



1050 BRUXELLES, le 25 nov. 2014
Avenue Ernestine 2 bte 16
Tél. 02 649 80 10 (4lignes) - Fax 02 646 82 95
sodeximmo@skynet.be



(1961 - 2011)

AGENTS IMMOBILIERS
AGRÉÉS I.P.I.
100.079 - 100.080

Mijnheer Hans VANDEVIJVER
Hertstraat 30

3090

OVERIJSE

Madame, Mademoiselle, Monsieur,

Résidence SAINT-ANTOINE, place Saint-Antoine 22/23 à Etterbeek
BCE 0818.986.242

Nous vous prions de bien vouloir trouver, en annexe, le détail des charges de
mai à octobre 14 ainsi que le décompte eau

Votre quote-part, selon répartition, est à verser au compte IBAN BE93 6528 0312 9467 &
BIC HKBABE22 de rés. SAINT-ANTOINE c/o SPRL SODEXIMMO dans la quinzaine.

Nous restons à votre entière disposition pour tous renseignements complémentaires
que vous souhaiteriez obtenir et vous prions d'agréer,
Madame, Mademoiselle, Monsieur, l'expression de nos sentiments les meilleurs.

Philippe ANSIEAUX
Gérant

Laurent LACROIX

Eric DIEU

**Nous vous demandons de nous prévenir immédiatement en cas d'humidité
quelconque dans votre appartement, de prendre garde aux rejointoyages
défectueux entre baignoires & murs & aux sols des pièces humides.**

**Il est exclu que la Copropriété prenne en charge des frais
suite à un non entretien des parties privatives.**

Décomptes en mai (avec l'eau) puis en novembre (semestres)

Bilan à la clôture de mai à octobre 14

Banque	21462,47	Fonds de roulement	25000,00
Charges du semestre	11981,30	Fonds de réserve	6505,86
<u>Soldes, crédits & arriérés + intérêts 7 %</u>		5688,09+3,8+813,97	
A1.0 SCHOEMAKER	-60,83	-60,83	
A2.0 MASSOELS	0,00	0,00	0,00
A1.1 SLABBAERT	0,00	0,00	0,00
A2.1 ERJAVEC	0,00	0,00	0,00
A3.1 BELAEN/VDBROUCKE	0,00	0,00	0,00
A4.1 OBIERZYNSKA	0,00	0,00	0,00
P-1.2 SEN	0,00	0,00	0,00
P-1.3 SMITS-BAESTAENS	60,83	2,13	62,96
C-2.4 SKYLINE	0,00	0,00	0,00
C-2.5 DE L'ARBRE	0,00	0,00	0,00
C-2.6 JANSSENS	0,00	0,00	0,00
C-2.7 SKYLINE	0,00	0,00	0,00
C-1.1 SEN	0,00	0,00	0,00
	-0,00	2,13	
Différence par ordinateur			
33445,90			33445,90

SAINT ANTOINE

Place Saint-Antoine 22/23 à Etterbeek

			MONTANTS DUS POUR FRAIS						EAU
app	quot	Nbre Hl	Coût redevance eau	Coût eau privative	Frais de relevés	Total	Avances Eau en Quot.	Solde +/-	2013/2014
A1.0	47	599	22,07	273,34	4,91	300,32	372,08 >	-71,77	SCHOEMAKER-V.
A2.0	42	557	22,07	254,17	4,91	281,15	332,50 >	-51,35	MASSOELS-P.
A1.1	29	0 *	22,07	0,00	4,91	26,98	229,58 >	-202,60	SLABBAERT-T.
A2.1	44	577	22,07	263,30	4,91	290,28	348,33 >	-58,06	ERJAVEC
A3.1	42	53	22,07	24,18	4,91	51,17	332,50 >	-281,33	PIRET-S.
A4.1	27	657	22,07	299,80	4,91	326,78	213,75 >	113,03	OBIERZYNSKA
A1.2	29	807	22,07	368,25	4,91	395,23	229,58 >	165,65	MANAG
A2.2	44	1180	22,07	538,46	4,91	565,44	348,33 >	217,10	DE L'ARBRE
A3.2	33	278	22,07	126,86	4,91	153,84	261,25 >	-107,41	VAN MOESEKE
A4.2	20	496	22,07	226,33	4,91	253,32	158,33 >	94,98	THOMAS-L.
A5.2	16	705	22,07	321,70	4,91	348,69	126,67 >	222,02	DEBIE
A1.3	29	487	22,07	222,23	4,91	249,21	229,58 >	19,63	SOUVERIJNS-P.
A2.3	44	741	22,07	338,13	4,91	365,11	348,33 >	16,78	JANSSENS
A3.3	33	46	22,07	20,99	4,91	47,97	261,25 >	-213,28	SMIT
A4.3	20	770	22,07	351,37	4,91	378,35	158,33 >	220,01	VERHOEVEN-V.B.
A5.3	16	0 *	22,07	0,00	4,91	26,98	126,67 >	-99,68	PASCAL-S.
A1.4	51	890	22,07	406,12	4,91	433,11	403,75 >	29,36	IBC
A2.4	74	399	22,07	182,07	4,91	209,05	585,83 >	-376,78	SEN
A3.4	61	1212	22,07	553,06	4,91	580,04	482,92 >	97,12	JANSSENS
A4.4	55	1028	22,07	469,10	4,91	496,08	435,42 >	60,66	VANDEVIJVER
B1.0	96	679 c	22,07	309,84	4,91	336,82	760,00 >	-423,18	PAELEMEN-B.
B2.0	96	2985	22,07	1362,11	4,91	1389,09	760,00 >	629,09	DVI
948 15146			485,52	6911,41	108,08	7505,01	7505,01 >	0,00	

