

Workspace Appraisal

– a model for Corporate Real Estate Managers

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Technology changes quickly....



Workplaces don't....

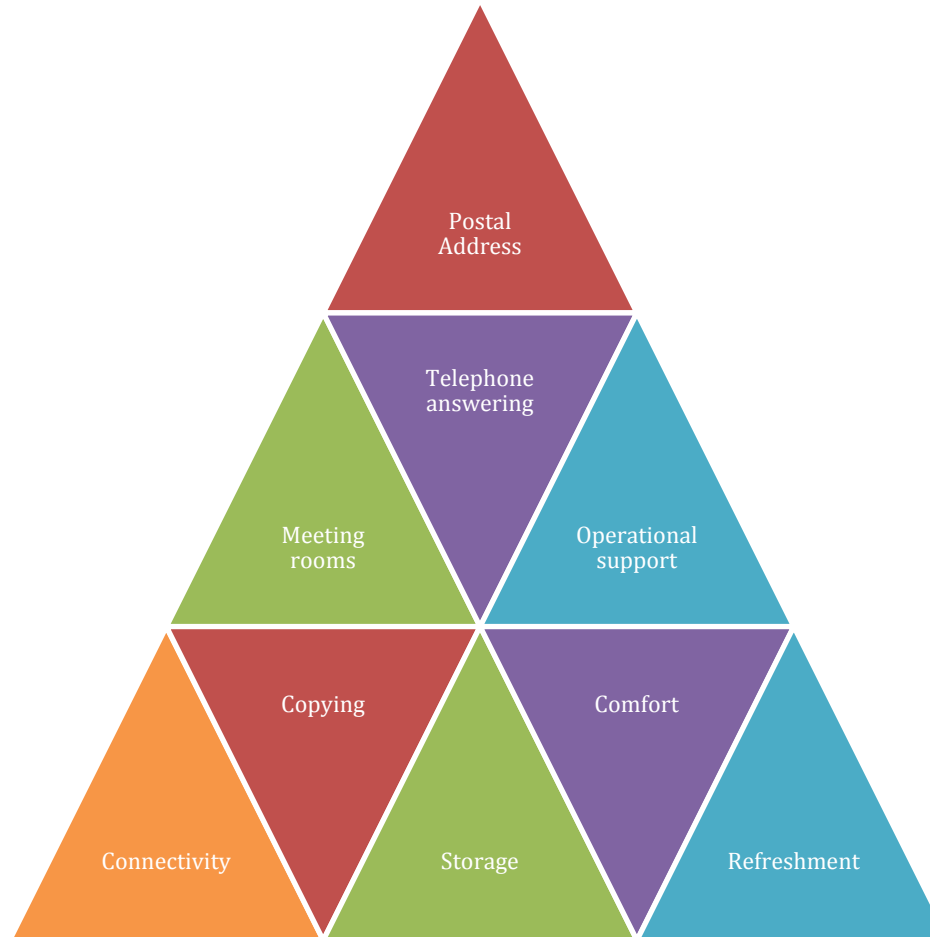


But workspaces do

