

Location / Relationship

important factor affecting real estate property value

About Location

- What location means?
- Why location is important?
- Ideal locations for
 - Residential buildings
 - Business
 - Farmstead
- Functional relationship of facilities
- Means to improve location condition

What is location means?

- Location—relationship of an object with its neighborhood
- Location—relationship of an object with surrounding environment
- Three dimensional—elevation
- Functional relationship among buildings
- Orientation

Why location is important

- Once located, it is difficult to change
- Affect function and operation
 - Residential buildings
 - Business
 - Farmstead
- Affect thermal comfort, air quality, energy efficiency, and quality of life.

Ideal location for residential buildings

- Size of the property
- Neighborhood
- Topography
- Access to public service
- Away from public facility
- Road /transportation
- Away from high voltage
- Zooning, laws and other limitation
- Away from houses
- Scenery
- Water
- Library, Bar, zoo,

Factors to consider to locate residential buildings

- Good neighborhood
- Access to public facilities
- Transportation condition
- Distance
- Noise
- Pollution
- Privacy
- Scenery

Ideal location for business buildings

- High visible
- clientele approaching/accessibility
- next to popular land mark
- Transportation
-

Factors to consider to locate business buildings

- Zoning
- Spaces / function

Functional relationship among business facilities

- Functions
- Material flow
- Management practice
- Space requirement
- Transportation tools
- Future expansion
- Appearance and landscaping
 - Windbreak
 - Nature water
 - Landscaping

Ideal location for farmstead

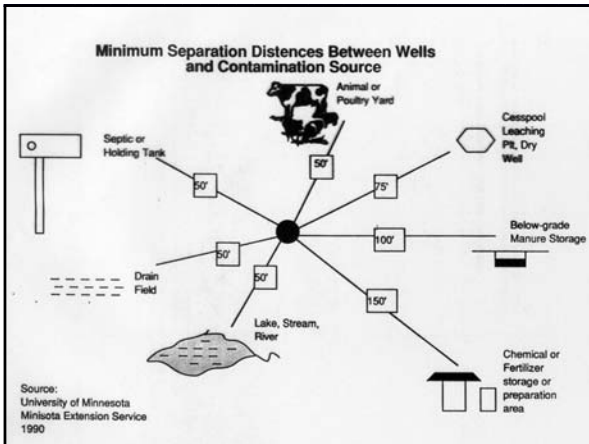
- Enough spaces/function
- Good drainage—elevation above local terrain to facilitate air disperse and water drainage
- Water supply—quantity and quality
- Power supply
- Easy access to road—operation volume
- No same operation in close neighborhood
- Climate
- Pollution control—gases, dust, and odor

Factors to consider to locate a farmstead

- Water supply, feed supply
- Operation size
- Access need— road and transportation
- Future expansion
- Pollution control, separation distance
- Drainage plan
- Wind direction
- Neighborhood and distance to neighbors
- Potential hazard
- Appearance

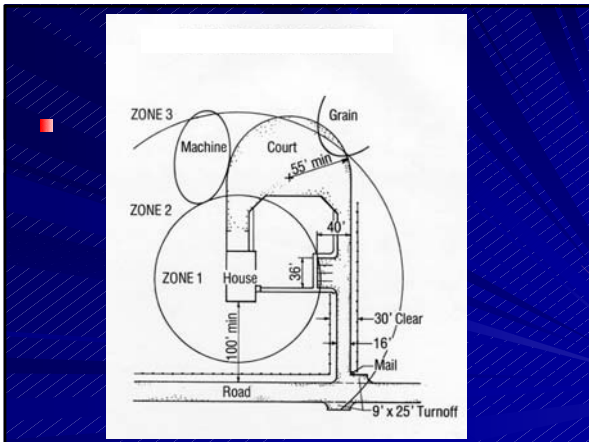
Factors to consider to locate a farmstead—cont.

- Avoid locations near
 - A corner
 - Road intersection
 - Lower land: flooding, slow surface drainage, shallow depth to ground water, hot and still air
 - River
 - Wet land
 - Lake
 - Rough topography



Functional relationship among farmstead facilities

- Functions
- Material flow
- Management practice
- Space requirement
- Transportation tools
- Pollution control—water and air
- Ventilation
- Future expansion
- Appearance and landscaping
 - Windbreak
 - Nature water
 - Landscaping



Means to improve location-1

- Landscaping
 - Use trees, shrubs, bushes to make the place beautiful, desirable, and more functional
 - Noise control
 - Privacy
 - Enhance life quality

Means to improve location-2

- Good orientation—solar radiation and wind protection
 - Maximum sunlight in winter—south or south east
 - Fresh and dry rooms—sterilize
 - scenery

Means to improve location-3

- Benefit of windbreak
 - Beautification and privacy
 - Reduce noise level from nearby vehicles and other sources
 - Improve pollution control
 - Reduce wind damage
 - Provision of fruit, nuts, firewood, posts and poles
 - Wildlife habitat
 - Filtering our dirty air from nearby fields
 - Reducing energy needs for building heating/cooling (10-25%)

Means to improve location-4

- Snowdrift control
 - Use trees, shrubs, fence to catch drifting snow
 - Place drive lane and roads parallel to- not perpendicular to-prevailing winds
 - Avoid locating road directly upwind (100ft)or downwind (200ft) of large obstructions
 - Entrance facing wind—difficulty to seal, but avoid snow pile
 - Place larger building in rows perpendicular to the winter wind with space between

Means to improve location-5

- Play with wind and water
 - Old Chinese philosophy about location
 - Approaching water
 - Clean, smooth, and uniform air distribution