Frais de l'année 4375,79 plus 3129,22 = 7505,01 €

Redevance d'eau 485,52 tvac)

Consommations privatives 6911,41)

Frais de relevés tvac 108,08) 7505,01 €

Prix de l'hectolitre EF 6911,41 : 15146 = 0,46 €/hl/tvac

* mauvaise lecture année(s) précédente(s), chiffre pas atteint

+ inaccessible, ne peut plus se reproduire, chiffre en augmentation chaque année

c correction sur base antérieure

v vérification sur donnée occupant à faire prochaine année

LES SOLDES SONT REPORTES SUR FEUILLE ANNEXEE

Square Marie Curie, 50
1070 ANDERLECHT
TEL: 02/523.40.60
FAX: 02/523.35.32

Date-Datum 18/08/2014



Immeuble 001944 RESIDENCE SAINT ANTOINE

Gebouw PLACE SAINT ANTOINE 23

1040 BRUXELLES

Appartement : 00020 000 A4.4

REF.:

Propriétaire-Eigenaar VANDEVYVER

GERANCE-BEHEERD.

Occupant-Bewoner VANDEVYVER

SODEXIMMO

Compte de frais Kosten type	Immeuble-Gebouw		Prix unit. Eenh. prijs	Appartement	
	Montant Bedrag	Quantités Eenheden		Quantités Eenheden	Montant Bedrag
Eau froide privative/Privatief koud water		16.146,00	0,00000000	1.028,00	
Frais de relevé/Opnamekosten		22,00	0,00000000	1,00	
Editeren afreke/Edition décompte		0,00		0,00	

Total frais - Totaal kosten

Total avances - Totaal voorschot

SOLDE - SALDO

%	0,00	6,00	12,00	21,00		Totaux-Totalen
BASES-BASIS						
TVA - BTW						

Compteur - Teller		Pièce	Ech.	Opp/	I N D E X			Consom.	Remarque
Type	N° - Nr	Ruimte	Sch.	Val.	Ancien	Relevé	Contrôle	Verbruik	
				Cal.	Oude	Opname	Control		Opmerk.
E. FR./KK					5.582,00	6.610,00		1.028,00	
Total compteurs-Totaal tellers								1.028,00	

