

**Frank Geets**  
**Administrator General of**  
**The Flemish Agency For**  
**Facility Operations**

The Marie-Elisabeth  
Belpaire Building – The  
most circular building in  
Belgium



# The Marie-Elisabeth Belpaire building

The most circular building in Belgium

HET FACILITAIR  
BEDRIJF



Vlaamse  
overheid



# More than a building : a comprehensive facility project



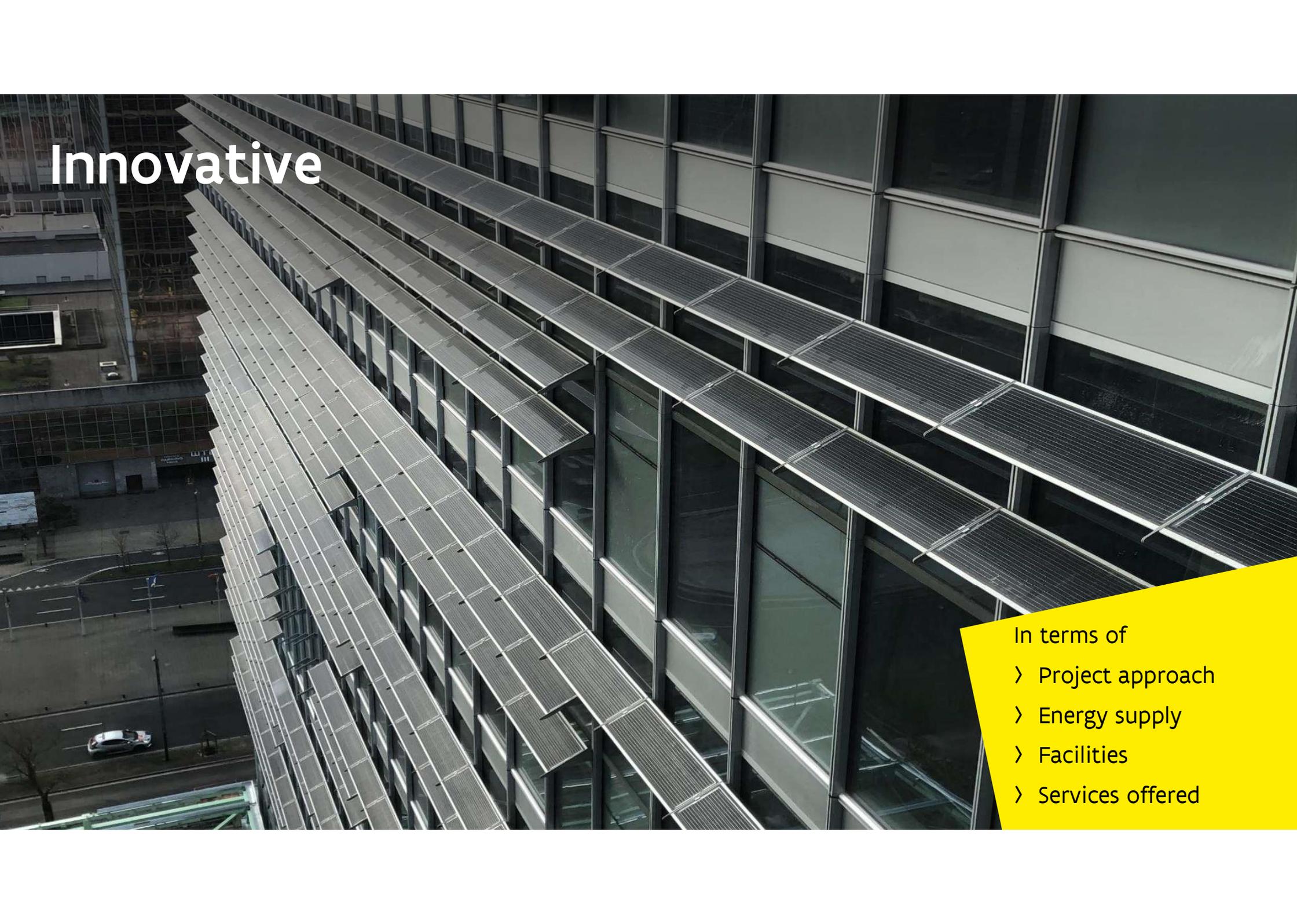
- › Not just a construction and technical installations
- › An important project for
  - our customers
  - our service offer
  - our organization
  - our facility team
  - the neighborhood

Starting point:  
set the bar high

- › Real estate strategy  
Flemish Government
- › Role model sustainability
- › Challenge the market

