

Association for Mandelig Property Randwijck

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in the name of VMER, 6229 GP

Newsletter: *The future management of our jointly owned property*,
Basic annual contribution: €240 per household.

Dear owners and residents,

September 2026

Because it is becoming increasingly difficult to find enough owners willing to sit on the board, we have investigated what it means when work that is now carried out by the board and involved residents has to be placed externally.

We have now requested an initial quote for this.

That quote makes one thing clear:

If we no longer organize it together ourselves, we will have to pay for it.

Only the basic package: € 5,367.56 per year

The quotation received amounts to **€ 5,367.56 including VAT per year.**

For this we get:

- administration including collection;
- two annual meetings;
- brushing and sweeping work three times a year;
- four times a year inspection and limited minor repairs.

For **76 households**, this basic package alone means:

€ 70.63 per household per year

But that is far from the end of the management of our shared ownership!

The provider itself indicates that, among other things, painting work (parking spaces), replacement of lighting and the preparation of an MJOP in connection with future reservations for renewal of the pavement **are not included in this quotation.**

In addition, various activities that are currently carried out by the board itself are missing.

What does it cost if we actually outsource everything?

In order to provide insight into what we are talking about, we have made an estimate of activities that should be professionally organized, carried out or reserved.

Part	Estimate per year
Basic management according to received quotation	€ 5,368
Operational management of barriers, license plates and resident mutations	€2,000
Barrier maintenance contract	€ 1,000
Reservation for malfunctions and repairs barrier	€ 1,000
Lighting, lamps and small electrical work	€ 750
Reservation painting	€ 1,500
Drafting/updating multi-year maintenance plan and technical management	€ 750
Reservation for future repair/renewal of pavement	€ 4,500
Additional administrative and technical management	€ 1,500
Projected total annual costs	± €18,400

For the avoidance of doubt, the additional amounts in the table above are **estimates and not quotations received**. The actual amount may be higher or lower.

But it does give an idea of the order of magnitude when activities that are now largely taken up by the board must be organized professionally.

For 76 households, €18,400 means:

about € 242 per household per year, about 20 euros per month.

So that is an essential difference:

Limited basic package: approximately € 71 per household per year.

More complete professional management: expected to be approximately € 240 per household per year.

And this estimate also does not include major calamities or investments, such as complete replacement of the barrier or extensive renewal of the pavement.

And there is a big project coming up: electric charging facilities

There is another important point.

We foresee that within the next five years a major new issue will come our way:

electric charging facilities for vehicles on shared ownership.

This is not a matter of simply installing a few charging stations.

Precisely because it **concerns man-made land**, this will be a particularly challenging project from an organizational, technical, legal and financial point of view.

Joint choices will have to be made about, among other things:

- the locations of the charging facilities;
- the available grid capacity;
- cabling and other infrastructure;
- ownership of the installations;
- distribution of investment and maintenance costs;

- settlement of electricity consumption;
- access to the charging facilities;
- future expansion;
- agreements between the different owners.

This will require requests and assessments of tenders, interviews with suppliers and possibly other experts, and ultimately clear agreements between the owners.

This is expected to be one of the larger projects that our joint ownership will have to deal with in the coming years.

It is precisely in such a project that a committed and well-functioning board is of great importance.

If we also have to have the preparation, coordination and supervision of such a process carried out completely externally, this will again be offset by professional advice and management costs.

These possible project costs are **not included in the aforementioned estimate of approximately € 18,400 per year. But money is not the only difference**

Perhaps this is even more important in the end. Our current board consists of people who live here themselves and are co-owners. As a result, management is now not carried out as a business service, but as something we **do together for each other.**

Much of that work is barely visible.

We take individual circumstances into account. When someone has a problem, we try to solve it together. When someone has to register a new license plate for the barrier, this is currently often arranged almost immediately.

Not only from Monday to Friday between 09:00 and 17:00.

Also in the evenings and regularly on weekends. In fact, residents now have almost **24-hour service** in some areas, without an invoice every time.

There are phone calls, emails, consultations, going after suppliers and sometimes something is just solved quickly because we know each other and live here together.

That is not professional services. That is voluntary commitment and humanity of fellow residents. This changes with professional management

When we outsource the management, we cannot expect a commercial manager to work in the same way.

A professional management company works with an agreement, procedures, opening hours and agreed activities.

A license plate that has to be added on Saturday evening because someone needs access on Sunday? Then the answer may be simple:

"Your request will be processed on the next working day."

A special situation regarding a payment?

Now we can look at the individual situation and try to deal with it in a human and practical way.

Professional administration and collection are subject to procedures and agreements.

A malfunction at the barrier?

Now someone from the board is trying to call a supplier and get the problem solved as quickly as possible.

In the future, a malfunction will have to be reported, processed and dealt with in accordance with the agreements with the manager or maintenance party.

And if a certain action falls outside the management package that has been concluded, an additional bill can easily follow. That is not a reproach to a professional manager.

He does exactly what he is hired and paid for.

But a management company is not a co-resident. What seems obvious now is not.

Perhaps over the years we have become accustomed to many things being taken care of.

- A license plate is added.
- A supplier is called.
- A problem with the barrier is being addressed.
- An account is checked.
- A resident with a special situation receives a personal answer.
- A quote is requested.
- Maintenance is discussed.
- An email is answered in the evening.
- Efforts are being made to keep costs low.

But behind all those seemingly small things is time and commitment of people.

As long as owners are willing to share some of that responsibility together, we can continue to do much of it ourselves.

When no one wants to do that anymore, those activities do not disappear.

Then we have to buy them.

We are not asking that a few people do everything.

The alternative is emphatically not that one or two residents have to take all this work on their shoulders. That is precisely what we want to avoid.

With several people on the board or working groups, responsibilities can be divided. For example, one person may be concerned with finances, another with technical management and someone else with communication, the barrier or future projects.

When several owners each account for a limited part, the tax per person remains manageable.

And more importantly: **then we will retain influence on our joint ownership.**

- We maintain flexibility.
- We can act quickly when needed.
- We can try to take individual circumstances into account.
- We keep an eye on our own costs.
- And we can jointly steer the major projects that will come our way in the coming years.

In the end, the choice is quite simple

If enough owners are willing to take on limited responsibility, we can continue to organize a lot ourselves.

If insufficient owners are willing to do so, more and more will have to be outsourced.

And with that, management inevitably shifts from:

organizing together, switching quickly and taking each other into account

to:

request - wait - pay.

The first quote shows that even a limited basic package costs more than **€ 5,300 per year**.

We currently estimate a more complete professional management model at around **€18,400 per year**, or around **€240 per household per year**.

Large future projects and investments are on top of that.

That is why we ask every owner to seriously consider whether he or she is willing to contribute to the board or working groups of our joint ownership.

Not because everyone has to do everything.

But precisely so that not everything has to be done by someone else for a fee.

The Management Board will discuss the above information and the possible next steps with you during the upcoming Residents' and Owners' Meeting. There will, of course, also be an opportunity during the meeting to ask questions, make comments and exchange views on this matter.

The meeting will take place on **Wednesday, 28 November at 7:30 p.m.** You will receive an official invitation, including the agenda and further information about the meeting, in due course.

We hope to welcome you at the meeting and to discuss the future management of our jointly owned property with you.

The Management of VMER