



GSE

A global player in
Corporate real-estate

PRESS RELEASE

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Simpler standards and regulations for facilities (logistical, assembly, manufacturing, maintenance, etc.) subject to ICPE environmental permits: the two priorities France's new government should explore.

Simpler review procedures for administrative authorizations:

"Currently, the review of applications for building permits and ICPE environmental authorizations are conducted simultaneously, but by different departments: two separate procedures, one for building permits and the other for the operational permits falling under the ICPE regime. There should be a single procedure through a one-stop service: a single department should review each application. Another area of improvement is that investors often need to carry out impact assessments that should have been considered by the local authority at a prior stage, when the business park was designed - which is the common practice in Germany," said Roland Paul, CEO of GSE.

Shorter timelines for administrative authorizations:

"To initiate construction work in France, you should expect to wait about 10 to 12 months after filing a request to operate a building falling under the ICPE environmental authorization regime, while our German neighbors can begin building between 1.5 and 3 months after applying for a building permit," Roland Paul continued.



Roland Paul, CEO of GSE



**Administrative authorizations for logistical buildings:
approximate waiting times in Europe**

	M01	M02	M03	M04	M05	M06	M07	M08	M09	M10	M11	M12	M13	M14	
France															
 Building permits	[Solid bar from M01 to M04]														
 ICPE applications	[Solid bar from M01 to M10]										[Dotted bar from M11 to M14]				
Italy															
 Building permits	[Solid bar from M01 to M03]														
Germany															
 Building permits	[Solid bar from M01 to M03]			[Dotted bar from M04 to M14] Legally capped at 3 months											
Spain															
 Building permits	[Solid bar from M01 to M04]														
 Operating permits		[Solid bar from M02 to M05] 4 to 5 months during construction													
Romania															
 Building permits	[Solid bar from M01 to M03]														
Poland															
 Building permits	[Solid bar from M01 to M04]				operating permits are awarded within 21 days of the building's delivery										
 Environmental decisions	[Solid bar from M01 to M04]														
Hungary															
 Building permits without env. licences	[Solid bar from M01 to M04]														
 Building permits with env. licences	[Solid bar from M01 to M05]														

Source: GSE

“On the positive side, let's not forget that France is still extremely attractive to investors, thanks in particular to the involvement and commitment of the local authorities, the availability and reasonable price of land, and qualified labor,” Roland Paul concluded.



About GSE

GSE is a major player in commercial property and is the leader in the "turnkey" market. GSE manages design, construction and/or renovation with a promise on price, deadlines and on quality.

The company is managed by Roland Paul. It employs 360 people and generated revenues of €480 million in 2016, carrying out a total of 70 projects.

GSE operates in Europe and China. The company has a network of 12 regional agencies located across France, making it France's largest Global Contractor network.

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