SUMMARY

This dissertation presents the view that an Intelligent Building is a building that satisfy human needs depicted by psychologist Abraham Maslow's triangle of hierarchy of needs. It begins with physiological needs at the base and moving up the level to safety, social, ego and finally self actualization needs at the apex. People would progress on first-things-first basis, satisfying the needs of one level before proceeding to the next. It should be understood that the role of the Intelligent Building is to satisfy human needs and serve to spur the performance of those working in them. This forms the premise for the development of Intelligent Buildings.

In the case study of the Singapore's newly developed Intelligent Buildings, we found that they met the current level of tenants' need which include office space that provide flexibility, air-conditioning that permit control, high speed lifts, prestigious image, etc. Drawing a parallel with Abraham Maslow's hierarchy of human needs, we could observe that these newly developed buildings have satisfied the physiological, safety, social and moving towards satisfying more of the ego needs of the tenants.

The push factors in the development of Intelligent Building is largely due to the government's concept plan; the strong economic growth; the shift towards an information based society and the rising affluence of the society. Most important
of all, similar to the Americans, is the developers' recognition to confront the tenants' needs in order to gain a competitive edge.

In the study of the other countries' approach of Intelligent Building, it is found that Americans develop buildings that are flexible and adaptable to changing conditions as the main criteria. Their current emphasis is on the shared tenant services. Facilities Management is widely adopted in the maintenance of their buildings. Intelligent Buildings is mainly seen as a tool for gaining a marketing edge and to stay competitive. The Japanese approach is similar to the Americans. The evolution of Intelligent Buildings in Japan has been greatly receiving push from their government through incentives like good financing packages if the building to be built meets the criteria laid down. The Japanese see the Intelligent Building as a place that has an environment that is ideal for the occupants to display their best potential and a humanistic environment where people could spend time peacefully and comfortably.

Finally, in order for the Intelligent Building to scale to a level where it would meet the ego and self actualization needs of the tenants, it is recommended that areas which include government incentives; changes in the construction industry; changes in building design; adopting facility management to buildings and a good marketing strategy have to be reviewed and adopted. And it must be understood that only the players involved in the development process would determine the building's capability; in whatever case, their aim should be to
provide a better environment for all occupants which eventually is for the society well-being and not plainly use the concept as a marketing tool.