

Welcome to the **livinsight** bulletin!

In our new issue, we shared new insights about student accommodation marketing, technology & more.

Enjoy reading!

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How Student Dorms Can Prepare for the Upcoming Academic Year

As the new academic year approaches, student dorms have a unique opportunity to create a welcoming, efficient, and safe environment for returning and new residents. A well-prepared dorm not only enhances student satisfaction but also helps reduce last-minute issues that can disrupt the flow of campus life. Here are some practical tips for student dorms to get ready for the upcoming year.

1. Perform a Thorough Maintenance Check

Before students move in, it's essential to inspect all dorm rooms and common areas for maintenance needs. Ensure that plumbing, electrical systems, and appliances are in working order. Double-check that heating, cooling, and ventilation systems are functioning properly—students will appreciate a comfortable living space. Address any repairs early to avoid future disruptions.

2. Upgrade Security Systems

Student safety is a top priority, so make sure security measures are up-to-date. Consider installing or upgrading security features such as keycard access, smart locks, or surveillance cameras. Smart security systems, which allow for remote monitoring and instant alerts, can give students peace of mind while also helping dorm staff manage access more efficiently.



3. Streamline Move-In Procedures



Move-in day can be hectic, but good organization makes all the difference. Streamline the check-in process by offering digital paperwork and online forms to reduce bottlenecks. You can also create time slots for move-in to avoid overcrowding. Clear signage and helpful staff on move-in day ensure students and their families have a smooth experience.

4. Prepare Common Areas

Dorm life is about more than just having a place to sleep—common areas like lounges, study rooms, and kitchens are important hubs for student interaction. Make sure these spaces are clean, comfortable, and fully equipped with the necessary furniture and technology. Consider adding communal games or activities to encourage socialization early on.

5. Offer Health and Safety Resources



As health remains a concern, it's important to have visible hand sanitizers, regular cleaning schedules, and protocols for managing shared spaces. Ensure that students are informed about safety guidelines and know where to find resources like counseling or medical assistance.

Providing access to mental health services, such as campus counseling or peer support networks, can help students navigate stress and anxiety. Additionally, clear emergency procedures and secure keycard access will make students feel both physically safe and emotionally supported throughout the year.

6. Create a Warm Welcome

A small, thoughtful gesture can make new residents feel at home right away. Consider organizing a welcome event or providing welcome packages with essentials like snacks, maps, and tips for living on campus. Include contact information for dorm staff, student services, and local amenities to help them settle in faster. Even a handwritten note or small campus-themed gift can create a warm first impression and make students feel more connected to their new community.

The Role of Co-Living Spaces in Student Housing: A New Trend or Here to Stay?

As the student accommodation market

evolves, one concept that has gained popularity in recent years is co-living spaces. Co-living, a modern take on shared housing, offers students more than just a place to live—it fosters a sense of community, collaboration, and convenience. But is this trend just a passing phase, or is it set to become a staple in student housing management? Let's explore the rise of co-living spaces, their benefits, and why property managers should pay attention to this growing phenomenon.

What Are Co-Living Spaces?



Co-living spaces are shared housing arrangements where tenants live in private bedrooms while sharing communal areas such as kitchens, living rooms, and workspaces. These spaces are often fully furnished and include utilities, internet, and services like cleaning, creating an all-in-one housing solution. The concept is designed to foster community engagement, making it particularly appealing to students seeking both affordability and social interaction.

Why are Co-Living Spaces Becoming Popular in Student Accommodation?

Community and Connection

One of the biggest draws of co-living for students is the opportunity to build connections with peers. University life can be isolating for some, especially for international students or those new to an area. Co-living spaces promote a sense of community, offering regular social events, communal spaces,

promote a sense of community, offering regular social events, communal spaces, and shared experiences. This is particularly attractive for students who want a living environment that goes beyond traditional student housing.

Affordability

For many students, affordability is a key concern when searching for accommodation. Co-living spaces often provide more cost-effective options compared to renting private apartments. By sharing amenities and living spaces, tenants can reduce their housing costs while still enjoying quality living arrangements. This balance of affordability and convenience is making co-living an appealing option in the student housing market.

Convenience

Co-living spaces typically come fully equipped with furniture, utilities, internet, and even cleaning services, providing a hassle-free experience for students. This “plug-and-play” model simplifies the moving process and allows students to focus on their studies rather than managing multiple aspects of independent living. For property managers, offering such a comprehensive package is a powerful selling point.

Benefits for Property Managers in the Student Housing Market

As a property manager, understanding the growing demand for co-living spaces can provide a competitive edge in student housing management. Here are some key benefits.

Higher Occupancy Rates

With the increasing popularity of co-living, property managers can attract a wider range of tenants, from undergraduates to international students and even young professionals. The social, affordable, and convenient aspects of co-living spaces make

them an attractive option for students seeking a balanced living experience.

