



## **Pachtloket, for thorough management**

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Pachtloket is a specialist in the management of (agricultural) land. Our customers are clients who do not use the land themselves. Our clients have invested mainly in land without agricultural intentions. The motivation to invest in land is the future development of the plots.

### **Why is management desirable?**

Owners want to have free access to their property when the destination is changed. Long-term obligations are therefore not desirable in this context.

Unsupervised land is often used for illegal dumping of waste. It is not desirable when land is used by third parties without legal or wrong legal "title". Pachtloket is able to close annual agreements to prevent illegal use.

If an owner has a plot of, for example, less than 5000 m<sup>2</sup>, it is often difficult for a tenant to realize a closed exploitation. This is often the case in combination with surrounding adjacent plots.

### **Why is management necessary?**

Owners of plots have a duty of care in the context of the neighbours' right as regulated in Book 5 Article 37 Civil Code. For example spreading weed seeds.

As an owner and in particular, a share part (co-owners) in a plot, meaning he legally can only perform together with all other owners. By combining the management with other owners, it is possible to act and act as a unit. Pachtloket provides this possibility.

A part of land with buildings requires special attention in the context of (fire) insurance and environmental damage.

### **Why management by Pachtloket?**

Careful management of immovable property requires responsibility, coordination, time, legal knowledge and experience. Pachtloket can provide in these.

### **Why Pachtloket?**

Pachtloket offers expertise and services in the area of lease management. If plots are located within a larger development plan, are also all adjoining owners approached by Pachtloket. It is in the interest of all owners that the use of the total plot can be performed effectively, so that no (extra) costs are charged.

**Pachtloket** is independent party and keeps itself apart from land trade.

## What does Pachtloket do in the context of management?

- Cadastral investigation
- Trace landowners
- Acquisition of adjacent plots
- Preparation of management-agreements
- Recruitment of (partial) plot users
- Screening and visiting plot users
- Annual preparation of lease contracts
- Approval contracts by the “Grondkamer” (in some cases necessary)
- Collection of rent payments
- Delivery inspection
- Supervising the tenant and use of the plot
- Completion of insurance
- Provide data to municipalities under law WOZ.
- Frequently, at least once a year, situation report to our clients
- Financial compensation to owners when surpluses
- The impact of planning developments in supervised plots (and destination plans)

## Working method

If property is sold and registered in the Kadaster, Pachtloket researches the Kadaster to find out whether plots have changed ownership. In cases the property owner will not cultivate the plot himself, Pachtloket will contact the owners by personal letter.

**Pachtloket** always manages property on a temporary basis. As a principle the management continues until the destination plan changes in another use.

Pachtloket strives to have a good business relationship with tenants. This promotes a stable basis for management.

The management of property related to immovable property is the specialty of Pachtloket. Therefore Pachtloket is the best party to manage the interests of its clients.

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