

111660-2026 - Competition

Belgium – Construction work – Constructieve Benadering Overheidsopdrachten (CBO) 2026-1
OJ S 33/2026 17/02/2026
Contract or concession notice – standard regime - Change notice
Works

1. Buyer

1.1. Buyer

Official name: Vlaamse Overheid

Email: wonen@vlaanderen.be

Legal type of the buyer: Central government authority

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Constructieve Benadering Overheidsopdrachten (CBO) 2026-1

Description: Via deze procedure worden ondernemers aangesteld die zorgen voor het ontwerp en de realisatie van sociale woongelegenheden op gronden die ze aan een woonmaatschappij (WM) zullen verkopen.

Procedure identifier: a354a9c5-efab-4556-8c57-1e6b2dc8b986

Internal identifier: CBO2026-1

Type of procedure: Negotiated with prior publication of a call for competition / competitive with negotiation

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

2.1.2. Place of performance

Country: Belgium

Anywhere in the given country

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: CBO2026-1 - 1

Description: Via deze procedure worden ondernemers aangesteld die zorgen voor het ontwerp en de realisatie van sociale woongelegenheden op gronden die ze aan de woonmaatschappij (WM) zullen verkopen.

Internal identifier: 1

5.1.1. Purpose

Main nature of the contract: Works

Main classification (cpv): 45000000 Construction work

5.1.2. Place of performance

Country: Belgium

Anywhere in the given country

5.1.3. Estimated duration

Other duration: Unknown

5.1.6. General information

Reserved participation:

Participation is not reserved.

Procurement Project not financed with EU Funds.

The procurement is covered by the Government Procurement Agreement (GPA): yes

5.1.9. Selection criteria

Sources of selection criteria: Procurement Document

Information about the second stage of a two-stage procedure:

The procedure will take place in successive stages. At each stage, some participants may be eliminated

5.1.11. Procurement documents

Address of the procurement documents: <https://www.publicprocurement.be/publication-workspaces/be542c36-aaf7-4352-b097-e6e69ba780f0/documents>

Ad hoc communication channel:

URL: <https://www.publicprocurement.be/publication-workspaces/be542c36-aaf7-4352-b097-e6e69ba780f0/forum>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be/supplier/enterprises/0/tendering-workspaces/publication-workspace-detail/be542c36-aaf7-4352-b097-e6e69ba780f0/general>

Languages in which tenders or requests to participate may be submitted: Dutch

Electronic catalogue: Not allowed

Advanced or qualified electronic signature or seal (as defined in Regulation (EU) No 910/2014) is required

Deadline for receipt of requests to participate: 23/03/2026 09:45:00 (UTC+01:00) Central European Time, Western European Summer Time

Terms of contract:

The execution of the contract must be performed within the framework of sheltered employment programmes: No

Electronic invoicing: Required

Electronic ordering will be used: no

Electronic payment will be used: yes

5.1.15. Techniques

Framework agreement:

No framework agreement

Information about the dynamic purchasing system:

No dynamic purchase system

5.1.16. Further information, mediation and review

Review organisation: Raad van State

Information about review deadlines: Algemene richtlijnen voor overheidsopdrachten.

8. Organisations

8.1. ORG-0001

Official name: Vlaamse Overheid

Registration number: 0316380841_5755

Department: Agentschap Wonen in Vlaanderen

Postal address: Herman Teirlinckgebouw - Havenlaan 88 bus 40

Town: Brussel

Postcode: 1000

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

Email: wonen@vlaanderen.be

Telephone: +32 25054469

Internet address: <https://www.vlaanderen.be/wonen-in-vlaanderen>

Buyer profile: <https://www.publicprocurement.be/bda?organisationIds=5755&includeOrganisationChildren=true>

Roles of this organisation:

Buyer

8.1. ORG-0002

Official name: FOD Beleid en Ondersteuning

Registration number: BE001

Postal address: Simon Bolivarlaan 30, bus 1

Town: Brussel

Postcode: 1000

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

Email: revise@publicprocurement.be

Telephone: +32 2 740 80 00

Internet address: <https://bosa.belgium.be>

Roles of this organisation:

TED eSender

8.1. ORG-0003

Official name: Raad van State

Registration number: 0931.814.266

Town: Brussel

Postcode: 1040

Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)

Country: Belgium

Roles of this organisation:

Review organisation

10. Change

Version of the previous notice to be changed

:

c436d55f-abd7-41e4-aca4-0f3e712b5b92-01

Main reason for change

:

Information updated

Description

:

Op 13 februari 2026 hechtte de Vlaamse Regering haar definitieve goedkeuring aan het besluit van de Vlaamse Regering tot wijziging van het Besluit Vlaamse Codex Wonen van 2021, wat betreft de huurprijsberekening voor sociale huurwoningen, de herinvesteringsverplichting en de financiering van sociale woonprojecten. Dit besluit voorziet onder meer aanpassingen aan de financiering en programmatie van de bouw van sociale huurwoningen. We pasten het bestek voor deze procedure hieraan aan. We voegden naast de FS4-simulatietabel ook een toelichting over de wijzigingen voor de kostprijsbepaling als opdrachtdocument toe.

10.1. Change

Section identifier: PROCEDURE

The procurement documents were changed on: 16/02/2026

Notice information

Notice identifier/version: c9a314ef-ed67-4cd3-9f27-e0d2eec10c92 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 16/02/2026 00:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Notice dispatch date (eSender): 16/02/2026 00:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Languages in which this notice is officially available: Dutch

Notice publication number: 111660-2026

OJ S issue number: 33/2026

Publication date: 17/02/2026