# Sustainability is the common thread





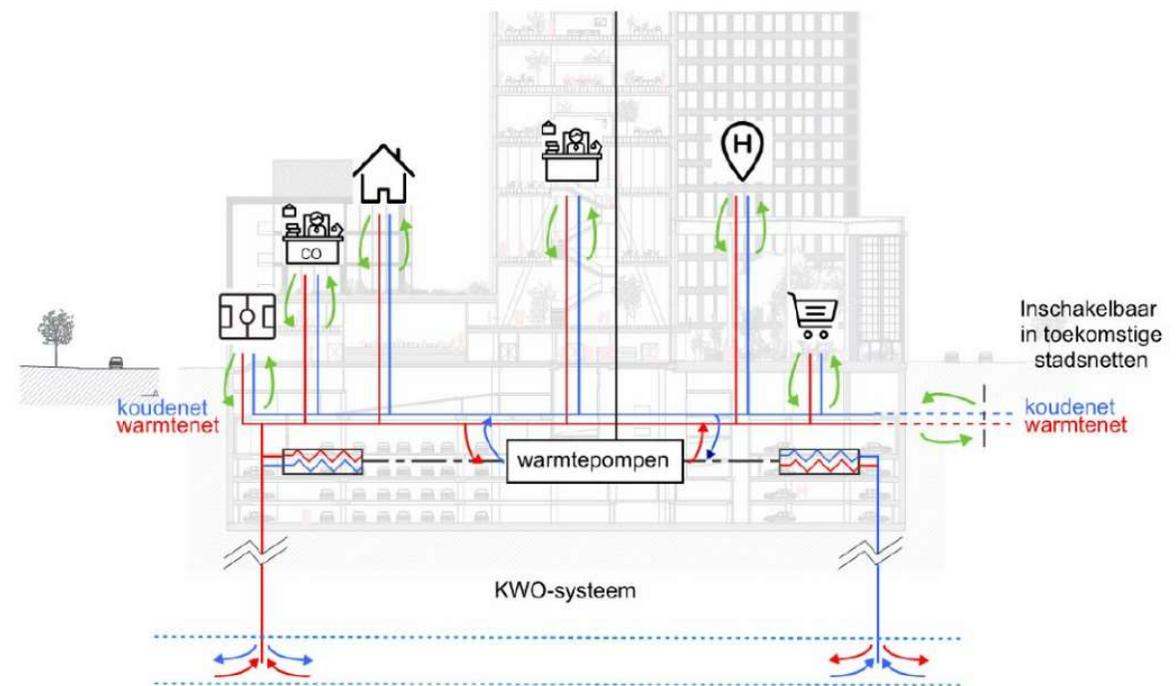
# Innovative

In terms of

- › Project approach
- › Energy supply
- › Facilities
- › Services offered

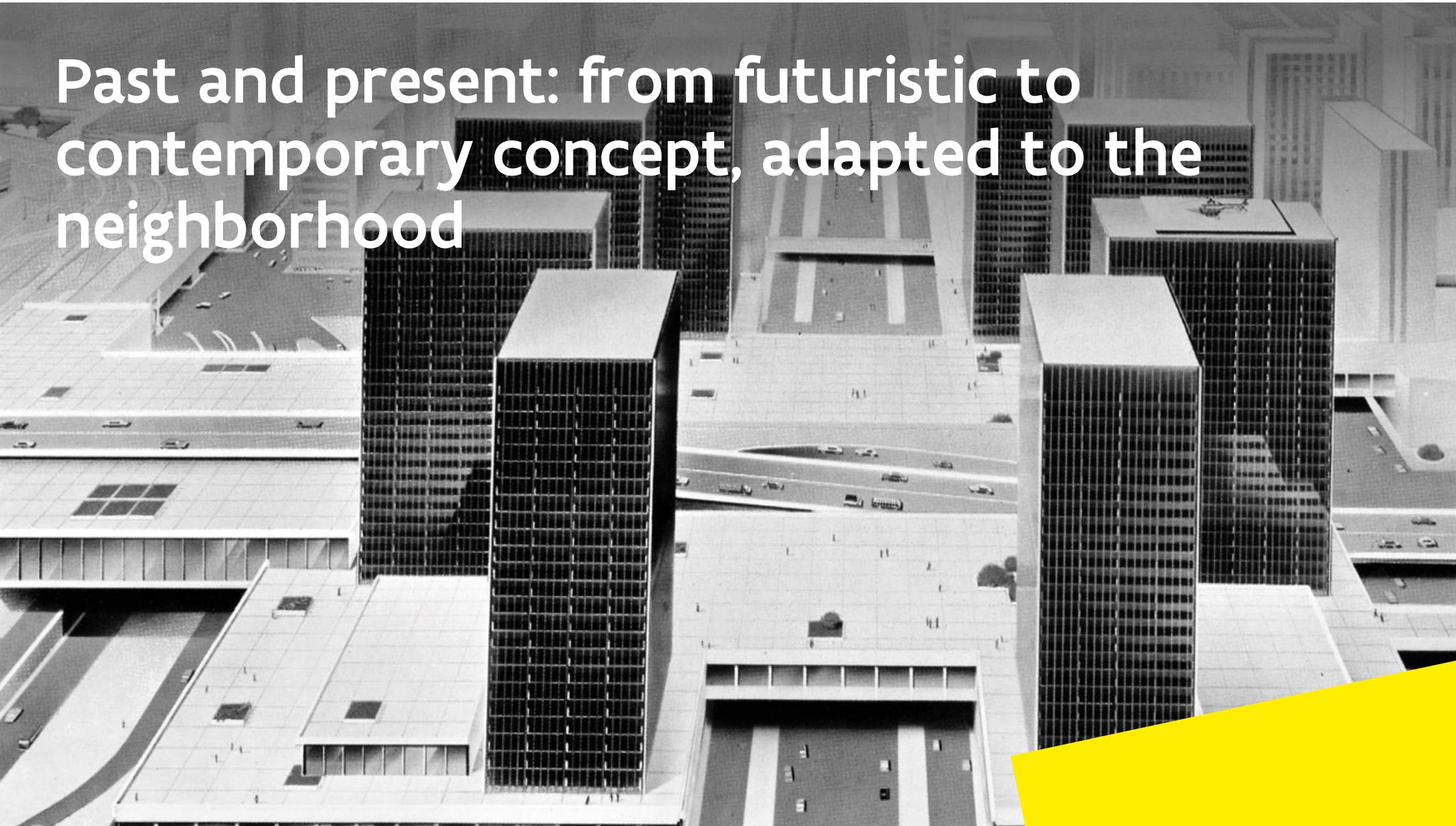
# Saving energy and water

- › Geothermal energy
- › 2-sided solar panels
- › Recuperation of rest warmth MER
- › Collector for biogas processing
- › Energy exchange with other users
- › Charging stations on all parking spaces
- › Recuperation of rain- and drainagewater



Afbeelding: principe van energie-uitwisseling

Past and present: from futuristic to contemporary concept, adapted to the neighborhood



