

TWEE FLIPPERS
Real Estate

SINT WILLIBRORDUSSTRAAT 53

Executive Summary

1. Company Summary

Twee Flippers is a real estate developer focusing on the purchase of distressed properties that are in poor and damaged conditions so they can be renovated and modernized in the most sustainable way possible.

2. Mission

Living in satisfactory housing conditions is one of the most important aspects of people's lives. Starting from this general principle, the goal of Twee Flippers is to improve the user experience by providing a designed property following the motto “we offer not a home to stay but a space to live”.

This experience goes in hand with Twee Flippers values, by providing a property that is energy efficient and sustainable, so, the user lives in a space that is aimed at reducing the negative impact to the environment.

3. Vision

To build a real estate company known for its contributions to the sustainability of housing and with a recognizable trademark for the quality and design of the Twee Flippers houses.

4. Business Philosophy

Twee Flippers values of sustainability, circular economy and energy efficiency are complementary of a larger philosophy which incorporates the impact of the projects in the community, the trust and collaboration with our partners and the ethics at work.

The projects will be selected based on the conditions of the property, how its structure can be used the best and its location. These will determine the purchase strategy in collaboration with the local municipality and the needs in the community.

Twee Flippers is engaged in building a solid network of collaboration with suppliers, contractors, investors, and the public authorities that share the same mission and vision.

For this specific project we are supported by JAN Architectuur, a studio known not only for its long professional expertise in renovate historic building, but also to maintain an effective communication with the public authority to proceed with an adequate and correct renovation of the buildings.

Consequently, Twee Flippers team reflects this same philosophy based in collaboration, creativity and acting for a collective well-being.

Sint Willibrordusstraat 53-55

1. Property Description

This property is in the heart of Amsterdam, in De Pijp district. The property is 14 meters high, divided into 7 floors (basement, ground floor, and 1-5 floors) with a total of 1.833 m².

2. Renovation Project

The renovation project of this property is to develop it into a student house and divide it into 60 studio rooms, 12 rooms for each floor. The basement will be used by the students for laundry, bicycle storage, and other amenities.

This building has for a long time not well maintained. Now is used as a mosque in the first and second floor, and the rest of the floors are damaged and in a state of neglect. At the end of the report there are pictures that shows the current status of the building.

The property has a simple structure that makes it easy to carry out major maintenance and convert the property into multiple studio each of ca. 18m². Also, at the end of the report it will be represented some examples of the student's rooms.

The renovation works will consist of the interior components such as plumbing, electrical, heating, framing, sound and heating isolation, carpentry, painting, and flooring. Further, in each studio it will be installed one small kitchen, one new bathroom in order to maintain a sufficient order and easy maintenance of the entire building. Furthermore, every student will have her/his own space for living and studying, allowing an individual use of the space, independent from each other students. Finally, the studio will ensure the isolation and safety of each inhabitant due to the current pandemic situation.

3. Market Analysis and Trends

Looking at the current household situation in Amsterdam, the housing shortage also impacts the student population. With a total of 31 educational institution (24 Hogeschool and 3 University), in October 2019 the Dutch capital is situated in the first place with 113.500 students.

At national level, there is a shortage of 22.000 accommodations. The pressure is highest in Amsterdam, with a relatively very tight housing market for students. