Our society and economy are constantly changing. Due to the constantly changing requirements, needs and wishes of the client/market projects can become unfeasible or vacant during their lifespan. Most of the current building stock is developed as mono-functional buildings to fulfill the demand at a particular moment. They are not designed for the lifespan in which they are useful. Because of their shortcomings in adaptability they are more likely to become vacant as we see in the current Dutch office stock.

**Problem Statement**

To what extent and in which way can a process approach based on lifecycle focus optimize a building to make it react on changes during its lifespan?

**Main Research Question**

The research should result into a strategic manual which will provide a process approach based on lifecycle focus to optimize building(s) in order to make them react on changes during their total lifespan.

**Objective**

This research resulted in a Strategic Manual. The strategic manual ‘Flexibility as Foundation of Sustainability’ can be used as a tool to optimize real estate projects, according to lifecycle focus thinking, hence making them react on changes during their lifespan. In this manual, flexibility is used to achieve maximum sustainability during the project’s lifespan.

**Results**

In the first phase of a design project the Vision is formed. The vision should express the general components and decisions in planning and designing a product. The vision is formed by the requirements and wishes of the client(s). On the basis of a few questions the advisor should gather the first general information about the reason, ambition and goal of the client(s) in relation to the new project. In this phase the first impression of the general program is formed.

Before writing the program the vision should be tested on validity. In this case the vision will be subjected to lifecyclefocus. This is done on the basis of different questions. These questions finally result into a program based on the lifecycle of the product. This program will be elaborated in program.

As already discussed the process usually starts with a general vision of the client. Before starting the design we have to reverse the process and translate the vision/general program into a on lifecycle focused program. In this chapter the multi/mono-functional flexible program will be defined.

When designing an ‘evolving product’ a frame needs to be created in which different infill’s can accommodate. This needs to be done gradually. First of all a sketch design and the smallest unit is created. Secondly the design is tested on the degree of flexibility and sustainability. Finally the Frame of the ‘evolving product’ is designed.