

Expertise not optional when developing smart properties

BUILDINGS in our high-tech century require the expertise of not only the regular mechanical and engineering (MNE) consultant, but also that of an IT network consultant.

With the Internet increasingly becoming the fourth utility, building developers need to think about how to properly dovetail it with the other utilities, i.e. electricity, water and, in the case of retail space developers, air-conditioning.

Colin Ng, director of broadband network solutions provider Macrolynx, said one of the oversights developers make when installing the fourth utility is to leave the job to MNE consultants because not all know where to begin or how it should be done.

"This can sometimes lead to disastrous results, like tenants not being able to get the websurfing speeds they want or IT vendors finding it difficult to bring their services in," he told *Bytz*.

Macrolynx played a key role in the design and planning of IT networks for The Gardens and GTower properties in the state. The Gardens comprises a shopping centre, six-star hotel, residential suites and office spaces. GTower has offices, hotel and a club.

Ng said an IT network consultant's role is to be the intermediary between developers and MNE consultants. The consultant even advises MNE consultants on which cables to use and where they should be placed.

Such collaborations, he said, will help developers build a plug-and-play Internet-ready



COHESIVE DESIGN: One of the properties Macrolynx played a key role in designing and planning IT networks for is GTower.

building, where tenants can come in and connect their equipment to the outlets and start running a business.

This may seem trivial, he said, but some developers do not know IT and may choose the wrong cables. "This would then work against their good intentions of providing a plug-and-play service to their tenants," Ng said.

He believes more developers will be constructing Internet-ready buildings. "Within the business heart of Kuala Lumpur alone, there is 14 million sq ft of space ready to be developed, so this is a great opportunity for Macrolynx," he said. — **JO**

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