



RELOCATION ROADMAP BRUSSELS

Introduction to Packimpex 2023

WE PROTECT YOUR PERSONAL DATA

Packimpex is ISO 27001 certified

- We are processing your data with confidentiality.
- Your relocation process will necessitate that we share some of your personal data with external providers, however you will always be made aware of it in advance.



data
security

MY SERVICE



RELOCATION TIMELINE



- Service provided by Packimpex
- Service provided via third parties

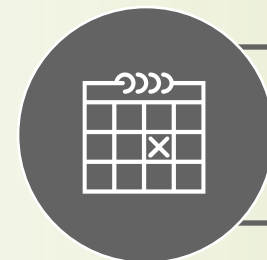
GETTING TO KNOW YOU



Family profile? (pets, nanny, etc).
Why the move?
Any gaps or concerns?



Email contact / phone detail?
Preferred method of communication?



Arrival date?
Travel plans?

SELECTING A SCHOOL

What we do

- Consult on school options
- School search and space availability check
- Organize appointments/visits of school campuses (maximum 3 accompanied visits)
- Each visit lasts 1-2 hours
- Provide contact details for school applications

What you do

- Gather application documentation (application forms on school websites)
- Send application forms and requested documentation
- Liaise with admissions/consultant regarding application status

DAY CARE FACILITIES

Communal crèches

- Subsidized by the government
- Under supervision of “Kind & Gezin” (Flemish) or “ONE” (French)

Private crèches

- Non subsidized by the government
- Under supervision of “Kind & Gezin” (Flemish) or “ONE” (French)
- More flexibility in opening hours

Important !

- Staff will be Dutch or French speaking
- Waiting lists are common
- Prices vary between 20€-40€/day

!

**Age range
0 to 3 years**

LOCAL SCHOOL SYSTEM

Pre-primary school – Kindergarten / Nursery

(2,5 – 6 years old)

- To be admitted children have to be potty trained
- Free pre-primary school facilities are provided
- Attendance is not compulsory but very popular and a lot cheaper than childcare
- There are formal lessons but everything is done with an emphasis on play

Primary school (6 – 12 years old)

- Free primary school
- Consists of 3 cycles of 2 years
- There is strong emphasis on language and as of the age of 10 French is introduced as a second language & vis versa



