



ChatGPT

Synthetic datasets change tracking document

By: Joris Ghobrial:

Drawings from Neuteling Riedijk Architecten (Lorentz)

Contents

Overview property information "ExampleBuilding":	4
Financial Overview for "ExampleBuilding"	10
Financial Overview for "ExampleBuilding" V2	11
Vacancy document "ExampleBuilding":	13
Demographic information "ExampleBuilding"	15
Demographic information V2 "ExampleBuilding"	18
Rental and Tenant Information "ExampleBuilding"	22
Information tenant satisfaction responses "ExampleBuilding"	26
Information energy usage "ExampleBuilding"	30
Maintenance and Repair Data "ExampleBuilding":	32
Legal and juridical information "ExampleBuilding"	34
Graph & document format testing:	38

Overview property information “ExampleBuilding”:

General Description:

<u>Name:</u>	“ExampleBuilding”
<u>Location:</u>	Centrumstad, Voorbeeldstraat 123
<u>Type:</u>	Mixed use (commercial and residential)
<u>Year of construction:</u>	2023
<u>Number of floors:</u>	20
<u>Residential:</u>	15 floors, 120 apartments
<u>Commercial:</u>	1 floors, 8 office spaces

Facilities and Amenities:

<u>Security:</u>	24/7 security service, CCTV cameras
<u>Parking:</u>	Underground parking garage with 150 parking spaces
<u>Elevators:</u>	4 high-quality elevators, including 1 freight elevator
<u>Recreation:</u>	Rooftop terrace with garden, fitness center on the ground floor

Construction Drawings and Floor Plans:

(All drawings originate from Lorentz Residential building by Neutelings Riedijk)



Figure 1: 3D render

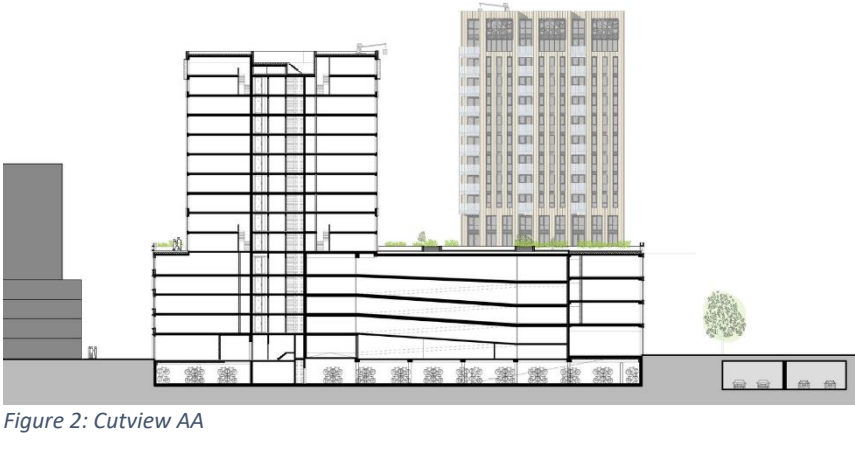


Figure 2: Cutview AA

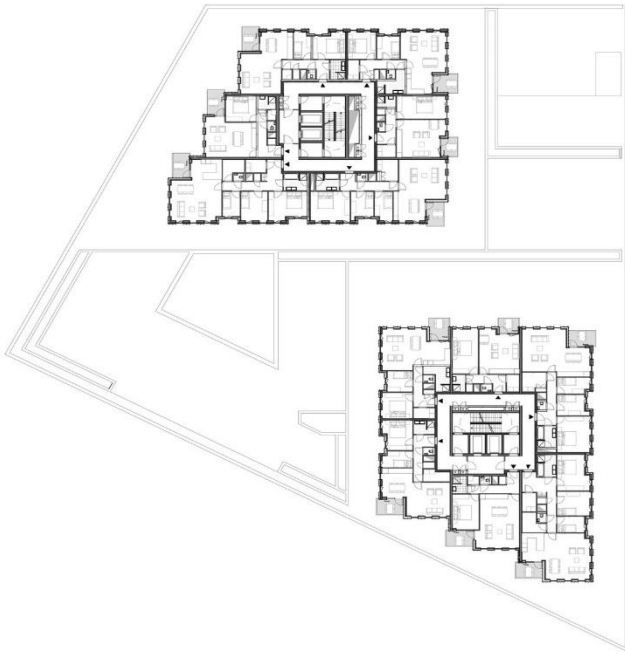


Figure 3: Floorplan 7th floor

Rental Rates per Unit:

- **Apartments:**

- 1 Bedroom: €800 - €1,200 per month. Prices vary based on floor level, view, and amenities such as balconies or upgraded appliances.
- 2 Bedrooms: €1,200 - €1,800 per month. Larger units with two bedrooms often feature additional bathrooms or spacious living areas.
- 3 Bedrooms: €1,500 - €2,500 per month. These spacious units are suitable for families or individuals requiring extra space and may include en-suite bathrooms or walk-in closets.

- **Office Spaces:**

- Flexible Rates: €20 - €30 per m² per month, depending on size, location within the building, and included services such as utilities or cleaning.

