



8th
International
Academic
Conference on
Places and
Technologies

PROCEEDINGS

EDITORS

**Aleksandra Djukić
Aleksandra Krstić-Furundžić
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Keeping up with technologies to imagine and build together sustainable, inclusive, and beautiful cities

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WORD OF THE CONFERENCE DIRECTOR

_ Aleksandra Djukic

Ph.D, Full Professor, University of
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Director of the Conference

This Proceedings from the 8th International Conference Places and Technologies: Keeping up with Technology to act Responsively with Urban Environment, which was held in Belgrade in October 2023, contributes to the discussion about the future of society and places and the role of technology in it and discussions with respect to strategy for responsive quality environment. More than 85 papers from 20 countries were presented during the conference. The organizers of the conference were: University of Belgrade (Faculty of Architecture) and Professional Association Urban Laboratory (UrbanLab). This time we have a joint event with CIRRE conference which contributed with 18 conference papers.

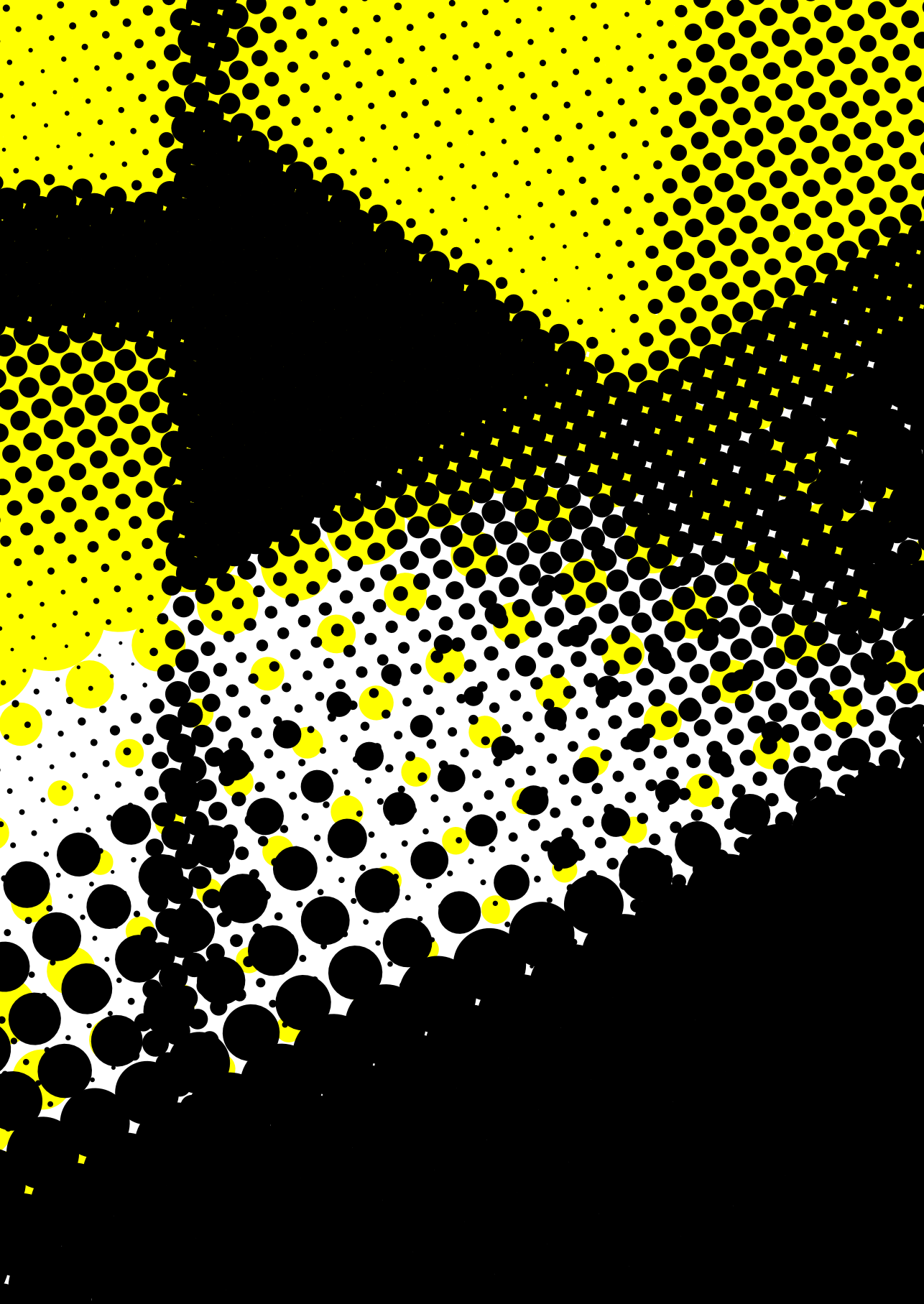
The conference aimed to raise questions about the future of cities and the environment, emphasizing the critical role of technology in designing innovative solutions to enhance urban spaces. It underscored the importance of a multidisciplinary approach, bridging engineering, humanities, and social sciences to address urban challenges effectively. New urban and building concepts predominantly rely on Information and Communication Technologies (ICT) to drive progress and responsiveness to various urban development aspects.

The conference proceedings is divided into seven main parts in correlation with the scale of planning and construction - spatial planning, urban planning, urban design, architectural design, architectural technologies, architectural education and close domains of the place and technologies, focusing on responsive spatial and urban planning, design, architecture, heritage protection, education and technological advancements in architecture. Each section delves into specific topics such as morphology, sustainable construction, cultural heritage, digital technologies, identity, teaching architecture and urban planning and climate resilience.

The event's significance lies in promoting the integration of smart technologies and modern urban concepts for sustainable city development, addressing diverse urban issues through academic research and collaboration. Different problems in the domains of urban design and planning, architectural design, building technologies, urban sociology, ICT, transport and traffic studies, resilience of place, climate change, adaptive reuse, cities and health, landscape architecture, identity, heritage etc. are presented and discussed in more than 80 conference papers made by professors, researchers, and PhD students from all over Europe and the world.