**In Brussels the
language taught is
French or Dutch**

INTERNATIONAL SCHOOLS IN BRUSSELS

1. International School of Brussels (ISB)

Watermael-Boitsfort / www.isb.be

2. British School of Brussels (BSB)

Tervuren / www.britishschool.be

3. St John's International School

Waterloo / www.stjohns.be

4. International Deutsche Schule (IDSb)

Wezembeek-Oppeem / www.idsb.eu/en

5. Lycée Français Jean Monnet

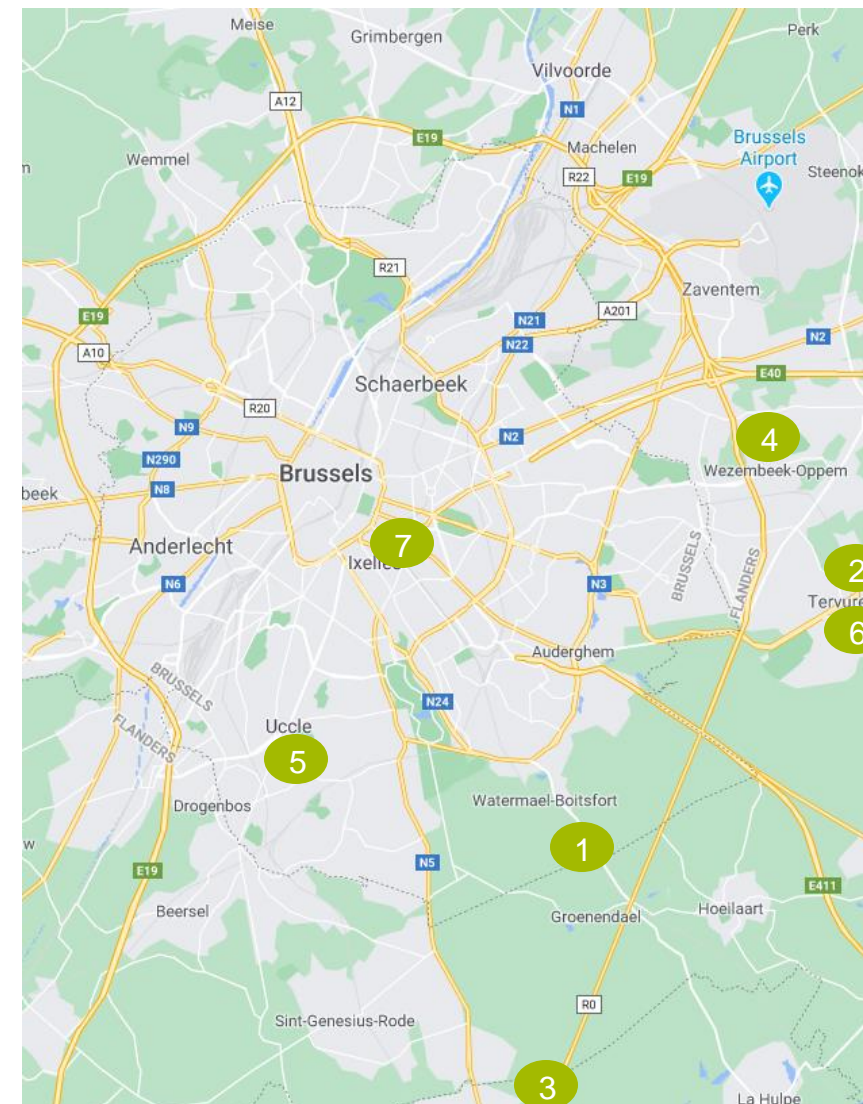
Uccle / www.lyceefrancais-jmonnet.be

6. ISF Tervuren

Tervuren / www.isftervuren.org

7. BEPS International School

Ixelles / www.beps.com



SECURING A HOME



LIVING AREAS IN BRUSSELS

Inside the Inner ring

- Sablon, Dansaert, Place Saint-Catherine

Around the City Center

- Ixelles (Châtelain, Louise, Saint-Boniface, Flagey)
- Saint-Gilles

Semi-lively around the City Center

- Etterbeek (Mérode, Place Jourdan, European Commission)
- Schaerbeek (Plasky, Diamant, Ardennais, Meiser, ...)

More quiet areas (good connection to City Center)

- Woluwé-Saint-Pierre (Stockel, Area around Woluwé Park)
- Woluwé-Saint-Lambert, Auderghem, Watermael-Boitsfort

Semi-lively to very Residential area

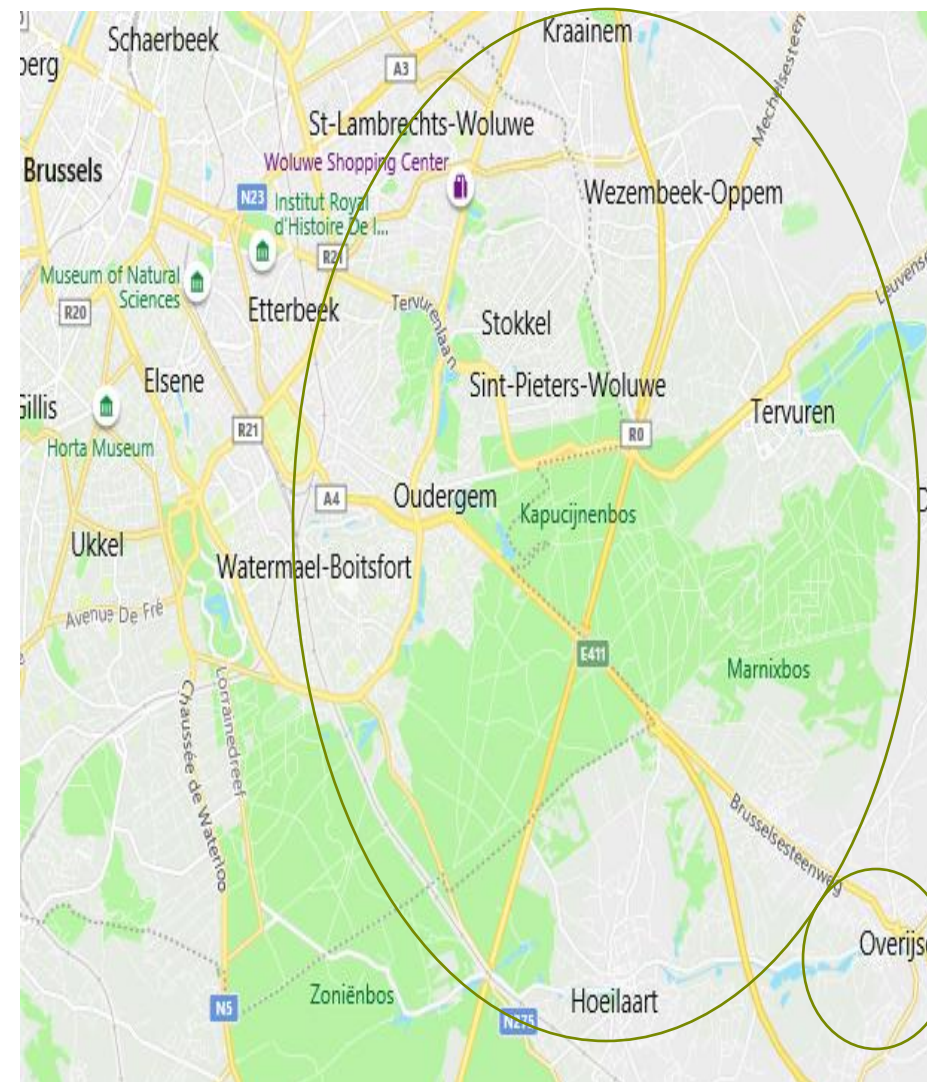
- South-Uccle (less good connection to City Center)



