Drying Area:
An Empirical Study Of The Missing Link In High-Rise Residential Buildings In Malaysia

Before & After

Traditional Living

High Rise Living
World Urbanization Prospects, the 2011 Revision

Distribution of the world urban population by major area

XXV International Federation of Surveyors
Congress, Kuala Lumpur, Malaysia, 16 – 21
June 2014
Vertical living is the way to go for the future.

Syndrome of the two cities

Hanging Flag Poles (S’pore)  Hanging Laundries (M’sia)
Dry Yard or drying area prerequisite in M’sia context

UUBL (Uniform Bldg By Laws)
Ventilation 10% of the built up room area without any specification.

• Overseas context conceal hanging laundries from public view by authorities or residents association

Typical or common way of drying clothes in high rise residential buildings in M’sia urban cities – Hanging laundries syndrome
Residential high rise layout plan typologies common in M’sia urban cities

- Single block with common corridors fronting apartment units

- Double sandwich block with common or alternate internal air wells
Typical double sandwich block with common air wells – variation 2

Double sandwich block with extensions : Additional as indicated in the red box
Single slab block with extensions: Additional as indicated in the red box

Two (2) double sandwich blocks link by a common public area
Two (2) double sandwich blocks link by a single slab block

Single Point or Tower Block
Double sandwich block with variation air wells shown

Typical double sandwich block with variation of common air wells as shown
Double sandwich blocks with alternatives air wells

Typical External façade of double sandwich blocks with common air well
Typical facade of single block with common corridors fronting along the units apartments

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Typical methods of drying laundries in Msia residential high rise

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Pictures of common air wells where laundries are dried.
Variations of hanging laundries are dried in common air well

Common corridors especially end lots hanging laundries are fully exposed at the main entrance of the units
Typical hanging laundries along the common air well.

Single Point or Tower Block façade where laundries are dried in grille cages.
Various types of hanging laundries been used due to lack of control by the authorities

Singapore context - External Façade where laundries are dried in HDB housing
Hanging flag poles are exposed but orderly located in high rise residential housing Singapore

Why there are no concerted effort by all the authorities in power to overcome this common phenomenon?

. Is it because M’sia is blessed with eternal summer since clothes can be dried easily without much effort?

. Is drying area or dry yard are least importance compare with other areas thus an after thought design?

. Or is it the land cost a deterrent factor?

Across the causeway it has proven otherwise.
The Missing Link or “Hanging Laundries Syndrome” will persist even with the current trend & development if no effort to resolve this simple & essential space. A beautiful princess will eventually become an ugly duckling without resolving basic essential space ie the drying area.