The Elderly (Senior) Housing Options Preferences Among Malaysian Generations

Hafiszah Ismail¹, Fatin Aziz¹, Maszuwita Abd. Wahab¹
¹Faculty of Architecture, Planning and Surveying, Universiti Teknologi MARA, 40450 Shah Alam, Selangor, Malaysia

Email: hafiszah@salam.uitm.edu.my

Abstract. Trends of changing demographics would greatly grant impact on the supply and demand for housing. Different types of populations or generations equipped with different needs and preferences which award basis for more studies mainly on the relationship between population and housing. Relevantly, the numbers of senior (elderly) population currently increasing and projected to persistently increase due to the enhancement of the health quality and lifestyle. Despite the soaring fraction of the elderly moving to a nursing home or retirement community with increasing age, the majority of the elderly age 85 and over still want to stay in their own homes (Ngarmyarm and Panichpatchom, 2012). Thus, studies on senior (elderly) housing options preferences were significant to guarantee enhanced future housing provisions for this aged population. The main objective of this paper is to give an overview on the concept of aging-in-place and the preferred elderly (senior) housing options for the Malaysian generations (Baby Boomers, Generation X, Generation Y, and Generation Z). This study employs mixed methods approaches with Selangor as a case study. A sum of 1,067 respondents was contacted through drop-off, face-to-face interview, postal interview and internet survey (web-survey). The findings show that the Malaysian generations accept the concept of Retirement/Age-Restricted Community with health-care services.

1. Introduction
By the year 2030, Malaysia will be obtaining the position of an aging nation due to sturdy raises numbers of elderly (senior) populations. The numbers of elderly (senior) population in Malaysia has increased significantly from 0.5 million in the 1970s to about 2.3 million in 2010 and continues to rise annually. Statistics forecasts show that by 2030, the elderly (senior) will boost to 15 percent of the total population in Malaysia (Hamid et al., 2013; Sulaiman, 2011). The escalating numbers of the elderly (senior) population will intensely influence the housing market and give effect to the Malaysian housing demand in particular. Nevertheless, as compared to other developed countries and despite the continuous increase of elderly (senior) populations currently less attention is being given on housing provisions which specifically tailored according to the needs and preferences of this specific elderly (senior) generations in Malaysia. Various types of elderly (senior) housing options should be made available and affordable for the benefit of the Malaysian elderly (senior) generations.

2. Generations and Housing Mobility
Each generation is unique as they were equipped with diverse characteristics alongside with different needs and preferences. The generations are different types of the population which is identified according to their age group or year born. The elderly (senior) which is also known as the Baby Boomers
generation is a group of generation of 60 years and above of age. Basically, they are of those who were
born between the year of 1946 to 1961. Next, was Generation X (Gen-X) who were born between 1962-
1976 followed by Generation Y (Gen-Y) born between 1977-1999 and Generation Z (Gen-Z) born after
1992.

Each generation accompanied by different needs and preferences due to different generational
characteristics. Thus, reasons or motives of the generations would also vary. In addition, household
motives for moving would differ with age or by generations. Mobility on the housing market plunges
with age. Conversely to younger age groups, older adults were less mobile and display some trend to
'stay put' or to age-in-place. The elderly (senior) or households more than 50 years tend to move less
often than the younger households and when they do move or decides to be mobile, they move for
diverse reasons. The continually improved health conditions and life expectancy drives the aged
generation to become more active (mobile) and independent. Bamzar (2018) found that households in
the 50-64 range of age are likely to move for better jobs or better housing while households over 75 years
old move to gain more affordable housing or for health reasons (Bamzar, 2018). According to Mathews
(2009), the desire to be closer to family and friends escalate in significance as the household ages. The
rising quantity of elderly within the whole population and discussion about lifestyle changes among the
young old, in particular, the Baby boomers, induce questions about shifting patterns of residential
mobility (Kramer and Pfaffenbach, 2009). Thus, it is clear that aging will not stop the elderly (senior)
to be mobile. Therefore, due to the continually increasing numbers of these generations in Malaysia
proper planning for future elderly (senior) housing provisions are vital to guarantee better welfare of this
particular age group. As compared to other developed countries including Singapore as Malaysia
neighbouring country, the elderly (senior) housing provisions were well-taken care, especially by the
government. Each housing development is required to include basic features of senior (elderly) in line
with the needs and made mandatory by the governing body or Housing Development Board (HDB) in
Singapore. In the Malaysian context, comprehensive and detailed information on the Malaysian elderly
(senior) housing needs and preferences need to be sought for proper planning and best delivery of the
concept. As a start, the concept of elderly (senior) housing needs to be introduced to the Malaysian
generations together with the indication of acceptance on this concept. This study aim is to provide an
overview of the Malaysian preferred elderly (senior) housing options by generations. The main objective
of this study is to determine the acceptance of the Age-Restricted Community concept for the aged
generations by comparing familiarity with preferences on the introduced elderly (senior) housing
concept.