SAINT-ANTOINE mai à octobre 14

SAINT-ANTOINE mai à octobre 14																										
quotités													MONTANTS DUS POUR FRAIS													
O1	O2	O3	O4	O5	O6	O7	O1	O2	O3	O3	O4	O5	O5	O6	O7											
GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART	GÉN PART											
ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ	ENTITÉ											
app	1	1 sans	2	1+2	PARK	1 s/	1	1	1 sans	2	1+2	1+2	1+2	PARK	1 s/	HAUSEN	EAU	QUOT.	PRIV	SOLDE	EAU	BILAN	TOTAUX	TOTAUX	PAR	PROF.
A10/A2.0	808	1000	873	1000	1000	44	985	808	1000	873/locat	873/prep	1000	local	1000	prop	44	985									
A1.0	47	59			47	47	0,00	0,00	0,00	0,00	0,00	0,00	0,53	194,92	110,66	45,16	-71,77	-60,83	>	218,67	238,13					
A2.0	42	53			42	42	0,00	0,00	0,00	0,00	0,48	0,00	0,48	174,18	98,89	0,00	-51,35	0,00	>	222,20						
A1.1	29	37	37		29	29	0,00	0,00	206,24	0,00	0,00	0,00	0,33	120,27	68,28	0,00	-202,60	0,00	>	192,52						
A2.1	44	55	55		44	44	0,00	0,00	306,58	0,00	0,00	0,00	0,50	182,48	103,60	0,00	-58,06	0,00	>	535,09						
A3.1	42	53	53		42	42	0,00	0,00	295,43	0,00	0,00	0,00	0,48	174,18	98,89	267,76	-281,33	0,00	>	555,40						
A4.1	27	34	34		27	27	0,00	0,00	189,52	0,00	0,00	0,00	0,31	111,97	63,57	0,00	113,03	0,00	>	478,40						
A1.2	29	37	37		29	29	0,00	0,00	206,24	0,00	0,00	0,00	0,33	120,27	68,28	0,00	165,65	0,00	>	560,77						
A2.2	44	55	55		44	44	0,00	0,00	306,58	0,00	0,00	0,00	0,50	182,48	103,60	10,00	217,10	0,00	>	820,25						
A3.2	33	43	43		33	33	0,00	0,00	239,69	0,00	0,00	0,00	0,38	136,86	77,70	0,00	-107,41	0,00	>	347,21						
A4.2	20	25	25		20	20	0,00	0,00	139,35	0,00	0,00	0,00	0,23	82,94	47,09	0,00	94,98	0,00	>	364,59						
A5.2	16	20	20		16	16	0,00	0,00	111,48	0,00	0,00	0,00	0,18	66,35	37,67	45,16	222,02	0,00	>	482,87						
A1.3	29	37	37		29	29	0,00	0,00	206,24	0,00	0,00	0,00	0,33	120,27	68,28	45,16	19,63	0,00	>	459,91						
A2.3	44	55	55		44	44	0,00	0,00	306,58	0,00	0,00	0,00	0,50	182,48	103,60	45,16	16,78	0,00	>	655,09						
A3.3	33	43	43		33	33	0,00	0,00	239,69	0,00	0,00	0,00	0,38	136,86	77,70	0,00	-213,28	0,00	>	241,34						
A4.3	20	25	25		20	20	0,00	0,00	139,35	0,00	0,00	0,00	0,23	82,94	47,09	0,00	220,01	0,00	>	489,62						
A5.3	16	20	20		16	16	0,00	0,00	111,48	0,00	0,00	0,00	0,18	66,35	37,67	13,32	-99,68	0,00	>	129,33						
A1.4	51	64	64		51	51	0,00	0,00	356,74	0,00	0,00	0,00	0,58	211,51	120,08	0,00	29,36	0,00	>	718,27						
A2.4	74	91	91		74	74	0,00	0,00	507,24	0,00	0,00	0,00	0,84	306,89	174,23	0,00	-376,78	0,00	>	612,43						
A3.4	61	75	75		61	61	0,00	0,00	418,06	0,00	0,00	0,00	0,69	252,98	143,62	0,00	97,12	0,00	>	912,47						
A4.4	55	67	67		55	55	0,00	0,00	373,46	0,00	0,00	0,00	0,63	228,09	129,50	45,16	60,66	0,00	>	837,50						
B1.0	0	0	0	500	96	96	0,00	0,00	0,00	0,00	0,00	0,00	1,09	398,13	226,03	0,00	-423,18	0,00	>	202,07						
B2.0	0	0	0	500	96	96	0,00	0,00	0,00	0,00	0,00	0,00	1,09	398,13	226,03	0,00	629,10	0,00	>	1254,35						
P2.1	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.2	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.3	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.4	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.5	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.6	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.7	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.8	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.9	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.10	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.11	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.12	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.13	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.14	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.15	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.16	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.17	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.18	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.19	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.10	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.11	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.12	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.13	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.14	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.15	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.16	2	2	2	2	2	2	0,00	0,00	11,15	0,00	0,00	0,00	0,02	8,29	0,00	0,00	0,00	0,00	>	19,47						
P2.17	2	2																								

