

Board of Homeowners Association Belvédèrebos  
p/a Belvédèrebos 6  
2715VA Zoetermeer  
Zoetermeer, 18 September 2024



Regarding: subsidy from the Public Housing Fund

Dear Members,

As you may know or have read in the newspaper: the municipality of Zoetermeer has received a substantial subsidy from the government for improving 10 flats in the Meerzicht district, including ours. Together with a financial contribution from the municipality, more than 15 million euros is available to make the flats more energy efficient. This amount is separate from potential energy savings and other subsidy schemes from the government and the municipality.

At the invitation of the municipality, on September 4 last, the board, together with representatives from other homeowners' associations, discussed the details of the local subsidy scheme.

Within the requirements of the government and the ambitions of the municipality, the possibilities were discussed to create the most attractive subsidy scheme possible for all homeowners' associations and their members. For example, the subsidy money may only be used for sustainability and may not be used for owner-landlords due to so-called "state aid rules". At both the municipality and the homeowners' associations, the emphasis is not only on making the homes energy efficient, but especially on preventing high housing costs.

Apart from this subsidy, which focuses on carrying out the insulation work, there are also (financial) options from the municipality and the government to guide the sustainability process. Unfortunately, the municipality cannot decide for us to improve the building; We'll really have to do that ourselves!



The municipality cannot force us to become more sustainable, but we will have to take action at some point. Rental properties with poor labels may no longer be rented out in a few years and mortgage banks and home seekers are increasingly looking at the energy performance of the home. For example, you may borrow more for a home with a favorable energy label. The downside, however, is that homes with a poor energy label will increase less in value and will become increasingly difficult to sell.

We do not yet know exactly what the new scheme from the municipality and the government will mean for our homeowners' association, but the one-off multi-million subsidy from the government is a unique opportunity and support to reconsider insulating our building. Doing nothing will only become more expensive!

The total costs of sustainability will be considerably higher than the amount of the subsidy. If our homeowners' association does not have sufficient financial resources, a low-interest loan can be taken out from the heating fund under certain conditions to finance the sustainability process.

We hope to have informed you of this and will inform you as soon as more is known.

Yours sincerely,

On behalf of VvE Belvédèrebos 1 to 246 in Zoetermeer