3. Methodology

Combinations of qualitative and quantitative strategies or the mixed method research were used in this
study of elderly (senior) housing options preferences. A research problem can better be understood by
the use of mixed method strategy (qualitative and quantitative) an amalgamation of data collection and
analysis in a single study or cycle of studies (Creswell, 2006; Creswell and Plano, 2007). Study on
consumers' preferences categorises this study as a consumer behaviour type of study and this provides
an explanation for the use of mixed methods. Cresswell (2009) stressed on the advantage of using mixed
method strategies in research that would provide better insight into research problems than a single
unaided approach. The significance that mixed methods add up to the study can be accomplished through
numerous basis (Cresswell, 2009). Three (3) main method of data collection in survey research involve
interviews, questionnaire administration and observation on people or phenomena (Sekaran and Bougie,
2010). Demographics (population) as the prime factor of property development especially for housing
provisions that strongly relate with demand and supply for housing were proved via qualitative data.
This data obtained through interviews with the local authorities and housing developers in Selangor.
Additionally, determinations of the preferred elderly (senior) housing options among Malaysian
generations were obtained via quantitative data through survey questionnaires with a total sum of 1,067
respondents as samples. The quantitative respondents for this study were contacted through several
survey strategies that include drop-off, face-to-face interview, postal interview, and internet survey (web-survey).

4. Findings and Discussions

The generational distributions on the elderly (senior) housing choice preferences are shown in the tables below (Table 1, Table 2, Table 3 and Table 4). The respondents were asked to rank their preferred choices criteria of elderly (senior) housing from 1 to 5 ranks of importance.

Location near shopping centres and distance from family and relative were ranked as the 1st and 2nd preferred choice of elderly (senior) housing by three (3) generations namely the Baby Boomers, Gen-Y and Gen-Z. Location near shopping centres was ranked as the 1st choice by the majority of Baby Boomers (59.3 percent) and Gen-Z (54.5 percent). This preferred choice of criteria was ranked as the 2nd choice by Gen-Y (25 percent). In contrast, these criteria were ranked as 4th by Gen-Z (40 percent). Whereas, distance from family and relative were ranked as the 1st choice by Gen-X (34 percent) and Gen-Y (40.2 percent). The same criteria were ranked as the 2nd preferred choice by Baby Boomers (50 percent) and Gen-Z (33.3 percent).

The other most important choice of the elderly (senior) housing selected by the generation is access to medical services/hospitals. These criteria were ranked as; 1st rank by Gen-Y (38.9 percent), 2nd rank by Gen-X (32.9 percent) and ranked as 3rd rank by both Baby Boomers (31.3 percent) and Gen-Z (30.6 percent).

