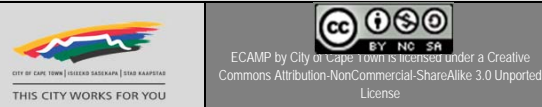


Business Location Intelligence

Philippi East



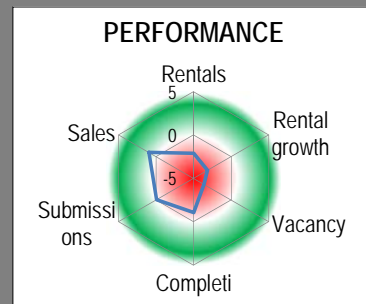
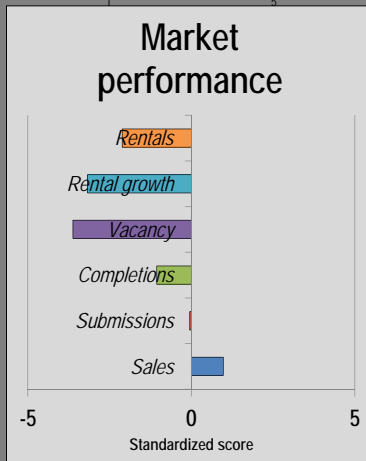
Product of ECAMP

Dominant use: INDUSTRIAL  
Phase: TRANSITION ZONE



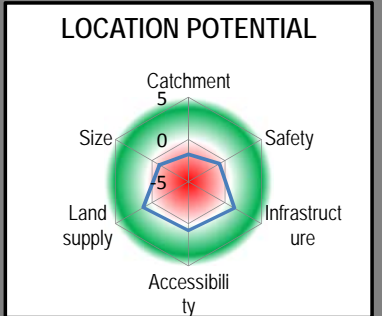
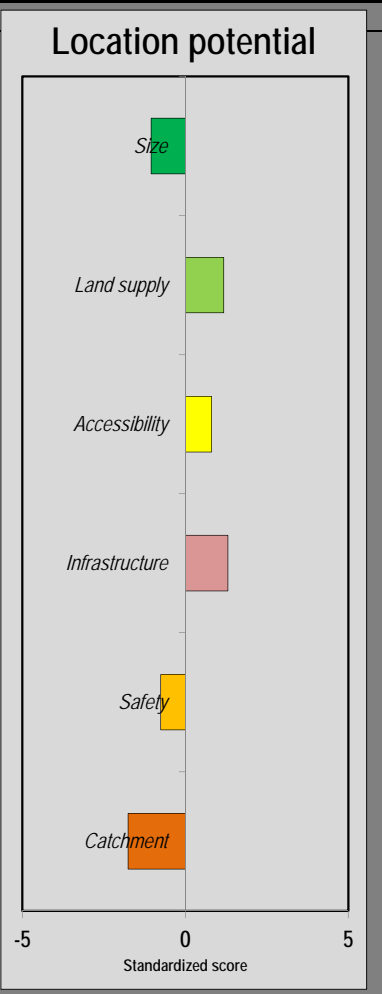
MARKET PERFORMANCE