SAINT ANTOINE

Particulière	1	Entretien des communs de la période	3640,02	4866,19
entité 1	2	Produits d'entretien & divers petits frais	0,00	
ss A1.0/A2.0	3	BELGACOM redevance téléphonique	85,85	
03	4	KON-HEF, contrôle périodique ascenseur	0,00	
quot 873	5	ELECTRABEL, électricité des parties communes	533,65	
locataires	6		0,00	
	NP	Entret. des communs 6e mois octobre	606,67	
Générale	1	Intérêts ou frais bancaires semestriels	11,38	11,38
entité 1 + 2	2		0,00	
05	3		0,00	
quot 1.000	4		0,00	
propriét.	5		0,00	
Générale 1	1	SODEXIMMO honoraires de gérance du semestre	3326,40	4084,96
s/Hanssen	2	Tri poubelles + nettoyage supplémentaire	0,00	
07	3	Triage spécial conteneurs	0,00	
quot 985	4	PARLE-AU-PHONE remplac. d'ampoules, transfo	0,00	
	5	spot hall, vérif. poussoirs des paliers	218,89	
	6	WILO entretien de la pompe relevante	418,44	
	NP	Frais de correspondances de l'année	121,23	
Eau	1	HYDROBRU - eau de Bruxelles	2123,97	2232,05
Consommat.	2	ISTA relevé des compteurs d'eau froide	108,08	
FRAIS	1	JORIS, plombier, visite suite fuite eau A3.1	132,50	786,72
<u>PRIV.</u>	2	Idem à l'intérieur dudit appartement	90,10	
	3	IMMO-PLAQUETTES pr MM. A5.3	13,32	
	4	ISTA 2e passage pr A1.0 A3.1 A5.2 A2.3	270,94	
	5	& A1.3 A4.4	0,00	
	6	Copie acte de base pr P1.3	25,00	
	7	PORTOMATIC télécommande pr 26 29 110	244,86	
	NP	2 clés rez pr A2.2	10,00	

mai à octobre 14

11981,30

Syndic SPRL SODEXIMMO, avenue Ernestine 2/16 à 1050 Bruxelles

Tél. 02/649.80.10

Fax 02/646.82.95



VANDEVYVER HANS HENRI
HERTSTRAAT 30
3090 OVERIJSE

Aanslagbiljet inzake Onroerende Voorheffing

Pagina : 1/6

Mevrouw, Mijnheer,

U bezit één of meerdere onroerende goederen in de kadastrale afdeling **21.363 - ETTERBEEK 3** - kadastrale legger nr **11.935**. Voor die goederen moet u onroerende voorheffing betalen.

<u>Aanslagjaar</u>	<u>Artikel</u>	<u>NN:</u>
2014	145717766	71.04.18-121-82
Kohier uitvoerbaar verklaard op 12/08/2014		Bruto onroerende voorheffing: 1.300,27
Verzendingsdatum : 14/08/2014		Totaal van de verminderingsen: 0,00

Gelieve ten laatste op **14/10/2014** het totaalbedrag van **1.300,27** euro
te storten op het rekeningnummer **IBAN : BE12 6792 0022 6992** (**BIC : PCHQBEBB**)
met de gestructureerde mededeling : **+++014/5717/76601+++**

<i>Categorie</i>	<i>Netto kadastraal inkomen</i>	<i>Index</i>	<i>Geïndexeerd kadastraal inkomen</i>
Gewone goederen	1.674,00	1,7000	2.846,00
<i>Aanslagvoet (%)</i>	<i>Aandeel in het te betalen bedrag</i>	<i>Verminderingsvoet (%)</i>	
Gewest	1,2500	35,58	Nihil
Agglomeratie	7,3625	209,54	
Gemeente	37,0750	1.055,15	
TOTAAL	45,6875	1.300,27	

Opgelet ! Lees de belangrijke informatie op de ommezijde van deze brief.

Handtekening(en)

OVERSCHRIJVINGSOPDRACHT

03

Bij invulling met de hand, één HOOFDLETTER of cijfer in zwart (of blauw) per vakje

Gewenste uitvoeringsdatum in de toekomst

11/11/2014

Bedrag

EUR

CENT

* * * * 1 3 0 0 2 7

Rekening opdrachtgever (IBAN)

[illegible]

Naam en adres opdrachtgever

VANDEVYVER HANS HENRI
HERTSTRAAT 30
3090 OVERIJSE

Rekening begunstigde (IBAN)

B E 1 2 6 7 9 2 0 0 2 2 6 9 9 2

BIC begünstigte

P C H Q B E B B

Naam en adres begunstigde

ONTVANGKANTOOR ETTERBEEK
1000 BRUSSEL

Mededeling

+	+	+	0	1	4	/	5	7	1	7	/	7	6	6	0	1	+	+	+
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Hebt u vragen over uw aanslagbiljet ?

