

## WESTERKAAP 2



## Information

Edition: April 2022

## Living in Westerkaap 2

The Board of the Owners' Association (VvE) welcomes you to Westerkaap 2. We hope you will enjoy living here in this beautiful place in the city. Good neighborliness, respect for each other and the association rules are of great importance for a pleasant living atmosphere in a beautiful and clean building.

In this brochure we would like to try to answer the most important practical questions about the use of your home and the building. A welcome committee has been set up by the VvE to meet you and to familiarize you with as much as possible. Do not hesitate to ask this committee or our board for further information if necessary! After all:

"There is nothing more alienating than living in a place you don't know, anonymously and perhaps therefore indifferently. Know where you live and who has lived here before you and who your neighbors are. It can make the difference between engagement and indifference".

From "Around the Westerdok", a book by Eveline Brilleman.

### Photo: Board Westerkaap 2

*Top from left to right:*

Denis Hageman, Els Rienstra,  
Frank Waatjes, secretary,  
Jan Galesloot, treasurer

*Below from left to right:*

René Grotendorst, chairman  
Jannie van den Meerakker,  
(Ymere),  
Remmers van Veldhuizen



For the division of tasks of the board and current information about Westerkaap 2:

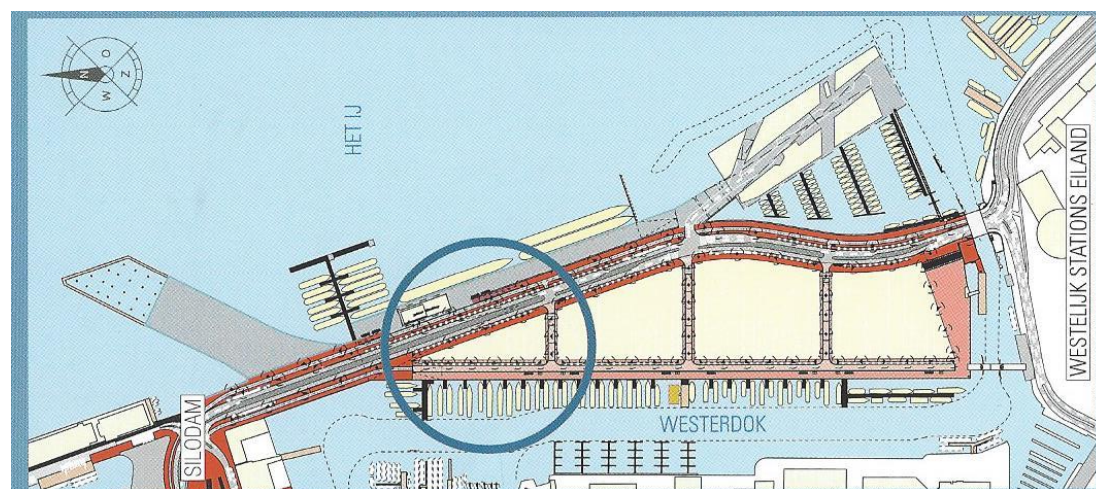
[www.westerkaap2.nl](http://www.westerkaap2.nl)

## Westerdok Island

The Westerdok Island was created in the 19th century. Until the 1990s there were trains and sheds there.



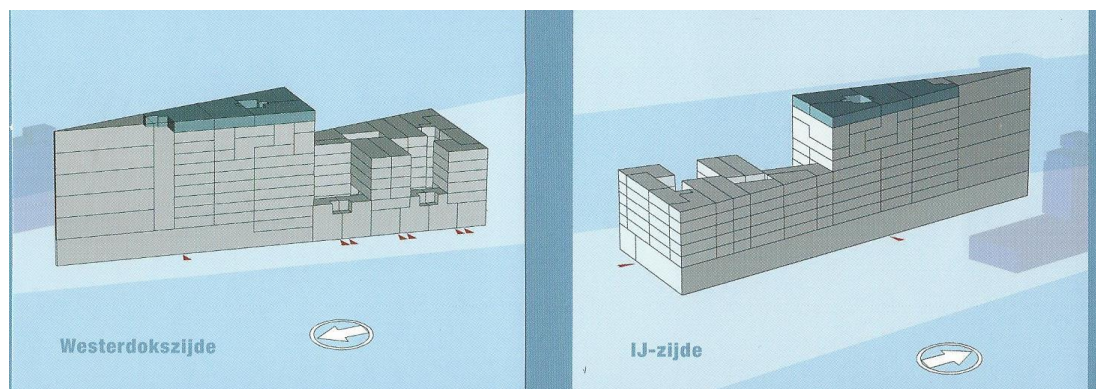
The island was then given a residential function for about 2,500 people. There are no fewer than 920 homes, 10,000 m2 of commercial space and 900 underground parking spaces.



