



«Building the future, adding value.»

PRESS RELEASE

Non-regulated information

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The "*Régie foncière du Brabant wallon*", Thomas & Piron and ImmoBEL put the first spade in the ground for the "Domaine des Vallées" development in Grez-Doiceau Aim of the project: to promote access to ownership

GreZ-Doiceau, 28th October 2015 - Under a public-private partnership initiated in 2011, the "*Régie foncière du Brabant wallon*" (the regional real estate development agency), Thomas & Piron and IMMOBEL are working together on the creation of an ambitious housing project: the "Domaine des Vallées" in Grez-Doiceau. In order to address the significant land pressure seen in Walloon Brabant, the intention of this public-private partnership is to promote access to ownership. Starting on 4th November, would-be buyers who meet a number of specific criteria will be able to submit their application to acquire a category A or B property, at a sale price set below market price.

The real estate market environment in Walloon Brabant

The high demand for housing, combined with a reduction in available building plots, has led to **particularly acute pressure for housing in the province of Walloon Brabant**. Households are also faced with the problem of **rising house prices**, now often outstripping their borrowing capacity.





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A high quality project offering diversity and neighbourliness

In order to mitigate this situation and open up access to ownership, the consortium formed by the companies Thomas & Piron and IMMOBEL has entered into a **public-private partnership** with the "*Régie foncière du Brabant wallon*". Gaëtan Piret, Managing Director of IMMOBEL, clarifies: "Our intention is to deliver a housing project of **high architectural quality**, in which **energy-efficient** houses and apartments create a **social** and **intergenerational mix**."

The "Domaine des Vallées" will comprise **203 housing units**: 156 single-family houses (2 to 3 facades), 2 houses reserved for community-based living and 45 apartments of between 63 m² and 133 m². This new living space will offer a living environment of superior quality, meeting **energy standards** and harmoniously laid out on a plot of approximately 10 hectares, the natural lie of the land being harnessed as an asset. Standing in a quiet residential area, this new district will be enhanced by green spaces, pedestrian lanes, shared spaces in the residential zone, a play area, a community space and a tree-lined square.

Neighbourliness will be the watchword of this project. Particular attention will be devoted to harmony in the lay-out of the various buildings as well as to the **architectural quality** and **aesthetic appearance** of the properties.

Easy access and proximity to shops

The "Domaine des Vallées" will offer additional non-negligible advantages: its **strategic geographical situation** and its **proximity to shops**. By car or public transport (bus and train), the residential district is guaranteed to be easily accessible. Indeed, it enjoys a **prime location**, with a railway station in the immediate vicinity and several main roads (N25, E411) linking the major urban centres. Numerous shops will be accessible close to the new dwellings and **7 small retail units** will be created in order to meet the needs of modern living.

Conditions of purchase of the new dwellings

The dwellings on the housing development will be divided into **3 categories**: Category **A and B** dwellings will be sold **at below market prices** and are reserved for people who meet a set of **criteria** in terms of income, age, residence, ownership etc. Mathieu Michel, Chairman of the "*Régie foncière*", explains: "As of Wednesday 4th November, interested persons who meet all the conditions will be able to file their applications with the "*Régie foncière du Brabant Wallon*" (Parc des Collines – Bâtiment Copernic, Place du Brabant Wallon n°3, 1300 Wavre¹) either by registered letter or by hand against receipt."

Those dwellings in category **C** will be sold **at market price with no particular conditions**. According to Sébastien Ladouce, Manager at Thomas & Piron Home, the first properties of the project will be offered for sale as of 29 October 2015.

¹ Formerly Avenue Einstein n°4



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Laying of the first stone

The **launch, presentation and inauguration** of the ""Domaine des Vallées" was held on Wednesday 28 October attended by the Deputy-Mayor of Grez-Doiceau, Mrs Sybille de Coster-Bauchau, the Chairman of the "*Régie foncière du Brabant wallon*", Mr Mathieu Michel, and the project partners.

Phase 1 of the construction program is now under way. The first lucky buyers should take possession of their new homes as of spring 2017.

About Thomas & Piron

With the benefit of 39 years of experience, 20,000 housing units (new houses, new apartments and renovated housing) behind them and more than 1,500 employees, and posting turnover in excess of 300,000,000 Euros in 2014, Thomas & Piron have firmly consolidated their position as the leading housing builder in Wallonia and the Grand Duchy of Luxembourg. Thomas & Piron is also extremely active in the construction of retirement homes, offices and commercial premises and takes a key role in large-scale projects and public-private partnerships. The Group also has a renovation department and is developing its expansion strategy in France, Morocco and Kenya. The Thomas & Piron Group's efficient corporate organization underlies its competitiveness in terms of delivery times and price and enables it to place quality at the very centre of its priorities.

www.thomas-piron.eu

About IMMOBEL:

IMMOBEL, listed on Euronext Brussels since 19th September 1863, is since more than 150 years a major player in property development in Belgium. It is also active in the Grand Duchy of Luxembourg and in Poland. Its business covers the office, residential and landbanking sectors, ensuring the diversification of its portfolio of projects. Its vision of the market and its expertise enable it to design, develop and manage ambitious real estate projects that create long-term value while respecting the environment and integrating the major issues facing society.

IMMOBEL is listed on Euronext Brussels as «IMMOBEL».
For further information see: www.immobel.be

About the « Régie foncière du Brabant wallon »:

Founded in 2000 by decision of the Provincial Council, the "*Régie foncière du Brabant wallon*"'s mission is to fight against real estate pressure in Walloon Brabant.

Indeed, demographic and sociological challenges of the coming years are such that in response, the "*Régie foncière du Brabant wallon*" is creative, always looking for opportunities to create land reserves, build buildings for sale and of rental. It implements real estate projects through public / private or public / public through its contacts with the municipalities of Walloon Brabant.



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They are 76 already sold or rented housing, 240 in construction and 800 planned investments that are reserved in priority to moderate income households having ties to the Province. These households have incomes that fall in slices that do not allow them to access social housing or means within the meaning of the legislation of the Walloon housing code and very difficult to free housing market in Walloon Brabant. Housing is a key determinant of our quality of life and the *Régie foncière* has become the key driver of the provincial action in this important matter.

www.regiefonciere.be

For more information:

www.domainedesvallees.be

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