

## NEWSLETTER OPAALLAAN

Dear resident,

### Renovation

In 2018, we renovated tower 7 of the Opaallaan campus. These days, we are again preparing to renovate 3 more towers. These are towers 1, 8 and 10. These are the towers that face the street. In this mail you can read more about these renovation plans.

### What are we going to do?

The plan for renovating towers 1, 8 and 10 is almost identical to the renovation of tower 7. We have noticed that the current residents of tower 7 are very positive about the result of this renovation. Broadly speaking, we have made all the housing units in tower 7 independent. This means that in addition to their own shower and toilet, all rooms now have their own kitchen. Moreover, we have transformed the communal kitchens into a new apartment. We took the opportunity to make more improvements to the buildings. Measures are being taken to improve the quality of life and safety, such as more and better lighting in the corridors, glass openings in the doors of the common areas, and we are installing cameras in the elevator and in the entrance hall. In addition, attention is being paid to fire safety. The bicycle storage will also be redesigned so that it is more pleasant to use. After the renovation, residents can use the washing machines and dryers in Tower 7. Sustainability measures will be taken, such as better insulation of the building and the installation of solar panels on the roof. We hope this will promote energy savings.

Small independent apartment are very popular among students these days and this way we can also create a few more apartments. The latter we find very important in the tight housing market.

As a resident of tower 1, 8 or 10 you can expect a newsletter from us every three months about all the work. For the other buildings, we have no plans at this time. For these residents, we won't send them any further updates about the renovation plans.

### Start of the work

At the earliest we will start renovating tower 1 on 1 March 2023, followed by tower 8 and tower 10. We estimate that the work in each building will take 6 months.

We are cautious about this timetable because we have to deal with many delays and uncertainties. Because of the crisis it is still difficult to get building materials and what will Corona do this fall? Moreover, Duwo has not yet taken a final decision and the permits have not yet been granted. Nevertheless, we would like to inform you in advance.

### Can you continue to live there?

Unfortunately you cannot continue to live in your house when your building is being renovated. The inconvenience caused by this work is too large. Duwo will therefore offer you other accommodation. This will be a similar room. Of course we will do this in consultation with you.

## Compensation for moving expenses

You are entitled to an allowance for moving expenses. The compensation scheme was established in 2017 in consultation with Duwo's residents' organizations and is indexed annually. This allowance is intended to cover the costs for moving. The compensation therefore relates to the permanent relocation from a non-self-contained room.

There are various room sizes. For each room size there is a different compensation:

17 M2 : 789 euros

22 M2: 907 euros

23 M2: 930 euros

24 M2: 954 euros

25 M2: 977 euros

29 M2: 1071 euro

For the complete moving expenses regulation see the link to the webpage:

<https://www.duwo.nl/renovatie-opaallaan> (NL) <https://www.duwo.nl/en/renovation-opaallaan> (EN)

## Temporary contracts

Meanwhile, Duwo is requesting the Municipality to allow us to temporarily rent out the vacant rooms in towers 1, 8 and 10. We need a permit from the Municipality to conclude these temporary contracts. Once this permit is granted we will start the temporary rental, which for new residents will be for a minimum of 6 months and a maximum of until the start of the renovation. Three months before the renovation of a tower starts, all residents with a vacancy contract will be written to and must leave before the start of the renovation. These residents are not entitled to replacement housing or compensation.

## Meeting

We can imagine that this newsletter raises many questions for you. Therefore we invite you, as a resident of tower 1, 8 or 10, to a walk-in meeting so you can ask us all your questions. This meeting will take place on: Wednesday June 22nd between 15.00 and 17.00 hours in the Duwo office in tower 10. Because we will have more information in a few months, we will organize another meeting in October.

Kind regards,

Stichting DUWO