In addition, access to planned social activities was ranked as the 4th and 5th choice by the majority of the generations. The criteria were ranked 4th choice by Gen-X (26.4 percent). The other three (3) generations ranked access to planned social activities as their 5th choice; Baby Boomers (22.3 percent), Gen-Y (22.4 percent) and Gen-Z (34.4 percent).

| Table 1. Elderly (Senior) Housing Choice Preferences - Baby Boomers |
|-------------|------------------|------------------|
| Rank | Considerations | Percentage | Number responded |
| First | Location near shopping centers | 59.3 | 16 |
| Second | Distance from friends and relative | 50.0 | 16 |
| Third | Access planned social activities (S&S) | 31.3 | 10 |
| Fourth | Access to medical services/hospitals | 29.6 | 8 |
| Fifth | Access to personal & home-care services | 37.9 | 11 |

| Table 2. Elderly (Senior) Housing Choice Preferences - Generation X |
|-------------|------------------|------------------|
| Rank | Considerations | Percentage | Number responded |
| First | Distance from friends and relative | 34.0 | 10 |
| Second | Access to medical services/hospitals | 32.9 | 10 |
| Third | Access to public transportation | 25.6 | 8 |
| Fourth | Access to personal & home-care services | 28.2 | 9 |
| Fifth | Location near shopping centers | 27.5 | 22 |

| Table 3. Elderly (Senior) Housing Choice Preferences - Generation Y |
|-------------|------------------|------------------|
| Rank | Considerations | Percentage | Number responded |
| First | Distance from friends and relative | 40.2 | 10 |
| Second | Access to medical services/hospitals | 39.0 | 10 |
| Third | Access to public transportation | 34.1 | 7 |
| Fourth | Location near shopping centers (S&S) | 27.7 | 4 |

| Table 4. Elderly (Senior) Housing Choice Preferences - Generation Z |
|-------------|------------------|------------------|
| Rank | Considerations | Percentage | Number responded |
| First | Location near shopping centers (S&S) | 34.5 | 12 |
| Second | Access to personal & home-care services | 33.3 | 12 |
| Third | Location near shopping centers (S&S) | 30.6 | 11 |
| Fourth | Access to medical services/hospitals | 27.4 | 4 |
| Fifth | Location near shopping centers (S&S) | 22.4 | 4 |

The major difference between generations was evidenced here referring to the criteria of home or personal security. Two (2) generations namely Gen-X (35.5 percent) and Gen-Y (34.1 percent) regard
this choice of preferred criteria as among the 1st rank of importance. In comparison, Baby Boomers (29.6 percent) and Gen-Z (24.2 percent) perceived these criteria as less important and ranked it as their 3rd and 4th ranked of preferred choice. The other dissimilarity between generations were found on the criteria of access to public transportation. Gen-Y (24.1 percent) ranked these criteria as among their 1st preferred choice for elderly (senior) housing followed by Gen-X (25.6 percent) as their 2nd choice. In contrast, Baby Boomers (29.6 percent) and Gen-Z (33.3 percent) both regard these criteria as less important with 4th and 5th given rank.

In continuance, the following tables below (Table 5, Table 6 and Table 7) show the results for housing options preferences at retirement age. Table 5 shows that most of the Baby Boomers (52.3 percent) and Gen-X (43.4 percent) wishes to 'age in place' during the elderly (senior) age. According to Mathew and Turnbull (2007), the sense of ageing in place falls under two (2) types of living senses; (i) The sense of living in a specific home as long as probable, or; (ii) The sense of living in a series of home in a specific community. Hence, the result of excessive preference to age in place by the Baby Boomers and Gen-X indicates two (2) probabilities; (i) the preferences to be living in a specific home as long as probable indicates the sense of belonging to a certain type of home or known as ‘home attachment’; and (ii) the preferences to be living in a series of home with specific community shows the sense of belonging to particular community or recognised as ‘community attachment’. This consequence also due to previous findings (Ismail, 2016) that show Baby Boomers and Gen-X prefer to be living in similar housing location for their current, future and senior (elderly) housing (i.e: the same location of same local authorities. Likewise, choices of preference of focal attraction factors for future housing between location, house and neighborhood also uncover Baby Boomers and Gen-X who select neighborhood as their prime consideration give a signal sense of community attachment among these generations.