- ☞ Lees de uitleg over de verminderingen in de onroerende voorheffing (OV) in bijlage of ga naar de website www.financien.belgium.be (Particulieren→Woning→Onroerende voorheffing).
- ☞ Om een kopie van uw aanslagbiljet en het detailoverzicht van uw onroerende goederen te krijgen, ga naar www.myminf.be en log in met uw elektronische identiteitskaart.
- ☞ Voor specifieke vragen, contacteer de bevoegde dienst (zie hieronder) :

Betaling
Betalingsfaciliteiten
Terugbetaling
Kopie van uw aanslagbiljet

Berekening van de OV
Toekenning, rechtzetting,
afschaffing verminderingen

Eigendomsbetwisting
Leegstand
Onproductiviteit
Vrijstellingen

Het Ontvangkantoor	De Dienst Onroerende Voorheffing	De Gewestelijke Directie
ONTVANGKANTOOR KRUIDTUINLAAN 50 BUS 3127 BRUSSEL Tel : 0257/717.00 Fax : 0257/961.00 ontv.db.etterbeek@minfin.fed.be	BRUSSEL I KRUIDTUINLAAN 50 BUS 3704 1000 BRUSSEL Tel : 0257/707.40 / 0257/529.64 onr.voorheffing.brussel1@minfin.fed.be brigitte.sacre@minfin.fed.be	BRUSSEL I KRUIDTUINLAAN 50 BUS 370 1000 BRUSSEL Tel : 0257/707.40 onroer.voorhef.brussel1@minfin.fed.be
Bezoek van 9 tot 12 uur of op afspraak	Bezoek van 9 tot 11.30 uur of op afspraak	Bezoek alleen op afspraak

Vermeld bij elk contact dat uw vraag gaat over onroerende voorheffing en deel het artikel 145717766 en het nationaal nummer 71.04.18-121-82 mee !

Wat is de uiterste datum voor betaling en zijn er nalatigheidsintresten ?

Het bedrag moet ten laatste op 14/10/2014 op onze rekening staan.
 Wacht niet tot op het laatste moment om uw betaling te doen. Het duurt immers altijd een aantal werkdagen vooraleer het geld op onze rekening staat.
 Bij laattijdige of geen betaling zullen nalatigheidsintresten aangerekend worden vanaf 01/11/2014 (artikel 414 van het Wetboek van de inkomstenbelastingen 1992).
Gebruik altijd de gestructureerde mededeling !

Wat moet u doen als u de aanslag betwist ?

- ☞ Uw betwisting gaat over een vermindering " bescheiden woning ", " handicap ", " grootoorlogsverminkte " of " gezinslasten " die u niet toegekend werd of waarvan het bedrag niet correct berekend werd :
 - Vervolledig het formulier 179.1 RW (of 179.1 BXL). U vindt het bij de Dienst Onroerende Voorheffing of op de website www.financien.belgium.be (Particulieren→Woning→Onroerende voorheffing).
 - Stuur het ingevulde formulier per gewone post of per e-mail naar de Dienst Onroerende Voorheffing. U vindt de contactgegevens hierboven (kolom 2).
- ☞ Uw betwisting betreft een kwijtschelding of vermindering wegens inactiviteit of onproductiviteit :
 - Dien een schriftelijke, gemotiveerde, gedateerde en ondertekende aanvraag in.
 - Stuur die aanvraag per gewone post naar de gewestelijke directie waarvan u de contactgegevens hierboven vindt (kolom 3).
- ☞ Voor alle andere betwistingen :
 - Stuur per gewone post een geschreven, gemotiveerd en gedateerd bezwaar, ondertekend door uzelf of door uw echtgeno(o)t(e) op wiens goederen de aanslag wordt ingevorderd, of door uw (haar) mandataris (voeg er in dit geval een volmacht bij die de mandataris machtigt te handelen in naam van de bezwaarindiener);
 - naar de Gewestelijke directie waarvan de gegevens hierboven vermeld zijn (kolom 3);
 - binnen een termijn van 6 maanden vanaf de 3de werkdag die volgt op de verzendingsdatum van dit aanslagbiljet;
 - waarin u vermeldt dat het gaat over onroerende voorheffing. Deel ook het artikel 145717766 en uw nationaal nummer mee. Wanneer u dit vraagt in uw bezwaarschrift, kunt u gehoord worden.

Inventaris Place- Sint Antoine

PLAATSDESCRIJVING BIJ INTREK HUUR

Tussen de ondergetekenden:

1.....Hans

Vandevijver.....

de "verhuurder"

en

2.Dimitrios Savvidis

de "huurder"

werden tegensprekelijk de volgende vaststellingen gedaan met betrekking tot het onroerend goed gelegen te **Sint-Antonsplein,23,B20, Duplex Apartement 4-4**..... dat het voorwerp uitmaakt van het huurcontract d.d. ...05/03/2014..... tussen verhuurder en huurder gesloten m.b.t. dit onroerend goed.

