



'T LANDGOED  
BAARS

RESIDENCE  
DE EESE

## Leasehold & building brochure

Information brochure Residence de Eese & 't Landgoed

Baars



## Leasehold and building rights information

In this brochure you can read more about the advantages and disadvantages of acquiring a plot on the basis of a leasehold & building right for a holiday home at Residence de Eese or 't Landgoed Baars.

### Contents:

---

Page 3 information letter to potential buyers Notary Kroek en van Weert, Steenwijk Page 4 to 7 Frequently asked questions  
Page 8 Model leasehold calculation Page 9 Example calculation of costs Notary Dirkzwager, Arnhem Page 10 Contact

Done reading?

Then come and have a look at that special place that suits you exactly!

Unique homes in a great environment.

We wish you a warm welcome!

Kind regards,

Henk van den Berg [hvdberg@wb-groep.nl](mailto:hvdberg@wb-groep.nl)

06 53 17 53 09



## Letter from Kroek & van Weert Network Notaries:

*Marjan K. Kroek, divorce mediator/mediator, M.R. van Weert, agricultural specialist clerks: Simone Tietema-Veldman, Karina Doeve*

*Attn. Mr H. van den Berg, Parc de Eese B.V.*

*Date: July 22, 2021 Subject: leasehold information for park residents Practitioner: Marjan Kroek Case number: 29046*

*Dear Mr Van den Berg,*

*You have requested me to write this letter for the potential buyers of Residence de Eese, explaining the advantages and disadvantages of a leasehold right with dependent building rights compared to rental.*

*Leasehold is a right in rem that gives the leaseholder the authority to keep and use someone else's real estate. Through a building right dependent on the leasehold, the leaseholder also becomes the owner of the building built on the land (the building). Both rights are registered with the land registry; The leaseholder can therefore invoke these rights against anyone, such as against a new owner of the park or a trustee in a possible bankruptcy of the owner.*

*Parties can arrange the duration of the leasehold in the deed of establishment. Unless otherwise stated in the deed of establishment, the leaseholder has the same enjoyment of the property as an owner.*

*Unlike rent, leasehold rights are transferable (it can be sold or donated) and represent a value in economic transactions. A mortgage right can be established on the leasehold, which increases the financing options. However, the value of the leasehold in economic terms is strongly determined by the amount of the ground rent, the duration, the (im)possibility of premature termination by the main beneficiary and the restrictions that the leasehold conditions impose on the use / application of the leasehold. case has been raised.*

*The leasehold conditions therefore determine the extent of the rights and obligations of the leaseholder and owner. It states, for example: also regulates when and how the canon is adjusted. It is therefore important to study this carefully before purchasing a leasehold right.*

*At the end of the leasehold (e.g. if it is not extended), the owner will receive the value of must pay for the buildings to the former leaseholder. How exactly this works is stated in the leasehold conditions. The risk of a decrease or increase in value is therefore for the leaseholder.*

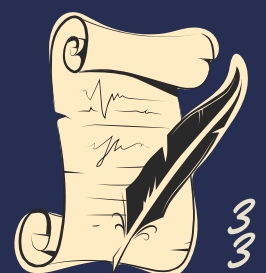
*Establishing a leasehold right does entail costs. In addition to notary and land registry costs, eight percent transfer tax is due on the purchase price and the capitalized ground rent. You will also have to take out building insurance.*

*When renting, you do not own the land. According to current case law, a recreational chalet is normally immovable property (even if it is on wheels), which means that the owner of the land also automatically becomes the owner of the chalet from a legal perspective (accession). If the owner goes bankrupt, the chalet also falls into bankruptcy. Even if the chalet can still be seen as movable property, the chalet may be subject to a bottom attachment by the tax authorities.*

*As mentioned above, a rental right cannot be transferred to another person.*

*I hope this has clarified some things.*

*Kind regards, Mr. Marjan Kroek*





# Frequently Asked Questions

## What about renting out plots?

The rental is via Recron rental conditions for permanent places (most used) runs for one (1) year and gives the right to place a (recreational) object on this lot for one year, this expires without extension. Not an insurmountable problem for a mobile home or chalet – after all, moving is simple. In the event of bankruptcy of a park owner, there is a risk that the existing objects will fall into the estate of the curator (accession) if / because these objects are connected to the land via infrastructure.;