| Elderly (Senior) Housing options                      | Generation | Number of respondents | Percent | Number of respondents | Percent | Number of respondents | Percent | Number of respondents | Percent | Number of respondents | Percent |
|-------------------------------------------------------|------------|-----------------------|---------|-----------------------|---------|-----------------------|---------|-----------------------|---------|-----------------------|---------|
| • Aging in place                                      | Baby Boomer| 23                    | 52.3    | 75                    | 43.4    | 97                    | 33.9    | 15                    | 34.1    |
| • Move to other location & live on your own           | Gen-X      | 8                     | 18.2    | 68                    | 39.3    | 107                   | 37.4    | 20                    | 45.5    |
| • Move to other location & live with family members  | Gen-Y      | 11                    | 25.3    | 18                    | 10.4    | 73                    | 25.5    | 8                     | 18.2    |
| • Move to other types of housing especially for the elderly | Gen-Z    | 2                     | 4.5     | 12                    | 6.9     | 9                     | 3.1     | 1                     | 2.3     |

The generational preference variances were found on their subsequent preferred options of elderly (senior) housing. Here, the Baby Boomers as well as their prime wish to ‘age in place’ (52.3 percent)
at the same time highly willing ‘to move to other location and live with family members’ (25.3 percent) during their elderly (senior) age. Likewise, Gen-X also highly prefer to ‘age in place’ however they are more willing to ‘move to other location and live on their own’ at their senior age.

The younger generations of Gen-Y and Gen-Z display the clear difference of preferences on the elderly (senior) housing options as compared to the older generations (Baby Boomers and Gen-X). Most of Gen-Y (37.4 percent) and Gen-Z (45.5 percent) placed their greatest priority and choose to ‘move to other locations and live on their own’ throughout their elder (senior) age. Additionally, the generations following preference Gen-Y (37.4 percent) and Gen-Z (34.1 percent) were to ‘age in place’ at the elderly (senior) age. The single similarity found between the generations were on the preference to ‘move to other types of housing especially for the elderly/senior citizen (i.e: Single Family housing, Retirement/Age-Restricted Community, Nursing home). The generations regard this as their least preferred elderly (senior) housing options.

Living alone in old age is the strongest predictor of isolation (Wu and Chan, 2012). The most important indication from the above findings demonstrates that most of the generations (Baby Boomers, Gen-X, and Gen-Z) prefer to ‘age in place’ throughout their elderly (senior) age. There were dissimilarities of preferences between generations on the other elderly (senior) options. It was found that Baby Boomers willing to be mobile and willing ‘to move and live with family members’ during the elderly (senior) age if have to and this was stated as their second preferred option. The willingness to be mobile and live with family members during retirement age by the Baby Boomers show that this particular generation does not agree with ‘isolation’ to age. In contrast, the results shown by Gen-X, Gen-Y and Gen-Z who be willing to ‘move to other location and live on their own’ during their elderly (senior) age as the subsequent option show that these generations despite their willingness to be mobile during retirement age also prefer to be living independently on their own with some tendency to isolate themselves with others.

### Table 6. Types of Elderly (Senior) Housing by Generations

| Types of Elderly (Senior) Housing | Generation   | Number responded | Percent | Number responded | Percent | Number responded | Percent | Number responded | Percent |
|-----------------------------------|--------------|------------------|---------|------------------|---------|------------------|---------|------------------|---------|
|                                  | Baby Boomer  |                  |         |                  |         |                  |         |                  |         |
| Single-family housing             |              | 28               | 65.1    | 111              | 63.8    | 195              | 69.1    | 28               | 65.1    |
| Retirement                        |              | 12               | 27.9    | 60               | 34.5    | 80               | 28.4    | 15               | 34.9    |
| Nursing home                      |              | 3                | 7.0     | 3                | 1.7     | 5                | 1.8     |                  |         |
| Others (*)                        |              |                  |         |                  |         |                  |         | 2                | .7      |
| Total                             |              | 43               | 174     | 282              | 43      |                  |         |                  |         |

In addition, Table 6 depicts the preferred type of senior housing by generations. Majority of the generations prefer single-family housing; Baby Boomers (65.1 percent), Gen-X (63.8 percent), Gen-Y (69.1 percent) and Gen-Z (65.1 percent). Next preferred type of senior housing is the Retirement/Age-restricted Community; Baby Boomers (27.9 percent), Gen-X (34.5 percent), Gen-Y (28.4 percent) and Gen-Z (34.9 percent).

