

# Urban Insights

2017

Future homes and living



**URBANIZATION IS INCREASING AT** a dramatic pace, but its nature is also changing. Cities must house more people who have different wants and needs from the past.

In this Urban Insights article we cover some trends in the future of homes and living. First, the Internet of Things (IoT) is entering the home, but people want empathy as well as information and control. Second, our economies and societies continue to evolve, which is reflected in how we live in cities. Third, the wellbeing trend is growing as urban residents want healthy, happy and safe environments.

Our business is all about people flow, and by understanding and capitalizing on these trends we will bring more value to our customers and to the users of the buildings. /

**Henrik Ehrnrooth**

President & CEO, KONE Corporation



HOME SAFETY

ENERGY EFFICIENCY

ENTERTAINMENT

HOME INTELLIGENCE

ACCESS CONTROL

HOME COMFORT

WELLNESS

DAILY TASKS

CONNECTIVITY

By 2022 ...

... 500 smart devices will be present in a typical family home.

The Future Smart Home: 500 Smart Objects Will Enable New Business Opportunities, Gartner, 2014.

*“Sensor technology will be embedded in buildings so we can engage with our environment. The building will be responsive, empathetic and very personal to each individual.”*

**DAVID MALOTT**

Founding Partner, AI architectural firm  
Chairman, Council on Tall Buildings and Urban Habitat

# Smart homes have a heart as well as a brain

**TECHNOLOGICAL ADVANCEMENTS ARE** allowing the creation of smart homes, but “smart” doesn’t necessarily mean “useful”. It seems that people don’t just want smart homes; they want wise homes – homes which can collect, analyze and use data in ways that are appropriate for and chosen by the people who live there.

Buildings are increasingly acquiring “brains,” the ability to measure the environment and respond to commands. This allows them to program lights to turn on when they enter a room or call an elevator when they leave their apartment. But the developing trend for smart homes is for them to have a “heart”, as well as the ability to

sympathize and be personal for each individual.

Now that the sensor and communications technology are maturing the next great leap will come with artificial intelligence and machine learning. Homes will be adaptive, learn our habits and anticipate our needs.

Homes will understand and be able to provide

for us if we want more light in the winter, our first cup of coffee to be waiting for us at 7am, or even if we are running late and need to get to the ground floor quickly. It adapts to our aging population, such as subtly increasing warmth in our flat, giving us larger fonts on our screens, or holding the elevator door open just a bit longer. /

# 42%

of apartments let in central London during the first half of 2017 were studios or one-bedroom units

Vaish, Esha; Microflats attract investor cash as millennials embrace co-living; Reuters; 23.8.17



*“Cities are growing, but they are also changing because our demographics are changing. Future buildings need to take this into consideration, such as the mobility needs of older people.”*

**JONATHAN WOETZEL** Director, McKinsey Global Institute



## Urbanization grows and transforms

**THE FACT THAT URBANIZATION** is continuing around the world is nothing new. People want to live in cities for the jobs, services, social networks and experiences they provide. Yet urbanization is also transforming due to changing demographics: people form families later and live alone longer. Global trends like these have an impact on the needs of future living.

Dense urban living means that buildings are growing taller and apartments are becoming smaller. Affordability is also an issue, which has created needs for tiny micro flats and co-ownership schemes.

Changing economics and demographics has made flexibility more important. Old industrial buildings need to be converted into flats. The aging population has additional wants and needs. This applies to practical architecture, such as for mobility and accessibility, but it also applies to new service concepts, specially designed for aging consumers.

As urbanization both increases and transforms, it becomes even more critical to move people safely, efficiently and comfortably inside urban environments. /

# Wellbeing takes priority

**THERE IS A DECISIVE SHIFT** occurring through much of the world. Once people have reached a certain level of material comfort they begin to prioritize other things, like health, comfort and security. People expect their homes and living environments to contribute to their well-being, not just be a place to sleep when they aren't working.

The concept of home is transforming and

expanding, from our apartments to buildings, from neighborhoods to cities.

The boundary between home and work is also blurring. We see millennials being happy to work from the beds in their apartments or sleep on futons in their offices. In some cases we even have the digital nomad, who work remotely and call home a state of mind.

Buildings must increasingly take wellbeing into consideration, such as the amount of light an apartment receives and access to gardens and community areas. A related development is the rise in service apartments, fully furnished suites where people can buy different sets of lifestyle services attached to the apartment. These services can be access to a gym, food delivery,

housekeeping or laundry, for example.

Mobility is also increasingly important for our wellbeing, as anyone stuck in a traffic jam knows. Apartment blocks have space to store bikes and wide doors so you can easily bring them inside. Also riding an elevator will be a more enriching experience: the lights, sounds and sensations all have our wellbeing in mind. /



*“Smart design should be driven by human need. It should help people’s lives and support their wellbeing. At the moment “smart homes” are driven by technology. In the future, smart homes will be self-learning systems, they will know what we want before we know ourselves.”*



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At KONE, our mission is to improve the flow of urban life. As a global leader in the elevator and escalator industry, KONE provides elevators, escalators and automatic building doors, as well as solutions for maintenance and modernization, which add value to the life cycle of any building.

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