Apartments: 3 Different layouts (1-3 bedrooms, 50-120 m²)



Figure 4: Appartement type A: 120 m²

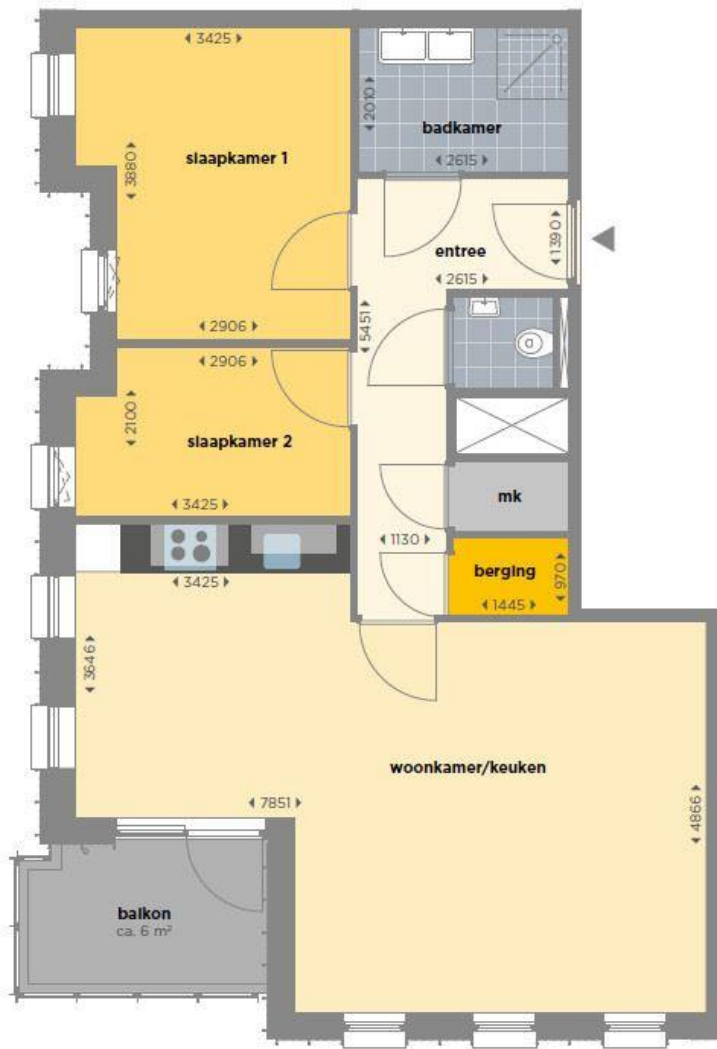


Figure 5: Appartement type B: 90m²



Figure 6: Appartement type C: 30m²

Office spaces: Flexible office layout (500 m²)

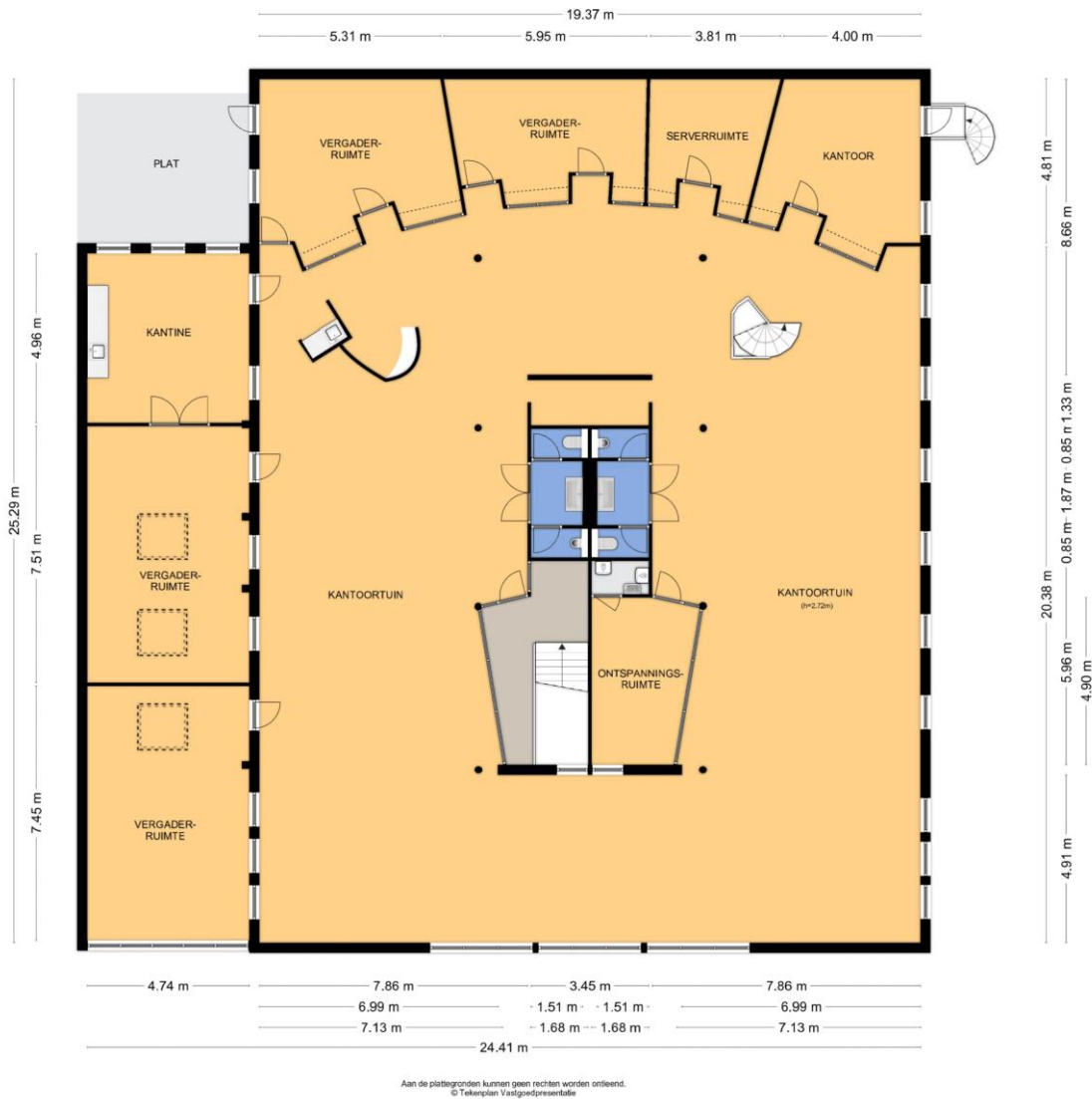


Figure 7: Office space (500 m²)