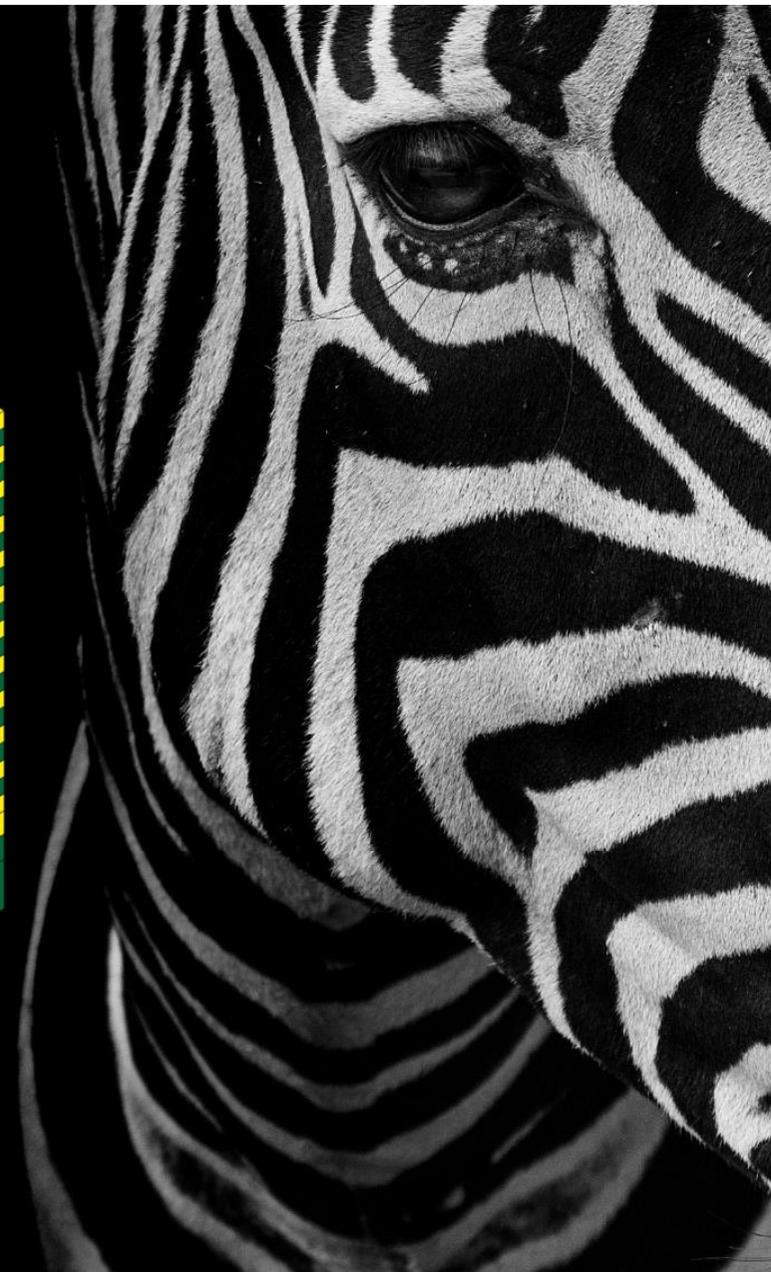
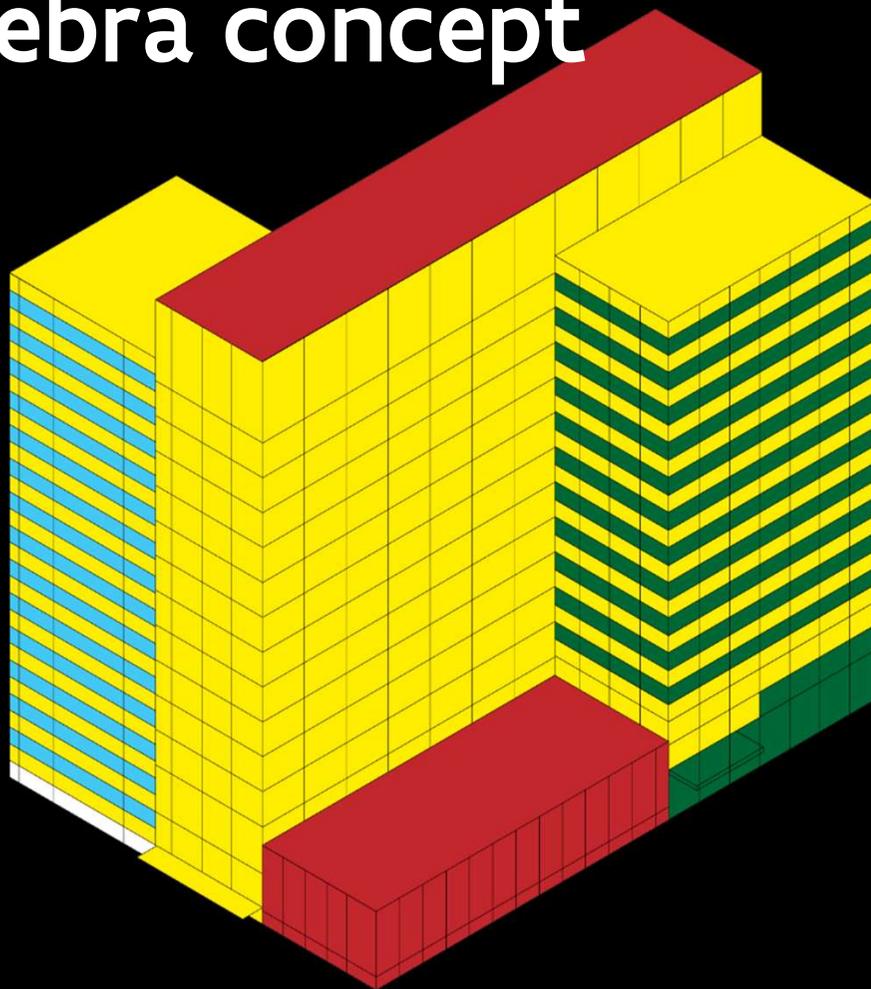
Past and present: from futuristic to contemporary concept, adapted to the neighborhood



