



Pay attention to...

- ▶ If you need to leave the housing, a team of social workers from SIR (and in some cases the burgomaster of commune) examine the possibility of relocation but they **don't have to offer you another housing.**
- ▶ You can make an appeal to the "Regional Budgetary Fond of solidarity" (financial intervention **under some conditions**).
- ▶ If the works are not carried out, the landlord will have to pay a **fine** and won't be able to rent his housing any further.
- ▶ The SIR can also visit the housing in case of certifying the housing's **danger** for its inhabitants (you and the landlord will be informed by letter).

Contacts

Contact the **competent service** that can guide you or ...

▶ The Regional Direction of Housing Inspection

(Direction de l'Inspection Régionale du Logement)

Boulevard du Jardin Botanique, 20 (6th floor) - 1035 Bruxelles
02/800.38.88 (Between 9am and 12am)
<http://www.bruxelles.irisnet.be/>
(online forms are available)

▶ The Housing Information Center

Centre d'Information sur le Logement - C.I.L

Ministry of Brussels-Capital region
Rue du Progrès 80, 1030 Bruxelles
(at the North Station, 1st floor)
02/204.14.02 (entre 9h et 12h)

The C.I.L can also inform you about the ADIL and renovation allowances.

Available leaflets

Steps to take

- 1 - Looking for a housing
- 2 - Visit and moving in
- 3 - Lease and rent
- 4 - The fire insurance
- 5 - Housing's rules

Risks

- 6 - Housing and health
- 7 - Chimney sweep
- 8 - The humidity
- 9 - Maintenance and repairs
- 10 - The danger of CO

To live better

- 11 - Water and energy saving

This leaflet is available in following languages :

Albanian	Farsi
English	French
Arabic	Russian
Spanish	Turkish

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Avec l'appui de la Région de Bruxelles-Capitale

Steps to take

LEAFLET N°5

BRUSSELS HOUSING'S RULES

English

«Everyone has a right to a decent housing»



RENT HOUSING



A tip!
Take the same leaflet in French to learn the vocabulary



What are the housing rules?

The Brussels housing rules consist of series of norms established by the government of the region in order to struggle against **housings with bad conditions**.

Ask an **association** that will guide you in the steps to take.

The rules oblige the landlords to respect the **minimal security, equipment and health norms**, mainly :

The security norms

- The building should be **stable**,
- The **gas and electricity** installations shouldn't be the object of any danger,
- The **sewers** should work properly (without any bad odours),
- The **stairs and corridors** must allow the rapid evacuation in case of danger.

The equipment norms

- ▶ Every room has to be equipped with a **lamp with switch** (not necessarily the bulb) and an **electric plug**,
- ▶ The **door locks** in good conditions must be installed on exterior doors,
- ▶ The **smoke detectors** must be installed,
- ▶ The **kitchen** must be able to hold a heavy household appliances (a washing machine for instance).



The health norms

- The **housing** can't be humid or infected by **parasites** (fungus, insects, rodents),
- The housing must have a **natural light** (windows) and the **ventilation in bathroom** and toilets (window, fan, grill).

How to proceed ?

The landlord who wants to rent the housing, **can** ask the Regional Service Inspection (SIR) for the **certificate of compliance**

(the SIR will pay a visit and make sure that the housing is in order).

If the housing is less that 28m² or it is furnished, the landlord **has to** ask for the **certificate of compliance** before renting it. He has to make sure that his housing respects the norms of rules

(if he doesn't do so or if he makes a false declaration, he risks to get a fine).

If the housing doesn't correspond to the rules...

The tenant or the third person can **file a complaint** to SIR. Before doing it, it is preferable to talk to the landlord.

Always write to the landlord, even if you have **spoken** to him already (you confirm what has been said and it is a proof).

Filing a complaint

To file a complaint, you can seek the advice of specialised housing service.

But you can make an approach **yourself** by contacting directly the SIR.



You have to pay 25 € for filing the complaint.



Once the complaint is filed, the SIR makes an investigation on the spot (you are informed by a registered mail)

If the housing is out of norms, the landlord gets a registered mail requiring to proceed the works in a determined period.

If the housing is declared unhealthy, it can be shut down immediately or in a very short time, and you have to leave it!