## How are rent increases going?

The plot rent follows the market value and inflation;

**What if I prefer to rent rather than enter into a leasehold right?**  
That is your choice, in the plot lease you indemnify the park against the possible negative consequences of this decision;

## Why leasehold?

The issuance of leasehold plots binds the owners of the recreational objects and the owner of the subsurface (leaseholder\*) for a very long time! \*who in this case is also the rental operator and is responsible for the appearance of the park and is at the same time the largest long-term investor, in our view this setup offers more security than ownership where there will be future uncertainties;

## Can I decide for myself what happens to my recreational object?

For each object that meets the requirements for tourist rental, the owner decides whether and in what period this object is rented out. The rental price is determined in consultation and after consideration of a benchmark study;



# Frequently Asked Questions

**If I want to sell, can I arrange this myself or is this mandatory through the park?**  
*Yes, you can arrange a sale of your property yourself or through an estate agent of your choice or through the park's sales organization. Changing ownership must be done via a deed of transfer with the park and in accordance with the rules that apply to your property.*

## **Transfer tax**

*A new home can be delivered without transfer tax being due on the home. Ask the notary about it.*

## **Is there also participation?**

*Yes, certainly. This has been done through a survey system via the internet, the results are shared, a large-scale survey is expected at least once a year;*

## **What are park charges?**

*These are the costs of park services such as the swimming pool, reception services, access management, green maintenance, playgrounds, entertainment, lighting, road management, camera systems and supervision, slippery conditions and/or pest control, which must be carried out cost-effectively with an administration surcharge,*

## **But can I also introduce (tourist) tenants myself?**

*Yes, that is possible, and if you achieve this more than 5 times a year, you will also receive 10% commission as a booking company on the rental of objects other than your own.*



### **Why (not) sell lots?**

*Selling plots seems to be the most certain solution for a buyer in terms of legal certainty and the sales price of plots is at an all-time high in 2021, so selling is certainly an economically lucrative in the short term for every park owner - yet over time another assessment has been made, including the following considerations: the fact that after the sale of the plots there will no longer be a general interested party for the future and there will then be a VVE board, makes the future for the home owners is uncertain because one must then decide in a group about setting up and keeping vital a management and/or rental organization that (provided it is properly functions) ensures a good economically profitable return and good marketability and value retention of a recreational object;*

*When outsourcing to a rental organization, it will impose rules that can be quite tough. An owner usually has virtually no control over the actual use, personal use is even virtually excluded in a number of agreements! If the contract period with the rental organization is over and there is no alternative, the park will run a great risk of turning into a migrant labor park or the like, a great disillusionment for the owners, it is rarely seen that these outdated parks with a divided ownership can operate on their own. legs (whether or not VVE controlled) remain successful for a long time;*

### **A leaseholder as a long-term investor, can you explain this?**

*After all, the leaseholder is the landowner and cannot simply leave without leaving a huge amount behind, because with a leasehold the leaseholder only receives a modest part of the plot value when the lease is concluded at the notary. The leaseholder receives an annual payment (called ground rent) from the leaseholder. The leaseholder therefore has a great interest in maintaining a healthy, beautiful and vital park in the long term. This interest is synchronous with all owners' interests;*

### **Is one also allowed to “live permanently” in the parks?**

*Permanent residence is not permitted in the “Recreation” destination. The Municipality is the body that supervises this and manages the registrations of the basic municipal administration and implements the supervision policy. In practice, when writing this information, a tolerance policy seems to replace an enforcement policy. The park management follows municipal policy. Please inquire with the Municipality.*

*Please note that you are always obliged to register in the municipality where you live, even if you live “crookedly”.*



### **A leasehold right with a building right, what does this mean in**

**practice?** It question, but in a brief overview we will give you the details of such a leasehold and building agreement:

*You also become the owner of the building in the land registry;*

*If the leaseholder goes bankrupt, your property remains safe;*

*You can have a mortgage right established on this;*

*You are assured of a stable canon (following inflation);*

*The term of the first tranche is 49 years;*

*An owner can request an extension 10 years before the end of the term;*

*Once every 25 years, parties (including the building owner) can request a revision of the ground rent on the basis of reasonableness and fairness;*