1.Following defeciencies have been identified

- There is a small crack in the kitchen floor
- The glass of the light in the middle of the kitchen is broken
- two rolling curtains either of the door are faulty. The one is damaged and the other has got a few holes.

2.

Partijen verklaren dat het goed voor het overige in perfecte staat was op het ogenblik van de ingenottreding door de huurder.

1. Kitchen

Curtains

Table and 4 chairs

Washing machine-Iron-Iron board- dryer ~~rock~~

Hoover

Fridge-freezer

Oven

Coffee machine

Espresso machine

3 Paintings on the wall

~~3~~ blue mug 1/ 6 white mug / ~~4~~ coffee cup plus plate/ 6 small cup/2 set of 6 glasses/ 4 cooking pots 3 frying pan/ set of forks spoon

Set of kitchen knife

6 small plates and 6 big plates, 6 soup bowls

~~1 cleaning set~~

1 floor mat

2 light devices

1 wine rack

~~Kitchen table plus 4 chairs~~

2. Entrance

1 cabinet for clothes and shoes

1 picture on the wall

1 light device

2 sets off keys for the apartment

Remote control for garage

3. Living room

1 three door cupboard

3 seater sofa/ 2 seater sofa

1 coffee table

1 Panasonic LED TV

1 cd radio cassette device

1 standing lamp

2 light devices

1 TV furniture wall combination (as seen in pictures)

4. Terrace

1 terrace table with 2 chairs

5. Room No2

2 paintings on the wall

2 small 1 door drawers

1 5 drawer cupboard

1 wardrobe

1 light device

- 1 light device
- 2 set of bed sheets Double bed plus mattress

6. Stairs

- 1 library cupboard
- 3 painting on the wall

7. Bedroom

- 1 double bed with mattress
- 2 bed sides with lamps
- 1 mirror
- 1 5 drawers cupboard
- 1 painting on the wall
- Curtains
- 2 light devices
- 2 wardrobes
- 2 pillow/ 1 duvet

SHORT/LONG-TERM* LEASE – FOR USE AS A MAIN RESIDENCE

The undersigned

Hans Vonderijnen, Hertstraat 30, 3090 Overijse
h.vonderijnen@gmail.com

(surname, name, address)
hereinafter "the lessor", and

Hans Dimitrios Savvidis, Biesputstraat 15/B92
dsavvidis@hotmail.com

(surname, name, address)
hereinafter "the lessee"

HAVE AGREED AS FOLLOWS:

1. Subject

The lessor hereby leases to the lessee, who accepts,

a furnished/unfurnished house/apartment (on the 4th floor)*
located at Place Saint Antoine 23/B90, Herbeek
comprising (description of property):
Duplex apartment plus parking place (-1) No 12

The lessor states that he/she has obtained the authorisations required for the letting of furnished dwellings and that he/she has carried out all controls imposed by the relevant laws and regulations, including the Brussels Housing Code.

For letting of furnished accommodation:

<http://www.codedulogement.be/fr/index.html> (FR)/<http://www.huisvestingcode.be/nl/index.html> (NL) (Brussels Region)

2. Duration*

The lease runs from

A

Long term: the duration of the contract shall be nine years.

The lease shall expire at the end of nine years, through notice given by registered letter by either party six months before expiry. If no notice is given within the time limit, the lease shall be extended for a period of three years under the same terms and conditions.

The lessee may terminate the lease at any time provided he/she gives three months' notice. In this case, the lessee shall also pay compensation equal to three, two or one month's rent, depending on whether the lease is terminated in the first, second or third year.

* Delete as appropriate

B Short term (maximum three years)

The lease is agreed for a duration of One year, running from the 21/4/2014 until 20/4/2015.

The lease shall expire only if notice is given by registered letter at least three months before the end of the agreed period. If no notice is given, the lease shall be deemed to have been agreed for a period of nine years.

By mutual agreement, the parties may extend the short-term lease, once, in writing and under the same terms and conditions, up to a maximum total length of three years.

The lessee may however terminate the lease early provided he/she gives three months' notice. In this case, the lessee shall also pay compensation equal to three, two or one month's rent, depending on whether the lease is terminated in the first, second or third year.

This compensation fee shall not be due if the property is re-leased to a third party under the same terms and conditions, including rent.

It is expressly agreed that if the lessee or one of the joint lessees dies, the heirs or beneficiaries may terminate the lease giving one month's notice, without penalty.

3. Rent

The base rent is set at the sum of € #900.00# per month, which the lessee is required to pay in advance on the 1st of each month. Unless otherwise instructed by the lessor, payments shall be made to account No 310-1956100-84.