Enhanced Community Engagement



By promoting a sense of community through co-living spaces, property managers can foster tenant satisfaction and retention. Hosting regular events, study groups, or communal activities can create a positive and engaging environment, encouraging tenants to renew their leases and recommend the property to others.

Efficient Use of Space

Co-living allows property managers to maximize space efficiency. By providing shared living areas alongside private rooms, properties can house more tenants without sacrificing comfort or quality. This flexibility can be particularly useful in densely populated student areas where space is at a premium.

Is Co-Living Here to Stay?

While co-living may have started as a niche concept, it's clear that this housing model is gaining traction, especially in the student accommodation market. The demand for student housing that combines affordability, community, and convenience is only growing. Co-living addresses these needs by offering a flexible and attractive housing solution that appeals to the modern student's lifestyle.

Furthermore, as students increasingly prioritize experiences over material possessions, the social aspect of co-living spaces makes them even more desirable. Property managers who embrace this trend can position their properties to meet the evolving demands of today's students and stand out in a competitive market.



How Property Managers Can Adapt to the Co-Living Trend

To successfully integrate co-living into your student housing management strategy, consider the following:

Design communal spaces that foster interaction: Prioritize shared spaces like kitchens, lounges, or work areas that encourage socialization and collaboration among tenants.

Offer flexible leasing options: Co-living spaces attract a diverse group of students with varying needs. Offering flexible lease terms can make your property more appealing to a wider audience.

Focus on community-building activities: Organize events, study sessions, or workshops that help tenants feel connected to the co-living community. Strong engagement often leads to higher tenant satisfaction and retention.

TECHNOLOGY

Innovations in Property Maintenance

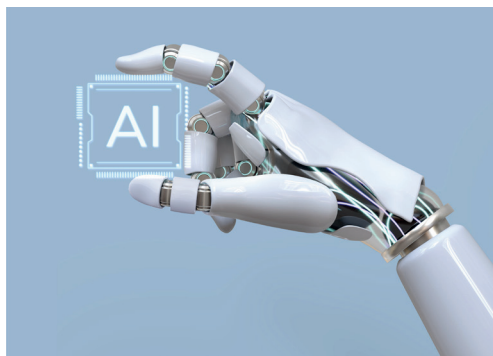
Property maintenance has evolved significantly over the past few years, thanks to advancements in technology and a growing focus on sustainability and efficiency. Today, innovative solutions are helping property managers streamline operations, reduce costs, and enhance tenant satisfaction. Here are some of the most exciting innovations transforming the field of property maintenance.

1. Smart Maintenance and IoT Technology

The Internet of Things (IoT) has revolutionized property maintenance by enabling real-time monitoring and automation. Smart sensors can now be integrated into buildings to monitor everything from air quality and water leaks to temperature and energy usage. These sensors automatically send alerts to property managers when an issue arises, allowing for proactive maintenance:

- **Leak Detection Systems:** Water damage can lead to costly repairs, but with IoT-based leak detection systems, property managers can identify leaks early and address them before they become a bigger problem. These systems can even shut off water supply automatically to prevent flooding.
- **HVAC and Energy Monitoring:** Smart thermostats and HVAC sensors optimize energy consumption by adjusting temperature settings based on occupancy and weather conditions. This not only ensures tenant comfort but also reduces energy costs and extends the life of HVAC systems.

Predictive Maintenance with AI



Predictive maintenance is one of the most transformative innovations in property management. Leveraging artificial intelligence (AI) and machine learning algorithms, property managers can predict when equipment or systems are likely to fail based on historical data and usage patterns.

Reduced Downtime: By predicting equipment failures before they occur, property managers can schedule repairs or replacements during off-peak times, minimizing downtime and disruptions for tenants.

Cost Savings: Predictive maintenance prevents costly emergency repairs and extends the lifespan of equipment, saving money on both repairs and replacements in the long run.

MARKETING

Virtual Tours & Remote Leasing: Adapting to the Digital Preferences of Students

In today's tech-savvy world, student accommodation is evolving rapidly to meet the expectations of the new generation of students. One trend that's reshaping the student housing market is the growing demand for virtual tours and remote leasing. Property managers who adapt to these changes can not only improve their student housing management process but also boost occupancy rates. Here's why incorporating virtual

tours and remote leasing can make a difference and how you can implement these strategies effectively.

Why Students Prefer Virtual Tours for Housing

For many students, especially international ones, visiting a property in person before making a rental decision is not always feasible. This is where virtual tours come in, providing an interactive and convenient way for students to explore student housing options from the comfort of their homes.

Virtual tours give potential tenants a clear sense of space, layout, and amenities, which builds trust and helps them make more informed decisions. For property managers, offering this feature not only enhances the customer experience but also allows you to reach a broader audience, including students from other cities or countries.

The Benefits of Remote Leasing for Property Managers

Streamlining the Leasing Process

Remote leasing simplifies the property management process by allowing students to complete rental agreements online. This eliminates the need for in-person visits, reduces paperwork, and speeds up the leasing process, making it more efficient for both tenants and property managers.

