



# *Housing Education Business*

Three key points in three letters

## Letter 1 : Housing



**Dear starter,**

**Feel free to sign that sale agreement or, as we call it in Belgium, 'compromis'. We've lowered registration fees again. Buying a house or an apartment is already expensive enough.**

**Thanks to us, Brussels is a trendsetter in reducing registration fees (the tax on property purchases).**

**And we want to go even further. Because young, hardworking residents who usually start out by renting on the real estate market and are often single are the future of the city. They make, sustain, and improve Brussels. To anchor them here, we help make their housing dream come true. We make buying a house or an apartment cheaper. Those who buy a family home in Brussels can get a discount of up to 25,000 euros.**

**This reduces the purchase price. And, in order to create more rental and owner-occupied homes, we have plenty of ideas. You really can have your own home with our blue team.**

# **10 building blocks for affordable living in Brussels:**

1. By increasing the Brussels discount on registration fees, we continue to offer the cheapest registration fees.
2. We will link this discount to the evolution of property prices, ensuring it remains a lasting benefit for starters.
3. We provide an additional discount on registration fees for those who want to carry out environmentally friendly, climate-conscious renovations upon purchase.
4. Life is confusing enough. We align our energy performance certificate (EPC) standards with those of Flanders and Wallonia.
5. We abolish the 1% registration fee on mortgage loans.
6. We encourage the creation of new living spaces by allowing the construction of an additional floor wherever possible and desirable.
7. Unoccupied homes should not be profitable. Therefore, we maintain the reduced 6% VAT rate for those who demolish and/or renovate neglected properties.
8. Temporarily vacant properties? We offer those spaces to interested starting entrepreneurs. Win-win.
9. Permits should be delivered more quickly. Digitization will accelerate much in the long run, but we can already pick up the pace; by having large projects approved by the region and smaller ones by the municipality, and by using the same urban planning sales document for all municipalities.
10. Some employers offer a mobility budget instead of a company car. If you choose to live closer to your work, you can use that budget to pay your rent or mortgage. That is why we want to promote this, while also making it more fiscally advantageous.

## Letter 2 : Education



**Dear parents,**

**Today: more Dutch-speaking schools. Tomorrow: a new generation of empowered Brussels residents.**

**Dutch-language education in Brussels is in high demand. However, the flip side of the coin is that the demand exceeds the offer. For some parents, free school choice exists only on paper.**

**The solution is clear. We need to build new schools and renovate or expand existing ones. This way, quality is ensured and the position of the Dutch language is strengthened in multilingual and cosmopolitan Brussels.**

**That multilingualism is an asset. It's unique in the world. The next generation of Brussels residents will gain enormous benefits if fully immersed in languages today. Therefore, we act on an age-old saying: old habits die hard. Ah oui.**

**More bricks, more classrooms, more modern infrastructure, and also: more teachers. We make the teaching profession more attractive by offering a 'Brussels bonus,' among other incentives, because teachers deserve better. Especially in a complex educational context like our capital.**

## ***We don't shy away from stating our proposals:***

1. We build and renovate more Dutch-speaking schools. In doing so, we pay attention to classroom technology that enhances learning.
2. By offering an additional bonus or at least by maintaining seniority, we address the teacher shortage.
3. There is a lot of hidden poverty and other disadvantages, or sometimes even abuse, in Brussels families. This can be noticed more quickly at school. We set up a direct line of communication for parents and students with CPAS/OCMW employees (the public centres for social welfare) within the schools. It is important to keep the future of our vulnerable children intact. Moreover, the earlier problems are detected, the more cost-effective the solution is for society.
4. It is not possible to study on an empty stomach. Can the school provide balanced warm meals to all children, even those whose households cannot afford it? These kinds of small interventions work wonders for their development.
5. Going to a Dutch-speaking school while holiday or extracurricular activities take place in French or vice versa? It doesn't matter. We align all school holidays. Because for Brussels residents, different school calendars often lead to a series of issues, including organizational ones.

## Letter 3: Business



**Dear entrepreneur,**

***If you thrive, Brussels thrives. It's high time for more freedom.***

***You can't find people to hire, yet there are people without jobs? You haven't even paid one regional tax yet, but you've already received your next municipal tax letter? You see opportunities everywhere, but you also have to deal with an excessive number of administrative rules in true Kafka fashion?***

***If you nodded three times yes, then you're an entrepreneur. And... We have good news for you. We think along with you.***

***People like you create jobs and introduce innovative products and services. You are the proverbial engine of progress. It's perhaps a cliché, but it comes with a clear instruction manual: don't burden it too much but take good care of it and keep things running smoothly.***

***If you thrive, Brussels thrives. And vice versa. That's how we see it.***

## **Over the next five years, we want to grease the Brussels entrepreneurial engine:**

1. Activate every bit of Brussels talent. There's plenty of work. Therefore, we penalize those who refuse to work or to train for work. Come on, Actiris! Provide entrepreneurs with extra manpower. More people in jobs and companies running at full capacity: that's a Brussels economy in fifth gear.
2. Brussels is a region and a city with 19 municipalities. That's a whole lot of government. What if we agree that you can never be taxed more than once on the same income or property?
3. Certificate here, permit there, and ticket office over yonder? Hub.brussels, live up to your name and become a single point of contact for all entrepreneurs, from starters to large businesses. Ask entrepreneurs about their experiences with the administrative hassle right away. Then we'll know immediately where to start cutting, because time is money.
4. Metro 3, here we come. Because: faster to and from work means more free time too. Moreover, the more mobile people are, the better it is for merchants and entrepreneurs. One plus one equals metro 3.
5. Culture and leisure are important economic sectors for the capital. Numerous beautiful but dilapidated buildings like the Japanese Tower are becoming cool attractions again. We ask their owner, the federal government, to renovate them.
6. Universities and colleges are strong innovation partners. Therefore, we mainly support academic projects with potential returns for industry, economy, and climate.
7. We say yes to industry in the city. No giant factories, but smaller manufacturing companies have their place in our vibrant, versatile neighborhoods.
8. Retailer or shopkeeper? Open and close whenever you want. No government meddling in opening hours. Right?

# *Housing Education Business*

We believe in a free and prosperous city. To achieve this, we highlight three main themes in this campaign: housing, entrepreneurship, and education. Encouraging business creators and entrepreneurs stimulates the Brussels economy, allowing us to create more jobs, innovation, and economic growth. Through education, we invest in the future of our children and therefore also in the future of our city. Quality housing is essential to allow every Brussels resident to thrive. Housing must be affordable so that they are accessible to all. Housing also plays a key role in our transition to a sustainable city. Together, we aspire to a city where everyone feels at home, in complete freedom.