

## 328467-2026 - Competition

Belgium – Construction work – Ontwikkeling Woonproject Tegelfabriek: Build & Finance (bis)

OJ S 92/2026 13/05/2026

Contract or concession notice – standard regime

Works - Services

### 1. Buyer

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#### 1.1. Buyer

Official name: IGEMO

Email: [info@igemo.be](mailto:info@igemo.be)

Legal type of the buyer: Central government authority

Activity of the contracting authority: General public services

### 2. Procedure

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#### 2.1. Procedure

Title: Ontwikkeling Woonproject Tegelfabriek: Build & Finance (bis)

Description: Vestiging zakelijk recht of overdracht eigendomsrecht van de site gelegen aan de Baeckelmannsstraat 58-68 te Willebroek (Tisselt) met verplichting tot realisatie van woon- en erfgoedproject Tegelfabriek Rottiers

Procedure identifier: 1683240d-2091-40cf-8e17-b6a241995e76

Internal identifier: GUBES2600002

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

Additional nature of the contract: Services

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 70110000 Development services of real estate, 70111000

Development of residential real estate

##### 2.1.2. Place of performance

Country subdivision (NUTS): Arr. Mechelen (BE212)

Country: Belgium

##### 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

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#### 5.1. Lot: LOT-0001

Title: GUBES2600002 - 1

Description: Overheidsopdracht voor werken: vestiging zakelijk recht of overdracht eigendomsrecht van de site gelegen aan de Baeckelmannsstraat 58-68 te 2830 Willebroek (Tisselt) met verplichting tot realisatie van woon- en erfgoedproject Tegelfabriek Rottiers.  
Internal identifier: 1

#### 5.1.1. Purpose

Main nature of the contract: Works

Additional nature of the contract: Services

Main classification (cpv): 45000000 Construction work

Additional classification (cpv): 70111000 Development of residential real estate

#### 5.1.2. Place of performance

Country subdivision (NUTS): Arr. Mechelen (BE212)

Country: Belgium

#### 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/f47ea2e3-9a31-41da-ad94-86d6c1e3e4ed/documents>

##### Ad hoc communication channel:

URL: <https://www.publicprocurement.be/publication-workspaces/f47ea2e3-9a31-41da-ad94-86d6c1e3e4ed/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/f47ea2e3-9a31-41da-ad94-86d6c1e3e4ed/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: 12/06/2026 16:00:00 (UTC+02:00) Eastern European Time, Central 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: 15 dagen voor schorsingsberoep;; 60 dagen voor annulatieberoep

## 8. Organisations

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### 8.1. ORG-0001

Official name: IGEMO

Registration number: 0213349124\_880

Postal address: Schoutetstraat 2

Town: Mechelen

Postcode: 2800

Country subdivision (NUTS): Arr. Mechelen (BE212)

Country: Belgium

Email: [info@igemo.be](mailto:info@igemo.be)

Telephone: +32 15285050

Internet address: <http://www.igemo.be>

Buyer profile: <https://www.publicprocurement.be/bda?organisationIds=880&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](mailto: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: 1000

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

Country: Belgium

**Roles of this organisation:**

Review organisation

## Notice information

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Notice identifier/version: 46cadbe3-ae4c-4467-b861-cd9630e93068 - 01

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Notice subtype: 16

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