The conference serves as a platform for global researchers to enhance their academic standing, foster research networks, and initiate new scientific endeavors, contributing to the scientific advancement of Serbia and the region.

Places and Technologies conference become traditional international event gathering researchers all around the world and has provided an opportunity for them to advance their positions in the academic hierarchy, to build their research networks and to develop new scientific projects. Presentation and the quality of the papers that are results of new studies, debates and research strengthen our ambition to keep the importance of our conference among many European ones.



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CONTENT

COMMITTEES

12 SCIENTIFIC COMMITTEE; ORGANIZING COMMITTEE; TECHNICAL COMMITTEE

KEYNOTES

- 16 EMBRACING THE PRINCIPLES OF CIRCULAR ECONOMY FOR SUSTAINABLE BUILT ENVIRONMENTS: NEW TRENDS, APPROACHES AND CHALLENGES
_ **Katerina Tsikaloudaki**
- 17 GREEN URBAN RENEWAL STRATEGIES IN THE CONTEXT OF ZERO NET LAND TAKE
_ **Ivana Katurić**

SPATIAL PLANNING

- 19 EXPLORING SPATIAL HETEROGENEITY OF URBAN HEAT ISLAND THROUGH BUILT ENVIRONMENT MORPHOLOGY
_ **Han Liang Lin _ Li-Ting Chung _ Chi Feng Lai**
- 26 ANALYSIS OF SUCCESSFUL WASTE MANAGEMENT IN LARGE CITIES - THE EXAMPLE OF TOKYO
_ **Marko Simić _ Ivan Garić _ Vladimir Vučenov _ Dragoljub Sekulović**
- 34 THE SKOPJE CONTACT ZONE – A KEY TO A SUSTAINABLE FUTURE OF THE CITY
_ **Ana Lukic Korobar _ Lidija Trpenoska Simonovic**

URBAN PLANNING

- 44 THE EIBENTHAL INITIATIVE: AN INFORMAL MODEL FOR SUSTAINABLE DEVELOPMENT
_ **Ştefana Bădescu _ Ana Branea _ Mihai Danciu**
- 52 SHRINKING AND NON-GLOBAL CITIES: SIMILARITIES AND DIFFERENCES
_ **Branislav Antičić**
- 60 PARTICIPATORY DESIGN FOR SUSTAINABILITY
_ **Jernej Markelj _ Aleksandar Petrovski _ Jan Kazak**
- 68 COLLABORATIVE APPROACH FOR INTEGRATING NATURAL AND CULTURAL HERITAGE FOR SUSTAINABLE URBAN DEVELOPMENT: THE CASE OF ACTION PLAN FOR SOMBOR WITHIN DANURB+
_ **Danijela Milovanović Rodić _ Ana Šabanović _ Branislav Antičić _ Aleksandra Đukić**
- 75 PRESENTATION OF EXISTING METHODS BASED ON MULTI AGENT SYSTEMS WITH THE PURPOSE OF ROAD PLANNING
_ **Julijan Jurak _ Krešimir Osman _ Matija Sikirić _ Ljupko Šimunović**
- 83 POST-INDUSTRIAL TERRITORY DEVELOPMENT UNDER AN ARCHITECTURAL AND URBAN DEVELOPMENT PROJECT AS ILLUSTRATED BY THE VOLGOGRAD TRACTOR PLANT
_ **Dmitrii Klimov**

- 92 REVITALIZATION OF RURAL AREAS ON REGIONAL LEVEL AS A DRIVER FOR ECOLOGICAL TRANSITION AND SUSTAINABLE DEVELOPMENT IN SERBIA
_ **Milica Igić** _ **Milena Dinić Branković** _ **Jelena Đekić** _ **Mihailo Mitković** _ **Milica Ljubenočić**
- 102 THE CONSEQUENCES OF CENTRALIZED DEVELOPMENT OF TOURIST INFRASTRUCTURE: THE EXAMPLE OF BUDVA PROMENADE
_ **Milena Bismiljak** _ **Eva Vaništa Lazarević** _ **Jelena Marić**
- 110 SMART CITY CRITERIA
_ **Dashnor Kadiri** _ **Morana Pap** _ **Bojan Baletić**
- 117 GOING GREEN-LESS: A MORPHOLOGICAL AND FUNCTIONAL STUDY OF DECREASING GREEN PUBLIC SPACES IN NOVI BEOGRAD, SERBIA
_ **Ivan Filipović** _ **Kosta Stojanović**
- 125 MEDIATIC APPROACH TO URBAN SPACE: A COMPREHENSIVE DISPLAY PERSPECTIVE
_ **Zhao Lei** _ **Wang Tie**
- 135 RECLAIMING THE OLD INTO THE NEW CITY CONCEPT: REVISITING THE "NEIGHBOURHOOD UNIT" CONCEPT AND ITS RELEVANCE FOR THE 15-MINUTE CITY MODEL - A CASE STUDY OF "DOMCHE" IN SKOPJE
_ **Elena Andonova** _ **Jasmina Siljanoska**
- 143 DIGITAL NOMADS AS ENGINES FOR RURAL REVITALIZATION: THE DEVELOPMENT STRATEGY OF PÉCSDEVECSER, HUNGARY
_ **Noémi Kókai** _ **Donát Rétfalvi**
- 150 STUDY ON THE CONSTRUCTION MODE OF NATIONAL PARK FROM THE PERSPECTIVE OF YANGTZE RIVER CIVILIZATION INHERITANCE: CHU JINAN CITY SITE NATIONAL HERITAGE PARK
_ **Bálint Bachmann** _ **Chen Kun**
- 156 VERTICALITY OF CADASTRAL PLOT: MULTIPURPOSE FUNCTION IN SPACE
_ **Marko Milosavljević** _ **Dejan S. Đorđević** _ **Zlatko Stojmenović**
- 164 APPROACH TO THE CARTOGRAPHY OF GRANADA WITH ECOSYSTEM APPROACH: FOUNDATIONAL TRAIT, URBAN FABRIC, GREEN INFRASTRUCTURE AND HABITABILITY
_ **Juan Luis Rivas-Navarro** _ **Belén Bravo-Rodríguez** _ **Elisa Larisa Negoita**
- 172 FACTORS OF INTEGRATION AND SOCIAL COHESION OF URBAN FACILITIES IN THE NORTHERN AND SOUTHERN PERIPHERIES OF GRANADA
_ **Belén Bravo-Rodríguez** _ **Juan Luis Rivas-Navarro** _ **Cecilia Hita-Alonso** _ **Pilar Martos-Fernández**
- 180 GEODATA AND GIS AS A DECISION-MAKING SUPPORT INSTRUMENT IN HEALTHY CITY GOVERNANCE
_ **Ksenija Lalović** _ **Ratka Čolić** _ **Veljko Dmitrović** _ **Rastko Čugaj**
- 190 GREEN SPACE DEVELOPMENT MONITORING FOR THE SMART CITY: A NOVEL AI BASED METHODOLOGY FOR THE ASSESSMENT OF URBAN GREEN
_ **Christina Petschnigg** _ **Alexander Pamler** _ **Daniel Pfeiffer** _ **Harald Urban** _ **Guenter Koren** _ **Torsten Ullrich**
- 198 ELEMENTS OF THE GEODESIGN FRAMEWORK AS A TOOL FOR GREEN INFRASTRUCTURE PLANNING ON A LANDSCAPE SCALE
_ **Boris Radić** _ **Suzana Gavrilović** _ **Sinisa Polovina**
- 207 COMPUTATIONAL MODELLING AND SIMULATIONS - THE FUTURE OF PREDICTING GROWTH AND DEVELOPMENT OF SUSTAINABLE CITIES
_ **Dijana P. Furundžić** _ **Nikola Z. Furundžić** _ **Aleksandra Krstić-Furundžić**
- 212 URBAN TRANSPORT INFRASTRUCTURE AND SUSTAINABLE MOBILITY
_ **Božidar S. Furundžić** _ **Daniilo S. Furundžić**

