



VROONDAAL FREE-STANDING PLOTS



UNIQUE FREE-STANDING PLOTS

Have you always dreamt of building your ideal home on a free-standing plot? Would you like to live in the heart of the Randstad, close to The Hague, yet still enjoy the peace and calm of country life close to the beautiful North Sea coast? At Vroondaal, you are free to live the life of your choosing.

We invite you to leaf through this brochure and discover the possibilities. Let yourself be surprised by Vroondaal's lovely environs and the existing villas that have already been realised under architectural supervision. Building a new home is no simple matter. That's why for your convenience, we have also listed the key steps that need to be completed.

Feel free to contact us if you have any further questions after reading this brochure. We would be happy to help you realise your dream.





KIJKDUIN

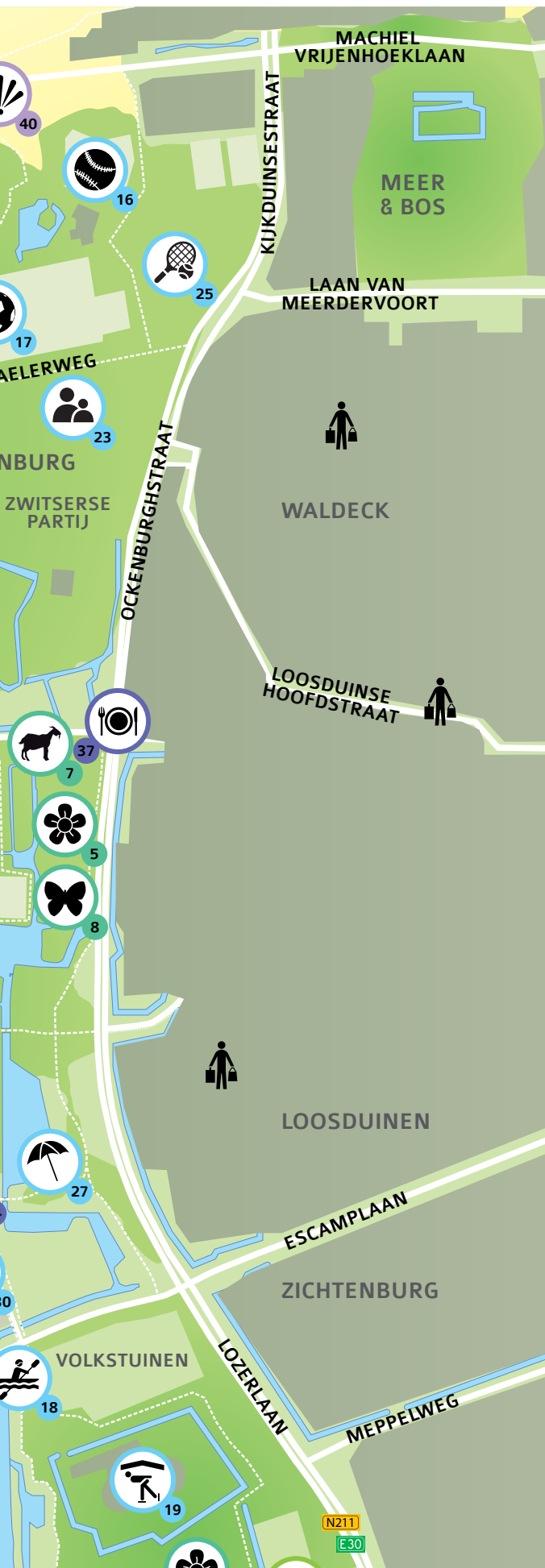
CENTRE

THE HAGUE

VroonDaal lies a stone's throw from the North Sea coast, not far from the urban centres of Delft, Leiden and Amsterdam. Rotterdam The Hague Airport and Amsterdam Airport Schiphol are a short drive away. The Hague is the International City of Peace and Justice – thanks in part to the presence of major institutions like the Peace Palace, Europol and the International Criminal Tribunal for the former Yugoslavia. Tens of thousands of people from all over the world live and work in and around The Hague. And as a city, The Hague offers a wide variety of attractions. From the Binnenhof to the friendly historic centre; from Madurodam to Scheveningen Pier; and from Haagse Bos to the dunes of Kijkduin.







VROONDAAL

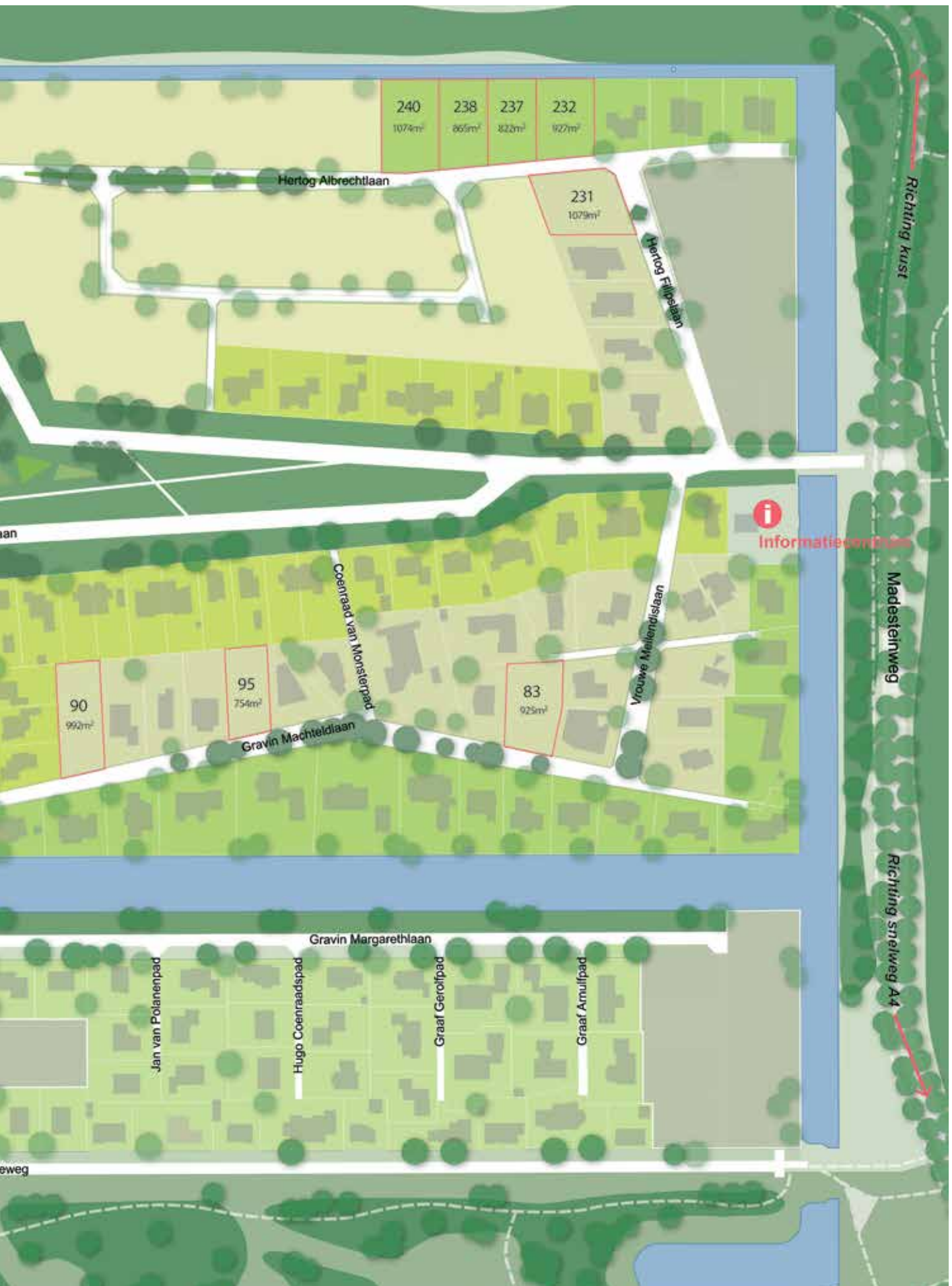
Vroondaal is situated in Madestein, a beautiful nature and recreation area bordered by the dunes and beaches of Kijkduin and Ter Heijde. Thanks to this special location, every day, you will have a range of leisure activities to choose from. From a nice work-out on the beach to a game of tennis on one of the nearby courts. Take in some culture in the city centre, or go shopping along Frederik Hendriklaan. And afterwards, you can return to the unique tranquillity and spaciousness of Vroondaal.

The free-standing plots are found in Vroondaal's villa neighbourhood (marked in pink). All detached villas in this neighbourhood are realised under architectural supervision. A total of some 150 villas have been realised so far. The plots have a minimum surface area of 600 m². You are free to make your plot as large as you like, depending on your preferences.

The neighbourhood has four distinct 'residential atmospheres'. Each atmosphere has a unique identity, which is determined by the architecture found in that area. The villas in 'Het Park' are arranged in a stately line along the nature area, and are designed in a traditional style. The villas in 'De Spiegel' have a strong relationship with the nearby water. The residential atmosphere of 'De Hoogte' is perfect for modern architecture. While in the case of 'Het Goed', hardly any architectural restrictions apply to what you choose to build on your plot.



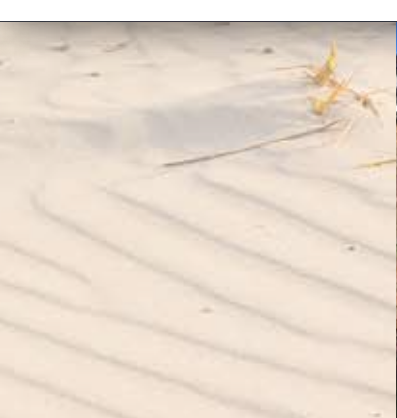








Inspiration
Architecture



BUILDING YOUR DREAM VILLA

In VroonDaal, you can build your dream home according to your exact preferences. Still, for most people, building your own home isn't something you do every day. Choosing an architect, approving proposals, actual construction: it's no simple matter.

Naturally, you are free to choose your own architect. But you will be dealing with numerous other parties besides: from the Municipality for the necessary permits, to the contractor and various other consultants. You can also choose between a variety of private commissioning arrangements. For example, you can work with a contractor who also bears responsibility for the architectural design – often referred to as a developing contractor. In this kind of arrangement, you select the contractor at an early stage in the process. This gives you greater certainty about the project costs, among other things. However, you will have to take account of the design options offered by the contractor.

If you decide to work with an independent architect, you will have greater freedom when it comes to the design. At VroonDaal, you are perfectly free to complete this process as you see fit.

When you privately commission a building project, you hold the reins as far as its realisation is concerned. You make all the important decisions, and you choose which parties you will be working with. But whatever you decide, you won't be on your own at VroonDaal. Throughout the entire process – from plan development to realisation – you can count on the support of a dedicated VroonDaal consultant and the members of the Quality Team (QT).



ADVICE AND SUPPORT FROM YOUR PERSONAL VROONDAAL CONSULTANT

If you are interested in a villa at VroonDaal, the first thing to do is set an appointment with one of the VroonDaal consultants. The consultant knows all the ins and outs, and can serve as your sounding board. He or she will offer you advice and support when you are considering purchasing a home. The advisory programme also sheds light on the underlying ambition of VroonDaal. And you can work together with the consultant to formulate your own residential ambition. You can work together to determine how best to realise your dream, and in which residential atmosphere, and what support you would like to have in this process.

The consultants can be reached via VroonDaal Ontwikkeling's general telephone number or our email address. The consultants' services are included in the price of a plot at VroonDaal. They have extensive knowledge of and experience with private commissioning projects and are able to support you as a prospective plot owner with valuable, tailored advice.

The advisory process increases your insight into:

- your preferred architectural style for your home, possibly accompanied by recommendations for architects who are specifically suited for the job;
- your preferred residential atmosphere – in other words: which neighbourhood is most appropriate for your ambitions;
- what kind of plot you should acquire in terms of size and layout;
- the optimum dimensions for your home. This concerns aspects like building mass, the number of storeys, desired functionality, detailing and finish and whether you would like to build a detached or semi-detached home. This is also the phase during which you draw up your personal programme of requirements;
- the role that you as a buyer wish to fulfil in the project's realisation;
- the desired date of acceptance for your home;
- and, last but not least, the financial feasibility of your plans and the investment that you would like to make as a buyer.

During the advisory process, you will decide whether or not you will be buying a home in VroonDaal. To allow you to do so, VroonDaal Ontwikkeling will reserve one of the plots for you for a certain option period. You can use this reservation as a starting point for the development of a draft design and the associated plot plan by a qualified architect or developing contractor. This draft design will subsequently be submitted to the Quality Team for advice. More information about this Team can be found further on in this brochure. In other words, you can check whether you can realise your residential ambitions at VroonDaal before actually committing to a purchase. In addition, this process gives you ample opportunity to test the financial feasibility of your plans. If everything falls into place, you can make a wholehearted decision to sign the purchase contract for your own plot in VroonDaal. The relevant notarial acts are drawn up at one of our civil-law notaries.

However, the advisory process doesn't stop there. The VroonDaal consultant will continue to serve as your dedicated contact throughout the realisation of your new home – all the way from design to completion. And even support you in specific stages where desired. Examples include coordination with the Quality Team, permit procedures, selecting the contractor and other suppliers, the construction requirements and conditions of acceptance, meeting your future neighbours, etc.

The formal conveyance of the property follows shortly after the notarial transfer – after which you can start on the realisation of your home. During this stage, you will also come in touch with VroonDaal's managing agent. Before the start of construction, this managing agent will schedule a meeting with you and your contractor. During this meeting, you will discuss the regulations for using the site and how to apply for various facilities on the basis of the construction memorandum. The managing agent will also serve as a fixed contact for your contractor throughout the project's realisation.

THE QUALITY TEAM

You will be making your first decisions and selections on the basis of the residential ambitions and stylistic preferences you formulated in the course of the advisory process with the Vroonbaar consultant. The document 'Guidelines for your Architect' sets out the specific architectural requirements that have been set down for the different residential atmospheres. During the subsequent design stage, the Vroonbaar Quality Team works to safeguard the quality and harmonious integration of the future developments by issuing recommendations in these areas.

This ensures that individual residential wishes do not conflict with the underlying ambition of Vroonbaar and the interests of neighbouring residents. You can consult the Quality Team from the very start of the advisory process after conferring with your Vroonbaar consultant. For example, the Team can offer recommendations at an early stage regarding the integration of your new home in the surrounding area.

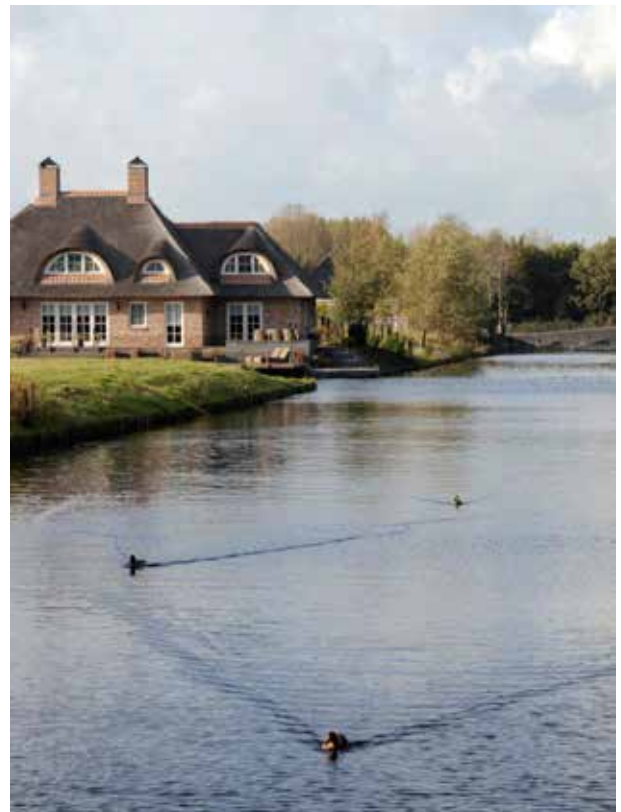
In addition, you have four scheduled meetings with the Quality Team, the first two of which are consultation meetings. During these consultation meetings, you will discuss the draft design (DD) and the preliminary design (PD). The recommendations issued during these meetings are intended to support you during the design process. The third scheduled meeting involves an assessment of the points of departure of the final design before you submit your design with your building application. Once construction on your home has been rounded off, there is a fourth and final scheduled meeting, during which the Quality Team determines whether the building has been realised in accordance with the approved plan.

During each of these meetings, the Quality Team requires the presence of, at the very least, the party commissioning the project (private or otherwise) and the consultant responsible for the design. In a traditional design & build contract, this consultant will always be the project architect. In the case of some other private commissioning arrangement – involving a developing contractor, for example – the Quality Team requires the consultant who is responsible and accountable for the design throughout the development process to attend the meeting.

Please keep in mind that when you privately commission a development project, the responsible consultant is working on your behalf – in other words, you have the final say.

In each case, the Quality Team not only limits itself to the construction plans for your home, but is also happy to advise on the relationship between the planned building and its environs, site subdivision, property boundaries and possibly the further layout of your private grounds. The Team has three members: an architect, an urban developer and a building professional. The latter also serves as Quality Team Chair. As a general rule, the Quality Team meets every two weeks on Wednesday morning in 'de Vroonhof'.

Please contact your Vroonbaar consultant to set an appointment with the Quality Team. Your consultant will also give you the address of the Quality Team's secretarial office for correspondence and for submitting your design drawings.



ADVICE AND ASSESSMENT

As explained earlier, each individual design is subject to two formal occasions for advice and two formal occasions for assessment by the Quality Team. During the first three occasions, the commissioning party or the architect presents the draft design, the preliminary design and the final design respectively to the Quality Team. During the final occasion, the Team appraises how these plans have been elaborated in the completed building.

The commissioning party or architect needs to submit four copies of the draft design or preliminary design to the Quality Team's secretarial office at least one week before the date of its review (Wednesday morning). This will give the Quality Team sufficient time to make a detailed study of the plans before actually discussing them. The Team produces a formal report of each review. You will receive this report no later than two weeks after the review session via your VroonDaal consultant.



If your final design is approved by the Quality Team, the Team Chair will stamp one copy as approved. This stamped set of drawings forms an essential part of your building application.

The following matters need to be fully elaborated in the various phases:

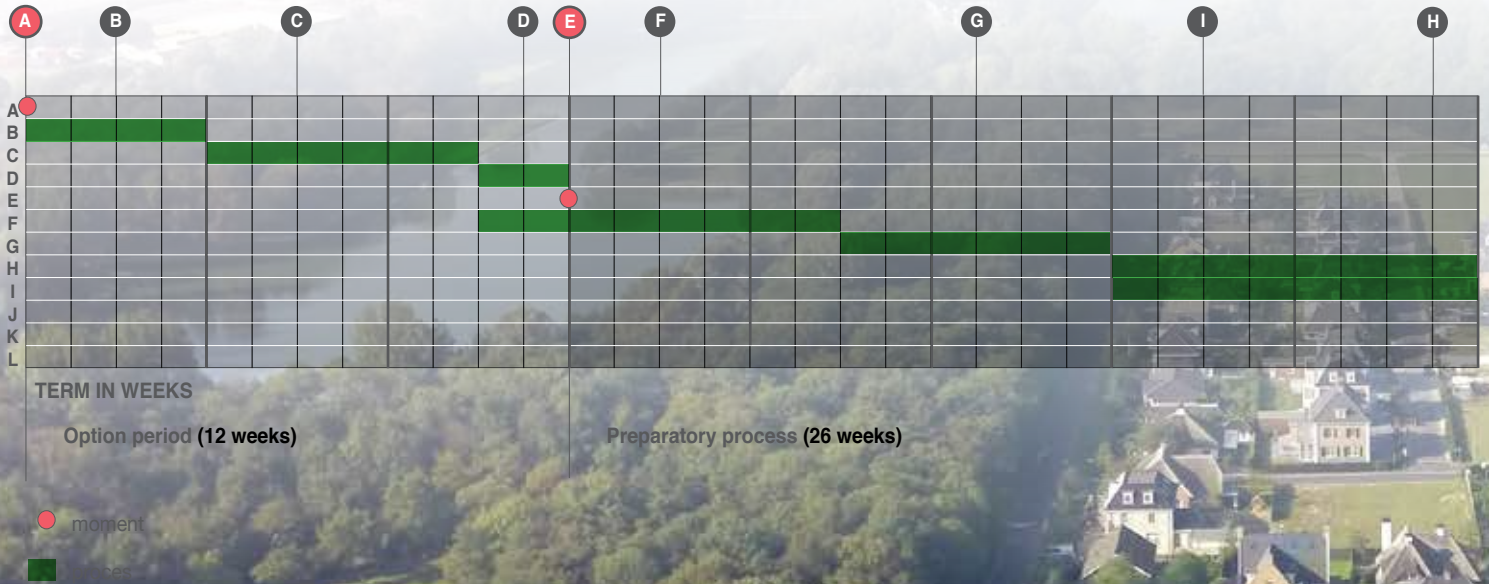
- **The draft design (DD)** uses floor plans to show the overall layout of the home, gives a basic idea of the building's facades and how the home will be situated on the intended plot, including an indication of possible adjacent built-up areas. The plans will be explained in more detail by the commissioning party and/or the architect.
- **The preliminary design (PD)** should be realised in accordance with all relevant urban development requirements. The PD offers a schematic version of the desired detailing and a preliminary choice of materials, possibly accompanied by a working model for the benefit of a mass study. The other design documents also need to satisfy urban development requirements.
- **The final design (FD)** should be elaborated at the level required for an admissible building application. This means that the plans for your home have been worked out in detail and presented for approval.

Your VroonDaal consultant can provide you with an extensive and up-to-date list of submission requirements as drawn up by the Quality Team and the Municipality of The Hague's Building and Housing Inspectorate.

Once the contractor has submitted your home for acceptance, the building is subjected to two final assessments by the Building and Housing Inspectorate and the Quality Team. This final assessment by the Quality Team ensures that your home is realised in accordance with the drawings, structural detailing and materials specified in the final design.

PROCESS SCHEDULE

The following schedule is provided for illustrative purposes. It is an indication of what to expect under normal circumstances. Naturally, each process is subject to unique factors, and no rights may be derived from the chart below.



A Reservation of desired plot

B Formulation of programme and selection of architect

Vroonbaar consultant 4 weeks

C Production of draft design

Recommendations by the Quality Team 6 weeks

D Establishment of financial feasibility

Bank/Financial planner 2 weeks

E Signing of purchase agreement

Vroonbaar consultant and Vroonbaar Ontwikkeling
End of option period and start of preliminary process

F Production of preliminary design

Recommendations by the Quality Team 8 weeks

G Production of final design

Recommendations by the Quality Team 6 weeks

H Omgevingsvergunning (integrated physical environment permit) for the Construction phase Construction

Building and Housing Inspectorate 8 + 6 weeks

I Selection of contractor 8 weeks

J Notarial transfer and formal conveyance of plot

Notary

K Preparations for realisation

Architect/contractor 6 weeks

L Completion and final check before acceptance

Contractor and Managing Agent







