

## CONSTRUCTION OF NEW DWELLINGS

From the data on planning permit, it is possible to identify trends in dwelling construction and the type of residential construction. In general, apartment buildings have a lower environmental impact than single-family homes, particularly since they use less land. The energy performance of buildings (EPB) also influences the environmental impact of any new dwelling.

### Proportionally more apartments than single-family homes in 2015

In 2015, 11,355 new dwellings<sup>1</sup> were authorised in new constructions in Wallonia, a reduction of 20% compared to 2005 (14,269 new dwellings authorised). This decrease can be explained by the fall in the number of single-family detached houses with a planning permit, which fell from 6,556 to 3,705. The number of apartments with a planning permit was 5,956 in 2015, a figure that has remained stable since 2005. Apartments accounted for about 52% of the new dwellings which were authorised in 2015 (around 42% in 2005). The share of permits issued for detached and semi-detached houses also increased. In 2005, the number of detached houses with a planning permit was about 4 times higher than that for semi-detached and terraced houses; in 2015, this ratio was close to 2.

There are wide disparities between Walloon municipalities<sup>2</sup>. As such, over the period 2011-2015, several urban municipalities and their agglomerations had particularly high levels of planning permission for apartments (>61%), while in many rural municipalities, the share of permits issued for apartments remained low.

### Improvements in the energy performance of new dwellings<sup>3</sup>

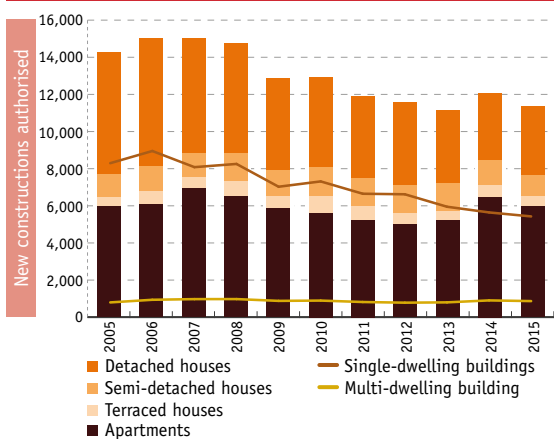
In 2016<sup>4</sup>, 70.7% of finished new dwellings had an EPB level equivalent to a B label<sup>5</sup>. The rest was almost exclusively

made up of dwellings with higher energy performance. In comparison, Walloon housing stock prior to May 2010 only had 1% of buildings with an A, A+ or A++ label, 9% with a B label, 14% with a C label, 15% with a D label, 15% with an E label, 15% with a F label and 31% with a G label<sup>6</sup>.

Between 2012 and 2016, the EPB level for new dwellings showed an improving trend, with a decline in the share of B-label dwelling in favour of A-label dwelling, which went from 13.2% in 2012 to 26.6% in 2016<sup>4</sup>. The share of new dwelling with the A+ and A++ label was relatively stable over the period (2.4% and 0.2%, respectively, in 2016<sup>4</sup>). In the future, this trend is expected to intensify, given the gradual tightening of EPB requirements<sup>7</sup>. As such, the "nearly zero energy building" (NZEB) (label A) will be applicable for all planning permission applications filed from 1 January 2021 onwards<sup>8</sup>.

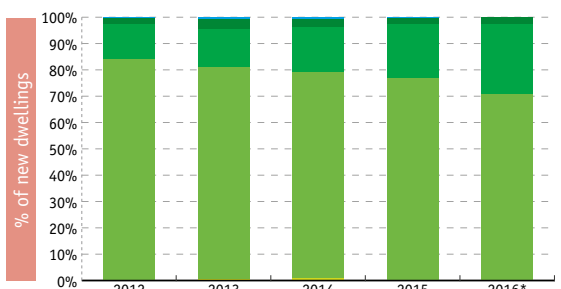
[1] New constructions in the residential sector including single-dwelling buildings (terraced, semi-detached, detached) and multi-dwelling buildings or apartment buildings. | [2] → Map 19 | [3] Based on the final EPB declaration | [4] Partial data, relating to the 1<sup>st</sup> half of 2016 | [5] From May 2010, the B label became mandatory for all new planning permission applications. | [6] Data from 25/07/2016, estimate based on EPB certificates drawn up during sales/rental transactions | [7] Directive 2010/31/EU, Decree of 28/11/2013 and Walloon Government Decree of 15/05/2014 | [8] More information at <http://energie.wallonie.be>

Fig. HOUSE 2-1 Construction of new dwellings in Wallonia



SOERW 2017 – Source: FPS Economy - DG Statistics

Fig. HOUSE 2-2 Energy performance of new dwellings in Wallonia



Specific primary energy consumption ( $E_{spec}$ ) (kWh/ (m<sup>2</sup>. year))

A++ ( $E_{spec} \leq 0$ )    B ( $85 < E_{spec} \leq 170$ )    F ( $425 < E_{spec} \leq 425$ )  
 A+ ( $0 < E_{spec} \leq 45$ )    C ( $170 < E_{spec} \leq 255$ )    G ( $E_{spec} > 510$ )  
 A ( $45 < E_{spec} \leq 85$ )    D ( $255 < E_{spec} \leq 340$ )

\* Partial data (1<sup>st</sup> half of 2016)

SOERW 2017 – Source: SPW - DG04 - DEB