Furthermore, referring to the Retirement/Age-restricted Community in particular (refer Table 7), most of the generations; Baby Boomers (87.1 percent), Gen-X (75 percent), Gen-Y (91.5 percent) and Gen-Z (20 percent) required this type of senior housing to be provided with health-care services. As for the nursing home, it was regarded as the least preferred type of senior housing by all generation; Baby Boomers (7.0 percent), Gen-X (1.7 percent), Gen-Y (0.7 percent) and Gen-Z (0 percent).
Table 7. Preference for Retirement/Age-Restricted Community – With or without health-care services

| Option | Overall | Baby Boomer | Gen-X | Gen-Y | Gen-Z |
|--------|---------|-------------|-------|-------|-------|
|        | Numbe r Responded | Perce nt | Numbe r Responded | Perce nt | Numbe r Responded | Perce nt | Numbe r Responded | Perce nt | Numbe r Responded | Perce nt |
| With health-care services | 128 | 87.1 | 6 | 75.0 | 47 | 85.5 | 65 | 91.5 | 9 | 20.0 |
| Without health-care services | 19 | 12.9 | 2 | 25.0 | 8 | 14.5 | 6 | 8.5 | 3 | 6.7 |
| Total | 147 | 8 | 55 | 71 | 12 |

Most importantly although the generations prefer to be staying in ‘single-family housing’ (conventional housing) during elderly (senior) age their decision of choosing the ‘Retirement/Age-Restricted Community’ (with health-care services) as their subsequent preferred option indicates sign of acceptance to the introduction of elderly (senior) housing concept in Malaysia.

Table 8. Familiarity and Preference for the types of Elderly (Senior) housing option Retirement/Age-Restricted Community

| Retirement/Age-Restricted Community | Familiarity* | Preference* |
|-------------------------------------|-------------|-------------|
| Type 1: Assisted Community (Assisted Living Residence) | 36.6 | 45.2 |
| Type 2: Unassisted Community | 51.5 | 39.1 |
| Shared home/accommodation (Age-Restricted Apartment) | 60.5 | 50.2 |
| Supported home/accommodation (Disabled or having mental health problems) | 64.3 | 54.2 |

Familiarity* refers to ‘Familiar’ or ‘Very familiar’
Preference* refers to ‘Preferable’ or ‘Most Preferable’

Additionally, the comparison between familiarity and preferences of the generations for the type of elderly (senior) housing is particularly focussing on the Retirement/Age-Restricted Community housing option presented in Table 8. Generally, the result illustrates the majority of the samples were familiar with Supported home/accommodation (64.3 percent), Shared home/accommodation (60.5 percent) and Type 2: Unassisted (51.5 percent). On the contrary, the respondents demonstrate low (36.6 percent) level of familiarity with Type 1: Assisted Community housing. Logically, familiarity will shape preference at some point. The above-presented findings clearly show that a great percentage of familiarity appears to be aligned with the great percentage of preference. The only difference is on familiarity and preference for Type 1: Assisted Community and Type 2: Unassisted Community. Despite a low level of familiarity (36.6%), the generations show a higher preference for Type 1: Assisted Community (45.2%). In addition, notwithstanding of great familiarity (51.2%) with Type 2: Unassisted Community concept the generations show a low level of preference (39.1%) with this type of elderly (senior) housing option.

The preferences between Type 1: Assisted Community and Type 2: Unassisted community was further validated by examining the correlation between the two (2) variables of familiarity and preferences among generations (Table 9). The results evidenced that most of the Baby Boomers were highly familiar (60 percent) with Supported-home/accommodation. Nevertheless, high preference marked for Type 1: Assisted Community (Assisted Living Residence) (64.7 percent). While, the
majority of Gen-X and Gen-Z show that they were both highly familiar and highly prefer with Supported-home (Gen-X: Familiarity - 70.4 percent and Preference - 60.2 percent, and; Generation Z: Familiarity – 72.2 and Preference – 46.1 percent). As for Generation Y, the familiarity and preference were different as they were greatly familiar (60.8 percent) with the Shared home but highly prefers (53.7 percent) Supported home.