Financial Overview for “ExampleBuilding”

Type	Q1/2024	Q2/2024	Q3/2024	Q4/2024	Total
Income					
Rent Income	€15,000	€15,000	€15,000	€15,000	€60,000
Interest Income	€500	€500	€500	€500	€2,000
Total Income	€15,500	€15,500	€15,500	€15,500	€62,000
Expenses					
Administrative Expenses					
Advertising and Marketing	€1,200	€1,100	€1,300	€1,150	€4,750
Salaries and Benefits	€4,500	€4,700	€4,600	€4,400	€18,200
Payroll Taxes	€600	€650	€550	€700	€2,500
Office Supplies	€350	€300	€400	€250	€1,300
Accounting Services	€750	€800	€650	€550	€2,750
Legal Services	€700	€650	€750	€800	€2,900
Telephone Services	€150	€180	€170	€160	€660
Computer Services	€250	€300	€275	€225	€1,050
Insurance	€2,000	€2,100	€2,050	€1,950	€8,100
Worker Compensation	€800	€850	€900	€750	€3,300
Taxes	€2,500	€2,450	€2,550	€2,600	€10,100
Total Administrative Expenses	€13,800	€14,080	€13,975	€13,785	€55,640
Utilities Expenses					
Electricity	€1,500	€1,550	€1,600	€1,450	€6,100
Gas	€800	€750	€850	€900	€3,300
Water	€600	€650	€550	€700	€2,500
Sewer	€400	€450	€430	€420	€1,700
Total Utilities Expenses	€3,300	€3,400	€3,430	€3,470	€13,600
Repair and Maintenance					
Janitorial Supplies	€300	€350	€320	€310	€1,280
Garbage	€250	€260	€240	€230	€980

Landscaping	€400	€420	€410	€390	€1,620
Repair Supplies	€350	€370	€360	€340	€1,420
Repair Contracts	€1,000	€950	€1,050	€1,100	€4,100
Elevator Maintenance	€750	€770	€780	€760	€3,060
Total Repair and Maintenance	€3,050	€3,120	€3,160	€3,130	€12,460

Financial Overview for “ExampleBuilding” V2

Type	Income	Rent Income	Interest Income	Total Income	Expenses	Administrative Expenses	Advertising and Marketing	Salaries and Benefits	Payroll Taxes	Office Supplies	Accounting Services	Legal Services
Q1/2024		€ 15,00	€ 500	€ 15,50			€ 1,20	€ 4,50	€ 600	€ 350	€ 750	€ 700
Q2/2024		€ 15,00	€ 500	€ 15,50			€ 1,10	€ 4,70	€ 650	€ 300	€ 800	€ 650
Q3/2024		€ 15,00	€ 500	€ 15,50			€ 1,30	€ 4,60	€ 550	€ 400	€ 650	€ 750
Q4/2024		€ 15,00	€ 500	€ 15,50			€ 1,15	€ 4,40	€ 700	€ 250	€ 550	€ 800
Total		€ 60,00	€ 2,00	€ 62,00			€ 4,75	€ 18,20	€ 2,50	€ 1,30	€ 2,75	€ 2,800

By changing the table layout from horizontal to vertical the GPT is not able to correctly identify and retrieve the numerical data within the table. Therefore a horizontal table layout is kept.

Vacancy document “ExampleBuilding”:

Vacancy Data 2024:

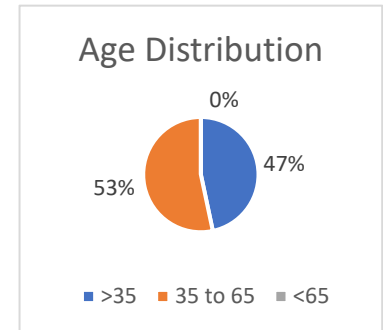
Vacancy Metrics	Values
Total Apartments	120
Occupied Apartments	15
Vacant Apartments	105
Occupancy Rate	12.5%
Total Office Spaces	8
Occupied Offices	8
Vacant Offices	0
Average Vacancy Period	2.5 years
Potential Lost Revenue	€2,193,000

Demographic information “ExampleBuilding”

Tenant ID	Age Group	Disability	Employment	Household Type	Annual Household Income	Housing Benefit	Previous Housing	Apartment Type	Monthly Rent	Additional Notes
T1	28	No	Employed	Single, no children	26.000	Partial	Private rented	A (1 Bedroom)	€1,150	Freelance graphic designer,
T2	47	Yes	Unemployed	Single parent, 1 child	15.000	Full	Homeless	B (2 Bedrooms)	€1,300	On disability benefits, seeking work
T3	33	No	Employed	Couple, no children	48.000	No	Owned	C (3 Bedrooms)	€2,100	Relocated for job,
T4	52	No	Unemployed	Single, no children	22.000	Partial	Social housing	A (1 Bedroom)	€850	Retired nurse, active in tenant association
T5	26	No	Employed	Couple, expecting	40.000	No	Private rented	B (2 Bedrooms)	€1,600	Expecting first child, looking for larger unit
T6	37	No	Employed	Single, no children	42.000	No	Owned	C (3 Bedrooms)	€2,200	Consultant
T7	40	Yes	Employed	Family, 2 children	38.000	Full	Private rented	B (2 Bedrooms)	€1,450	Works from home, active in local school
T8	30	No	Employed	Single, no children	25.000	No	Other	A (1 Bedroom)	€1,000	Works as AH manager
T9	50	No	Employed	Single, 1 child	29.000	Partial	Private rented	B (2 Bedrooms)	€1,700	School teacher,
T10	22	No	Employed	Single, no children	22.000	Full	Social housing	A (1 Bedroom)	€900	Recent graduate, first time living alone
T11	35	No	Unemployed	Couple, 2 children	25.000	Full	Homeless	C (3 Bedrooms)	€1,800	Wife searching for employment
T12	60	Yes	Retired	Single, no children	21.000	Full	Social housing	A (1 Bedroom)	€1,100	Retired librarian, suffers from paralysis in 1 leg.
T13	45	No	Employed	Family, 3 children	55.000	No	Owned	C (3 Bedrooms)	€2,400	Local business owner, engaged in city council
T14	29	No	Employed	Single, no children	24.000	No	Private rented	B (2 Bedrooms)	€1,500	Fitness instructor,
T15	38	No	Employed	Single, no children	33.000	No	Other	C (3 Bedrooms)	€2,300	IT professional,