URBAN DESIGN

- 221 TENSIONS OF URBAN DEVELOPMENT IN POST-SOCIALIST CITIES: THE CASE STUDY OF COMMUNITY – BASED INITIATIVE FOR PRESERVATION AND TRANSFORMATION OF OPEN PUBLIC SPACE IN BANJA LUKA
_ Ana Špirić _ Aleksandra Đukić
- 230 THE OBJECTS BUILT OUTSIDE AN URBAN CONTEXT AS A PROBLEM IN FURTHER URBAN PLANNING AND ARCHITECTURAL DESIGN
_ Velimir Stojanović
- 238 STUDY ON UPDATING STRATEGIES OF TRANSFORMING FROM AN OLD INDUSTRIAL ESTATE TO AN INDUSTRIAL HERITAGE COMMUNITY
_ Jie Tan _ Hutter Akos
- 246 SHAPING RESIDENTIAL OPEN SPACE IN URBAN DENSIFICATION: GUIDING THE PROCESS TO PRESERVE ENVIRONMENTAL QUALITY AND HEALTHY LIFESTYLES IN NIŠ, SERBIA
_ Milena Dinić Branković _ Milica Igić _ Mihailo Mitković _ Jelena Đekić
- 256 THE HISTORICAL PROCESSES OF TRANSFORMATION OF THE SPACE THROUGH URBAN DESIGN COMPETITIONS: THE CASE STUDY OF INDEPENDENCE SQUARE IN PODGORICA
_ Nemanja Milićević _ Ema Alihodžić Jašarović _ Eva Vaništa Lazarević _ Jelena Marić
- 267 THE FUTURE PROSPECTS OF THE RESIDENTIAL TOWERS IN THE MACEDONIAN CITIES
_ Marija Petrova
- 277 POSSIBLE USES OF INTERACTION DESIGN TO SUPPORT PARTICIPATORY PROCESSES IN PUBLIC SPACE AND PRE-TESTS BASED ON VISUAL ATTENTION
_ Araf Öykü Türken _ Cenk Hamamcıoğlu
- 287 INFORMAL LOW-RISE HOUSING IN THE SUBURBAN CONTEXT AS A PATTERN FOR THE NEW NEIGHBOURHOODS: THE CASE OF CITY OF TETOVO, NORTH MACEDONIA
_ Vlera Tachi
- 295 LIVING LAB, TECHNOLOGICAL SIMULATION
_ Aleksandra Kondraciuk
- 304 VIRTUAL REALITY FOR IMPROVING WALKABILITY
_ Stefan van der Spek _ Marijke Koene _ Cor Wagenaar
_ Sijmen A. Reijneveld _ Jolanda Tuinstra _ Manda Broekhuis
- 312 MORE-THAN-HUMAN DESIGN PRACTICE: REVIEW OF APPROACHES IN MAPPING SUBJECTIVE PARAMETERS OF PEDESTRIAN EXPERIENCES
_ Nikola Mitrović

ARCHITECTURAL DESIGN

- 320 THE COMPLEXITIES AND CONTRADICTIONS OF SUSTAINABLE DESIGN AESTHETICS
_ Ana Kisjan _ Dubravko Aleksić _ Tijana Vujičić
- 325 HYBRID SPACES, HYBRID PLACES IN THE ARCHITECTURE OF THE OFFICE BUILDING
_ Ana Vračević _ Dina Stober

ARCHITECTURAL TECHNOLOGIES

- 334 THE IMPROVEMENT OF THE NEW OFFICE BUILDINGS' ADAPTABILITY: GENERAL RECOMMENDATIONS
_ Damjana Nedeljković _ Tatjana Jurenić _ Aleksandra Čabarkapa