The building with the circle is Westerkaap 2, next to it successively:  
Westerkaap 1, VOC Cour and La Grande Cour

## Westerkaap 2

The Westerkaap 2 building was completed in 2009 and comprises 111 homes and 7 commercial spaces. Of the houses, 57 are occupied by private owners (in some cases by their tenants) and 54 by tenants of Ymere. The Ymere tenants receive the information intended for them from Ymere.



## Pleasant living for everyone

Westerdok Island is the most densely built-up area in our country. We live and work here above, below and next to each other. To keep it fun and liveable, three elements are indispensable: taking each other into account, careful management of the common areas and a number of rules.

### Did you know that...

- The streets can reflect and amplify sound? That's why residents request silence between 10pm and 8am.
- The Westerdok Island has underground garbage containers with separated waste: (glass, paper, clothing and residual waste)? You can find these on both sides of the building.
- You are not allowed to leave large waste items on the street? Arrange a pick-up appointment with the municipality (020-14020) or take it to one of the urban trash collection points.
- More information on the map: Together we keep Westerdokseiland clean.
- Helping to keep the public space clean is a small effort. Pick up a piece of litter every day under the motto: I'm not annoyed by litter, I clean it up!

## Owners Associations (VvE)

Westerkaap 2 is managed by an active VvE. Members are the owners of the homes, the owners of the commercial spaces and Ymere as the owner of the rental homes.

The most important task of the VvE is to jointly decide on maintenance and services related to the common elements of the building. A budget is approved annually for this and costs are distributed among the owners via the monthly service costs. Money is also set aside every year to be able to save for major expenses later on, such as painting exteriors or replacing parts such as lifts and central heating installations.

The VvE is authorized to make rules and enforce them if necessary. Rules are established in the annual general meeting (ALV), in which all members have the right to vote. The purposes of the rules, for example, are to avoid nuisance for your neighbours: the use of the inner street by playing children, parking bicycles, stray pets or placing items in the common areas. Most of the rules are in the house rules.

You will find the rules under the documents tab on the website [www.westerkaap2.nl](http://www.westerkaap2.nl). There you will find, among other things, the deed of division (splittingsakte) and the house rules. The rules contained herein constitute a mandatory framework and can only be changed in a prescribed manner. The VvE uses rules because it turned out to be necessary. They are binding provisions that are enforced and which, in extreme cases, are subject to sanctions.

You will also find useful information under the tab *Frequently Asked Questions* and under the tab *General Matters* under the heading "livability".

As a new resident you can register on the site via the login *members and tenants* tab. After registration you will automatically receive news from the VvE by e-mail, such as messages about malfunctions.

### Did you know that...

#### renting an apartment by its owner is bound by rules?

- Rental in the form of "short stay", for example via Airbnb, is prohibited.
- Long-term rental is allowed, but the Board must know so in advance, be informed about the tenant(s) and the renter must submit a user statement. More information can be found on [www.westerkaap2.nl](http://www.westerkaap2.nl) (documenten > mogelijkheden verhuur koopappartement).