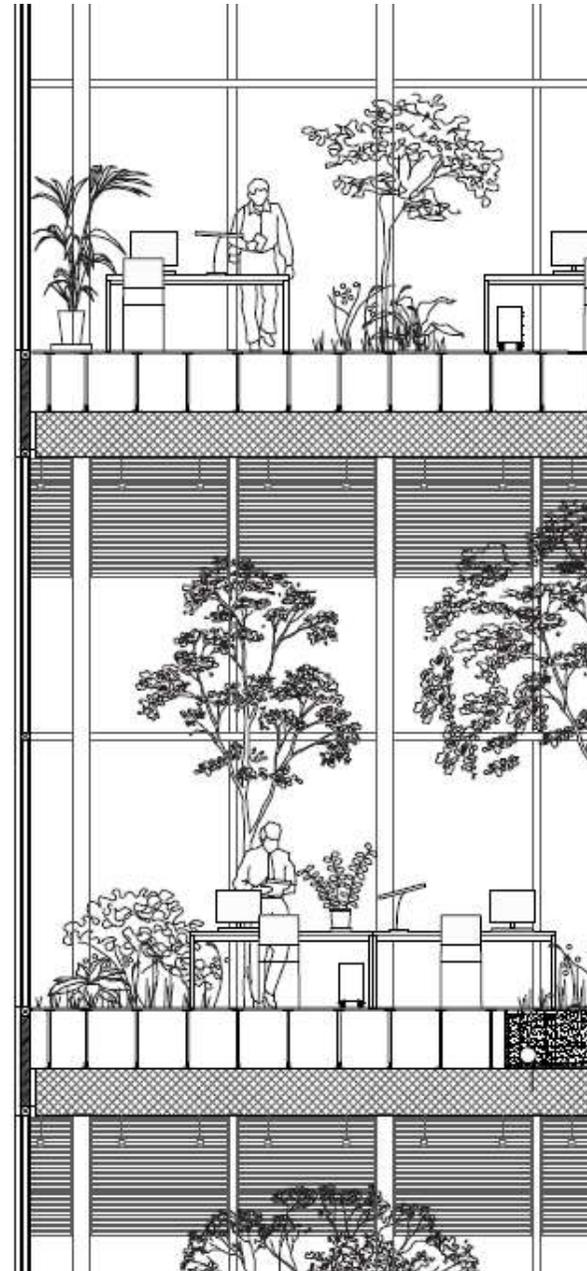
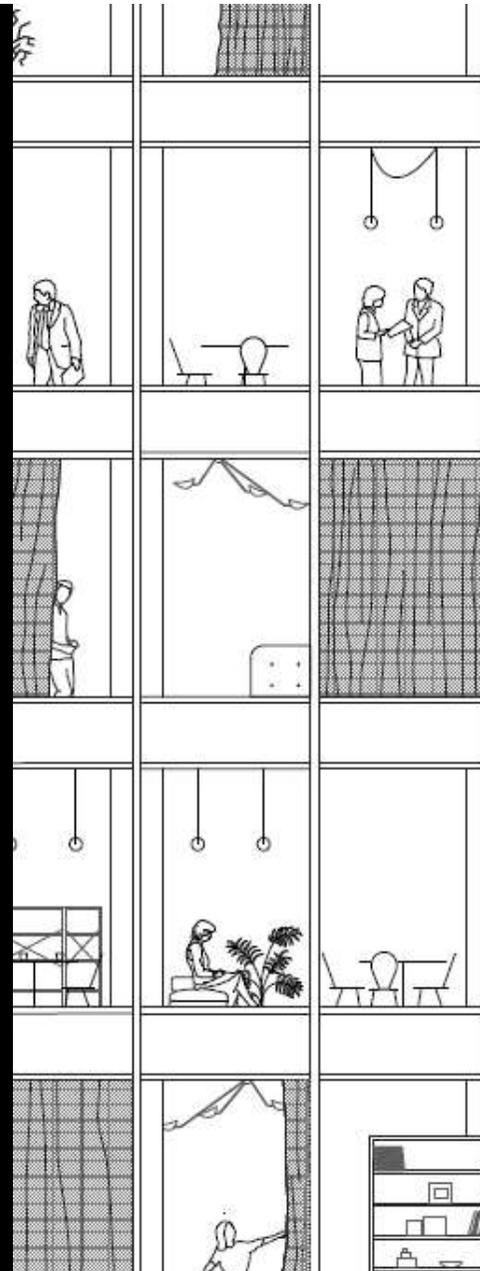
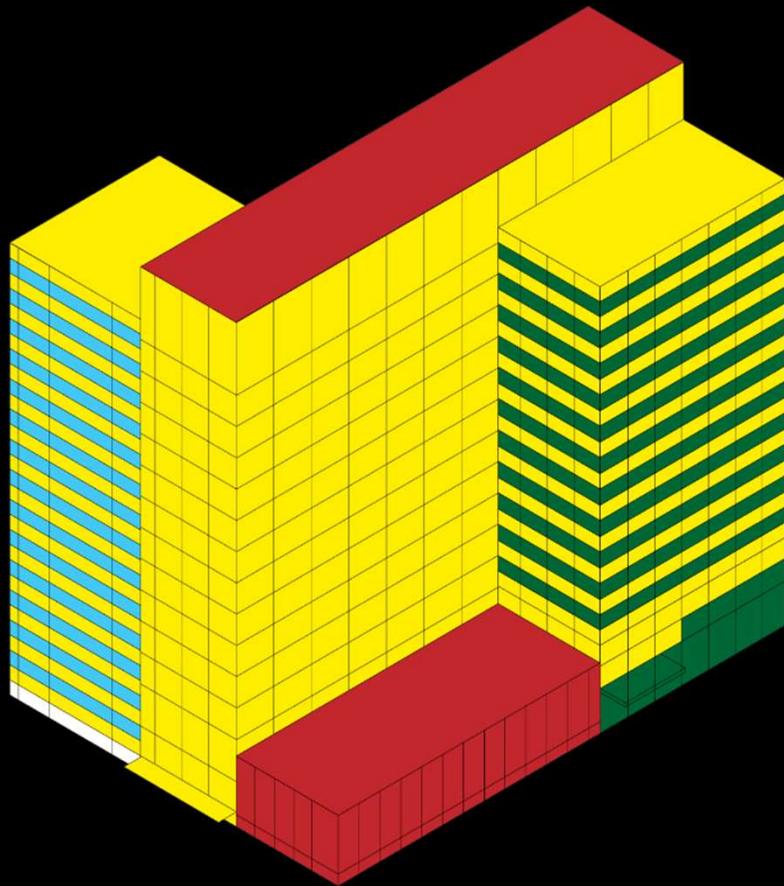
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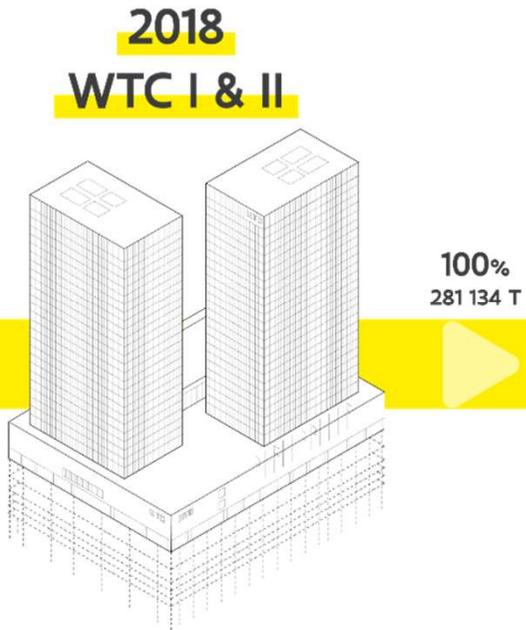
The design:  
a unique zebra concept



# The design: a unique zebra concept



# The construction: sustainable & circular

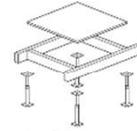


63,4%

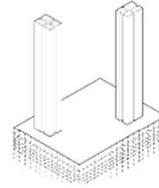
## REUSE ON SITE



Wooden panels 1 T



Raised floor 238 T



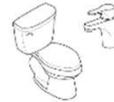
Structure 178 169 T

52%

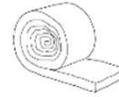
## REUSE ELSEWHERE



Lighting  
58 T



Sanitary equipment  
11 T



Isolation  
30 T



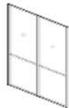
Partition walls  
150 T

0,6%

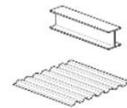
## RECYCLE



Concrete  
19 250 T



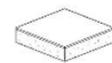
Facade 1 335 T:  
1 080 T glass + 255 T Alu