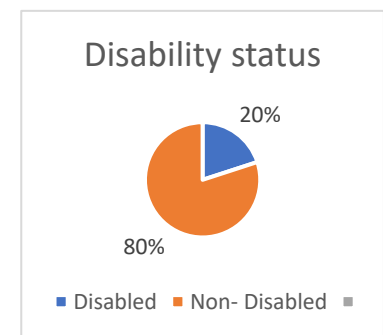
Age Distribution

- Younger than 35: 7 Tenants
- Between 35 and 60: 8 Tenants
- Older than 60: 0 Tenants



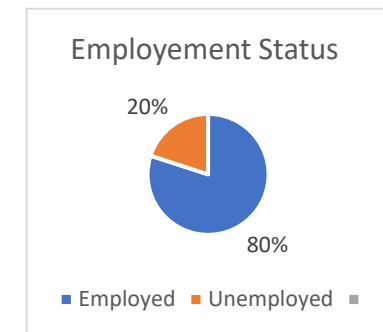
Disability Status

- Disabled: 3 Tenants
- Non-disabled: 12 Tenants



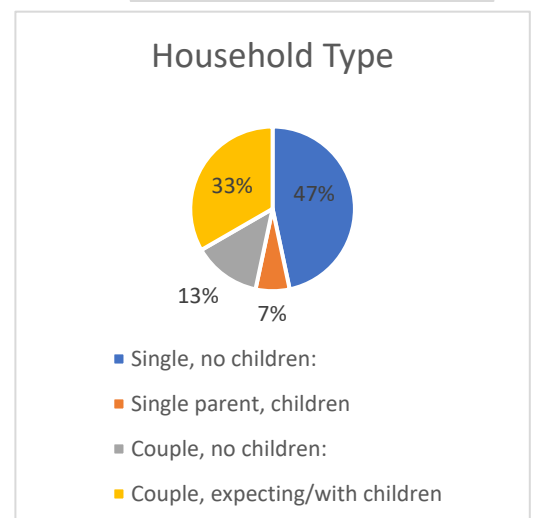
Employment Status

- Employed: 12 Tenants
- Unemployed or Retired: 3 Tenants



Household Type

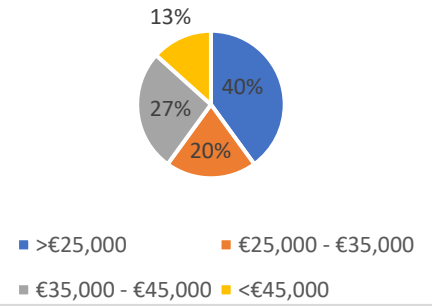
- Single, no children: 7 Tenants
- Single parent, children: 1 Tenants
- Couple, no children: 2 Tenants
- Couple, expecting/with children: 5 Tenants



Annual Household Income Range

- Less than €25,000: 6 Tenants
- €25,000 - €35,000: 3 Tenants
- €35,000 - €45,000: 4 Tenants
- More than €45,000: 2 Tenants

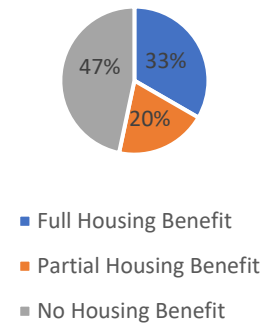
Annual Household Income Range



Housing Benefit Status

- Receiving Full Housing Benefit: 5 Tenants
- Receiving Partial Housing Benefit: 3 Tenants
- No Housing Benefit: 7 Tenants

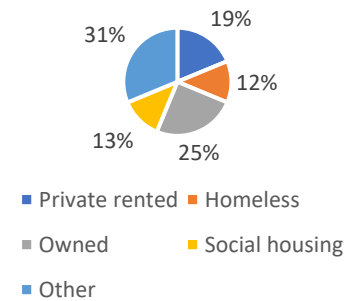
Housing Benefit Status



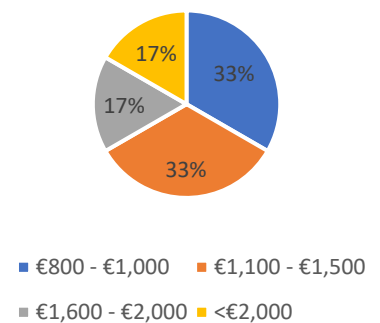
Previous Housing Situation

- Private rented: 3 Tenants
- Homeless: 2 Tenants
- Owned: 3 Tenants
- Social housing: 2 Tenants
- Other: 5 Tenants