LIVING AREAS IN BRUSSELS

(eastern and south-eastern suburbs)

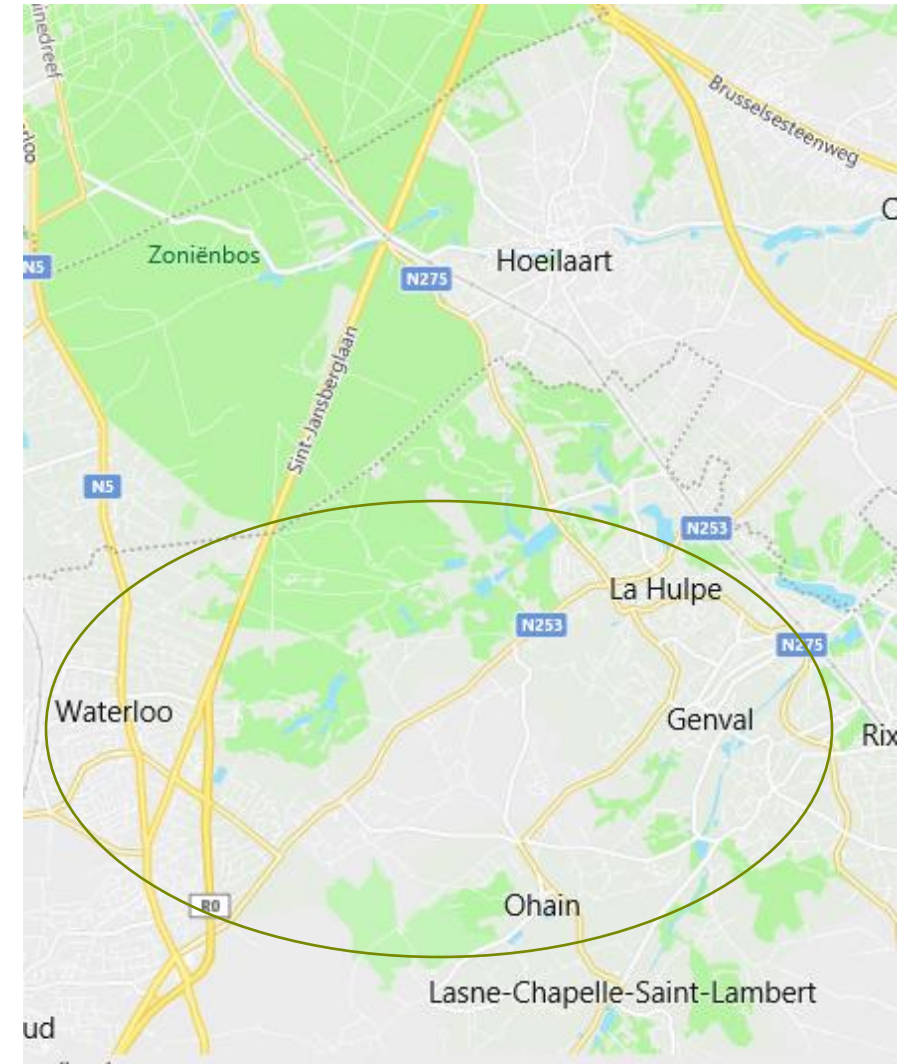
- ✓ **Kraainem**
 - ✓ **Wezembeek-Oppem**
 - ✓ **Sterrebeek**
 - ✓ **Tervuren**
 - ✓ **Overijse**
 - ✓ **Hoeilaart**
-
- Very green area
 - Family oriented
 - Mainly houses and villas with gardens
 - Apartments in the center of town
 - High end rents