Metal Structure  
2 530 T

31,3%

## RECYCLED MATERIALS

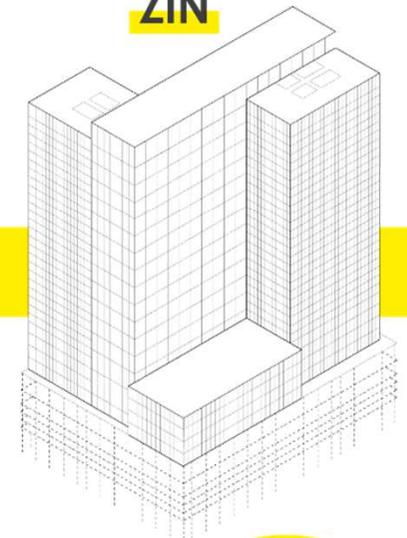


Recycled aggregate  
concrete zv  
55 387 T

16%

**2023**  
**ZIN**

100%  
341 183 T

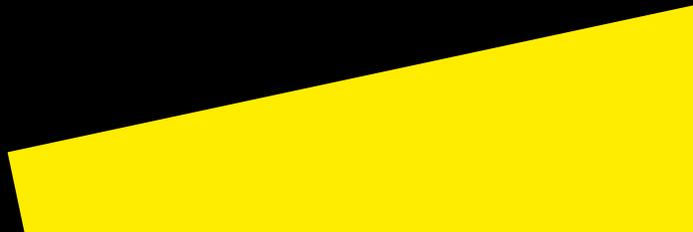
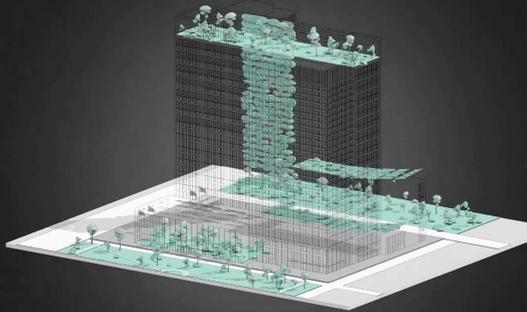
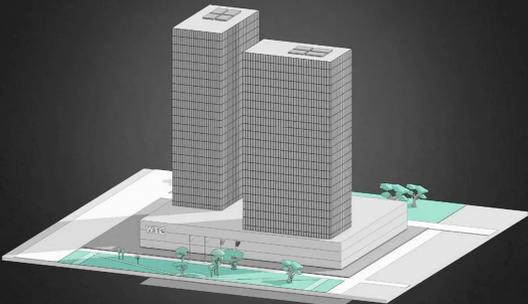


