

165129-2026 - Competition

Belgium – Architectural services for buildings – Architectuuropdracht voor het bouwen van sociale huurwoningen en appartementen en koopwoningen-2026

OJ S 48/2026 10/03/2026

Contract or concession notice – standard regime - Change notice
Services

1. Buyer

1.1. Buyer

Official name: WoonST

Email: catherine.cauberghe@woonst.be

Legal type of the buyer: Public undertaking

Activity of the contracting authority: Housing and community amenities

2. Procedure

2.1. Procedure

Title: Architectuuropdracht voor het bouwen van sociale huurwoningen en appartementen en koopwoningen-2026

Description: Architectuuropdracht voor het bouwen van sociale huurwoningen en appartementen en koopwoningen-2026

Procedure identifier: 8429e982-0517-40a4-b288-3881d43b1f76

Internal identifier: PPP0YL-130/6032/2026-001

Type of procedure: Restricted

The procedure is accelerated: no

2.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71221000 Architectural services for buildings

2.1.2. Place of performance

Country subdivision (NUTS): Arr. Sint-Niklaas (BE236)

Country: Belgium

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Country: Belgium

2.1.2. Place of performance

Country subdivision (NUTS): Arr. Sint-Niklaas (BE236)

Country: Belgium

2.1.4. General information

Legal basis:

Directive 2014/24/EU

2.1.5. Terms of procurement

Terms of submission:

Maximum number of lots for which one tenderer can submit tenders: 6

Terms of contract:

Maximum number of lots for which contracts can be awarded to one tenderer: 6

2.1.6. Grounds for exclusion

Sources of grounds for exclusion: Procurement Document

5. Lot

5.1. Lot: LOT-0001

Title: Mercatorstraat 80-86 te Sint-Niklaas

Description: Sloop van bestaande bebouwing voor een vervangingsbouw.

Internal identifier: 2026-001_1

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71221000 Architectural services for buildings

5.1.2. Place of performance

Postal address: Mariadal 1

Town: Temse

Postcode: 9140

Country subdivision (NUTS): Arr. Sint-Niklaas (BE236)

Country: Belgium

Additional information: WoonST

5.1.3. Estimated duration

Start date: 01/10/2026

Other duration: Unknown

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.10. Award criteria

Criterion:

Type: Cost

Description: Ereloon

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Vormgeving / esthetiek en hamonie met de omgeving

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Kostenbewaking van bouwprojecten

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Stedebouwkundige haalbaarheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 15

Criterion:

Type: Quality

Description: Functionele waarde

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Milieuvriendelijkheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 5

5.1.11. Procurement documents

Address of the procurement documents: <https://cloud.3p.eu/Downloads/1/130/YL/2026>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 23/03/2026 10:00:00 (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: no

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: Organisatie die informatie verstrekt over
beroepsprocedures en bijhorende termijnen: Raad van State

Organisation providing additional information about the procurement procedure: WoonST

Organisation providing more information on the review procedures: Raad van State

Organisation receiving requests to participate: WoonST

5.1. Lot: LOT-0002

Title: Perceel 2 Kalkstraat / Walburgstraat te Sint-Niklaas

Description: Bebouwen van een braakliggende grond met behoud van een waardevolle gevel.

Uitbreiding is mogelijk op een naastgelegen perceel.

Internal identifier: 2026-001_2

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71221000 Architectural services for buildings

5.1.2. Place of performance

Postal address: Mariadal 1

Town: Temse

Postcode: 9140

Country subdivision (NUTS): Arr. Sint-Niklaas (BE236)

Country: Belgium

Additional information: WoonST

5.1.3. Estimated duration

Start date: 01/10/2026

Other duration: Unknown

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must
be given: Not required

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

5.1.10. Award criteria

Criterion:

Type: Cost

Description: Ereloon

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Vormgeving / esthetiek en hamonie met de omgeving

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Kostenbewaking van bouwprojecten

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Stedebouwkundige haalbaarheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 15

Criterion:

Type: Quality

Description: Functionele waarde

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Milieuvriendelijkheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 5

5.1.11. Procurement documents

Address of the procurement documents: <https://cloud.3p.eu/Downloads/1/130/YL/2026>

5.1.12. Terms of procurement**Terms of submission:**

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 23/03/2026 10:00:00 (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: no

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: Organisatie die informatie verstrekt over beroepsprocedures en bijhorende termijnen: Raad van State

Organisation providing additional information about the procurement procedure: WoonST

Organisation providing more information on the review procedures: Raad van State

Organisation receiving requests to participate: WoonST

5.1. Lot: LOT-0003

Title: Perceel 3 Oude Molenstraat te Sint-Niklaas

Description: Bebouwen van braakliggende grond met een mogelijke uitbreiding op een naastgelegen perceel.