Sub-Indicators	Value	Quintile	Descriptor
Industrial rentals (1000 sq. m2)	R 25	1	LOW
Industrial rental growth 2005-13 (nominal)			
Industrial rental growth 2009-13 (nominal)	-26%	1	LOW
Office rentals (Grade A)			
Office rental growth 2005-13 (nominal)			
Office rental growth 2009-13 (nominal)			
Street-front retail rental (100m2) MEAN	R 56	1	LOW
Street-front retail rental (100m2) MAX	R 56	1	LOW
Shopping centre retail rental			
Flat rentals (bachelor without parking)	R 415	1	LOW
Flat rentals (2-bedroom with parking)	R 450	1	LOW
Industrial vacancy index	6	5	HIGH
Office vacancy (Grade A, %)			
New industrial building development, m2 (2005-12)	0	1	LOW
New office building development, m2 (2005-12)	0	1	LOW
New shopping development, m2 (2005-12)	0	1	LOW
Subm. for new industrial buildings, m2 (2009-12)	15 437	4	ABOVE AVERAGE
Subm. for new office buildings, m2 (2009-12)	18	4	ABOVE AVERAGE
Subm. for new shopping, m2 (2009-12)	14 415	5	HIGH
Completed redevelopment, m2 (2005-12)	1 344	1	LOW
Subm. for redevelopment, m2 (2009-12)	518	2	BELOW AVERAGE
Demolitions (2005-12)	6	5	HIGH
Property churn (excl. single dwelling res.) (2005-8)	35%	5	HIGH
Property churn (excl. single dwelling res.) (2009-12)	15%	5	HIGH
Industrial vacant land sales, R value (2005-12)	R 72 900 338	5	HIGH
Industrial vacant land sales, count (2005-12)	29	5	HIGH
<b>Composite Score</b>	<b>-2.6</b>	Weight of evidence	<b>CONCLUSIVE</b>



LOCATION POTENTIAL

Sub-Indicators	Value	Quintile	Descriptor
Office, by floor space	7 727	1	LOW
Street-front retail, by floor space	4 987	2	BELOW AVERAGE
Shopping centre retail, by floor space	4 190	3	AVERAGE
All industrial, by floor space	98 697	2	BELOW AVERAGE
Warehousing, by floor space	20 131	2	BELOW AVERAGE
Light industrial and workshops, by floor space	18 344	3	MODERATE
Conventional industrial, by floor space	41 070	2	BELOW AVERAGE
Industrial property value density, R/m2	R 247	1	LOW
Commercial property value density, R/m2	R 199	1	LOW
Total value of improved industrial properties	R 242 131 888	1	LOW
Total value of improved commercial properties	R 101 462 065	1	LOW
Average value of improved industrial properties	R 5 263 737	3	MODERATE
Average value of improved commercial properties	R 8 336 314	3	MODERATE
Count of improved commercial parcels	14	1	LOW
Count of improved industrial parcels	46	1	LOW
Office work places (est.)	386	1	LOW
Retail work places (est.)	333	1	LOW
Industrial work places (est.)	1 985	2	BELOW AVERAGE
Average size of improved industrial property	21 339	5	VERY LARGE
Average size of improved commercial property	41 788	5	VERY LARGE
Projected additional industrial bulk supply, m2 (2012-2032)	325 984	4	ABOVE AVERAGE
Projected additional office bulk supply, m2 (2012-2032)	147 464	5	HIGH
R/m2 : vacant industrial land	R 450	1	VERY CHEAP
Vacant industrial land as % of total industrial land	49.4%	5	HIGH
Extent of vacant industrial land, m2	957 581	5	VERY LARGE
Regional market nodes, time-distance	31	3	MODERATE
Logistics, time-distance	29	3	MODERATE
Congestion index	9	1	OPEN ROADS
Public transport level-of-service	7	3	MODERATE
Public transport connectivity	4	2	BELOW AVERAGE
Electricity	1	1	LOW RISK
Water reticulation	2	4	ABOVE AVERAGE RISK
Waste water treatment capacity	1	1	LOW RISK
Sewer	1	1	LOW RISK
Stormwater (incl. flood risk / sea level rise)	2	3	MODERATE RISK
Business burglaries, normalised by business parcels	66%	5	UNSAFE
Business robberies, normalised by business parcels	45%	5	UNSAFE
Workers with higher education qualification (2011)	34 652	2	BELOW AVERAGE
Postgraduates (2011)	3 294	1	LOW
Morning commuters (all modes)	9 762	2	BELOW AVERAGE
Projected additional local demand for retail, m2 (2012-32)	12 802	5	HIGH
Average monthly disposable income, per capita (2011)	R 2 664	1	LOW
Aggregate annual disposable income (2011)	R 19 318 405 309	5	HIGH
<b>Composite Score</b>	<b>-0.7</b>	Weight of evidence	<b>CONCLUSIVE</b>



DIAGNOSTIC