32%  
NEW MATERIALS

UPGRADE  
REUSE  
ADAPT  
REPAIR



# Circular



WTC

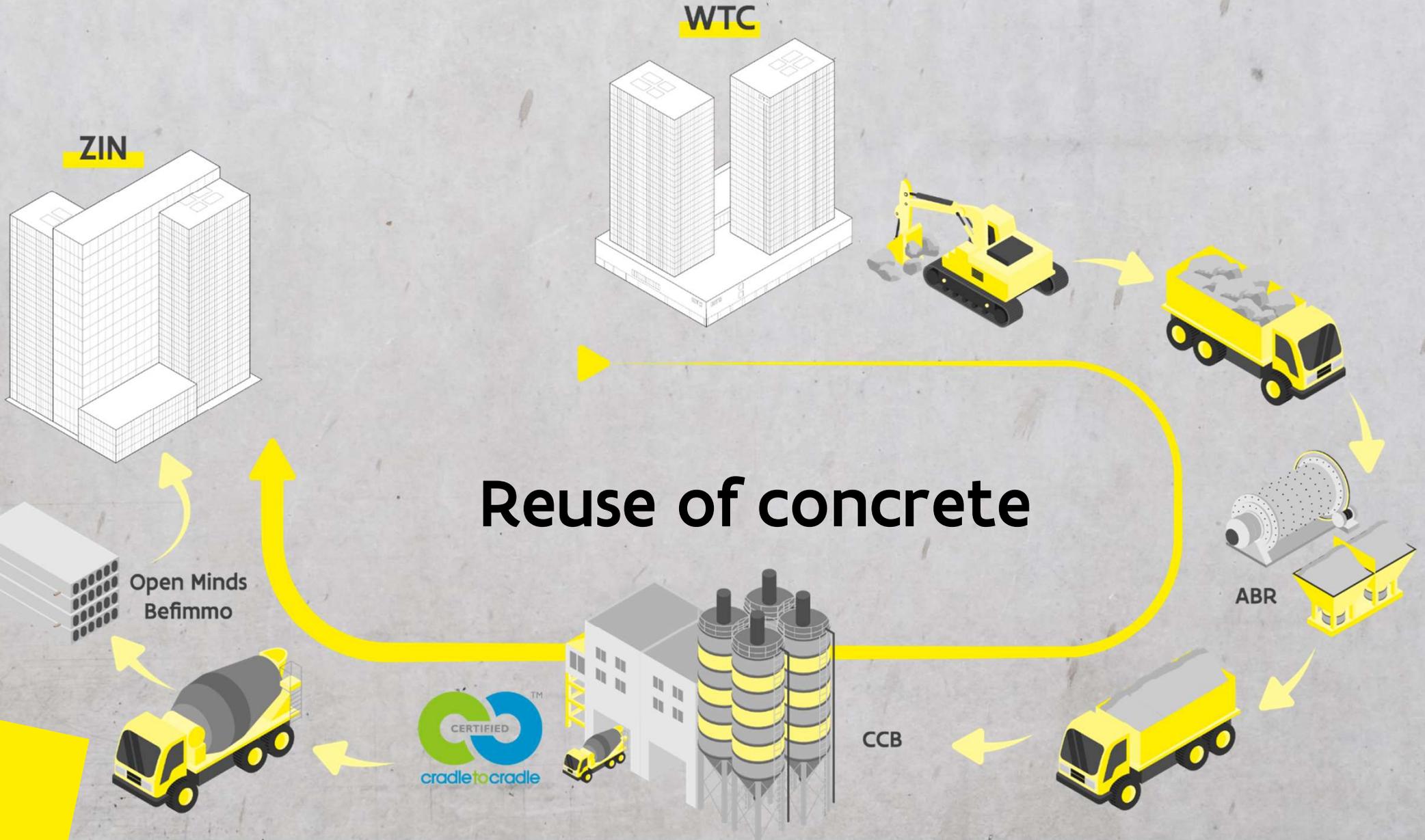
ZIN

# Reuse of concrete

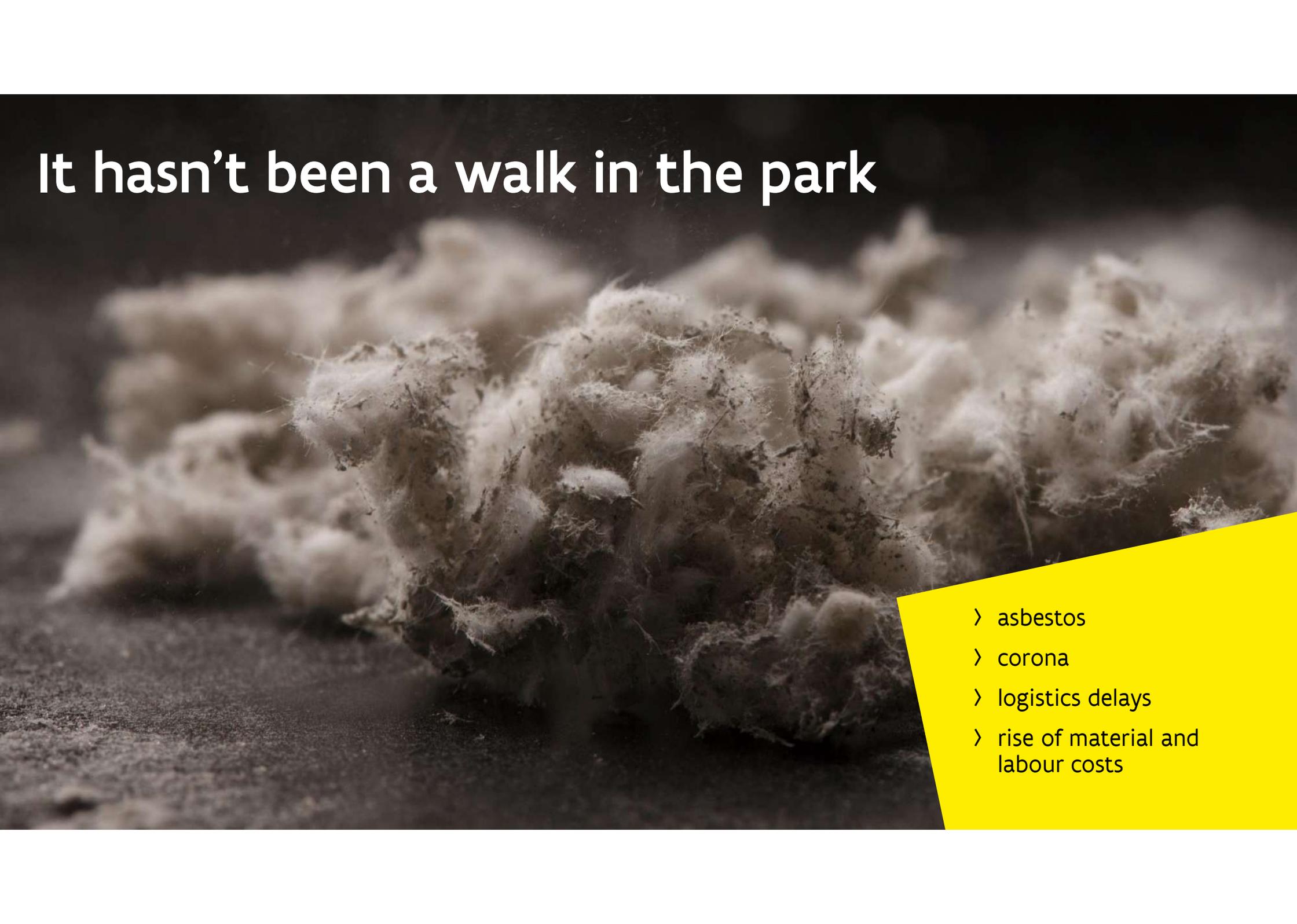
Open Minds  
Befimmo

ABR

CCB



# It hasn't been a walk in the park



- › asbestos
- › corona
- › logistics delays
- › rise of material and labour costs