Previous Housing Situation

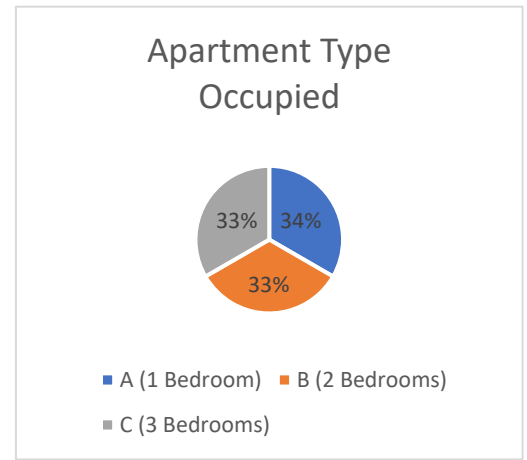


Monthly Rent Range



Apartment Type Occupied

- A (1 Bedroom): 5 Tenants
- B (2 Bedrooms): 5 Tenants
- C (3 Bedrooms): 5 Tenants



Monthly Rent Range

- €800 - €1,000: 3 Tenants
- €1,100 - €1,500: 6 Tenants
- €1,600 - €2,000: 3 Tenants
- More than €2,000: 3 Tenants

Demographic information V2 “ExampleBuilding”

Tenant ID	Age Group	Disability	Employment	Household Type	Annual Household Income	Housing Benefit	Previous Housing	Apartment Type	Monthly Rent	Additional Notes
T1	28	No	Employed	Single, no children	26.000	Partial	Private rented	A (1 Bedroom)	€1,150	Freelance graphic designer,
T2	47	Yes	Unemployed	Single parent, 1 child	15.000	Full	Homeless	B (2 Bedrooms)	€1,300	On disability benefits, seeking work
T3	33	No	Employed	Couple, no children	48.000	No	Owned	C (3 Bedrooms)	€2,100	Relocated for job,
T4	52	No	Unemployed	Single, no children	22.000	Partial	Social housing	A (1 Bedroom)	€850	Retired nurse, active in tenant association
T5	26	No	Employed	Couple, expecting	40.000	No	Private rented	B (2 Bedrooms)	€1,600	Expecting first child, looking for larger unit

T6	37	No	Employed	Single, no children	42.000	No	Owned	C (3 Bedrooms)	€2,200	Consultant
T7	40	Yes	Employed	Family, 2 children	38.000	Full	Private rented	B (2 Bedrooms)	€1,450	Works from home, active in local school
T8	30	No	Employed	Single, no children	25.000	No	Other	A (1 Bedroom)	€1,000	Works as AH manager
T9	50	No	Employed	Single, 1 child	29.000	Partial	Private rented	B (2 Bedrooms)	€1,700	School teacher,
T10	22	No	Employed	Single, no children	22.000	Full	Social housing	A (1 Bedroom)	€900	Recent graduate, first time living alone
T11	35	No	Unemployed	Couple, 2 children	25.000	Full	Homeless	C (3 Bedrooms)	€1,800	Wife searching for employment
T12	60	Yes	Retired	Single, no children	21.000	Full	Social housing	A (1 Bedroom)	€1,100	Retired librarian, suffers from paralysis in 1 leg.
T13	45	No	Employed	Family, 3 children	55.000	No	Owned	C (3 Bedrooms)	€2,400	Local business owner, engaged in city council
T14	29	No	Employed	Single, no children	24.000	No	Private rented	B (2 Bedrooms)	€1,500	Fitness instructor,
T15	38	No	Employed	Single, no children	33.000	No	Other	C (3 Bedrooms)	€2,300	IT professional,

Age Distribution

- Younger than 35: 7 out of 15 Tenants (46.67%)
- Between 35 and 60: 8 out of 15 Tenants (53.33%)
- Older than 60: 0 out of 15 Tenants (0,00%)

Disability Status

- Disabled: 3 out of 15 Tenants (20%)
- Non-disabled: 12 out of 15 Tenants (80%)

Employment Status

- Employed: 12 out of 15 Tenants (80%)
- Unemployed or Retired: 3 out of 15 Tenants (20%)

Household Type

- Single, no children: 7 out of 15 Tenants (46.67%)
- Single parent, children: 1 out of 15 Tenants (6.67%)
- Couple, no children: 2 out of 15 Tenants (13.33%)
- Couple, expecting/with children: 5 out of 15 Tenants (33.33%)

Annual Household Income Range

- Less than €25,000: 6 out of 15 Tenants (40%)

- €25,000 - €35,000: 3 out of 15 Tenants (20%)
- €35,000 - €45,000: 4 out of 15 Tenants (26.67%)
- More than €45,000: 2 out of 15 Tenants (13.33%)

Housing Benefit Status

- Receiving Full Housing Benefit: 5 out of 15 Tenants (33.33%)
- Receiving Partial Housing Benefit: 3 out of 15 Tenants (20%)
- No Housing Benefit: 7 out of 15 Tenants (46.67%)

Previous Housing Situation

- Private rented: 3 out of 15 Tenants (20%)
- Homeless: 2 out of 15 Tenants (13.33%)
- Owned: 3 out of 15 Tenants (20%)
- Social housing: 2 out of 15 Tenants (13.33%)
- Other: 5 out of 15 Tenants (33.33%)

Apartment Type Occupied

- A (1 Bedroom): 5 out of 15 Tenants (33.33%)
- B (2 Bedrooms): 5 out of 15 Tenants (33.33%)
- C (3 Bedrooms): 5 out of 15 Tenants (33.33%)

Monthly Rent Range

- €800 - €1,000: 3 out of 15 Tenants (20%)
- €1,100 - €1,500: 6 out of 15 Tenants (40%)
- €1,600 - €2,000: 3 out of 15 Tenants (20%)
- More than €2,000: 3 out of 15 Tenants (20%)

Changing the graphs into textual data yielded the same results for the GPT's ability to analyze the demographic situation.