LIVING AREAS IN BRUSSELS

(southern suburbs)

- ✓ **La Hulpe**
 - ✓ **Waterloo**
 - ✓ **Rhode-Saint-Genèse**
 - ✓ **Ohain / Lasne**
-
- Suburbs
 - Family oriented
 - Mainly houses and villas with gardens
 - Apartments in the center of town
 - High end rents



INDICATION ON RENTAL PRICES (EX UTILITIES)

Brussels – recommended price range			
	Unfurnished Apartments	Furnished Apartments	Houses
1 bedroom	€950 - €1.150	€1.150 - €1.400	N.A.
2 bedroom	€1.350 - €1.650	€1.650 - €2.000	N.A.
3 bedroom	€1.750 - €2.150	€1850 - €2.200	€1.700 - €3.000
4 bedroom+	N.A.	N.A.	€ 2.000 - € 3.500+
Limited offer of furnished accomodation			

BUDGET OPTIONS & FLAT-SHARING

- Fastmoving studio and room sublet market
- Flat-sharing most popular amongst young professionals
- All in monthly budget
 - a) from 650€-700€ (shared bathroom)
 - b) 800€-850€ (private bathroom)
 - c) 950-1000€ (furnished studio)
- Tenant needs to attend the viewings and to apply in person (FB communities)
- Support of Packimpex in screening availabilities and legal requirements:
 - a) Registration allowed
 - b) Lease accountability (incl. deposit and insurances)
 - c) Lease duration



ESSENTIAL TO KNOW

- If you rent a **furnished** property, this will include the furniture and more often also the kitchen utensils, bedcovers and linen.
- If you rent an **unfurnished** property, the kitchen will be installed including appliances such as cooker, oven, hood, fridge, freezer, dishwasher.
- A washer and dryer, wardrobes, curtains and light fixtures are usually not provided.
- **Room count**: advertisements for properties always reflect the number of bedrooms. Only studio apartments don't have a separate bedroom.

UTILITIES

Common charges include

- Maintenance of common areas including common garden if any
- Water and electricity in common areas
- Elevator maintenance

Utilities include personal use – to be paid directly to the providers

- Internet & digital TV
- Water – heating – electricity

In some older buildings there are no individual meters for water & heating. Therefore a “provision” will be included in the common charges. You will receive a personal yearly breakdown.

For furnished apartments common charges and utilities can be included in an all inclusive rent.



PARKING SPACE

- Modern buildings usually provide underground parking.
- For on street parking it is possible to obtain a parking permit (free of charge). Application is possible after having finalised your registration process.
- Most public parkings are located in the historical city center/shopping district.
- Costs vary between **100€ - 150€/month** for both private and public parking spaces.

SECURING A HOME - PROCESS

- Preparation starts **approx. 5 working days** before your home search
- We will jointly work on selecting the properties for your viewings
- Supported viewings (in current dynamic market, we may alternate accompanied and remotely supported visits)
- Lease applications (some landlords may require a proof that your monthly income is at least 3* the rent)
- Lease review, explanation and signature
- First month rent payment and rental deposit
- Set up insurances
- Entry survey
- Connection of utilities



SECURING A HOME

Belgian lease contracts – FLEMISH REGION Short term lease (up to 3 years)

- The tenant can **cancel the lease at all times** with a 3-month notice period
- + penalty
 - of 1,5 month rent if the lease ends in the 1st year
 - of 1 month rent if the lease ends in the 2nd year
 - of 0.5 month rent if the lease ends in the 3rd year
- Rental guarantee = 3 months rent
(bank guarantee, blocked account or company letter)



SECURING A HOME

Belgian lease contracts - BRUSSELS & FRENCH REGION Short term lease (up to 3 years)

- Lease less than 6 months: cannot be cancelled
- The tenant can cancel the lease (6 months – 3 years) with a 3-month notice period
- + penalty of 1 month rent at all times
- Rental guarantee = 3 months rent with a bank guarantee; 2 months with a blocked account; 2 or 3 months with a company letter



SECURING A HOME

Belgian lease contracts – FLEMISH REGION Long term lease (up to 9 years)