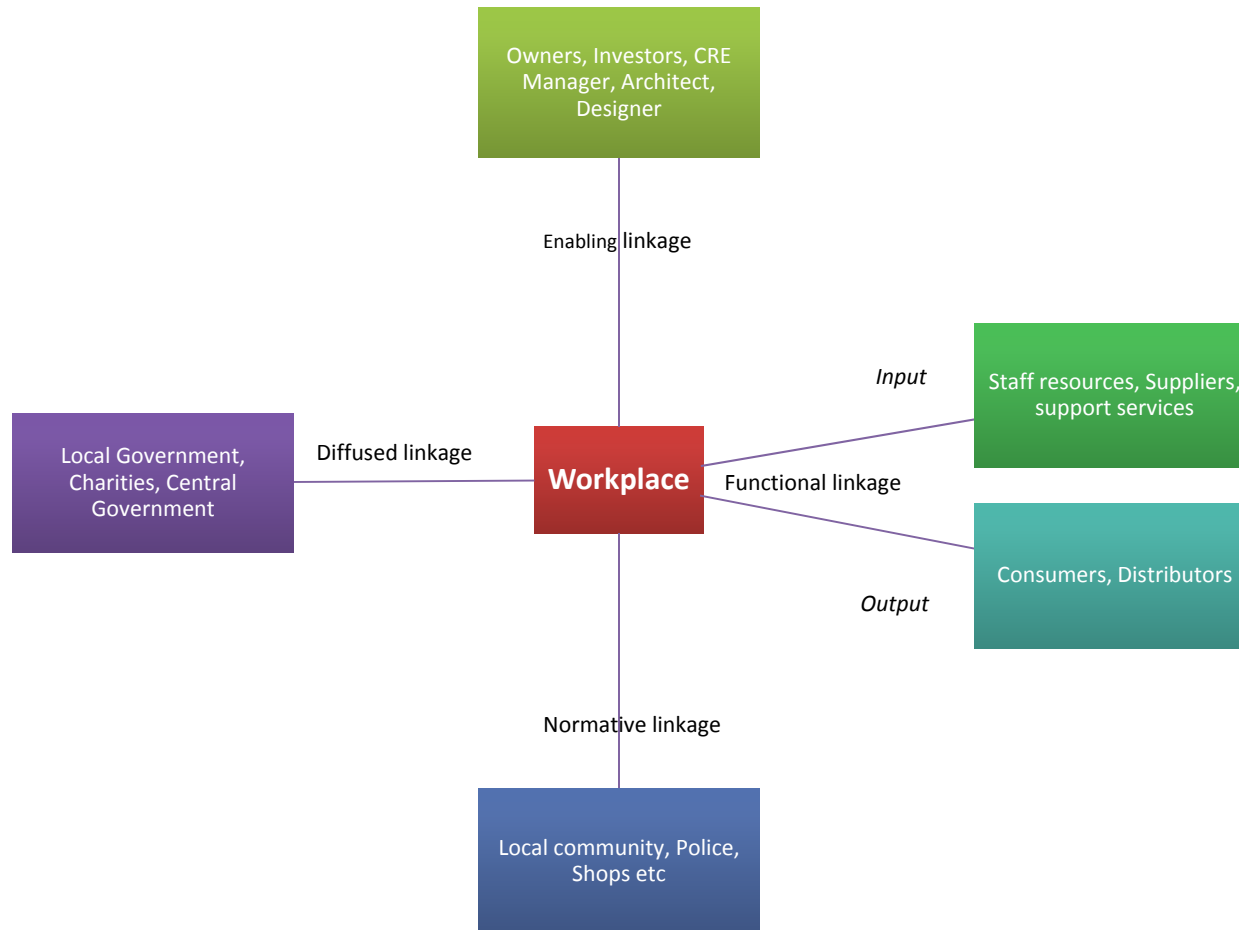




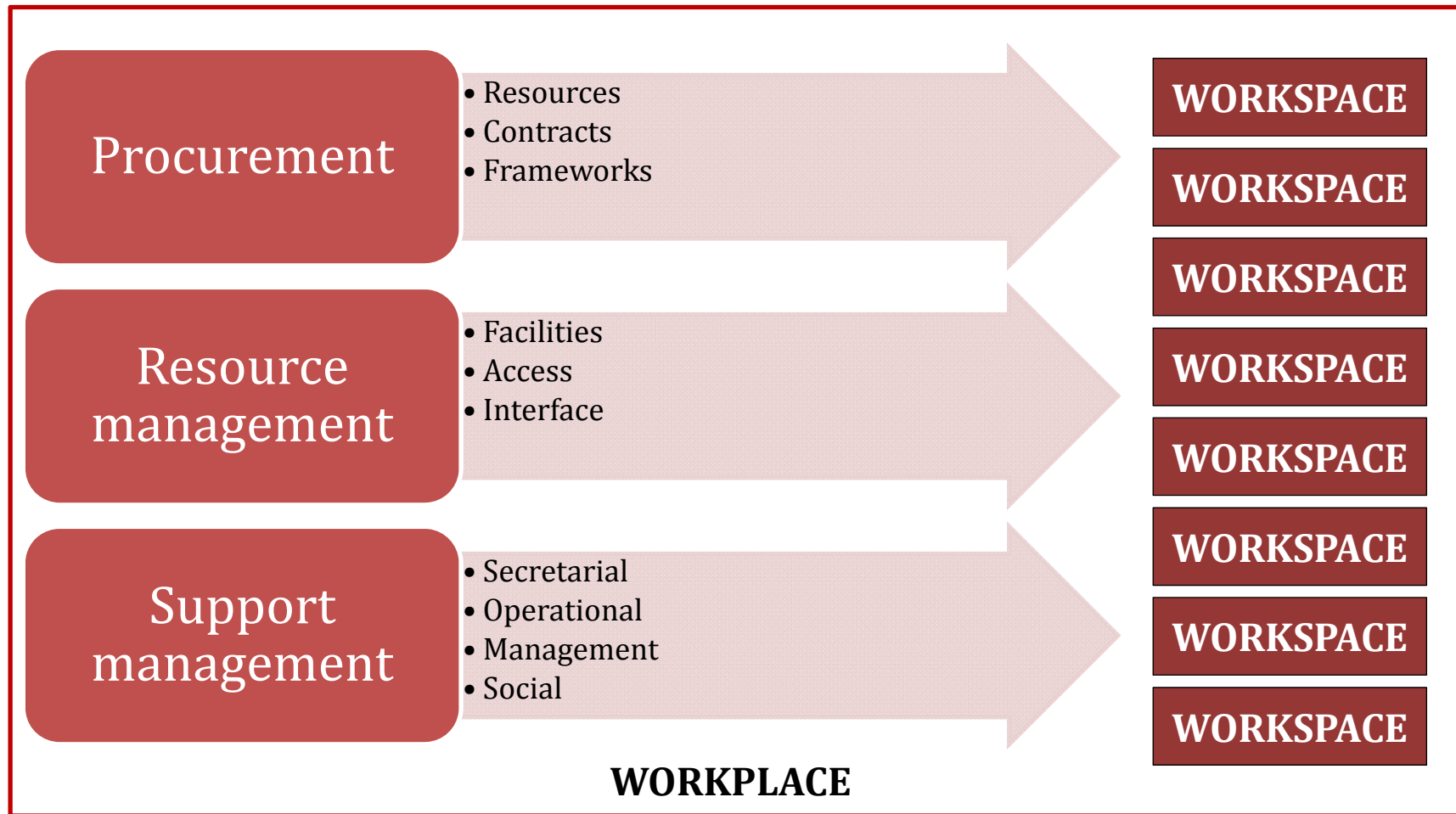
Serviced offices meet the need...



...but workplaces need to cater for all stakeholders.



Workplaces are a collection of workspaces



Workplace appraisal

- **Location focus**
 - Access to raw materials;
 - Access to labour;
 - Connectivity; and
 - Proximity to market
- **Resource focus**
 - Cost efficiency;
 - Global workforce;
 - Connectivity; and
 - Global market