4. Indexation

The rent shall be linked to the "health index" as issued monthly by the Ministry of Economic Affairs. The adjustment may not occur more than once a year, at the earliest on the anniversary of the entry into force of the lease, on written demand from the lessor. The adjustment shall be retroactive only for the three months preceding the request. The adjustment shall be calculated exclusively according to the following formula:

$$\frac{\text{base rent} \times \text{new index}}{\text{original index}} = \text{adjusted rent}$$

Original index: index of the month preceding the date of signature of the lease.

New index: index of the month preceding the anniversary date of the entry into force of the lease.

5. Charges specific to the rented property

The lessee is responsible for the costs arising from his/her private consumption and for the standing charges for water, gas, electricity, telephone, radio, television and cable networks, and heating as well as the costs of opening in his/her name and renting the relevant installations or meters.

6. Charges for communal services

The lessee shall pay his/her share of the charges for communal services, relating to the use of the rented premises, on the basis of the statements from the *syndic* or lessor. These charges include expenditure exclusively for the items listed below:

- the cost of utilities consumption and necessary maintenance of the communal parts of the building, installations and appliances, the lifts (except for the occupants of the ground floor), central heating, air conditioning, communal and private hot water distribution system, entry phones, intercoms, lighting for communal areas, fire prevention equipment, cleaning of drains;
- the cost of maintenance of the garden on condition that the lessee has the use thereof;

- the emoluments, salaries, social security contributions and insurance charges for the full-time *concierge* and the staff maintaining the communal areas.

The lessor is responsible for work on the main structure, major repairs and those repairs required because of a defect in or the age of the building, the fees and costs for obtaining the compulsory permit for renting furnished accommodation, as well as the costs of the various inspections of the different installations and all charges imposed on the lessor by statutory and regulatory provisions or common practice.

7. Payment of charges

For the charges mentioned in Articles 5 and 6 above, for which he/she is responsible, the lessee shall pay, over and above his/her rent, the following interim payments:

- share of costs of maintenance of the communal areas	€
- share of costs for water, gas, electricity and heating for the communal areas	€
- heating and hot water	€
- comprehensive insurance	€
- cold/hot water	€
-	€
Total	100 €

At least once a year, a detailed statement of the charges shall be sent to the lessee, together with the supporting documents. On receipt of the statement of charges, the lessor or the lessee shall pay to the other party the difference between the interim payments made and the actual charges.

If no individual meters exist, and provided that the lessor can provide documentary evidence of the expenditure incurred, the lessee shall pay a flat-rate share of total expenditure on these services. This share is set at:

- for cold water	%
- for heating	%
- for electricity	%

8. Insurance*

- A The lessee shall take out his own third-party liability insurance (fire and water damage and related cover, window breakages in communal and private parts of the building) for the entire duration of the lease. The policy shall include a clause prohibiting the insurer from cancelling the policy without notice to the lessor. The lessee must provide evidence of this insurance at the lessor's request.
- B The lessor shall provide a collective insurance policy also covering tenant's risks. This policy must contain a clause waiving rights to take action against the lessee, who is exempt from the obligation to take out an insurance policy under 8A above.
The lessee shall contribute% of the costs of the comprehensive insurance premium owed by the lessor and shall pay this share through payment of the communal charges (see 7).

* Delete as appropriate

9. Taxes

All taxes collected by the public authorities for services rendered to occupants of the building shall be borne by the lessee. Property taxes shall be borne by the lessor.

10. Guarantee

The lessee shall set aside a sum of €20000 as guarantee of the performance of his/her obligations. This sum shall be returned to him/her after the expiry of this lease and after full and satisfactory performance of all his/her obligations. The guarantee may not be used by the lessee for the payment of rentals and charges.

The guarantee shall be in the form of a blocked account or bank guarantee and may not exceed the equivalent of two months' rent.

The lessee shall place this sum in a personal account in his/her name with the ING Bank, financial organisation of his/her choice, with its head office or operating office in Belgium.

The guarantee shall be released to either of the parties only upon production of an agreement between the parties or a court order ordering disbursement to one or other party.

11. Accidents, liabilities, repairs and maintenance

The lessee is responsible for tenant's repairs and minor maintenance, i.e.:

- regular sweeping of any chimneys used;
- maintenance of gas installations, electricity and heating;
- maintenance of sanitary installations;
- unblocking of drains;
- replacement of broken windows;
- maintenance of wall and floor coverings, doors, windows, shutters and locks, and of bell, intercom and entry phone equipment;
- maintenance of the garden, if there is one and if the lessee has the use thereof.