- The tenant can cancel the lease at all times with a 3-month notice period
- + penalty
 - of 3 months rent if the lease ends in the 1st year
 - of 2 months rent if the lease ends in the 2nd year
 - of 1 month rent if the lease ends in the 3rd year
- Rental guarantee = 3 months rent
(bank guarantee, blocked account or company letter)



SECURING A HOME

Belgian lease contracts – BRUSSELS & FRENCH REGION Long term lease (up to 9 years)

- The tenant can cancel the lease at all times with a 3-month notice period
- + penalty
 - of 3 months rent if the lease ends in the 1st year
 - of 2 months rent if the lease ends in the 2nd year
 - of 1 month rent if the lease ends in the 3rd year
- Rental guarantee = 3 months rent with a bank guarantee;
2 months with a blocked account: 2 or 3 months with a company letter



OUR ADDED VALUE

In a competitive and fastmoving landlord's market, you can rely on our:

- Expert knowledge of the local housing market, customs and legislation
- Established contacts with reliable real estate agents
- Quick action on available options
- Support for successful applications
- Professional lease review and handover



HEALTH INSURANCE

- Retain your home country health insurance until you have contracted a health insurance company in Belgium.
- Coverage starts as of your 1st working day. Coverage for dependants (spouses/children) starts once the registration process is finalized at the townhall.
- The registration will allow you to benefit from services such as reimbursements for medical costs and indemnities in case of incapacity for work (sick leave/maternity leave).
- Patients are free to choose their own medical professionals and places of treatment.
- We work with [Partena / Helan](#) (Business & Expats division) which is one of the main health insurance providers in Belgium. You will have a point of contact who speaks English.



OTHER INSURANCES

Home and family liability insurance

- **Tenant's liability** home insurance is a **mandatory** all risk insurance covering perils such as fire, water damage, glass breakage and natural catastrophes such as floods, storm, hail, etc. This insurance does not cover “rental damages” you caused to the property during your occupation. For example : stains on the walls, scratches on the floor, etc.
- All other insurances are **optional**:
- Theft insurance: for theft of your personal belongings, burglary & vandalism
 - Furniture contents insurance: insurance for fire & water damage to your personal belongings
 - Family liability insurance: **highly recommended** as this covers your responsibility towards 3rd parties (often mandatory in apartment buildings)
 - House employee insurance
 - Legal assistance
 - Travel insurance



OPENING A BANK ACCOUNT

- We will coordinate with you the opening of your bank account
- Easy payment system through high-class multilingual e-banking tool, including mobile app
- A dedicated Relationship Manager



REGISTRATION PROCESS

Obtaining your residence permit

- Announce arrival at townhall
- Submit paperwork
- Passport, proof of employment, birth certificate, marriage certificate, etc.
- Legalisations and/or translations might be required
- Residence check by local police (this can take up to 8 weeks)
- Apply for ID-card
- Receipt of PIN-codes
- Pick up ID-card

DRIVING LICENSE EXCHANGE

After finalising the registration procedure your driver's license will need to be registered or exchanged:

EU driver's license

- Recognized in Belgium
- Registration is required
- Exchange of the driver's license is mandatory after 2 years of residence
- In case of loss or theft a Belgian driver's license can be obtained

Non-EU driver's license (valid over the next 18 months)

- Not recognized : theoretical & practical exam will be required
- Recognized
 - Exchange of the driver's license is mandatory after 6 months of residence
 - Authenticity check (can take up to 8 weeks)
 - During this period you will not be allowed to drive

USEFUL APPS

Public transport



MIVB-STIB
Buses, trams,
metro in Brussels



De Lijn
Buses & trams



NMBS
Trains



TEC
Buses in the
French region

Other transport



VILLO
Public bike
rental



BLABLACAR
Car pooling



UBER JUMP
Electric bikes



CAMBIO
Car sharing

USEFUL APPS

Local reference



Belgian touristic attractions



Brussels Travel Guide



Find a restaurant



Visit Brussels

SETTLING IN & NETWORKING

Expat clubs – websites

- American Women's Club of Brussels
www.awcb.org
- Association Femmes d'Europe
www.assocfemmesdeurope.eu
- Women's International Club
www.wicbrussels.com
- Professional Women International
www.pwi.be
- www.expatica.be
- www.thebulletin.be



RELOCATION TIMELINE



- Service provided by Packimpex
- Service provided via third parties

Contact information:

Office hours: Monday – Friday 8:00am-5:00pm - email response within 24 hours



Smart Relocation
Packimpex

WELCOME TO YOUR NEW HOME