

Newsletter

2022/4

April 28, 2022



Energy situation

Energy prices have risen sharply in recent times, which means that the energy bill for many households is considerably higher. The Cabinet has decided to partially compensate for this by reducing energy taxes on electricity.

The energy tax refund will increase from €560 to €825. That means a tax benefit of €265 for everyone (regardless of the amount of energy you use). This also applies if you do not have a gas connection or if you use block heating.

Electricity

The tax rate on electricity will be reduced by 6.9 cents per kWh, including VAT. How much that saves you depends on your power consumption. With an average consumption of 2,384 kWh per year, the energy tax decreases by approximately 160 euros. Then you have a total benefit of approximately €400.

Gas

Energy taxes on gas will rise this year by 2 cents per cubic meter. With an average gas consumption of 1,170 cubic meters per year, you therefore pay €23 more in tax for gas.

Please note: this only concerns energy taxes, which only form part of the energy tariffs. The market price also plays a role, of course, and it has risen considerably. In the end, almost everyone will spend more on energy.

The Home Owners Association Belvédèrebos uses gas for 12 HR boilers for block heating and 4 HR boilers for hot water. The energy contract for this gas will continue until November 2023.

The energy contracts for cooking gas and communal electricity, such as lighting for the general areas, storage rooms and gallery, but also the lifts, which are settled via the Home Owners Association contribution, will expire in November 2022. After the summer, the board will look at the most financially attractive extension. The board regularly receives questions about water, gas and electricity in the home. As indicated, cooking gas is settled via Home Owners Association contribution (fair distribution among all owners recorded in deed of division). In the house there are consumption meters for electricity and cold water, which have nothing to do with the Home Owners Association; this concerns private use in the home. The meter for hot water is read remotely and settled in the annual heating bill.

It is a difficult and worrying time and that certainly does not only apply to the energy market. It is therefore impossible for the board to indicate with any certainty how prices will develop. It is a given that if we now had to conclude another contract, we as the Home Owners Association would have to pay considerably more. We hope that the energy market will stabilize or recover in the near future.

Digital meeting

The Temporary COVID-19 Measures Act has again been extended by three months until June 1, 2022. Despite the relaxation, Home owners Associations can continue to meet digitally until June 1, 2022 if physical meetings are not possible or desired.

Digital meetings are allowed via this 'Temporary law COVID-19 Justice and Security'; there are now even voices to give this a permanent character. However, Home owners Associations must still take into account the meeting deadlines as stated in the Deed of Demerger and/or Model Regulations, in many cases 1 July 2022. The next GMM for VvE Belvédèrebos is now scheduled for the end of May. The invitation to do so will be sent shortly.

Charging bills

The Home owners Association Belvédèrebos uses external companies for the functioning of installations and maintenance of the complex. It is possible that you as a resident receive a request on behalf of one of these companies to perform work for you. This could be the Techem company, for example, to check or replace your meters on the convectors. If you can comply with the request, there is nothing to worry about. If you are not at home, or cannot be at home, you are expected to take your responsibility as a tenant/owner in this. By this we mean that you contact the relevant company to reschedule the appointment to a time that suits you both. If you do not do this and the company in question comes to your door for nothing, the company will charge costs for this to the Home owners Association. These, in our view unnecessary costs for the Home owners Association, will in these cases be passed on to the owner. For the Techem company, that amount is currently approaching €80 per visit when they are standing in front of the proverbial "closed door". For other parties that we use, these costs can even go up to €150 or €200. Prevent the passing on of unnecessary costs for the Home owners Association and respond to requests for an appointment from external companies such as Techem, Van Dorp, etc.

Upcoming works update

in newsletter 2022/3 we indicated that a number of major maintenance work will take place this year. The renovation of the lifts will start in week 28, this will be further explained in a separate update. The start of replacing the roof fans was planned for the end of April, but due to all the developments in the world and associated economic sanctions and transport restrictions, this has been delayed indefinitely. This type of roof ventilator, which is widely used in Europe, is made in Taiwan and, according to our supplier, that factory has been shut down for a while. We will notify you as soon as more information becomes available.

From the end of May, Techem will start replacing the heat meters and hot water meters. The supplier will communicate with you in the coming weeks about the planning when this will take place in your home. The request is to indicate in good time when you are not in a position to gain access to your home.

As far as is known today, a start will be made in October on relining the kitchen downpipes (standleidingen). What this will look like in practice will be explained in more detail in upcoming updates and an information evening.

SMOKE DETECTORS

ARE SAVING LIVES



We recommend that you purchase a smoke alarm with a 10-year battery and 10-year life. Then you don't have to replace the battery of the smoke detector for the next 10 years! The smoke detectors also have a lifespan of 10 years, so after that time you can easily replace the entire smoke detector.

Contact Information

Apartment owners

General Failures

service
VZB Vastgoed,
office hours 09:30-17:00
070-4273 372
emergency number
070-311 02 44
info@vzbvastgoed.nl

Sewerage

RRS
088 - 030 13 13

Tenants

For all failures

Heimstaden, every day
00:00 – 24:00 hours. **085 - 0866039**
service@heimstaden.nl
(or online serviceportal)

Elevator problems

ORONA 24/7 breakdown

0172 - 446111



FACEBOOK en WHATSAPP are useful for mutual communication between residents, but please note this is not a means of reporting malfunctions and/or complaints to the VvE board.