Less  
workplaces

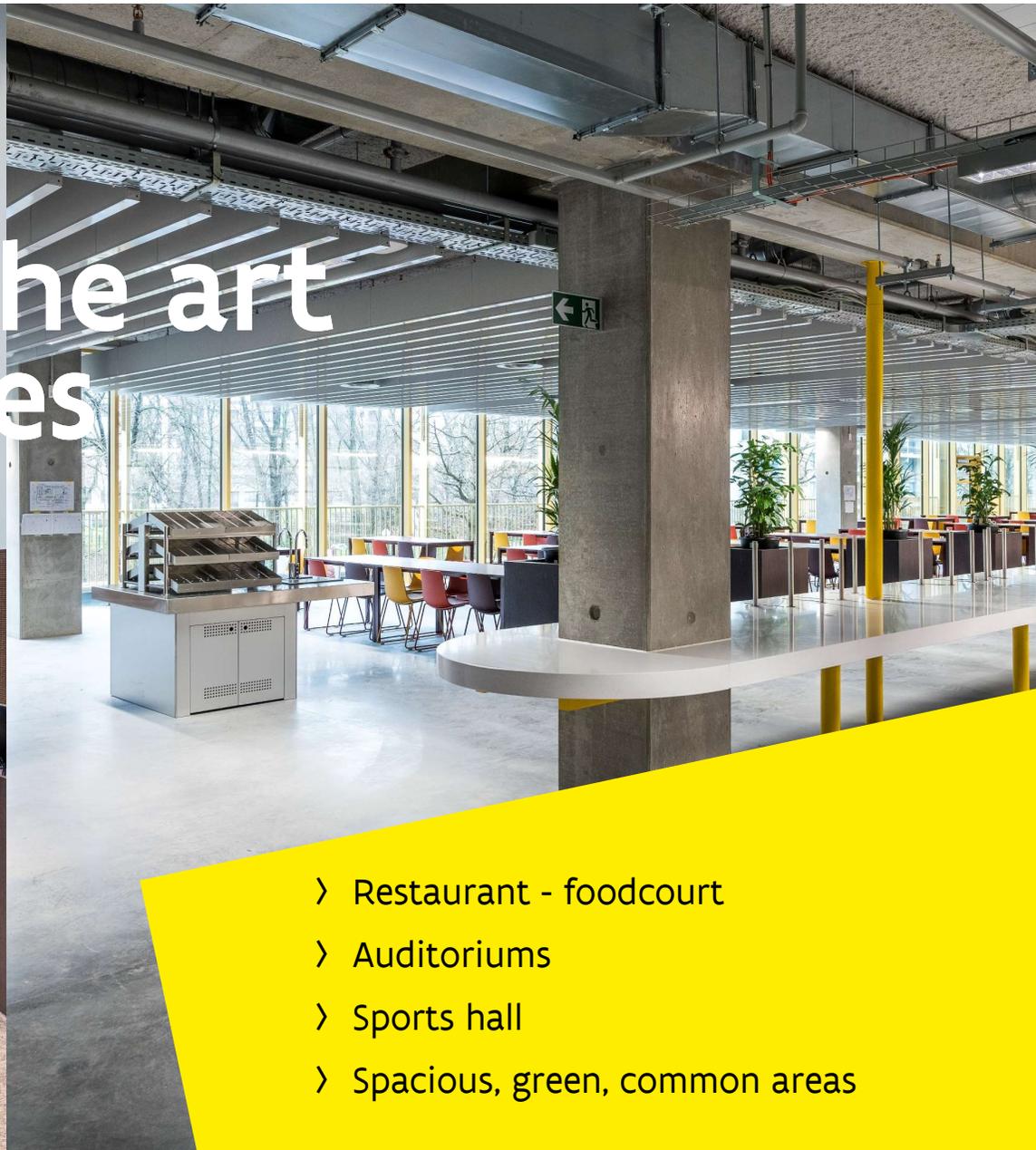


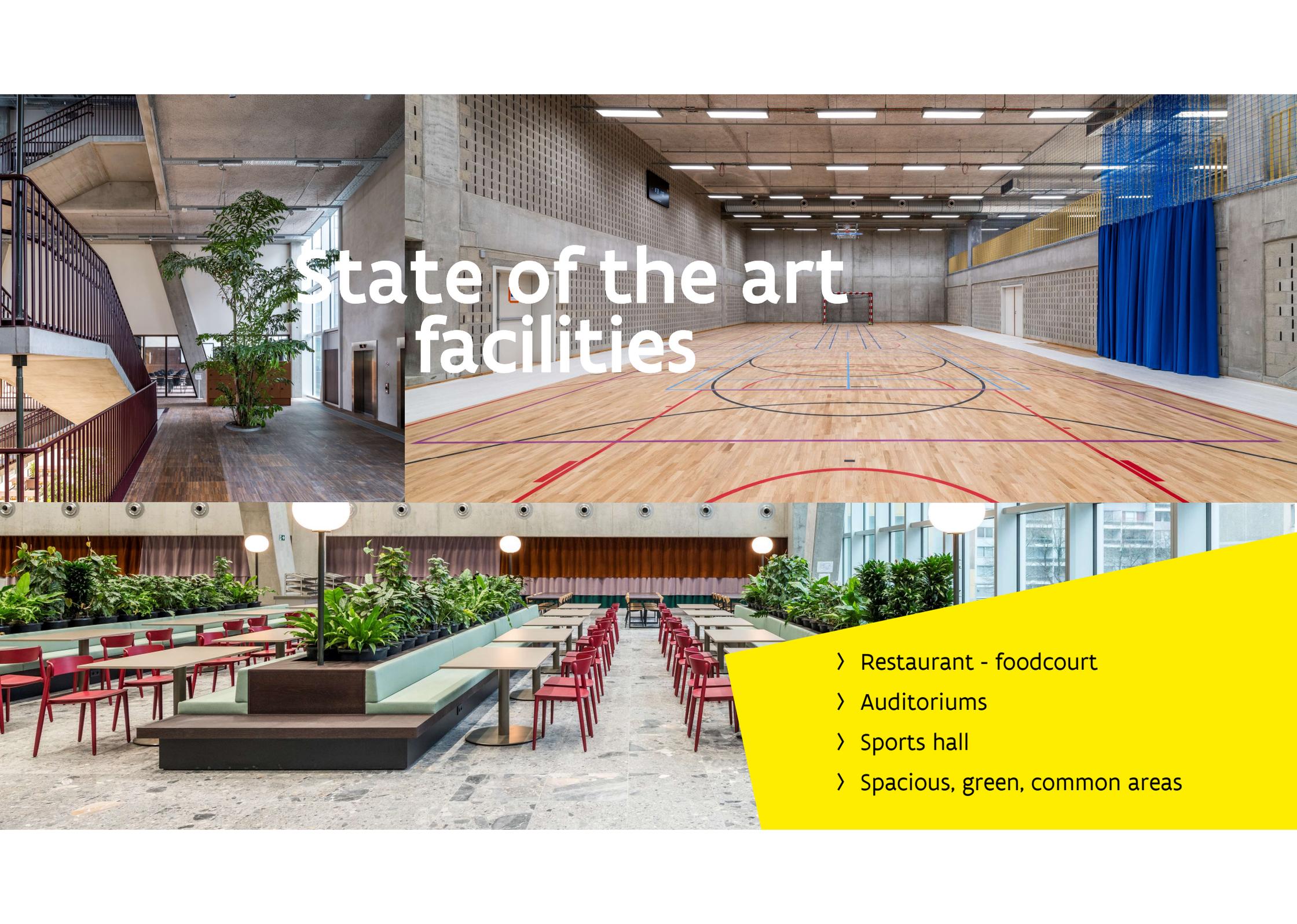
more  
workspace





# State of the art facilities

- 
- › Restaurant - foodcourt
  - › Auditoriums
  - › Sports hall
  - › Spacious, green, common areas