- 340 REFURBISHMENT OF THE EXISTING MULTI-FAMILY HOUSING STOCK FROM THE PERIOD OF POST-WAR MASS CONSTRUCTION: SPATIAL AND ENERGY BENEFITS
_ Ljiljana Đukanović _ Bojana Lević
- 348 MATERIAL EFFICIENCY: PATTERN DESIGN TECHNIQUES FOR 3D PRINTED RIB-STIFFENED FLOOR SYSTEMS
_ Maša Žujović _ Radojko Obradović _ Jelena Milošević
- 356 POSSIBILITIES OF STAGED RENOVATION OF REINFORCED CONCRETE FACADES OF MULTI-FAMILY BUILDINGS IN THE CENTRAL ZONE OF NEW BELGRADE
_ Nikola Macut _ Tijana Žišić _ Jelena Ivanović-Šekularac
- 364 RECONSTRUCTION OF THE HERITAGE BUILDING OF THE ŽIČA MONASTERY FOR THE PURPOSE OF SUSTAINABILITY
_ Nenad Šekularac _ Jelena Ivanović-Šekularac _ Nikola Macut _ Tijana Žišić
- 371 KNAUFTERM3D – SOFTWARE FOR MODELLING AND CALCULATION OF BUILDINGS ENERGY EFFICIENCY PROPERTIES
_ Aleksandar Rajčić
- 379 COMMON BIM USES: EXPERIENCE-BASED RESEARCH
_ Motasem Altamimi _ Márk Balázs Zagorác _ Miklós Halada
- 387 THE IMPORTANCE OF SUSTAINABLE TIMBER CONSTRUCTION IN ACHIEVING LOW CARBON FOOTPRINT BUILDINGS
_ Peter Markus
- 393 ON THE EVALUATION OF THE IMPACT OF CLIMATE CHANGE ON THE ENERGY PERFORMANCE OF PREFABRICATED AND CONVENTIONAL BUILDINGS
_ Stella Tsoka _ Katerina Tsikaloudaki _ Theodoros Theodosiou _ Kondylia Velikou
- 400 NEW TECHNOLOGIES IN ARCHITECTURAL HERITAGE PRESENTATION: ISSUES OF AUTHENTICITY
_ Jovana Tošić
- 407 ENERGY SAVINGS POTENTIAL IN MODULAR ENVELOPE RENOVATIONS OF PREFABRICATED RESIDENTIAL BUILDINGS IN BOSNIA-HERZEGOVINA AND SERBIA
_ Darija Gajić _ Budimir Sudimac _ Aleksandar Rajčić _ Slobodan Peulić _ Jelena Rašović
- 416 CAPABILITIES AND CHALLENGES IN BUILDING RENOVATION: APPLYING THE SUSTAINABILITY PRINCIPLES IN AN OFFICE BUILDING IN THESSALONIKI, GREECE
_ Katerina Tsikaloudaki _ Katerina Karanafti _ Theodoros Theodosiou _ Konstantinos Laskos _ Stella Tsoka
- 424 THE IMPORTANCE OF DAYLIGHT-SAVING TIME FOR ENERGY SAVINGS IN BELGRADE LATITUDE AND CLIMATE
_ Marija Grujić _ Nikola Knežević
- 432 FACADE PANEL PARAMETRISATION IN THE MODERNIST HERITAGE OF NEW BELGRADE: A MULTIPLE-CASE STUDY
_ Djordje Mitrović

ARCHITECTURAL EDUCATION

- 441 SHAPING A BETTER FUTURE: CONTEXTUAL LEARNING AND TEACHING OF STRUCTURAL DESIGN IN THE PROCESS OF ARCHITECTURAL EDUCATION
_ Aleksandra Nenadović _ Jelena Milošević
- 449 SUSTAINABLE FLUIDITY IN AESTHETICAL PERSPECTIVES OF CONTEMPORARY ARCHITECTURE: POST-INDUSTRIAL DEVELOPMENT OF DANUBE'S WATERFRONT IN BELGRADE
_ Bojana Jerković-Babović

- 456 TOWARD THE IDEAS OF THE NEW EUROPEAN BAUHAUS: THE APPLICATION OF THE DIGITAL TOOLS IN THE UNIVERSITY CURRICULA
_ Vladimir Mihajlov _ Aleksandra Stupar _ Ivan Simic
- 465 LEED IN ACADEMIC ARCHITECTURAL EDUCATION
_ Nataša Čuković Ignjatović _ Dušan Ignjatović
- 472 CREATIVE EDUCATION: NEW APPROACHES AND TRANSFORMATION OF TEACHING METHODOLOGY FOR INSPIRING STUDENTS
_ Eva Vaništa Lazarević _ Jelena Marić _ Milena Vukmirović
- 482 WORKCAMP IN HIGHER EDUCATION IN URBANISM: EXPERIENCE FROM DANURB+ BUILDING CAMP FOR STUDENTS IN GOLUBAC, SERBIA
_ Milorad Obradović _ Aleksandra Djukić _ Jelena Marić _ Branislav Antonić _ Nikola Mitrović