| Table 9. Distribution of Familiarity and Preference for Retirement/Age-Restricted Community |
|---------------------------------------------------------------|
| **Retirement/Age-Restricted Community housing** | **Baby Boomer** | **Gen-X** | **Gen-Y** | **Gen-Z** |
| | Familiarity* | Preference* | Familiarity* | Preference* | Familiarity* | Preference* | Familiarity* | Preference* |
| Type 1: Assisted Community | 43.2 | 64.7 | 28.0 | 35.4 | 38.4 | 49.4 | 53.5 | 43.2 |
| Type 2: Unassisted Community | 43.6 | 35.1 | 54.3 | 44.1 | 49.6 | 37.8 | 58.1 | 30.6 |
| Shared home | 54.8 | 42.1 | 61.1 | 52.2 | 60.8 | 52.1 | 63.8 | 40.0 |
| Supported home | 60.0 | 41.3 | 70.4 | 60.2 | 59.6 | 53.7 | 72.2 | 46.1 |

Familiarity* refers to ‘Familiar’ or ‘Very familiar’
Preference* refers to ‘Preferable’ or ‘Most Preferable’

| Table 10. Correlation Analysis for Retirement/Age-Restricted Community |
|---------------------------------------------------------------|
| **Retirement/Age-Restricted Community housing** | **Overall** | **Baby Boomer** | **Gen-X** | **Gen-Y** | **Gen-Z** |
| | | | | | |
| Type 1: Assisted Community | 0.331* | .237 | .311* | .369* | .123 |
| Type 2: Unassisted Community | 0.317* | .346* | .336* | .329* | .075 |
| Shared home | 0.372* | .221 | .392* | .416* | .260 |
| Supported home | 0.436* | .379* | .453* | .447* | .216 |

Finally, Table 10 demonstrates the correlation analysis finding on the types of Elderly (Senior) housing options of Retirement/Age-Restricted Community by generations. The results clearly indicate the Malaysian generations’ level of acceptance on this specific type of housing concept for the Malaysian Elderly (Senior) populations. In detail, the Baby Boomers prefer Type 1: Assisted Community (Assisted Living Residence) an independent type of senior (elderly) living arrangement with assisted living facilities features in the senior (elderly) housing environment. This type of elderly (senior) housing is an age-restricted neighbourhood with individual residence each person. Disregard with great familiarity on Supported home/accommodation (60 percent) the Baby Boomers show a signal of acceptance on Type 1: Assisted Community (Assisted Living Residence) with a high level of preference (64.7 percent). This indications of acceptance further support the wish of Malaysian generations to age in place and live independently which mean living in an individual housing unit under an Age-restricted community housing with some level of assistance. Generally, the key characteristics for the Type 1: Assisted Community (Assisted Living Residence) of Age-restricted community housing concept can be divided into two (2) types; (i) Independent Living with Assisted Living Facilities (ALFs)
which offer supervision or assistance with basic daily living activities, and (ii) Assistance Living that may provide the administration or supervision of medication or personal care services by a trained staff.

On the other hand, Gen-X and Gen-Z highly prefer Supported home/accommodation (disabled or having mental health problems). The key criteria offer by Supported home/accommodation concept were an independent living with support workers like security and warden to assist the housing consumer. The high level of familiarity and preference of Gen-X and Gen-Z with Supported home/accommodation (disabled or having mental health problems) show that these generations expect that elderly (senior) might be faced with some kind of physiological condition during the senior age (might become disabled or have a mental health problem). Thus, this would require 24-hours care from someone (guardian) with regard to an independent living arrangement.

Lastly, the results show that Gen-Y greatly prefers Supported home/accommodation (disabled or having mental health problems) and Shared home/accommodation (Age-Restricted Apartment). This is an independent living concept with elderly (senior) housing assisted living facilities/arrangements: shared residence (seniors housing blocks/apartments/complexes type of residence). Although Gen-Y is very familiar with the Shared home/accommodation concept, similarly with Gen-X and Gen-Z, Gen-Y also highly prefers Supported home/accommodation (53.7 percent). Nevertheless, the next preferred type of Retirement/Age-Restricted Community by Gen-Y is Shared home/accommodation (Age-Restricted Apartment) (52.1 percent). Several basic criteria for Shared home/accommodation (Age-Restricted Apartment) concept consist of an active senior apartments housing offering meals, services, transportation and planned activities that may generally not include levels of life seniors’ services within the same community. For example, the ‘Congregate Living’ housing concept an elderly (senior) housing concept that offers independent living in separate apartments and opportunities of sharing activities of living with other residents.