Rental and Tenant Information “ExampleBuilding”

Rental Rates per Unit:

- **Apartments:**
 - 1 Bedroom: €800 - €1,200 per month. Prices vary based on floor level, view, and amenities such as balconies or upgraded appliances.
 - 2 Bedrooms: €1,200 - €1,800 per month. Larger units with two bedrooms often feature additional bathrooms or spacious living areas.
 - 3 Bedrooms: €1,500 - €2,500 per month. These spacious units are suitable for families or individuals requiring extra space and may include en-suite bathrooms or walk-in closets.
- **Office Spaces:**
 - Flexible Rates: €20 - €30 per m² per month, depending on size, location within the building, and included services such as utilities or cleaning.

Rental Terms:

- Standard Lease Term: 1 year with an automatic option for renewal
- Flexible Options: Shorter terms available for office spaces upon request, catering to businesses with evolving needs or short-term projects.

Tenant Payment History:

- Generally timely payments from tenants, with minimal debts of less than 5% of total rental income.
- Reminders and payment arrangements are handled as necessary through telephone or written communication, ensuring that any outstanding balances are promptly addressed.

Rent Increases:

- Annual Rent Increases: Standard rent increases are applied annually, typically in line with inflation and market rates. This ensures that rental income keeps pace with rising operating costs and market demands.
- Special Considerations: Rent increases may also be considered upon significant improvements to the facilities, such as renovations or additions of new amenities. Additionally, after extensive consultation with tenant associations, adjustments to rent may be made to reflect changes in the local rental market.

Residential tenant overview:

Resident	Apartment Type	Duration of Living (Years)	Rental Terms	Payment History	Rent Increase (Last Year to Now)
Resident 1	Type A (1 Bedroom)	2	1-year lease	Timely payments, no arrears	3% increase
Resident 2	Type B (2 Bedrooms)	1.5	1-year lease	Timely payments, occasional reminders	4.5% increase
Resident 3	Type C (3 Bedrooms)	3	1-year lease	Timely payments, no arrears	3.2% increase
Resident 4	Type A (1 Bedroom)	1	1-year lease	Timely payments, no arrears	2.8% increase
Resident 5	Type B (2 Bedrooms)	2.5	1-year lease	Timely payments, no arrears	3.5% increase
Resident 6	Type A (1 Bedroom)	1	1-year lease	Timely payments, no arrears	3% increase
Resident 7	Type B (2 Bedrooms)	2	1-year lease	Timely payments, no arrears	3% increase
Resident 8	Type A (1 Bedroom)	3	1-year lease	Timely payments, no arrears	3.2% increase
Resident 9	Type C (3 Bedrooms)	2	1-year lease	Timely payments, no arrears	3.5% increase
Resident 10	Type A (1 Bedroom)	2.5	1-year lease	Timely payments, occasional reminders	4% increase
Resident 11	Type B (2 Bedrooms)	1	1-year lease	Timely payments, no arrears	2.5% increase
Resident 12	Type A (1 Bedroom)	3.5	1-year lease	Timely payments, no arrears	3.8% increase
Resident 13	Type B (2 Bedrooms)	2	1-year lease	Timely payments, no arrears	3% increase
Resident 14	Type A (1 Bedroom)	1.5	1-year lease	Timely payments, no arrears	3.5% increase
Resident 15	Type C (3 Bedrooms)	2.5	1-year lease	Timely payments, occasional reminders	4.2% increase

Office Tenant overview:

Company	Office Space Size (m²)	Duration of Tenancy (Years)	Rental Terms	Payment History	Rent Increase (Last Year to Now)
Company A	200	2	2-year lease	Timely payments, no arrears	3.5% increase
Company B	300	1.5	1-year lease	Timely payments, no arrears	4% increase

Information tenant satisfaction responses “ExampleBuilding”

Tenant ID	Overall Satisfaction (1-10)	Cleanliness (1-10)	Maintenance Responsiveness (1-10)	Communication (1-10)	Amenities Satisfaction (1-10)	Neighbor Relations (1-10)	Security (1-10)	Comments
Tenant 1	8	9	7	8	8 (The elevator is well-maintained)	7	8	<i>"Overall, quite satisfied. Would appreciate faster responses to maintenance requests."</i>
Tenant 2	7	8 (Common spaces are clean)	6	7 (Email responses are slow)	7	8	7	<i>"The apartment is generally clean and well-maintained. Communication could be improved."</i>
Tenant 3	9	10	9	9	9 (Satisfied with the cleanliness and functionality of the common areas)	9	9	<i>"Very satisfied with the cleanliness and maintenance. Responsive to queries and issues."</i>
Tenant 4	6	7 (Bedroom was clean upon move-in)	5 (Long waiting time for maintenance to come)	6 (Phone calls not returned promptly)	6	6	7	<i>"Average experience. Would like better communication about planned maintenance."</i>
Tenant 5	8	9	8	8	8	7	8	<i>"Generally satisfied, but could improve communication about maintenance schedules."</i>
Tenant 6	7	8	7	6 (Difficulty reaching maintenance by phone)	7	6	7	<i>"Decent experience, but sometimes slow to address maintenance issues."</i>
Tenant 7	9	9	10	9	9	10	9	<i>"Very satisfied overall. Maintenance team is prompt and efficient."</i>

