



# Renovation of a house or an apartment in Belgium

---

- Different steps
- Presentation by
- **Silvia Passoni** bureau ARCHIPOLE  
**[www.archipole.be](http://www.archipole.be)**
- Independent architect and representative  
of the Belgian Order of Architects
- **[passonisilvia@hotmail.com](mailto:passonisilvia@hotmail.com)**

# 1. Define Your Budget & Financing for the renovation



It is very important to establish from the outset (ex-ante) the budget that you can dedicate to the renovation.



A preliminary contact with a builder is useful, but it is then necessary to consult an architect. An architect can indeed help you in understanding which kind of investment is the most appropriate for your life in the new property.



An architect can concretely help you to define the priorities. This can facilitate the request of a loan to the bank.



## 2. Your Renovation Scope: elements to consider

Do you need **structural work** (roof, walls, foundations) or **cosmetic improvements** (painting, flooring, kitchen upgrades)?

Consider energy efficiency upgrades (insulation, heating systems) to qualify for subsidies.



---

### 3. Find Contractors & Compare Quotes

- You can contact **builders** via references (friends, social relationships, reputation, etc.) to receive an estimation of the budget needed.
- It is then important to compare the different **offers**. This is a complex exercise to carry out without the intervention of an architect.
- You can easily find an **architect** on the web-site of the Belgian Order of Architects
  - **[www.ordresdesarchitectes.be](http://www.ordresdesarchitectes.be)**

## 4. The Architect's missions

- The architect must fulfill a mandatory legal mission that falls under the monopoly of the profession. This includes two phases:

- **DESIGN**

- **SUPERVISION OF WORK EXECUTION:**

Ensure the works meet safety & energy regulations to obtain an **EPB (Energy Performance Certificate)** after renovations.

Only a professional person can assist you in finding the good solution. The consultation of a builder is not enough !

- **OTHER MISSIONS**

# 5. CONTRACT WITH AN ARCHITECT



After a first meeting, if you have agreed the fees and have therefore decided to work with the architect, it is important to sign a **contract**.



It is essential that the signed contract is the result of a **negotiation** conducted with full knowledge of the facts. The text needs to have been fully acknowledged and understood by the parties.



There are several methods for **calculating fees**: a percentage based on the value of the works, an amount based on the surface area of the building, a flat rate, an hourly rate, etc.



Be aware that the rates, which are usually offered, are higher for **renovations** than for new constructions, due to the nature and number of difficulties to adapt the project to the existing situation.



To help the client to understand the fees of the architect, the Order of Architects has developed a tool that gives you an **estimate of the number of hours** of service required for your project. One can consult the service calculation on the website.

## 6. Get Permits & Permissions



In Belgium **minor renovations** (painting, flooring, kitchen updates) usually do not need a permit.



**Major renovations** (roof changes, extensions, structural modifications) require a **building permit** (*permis d'urbanisme / omgevingsvergunning*).



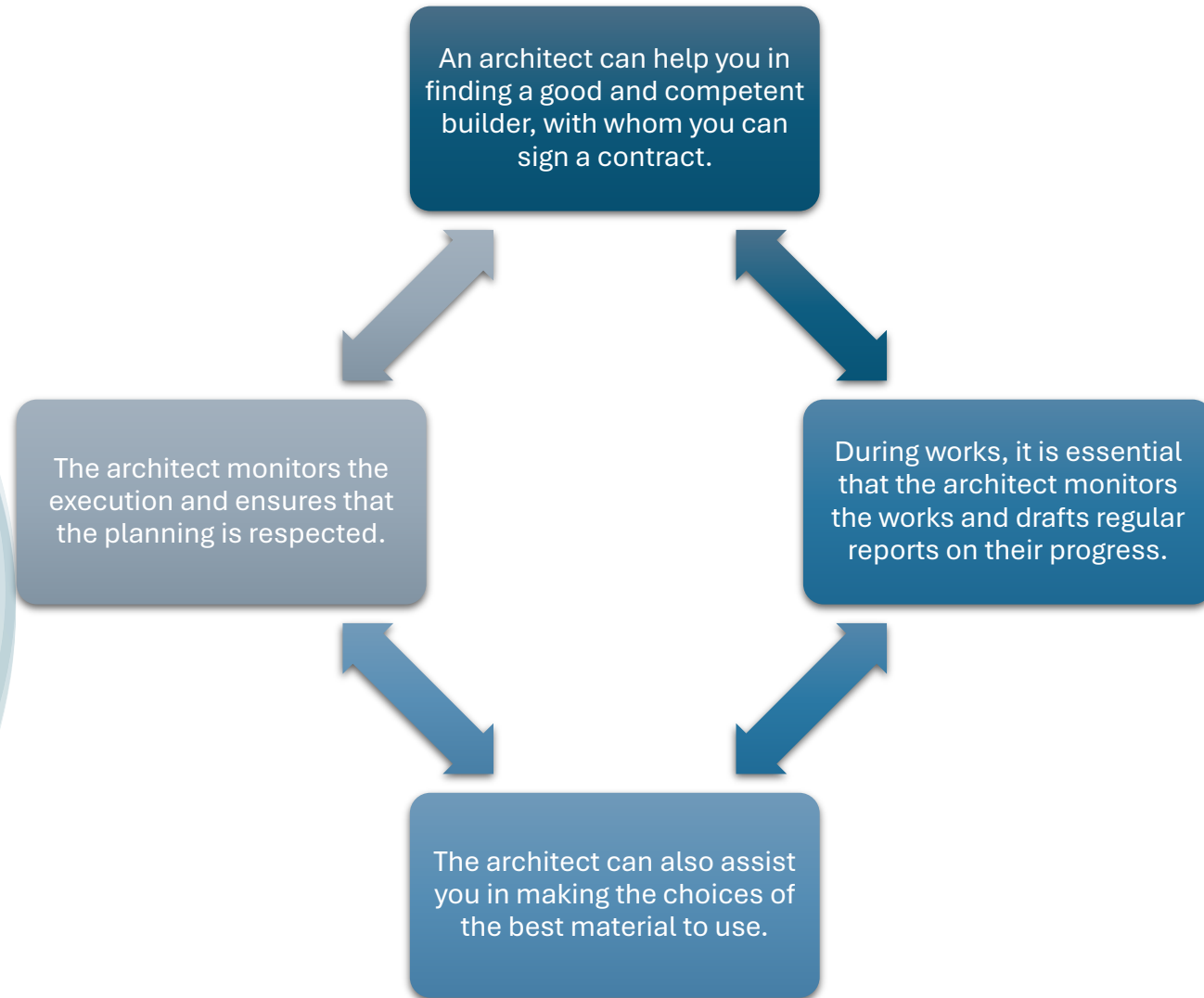
There are several **urban regulations** that may create issues if not respected. An architect can assist you in finding the best options.



Actually, in renovation you need to respect **energy efficiency** and sometimes you need to respect **fire prevention** standard



# 7. WORKS





## 8.circular economy in buildings

- **Benefits of a Circular Economy in Buildings**

- **Environmental:** Reduces carbon footprint, waste, and pollution.
- **Economic:** Lowers material costs and creates new business opportunities in recycling and refurbishment.
- **Social:** Promotes healthier indoor environments and job creation in sustainable construction sectors.

# 9. New life in a new house

- 
- Do not forget that an architect can also help you in making the right choices for the internal design.
  - Proper types of material for sleeping, dining or working in your house are essential . Good options for colours on your wall or lighting is also very important for the quality of life.





***THANK YOU FOR YOUR ATTENTION***

**[www.archipole.be](http://www.archipole.be)**