5. Conclusion
Aging is certain. Statistical data shows that the numbers of the elderly (senior) population currently and will continue to increase each year. The increase of this population will give effect to all aspect including the property market, especially on the housing provisions. Additionally, this specific population chose to age-in-place and at the same time prefer to be living independently. However, at some point, the elderly (senior) the housing mobility do occur to this ‘silver hair’ population. This study found that the Malaysian generations of housing consumers (Baby Boomers, Gen-X, Gen-Y and Gen-Z) would accept the initiation for the senior (elderly) housing provision. There is also an indication of approval on the idea of Retirement/Age-Restricted Community housing concept for the Malaysian elderly (senior) housing consumers. The generational preferences of the Malaysian generations on diverse types of Retirement/Age-Restricted Community housing such as the Assisted, Unassisted, Shared and Supported home housing despite their familiarity on the concepts indicate the need of specifically tailored elderly (senior) housing concept for Malaysian context. Thus, it is time for Malaysia to start focussing on affordable elderly (senior) housing provision due to the demand and most importantly to guarantee the welfare of the population with other countries as examples for a start.

Acknowledgments
The authors would like to thank The Institute of Research, Management and Innovation (IRMI), Universiti Teknologi MARA (UiTM) for the award of funding for this study under the Lestari Grant 2018 (600-IRMI 5/3/LESTARI (023/2018)).

References
[1] Bamzar, R. (2018). Assessing the quality of the indoor environment of senior housing for better mobility: A Swedish case study. Journal of Housing and the Built Environment.
[2] Creswell, J. W., & Plano, Clark, V. L. (2007). Designing and conducting mixed methods research. Thousand Oaks, CA: Sage
[3] Creswell, J.W. (2009). *Research Design Qualitative, Quantitative and Mixed Methods Approaches*. California: SAGE Publications, Inc.

[4] Duflot, L. (2012). Urbanisation Policy in Malaysia and its Impacts. Graphite Publications. Retrieved from http://graphitepublications.com/urbanisation-policy-in-Malaysia-and-its-impacts/

[5] Hamid, T. A., & Tyng, C. S. (2013). Meeting the Needs of Older Malaysians: Expansion, Diversification and Multi-sector Collaboration. Malaysian Journal of Economic Studies, 50(2), 157.

[6] Ismail, H. (2016). The Influence of Generational Differences on the Malaysian Housing Preferences. Unpublished Ph.D. Thesis. Institute of Graduate Studies, Universiti Teknologi MARA (UiTM) Shah Alam, Selangor.

[7] Kramer, C. and Pfaffenbach, C. (2009). Persistence preferred – on future residential (in)mobility among the generation 50plus. *Erdkunde*, 63, 2, 161–72

[8] Mathews, Thomas, J., and Hamilton, Brady (2009). Delayed Child Bearing: More Women Are Having Their First Child Later in Life. National Center for Health Statistics. Data Brief No. 21

[9] Narayan, A. and Panichpathom, S. (2012). Preferences for Retirement Housing: A Case Study of Thai Senior Citizens. World Journal of Social Sciences Vol. 2. No. 7. November 2012 Issue. Pp. 64 – 78

[10] Sekaran, U. and Bougie, R. (2010), “Research Methods for Business A Skill Building Approach 5th Edition”, John Wiley & Sons Ltd., United Kingdom

[11] Sulaiman, N. (2011). Opportunities for the transfer of United Kingdom best practices for the provision of public residential care facilities for the elderly to Malaysia (Doctoral dissertation, Salford: University of Salford).

[12] Wu, T. and Chan A. ‘Families, Friends, and the Neighborhood of Older Adults: Evidence from Public Housing in Singapore’. Journal of Aging Research. Vol. 2012