Internal identifier: 2026-001_3

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71221000 Architectural services for buildings

5.1.2. Place of performance

Postal address: Mariadal 1

Town: Temse

Postcode: 9140

Country subdivision (NUTS): Arr. Sint-Niklaas (BE236)

Country: Belgium

Additional information: WoonST

5.1.3. Estimated duration

Start date: 01/12/2026

Other duration: Unknown

5.1.6. General information**Reserved participation:**

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.10. Award criteria**Criterion:**

Type: Cost

Description: Ereloon

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Vormgeving / esthetiek en harmonie met de omgeving

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Kostenbewaking van bouwprojecten

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Stedebouwkundige haalbaarheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 15

Criterion:

Type: Quality

Description: Functionele waarde

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Milieuvriendelijkheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 5

5.1.11. Procurement documents

Address of the procurement documents: <https://cloud.3p.eu/Downloads/1/130/YL/2026>

5.1.12. Terms of procurement**Terms of submission:**

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 23/03/2026 10:00:00 (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: no

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: Organisatie die informatie verstrekt over beroepsprocedures en bijhorende termijnen: Raad van State

Organisation providing additional information about the procurement procedure: WoonST

Organisation providing more information on the review procedures: Raad van State

Organisation receiving requests to participate: WoonST

5.1. Lot: LOT-0004

Title: Perceel 4 Filteintstraat te Sint-Niklaas

Description: Bebouwen van een braakliggende grond met beperkte omgevingswerken.

Internal identifier: 2026-001_4

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71221000 Architectural services for buildings

5.1.2. Place of performance

Postal address: Mariadal 1

Town: Temse

Postcode: 9140

Country subdivision (NUTS): Arr. Sint-Niklaas (BE236)

Country: Belgium

Additional information: WoonST

5.1.3. Estimated duration

Start date: 01/12/2026

Other duration: Unknown

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.10. Award criteria

Criterion:

Type: Cost

Description: Ereloon

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Vormgeving / esthetiek en hamonie met de omgeving

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Kostenbewaking van bouwprojecten

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Stedebouwkundige haalbaarheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 15

Criterion:

Type: Quality

Description: Functionele waarde

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Milieuvriendelijkheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 5

5.1.11. Procurement documents

Address of the procurement documents: <https://cloud.3p.eu/Downloads/1/130/YL/2026>

5.1.12. Terms of procurement**Terms of submission:**

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 23/03/2026 10:00:00 (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: no

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: Organisatie die informatie verstrekt over beroepsprocedures en bijhorende termijnen: Raad van State

Organisation providing additional information about the procurement procedure: WoonST

Organisation providing more information on the review procedures: Raad van State
Organisation receiving requests to participate: WoonST

5.1. Lot: LOT-0005

Title: Perceel 5 Glycineplein - Geraniustraat te Sint-Niklaas

Description: Slopen van de bestaande bebouwing en bouwen van een vervangingsbouw met verdichting van de percelen.

Internal identifier: 2026-001_5

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71221000 Architectural services for buildings

5.1.2. Place of performance

Postal address: Mariadal 1

Town: Temse

Postcode: 9140

Country subdivision (NUTS): Arr. Sint-Niklaas (BE236)

Country: Belgium

Additional information: WoonST

5.1.3. Estimated duration

Start date: 01/03/2027

Other duration: Unknown

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.10. Award criteria

Criterion:

Type: Cost

Description: Ereloon

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Vormgeving / esthetiek en hamonie met de omgeving

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Kostenbewaking van bouwprojecten

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Stedebouwkundige haalbaarheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 15

Criterion:

Type: Quality

Description: Functionele waarde

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Milieuvriendelijkheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 5

5.1.11. Procurement documents

Address of the procurement documents: <https://cloud.3p.eu/Downloads/1/130/YL/2026>

5.1.12. Terms of procurement

Terms of submission:

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 23/03/2026 10:00:00 (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: no

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: Organisatie die informatie verstrekt over beroepsprocedures en bijhorende termijnen: Raad van State

Organisation providing additional information about the procurement procedure: WoonST

Organisation providing more information on the review procedures: Raad van State

Organisation receiving requests to participate: WoonST

5.1. Lot: LOT-0006

Title: Perceel 6 Wallenhof te Sint-Niklaas

Description: Bebouwen van braakliggende grond

Internal identifier: 2026-001_6

5.1.1. Purpose

Main nature of the contract: Services

Main classification (cpv): 71221000 Architectural services for buildings

Additional classification (cpv): 71221000 Architectural services for buildings

5.1.2. Place of performance

Postal address: Mariadal 1

Town: Temse

Postcode: 9140

Country subdivision (NUTS): Arr. Sint-Niklaas (BE236)

Country: Belgium

Additional information: WoonST

5.1.3. Estimated duration

Start date: 01/03/2027

Other duration: Unknown

5.1.6. General information

Reserved participation:

Participation is not reserved.