## Stedeplan

Westerkaap 2 is a complex building with lifts, a parking garage and various installations, such as central heating. The VvE has largely outsourced the technical and financial management to the company Stedeplan VvE Beheer. Other matters are taken care of by the technical committee of Westerkaap 2. In emergencies, this committee intervenes outside office hours to solve acute problems, for example a lift that is not operating, the speed gate (garage gate) that is not functioning or an electric outside door that remains open. The technical committee can be reached via 020-7600191. You will be connected to an answering machine where you can leave your phone number. You will then be called back as soon as possible. Stedeplan has an online portal where you can find all kinds of relevant information, for example about your financial contribution to the VvE and voting rights. You can request the login details via [info@stedeplan.nl](mailto:info@stedeplan.nl)

## Caretaker

Together with the Westerkaap 1 building, Westerkaap 2 has a caretaker, Mr. Ramazan Tad. He keeps an eye on things and does minor maintenance tasks. For example, you can approach him in case of problems and clutter in common areas. Conversely, he may also address you on rules from the house rules. For working hours and contact details, visit [www.westerkaap2.nl](http://www.westerkaap2.nl)



## Westerkaap 2 needs you

The members of the VvE elect a board from among themselves. The board consists of committed co-residents who work on a voluntary basis, i.e. without compensation, to keep the building in optimum condition and to guarantee the quality of life in the building as well as possible. The board leads the caretaker and is the principal contact with Stedeplan.

Westerkaap 2 also has five committees of residents that have been set up by the general meeting of members (ALV), namely the: Technical Committee, Accounts Control Committee, Sustainability Committee, Welcome Committee and the Complaints Committee. For the members of the relevant committees, see the website of Westerkaap 2. [www.westerkaap2.nl](http://www.westerkaap2.nl)

Your help is always welcome! Do you have ideas, do you want to help with management, organize something, or do you know a thing or two about, for example, construction and installation technology, finance or legal matters? The board would like to hear from you via [bestuur@westerkap2.nl](mailto:bestuur@westerkap2.nl)

## Did you know that...

### It is sometimes necessary when renovating your apartment to obtain permission from the Board?

- Except in the case of minor adjustments to the home, it is mandatory when renovating to contact the Board or the caretaker in advance. Information can be found on the website (documents < guideline renovations). There you will also find the rules about the obligation when renovating to inform fellow residents in good time and to keep areas such as entrances, corridors and elevators clean.
- Modifications to the outside of the house are not allowed without prior approval from the Board. That does not count for removable items such as umbrellas and flower boxes, but they are not allowed to cause damage to the facade or balcony or disturb other residents.



## Complaints, questions and malfunctions

On [www.westerkaap2.nl](http://www.westerkaap2.nl) you can find information about the building, the VvE, the VvE board, house rules and documents. Do you have a complaint, question or malfunction? You will have to solve some issues yourself with the help of a professional plumber, electrician etc. Others issues will be addressed by the VvE for you. Look at the plasticized Service Card Westerkaap 2 or [www.westerkaap2.nl](http://www.westerkaap2.nl) and use the search name "service card". Below we help you on your way with the most common problems.

### Complaint about installations (water, sewer, electricity, intercom, elevators):

- During the day you can report the problem to the caretaker or Stedeplan.
- Outside office hours: see Servicekaart Westerkaap 2 or visit [www.westerkaap2.nl](http://www.westerkaap2.nl) use the search term "servicekaart".

### Complaints in general areas (property such as bicycles, rubbish, cleaning):

- How nice would it be if everyone in the common areas cleaned up their own mess and traces of dirt on his or her own initiative...
- Talk to fellow residents about this and refer to the house rules if necessary. If the "perpetrator" is unknown, report the incident to the caretaker. You can also contact him with structural problems in this area.

### Stadsdorp Westerdok

Stadsdorp Westerdok is an umbrella organization for residents of the Westerdok Island, led by volunteers. For example, joint meals are organized and on every 1st Friday of the month a neighborhood drink takes place in café restaurant Hoogendam at Westerdoksplein 10 and every Friday morning there is a general discussion table at Koffie & Zo at Westerdoksdijk 103. There are also several green initiatives, a Leentjebuurt (resource sharing) group app and a Westerdok Neighbors Care Group app. Register via the website [www.stadsdorpwesterdok.nl](http://www.stadsdorpwesterdok.nl) and stay informed of all the news from your area.

stads  
DORP  
westerdok