CLOSE DOMAINS TO PLACES AND TECHNOLOGIES

- 490 NEW GENERATIVE AND AI DESIGN METHODS FOR TRANSPORTATION SYSTEMS AND URBAN MOBILITY DESIGN, PLANNING, OPERATION, AND ANALYSIS: CONTRIBUTION TO URBAN COMPUTING THEORY AND METHODOLOGY
_ Dragana Ćirić
- 504 TENSILE MEMBRANE STRUCTURES IN PUBLIC SPACES / CASE STUDY
_ Aleksandar Vučur _ Isidora Zimović _ Nebojša Stanošević
- 512 URBAN AIR MOBILITY DEVELOPMENT IN WESTERN BALKAN (WB6) REGIONAL PARTNERS
_ Olja Čokorilo _ Anja Stamenić _ Lidija Tomić
- 519 SOCIAL PERCEPTION AND ACCEPTANCE OF GEOTHERMAL SYSTEMS
_ Aleksandar Petrovski
- 526 URBAN INTERFACE DESIGN STRATEGIES BASED ON THE ADAPTABILITY OF 5G MILLIMETRE WAVE MOBILE COMMUNICATION
_ Hu Tianyu _ Gabriella Medvegy _ Ágnes Borsos _ Wang Tie
- 539 A HUMAN SOCIETY NEEDS HUMAN PLACES
_ Pieter de Haan
- 550 FOSTERING INNOVATION: UNIVERSITY-INDUSTRY COLLABORATION NETWORKS IN ARCHITECTURAL RESEARCH
_ Milijana Živković _ Eva Vaništa Lazarević _ Jelena Marić _ Jelena Milošević
- 558 ARTIFICIAL INTELLIGENCE APPLIED TO CULTURAL HERITAGE AND SUSTAINABILITY: A PORTUGUESE CASE STUDY
_ Janaina Cardoso de Mello _ Gabriel Ko Freitag e Silva _ Gyamarco Pereira Nascimento Secci
- 566 EVALUATING THE RELEVANCE OF COMPUTATIONAL DESIGN IN ARCHITECTURE AS A VIABLE RESPONSE TO THE AFFORDABLE HOUSING CHALLENGE
_ David Ojo _ Gabriella Medvegy _ Ágnes Borsos
- 573 BELGRADE UNIVERSITY ENDOWMENTS LEASE MANAGEMENT
_ Danilo S. Furundžić _ Nemanja Šipetić

8TH CONFERENCE OF INTERDISCIPLINARY RESEARCH ON REAL ESTATE - CIRRE 2023

- 582 THE ROLE OF PUBLIC SPACE IN SHAPING THE QUALITY OF LIFE FOR OLDER RESIDENTS: THE CASE OF SLOVENIA
_ Ajda Šeme _ Richard Sendi _ Maša Filipovič Hrast _ Boštjan Kerbler

- 597 COMPARISON OF THE QUALITY OF LIFE IN HOUSING ESTATES FROM SOCIALIST AND POST-SOCIALIST ERA: THE CASE OF SLOVENIA
_ **Boštjan Kerbler** _ **Ajda Šeme** _ **Richard Sendi**
- 611 METHOD FOR 3D NEIGHBORHOOD MODEL CREATION IN CITYGML STANDARD AS BASIS FOR URBAN SIMULATION TOOLS
_ **Galina Voitenko** _ **Hannes Harter** _ **Niki Gaitani**
- 623 APPLICATION OF BLOCKCHAIN TECHNOLOGY IN ENERGY TRADING
_ **Asha Chathurini Wijethilake Haputhanthirige** _ **Champika Liyanage** _ **Ruchira Yapa** _ **Susantha Udagedara**
- 635 PLANNING VISION AND THE SERVICE OF SPATIAL PLANNING
_ **Ivan Stanić**
- 641 TOLERANCE TO URBAN WINDOW VIEWS IN REGARD TO VARIOUS VARIABLES
_ **Živa Kristl** _ **Ajda Fošner** _ **Martina Zbašnik-Senegačnik**
- 648 THE ARCHITECTURE OF PUBLIC BUILDINGS AS TRANSFORMATIVE MODEL TO WARDS SUSTAINABILITY
_ **Mihajlo Zinoski** _ **Jana Brsakoska** _ **Kire Stavrov**
- 654 HIGHER PRICES, SMALLER SPACES: CORRELATION BETWEEN APARTMENT PRICES AND ARCHITECTURAL PRACTICES IN SKOPJE
_ **Mihajlo Zinoski** _ **Vebi Fazliu** _ **Valmir Dalipi**
- 662 FROM CLASSICAL MANAGEMENT TO URBAN HERITAGE FACILITY MANAGEMENT: MOBILITY AND ACCESSIBILITY IN URBAN HERITAGE AREAS
_ **Bintang Noor Prabowo**
- 673 CITIZENS' INVOLVEMENT IN THE DESIGN PROCESS OF PUBLIC SPACES: THE CASE OF ELGESETER STREET IN TRONDHEIM, NORWAY
_ **Clémence Magnière** _ **Mahgol Afshari**
- 685 THE SCIENCE OF PLAY: CONFESSIONS OF AN ENGINEER EXPLORING SCIENCE AND TECHNOLOGY STUDIES. AN STS ANALYSIS OF SERIOUS GAMES AND CO-PRODUCTION
_ **Coline Senior**
- 693 SEMI-STRUCTURED INTERVIEWS AS THE FOUNDATION FOR INTERDISCIPLINARY RESEARCH ABOUT THE BUILT ENVIRONMENT, HEALTH, AND HAPPINESS
_ **Elham Andalib**
- 704 PREVIEW INCREASED INVESTMENTS AND DIFFERENTIATION IN HEALTH CARE REAL ESTATE
_ **Jan Veuger**
- 716 REDUX: IMPACT, TRENDS AND DEVELOPMENTS IN SOCIAL REAL ESTATE
_ **Jan Veuger**
- 723 USING CITIZEN PARTICIPATION METHODS TO IDENTIFY STRATEGIES FOR INCREASED ACTIVE MOBILITY - CASE ELGESETER STREET OF TRONDHEIM
_ **Mahgol Afshari** _ **Alenka Temeljotov-Salaj** _ **Agnar Johansen**
- 735 COWORKING SPACES - IS IT JUST A BUZZWORD, OR DOES IT HAVE POTENTIAL?
_ **Margareth Berstad**
- 747 IDENTIFICATION OF POTENTIAL IMPACTS OF CLIMATE CHANGE AND THE ADAPTATION OPTIONS IN LOW-COST STRATA RESIDENTIAL BUILDING IN MALAYSIA
_ **Mustafa Omar**
- 758 NEED FOR CREATIVE COMPETENCIES IN ENGINEERING EDUCATION
_ **Olav Torp** _ **Elham Andalib** _ **Alenka Temeljotov Salaj**