*The value of the leasehold plots has been determined by two MRICS, RT appraisers and is monitored by the leasehold;*

*With new homes you have an advantage with regard to transfer tax;*

*The leaseholder is obliged to purchase your buildings if the leasehold is not extended;*

*A number of these points are quite special and serve to contribute to a vital long-term asset for all parties;*

### **Rental organization and how does it**

**work?** Every rental must be done through the park manager, cooperation with you as the owner, brokers and booking organizations is flexible. It is important that the location and unique accommodations are well appreciated, and after a few years of rental we see regular returning guests;

*From 2022, the rental costs will have their own structure:*

*€20 per month for each owner of a tourist-suitable building for the maintenance of its own rental organization, which also improves the value retention and marketability of the objects;*

*15.50% commission on the actual tourist net rental turnover;*

*5.50% commission on turnover for a long-term rental agreement;*

**Any questions? Please contact us!**

# Model leasehold calculation

What is the value of a plot at Residence de Tese and the Landgoed Baars and how is the Leasehold calculated:

150M2 In the middle of the park € 34,750.00 the forest edges € 44,750.00 the Pond/ Hill € 64,750.00

M2 Basic value: 150 € 34,750 Middle of the park plot value M2 price € 232 More M2 max 200m2 50 More m2 than 150m2 Value M2 (above 150 m2 basic) € 150.0 € 7,500.0 More M2 (above 350m2 = basic plus more M2) 0 More m2than 350 m2 Value M2 (above 350m2) € 50.0 €

**Total lot value € 42,250.0 This is how the lot value is calculated**

Plot surface M2 200 M2 One-off compensation: -15% Purchase of the leasehold Purchase of leasehold 15% € -6,337.50 Pro resto plot value: € 35,912.50 Remaining plot value after deduction of purchase part

Canon percentage 4.36% 10-year average + surcharge 3.5% ten-year government loan

Canon per year (Rent) € 1,565.79 Adjustment of CPI 2023 1.038 € 1,625.28

**Monthly costs of the canon in this calculation: € 135.44**





# Calculation according to Dirkzwager notaries Arnhem

## Calculation of the capitalized value of a ground rent due to the transfer tax at the notary.

Amount of debt obligation (your ground rent) 1,625.28

Below is the tax scale of the Tax Authorities:

factor = factorbedrag

1st five years  $5 \times 0.85 \times 1,625.28 = € 6,907.46$

2nd five years  $5 \times 0.64 \times 1,625.28 = € 5,200.91$

3rd five years  $5 \times 0.48 \times 1,625.28 = € 3,900.68$

4th five years  $5 \times 0.36 \times 1,625.28 = € 2,925.51$

5th five years  $5 \times 0.28 \times 1,625.28 = € 2,275.40$  subsequent years  $24 \times 0.15 \times 1,625.28 = €$

5,851.03 total number of years 49

The result of the previous capitalized value calculation: € 27,060.99

1 In addition: The one-off purchase of the leasehold: € 6,337.50


2 The value of the lot for the calculation of the Transfer Tax: € 33,398.49 Total lot value without capitalization: € 42,250.0

12% 3 Transfer Taxes and notary costs (valuation): (calculated over 2) € 4,007.82

Pay via notary:

1. purchase of leasehold and 3 Taxes and notary costs (valuation): €10,345.32





After this 'heavy meal', fancy something refreshing?! Did you know that?

You can enjoy delicious regional dishes in the restaurant of 'Residence de Eese'?

Take a quick look at the website!



# Let's stay in touch

'T LANDGOED  
BAARS

RESIDENCE  
DE EESE

Bergweg 76 Bultweg 25

8336 MC Baars 8346 KB De Bult

[www.landgoedbaars.nl](http://www.landgoedbaars.nl) [www.residencedeeese.nl](http://www.residencedeeese.nl)

## Advice and sales:

Henk van der Berg

[hvdberg@wb-groep.nl](mailto:hvdberg@wb-groep.nl)

06 53 17 53 09

[www.landgoedbaars.nl](http://www.landgoedbaars.nl)

[www.residencedeeese.nl](http://www.residencedeeese.nl)

[www.vakantiehuisjeskopen.nl](http://www.vakantiehuisjeskopen.nl)