Expanding Your Reach

With remote leasing, your student accommodation becomes accessible to a wider audience. Students can sign leases from anywhere in the world, meaning you can attract a more diverse pool of tenants. This is especially beneficial for those managing properties in areas with a high demand for international student housing.

Filling Vacancies Faster

By enabling virtual tours and remote leasing, you can reduce the time it takes to fill

vacancies. Students can view, decide, and sign without delay, keeping your property fully occupied even during off-peak seasons.

Implementing Virtual Tours and Remote Leasing in Student Housing Management

Invest in High-Quality Virtual Tour Technology

If you want to implement virtual tours in your student housing management, start by investing in a reliable and user-friendly virtual tour platform. 3D tours, 360-degree photos, or even video walkthroughs are excellent ways to showcase your property in detail. Make sure your virtual tour highlights key selling points like study spaces, common areas, and amenities.

Provide Easy-to-use Remote Leasing Tools



When setting up remote leasing, choose property management software that integrates seamlessly with your current systems. Your leasing platform should allow students to view contracts, sign documents electronically, and even make payments online. The smoother the process, the more appealing your student accommodation will be.

Communicate Clearly and Provide Support

Even though the process is digital, it's important to offer support throughout the leasing journey. Ensure that students can easily contact your property management team if they have questions about the lease, the property, or the virtual tour.

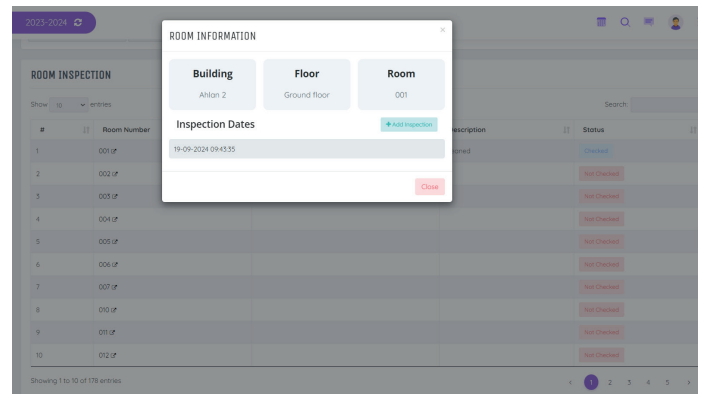
Stay Competitive in Student Housing with Virtual Leasing

By embracing virtual tours and remote leasing, property managers can stay competitive in the fast-evolving world of student housing. These tools not only cater to the digital preferences of today's students but also improve the overall property management process. Incorporating them into your student housing management strategy will ensure that your accommodation stands out in a crowded market.

WHAT'S NEW IN LIVINSOFT?

Livinsoft is a property management software that provides solutions for various accommodation types. We are cloud-based technology therefore our features and interface are updated regularly to provide better services for our customers. In this segment, we would like to showcase the new updates of Livinsoft in version 1.37.0.

Rooms Inspections Made Easy

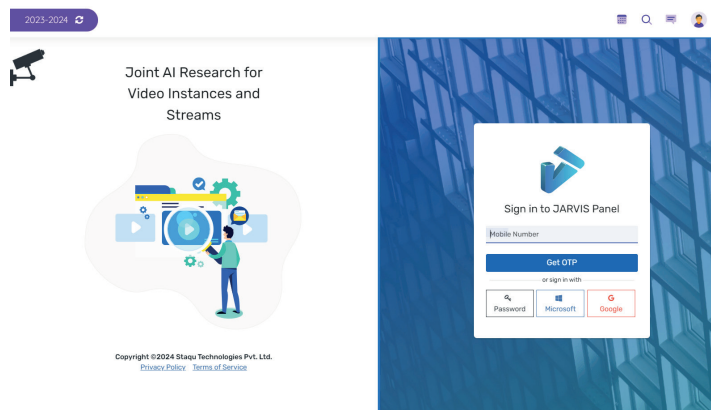


With the latest version of Livinsoft, managing room inspections has never been simpler. Whether you perform inspections daily, weekly, or monthly, our new feature allows you to easily track each inspection. You can now record detailed notes for every room, ensuring any issues or maintenance needs are clearly documented.

Additionally, you can log specific comments regarding any broken fixtures or maintenance requests. This streamlined process helps you stay on top of repairs and ensures

that every room is well-maintained for your tenants.

Seamless Jarvis Integration



We've integrated Jarvis by Staqu into Livinsoft to bring advanced AI capabilities to your property management. This powerful tool enhances room inspections with real-time video analytics, enabling automated surveillance and anomaly detection. With Jarvis, you can now monitor property security and safety with greater precision, flagging any suspicious activities or potential maintenance issues instantly.

By combining the capabilities of Jarvis with Livinsoft, you'll benefit from more efficient room inspections, improved security measures, and automated monitoring—ensuring a safer and smarter environment for your tenants.

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