

# NEWSLETTER

2024/2

May 24th 2024

## Contact Informatie

### Apartment Owners

#### General failures

**24/7 VvE Beheer**

09:00-13:00 **085-060 38 39**

**emergency number 085-060 38 39**

info@247vvebeheer.nl

### Sewerage

**RRS 088 - 030 13 13**



### Tenants

#### For all failures

**Heimstaden**, every day

00:00 – 24:00 **085 - 0866039**

service@heimstaden.nl

(or online serviceportal)

### Elevator problems

**ORONA 24/7 breakdown service**

**0172 – 446111**

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

## Zoetermeer receives 15.7 million for Highrise buildings in Bossenbuurt Meerzicht

The municipality of Zoetermeer receives an amount of €15,753,170 from the National Government's Housing Fund. This helps Home Owners' Associations (HOAs) in the Bossenbuurt to make their homes more sustainable. Part of the subsidy goes to improving the public space in the Bossenbuurt. The Housing Fund also asks the municipality for a contribution. This means that the municipal council still has to make a decision on additional financing.



*Councilor Bouke Velzen: "This subsidy is a major boost for homeowners in the Bossenbuurt. We can improve the quality of life with energy-saving measures. This prevents energy poverty and thus contributes to social security for vulnerable households." Councilor Ingeborg Ter Laak: "I am very happy with this. With the money from the Public Housing Fund, we can give new impetus to a typical reconstruction district that is characteristic of a New Town like Zoetermeer."*

*Sustainability of homes is now getting closer for ten flats in the Bossenbuurt. The flats suffer from overdue maintenance and have a low energy label. The ambition to make these homes more sustainable is easier to get off the ground with the Public Housing Fund because it increases the financial capacity of the homeowners' associations.*

*The municipality supports homeowners' associations in their sustainability efforts with tailor-made energy advice. But the financial risk is too great for several homeowners' associations. The consequence of the investment would be that the contribution to the homeowners' association would become unaffordable for some homeowners. With the subsidy awarded, it is now possible for homeowners' associations in the Bossenbuurt to take insulation measures more easily, such as roof insulation, exterior wall insulation and HR++ glass. In total, this concerns more than 2,400 homes that can be made more sustainable. This way, all residents get a well-insulated home, there is less energy consumption, more comfort and lower costs.*

*Part of the awarded subsidy is intended for improving the public space and the Meerzicht neighborhood shopping center. The area with many parking spaces requires renewal. There are plans to make the shopping center more attractive and accessible with more opportunities to meet each other.*

*The municipality of Zoetermeer is happy with the subsidy awarded. If the municipal council also agrees to the expenditure of this money after the summer, homeowners' associations of the Bossenbuurt can submit an application from the beginning of 2025. In this way, they are supported in their ambition to implement isolating measures. And it immediately makes a positive contribution to the neighborhood development of Meerzicht.*

**The above press release was posted by the municipality of Zoetermeer on May 14, 2024, but requires some explanation to be able to interpret it correctly.**

- The board of VvE Belvédèrebos is a member of the VvE forum "Samen Meer Zicht", which was founded in 2023. This forum of homeowners' associations from the Bossenbuurt shares mutual experiences and options for maintenance and sustainability, with a representative of the municipality indicating what the municipality can do in this regard. The municipality has expressly involved this forum to provide input for the application to qualify for a subsidy from the Public Housing Fund.
- A first application was submitted in 2023, but unfortunately it was rejected. The wording of the application was subsequently adjusted and the homeowners' associations from the Bossenbuurt signed a letter of support.
- On May 13, the HOAs were approached by the municipality with the positive news that the application has been approved "under embargo" and that an amount for a subsidy has been determined.
- "under embargo" means that the municipality of Zoetermeer must approve 30% of the allocated subsidy amount from its own resources as additional financing.
- As the press release states, part of the subsidy will go to improving the public space in the Bossenbuurt. It is currently unclear what this means and how much money will be reserved for this. We hope to hear more about this on June 20 when the forum meets again together with the municipality.
- Before the subsidy is awarded to the individual homeowners' associations, the amount will have to be determined. This will probably become clear by the end of this year.
- The amount that is ultimately allocated for making the approximately 2,400 homes more sustainable will not be nearly enough for sustainability processes. Owners' associations that have already started a sustainability process have been saving for years and still have to borrow millions to realize it.
- For our complex, this means that with a subsidy the financial threshold will be somewhat lower, but that in order to actually make sustainability possible, a significant increase in the monthly contribution will be strictly necessary.

### ...transition to new manager

As is known, we switched to a new manager for 24/7 VvE management as of May 1.

Despite the agreements made and written commitments from the management company VZB Vastgoed regarding the transfer and professional completion, we have had to conclude that this has not been fulfilled despite all requests from the new manager and board.

The audit committee had a lot of difficulty getting all questions answered. Unfortunately, all ongoing cases involving reports by owners until May 1, 2024 have not been continued. As a result, 24/7 does not yet have a complete picture of our homeowners' association, but we are working hard on that.

The most important matter, which should have been completed by VZB Vastgoed, is the holding of a General Members Meeting for the 2023 annual accounts; However, VZB has categorically rejected this and the board has entered into discussions with 24/7 to achieve this as soon as possible.

We will inform all owners as soon as possible about the upcoming AGM. This is expected to take place in June.

If there are problems for which you need to contact the administrator for a solution, it is advisable to do this via the Convect App or via <https://login.convect.nl/>. This way you will receive confirmation of your report and Your report is therefore also registered. Tenants still have to report problems with their home to Heimstaden. 24/7 VvE management can be reached by telephone on working days from 09:00 to 13:00 via: (085) 060 38 39. Their email address is: info@247vvebeheer.nl.

In the event of emergencies that cannot wait until the next working day, 24/7 VvE management is available 24 hours a day, seven days a week, on the aforementioned telephone number.