THE IMPROVEMENT OF THE NEW OFFICE BUILDINGS' ADAPTABILITY: GENERAL RECOMMENDATIONS

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ABSTRACT

Since buildings' adaptations are becoming an important part of architectural and urban practice, the criteria which can contribute to the buildings' adaptation potential are analysed in this paper. To make the adaptation process more successful, the multi-criteria models for evaluation of the potential of certain buildings for one or more types of adaptation are in use. In this paper, the criteria of five multi-criteria models intended for the evaluation of the adaptation potential of vacant office buildings are considered. It is noticed that there are many office buildings with low adaptation potential. Some of the criteria that make buildings less suitable for adaptation could not be changed beforehand, but a certain number of them could be influenced in advance. The criteria related to the development of the buildings' environment and infrastructure, or current market conditions cannot be determined in advance and will be the subject of consideration when starting the adaptation process. However, the building's potential for adaptation can be influenced to a large extent through design (e.g., avoiding tight-fitting building for one use only), during the construction of the building (e.g. high quality of the materials used), and during the exploitation (e.g. high maintenance level). This paper aims to present general recommendations for the improvement of the adaptability level of newly built office buildings to facilitate possible adaptation processes in the future and make a wider number of possible new uses for buildings, which results in extending the building's useful life.

KEYWORDS _ *office buildings, improvement of adaptability, multi-criteria decision-making models*

INTRODUCTION

Instability in the market of office buildings has been noticed around the world during the last twenty years. The consequence is an increase in the number of vacant office buildings. There are four possible ways of solving this problem: consolidation, renovation or upgrading, demolition, and new construction and transformation (Remoy, 2010). Conversion, as a type of transformation, is becoming increasingly common architectural practice. When it comes to office buildings, in most cases, various aspects of converting office buildings into permanent or temporary housing are considered. Several researches are focused on the characteristics of office buildings and their locations that contribute to successful conversion. Economic, functional, technical, legislative, cultural, architectural, and historical characteristics are the subject of those analyses (Remoy, 2010). In some research, the advantages and disadvantages of the status of protected building related to the conversion process were considered (Remoy & Van der Voordt, 2014), and in others, the issue of energy efficiency in the conversion process was analysed (Langston, Wong, Hui & Shen, 2008). The use of multi-criteria models for the evaluation of office buildings' potential for adaptation, which are in use in many different fields for decision-making, represents another field of research related to the conversion of (office) buildings. To improve the process of conversion in the future, the group of authors directs its research towards increasing the degree of adaptability of newly designed office buildings (Remoy & de Jong, 2011).

Given that the need for the purpose for which the building was designed can change during time, although the building, as physical structures, can mostly last longer, it can be assumed that, at some point in the life of that building, there will be a need for some type of transformation in order to continue using the building. The subject of the research presented in this paper is the desirable characteristics of newly built office buildings, which can positively influence the potential of these buildings for adaptation in the future and thus prevent vacancy. The research is based on a comparative analysis of multi-criteria models which are intended for the assessment of office buildings' potential for different types of adaptation: the *Conversion meter* model, the *TOBUS* model, the *ARP* model, the *iconCUR* model, and the *PAAM* model. The analysed models include a number of different criteria, in accordance with the purpose and a concept of the model, but a certain number of criteria have been observed that play a key role in all models. This paper is focused only on mutual criteria and indicators of these models as general recommendations for improvement of office buildings' potential for adaptation and discusses which of them could be implemented during design and construction.

The goal of the research is to form a set of general recommendations for the design and construction of office buildings which improve their potential for adaptations.

PRESENTATION OF FIVE MULTI-CRITERIA DECISION-MAKING MODELS

As tools for the evaluation of office buildings' potential for different types of adaptation, five multi-criteria models are in use..The *Conversion meter* model

This model was developed in the Netherlands and it is intended for evaluation of vacant office buildings' potential for conversion into residential buildings. The first version named the *Transformation meter* was created in the late 1990s as a consequence of the vacancy of a large number of office buildings in the Netherlands (Geraedts & Van der Voordt, 2004). The *Conversion meter* consists of several checklists of criteria and the assessment takes place in several steps. The first step is a review of databases of vacant office buildings. Within the second step, a "quick" assessment through four groups of "veto" criteria is suggested. Evaluation is continued through two checklists of "gradual" criteria, which relate to the location and characteristics of the building. Two last steps consider financial feasibility and potential risks and problems during the process of conversion of the particular office building (Geraedts, Van der Voordt & Remoy, 2017). The result is a sum of positive answers (each criterion carries a point) (Geraedts & Van der Voordt, 2007).

The *TOBUS* (Tool for selecting Office Building Upgrading Solutions) model

The *TOBUS* is a multi-criteria model which is used for assessing the current state of an office building and evaluating the potential for different types of adaptation and the financial feasibility of these processes, but does not elaborate on the implementation phase. This model is the result of joint research by experts from Denmark, France, Greece, Switzerland, and the Netherlands and it is developed within the European research program *JOULE III* (Balaras, 2002). Given that this model considers many aspects of different methods of renovation, it enables the better organization of the adaptation process through two main tasks: diagnostics, which involves assessing the current state of the office buildings, and interventions, which define the renovation method. In order to facilitate the application of the *TOBUS* model, the *TOBUS* software has been developed with databases related to Switzerland (so, that version of software corresponds only to that country), but with the possibility to be easily adapted for the use in other countries (Flourentzou, Genre & Roulet, 2002).