Tenant 8	5	6 (Kitchen sink was dirty)	4 (Took maintenance 2 weeks to resolve the problem with my heater)	5 (Voicemail message not returned)	5	6 (neighbors are loud)	5 (They let in random strangers into the building)	<i>"Below average experience. Maintenance requests take too long to resolve."</i>
Tenant 9	8	8	9	8 (Email response lacked details)	8	8	8	<i>"Satisfied with cleanliness and maintenance, but communication can be improved."</i>
Tenant 10	9	10	8	9	9	8	9	<i>"Great experience overall. Very responsive to maintenance needs."</i>
Tenant 11	7	7 (Overall, apartment is tidy)	6	8	8	7	7	<i>"Decent experience, but could improve communication about common area cleanliness."</i>
Tenant 12	8	9	8	8	8	8	8	<i>"Generally satisfied, but would appreciate clearer communication about lease renewals."</i>
Tenant 13	6	6 (Kitchen needed cleaning)	7	5 (No response to email inquiry)	5 (The balcony is in bad shape)	7	6	<i>"Average experience, but would like faster response times for maintenance requests."</i>
Tenant 14	9	9	9	10	10	9	9	<i>"Very satisfied with all aspects. Communication is excellent."</i>
Tenant 15	7	8	7	7 (Communication via phone call was satisfactory)	7	8	7	<i>"Generally satisfied, but would like more proactive communication about community events."</i>

Average satisfaction scores based on a satisfaction score of 8 and higher.

Domain	Percentage of Satisfied Tenants	Number of Satisfied Tenants	Average Score	Main Comment
Overall Satisfaction	66.67%	10/15	7.7	N/A
Cleanliness	73.33%	11/15	8.47	Lack of thorough cleaned apartment
Maintenance Responsiveness	46.67%	7/15	7.27	Long response time of maintenance team
Communication	60%	9/15	7.53	Lack of responsive and detailed communication
Amenities Satisfaction	53.33%	8/15	7.73	Need for renewal
Neighbor Relations	66.67%	10/15	8.00	Loud neighbors
Security	53.33%	8/15	7.87	More proactive security

Information energy usage “ExampleBuilding”

Table 1: Electricity Consumption 2024

Quarters	Consumption (kWh)	Rate (€/kWh)	Pre-VAT Costs	VAT (21%)	Post-VAT Costs
Q1	5,635	0.22	€1,239.67	€260.33	€1,500
Q2	5,823	0.20	€1,280.99	€269.01	€1,550
Q3	6,011	0.20	€1,322.31	€277.69	€1,600
Q4	5,447	0.22	€1,198.35	€251.65	€1,450
Total	22,916		€5,041.32	€1,058.68	€6,100

Table 2: Gas Consumption 2024

Quarters	Consumption (m³)	Rate (€/m³)	Pre-VAT Costs	VAT (21%)	Post-VAT Costs
Q1	882	0.80	€661.16	€138.84	€800
Q2	827	0.75	€619.83	€130.17	€750
Q3	937	0.75	€702.48	€147.52	€850
Q4	992	0.80	€743.80	€156.20	€900
Total	3,638		€2,727.27	€572.73	€3,300

Table 3: Water Consumption 2024

Quarters	Consumption (m³)	Rate (€/m³)	Pre-VAT Costs	VAT (9%)	Post-VAT Costs
Q1	367	1.50	€550.46	€49.54	€600
Q2	398	1.50	€596.33	€53.67	€650
Q3	336	1.50	€504.59	€45.41	€550
Q4	428	1.50	€642.20	€57.80	€700
Total	1,529		€2,293.58	€206.42	€2,500

Maintenance and Repair Data “ExampleBuilding”:

Activities 2024:

Replacements:

- Replaced HVAC units in 5 apartments on floors 7-10 due to malfunctioning and inefficiency, ensuring optimal climate control for residents.
- Upgraded lighting fixtures in the lobby area to energy-efficient LED lights, enhancing visibility and reducing energy consumption.

Renovations:

- Renovated the rooftop terrace garden with new seating arrangements, plantings, and irrigation systems, providing a more enjoyable outdoor space for residents.
- Refurbished the fitness center equipment, including treadmill motors, weight machines, and exercise bikes, to maintain functionality and safety standards.

Periodic Maintenance on HVAC Systems and Elevators:

- Conducted quarterly maintenance checks on all HVAC units, including cleaning filters, inspecting ductwork, and testing thermostat accuracy to prevent breakdowns and ensure efficient operation.
- Serviced elevator motors and controls bi-monthly to ensure smooth operation, including lubrication of moving parts, adjustment of tension in cables, and inspection of safety mechanisms to comply with regulatory standards.

Costs: Total Maintenance Expenses:

Q1/2024:

- Replacements: €1,450
- Renovations: €1,150
- Periodic Maintenance: €1,450
- Total: €4,050

Q2/2024:

- Replacements: €1,520
- Renovations: €1,200
- Periodic Maintenance: €1,400
- Total: €4,120

Q3/2024:

- Replacements: €1,600
- Renovations: €1,350
- Periodic Maintenance: €1,450
- Total: €4,400

Q4/2024:

- Replacements: €1,580
- Renovations: €1,300
- Periodic Maintenance: €1,500
- Total: €4,380

Legal and juridical information “ExampleBuilding”.

Chapter 1: Detailed Property Overview

1.1 Design and Usage

The design of Examplebuilding, featuring 20 floors with 15 residential and 5 commercial spaces, adheres to the zoning laws specified in the **Wet ruimtelijke ordening (Spatial Planning Act)** and local zoning plans (**Bestemmingsplannen**). The property's compliance with **Artikel 2.1** of the **Woningwet (Housing Act)**, which enforces the Dutch Building Decree (**Bouwbesluit**), ensures that its construction meets national safety, health, usability, energy efficiency, and environmental standards. Accessibility standards are mandated under **Artikel 6.1** of the **Bouwbesluit**, ensuring facilities are accessible to people with disabilities.