The lessee shall protect the installations from the effects of frost and ensure that the sanitary appliances, pipes and drains are not obstructed through his/her action. The lessee shall immediately inform the lessor of any accident for which the latter could be held responsible. He/she will do the same for damage to the roof or structure of the building, repairs to which are incumbent on the lessor.

All other repairs are the responsibility of the lessor, particularly those resulting from age, *force majeure*, third-party action or a defect in the building.

The lessor shall repair and replace any appliance or installation that has deteriorated during the period of the lease, except if the deterioration is caused by the lessee.

The lessor shall be responsible for accidental stoppage or poor operation, attributable to him/her, of the services and appliances serving the rented premises, if it is established that, having been notified, he/she did not take every possible measure to remedy it as soon as possible

12. Alterations to the rented premises

Alterations may be made to the rented premises only with the written prior agreement of the lessor. The lessor shall fairly compensate the lessee for alterations he/she has accepted, on the basis of the cost of the work, once completed. The lessor shall owe no compensation for any alterations not accepted. He/she may, if appropriate, require the premises be restored to their original state.

13. Inventory and description of fittings on taking possession and leaving

The parties shall draw up an inventory upon taking possession.

The parties agree to do so between themselves and in full detail before the entry of the lessee into the premises or at the latest within thirty days of occupation, or fifteen days if the lease has a duration of less than one year.

If the parties call in a joint expert, the expert shall be appointed in accordance with the procedure laid down by Article 1730 of the Belgian Civil Code and they shall each pay half the cost.

On leaving, the lessor and the lessee shall inspect the premises, after removal of the furniture in the case of unfurnished premises and before the keys are returned.
On taking possession and leaving, the parties shall read all meters.

14. Purpose of the premises – subletting – assignment

This lease is agreed for the purpose of using the premises as a main residence. The lessee may not change this purpose, sublet in whole or in part, or assign his/her rights without written prior agreement from the lessor.

15. Election of domicile – marital status

The lessee declares that he/she elects domicile in the rented property for the duration of the lease. The lessee shall inform the lessor without delay of any change in his/her status, e.g. by marriage, divorce, cohabitation agreement.

16. Expropriation

Expropriation terminates the lease and in principle gives rise to compensation of the lessee by the expropriating authority for any inconvenience. In the event of expropriation, the lessor shall immediately advise the lessee. Failing this, the lessee may claim from the lessor all the compensation which he/she would have been entitled to if he/she had been notified in due time.

17. Cancellation

In the event of termination due to the fault of one of the parties, the parties shall set a flat-rate amount of compensation equal to three months' rent for breach of contract. If the termination is attributable to the lessor, he/she shall also bear the lessee's removal costs.

18. Notices and inspection

If the rented property is put up for sale or at any time during the three months before the end of the lease, the lessee must, until the day of his/her departure, the re-letting or the sale, allow posters to be placed in prominent positions and allow interested parties to visit the premises two days a week for one hour per day, upon prior appointment.

19. House rules – animals

The lessee shall follow the house rules and any amendments thereto and ensure they are carried out. The lessee shall only be bound by the house rules once he/she has received a full copy of them.

The lessee undertakes to occupy the property leased responsibly. The lessee may keep animals, provided that they do not constitute a nuisance for other occupants of the building or the neighbourhood.

20. Registration

The lessor shall carry out the formalities for registering the lease.

21. Special terms

Inventory will be part of this contract and will be signed upon starting of the rental agreement

In addition, the lease is agreed by the lessee subject to the condition that the lessor carries out, before the, the following refurbishing work:

.....
.....
.....

If the work is not carried out within the time limit, the lessee shall have the right either to declare that the condition has not been met and the lease is void and deemed never to have existed or to waive the condition and occupy the premises. However, in that case, the rent shall be automatically reduced by 30%, until the work is fully completed, as compensation for the prevention of use.

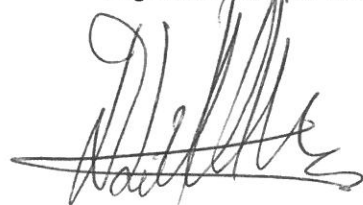
Brussels

Done at 5/3/2014, on 5 / 3 / 2014 in as many copies as there are parties, plus one for registration. Each of the parties acknowledges receipt of a copy.

Signature of the lessee*


Hans Vanhuyse

Signature of the lessor*


Dimitrios Savvidis

Annex: Compulsory attachment in accordance with the Royal Decree of 4 May 2007

* Preceded by the words "*lu et approuvé*"