The *ARP* (Adaptive reuse potential) model

The *ARP* model is a multi-criteria model intended for evaluation of the potential of office building conversion and it is based on the estimation of the physical life of a building and its current age (Langston & Shen, 2007). The physical life is assessed through the list of criteria related to the environment, the building's constructive characteristics, and the way it is used. The useful life of the building is considered as the building's physical life reduced by several types of obsolescence, which are the basic criteria of the model: physical obsolescence (maintenance of the facility), economic obsolescence (location of the facility), functional obsolescence (flexibility of the facility), technical obsolescence (energy required to provide user comfort), social obsolescence (position of the building type on the market), legal obsolescence (quality of the original design) and political obsolescence (changes within the regulations). The "obsolescences" are evaluated as a percentage, from 0% to 20%. The final result is given on the diagram and as a percentage (Wilkinson, Remoy & Langston, 2014).

The *iconCUR* model

This model uses multiple criteria to consider the possibilities of an existing office building at any point in its life. The main criteria of the *iconCUR* model are:

- Condition, which refers to the physical characteristics of the building and is defined through design standards, maintained service level, and regulatory compliance
- Utilization, which refers to occupancy characteristics of the building and it is considered through demand or relevance, fitness for purpose and user satisfaction, and
- Reward presented through the collective utility and stakeholder interests. Collective utility refers to net benefits from building for all stakeholders and it is analysed through economic performance, culture and heritage, and environmental values. Stakeholder interests express the strength of engagement with the property's deliverables through short-term perspective, medium-term perspective, and long-term perspective.

This model is visually presented through the spatial model, which has the shape of a cube. Each vertical edge of that cube is one of the potential interventions. The building is placed into this cube through coordinates (which are the values of previously described criteria from 0 to 5) and the result is the distance of the building from vertical edges. The valorization system of the *iconCUR* model uses an algorithm that enables hierarchy among the criteria (Langston & Smith, 2012).

The PAAM (Preliminary Assessment Adaptation Model) model

The PAAM is a multi-criteria model which is intended for the evaluation of office building potential for extension. In order to develop this model, six groups of building characteristics which are important for all types of adaptations, were considered: the attributes of economic category (current value, investment value, yields, increase in value post adaptation, construction and development costs, convertibility), the attributes of physical category (building height or number of storeys, floor plate size, shape of floor plate, service core location, elasticity or ability to extend laterally or vertically, degree of attachment to other buildings, access to building, height of floors, structure, floor strength, distance between columns, frame, deconstruction, expandability, flexibility, technological and convertibility, reusability or recyclability), the attributes in relation to location and land use (transport, access to airports, motorways, train stations, public transport nodes, buses and trams, land uses, existing planning zones, rezoning potential, density of occupation), the attributes of legal category (ownership, occupation, building codes, fire codes, access acts, health and safety issues, convertibility), the attributes of social category (community benefits/ historic listing, transport noise, retention of cultural past, urban regeneration, aesthetics, provision of additional facilities, proximity to hostile factors, stigma, age) and the attributes of environmental category (internal air quality, internal environment quality, existence of hazardous materials, sustainability issues). According to analyzed statistical data, three main criteria for the PAAM model are physical and size, land and social factor, and their influence (weighting factor in percentages). The result is a qualitative description (Wilkinson, 2014).

GENERAL RECOMMENDATIONS FOR THE IMPROVEMENT OF THE NEW OFFICE BUILDINGS' ADAPTABILITY

In *Table 1* mutual criteria with their indicators from five analysed multi-criteria models are presented.

Table 1: Mutual criteria of the analysed multi-criteria models

Criteria	Indicators
Building location	Traffic infrastructure connectivity (availability of bus, train, etc.)
	Distance from different types of content (hospital, bank, etc.)
Building characteristics	Possibility of modifying the building's physical structure
Energy consumption	The energy required to achieve comfort for the users
Quality of interior space	Different types of comfort factors (temperature balance, level of noise, etc.)
Financial feasibility	The current condition of the building
	Necessary additional work
	Value of the building after the intervention
Market	Demand for a new use
Stakeholders	Interests of stakeholders

DISCUSSION

In *Table 1*, as a mutual criteria and general recommendations for improving newly built office buildings' potential for adaptation, seven criteria are singled out: building location, building characteristics, energy consumption, quality of interior space, financial feasibility, market, and stakeholders. Building location, in terms of traffic infrastructure connectivity and distance from different types of contents, which are recognized as the indicators for this criterion, is one of the most important parts of each analyzed model. Buildings that are located in the city center surrounded by many different contents and well-connected with other parts of the city, according to models' assessments, have far more

chances for successful conversion compared to office buildings in nonfunctional or industrial areas. In the design phase, the choice of a suitable location is the result of many factors and the question remains to what extent it is possible to include this criterion in the general recommendations for the improvement of office buildings' potential for adaptation. At the time of design, a choice can be made following the recognized guidelines, but the status of the location at the time of potential conversion is uncertain. On the other hand, building characteristics, in terms of the possibility of modifying the building's physical structure, could be completely applied, as a recommendation, during the design process. Buildings that are not "tight-fit" (designed strictly by the minimum necessary spatial requirements of primary purpose) may be adapted for space requirements of new use without unnecessary expenses and in a shorter period of time. When it comes to energy consumption, in terms of indicators that refer to the amount of energy which are required to achieve comfort for the users, given that energy-saving methods are constantly improved, and the default level of user comfort changes over time, the question is of what extent it is possible to influence this aspect so that in the future it contributes to office buildings' potential for adaptation. In any case, the recommendation is to design the building by the latest standards at the time of design, but differences in standards that arise over time must be taken into account. More strict standards, applied in other countries, might also be analyzed and, at some point, applied. Since the next criterion, quality of interior space, refers to different types of comforts as the indicators, a similar approach, as for a previous one, applies to it. Financial feasibility, as a criterion, is considered through the following indicators: the condition of the building at the time of adaptation consideration, necessary additional work (to adapt a building for a new purpose, for example), and value of the building after the intervention. The condition of the building is, to a great extent, the consequence of the level of maintenance during the period of exploitation of the building. The additional work may be related to the building's structural flexibility (which was considered within the second criterion), but it, mostly, depends on differences between spatial needs and legislative requirements. The new value of the building may be a consequence of many factors, including market conditions (which may not be influenced on). Regarding this criterion, planning of high level of maintenance could be used as a general recommendation. The criteria which are related to market conditions and stakeholders' interests are completely out of influence during the design and construction period.

