



# The West Blake

WESTBLAAK 24-32 | ROTTERDAM

FAQ - version 4 June 2024

## frequently asked questions about The West Blake

### TIMETABLE

#### 1. When will The West Blake go on sale?

You can register for The West Blake on the website from Saturday 1 June 2024. You should thereby follow the instructions carefully. You are not fully registered until all the steps have been completed. This includes providing financial information.

#### 2. How long is the registration period?

You can register through your own account at [www.thewestblake.nl](http://www.thewestblake.nl), see the homepage top right. You can register for up to 10 apartments. The registration period runs from Saturday 1 June 2024 to 12:00 noon on Monday 10 June 2024.

#### 3. When will construction start on The West Blake?

Construction is expected to start after the summer of 2024.

#### 4. When do they expect to deliver?

We hope the contractor can deliver the apartments in the first quarter of 2026.

### GENERAL

#### 5. How big is the roof terrace?

The communal roof terrace on the seventh floor of the building is about 125 m<sup>2</sup> and has great views. The terrace is south-west-facing.

#### 6. Who can access the roof terrace?

The rooftop terrace is open to all residents of The West Blake. It will be furnished with greenery and outdoor furniture.

#### 7. What is the indicative service charge?

The indicative service charge (VVE contribution) is € 100 to € 125 per month. This includes aspects such as cleaning costs for the lobby and stairwell, costs for the lift, maintenance of the roof terrace and the mandatory provision for major maintenance. An itemised plan is currently being prepared for this by a professional party.

#### 8. What is the anticipated monthly spend on energy?

The energy costs (heat, cold and electricity) are expected to be around € 112.50 per month for an average apartment at average usage.

#### 9. Are there arrangements for parcel deliveries?

A parcel delivery locker will be installed in the shared lobby of The West Blake where parcel deliverers can leave packages when you are not at home. You can then get them out later using a code.

#### 10. Is there a private storage space?

The apartments have a utility room in the apartment for storage. The basement of The West Blake will have storage units which are available at an additional cost.

#### **11. What is the ceiling height?**

The maximum ceiling height is 2.85 to 2.92 metres on floors 1 to 5. It is about 2.70 to 2.80 metres on floors 6, 7 and 8. The ceilings are lower in some places (e.g. 2.40 in a bathroom) because pipework has been installed here.

#### **12. Is there a self-occupancy obligation?**

Partially; a self-occupancy obligation applies with regard to the 39 affordable apartments. This obligation does not apply with regard to the other apartments.

#### **13. What are the specific requirements for the 39 affordable apartments?**

The agreement between the developer of The West Blake and Rotterdam City Council says the following about this:

##### **Affordable owner-occupied homes**

###### **I. Sales of affordable owner-occupied homes**

*The Contracting Party undertakes not to sell more than one Affordable Owner-Occupied Home per person/household unless with the City Council's approval.*

###### **II. Self-occupancy obligation and anti-speculation clause for Affordable Owner-Occupied Homes**

*The Contracting Party is obliged to impose the following provisions for the benefit of the City Council on its buyer, being the first occupant, hereinafter referred to in this article as: **buyer**, in the event of resale of an Affordable Owner-Occupied Home:*

- 1. The Buyer undertakes to use an Affordable Owner-Occupied Home as their main residence exclusively in order to occupy it themselves (with their family members, if any) and not to resell that Affordable Owner-Occupied Home to third parties, all subject to the provisions of the paragraphs below.*
- 2. The obligation for the buyer to occupy referred to in paragraph 1 (self-occupancy obligation) shall not apply in the event of occupancy or rental by first-degree relatives by blood or marriage of the buyer.*
- 3. The provisions of paragraph 1 shall lapse after the buyer has occupied the Affordable Owner-Occupied Home for five (5) consecutive years or has had it occupied in the case of as referred to in paragraph 2.*
- 4. The City Council can grant a written exemption from these provisions. However, this exemption will always be granted in the event of:*
  - a. change of buyer's employment on the basis of which relocation is reasonably required;*
  - b. death of buyer or their spouse;*
  - c. dissolution of the marriage by divorce or dissolution of the buyer's registered partnership;*
  - d. relocation necessitated by the health of the buyer or one of his family members;*
  - e. finding a work or training place outside a radius of fifty kilometres or an hour's travel from the place of residence;*
  - f. bankruptcy or otherwise demonstrable reduction in income, e.g. due to reduction in working hours for (one of) the buyer(s);*
  - g. other special circumstances for which the Buyer has been granted written permission by the City Council.*
- 5. In the event of non-compliance with the provisions of paragraphs 1 to 4 of this subsection 3.II, the buyer shall forfeit an immediately payable penalty to the City Council in the amount of 10% of the purchase price upon disposal of the Affordable Owner-Occupied Home.*

