David Harris  300069566

# INFO101 - Assignment 3

## 1   Size of floor space

When building a new building, it must be large enough to show all stock that that needs floor space.

## 2   Proximity to customers

It needs to be near the target market otherwise people won't bother driving all the way to one shop to get something they can get closeby.

## 3   Space for carpark

Shoppers need a place to park their car safely while shopping.  The closer the carpark the better also.

## 4   Logical location for customers

The Staples shop must be in a logical location otherwise customers won't shop there becasue they don't know it is there.  For example, a mall would be a good location as it's a centralised shopping place with the chance to lure in unsuspecting shoppers!!

## 5   Soundness of land

If the land is not stable to build on, and this is not know at the outset, a lot of money and time will be wasted either trying to stabilise the land, or abandon the project after the planning stage.

## 6   Probability of reviewing building permit

If the probability of being granted a building permit is low, then this needs to be know at the outset, and the decision needs to be taken whether to continue with the permit application.

## 7   Cost of building

If the building costs are much higher here than some other site for the same building this needs the taken into consideration.  Extra costs can come from such things as unstable land or cultural/historical significance.

## 8   Cost of buying land

The market value of the land needs to be looked into carefully.  This value can change dramatically due to size, location etc.

## 9   Growing space

If the company grows or moves into other areas (such as Staples selling computer hardware asn software as well as office supplies), it needs physical space to expand.  This could mean carparking, shelf or building size.

## 10   Constraints imposed by local council/government

If the building site is a cultural or historical location, this needs to be know early on.  Also things like waste products need to be taken care of carefully.  Laws such as 'A building cannot be within x metres of blah' need to be followed to the letter.