Issues In Real Estate

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Strategic thinking
In the beginning...

Ports grew organically
Stage I: Primitive port/city

Source: Hoyle 1989
Stage II: Expanding port/city

Source: Hoyle 1989
Stage III: Modern industrial port/city

Source: Hoyle 1989
Stage IV: Retreat from the waterfront

Source: Hoyle 1989
Stage IV: Redevelopment of the waterfront

Source: Hoyle 1989
Stage VI: Renewal of port/city links

Source: Hoyle 1989
Today...

Land is scarce
Today...

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Supply & demand issues

- Finite Resource
- Port as a node of the supply chain
- Long-term nature of the leases
- Political issues
- Port administration needs vs user needs
Potential issues

- 3D printing
- Omni-channel commerce
- Near-sourcing
- Slow steaming
Strategic leasing

- Customer focused (BCOs)
- Joint municipal developments
- Better communication between divisions
- Strategic leasing
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