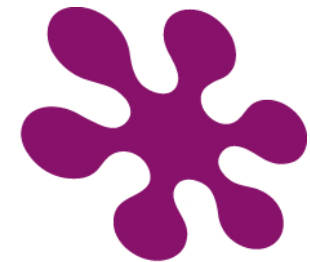


Domijn - René Kalsbeek
November 2010



domijn

Some facts

- 403 housings
- 2,4 million houses
- 405 average monthly rent

- Housing allocation is regulated by the housing
- Essence: free establishment for everyone
- Housing associations are "approved" institutions.



Corporations are responsible for

Construction of housing

- Management of homes
- Renting of apartments
- Sales of homes



Corporations have no profit – profits are used and are needed for new investments

Corporations must annually justify their activities on 6 areas:

1. Housing target
2. Quality of housing units
3. Consultation with tenants
4. Financial security
5. Viability
6. Housing and care

Market players put on such responsibility.



Housing in Enschede

- Domijn www.domijn.nl
- woonplaats www.de-woonplaats.nl
- Ons huis www.onshuis.com
- SJHT www.sjht.nl
- Acasa www.acasa.nl

Domijn:

- More than 15,000 homes across Enschede, Haaksbergen, Losser
- Enschede 11,000 homes



2009:

- Cheap houses: < € 357,37
< 3.434
- Affordable housing: from € 357,37 to € 548,18
10.880
- Expensive houses: from € 548,18 to € 647,53
631
- House rent allowance upper limit:> € 647,53
644

In 2009 1.388 removals



Number of Rental type	Net rental					
	Cheap	Affordable low	Affordable average	Affordable expensive	Term	Subtotal
2 under 1 roof	1	12	2	4	7	26
Service flat		10				10
Duplex	351	76				427
One and two persons	7	4				11
Gallery flat	3	705	4			712
Family house	1	15	35	18	39	108
Hobby house	155	310	221	78		764
Room	5	1				6
Maisonette		36	3	1		40
Tenement house	18	54				72
Terraced house	317	2237	419	532	161	3666
Split level	5	44				49
Studio	27					27
Skyscraper	349	119				468
Flat / Apartment	1384	2596	61	110	204	4355
Grand total	2623	6219	745	743	411	10741



Cheap	0 - 357,37
Affordable low	357,37 - 511,50
Affordable average	511,50 - 548,18
Affordable high	548,18 - 647,53
Liberalised	>647,53



Our system: Domijnsleutel

Principles:

- maximum choice
- Equal opportunities
- Effort pays off

How it works:

- Register - 18 years
- BSN (Citizens Service Number)
- Sufficient income (rent / income table)
- May refuse accommodation



Offer - daily new offers from:

- www.domijn.nl
- teletext Page 546 RTV Oost

Comment - many dwellings as possible

- 1 week after presentation drawing first, second, third candidate
- Acceptance
- Contract

What you get

- An empty house
- Technically sound
- To paint and / or wallpaper



Contract and regulations

Rights and obligations tenant / landlord

- Tenant inside home
- Landlord outside home
- Rent paid on time
- No disturbance

Termination of the lease:

- 1 month every day



1st payment

Social rent:

- Contract costs € 20, -
- Cylinder exchange € 60, -
- Optional: plate € 10, -
- Rent: date to end months

Expensive rent:

- Contract costs € 130, -
- Cylinder exchange € 60, -
- Optional: plate € 10, -
- Rent: date to end months



Thank you for your attention

