

SO WHY LORDS VIEW?

1.1 Locality, Build and Services

Built in 8 phases – Lords View was built to function holistically as an efficient industrial business hub strategically located in relation to strong business nodes and close to labour. Lords View was built with:

- widened road infrastructure built to Allandale Road specification;
- turning circles within the development designed to accommodate super-links which provide quick vehicle flow through the development;
- central location near Gauteng's major business nodes;
- multiple option access to major roads;
- timing benefits of land acquisition - acquisition of new-build ready fully serviced land that is zoned;
- close to major and small airports;
- fully serviced with electricity (up to 40 MVA firm supply), water, storm water, sewer, fibre, on-site cell phone tower to improve reception;
- magnificent views of Johannesburg, Sandton, Midrand and the surrounding area that creates a sense of place; and
- registered as a catalytic project with EMM (client applications are facilitated with resourceful assistance)
- blue-chip companies as tenants of Lords View.

1.2 Green

- Lords View introduces green sustainability and beauty to the industrial space, inside and outside the individual properties.
- Lords View opens the door to green energy production and heat generation through bio gas and Waste-to-Energy means.
- Rehabilitated dams are designed, and built to function sustainably as a central stormwater attenuation facility (saving 63% of our clients the cost of attenuating their stormwater on site and giving them more usable land)
- Within the private open spaces at the rehabilitated dams and green belt area is a wetland that promotes multiple species of fauna and flora.
- Landscaping is planned to be in unison with the outdoor furnishing to accentuate the natural concept of the park, and promote corporate association with international best practice and sustainability.

1.3 Engineering Services and Guidelines

Table 1: Engineering services and guidelines

Service	Estimated Capacity
Zoning	Zoning: Industrial 1 including offices / F.A.R: 0.6 / Coverage: 60% / Height: 3 storeys not exceeding 15m
Electricity	250 kVA per Ha power supply is included in the land price, able to source up to an additional 40 MVA (subject to existing demand and availability from Council).
Water	Estimate allocation of 20 kl / Ha per day (subject to existing demand and availability from Council).
Sewer	Dia. 110 mm house connection at each stand.
Roads	Extra wide lanes and turning circles for efficient turning of super links.
Stormwater	System designed for 1:100 year flood. Central stormwater attenuation over 63% of the development (subject to availability of incorporated stands) .
Data	Fibre backbone installed and accessible throughout the park (capacity to support data speeds up to 1 GB/sec).
<i>Disclaimer: The figures given are good estimates of the current time this brief was prepared. Please consult us for information relating to the capacities available at the time you need the latest accurate information.</i>	

1.4 Levies

Monthly Park Levy Amount
R 0,49 per sqm
Convenienced in the Park Levy
Park security both surveillance and guards.
Maintenance of the Green belt and street landscaping.
Park management expenses.
Community Liaison Officer – a full time CLO is employed.
Control of the individual clients developments in terms of the Architectural and Environmental guidelines, and storm water management frameworks.
Constant monitoring of the water quality in the central storm water attenuation dams to promote biodiversity and fulfilling the mandate of being a green Park.
Property Owners Association offices and supporting services.

1.5 Land Availability

With only 35% of the 1,3 million sqm development remaining to be sold, Lords View still has land parcels between 4 738 sqm and 117 148 sqm available.

1.6 Association – Our Tenant Profile

Table 2: Tenant profile

<p>Equites Property Fund - 208 150 m2</p> <p>(Property Fund Managers)</p> <p>Leasing: The Foshini Group's subsidiary: @Home (Distribution Centre - Furniture)</p> <p>Leasing: Premier FMCG Limited (Distribution Centre – Fast Moving Consumer Goods)</p>	   
<p>Unilever - 105 357 m2</p> <p>(Unilever Lords View Ola Ice-Cream Factory - their first Ice-Cream Factory in Africa)</p>	 
<p>Laser Transport Group - 89 308 m2</p> <p>(Freight / Logistics – with their group of companies)</p> <p>Subsidiaries in Lords Lords View: Stuttafords Van Lines, AGS Frasers, Pickfords, Allied</p>	

<p>Pickfords, Magna Thomson.</p>	
<p>Grandmark - 72 579 m2 (Motor Parts Distribution)</p>	
<p>Cochrane - 61 110 m2 (Manufacturing Security Fencing)</p>	
<p>Green Cross Medical Science Africa - 47 464 m2 (Pharmaceutical)</p>	
<p>ARB Holdings Limited - 43 890 m2 (Distribution Centre - Electrical)</p>	

<p>Freightmore - 17 738 m2 (Freight / Logistics)</p>	
<p>Valsir - 10 001 m2 (Manufacturing Bathroomware)</p>	
<p>Emperor Foods - 5 906 m2 (Food Production / Preparation)</p>	

1.7 Conclusion

Lords View is built, firstly, for purpose as an *industrial park*. This is an estate which has and looks to further attract well performing blue-chip companies and market leaders who have a clear vision and look to ride and fully utilise world trends of green and sustainability. We admire hard work. The Lords View product was driven by world class standards and a firm focus on added value.

To show for all that we claim, **Lords View** at 95% completion entered into the SAPOA 2017 Awards and **won the Overall Transformation Award**. We believe that we have set the bar for sustainable practises in businesses and combined it with aesthetics to offer this unique product that is fit to host the best performers in the manufacturing and logistics industry.

LORDS VIEW IS A SAPOA 2017 AWARD WINNING DEVELOPMENT, WINNING THE OVERALL TRANSFORMATION AWARD

Developer and Project Managers: Lord Trust Developers
Architects: Creative Axis
Civil Engineers: Knight Piésold
Contributing Municipality: City of Johannesburg
Electrical Engineers: Topack Consulting Engineers
Estate Management: GEMS
Major Financier: Rand Merchant Bank
Green Consultants: ECO Assessment
Landscape Architects: Uys & White
Landscape Contractor: Green Acres
Legal Consultants: Charl Du Plessis Attorneys Inc
Major Contributing Municipality: City of Ekurhuleni
Principal Civil Contractor: Power Construction
Security Services: All Is Well
Traffic Engineers: Moyeni Professional Engineers
Town Planners: GIBB

