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RIO 2016 Exporting expertise to the next Games host *p26*
WEALTH EFFECT Asia's luxury retail development boom *p34*

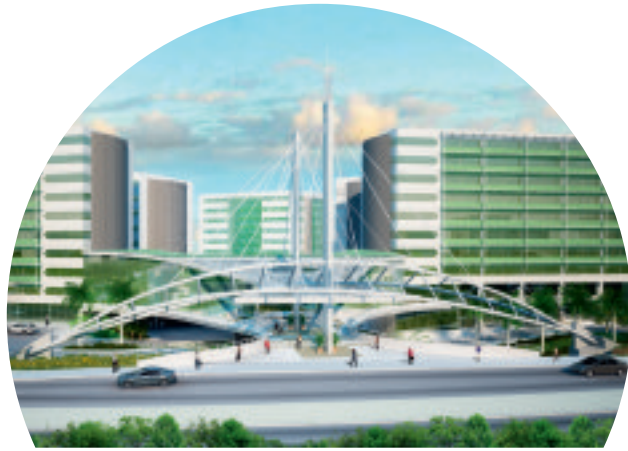
Americas edition
MODUS

LAND PROPERTY CONSTRUCTION | THINKING

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A man in a dark suit is holding a large, transparent rectangular panel in front of a swimming pool. The pool has several lanes marked with blue, yellow, and red lane lines. In the background, there are white stadium seats and a large, modern building structure with a glass facade.

**THE
OLYMPICS
ISSUE**



Brazil

EFFICIENT BUSINESS

The 28,000m² Hangar Business Park scheme, to be developed by Salvador Airport, aims to be the first of its kind built under Brazil's PROCEL energy efficiency standards. The project, by Caramelo Arquitetos Associados, features nine towers and is set to complete by March 2014. The team aims to achieve PROCEL-EDIFICA and INMETRO energy efficiency standards with energy-efficient lighting that reduces consumption by 80%, as well as waste and water recycling management systems.

US\$25,000

The amount of loan to be made available to US homeowners to make energy-efficient improvements, under the FHA PowerSaver program

88

The number of 200m+ tall buildings completed in 2011 – more than in any previous year

US

BACK 2 BASICS

The world's tallest prefabricated tower is set to rise in Brooklyn, NYC. Designed by SHoP Architects, the 32-storey 'B2' building will feature 350 housing units, half of which will be for low and middle-income families. SHoP has deconstructed the design into components – 12,000 panels and 940 composite 'megapanel' – that will be manufactured off site and then assembled like a huge Lego tower on site.



:ONE BIG QUESTION

HOW IS YOUR LOCAL COMMERCIAL PROPERTY MARKET PERFORMING?



Robert Newton MRICS, Bermuda Realty Company Limited

Bermuda The market here is quite small, and so a relatively minor upturn in inward investment could have a significant positive impact on the commercial property sector.



James Gavin, Duff & Phelps

San Francisco General improvement across the board. With corporate user expansion, tenants have had to modify their search for space, so Class B and C assets are achieving better demand and pricing.



Thomas Govier MRICS, Ocupantes Consultoria Imobiliaria

São Paulo Demand in most of Brazil remains high, and availability low, resulting in price increases. New office deliveries will provide relief for companies seeking a move, and should curb price increases.



Winston Josephs, National Land Agency

Jamaica I believe that several new complexes should increase the demand for properties in the general commercial area, and it seems that some office and retail space refurbishment is taking place.



Alice DiMarzio FRICS, Newmark Knight Frank

New York Sales and leasing activities have been strong. At the same time, caution is the word of the day, as it is globally. The sense of uncertainty is palpable, with risk avoidance still ruling decision-making.

Source: RICS Global Commercial Property Survey Q4 2011.