



# BELFIUS TOWER in Brussels

Reconstruction of Centre International Rogier in Place Rogier in the centre of Brussels.

This project is one of the highest buildings to be built in Brussels. The project was undertaken by the real estate unit of a large global consultant, for a Finnish parastatal company. It soon became clear that it was unfeasible and the planning permission was contested before the Council of State. After the project was taken over by Belgian stakeholders, the whole project had to be reviewed, from the drafting of complex ownership deeds, following the acquisition of the various entities that made up the initial shared property.

Under certain variants, the new building project would continue to be home to the National Theatre of Belgium. Other variants moved the theatre off-site. The latter option was ultimately chosen.

The project as built comprises the demolition of the old building and the construction of a multipurpose building, with offices, shops, a restaurant and an underground car park for 500 cars. The team in charge of this project's management also oversaw the renovation of the underground car parks under Place Rogier and the design of the adjacent roads and other public and private spaces.

The building has several innovative features. The most spectacular feature is its lighting at night, which was designed by the light landscaper Barbara Hediger.

Client	Belfius Immo (former Brussels Business Center)
End client	Belfius Bank Belgium
Mission	Construction project management under the aegis of Procos *
Design offices	Philippe Samyn & Partners - M. & J-M. Jaspers - J. Eyers & Partners – Tractebel – Setesco
Contractor	SM Vinci - CIT Blaton - BPC
Location	place Rogier in 1210 Brussels
Project type	Demolition - construction
Building type	Office building and shops
Surface area	100,000 sq.m. aboveground (38 floors) 20,000 sq.m. underground (5 levels)
Time frame	From 1999 until 2009 (works 4 years)
Cost	€ 200,000,000

\* Immo-Pro working with another structure