

Course : Transformation and Change of Use of Real Estate Assets

Assess feasibility, ensure proper installation, and maximize the value of an existing fleet

Practical course - 1d - 7h00 - Ref. IGM

Price : 980 € E.T.

NEW

Asset conversion is presented as a solution to commercial vacancy and the housing crisis. But not all vacant properties represent an opportunity: an asset can only be converted if the technical, regulatory, economic, and political conditions are met. This training course provides the analytical tools needed for this conversion.

Teaching objectives

At the end of the training, the participant will be able to:

- ✓ Understanding the dynamics of transformation and changes in usage, in France and internationally
- ✓ Assess the technical feasibility of a transformation and identify disqualifying factors
- ✓ Gain a thorough understanding of the updated regulatory framework (the 2025 laws on urban planning reform and simplification, exemptions from the local urban planning (PLU) regulations, multi-use permits, etc.)
- ✓ Determine the most suitable destination using a multi-criteria analysis matrix
- ✓ Place the transformation within a broader strategy for enhancing the value of the existing housing stock

Intended audience

Developers, urban planners, project owners, municipal economic development agencies (SEMs), and public sector entities; project organizers, program and development departments; investors, real estate companies, and lenders involved in asset redevelopment projects

Prerequisites

None

Course schedule

PARTICIPANTS

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PREREQUISITES

None

TRAINER QUALIFICATIONS

The experts leading the training are specialists in the covered subjects. They have been approved by our instructional teams for both their professional knowledge and their teaching ability, for each course they teach. They have at least five to ten years of experience in their field and hold (or have held) decision-making positions in companies.

ASSESSMENT TERMS

The trainer evaluates each participant's academic progress throughout the training using multiple choice, scenarios, hands-on work and more.

Participants also complete a placement test before and after the course to measure the skills they've developed.

1 Understanding the Phenomenon: An International Movement, a French Priority

Compétences visées

- Identifying the common driving force: vacancy in the commercial real estate sector, aging building stock, and the housing crisis
- View the international overview of the policy tools employed (deregulation, planning, tax incentives)
- Analyzing the Situation in France: Key Figures, the Vacancy Paradox, and Defining Obsolescence

Activités pédagogiques

- An Illustrated Analysis of Recent Operations

2 Adapting to the Updated Regulatory Framework (2025): What's Changing in Practice

Compétences visées

- Examine the Act of June 16, 2025 (known as the "Daubié Act")
- An Analysis of the Law of November 26, 2025 (Simplification of Urban Planning, Known as the "Huwart" Law)
- Conducting a practical review of the Local Urban Planning Plan (PLU) and the structure of exemptions: conditions, the mayor's opinion, and regulated grounds for denial
- Review key considerations: provisions referred to a decree; legal certainty regarding the reasoning behind decisions

Activités pédagogiques

- Small-group work on the analysis of laws

TEACHING AIDS AND TECHNICAL RESOURCES

- The main teaching aids and instructional methods used in the training are audiovisual aids, documentation and course material, hands-on application exercises and corrected exercises for practical training courses, case studies and coverage of real cases for training seminars.
- At the end of each course or seminar, ORSYS provides participants with a course evaluation questionnaire that is analysed by our instructional teams.
- A check-in sheet for each half-day of attendance is provided at the end of the training, along with a course completion certificate if the trainee attended the entire session.

TERMS AND DEADLINES

Registration must be completed 24 hours before the start of the training.

ACCESSIBILITY FOR PEOPLE WITH DISABILITIES

Do you need special accessibility accommodations? Contact Mrs. Fosse, Disability Manager, at psh-accueil@orsys.fr to review your request and its feasibility.

3 Assessing Feasibility: Barriers, Enablers, and Analysis Criteria

Compétences visées

- Assess the key physical and technical criteria: floor depth, facade layout, ceiling height, load-bearing structure
- Checking a home's fire safety and accessibility for people with disabilities: requirements that often result in disqualification
- Analyzing the Impact on Floor Space: The "Double Penalty" and the SHAB/SDP Ratio in Redevelopment
- Analyzing the Economic Impact: Key Ratios and Indicators (Costs, Risks), Optimization Leverage
- Assessing local political will: a prerequisite in the early stages
- Identify the factors that would disqualify an asset before making any project assumptions

Activités pédagogiques

- Case Study on a Real-World Scenario

4 Choosing the Right Use for a Property: Residential or Other?

Compétences visées

- Understanding why "traditional" housing isn't always the best option.
- Learn about alternative housing options: managed residences (student housing, co-living), assisted living facilities, and senior housing, as well as hotels
- Create the decision tree: retain, restructure, combine, or convert?
- Use the multi-criteria matrix: technical feasibility, regulatory compliance, market depth, and urban quality.

Outils et méthodes

- The Decision-Making Process

5 Broadening the Perspective: Making the Most of Existing Facilities

Compétences visées

- Moving from a specific transformation project to a comprehensive strategy for repurposing obsolete assets
- Strike a balance and identify new approaches that combine rehabilitation, major restructuring, adding stories, and increasing the density of existing structures

Activités pédagogiques

- From Assessment to Decision-Making—Classifying an obsolete commercial property, evaluating its potential for conversion, and selecting the most appropriate use.

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Dates and locations

REMOTE CLASS

2026 : 11 Dec.

2027 : 19 Mar., 25 June, 17 Sep., 10 Dec.

PARIS LA DÉFENSE

2026 : 11 Dec.

2027 : 19 Mar., 25 June, 17 Sep., 10 Dec.