1.2 Compliance with Building and Safety Standards

Examplebuilding's adherence to the **Bouwbesluit 2012** is comprehensive, focusing on fire safety (Chapters 2 and 6), energy performance (Chapter 5), and sustainability measures, as mandated by the **Wet milieubeheer (Environmental Management Act)**. The building's environmental impact assessment (EIA) complies with **Bijlage C** of the **Besluit milieueffectrapportage (Environmental Impact Assessment Decree)**, detailing the procedure for assessing environmental impacts to ensure sustainable development.

Chapter 2: Legal Framework and Compliance

2.1 Ownership Structure and Legal Obligations

As a **Besloten Vennootschap (BV)**, Examplebuilding's management complies with the **Boek 2 Burgerlijk Wetboek (Dutch Civil Code)**, particularly **Titel 5** regarding corporate law obligations. This includes annual financial reporting as per **Artikel 2:101 BW**, corporate tax obligations under the **Wet op de vennootschapsbelasting 1969**, and adherence to the **Wet ter voorkoming van witwassen en financieren van terrorisme (WWFT)** for anti-money laundering measures.

2.2 Zoning and Environmental Compliance

Obtaining planning permission involved adherence to **Artikel 3.1** of the **Wet ruimtelijke ordening**, requiring alignment with the municipal **Bestemmingsplan**. Environmental standards compliance, especially regarding emissions and waste management, follows the **Wet milieubeheer**, specifically **Hoofdstuk 5** dealing with waste and **Hoofdstuk 8** for permits.

2.3 Lease Agreements: Legal Considerations

Residential lease agreements conform to **Boek 7 Titel 4** of the **Burgerlijk Wetboek**, ensuring tenant protections such as rent control under **Artikel 7:247 BW**. Commercial leases, falling under **Boek 7 Titel 7.4**, allow for more flexibility yet ensure essential protections for tenants. Rent adjustments adhere to **Artikel 7:303 BW**, facilitating a review process for fair market rent adjustments.

Chapter 3: Property Management: Legal Duties and Best Practices

3.1 Advanced Management Structures

The BV's governance structure aligns with **Artikel 2:129/239 BW**, emphasizing the roles and responsibilities of directors and shareholders. Compliance with **De Nederlandse Corporate Governance Code** ensures transparency and accountability. Financial regulations under the **Wet op het financieel toezicht (Wft)** are strictly followed to ensure financial integrity and stability.

3.2 Tenant Management and Relations

Tenant selection processes comply with the **Algemene wet gelijke behandeling (Equal Treatment Act)**, preventing discrimination. Data protection for tenants follows the **Algemene Verordening Gegevensbescherming (GDPR)**, specifically **Artikel 6** concerning lawful processing of personal data. Tenant communications and privacy policies are structured to fully adhere to these requirements.

3.3 Financial Management and Tax Compliance

Examplebuilding's financial operations are structured to comply with the **Wet op de inkomstenbelasting 2001** for income tax obligations and the **Wet op de omzetbelasting 1968 (VAT Act)** for handling VAT on commercial leases. Detailed record-keeping and transparent financial reporting are mandated to satisfy **Artikel 15** of the **Wet op de vennootschapsbelasting 1969**, regarding corporate tax obligations.

Chapter 4: Maintenance, Repairs, and Renovation: Legal Framework

4.1 Legal Division of Maintenance Responsibilities

The division of maintenance responsibilities is clearly outlined in **Boek 7 Artikel 217 BW**, specifying the landlord's obligation to maintain the property's structural integrity, and **Artikel 7:240 BW**, detailing tenant responsibilities for minor repairs. Dispute resolution regarding maintenance responsibilities can be sought through the **Huurcommissie**, as per **Artikel 7:257 BW**.

4.2 Renovation Projects and Legal Compliance

Renovations comply with **Artikel 3.4** of the **Wet algemene bepalingen omgevingsrecht (Wabo)**, requiring an environmental permit for building activities. Tenant notifications and rights during renovations are governed by **Artikel 7:220 BW**, ensuring tenants are adequately informed and compensated for any inconvenience or temporary relocations necessitated by significant renovations.

Chapter 5: Environmental Sustainability and Energy Performance

5.1 Compliance with Energy Performance Regulations

Adherence to the **Energieprestatie van gebouwen (EPBD)** directive is certified through energy performance certificates (EPCs), as mandated by **Artikel 2.1** of the **Bouwbesluit**. Non-compliance with energy performance standards can lead to enforcement actions under **Artikel 7.4** of the **Wet milieubeheer**.

5.2 Sustainable Practices and Initiatives

Sustainable practices are supported by **Artikel 3.1** of the **Wet milieubeheer**, encouraging the use of renewable energy and waste reduction measures. Financial incentives for sustainable renovations can be accessed through **Subsidie energiebesparing eigen huis (SEEH)**, promoting energy efficiency in residential and commercial buildings.

Chapter 6: Dispute Resolution and Legal Procedures

6.1 Mechanisms for Dispute Resolution

The **Huurcommissie** serves as a primary mechanism for resolving residential lease disputes, as per **Artikel 7:260 BW**, offering a less formal, cost-effective alternative to litigation. Commercial disputes typically proceed to **Rechtbank (District Court)**, with mediation encouraged as a first step to amicable resolution, in line with **Artikel 1020** of the **Wetboek van Burgerlijke Rechtsvordering (Civil Procedure Code)**.

6.2 Legal Support and Representation

Legal support and representation for disputes are available through legal aid (**gesubsidieerde rechtsbijstand**), as per the **Wet op de rechtsbijstand**, ensuring access to justice for all parties involved. Strategic considerations for representation focus on expertise in real estate law, with a preference for specialists accredited by the **Nederlandse Orde van Advocaten (NOvA)**.

Graph & document format testing:

