



Morgen

#04

Vastgoed met een hart

AHAM
VASTGOED



Investing
in a
Liveable City



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Welcome

If you don’t have much time, just treat yourself to the final paragraph. If you’ve got a little more time, this foreword will connect the various articles in the bulletin. At a time when the government is being formed, we feel an increasing need to express a different side of real estate. Which is why this bulletin focuses on some less familiar aspects of our company.

Not necessarily comfortable reading, but interesting nonetheless: an article about the prevention of serious abuses. The fact that real estate is sometimes linked to crime, is painful for us. We have experience with tenants who used their property, or allowed it to be used, for criminal activities. Ranging from drug labs to human trafficking. We were invited to participate in a partnership in which real estate parties and the government join forces to identify and prevent abuse. Of course, we accepted the invitation. This is good for the city, its residents and for us. Read the article to find out how you can help us achieve these objectives.

We also work together with social welfare foundations such as De Regenboog Groep (The Rainbow Group). It’s an inspiration to see how this organisation helps vulnerable individuals get back control over their lives. Together with De Regenboog Groep we work on small-scale projects targeting this vulnerable population, as finding a place to live is a necessary step on the way to being able to participate in society. Which is why we provide properties at a reduced rent.

Back to our more familiar work. Two issues remain paramount. On the one hand, developing and renting out great real estate projects in the Amsterdam Metropolitan Area, and on the other hand, enabling our shareholder to use the profits to support projects in the world’s poorest countries.

Read also about two successful transformations, one already delivered, the other still in progress. Complex projects which our team has worked exceptionally hard at to accomplish. Moreover, projects that have enabled us to add numerous residential units in an urban environment. We would like to receive more support from the government in these efforts, because they’re not just hugely enjoyable, they’re also very expensive. We also include articles about parties we love partnering with, because they are dedicated to built-up environments and the residents who live in them.

I sincerely hope that you read at least this final paragraph, and let me refer you directly to the article about Angeline Murimirwa (44), the Campaign for Female Education’s CEO. By renting from us, or partnering with us, you make her achievements possible. Her story fuels our ambition to improve the city, give the Netherlands additional residential capacity, and, as a result, provide opportunities for vulnerable people here and in Sub-Saharan Africa. And all of this, simply through AHAM Real Estate, really.

Tim van Schijndel
Managing Director AHAM Real Estate



Het Arbeiderspaleis

Since the end of February, flex workers in the Oostzaanbuurt neighbourhood can rent comfortable and affordable workspaces in *Het Arbeiderspaleis* (The Worker’s Palace). Residents are also welcome for coffee, beer and meals.

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‘Featuring all the necessary amenities, personal and no hassles.’



start a second business. But I went to check the venue out anyway, and I loved it right away. My experience with Pipes & Beans had taught me that there’s a high demand among flex workers for sociable workspaces. This was the perfect property in which to set up a coffee bar combined with a co-working space.’ Het Arbeiderspaleis opened late February. ‘The name derives from the ‘Het Schip’ flat building on the opposite side of the road. This

over one-hundred-year-old social housing complex, built by architect Michel de Klerk, was nicknamed the “arbeiderspaleis” (worker’s palace) because it had electricity, which was an uncommon luxury at the time. My mission is to create a pleasant workspace for flex workers, where they feel at home and are able to work effectively. Featuring all the necessary amenities, personal and no hassles.’

View

The stylishly decorated property boasts good Wi-Fi and offers twenty workspaces, some with views of the garden. In addition, there’s a room for making phone calls and a separate room for meetings and workshops. Plus, there’s a bar which offers flex workers, local residents and passers-by quality espresso, craft beers and an affordable daily menu. ‘We’re partnered with the Tante Kookt foundation, a caterer that enables over-fifties to deploy their culinary talents.’ Half a day’s rent at Het Arbeiderspaleis costs ten euros, a whole day will set you back fifteen euros. You don’t have to make a reservation. ‘You can just turn up with your laptop,’ says Maikel. ‘At least for the time being.’

Het Arbeiderspaleis. Oostzaanstraat 28, Amsterdam.



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Miniature urban villa

On Gerard Doustraat in De Pijp district, Amsterdam's *Quartier Latin*, AHAM has realised a spectacular designer home.

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Amid the wall of nineteenth-century frontages, number 157 immediately grabs your attention. It's a complete house, like a modern urban villa, only in miniature format. Together, the orange-brown hardwood door and the man-sized window take up almost the entire width of the façade. The tenants have placed an olive tree on the pavement outside, as an elegant solution to prevent passers-by peering in. On the upper floor, a large, horizontally oriented window contrasts with the neighbouring buildings' vertical windows. You immediately notice that the designer house is not very tall. It's about half the height of the other buildings in the row of façades. Short but sweet. Because in spite of this tiny house's modest dimensions, AHAM – in its trademark style – didn't skimp on the architecture or the quality of materials that were used.

Blended yellow stone

The frontage is adorned with Danish craftsmanship. Architect Sandra Ras, who designed the house, did extensive research on potential materials and it was her idea to use Danish Petersen bricks. She selected a blended yellow stone, a mix of colours which pairs perfectly with the grey building to the left as well as the yellow building on the right. The front door is made of Iroko, a type of knot-free

hardwood from West Africa. Iroko hardwood lasts for 25 years or even longer. The stairway in the house is also made of Iroko wood, and it's a real eye-catcher, serving on the ground floor as a room divider between the designer kitchen and the dining area. Freek Tames was AHAM's project leader for this newly constructed tiny house at number 157. He tells us that previously, this spot on Gerard Doustraat had been occupied by a shabby takeaway kiosk. 'It was actually the back garden of a house on Tweede Jacob van Campenstraat, situated behind this street. The tenant, a hospitality entrepreneur, had independently built the construction in his garden.'

In 2019, when AHAM undertook a complete refurbishment of the building on Tweede Jacob van Campenstraat, the hospitality entrepreneur tenant left the property. The entire building, which now consists solely of residential units, was renovated. One of the factors taken into consideration was the return of common swifts, which used to make their nests in the roof. Once again, common swifts are able to nest

'One of the factors taken into consideration was the return of common swifts.'





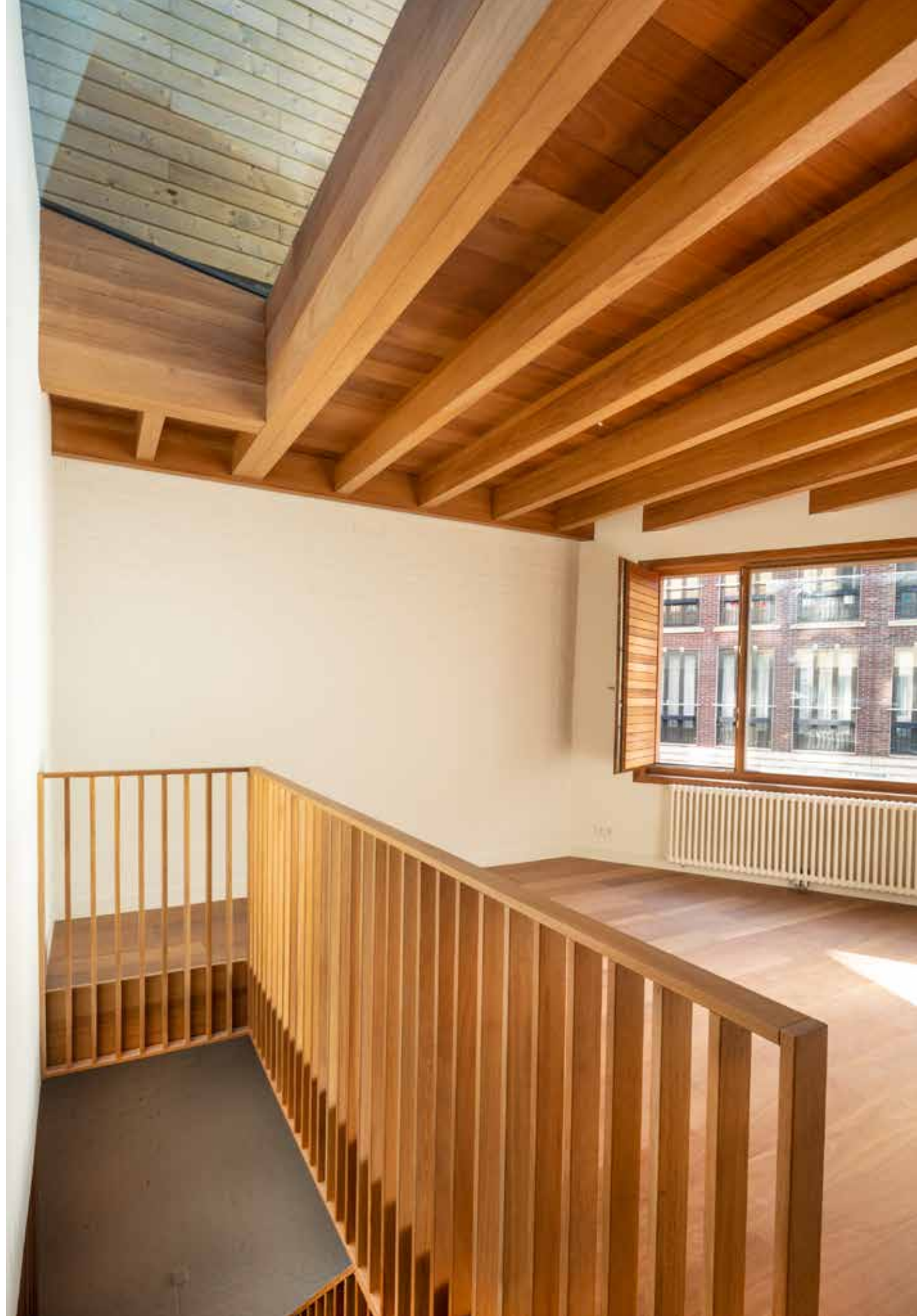
in the refurbished property on Tweede Jacob van Campenstraat.

Real architecture

As part of the renovation plans, AHAM decided to repurpose the garden, which reached all the way to Gerard Doustraat. The ramshackle kiosk was demolished to make room for real architecture. It took a while to obtain the necessary construction permits. Following extensive, close consultations with Amsterdam city council, they granted permission to add a floor. Unfortunately, the building was not allowed to be more than two floors tall. As a result, AHAM decided to build downwards and create a basement. 'We wanted to build a residential property consisting of three floors,' says Tames, 'otherwise it would have been very small.' The bathroom, bedroom and storage space in the basement border on a small patio at the rear of the house. None of this is visible from the

street. The ground floor houses the kitchen and the living room is on the top floor. The total residential floorspace is 75 square metres (246 sq. ft.), all of which has been very efficiently utilised. The construction contractor delivered the property at the end of last year and the tenants moved in at the beginning of 2023. The tenants are an expat couple, who have hit the jackpot with this tiny house in the centre of Amsterdam.

'The frontage is adorned with Danish craftsmanship.'



AHAM focuses on possibilities, not obstacles

De Regenboog Groep (The Rainbow Group) is dedicated to helping people who need help, for whatever reason. AHAM is one of their partners.

De Regenboog Groep is a large organisation consisting of 300 employees – some of whom were hired to supervise the influx of refugees from Ukraine – and over 1500 volunteers. They all work tirelessly to help the most vulnerable in Amsterdam and several other nearby cities. Hans Wijnands has been managing director since 2005. ‘We assist people who are homeless or unhoused, who often have serious psychiatric conditions or substance abuse problems, or some combination of the two. We offer a range of services. For example, we invite people who live on the streets into our drop-in centres, of which we have nine in Amsterdam. These are spaces where people can take some

time to relax, take a shower or get a change of clothes and a meal. Our care providers speak with them to find out if anything can be done to improve their circumstances. Mostly here in the Netherlands, but some issues don’t have local solutions because sometimes people come from other countries. Together with them, we look for effective and safe ways for them to return to their country of origin. On average, we repatriate one person per day. Some are reunited with their families, others are helped by organisations in their own country. The numbers are substantial. Annually, some 5000 unique individuals make use of De Regenboog Groep’s services.

Building bridges

De Regenboog Groep’s origins date back to the mid-1970s, when two church ministers grew extremely concerned about young people becoming addicted to heroin. There were

‘The idea behind our drop-in centres is to serve as a bridge between the street and care providers.’



hardly any social services to help these people, and they felt a responsibility to help. Wijnands: ‘The idea behind our drop-in centres is to serve as a bridge between the street and social services. You might see the occasional homeless person on the streets of Amsterdam, but very often they are not obviously recognisable as such, because they are well-groomed. We have volunteer hairdressers and pedicurists on our staff, because it’s very important to take care of yourself, even if you are technically homeless.’ Besides offering shelter to unhoused people in its drop-in centres, De Regenboog Groep now also provides temporary accommodation for 1100 refugees from Ukraine. Wijnands: ‘Aside from providing shelter, we are also very active in the field employment. We have set up companies which now operate independently, and have social as well as commercial objectives. They offer people the opportunity to practise and learn new skills. Take for example De Amsterdamse Mediafabriek (The Amsterdam Media Factory), an enterprise facilitating communication, visual, audio and design projects. Or Rederij KEES (KEES Logistics)), which provides urban logistics using electric vehicles. In addition, we also have a community farm, a catering company and other enterprises.’

[subheading] Informal care

‘We’re also very active in the field of what is known as informal care. Our volunteers, or buddies as we call them, provide temporary support to people with serious problems. Some 1200-1300 buddies are involved in this work. These are wonderfully kind Amsterdam residents who are willing to leave their usual life behind for a year and invest time and energy in assisting people who need help. Of course, this experience is highly educational for the buddies themselves too.’ ‘In recent years, we’ve increasingly observed that people without psychological issues per se are also becoming homeless. They end up on the streets because there simply isn’t any housing available for them. The reasons for this vary widely, but divorce is a very common one. Generally speaking, it’s the husband who ends up with nowhere to live, because the wife



‘We have found that a year of stable accommodation gives people a fresh perspective.’

and children remain in the family home. But becoming homeless can also be the result of losing a job, or because a person is living with a parent who passes away. In a case like that, if your name is not on the rental contract, you will be evicted. In Amsterdam, about thirty people become homeless every week, which is quite a lot. Around 2015, we began to notice some surprising types of people turning up at our drop-in centres. Unfortunately, if the government considers it your problem that you don't have a fixed abode, you're also not entitled to any kind of support. When we saw this development, we knew that if we didn't act, these people would end up in much worse circumstances. They end up sleeping in their cars or on night buses, sometimes at work – but if you don't have any permanent accommodation, this becomes very hard to sustain. That's when we set up a project called Onder de Pannen (A Roof Over Your Head), which was basically the familiar old concept of a bedsit. We set out to find locations where there was potential for renting out space, but where people weren't doing so because it was illegal.'



Rented social housing
This is how De Regenboog Groep ended up looking into rented social housing, where some tenants have space available but are not allowed to sub-let. Especially if they are on benefits, because in that case, sub-letting is classified administratively as living together, which has direct consequences for their benefits. 'We spent a very long time discussing this with numerous organisations including the council, the Tax Administration and housing associations. Ultimately, we came up with a successful solution: the Onder de Pannen construct allows a tenant to sub-let part of their home without incurring any negative consequences. What's more, the tenant is allowed to keep the rent. Which is wonderful, in addition to the fact that many people enjoy sharing their home with another person. We are very careful when we match people. Our main focus is on offering the best possible support for the landlord. Rental contracts are for a maximum duration of one year and are in the name of the landlord and the tenant, as well as our name. It's a three-party agreement. If the landlord feels the arrangement isn't working, we are authorised to terminate the agreement.' 'In light of these developments, we also began talks with AHAM about four or five years



ago. We wondered whether they regularly had vacant properties – for example, properties that were due to be renovated – in which we could temporarily accommodate unhoused people. We pitched a proposal to AHAM Executive Board, in which we asked whether we could offer some of the properties they were preparing for commercial letting as rented social housing. Of course, this would not generate any revenue for AHAM, but the property would increase in value over time. AHAM agreed to our proposal. In 2024 the project will start, and the first properties will be delivered.'

[subheading] Parents House
'We were also offered numerous properties which would be vacant for three or four months, where we could temporarily house people. And in Amsterdam-Zuid, we were able to rent a property from AHAM that we use as a Parents House. A Parents House is a large house which can accommodate three fathers or mothers who are involved in complicated divorces and whose children's wellbeing is being compromised. The children can stay in the house too. We aim to spread Parents Houses across the city, enabling the children to remain in their own neighbourhoods as much as possible. This system is working very well. Seventy percent of parents who end up in a Parents House need less than



‘If the government considers it your problem that you don’t have a fixed abode, you’re also not entitled to any kind of support.’

a year to come up with an effective parenting plan and to independently find accommodation of their own. Only thirty percent proceed to other temporary accommodation. Given the waiting lists for housing in Amsterdam and how tough it is to find accommodation, seventy percent is a very respectable result.’

‘We have found that a year of stable accommodation gives people a fresh perspective, including people who rent properties as part of the Onder de Pannen project. We now have an agreement with housing corporations which gives us 200 homes suitable for two people to live in and which serve as a base from which to begin participating independently in society again.’

‘Ending up homeless is the worst thing that can happen to a person. What I appreciate so much is that the people at AHAM are willing to focus on possibilities, rather than obstacles. They operate based on trust, in us and our organisation. They provide people with residential stability, enabling them to take the next step. Of course, our partnership with AHAM also benefits our dealings with other real estate partners and with the council, to whom we can demonstrate that it’s not just the government but also private partners who are willing to think in terms of solutions.’



Want to become a volunteer for De Regenboog Groep?

We’re always on the lookout for new buddies. We provide all our volunteers with a training course at our Volunteers Academy. You determine your own level of commitment, which could be just a few hours a week. For example, you might help people to successfully complete a debt counselling programme. Or you might look after a pet belonging to someone who has been temporarily hospitalised. We are also always looking for people who are willing to provide a postal address for people who don’t have a fixed abode.

www.deregenboog.org

AHAM’s properties



AHAM’s property ownership began in 1906, when JHF Schopman commissioned the construction of several properties on Overtoom. This was the start of an extensive portfolio, which by now comprises 2153 homes.





Overtoom 408 to 412 and 428 to 436



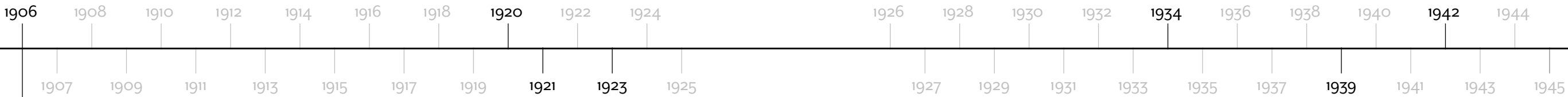
2e Helmersstraat 21 to 23



Block: Europaplein / Dintelstraat / Niersstraat / Rooseveltlaan



Moreelsestraat 13 to 17



Staringplein 11 to 13



Overtoom 21 to 25



Block: Rijnstraat / Vrijheidslaan / Victorieplein



Morgen



Amstel 272



Lijnbaansgracht 263

1946 1948 1950 1952 1954 1956 1958 1960 1962 1964 1947 1949 1951 1953 1955 1957 1959 1961 1963 1965

1966 1968 1970 1972 1974 1976 1978 1980 1982 1984 1967 1969 1971 1973 1975 1977 1979 1981 1983 1985

Van Baerlestraat 52 to 56

De Clerqstraat 117 to 119

Legmeerplein 2 to 26

Bolkstraat





Keizersgracht 284 (2022)

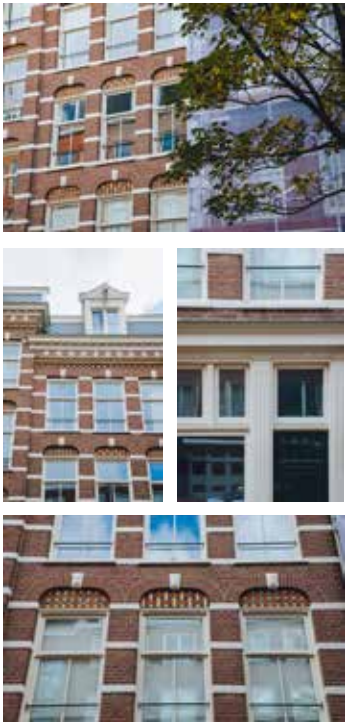


Foeliestraat 2 to 8 (2022)

1986 1988 1990 1992 1994 1996 1998 2000 2002 2004 2006 2008 2010 2012 2014 2016 2018 2020 2022 2024 2026

1987 1989 1991 1993 1995 1997 1999 2001 2003 2005 2007 2009 2011 2013 2015 2017 2019 2021 2023 2025 2027

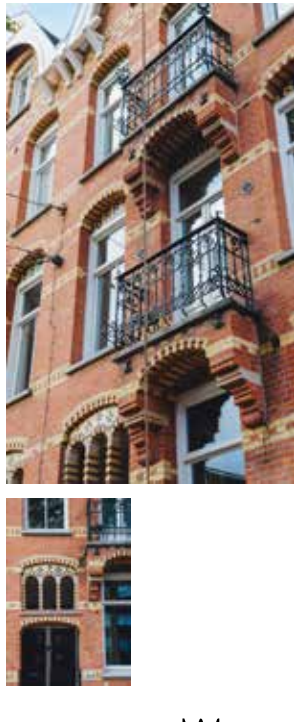
3e Oosterpark 128 (2015)



Ceintuurbaan 270 to 272m (2017)



Overtoom 130 (2017)



Parisian specialities

In 2014, Linda van der Lee and Nick van Doorn opened Patisserie Linnick on Amsterdam’s Amstelveenseweg, where they sell the most gorgeous delicacies.

The macarons are displayed by colour, the mini-cakes and bonbons are genuine works of art. Anyone who walks past Patisserie Linnick and peers in through the large windows, is irresistibly drawn inside. Once they’ve tasted the cakes and biscuits on offer there, they will come back again. ‘That’s our motto,’ says Nick van Doorn. Nine years ago, he and his wife Linda van der Lee opened their joint business, as the combination of their first names in the shop’s moniker alludes to. ‘We met at Holtkamp pastry bakery, where I was a chef for fifteen years and Linda a pastry chef. We always dreamed of opening our own patisserie, selling Parisian specialities like macarons – we both love those.’

Large windows

As soon as they saw the property on Amstelveenseweg, near Vondelpark, they both fell in love with it. ‘Because of its location, but also because you can see into the bakery from the shop here. That was a must for us. A bakery is a hive of busy activity, and we want people to see that.’ ‘We had to demolish a large wall to turn this area into a shop, but that turned out not to be a problem. AHAM removed the wall for us and they also painted the window frames black because we felt that would be more upmarket.’

‘A bakery is a hive of busy activity, and we want people to see that.’

The landlord was involved in all discussions, emphasises Nick. ‘They still are. If anything breaks, all we need to do is call and they fix it.’ He cheerfully adds: ‘Come Saint Nicholas time, we’re going to create a very special treat for this landlord, like we do every year.’

Patisserie Linnick.
Amstelveenseweg 75, Amsterdam.
www.linnick.nl





There's only one solution: build, build, build

Managing Director Tim van Schijndel and Betty Tania, Head of Commerce at AHAM Real Estate, reflect on housing problems in the Amsterdam Metropolitan Area and AHAM's role.

Amsterdam Metropolitan Area publications show that the Netherlands needs to build 981.000 homes before 2030, including 170.000 in the Amsterdam area. As a major landlord, how does AHAM view the housing issue?

TvS: 'It's clear to us that the demand for rental accommodation has never been higher. We no longer even advertise, because potential tenants approach us. We always have plenty of suitable candidates for every property, but we have fewer and fewer vacant homes available.'

Why is that?

TvS: 'The increased demand for homes is due to population growth and the changing composition of the population; there are more and more small households. Another major factor is the increased number of jobs in this area, which leads more people to move to the city and increases the demand for accommodation.'

BT: 'Since October 2020, we've no longer had any vacancy between tenants. When one tenant gives notice and hands over the keys,

we pass them straight on to the next tenant. It's been like that for three years now. I've never experienced that before.'

TvS: 'I must add that Betty and her department work extremely efficiently. If all landlords would work this way, there would be far less vacancy everywhere.'

BT: 'Many properties are unavailable – mostly in the social sector – because they're being used as pieds-à-terre. People live separately, then decide to move in together, but hold on to both their homes. If even just those properties would become available, that would already make a huge difference.'

TvS: 'That's also because of the way social housing is organised in the Netherlands: we subsidise the home rather than the person. Because the value of these homes is not determined by the market. You could suggest giving these homes a value determined by the market, and then increase rental subsidies. That would mean tenants pay more as soon as they are able. Many people currently renting cheap rental properties, could easily afford higher rents. This is the familiar concept of 'scheefwonen' (skewed residency). Tenants like



this are never going to relocate. This type of accommodation is intended for people on a modest income, but they are never going to get access to them.'

BT: 'Roughly thirty percent of our portfolio consists of social housing. The problem with this is that in terms of the regulations, all homes with a contract dating from before July 1st 1994, including those with non-controlled rents, are and will remain social housing. We cannot adjust the rent, even though the tenants can afford to pay more. This causes a stagnation in the turnover of tenants.'

TvS: 'But we have to recognise that the fundamental problem is, of course, a genuine shortage of homes.'

People complain that accommodation is becoming unaffordable, especially in this area.

BT: 'What many people forget is that living in a city is always expensive. Look around Europe. Accommodation is expensive, both for homeowners and rental tenants. And govern-

'What many people forget is that living in a city is always expensive.'

ments – in our case the local council – want to base the price of land on house prices. As a homeowner or landlord, however, you're not allowed to charge the corresponding rent.'

TvS: 'I think it was in 2015 when the then Minister of Public Housing announced that the Netherlands was 'completed'. Indeed, the ministry was disbanded. As a result, the government responded far too late to the increasing demand for housing. On top of this, low interest rates and an abundance of capital caused house prices to skyrocket. Fortunately, we now have a Minister of Public Housing again. I think it's quite right that he wants to introduce measures to help people on mid-level incomes, but these measures have to be appropriate.'

BT: 'Don't forget that at some point, housing

'It's a misconception that landlords like us determine the market value of rents.'

associations were no longer allowed to develop. They were only allowed to construct rented social housing. At the same time, the "landlord levy" forced these same associations to sell off much of their social housing, leaving them unable to develop social housing either.'

People often say that landlords push rents up.

BT: 'It's a misconception that landlords like us determine the market value of rents. In reality, the market does that. This was particularly striking at the beginning of the Covid-19 pandemic, when we suddenly had about forty or fifty properties available and rents immediately dropped.'

TvS: 'It's very difficult for landlords to lower rents for new properties. The council maintains the price of land, requirements for newbuild construction keep increasing and building costs are also rising – not to mention problems that have emerged in logistic supply chains. Add to this the increased cost of energy, and you have an accumulation of expenses that is reflected in the price of newbuild homes. If you compare the price of newbuild homes to our rents, we are currently charging less than ten years ago.'

What is required for an enterprise like AHAM to continue investing?

BT: 'Stability and certainty. Knowing what to expect from the government. Plus, a vision for housing. If the government were to say they want to see more housing, they should lower the price of land. But there is currently no clear vision for urban planning. Plus there are new requirements regarding nitrogen emissions.'

TvS: 'People often point a finger at private entities in the rental market, as if they dominate the housing market. But landlords operating in the non-controlled sector only comprise nine percent of the market.'

And AHAM is still building.

TvS: 'We have an investment programme worth 500 million euros over the next ten years. We also try to make our voice heard on various levels, both municipal and national, about what we think is going wrong. We give presentations to civil servants and politicians. This isn't lobbying for our own business interests; rather, we're trying to clarify what needs to happen, which is build, build, build.'



Unburdening is the magic word for us

All4Techniek is an electrical engineering company. The company has been working for AHAM for over ten years, in and around Amsterdam.

Ruud Blokker, André de Boer and Mark Schijffelen go back a long way. They used to work for an electrical services company in Hoofddorp. André: ‘The company went bust and we

were able to restart, which was a great opportunity for us, of course. That was on October 11th 2011, so we’ve been going for more than twelve years.’ The Diemen-based firm now employs 19 people, most of whom have been trained by the company itself. All4Techniek’s operations cover electrical engineering in the broadest sense. ‘We provide service and maintenance, renovation, sustainability improvements and single newbuild construction in which we do, what we call, the AC technology part,’ explains André.

When asked what characterises their company, André says: ‘It’s that we continue for as long as it takes to finish the work. We don’t leave jobs half-done.’ Mark Schijffelen adds: ‘Sometimes we even go beyond the call of duty.’ André continues: ‘Unburdening is the magic word for us. We try to provide a complete package and we don’t like having to adjust the price halfway through a job. Sometimes it’s unavoidable, but we don’t like having to do extra work, we prefer not to.’ Mark: ‘We do a lot of repair work for AHAM, we renovate stairwells, install intercoms.’ André: ‘And “press four for difficult questions”:

if they encounter a problem somewhere which they can’t solve, they call us. They like to use us as consultants.’ Looking ahead to the future, they see that in particular there is going to be a huge demand for making homes sustainable. ‘We’re going to be working more and more on a project by project basis, making more long-term plans.’ Mark: ‘That also means the company will be more stable. We believe in the same approach when it comes to our employees: we hire new staff as apprentices, we train them and give them the opportunity to develop.’

www.all4techniek.nl

André de Boer and Mark Schijffelen



‘AHAM like to use us as consultants.’

Everyone knows Mo

Mohamed – Mo for short – is a familiar face for many AHAM tenants. ‘I think I’ve probably been to just about every AHAM property by now,’ he says. He’s a welcome visitor, because his speciality is carrying out repairs, and that means the door is always open for him. Mo explains: ‘Every day we make a list of repair requests. I collect them, I arrange a time with the tenants, or I pick up the keys from AHAM, and then I set off. Of course, you never know what you’re going to encounter. Given that a lot of tenants are expats, you’re constantly switching between Dutch and English, because you aim to be polite and friendly to everyone. Of course, sometimes a tenant will make a request that you can’t help them with, and they will want to know why not. In those cases, I refer them to AHAM, who can decide how to proceed.’



The whirlwind development of Noord

For a few years now, AHAM has been building in Amsterdam-Noord, which has become increasing trendy and desirable since the opening of the Noord/Zuidlijn subway. Adri Doorneveld is a tour guide there and tells us about the district's many charms.

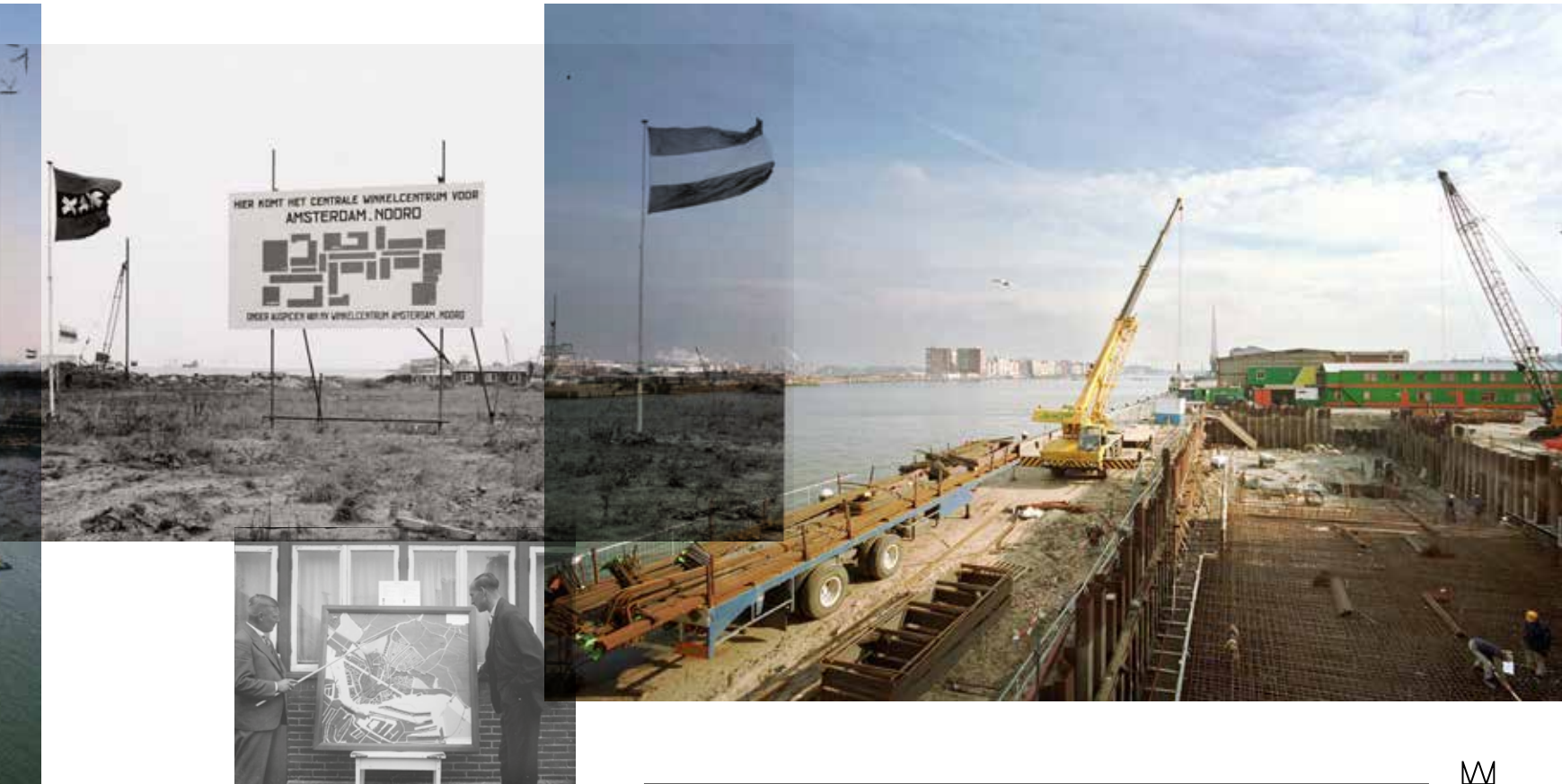


'Before the Noord/Zuidlijn opened, this square served mostly as a car park,' says Adri Doorneveld, tour guide in Amsterdam-Noord. We cross Noordplein and make our way to Le Perron, his favourite coffee bar – coincidentally housed in one of AHAM's properties. Nowadays, the square next to Amsterdam-Noord subway station is surrounded by shops and hospitality establishments. In the centre of the square is a patio with colourful furniture.

Southwesterly wind

Doorneveld knows everything there is to know about "Noord". Starting in 2001, he worked as an urban planning economist at the borough council office for Noord, focusing on the financial-economic development of this part of Amsterdam, where he himself has lived since he was ten years old. Later, as a consultant for tourism and promotion, he was tasked with putting Amsterdam-Noord on the map. As a tour guide, Doorneveld spouts one historical story and anecdote after another. 'Have you ever heard of Mosveld?' he asks. 'In 1964, FC De

Volewijckers played in the Eredivisie (Honour Division), and Mosveld was their home turf. The ground was situated in a residential neighbourhood, and locals rented out first-floor bedrooms with views of the pitch.' After their trainer passed away, the club was relegated and disappeared into obscurity. Years later, a shopping centre was built on the former pitch. 'The architect put a diagonal tower with holes on the roof, alluding to the former football ground's floodlights.' Doorneveld laughs and adds: 'De Volewijckers didn't have floodlights.' Doorneveld has seen Noord transform. He emphasises that the changes started long before the subway was built. 'Noord's development started on the banks of the river IJ and began when the filthy industrial complexes that had dominated Noord, moved away. The IJ riverbank had been home to Shell, Stork, NDSM (the Netherlands Docks and Shipbuilding Company), a carbide factory and a waste incineration plant. People would simply reason that the wind was usually southwesterly, so the pollution would drift away from the city.'



Shell departed in 2004. ‘Shell’s former head office was repurposed and became today’s A’DAM Tower. It now hosts offices, a restaurant, a hotel, a nightclub and right at the top of the high-rise is the famous swing on which you can hover over the edge of the roof.’ Doorneveld says that over 550.000 people sit in the swing every year. In 2012, the architectonic masterpiece that is Eye Filmmuseum arose next to the tower. In the interim, the vacant NDSM site garnered increasing fame as a cultural sanctuary. ‘All sorts of stuff happens in those old warehouses, especially creative endeavours.’ There are exhibitions, festivals, and Doorneveld discovered that the ramps, which were originally used to launch ships, are now used for concerts. ‘I recently attended a performance by the Concertgebouw Orchestra at the NDSM wharf. The audience was seated on one of these ramps, and had a magnificent view of the orchestra.’

The arrival of the subway connection led to a whirlwind development in Noord. ‘By now, some 105.000 people live here and there’s

plenty of construction still ongoing,’ says Doorneveld. ‘The plan is for the borough to have 150.000 residents by 2040.’ However, according to him, the rapid public transport connection is not the only thing that makes Noord appealing as a place to live. ‘Its charm is due to its huge variety of architecture. The combination of traditional and new buildings is really attractive.’

Doorneveld is referring to places like the garden suburbs along the lengthy Waterlandse Zeedijk, such as Tuindorp Nieuwendam. ‘This was crowned the most beautiful garden suburb in Europe before the second world war,’ he tells us. ‘At the same time, the former Buiksloterhampolder features modern apartment complexes such as AHAM’s wonderful red-brick Loodstoren.’ Tour guide Doorneveld adds a fun fact: ‘A red lightship is moored on the river in front of the tower. It’s an old vessel that used to serve the same function as a lighthouse.’

The contrast between different architectural styles in Noord is emphasised by Alfred Eikelenboom’s artwork “De Muur” (The Wall) on Meeu-

wenlaan. ‘The locals have nicknamed the piece the Ligakoek (The Baby Biscuit),’ says Doorneveld. The red steel wall symbolises the contrast between the angular blocks of flats on IJplein and buildings in the Amsterdam School style in the Vogelbuurt neighbourhood.

Forty cents

For the longest time, Vogelbuurt was a deprived neighbourhood, but according to Doorneveld, it has been hugely improved in recent years. Putterstraat is even one of his favourite spots. ‘It’s a car-free street which ends in a magnificent archway, built in 1918, leading to Zwanenplein. Two stone plaques displaying an eagle and a rooster, symbolising Germany and France respectively, allude to the First World War, which had just ended. The archway features a stone plaque which reads: ‘Hard times, ev’ry-morn new burdens, more troubles borne.’ Underneath is a list of the prices of milk, bread, butter, eggs, bricks, and so on. It’s remarkable.’

How much bread cost at that time? ‘Forty cents a kilo,’ comes the laughing response.

In Doorneveld’s opinion, Noord has everything you need for a good life. ‘We have Noorderparkbad which has been named one of Europe’s most beautiful swimming pools, a new cinema on Buikslotermeerplein and the FC Hyena arthouse cinema, the popular De Goudfazant restaurant and lots of other eateries.’ Every week, the variety on offer increases, he observes. ‘There are numerous pop-up businesses and artists collectives, such as De Zamenhof, which hosts 200 enterprises. Kinetisch Noord, located in the shipbuilding warehouse on NDSM-plein, is even the largest arts incubator in the Netherlands.’ In addition, Noord has numerous parks as well as the Vliegenbos nature reserve, which means it’s also an incredibly green area. ‘And if you cycle just a little further out, you soon reach Zunderdorp, Ransdorp, Oostzaan and Landsmeer where you find yourself surrounded by meadows and grazing cows. What more could you ask for?’

Adri Amsterdam Adventure Architecture,
www.AdriAAA.nl



AHAM in Noord

A hundred years ago, AHAM already invested in Amsterdam-Noord. At the beginning of the previous century, they acquired sixteen residential properties in the newly constructed garden suburb of Tuindorp Buikslooterham, a stone's throw from Noorderpark. (*Azaleastraat 41-45, Sneeuwbalstraat 1-5, Kamperfoelieweg 84-92 and 160-168.*) In 2014, AHAM encountered another small section of Amsterdam-Noord. 'The newly constructed Elzenhagen neighbourhood appealed to us because of its proximity to numerous facilities as well as the planned arrival of the Noord/Zuidlijn subway,' says AHAM managing director Tim van Schijndel. 'Right from the start, tenants flocked to the complex, designed by Mulleners + Mulleners Architects. Since the subway was inaugurated in 2018, interest for these properties is comparable to that for the most popular residential locations in Amsterdam.' (*Elzenhagen complex B., Merkelbachsingel 401-471*) The success of rentals in Elzenhagen highlighted the success of the Noord/Zuidlijn, so when AHAM was offered the opportunity to acquire the commercial plinth near Noord subway station, they did not hesitate. By now, they are renting out several commercial properties on the street called Termini, including number 24, the building on the corner adjacent to the station entrance, which hosts Boon's Pitstop. A little further along is the Le Perron coffee bar. (*Termini 12, 18, 22, 24*) On the other side of Noord subway station, in the so-called Gare du Nord, AHAM also has several rental properties. (*Gare du Nord 7, 9, 11, 17.*) Plus, there is the striking Loodstoren, located on the riverbank, designed by Heren 5 Architects. 'We won the tender due to our belief in developing the "Vrije Kade" (Free Quayside),' says Van Schijndel proudly. The red stone building hosts four apartments on each floor and a restaurant at street level. In 2020, it was delivered, fully occupied, and the fact that since then only one or two of the original tenants have relocated is a clear sign, according to Van Schijndel: 'This is a location people really become attached to.' (*Melkdistelstraat 22-92, car park*)

But AHAM has further ambitions in Noord still. On the former Buikslooterham industrial estate, AHAM is developing the Papaverwerf project. 'We were unexpectedly able to acquire a neglected piece of industrial real estate, based on a prize-winning urban planning proposal,' says Van Schijndel. 'Studioninedots ingeniously transformed the complex programme into a fantastic design, including non-rent-controlled and social rental properties. It will still take some time before tenants can move in here, but the result will certainly be worth the wait.' AHAM is building three freestanding properties on an urban plinth. The three towers will consist of residential units and offices. The complex will be connected by a six-metre-tall plinth for hospitality establishments, shops and studios, and will be characterised by cantilevered structures above the plinth level and outdoor spaces all around. Underneath the plot is a single-storey parking facility. Construction is expected to commence in 2024. (*Papaverweg 15A, 17-19, 23-25*)



Truly awe-inspiring

The organisations which Sint Antonius Foundation (SAS) supports, all fall into one of three stages of development: starting organisations, growing organisations and organisations that are scaling up. Two organisations in this latter category are the Campaign for Female Education (CAMFED) and NLR (until No Leprosy Remains). On a daily basis, these organisations make a difference in tens of thousands of lives by rolling out large-scale, robust, evidence-based innovations.

With support from SAS, among others, NLR distributes a preventative medication on a wide scale, to combat leprosy in Mozambique and Nigeria. They are getting closer and closer to achieving the objective of ridding Africa of leprosy by 2040. Perhaps the term powerhouse is used a little too easily these days to describe a particularly accomplished individual, but I hope that, like me, you will find this a justified characterisation of CAMFED's Angeline Murimirwa and Liesbeth Mieras of NLR. Their commitment to making the world a better place is truly awe-inspiring.

We are delighted to present to you the remarkable stories behind CAMFED and NLR. They are both part of the SAS's portfolio of some fifty impactful initiatives which the SAS Foundation can support thanks to your rental contributions.

*Suzanne van der Velden, General Manager Philanthropy
Sint Antonius Foundation*



I am eternally grateful to CAMFED

Zimbabwean Angeline Murimirwa (44) is CEO of the pan-African organisation Campaign for Female Education (CAMFED). She was one of the very first girls to be able to attend secondary school thanks to support from this NGO.

Educating girls is one of the most efficient ways to combat poverty. Educated women get married at an older age, have fewer children, and the children they have are often healthier. They themselves are less likely to contract diseases such as HIV, they are less often the victim of gender-based violence and contribute substantially to their country's economy. CAMFED was established thirty years ago. Its mission was to combat poverty in Africa by giving girls access to education and training them to become young professionals. Since then, some 6.5 million girls from rural communities in Ghana, Malawi, Tanzania, Zambia, and Zimbabwe have been able to attend school thanks to its subsidies. Funding from the Sint Antonius Foundation (SAS) has enabled CAMFED to send 40.000 girls to school in Malawi and Zimbabwe.

Sisterhood

Besides being CEO, Angeline Murimirwa is also founder of CAMA (CAMFED Association), a growing network of a quarter of a million professional women serving as mentors and financiers for the next generation. Every CAMFED alumna takes two or three starting schoolgirls under their wing, enabling this kind of sisterhood support to spread throughout the participating African countries.



Every girl who is able to attend school thanks to a subsidy, benefits from the support that helps her lift the pressure of expectations off her shoulders. After graduation, her chances of succeeding improve if she gets advice on job hunting, starting a business or if she receives seed capital from an experienced female professional. It's not only individual African girls who benefit, though. Rural communities piggyback along with the development and successes of members of their village. They no longer feel excluded and disadvantaged. They genuinely count. Due to her own lived experience, Angeline



Alice (second from left) ensures the education of eleven children

Murimirwa is the best possible ambassador for CAMFED. She knows what it feels like when your parents are just about able to produce enough food to survive on, and when there is no money to pay for schooling. Murimirwa: 'In Africa, education is highly prized, and as a girl I was obsessed with school. I really loved learning and in the classroom I felt that I mattered. Children who are excluded from education due to poverty, are implicitly being told they're not important, that they don't deserve to develop themselves. At school, I felt seen and heard. Education gave me a sense of belonging. But during my final year at primary school, I realised: this is where

Veronica's weaving enterprise offers training and jobs to young women



it stops for me. I had even been relatively fortunate, because my grandmother had left school at a much younger age. And my mother, the most intelligent pupil in her class, was forced to leave when she was about nine years old. Girls drop out earlier than boys because they have to take care of young children in the village. Schools are also often far away from villages, and walking such long distances back and forth is dangerous. Other reasons why girls leave school prematurely are teenage pregnancies and child marriages.'

Ticket

'My parents wanted nothing more than for

Lunch at the secondary school in Chikomba East, Zimbabwe





Learner guide Sophia with student Hanipha

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me to continue my education. They were well aware of the opportunities secondary education could bring. It's a ticket out of poverty. But for them, it was just like admiring expensive items in a shop window: far beyond their financial means. To my immeasurable good fortune, CAMFED existed in 1992. In my district, they had asked the village schools to select the three best pupils among the roughly six hundred children. I got the highest exam marks that anyone had ever achieved at my village school. When I went to get my results, all the teachers and the parents from the parents' committee were standing there waiting for me. When I saw my marks, I burst into tears. I thought: this is it, my race is run, this is where school

ends for me. The school management then told me that CAMFED wanted to support me, so I could continue my schooling. I didn't believe them. I thought: who on earth would help a poor girl whom they don't even know? Even today, girls who receive support from CAMFED respond in the same way: this is too good to be true. At boarding school, I received a school uniform and my first pair of new shoes – I didn't even know my shoe size. Throughout that entire first year, I regularly feared they would soon take all this away from me again. I was happy, but I also suffered from survivor syndrome. I felt guilty because I was able to continue my education, but others couldn't. My mother sold two buckets of corn to be able to buy me a sheet and a toothbrush for boarding school. She brought me there; it was also the realisation of her dream. Whenever I speak about the injustice of being denied an education, I'm reminded of my mother. I have a college degree, I'm married and I have four children. I am eternally grateful to CAMFED that I was able to break the cycle of women in my family, who were never able to continue their education. I know what it means to get an education, and I wish this for everyone. That's why I work as hard as I can for CAMFED and the CAMA support network, to help elevate African women even further.'



I'm hopeful that we will have eradicated leprosy by 2040

Physician Liesbeth Mieras has over 25 years of international experience in the fields of public health and infectious diseases. She is a medical-technical consultant for the Leprastichting and coordinates multiple projects from the organisation's international offices in Amsterdam. The Sint Antonius Foundation (SAS) funds Leprastichting projects in Mozambique and Nigeria, two countries where leprosy is still relatively prevalent, especially in the poorest communities.



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How is it possible that leprosy is still common? Other contagious infectious diseases, such as smallpox, cholera and very recently Covid-19 too, have all been largely suppressed. 'One of the main reasons is that leprosy is poverty-related. Most people have effective immune systems and therefore wouldn't fall ill if they were infected by leprosy bacteria. Leprosy occurs among the poorest people on the planet, marginalised groups for whom medical help and human rights cannot be taken for granted. Their voices are often not heard. Leprosy is one of the neglected tropical diseases in which far too little is invested to be able to eradicate it. There is insufficient

funding to do research into improved detection and treatment. Many policymakers and financiers don't even know that leprosy is still so prevalent.'

How did you become aware of how widespread the problem is? 'Twenty-five years ago, when I was starting out as a doctor specialising in tropical diseases, I was detached to Mozambique. I partnered with a doctor there who was working for the Leprastichting. At that time, my knowledge of leprosy was absolutely inadequate, so I learned a huge amount during that initial stint. It became clear to me how difficult it is to detect leprosy in time and to treat it. You have to





Linda (9) has leprosy and receives medication from a volunteer

diagnose leprosy based on clinical traits. There are a few cardinal symptoms: numb patches of skin, loss of strength, numbness of hands or feet. There are usually no lab tests available in regions affected by leprosy. So effective diagnosis relies on there being enough healthcare professionals on site, who have been trained to recognise the clinical symptoms.'

The consequences of leprosy are extremely serious, aren't they?
'Absolutely. Leprosy bacteria damage nerve and skin cells. If an infection is left untreated, the disease can ultimately lead to permanent disabilities, such as disfigured hands or feet, and blindness. But the social consequences of leprosy can be devastating, too. For a long time, isolation was the only measure that was

used to prevent further contagion. In some communities, leprosy still carries the stigma of guilt and shame, other people discriminate against and ostracise patients. The Leprastichting provides information and health education to reduce this stigmatisation. Shame about this disease can hinder early detection, because people don't get themselves tested. That's one of the reasons we aim to raise awareness about early symptoms and the fact that treatment is possible. We also emphasise that the disease is not easily passed on, also to reduce stigmatisation.'

Is it possible to be completely cured of a leprosy infection?
'Leprosy can be treated, and potential disabilities prevented, using a cocktail of antibiotics. It's a very tough treatment, because patients have to take antibiotics for anywhere from six months to a year. The medication kills the leprosy bacteria and stops the infection. Some people develop immune responses, but even after just a few days, the patient is no longer contagious. And the great thing is that a preventative medication was introduced in 2018, which is an integral part of the projects SAS supports. A single dose of the antibiotic rifampicin reduces the risk of leprosy infection by 60 percent, which is a tremendous step forward. In addition, as we know which

Leprosy patient Sipriano's family (Mozambique)



Health workers examine a leprosy patient's close contacts

other people are most at risk of infection, we are able to actively approach them and offer them the preventative antibiotic. In particular, family members and friends of the leprosy patient are at a higher risk of contagion. Leprosy bacteria grow very slowly. That's why, say, if you sat next to a leprosy patient on a bus once, you won't get infected. Infection only takes place if you are exposed to the bacteria for long periods of time, at least three months. Which is why it's so important to trace the patient's close contacts and give them the preventative treatment.'

Have you seen the number of leprosy patients decline over the past 25 years in Mozambique?
'Often, as the healthcare programme improves, we initially find more leprosy patients. Like



Nurse Alina examines the nerves of a woman with leprosy in Mozambique



in the project SAS supports in Mozambique, where the number of patients has increased dramatically. That might seem disappointing, but in fact it shows that we are improving the situation: we are efficient at tracing and diagnosing leprosy patients, who we can subsequently treat. Moreover, since we've been able to offer rifampicin, we can also treat people preventatively to reduce the transfer of leprosy bacteria. Meanwhile, we're conducting additional research into an even more effective preventative antibiotic. In accordance with World Health Organisation (WHO) goals, the Leprastichting is aiming to halt the spread of leprosy and to reach zero new patients by 2040. People will still be living with the consequences of leprosy, but globally there will be no more new patients. I'm hopeful that we will have eradicated leprosy by 2040.'



Cool ice creams on the De Clerqstraat

Sugarbar sells homemade ice cream with exciting flavours.

Sugarbar on Amsterdam's De Clerqstraat is not only painted in sweet colours, it also serves sweet milkshakes and ice cream. But don't expect any traditional flavours here. 'We're all familiar with caramel and sea salt by now,' says proprietress Nekeia Boone. 'I sell Mimosa sorbets, Chili Mango ice cream and Sexual Chocolate: dark choco-

late with bacon.' During the pandemic, Nekeia – manager at Booking.com at the time – had time to rediscover her hobby: cooking and baking. 'I love ice cream and I got the idea to invent new flavours by adding herbs and spices to the ice cream, such as sage and red pepper. But also fried chicken skin and bacon. Bacon is wonderfully

salty and a great contrast to the sweetness of the ice cream. What's more, just like fried chicken skin, it has a crispy texture. The Roasted Balsamic Blueberry ice cream was inspired by a delicious salad I once ate, which contained goat cheese, blueberries, honey and balsamic vinegar.' New York born Nekeia initially sold her ice cream to a few (online) shops such as Sterk and Crisp, under the brand name Tudy's Kitchen, 'named



'We're all familiar with caramel and sea salt by now.'

after my grandma Tudy, who taught me to cook.' But she was eager to open her own business. 'I liked this building and its location, and when I showed AHAM my business plan, they gave me the go-ahead a week later. They

were really excited about the concept.' Sugarbar opened on July 8th. Nekeia now offers forty types of ice cream. She also makes distinctive milkshakes using these products. In addition, she sells homemade cakes and



biscuits, "Sammies", chocolate, jars of hot honey and numerous other delicacies which can conceivably be added to ice cream. Hence, the bottles of wine in the shop window. 'Pouring a glass of rosé over a scoop of Frosé sorbet is amazing.'

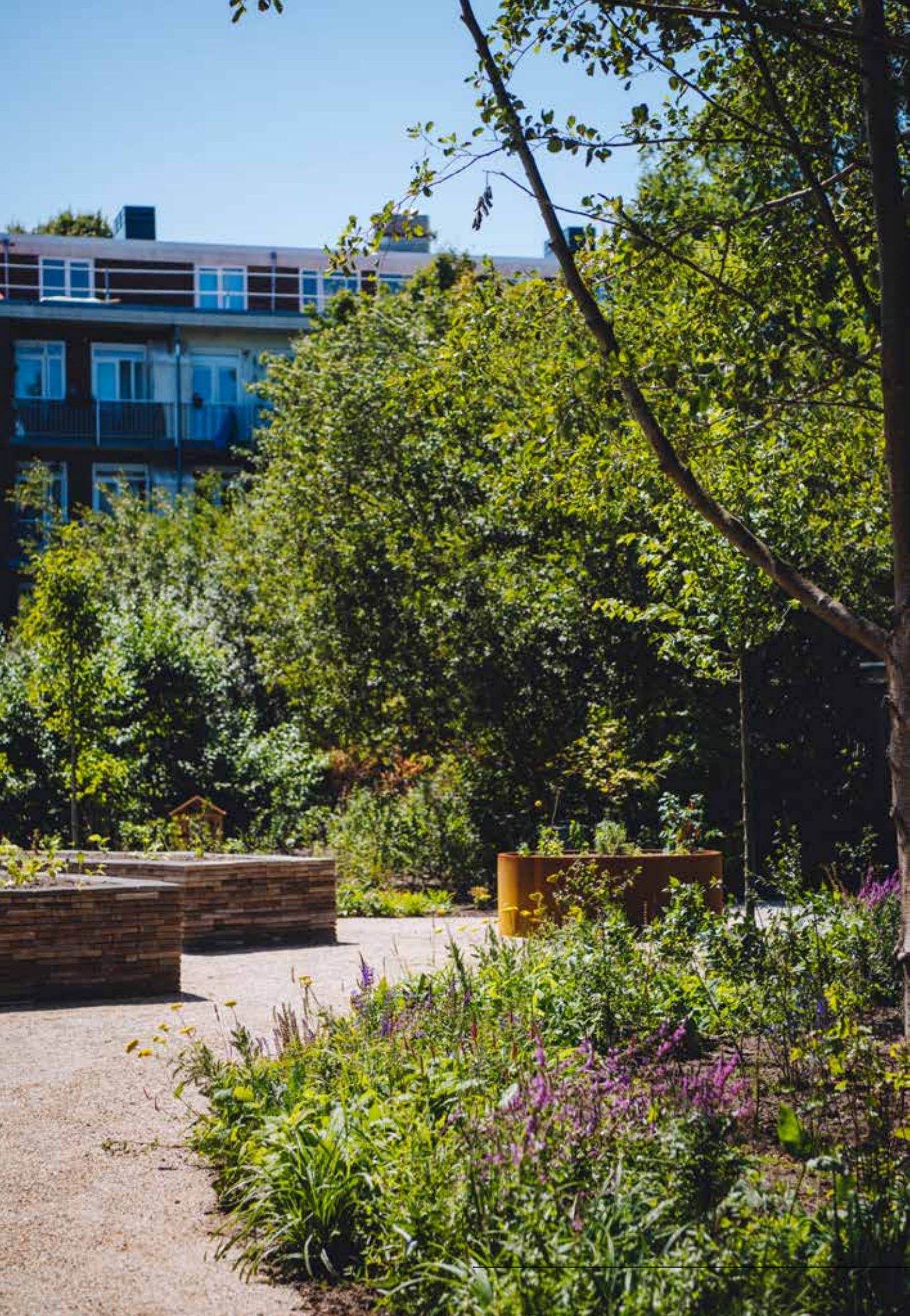
Sugarbar. De Clerqstraat 48, Amsterdam.



The green heart is open

On July 7th, the newly designed courtyard garden in Bos en Lommer's Nieuw Landlust residential complex was festively inaugurated.

On a sunny Friday afternoon in July, accompanied by a detailed explanation from LANDLAB's landscape architect Ed Joosting Bunk and a brief speech by AHAM's managing director Tim van Schijndel, the newly transformed courtyard garden in Bos en Lommer's Nieuw Landlust residential complex was inaugurated. Residents and other interested parties were able to make the acquaintance of this green oasis, while enjoying a drink.





AHAM’s managing director Tim van Schijndel with landscape architect Ed Joosting Bunk

‘It’s gorgeous, they’ve done a great job’

Sylvia Hommes has lived happily on Solebaystraat for over forty years. Her home borders on the courtyard garden. ‘It always used to be a wilderness,’ she says, ‘but it had its charms too. We had eighteen species of birds here and it was always full of moths at night. You would see the occasional hedgehog and because there were mice, we sometimes spotted owls. Before the renovation, the garden was also accessible, but most people in the neighbourhood never went there. Some people even dumped their rubbish there.’

‘The new garden is gorgeous, they’ve really done a great job. Of course it all still has to grow. When I asked the landscape architect whether they had included plants that would attract moths, it turned out they hadn’t. Fortunately, he assured me they will rectify that. I heard they also sowed weeds to attract certain insects. And maybe there will be room for bird houses. I’ve seen all sorts of species of birds returning.’

‘I really believe the new design will improve contact between the residents. There’s a vegetable garden group and I immediately signed up for it, so that’s really nice. On the whole, I’m very pleased.’



‘We’re getting very positive responses from visitors’

Emmelie Koster is the owner of No Man’s Art Gallery on Bos en Lommerweg. The high-ceilinged, open space with its different levels, serves as a permanent gallery and a busy hospitality business. Its patio borders on the courtyard garden.

Emmelie: ‘You can’t access the courtyard garden from our patio, I don’t think that’s the idea, really. We knew about the plans, because a meeting was held on our premises during the preparatory stage. I think it’s a great initiative. It looks very good now, even though the vegetation still needs to start growing. They’ve alternated greenery, pathways and spaces where people can sit. We’re getting numerous positive responses from visitors, they seem very enthusiastic, so that’s great.’



