

HOUSEHOLD REGULATIONS

Home Owners' Association
New Babylon City Tower - The Hague
Apartments located at:
Anna van Buerenplein 51-282

Adopted by the General Meeting of Owners
9 December 2025

Legal Status and Disclaimer

This English version constitutes a faithful, article-by-article translation of the Dutch 'Huishoudelijk Reglement' of the Owners' Association New Babylon City Tower. It has been prepared for the convenience of non-Dutch-speaking owners and users. In the event of any discrepancy, inconsistency or dispute as to interpretation, the original Dutch version shall at all times prevail and be legally binding.

Introduction

In connection with the acquisition of ownership of, or the commencement of use of, an apartment right in the Owners' Association New Babylon City Tower, you are a co-owner or user of the apartment complex. These Household Regulations are intended to safeguard optimal living comfort for all owners and users and to prevent any impairment of the liveability, value and appearance of the building.

1. General

These regulations contain household rules applicable to owners, users and their guests. The terms 'owner', 'user', 'Owners' Association (VvE)', 'board', 'property manager' and 'servicemanagers' shall have the meanings assigned to them in the Dutch Civil Code and the Deed of Division.

2. Access and Order

The building is accessible exclusively to owners, users, their guests, servicemanagers, the board, the property manager, maintenance personnel and suppliers. Common areas must at all times remain unobstructed and may not be used for storage.

3. Servicemanagers

Servicemanagers are employed by the Owners' Association and have a dual task: to assist owners and users and to maintain order and safety within the building. Servicemanagers moeten aan elkaar instructies geven en hun aanwijzingen moeten worden opgevolgd.

4. Use of Common Areas

Common areas are not intended for private use. Smoking, pollution, unauthorised installations and the use of communal utilities for private purposes are prohibited.

5. Household Waste

Household waste must be disposed of in closed bags in the designated containers. Failure to comply may result in written warnings and fines as determined by the board.

6. Use of the Parking Garage

The use of the parking garage is governed by the separate Household Regulations of the Owners' Association New Babylon Parking Garage.

7. Use of Private Units

Private units are intended exclusively for residential use. Balconies may not be used for storage or for hanging laundry externally.

8. Sprinkler Installation

Each apartment is equipped with a sprinkler installation. Any modification, obstruction or interference with this installation is strictly prohibited. Owners are fully liable for any resulting damage.

9. Heating and Cooling Installation (WKO)

All apartments are connected to a heating and cooling installation operated by Eteck. Maintenance of the internal installation is the responsibility of the owner.

10. Hard Floors

Hard floor coverings are permitted provided that sound nuisance is prevented. Owners and users remain responsible for compliance with acoustic requirements.

11. Moving and Renovations

All moves and renovation works must be reported in advance. Damage to common areas or third parties will be recovered from the responsible party.

12. Noise Nuisance

Noise nuisance in any form is prohibited. Noise-generating activities are permitted only during designated hours and with prior approval.

13. Pets

Pets are permitted provided they do not cause nuisance or damage. Pets must be leashed in common areas.

14. Mandate of the Board

The board is authorised to act in urgent and unforeseen circumstances within the limits set by the General Meeting.

15. Collection Procedure and Costs

Owners are obliged to pay their monthly contributions in advance. In the event of non-payment, statutory interest and collection costs shall be recovered.

16. Violations

Violations of these regulations may result in written warnings, fines and other measures as permitted by law and the Deed of Division.

17. Property Manager Contact Details

The property manager of the Owners' Association, Atrium Vastgoedmanagement, can be reached by telephone at +31 (0)70 324 8400.

18. Final Provisions

In all cases not provided for in these Household Regulations or in the Deed of Division, the General Meeting of Owners shall decide.