Locational metrics

- Rental cost
- Local taxes
- Utility cost

Resource appraisal

- Resource efficiency
- Unit contribution

PROCUREMENT

Framework

OPERATION

Connectivity

Comfort

Access to resources

SUPPORT

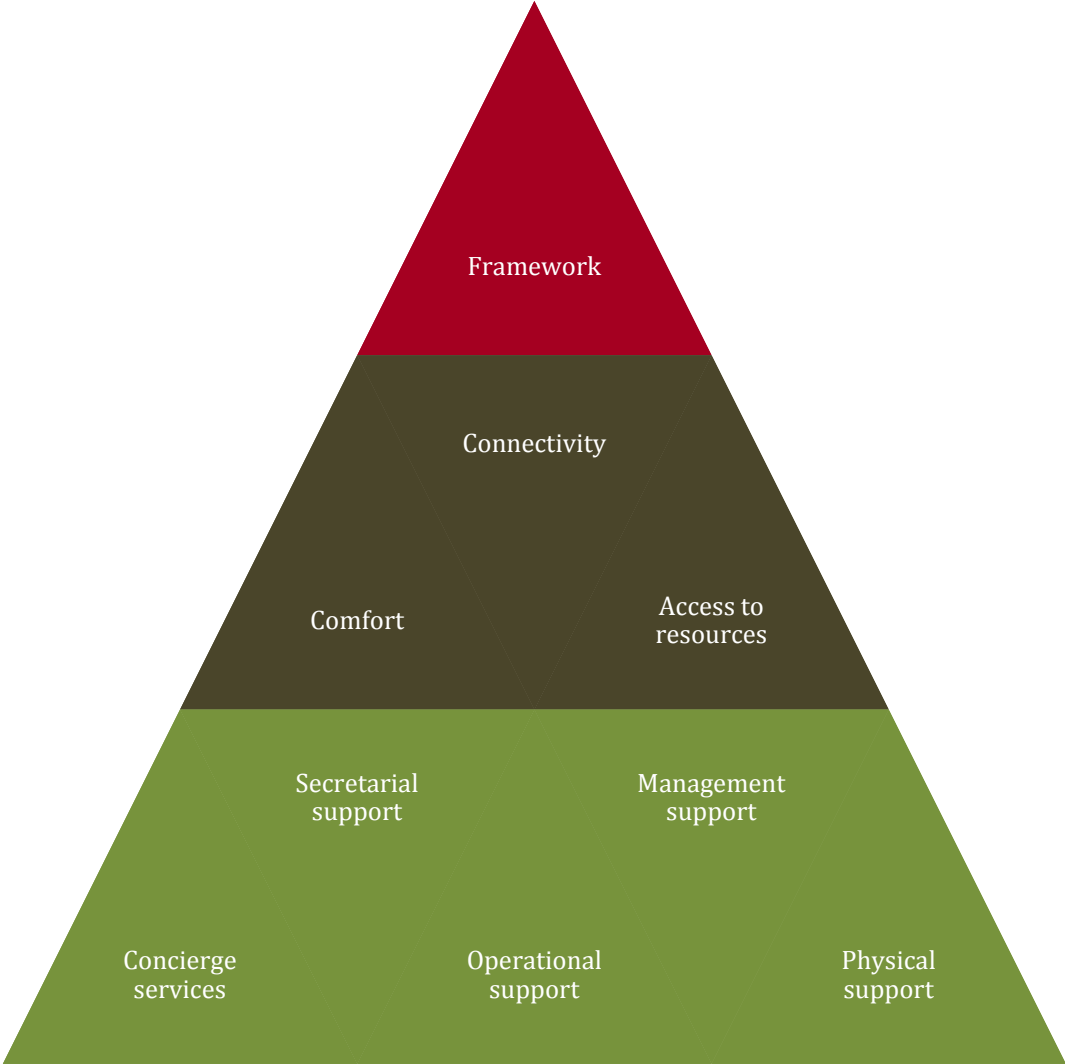
Secretarial support

Management support

Concierge services

Operational support

Physical support



Summary

Workplace appraisal

- is reactive, but needs to be proactive
- needs to take into account the needs of all stakeholders
- tends to be location based rather than resource based

A workspace model

- Defines a taxonomy for resource
- Facilitates regular reappraisal as part of business planning
- Simplifies comparative performance