#### **14. Is the property freehold?**

Yes, the apartments at The West Blake are on their own land. No ground rent is therefore payable.

#### **15. What is the status of the environmental permit?**

It is irrevocable.

#### **16. Can I buy an apartment in The West Blake and then rent it out?**

The 39 apartments designated as 'Affordable' cannot be rented out by the buyer. You can buy the remaining 59 apartments and then rent them out.

## GREEN AND SUSTAINABILITY

### 17. What energy label do the apartments have?

The apartments at The West Blake will all come with an A+++ energy label.

### 18. How is heating provided?

The underfloor heating is linked to a communal heat pump system. This communal air-source heat pump is installed on the roof. The apartments are supplied with heating and cooling through this communal heating system consisting of a heat pump supported by district heating. An underfloor heating system brings the heat to the individual apartments, where you can control the temperature yourself separately for each space. It is also possible to cool the space by a few degrees relative to the outside temperature (active floor cooling).

### 19. Will there be solar panels?

Yes, there will be solar panels on the roof of The West Blake.

### 20. What sustainable measures are being adopted?

- PV panels
- Air-source heat pump
- Underfloor heating with active floor cooling
- Heat recovery ventilation system
- HR++ glass
- Insulation
- Draught excluders
- Use of LED lighting

But of course the really sustainable thing is that you are living in a compact apartment: 'The m2 you use' in terms of materials and to heat. Using an existing building is also very sustainable.

## TRAVEL

### 21. Where can I park?

You can rent one or more parking spaces at a very reduced rate in the adjacent APCOA parking garage Westblaak. This car park always has availability, including for visitors.

### 22. Can I charge my electric car?

The APCOA Westblaak car park also has charging stations to charge your car.

### 23. Where can my visitors park?

Paid parking on the street in the immediate area and in the APCOA parking garage Westblaak.

### 24. Is there a bike store?

Yes, there is a communal bike store in the basement. Provision has been made for approximately 2 bicycles per flat.

## FINISH

### **25. The interior finish to your own taste is part of the purchase price. How does that work?**

As a buyer at The West Blake, you can pick out your kitchen, sanitaryware and tiles, floor and wall finishes at the THUIS showroom in Utrecht. As part of the purchase price, we have use a home style to calculate the amount for the interior finishes: the Downtown home style for floors 1 to 3, Midtown for floors 4 and 5, and Uptown for floors 6 to 8.

An amount for interior finishes is included in the purchase price. This varies according to the apartment type and home style. With this amount, you can pick interior finishes to your own taste. If you want something other than the proposed home style, you can have it. There will then be a gross settlement. Showroom THUIS offers almost all well-known brands.

The precise details of the interior finishes can be found in the sales documentation and the documentation from THUIS - the showroom.

### **26. Can the property also be delivered as a shell so that the purchase price is lower?**

No, agreements have been made with THUIS, so this is not possible. The turnkey apartment is part of the West Blake concept.

## INDIVIDUAL OUTDOOR SPACE

### **27. How do the large windows that you can use as a 'Juliet Balcony' work?**

Many apartments have a large window (that looks like a door on the floor plans) that you can open completely. The lower part (below the window) is a parapet of blue glass. You can sit here with the window open and enjoy being 'inside but still outside'. Let the city in!

### **28. What is a City garden?**

Apartments I and J feature a City garden, a separate part adjoining the living room made of glass where one side has large windows that you can fully open. That means that you can use this space as a loggia with the windows open in summer (out of the wind and in the sun) and as an extra living space in winter, e.g. as a winter garden for your plant collection.