The names and professional qualifications of the staff assigned to perform the contract must be given: Not required

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

5.1.10. Award criteria

Criterion:

Type: Cost

Description: Ereloon

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Vormgeving / esthetiek en hamonie met de omgeving

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Kostenbewaking van bouwprojecten

Category of award weight criterion: Weight (points, exact)

Award criterion number: 10

Criterion:

Type: Quality

Description: Stedebouwkundige haalbaarheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 15

Criterion:

Type: Quality

Description: Functionele waarde

Category of award weight criterion: Weight (points, exact)

Award criterion number: 30

Criterion:

Type: Quality

Description: Milieuvriendelijkheid

Category of award weight criterion: Weight (points, exact)

Award criterion number: 5

5.1.11. Procurement documents

Address of the procurement documents: <https://cloud.3p.eu/Downloads/1/130/YL/2026>

5.1.12. Terms of procurement**Terms of submission:**

Electronic submission: Required

Address for submission: <https://www.publicprocurement.be>

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

Electronic catalogue: Not allowed

Variants: Not allowed

Deadline for receipt of requests to participate: 23/03/2026 10:00:00 (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: no

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: Organisatie die informatie verstrekt over beroepsprocedures en bijhorende termijnen: Raad van State

Organisation providing additional information about the procurement procedure: WoonST

Organisation providing more information on the review procedures: Raad van State

Organisation receiving requests to participate: WoonST

8. Organisations

8.1. ORG-0001

Official name: WoonST

Registration number: WoonST

Postal address: Mariadal 1

Town: Temse

Postcode: 9140
Country subdivision (NUTS): Arr. Sint-Niklaas (BE236)
Country: Belgium
Contact point: Catherine Cauberghe
Email: catherine.cauberghe@woonst.be
Telephone: +32 33181838
Internet address: <http://www.woonst.be/>

Roles of this organisation:

Buyer
Organisation providing additional information about the procurement procedure
Organisation receiving requests to participate

8.1. ORG-0002

Official name: Raad van State
Registration number: BE 0931.814.266
Postal address: Wetenschapsstraat 33
Town: Brussel
Postcode: 1040
Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)
Country: Belgium
Email: info@raadvanstate.be
Telephone: +32 22349611
Internet address: <http://www.raadvst-consetat.be/>

Roles of this organisation:

Review organisation
Organisation providing more information on the review procedures

8.1. ORG-0003

Official name: 3P - Aanbieder van diensten / Prestataire de services
Registration number: BE 0475.480.736
Town: Antwerpen / Anvers
Postcode: 2000
Country subdivision (NUTS): Arr. Antwerpen (BE211)
Country: Belgium
Email: info@3p.eu
Telephone: +32 3 294 30 51

Roles of this organisation:

Procurement service provider

8.1. ORG-0004

Official name: FPS Policy and Support
Registration number: BE 0671.516.647
Town: Brussels
Postcode: 1000
Country subdivision (NUTS): Arr. de Bruxelles-Capitale/Arr. Brussel-Hoofdstad (BE100)
Country: Belgium
Email: e.proc@publicprocurement.be
Telephone: +32 2 740 80 00

Roles of this organisation:

TED eSender

10. Change

Version of the previous notice to be changed

:

b3566875-33b2-4481-a501-72beadd37d8f-01

Main reason for change

:

Information updated

Description

:

De opdrachtdocumenten zijn aangepast op 06/03/26, omwille van het ontbrekend inschrijvingsformulier. PROCEDURE - Het inschrijvingsformulier werd toegevoegd.

10.1. Change

Section identifier: PROCEDURE

Notice information

Notice identifier/version: 3ada1f80-585f-49eb-ae7f-31a6f58d2571 - 01

Form type: Competition

Notice type: Contract or concession notice – standard regime

Notice subtype: 16

Notice dispatch date: 06/03/2026 00:00:00 (UTC+01:00) Central European Time, Western European Summer Time

Notice dispatch date (eSender): 06/03/2026 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: 165129-2026

OJ S issue number: 48/2026

Publication date: 10/03/2026