



# Preparing for the digital future

## **Ascendas-Singbridge makes inroads into a remote-operated real estate sector**

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Mr Jeffery Chua, chief executive officer of Ascendas-Singbridge Services, sees a future full of possibilities.

“Trends that are expected to impact the real estate landscape include Data Analytics, Blockchain Technology, Augmented Reality (AR) and Artificial Intelligence,” he says.

Data Analytics will enable deeper insights and better predictions, and make building performance more efficient by allowing for better management of resources and less wastage.

Mr Chua adds: “The Ascendas-Singbridge Operation Centre (AOC) uses cloud-based solutions to gather data from various building systems and aims to detect alarms, and diagnose faults within the building systems, thus enabling work processes to be optimised. The first phase of AOC has connected 11 buildings and 17 more buildings will be integrated by the first quarter of 2019.”

The company has also used historical parking data and Azure Machine learning to build data models to predict season parking holders' occupancy rates so as to improve customers' parking experience.

“One new feature is to embrace innovation and leverage technology in facilities management. Ascendas-Singbridge will incorporate smart solutions into its buildings, with the aim of ensuring that its developments are future-ready and well-placed to serve the needs of a modern workforce,” says Mr Chua.

The real estate group has plans to implement AR tools that will provide prospective tenants with a 360-degree virtual reality tour of properties and potential space options even before construction has been completed.

It is exploring chatbots to interact with customers, and may soon use drones to conduct building inspections and surveillance to strengthen building security features.

### **Flexible workspaces**

Workspaces of the future will be intelligent, interactive and technology-enabled, and remote working is also expected to increase in popularity.

One of Ascendas-Singbridge's innovative projects is the bridge, located on the ground floor of Ascent building in Singapore Science Park 1.

It combines flexible workspaces with innovative solutions designed to foster collaboration within the business community through digital solutions such as a proprietary web and mobile application.

### **Logistics**

Ascendas-Singbridge has identified India as a bright spot as the country's growing demand for logistics, regulatory changes and the modernisation of logistics operations is expected to rapidly accelerate growth in this sector.

The Group partnered Indian industrial real estate specialist Firstspace Realty to launch Ascendas-Firstspace, a logistics industrial real estate development platform in India.

Ascendas-Singbridge remains optimistic about India's economic transformation and the Indian market — especially its logistics sector, which is driven by the continuing demand for quality industrial and logistics space.

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