New tenants

On September 1st, Sem Lubbers (26), a healthcare professional, and creative Menno Bouman (30), relocated from Nijmegen to Bolkstraat in Amsterdam’s Watergraafsmeer neighbourhood. ‘It’s a bright, beautifully refurbished property.’

Menno: ‘Not all the furniture we ordered has arrived yet, which is why the place is still rather empty, but we’re already delighted to be here. We lived for years in Amsterdam in the past, then we moved to Nijmegen for our jobs. I wouldn’t say we regret that move, but...’

Sem: ‘We really wanted to come back to Amsterdam.’
Menno: ‘We simply couldn’t find a home online. Friends of ours rented a lovely property from AHAM and were very positive about the services they provide. So we decided to approach AHAM too. We figured: who knows, maybe they’ll have something for us too? That was mid-July.’
Sem: ‘We emailed them about what we were looking for and a week later they replied, sending us photos, a floor plan and other information about this apartment on Bolkstraat. It was going to become available on September 1st. We were immediately sold.’
Menno: ‘It’s not a gigantic property, it’s about 65 to 70 square metres (220 square ft.), but the layout is great. It has an open kitchen and two bedrooms – that’s exactly what we wanted.’
Sem: ‘It also has two charming little balconies, one at the front and one at the back.’
Menno: ‘We came to view it at the beginning of August and

we knew right away we wanted to live here. It’s a bright, beautifully refurbished property. Everything about it is spotless, there are beautiful wooden floors throughout the house and the windows are double-glazed. In our previous house in Amsterdam, all the windows were single-glazed and the wind blew right through our home.’
Sem: ‘The kitchen features a luxury, built-in fridge, plus dishwasher and stove.’

‘It’s such a delight to be able to chat with guests who are sitting at the table while I’m cooking.’

Menno: ‘My favourite place in the property is the second bedroom. It has a view of a huge, green back garden, and it has sunshine in the morning. I’ve turned it into my office, and I just love answering my emails from there.’
Sem: ‘I’m particularly pleased

about our open-plan kitchen. It’s such a delight to be able to chat with guests who are sitting at the table while I’m cooking. And the sun shines into the kitchen at the end of the day. If the weather’s nice, we can open the balcony door, and two or three people can eat together outside. It’s lovely and quiet here, too.’
Menno: ‘The location is perfect. Both of us travel a lot for work, and you can get to the A1 and A2 quickly from

Watergraafsmeer. Plus, just across the road is Frankendael, a gorgeous public park with streams and little bridges.’
Sem: ‘Another nice bonus is that our downstairs neighbours have the kind of dog we’ve always dreamed of having, a vizsla. We’d love to have one too, but our lifestyle doesn’t allow for a dog, we’re away from home too much.’
Menno: ‘We’re going to ask if we can dog-sit. We’ll even pay, if we have to.’



The addition of ten wooden rooftop apartments and the refurbishment of the existing commercial plinth is giving Hoofddorp’s Tussenweg a makeover.

Work is already in full swing on AHAM’s former retail property, situated on the narrow side street Tussenweg and busy main road Kruisweg in Hoofddorp. For many years, various supermarket brands occupied these premises. Above them was a floor of residential properties, but there’s not much left of those apartments now. The interior of the sizeable shop premises has also been stripped. The construction itself has remained and will serve as the basis for an ambitious project: ten new upmarket rental apartments are to be built on top of the retail property.

Neighbours

Freek Tames, AHAM’s project lead, and Thom Bakker, development manager at Heembouw Wonen, have been working together with the project team for a long time to bring this striking construction plan to fruition. The idea originated in 2021, when the supermarket vacated the premises and the local development plan offered the opportunity to extend the commercial property upward to a height of 14 metres. ‘The neighbours had already started constructing a new residential block of the same height,’ says Tames. ‘We decided to build upwards too, by adding residential floors on top of the existing shop.’ AHAM asked architect Ronald Janssen to create a provisional design. They hired Heembouw Wonen and Heembouw Architecten to provide the final design and the technical design, to obtain the necessary licences, and to implement the plan. ‘AHAM generally works with local contractors,’ says Tames. ‘However, for this complex endeavour we needed a larger contractor, and we had previously partnered successfully with Heembouw.’



Charm

In February 2022, the two parties signed a construction team agreement and the contracting agreement was signed in April 2023. Realisation commenced in August 2023. This was a lot later than initially planned, because the project involved numerous complicated issues. ‘Usually, you start construction on an empty plot of land,’ Bakker tells us. ‘Here, though, we’re building on top of commercial premises and we’re repurposing an existing building. This has its charms, but it involves significant challenges.’ He laughs. ‘The construction report is 500 pages long. That should give you some idea.’ The biggest challenge was finding a way to retain the existing foundations. ‘These foundations were originally designed for shop premises and a single floor of residential properties, not for multiple floors.’ But they found a solution. Inside the shop premises, Bakker indicates three thick iron columns, which have increased the property’s original load capacity. In addition, they decided to build the apartments using lightweight material: wood.

Matching tones

According to Tames and Bakker a lot of people are using wood in construction these days. Not just because it’s lighter than bricks, it’s also

Thom Bakker: ‘This construction project gives the entire street more cachet’



‘Wood is an amazing material that ought to be used a lot more in construction.’

more sustainable. ‘It helps to reduce CO2 and nitrogen emissions,’ says Bakker. ‘In addition, wood is a great insulator. It’s an amazing material that ought to be used a lot more in construction.’ They are not only using wood for the shell. ‘We are also going to implement a luxury wooden finishing for the façade,’ Tames reveals. ‘In red.’ The entire building will be covered in small red wooden planks. ‘Matching tones,’ Bakker adds. ‘Architect Ronald Janssen came up with that. It’s really gorgeous.’ Wood was a more expensive option than stone, though. Tames: ‘In the past two years, the construction budget has doubled. In particular, the price of wood has skyrocketed. As a result of the Covid pandemic, wood production ground to a halt, whereas demand rose. And the war between Ukraine and Russia has created a scarcity of resources too, including wood. That’s why the project has turned out to be a lot more expensive than anticipated.’ Bakker: ‘We proposed cutting back on other items, such as using different materials for the window frames.’ But AHAM did not want any cheaper solutions which involved austerity. Tames: ‘We strive to use robust, appealing and sustainable materials for the refurbishment and renovation of all AHAM properties. For this project, the aim is precisely to give the apartments a luxury sensibility.’ Bakker: ‘It feels good to have jointly succeeded in realising this project given the current complex market, without compromising on ambition or design.’

Main entrance

By now, the existing layer of housing above the commercial premises has been almost completely dismantled, and the shop has been stripped. When the time comes, the shop premises will be rented out again, but its floor space will be slightly reduced. The rear section of the former shop is going to be turned into a bicycle shelter, a stairwell and a communal



space. ‘That section, bordering on Tussenweg, is going to be the main entrance to the residences,’ Bakker explains. ‘The stairway from the ground floor leads up to the patio on the roof of the shop. That will feature a courtyard garden and that’s where the first floor of residences will start. All front doors will be accessible from there.’ The ten apartments will be non-controlled rentals. Four of them are premises with a floor space of about 50 square metres (165 sq. ft.), the other six will measure from 75 to 80 square

metres (245 to 260 sq. ft.). All the residences will have spacious balconies and will feature high-quality finishing. Tames: ‘Think flush-mounted doors and oak floors.’ The residences should be delivered by March next year. So, it’s still going to take a while, but the digital simulations are already spectacular: a magnificent combination of small, vertical red planks and tall windows. Bakker and Tames predict the finished project will attract a lot of attention. ‘This construction project gives the entire street more cachet.’



Tafel 020

Tafel 020 Weerbaar Vastgoed was established on March 29th last year as a platform through which public and private real estate partners can work together to prevent and combat crime in the world of real estate.

Merel Molenkamp is project leader of Misbruik Woningen (Housing Abuse) at the Regional Information and Expertise Centre (RIEC). Throughout the Netherlands, organisations such as the police, the Public Prosecution Service, local councils, the Tax Administration and the Fiscal Information and Investigation Service (FIOD) work together to combat crime, in particular in the world of real estate. Molenkamp: ‘Such as money laundering through real estate or misuse of residential properties for storage or production of drugs. Tafel 020 (Table 020) is a collaborative platform, set up to combat this type of abuse. This table is open to all real estate parties. Our invitation extends to everyone involved.’ The core team consists of the following public and private parties: AHAM Real Estate, Makelaarsvereniging Amsterdam (MVA, Amsterdam Estate Agents Association), Achmea Real Estate, Amsterdam City Council, Amsterdamse Federatie van Woningcorporaties (AFWC Federation of Amsterdam Housing Associations), the Dutch police force and the Ring van Notarissen (Notary Chapters).

‘This table is open to all real estate parties.’

Molenkamp: ‘It’s a kind of coalition of the willing, working together to identify the main problems and how we can best tackle them. As a platform, we participate in the Meld Misdaad Anoniem (Report Crime Anonymously) real estate campaign, aimed at employees in real estate and tenants. Through this campaign, we identify signs of housing abuse and ask people to report these when they notice them.’ For three years now, Anna Jonker has been responsible for housing affairs and fraud detection at AHAM: ‘It’s often about detecting sub-letting, but occasionally it also involves crime. For example, six months ago the police discovered a relatively large amount of cocaine in one of our properties. That was quite a shock. As the landlord, we received a letter from the council announcing that the mayor had decided to close the building for three months. We have to wait until the property is opened again and then find out what action we can take against the tenant. That’s because the tenant doesn’t automatically have to vacate the property, that requires a court order. In this case, the original tenant informed us that she had not been living in the property for some time already, and it was

Weerbaar Vastgoed

her ex-partner who lived there. She had been renting the property since 2009. Interestingly, after she left, there must have been a lot of coming and going, but no one ever reported it.’ AHAM Real Estate has been represented in Tafel 020 Weerbaar Vastgoed from the get-go by Betty Tania, AHAM’s Head of Commerce. The kick-off was held on March 29th at the Planetarium in Amsterdam-Zuidoost. Het Parool concluded in its report on the meeting: ‘In practice, this is always tricky. The sharing of information is the perennial Achilles heel. And it’s sometimes difficult to get through to the government.’ Tania comments on this:

‘It’s often about detecting sub-letting, but occasionally it also involves crime.’

‘Privacy legislation makes it very difficult for us to obtain information, for example about who lives at a particular address.’ Molenkamp responds: ‘It’s true, it’s difficult to share much of the information one would like to share. But Tafel 020 is the largest public-private partnership so far, focusing on subversion through real estate, so that’s an initial win. Now we really have to start taking action.’

What should you pay attention to as a tenant?

As a resident, you know most about your house, your neighbours and the neighbourhood. You will quickly sense when something is wrong. Have you noticed one or more of the following things? If so, please contact AHAM.

- Curtains always closed, or windows masked
- Lots of different people coming and going, including at night
- An unfamiliar smell in the neighbourhood
- Vans regularly being loaded and unloaded at the front door
- People hanging around outside the front door at all times of the day and night
- An overflowing letterbox
- Lights often on during the night
- Extra air vents and ventilation shafts, often on roofs



Ten questions for Bastiaan Jongerius

Bastiaan Jongerius has been working as an architect since 1996 and in recent years he’s been working for AHAM too. A portrait in ten questions.

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1
How did it all start?
BJ: ‘As a child, I was always drawing and building things. Not just tree-houses, but also crafting small pieces of furniture. At quite a young age, I was already sensitive to the specific personality each city has. I remember on holidays being impressed by the grand, straight boulevards in Paris, by Venice’s meandering Canal Grande, the alleyways and little squares in Carcassonne. So the seed was

planted in my early childhood. I also recall being awestruck by an exhibition of sand castles at Stedelijk Museum. While I was at secondary school, I realised I wanted to find a vocation that required using my head as well as my hands. That left me with two options for college: medicine – because my grandfather had studied medicine and he made prosthetics the old-fashioned way: in a workshop – or architecture. I was totally fascinated by the scale models and sketches, visions of a world that didn’t exist yet. So, ultimately I decided to study architec-

ture at Delft Technical University. I found it a thrilling environment. Firstly because of the Van den Broek and Bakema building, the brutalist concrete and double-height rooms, but also the model workshop there.’
2
From whom did you learn the most?
BJ: ‘There are two people in particular. The first is Max Risselada, my graduation supervisor. Not only is he an extraordinarily friendly



‘Ultimately, we’re like spatial artists’

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3 What are the most important traits of a good architect?

BJ: ‘I immediately think of two seemingly contradictory things, but they’re both essential: discipline and creativity. Let me start with the second one. As an architect you are presented with a question, and you have to be able to approach it with an open mind. That often yields the best solution. Because ultimately, we’re like spatial artists. You must be able to go beyond the obvious and commonplace. That often requires quite a bit of exploration. At the same time, discipline is also very important. After all, creating a building involves a lengthy process of drafting, working out details and constructing. A process like this usually takes three to five years. Throughout that process, you have to be disciplined enough to safeguard your concept, without becoming



stubborn. As an agency, that’s what we stand for. We don’t dig our heels in, we don’t imagine our product is the be-all and end-all. We work as a team together with clients, building contractors, local councils. The trick is to identify mutually beneficial opportunities. Input from other parties can also help me achieve my objectives.’

4 What’s the most beautiful building you know of?

BJ: ‘That would be Peter Zumthor’s Therme Vals in Switzerland. It’s a relatively small building in the mountains, constructed using natural stone from the surrounding mountains. It has magnificent lighting and an exquisite floorplan, almost like a Roman city. My favourite building in the Netherlands is perhaps Wiel Arets’ Hedge House in Wijkre, a small exhibition venue near Wijkre castle. It’s situated in a garden which previously housed a few chicken coops. It’s a small concrete building in which you can almost lose your way – extremely fascinating. Plus, it pairs beautifully with the garden and the castle.’

5 What requirements should a building meet?

BJ: ‘A building should fit well in its context – the environment – and also in its time. I think the building we designed on Marnixstraat meets these requirements. We used a brick structure that aligns with the adjacent nineteenth-century houses, but it’s also very contemporary. In my view, this means that a building communicates something. Of course, you also pay close attention to what future users or residents will need.’

6 What’s the worst thing you might encounter, architecturally speaking?

BJ: ‘That would be buildings which have been constructed for purely commercial purposes, without any connection to their surroundings or story that gets passed on. Unfortunately, a lot of buildings you see on industrial estates and alongside motorways are like that. Often their construction doesn’t even involve an architect; these are tasteless buildings. They’re also not designed to last a long time.’

7 Tell us something about the Oostenburg projects which AHAM co-commissioned.

BJ: ‘AHAM invested in Oostenburg, in the section which I worked on with my colleagues Ronald Janssen and Paul de Ruiter. AHAM has acquired residential properties and offices there. Thankfully, some clients take the needs of end



users into account. AHAM is such a client. Instead of aiming to get a project onto the market, they are focused on long-term ownership. That completely changes the client’s focus, makes it much better. They take responsibility for the future: a building’s environmental impact, how a building will age gracefully. Regarding the Blok gA building in Oostenburg, AHAM’s managing director declared: “We’re going to select a more attractive type of brick for that building.” In other words, they invested in the experience and added value to the building. You don’t come across that very often. Ultimately, that’s in fact how it was realised. In terms of execution they also demand the highest quality.’ ‘The second building I was fortunate enough to create together with AHAM is Blok gD. The developer commissioned us to design a concrete building there. But concrete creates a huge amount of pollution and CO₂ emission. AHAM’s managing director said nowadays we need to avoid that. He asked me whether we could use a different material, something that still suits the surroundings. My initial response was: we’ve just completed a design, and now

‘I was totally fascinated by the scale models and sketches, visions of a world that didn’t exist yet.’

we have to change it? However, I quickly realised it was a very good and legitimate question. After all, we have to reduce CO₂ emissions. But then in a way that only makes the building more attractive. We eventually decided on natural stone, which really did end up making the building even more beautiful.’

8 Which building that you designed are you most proud of?

BJ: ‘I’ll mention two. Firstly, cheese factory De Tijd in the Beemster polder. The polder was drained in 1612 and has a very striking structure of lines and planes, which we tried to incorporate into the design. The polder is a UNESCO World Heritage Site, so it took a huge amount of effort to realise



this project. The result is an elegant glass temple, 230 metres long and 55 metres wide. The second building I’d like to mention is one I designed with Ronald Janssen: the Singelgracht building on Groenmarktkade and the accompanying Marnixblok. Partnering with Ronald on a nature-inclusive residential building was exciting and fun, and to my mind it worked out very well.’

9 What is the Bastiaan Jongerius style?

BJ: ‘That’s difficult to say about yourself. Colleagues say my buildings fit well in their contexts and always provide solutions to the client’s primary needs. For me, lighting is very important and I love working with bricks, I would almost go as far as to say affectionately. My buildings are characterised by lots of glass, which means you have a good view of the environment and vice versa, that the environment communicates with the building.’

10 What will Bastiaan Jongerius Architects look like five years from now?

BJ: ‘We are currently in the middle of a slow-building crisis in construction. Demand is high, but the market can’t deliver, so a lot of projects are on hold. For this reason, our company is working with a reduced staff at present. My ideal is an agency consisting of no more than about ten people, which enables you to always remain engaged with the final product.’



‘We trust each other one hundred percent’

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Havermans Makelaardij (Havermans Estate Agency) in Kerkdriel has been working for AHAM for many years. Not only in the rental market, but also in house sales.



Havermans Makelaardij in Kerkdriel was established in 1995. Wim Havermans founded the company and until recently was its managing director. Lukas van Erp and Remco van Leerdam took over at the beginning of this year. ‘The hand-over was finalised very quickly,’ says Remco. ‘Lukas and Wim were good friends, and when it became clear that Wim wanted to reduce his workload, we sat down with him and reached an agreement within half an hour.’ Former owner Wim still does appraisals for his successors. They will soon be expanding their staff, as there is a lot of work in the Kerkdriel area. Remco: ‘Wim mostly focused on the municipality of Maasdriel and the surrounding areas. Since we took over the business, we have been further expanding our operating area in the direction of Zaltbommel and Den Bosch.’ Remco has himself been in the real estate business since 2015, after graduating in Real Estate and Estate Agency in Eindhoven. His partner Lukas is also owner of Van Erp Makelaardij (Van Erp Estate Agency) in Beneden-Leeuwen. The year got off to a quiet start for the new owners. ‘A bit too quiet,’ says Remco. ‘But after Carnival, towards the end of February and the beginning of March, things began to pick up. There was a lot of demand for homes. Many owners in the region are selling, and like else-

‘Since we took over the business, we have been further expanding our operating area.’



where in the country, many sales are conducted through a closed bidding process.’ Havermans Makelaardij has been working for AHAM for many years. They conduct inspections and find new tenants when a property becomes vacant, but they don’t do property management. Remco:

‘AHAM has about forty properties here, all constructed in the 1980s. Some are terraced houses, others corner houses, all within a 500 metre radius. Currently, whenever a rental property becomes available, AHAM often opts to sell. The previous four or five that became available have all been

sold. I get the impression, which makes total sense, that AHAM is shifting its focus more and more to the wider Amsterdam area.’ The homes have a price tag of around 275.000 euros (closing costs for the buyer). ‘We’re talking about a floor area of about 100 square metres (about 330 square feet).’ This price per square metre is significantly lower than in the urban conglomeration (Randstad), although Remco is quick to add that most of these properties need refurbishing. ‘The kitchens and bathrooms need to be replaced and insulation has to be improved, so ultimately you end up paying over 300.000 euros, but that’s still a very reasonable price per square metre.’ Remco has no doubts about why people want to live in this region. ‘You’re close to beautiful natural areas here, with lots of green and lovely dykes. At the same time, you’re also close to Den Bosch and the A2. In addition, there are some great water sports facilities in Kerkdriel. Remco understands very well that people feel attached to this area and that they often return after having lived elsewhere in the country. He is very pleased about the partnership with AHAM. ‘We are open with each other and trust each other one hundred percent. Plus, it makes us feel good to know we are indirectly contributing to the charitable causes which AHAM’s profits support.’

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Morgen

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