The summarized guidelines which could be used as a general recommendation for the improvement of the new office buildings' adaptability are presented in *Table 2*.

Table 2: Guidelines for the improvement of the new office buildings' adaptability

Criteria	General recommendations
Building location	Buildings should be located in the parts of the city with many different contents available and well-connected with other parts of the city or in such location envisioned in the future urban plan.
Building characteristics	Buildings should not be designed strictly by the minimum necessary spatial requirements of primary purpose (avoid "tight-fit").
Energy consumption	Buildings should be designed in accordance with the latest standards at the time of design, but differences in standards over time are possible.
Quality of interior space	Buildings should be designed in accordance with the latest standards at the time of design, but differences in standards over time are possible.
Financial feasibility	A high level of maintenance should be planned during the design and construction period.
Market	Out of influence during the design and construction period.
Stakeholders	Out of influence during the design and construction period.

CONCLUSIONS

Building transformations are one of the methods to cope with the problem of vacancy of (office) buildings which affects a significant number of cities (Remoy, 2010). To improve the adaptation process in the future, the mutual criteria of five multi-criteria models for evaluation of the building's potential for different types of adaptation are considered as a possible general recommendation that could be implemented during the design and construction phases of new (office) buildings. The following criteria are analysed: building location, building characteristics, energy consumption, quality of interior space, financial feasibility, market, and stakeholders. It is concluded that guidelines within the criteria "building characteristics", referring to flexibility of physical structure, and "financial feasibility", referring to a high level of maintenance, could be completely applied, those contained in the criteria "building location", "energy consumption" and "quality of interior space" could be partly applied and, the criteria "market" and "stakeholders" are out of influence. The improvement of newly built (office) buildings is of great importance and it should be the subject of further research.

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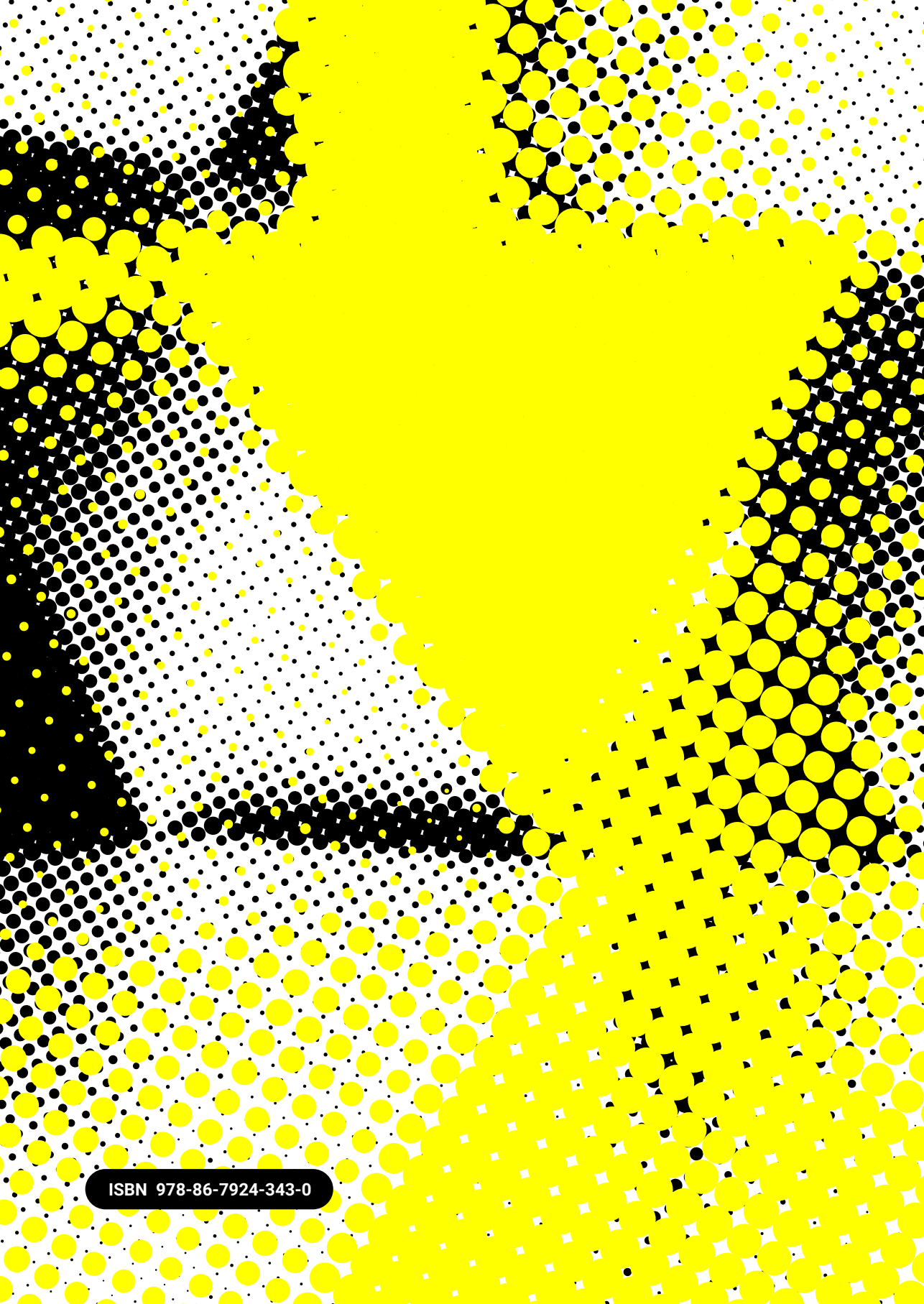
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