study, we view contracting systems for public buildings to investigate management and integration of end-user values in the building process in order to propose ways to increase the end-user value of housing meant for Aging-in-Place, especially when supplied by social housing corporations. **Methods** Four cases of complex building assignments were selected and analysed for handling and (un)successfully implementing of end-user values. This included a classical office building (case 1), a multifunctional, high-rise office building (case 2), an infrastructural project in public-private partnership (case 3), and a 30-year contract² for building and exploitation of a school (case 4)³. **Results and discussion** Case 1 shows that the oversight and authority of the 'architect' is being missed. Special joint correction meetings with all advisers and the project developer were scheduled in the design phase of case 2. Unfortunately this practice was not continued in the implementation phase to answer unexpected developments, and the building appeared hard to let out. Although in case 3 the 'advisers' were financially responsible for the result of the works, the different parties did not agree well, resulting in failure. Since failures to supply end-user values become apparent in the exploitation phase, they were treated more successfully in case 4. **Conclusion** The combined building and exploitation model of contracting appears to be a suitable model for social housing corporations to improve end-user values of housing meant for Aging-in-place.

References

1. Franchimon F, Bouwhuis DG, Bronswijk JEMH van, 2005. Ambient Intelligence and Healthcare Support. Proceedings of the 5th International Conference of the International Society on Gerontechnology. Nagoya (CD-ROM)
2. Berg MAMC van den, Kamminga YP. International Construction Law Review 2006;23(1):59-77
3. Giebels EJM., Favie R, Eekelen ALM van, Maas GJ. CIB World Building Congress 'Construction for Development', Cape Town, South Africa, 2007; pp 1793-1803

Keywords: older adults, social housing, end-user value, building services, contracting
Address: Eindhoven University of Technology, NL; E: j.e.m.h.v.bronswijk@tue.nl

Table 1: End-user values of housing and the relevant professional advisers

End-user value	Professional advisers for:				
	Architectural design	Building physics	Building services	Building construction	Care services
Accessibility	x				x
Aesthetics	x				
Clean indoor air		x	x		
Comfort acoustic		x			
thermal		x	x		
vista	x				
visual (lighting)		x			
Communication/information	x		x		x
Elevator			x		
Energy			x		
Floor plan	x			x	x
Privacy	x				
Safety construction					x
fire				x	
Security burglary				x	
social	x				
Shelter	x	x			
Telecare infrastructure			x		x
Waste liquid			x		
removal solid					
Water hot				x	
potable				x	