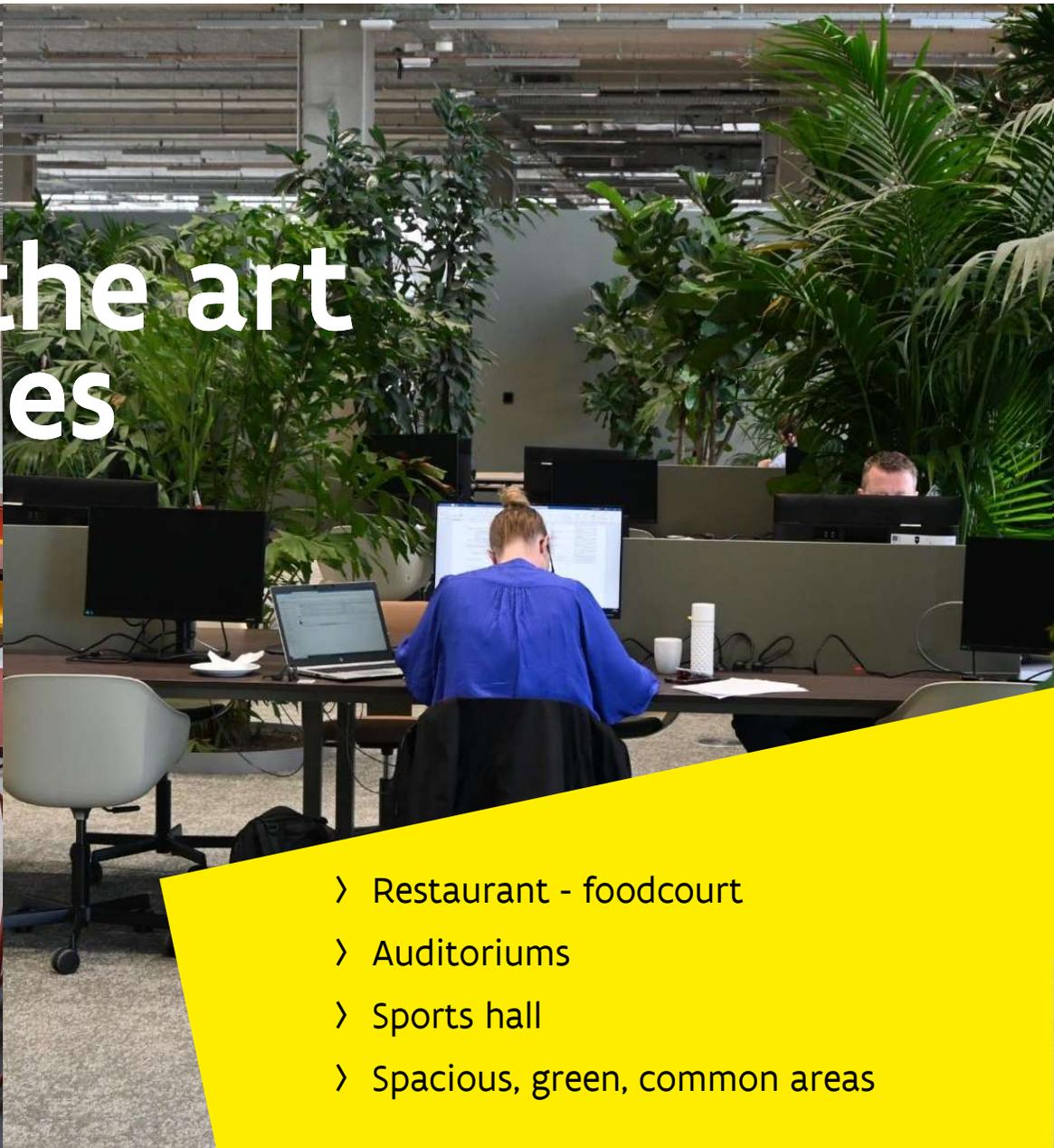


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# State of the art facilities



- › Restaurant - foodcourt
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**Belpaire =**



# Belpaire =

+ 4800 staff

Thé reference

E-level 12

Primary area

30 new c-t-c materials

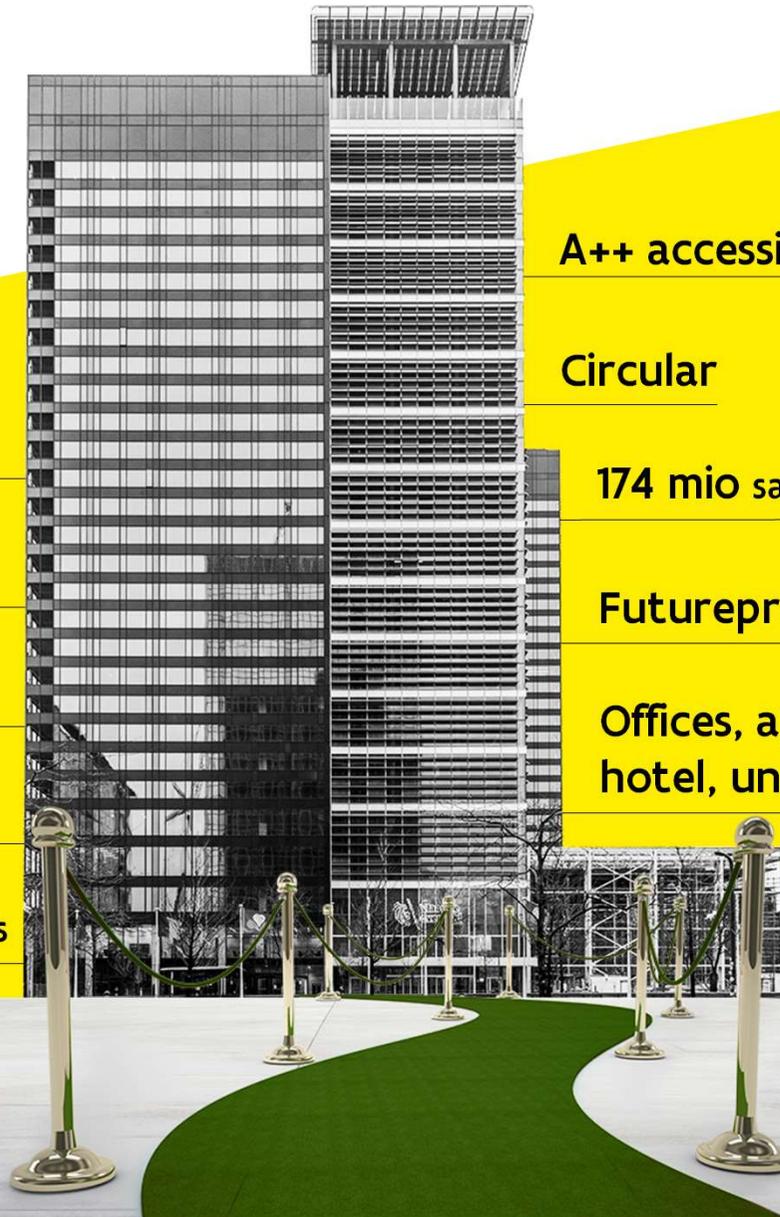
A++ accessibility

Circular

174 mio savings

Futureproof

Offices, appartements,  
hotel, under 1 roof



**Marie-Laure  
Robberechts  
Policy Officer  
International Policy  
Team**

Wrap up



European Committee  
of the Regions



**Flanders**  
State of the Art

- Dinner: 19h – The Chairman (Blv Baudouin 30 – Brussels)
- 16 Sept – 9h30: start workshops – 5th Floor
- 17 Sept – 9h30: start workshops – 3rd Floor
  
- Please put your badge and lanyard in the box when you leave us

DEPARTMENT OF  
**CARE**

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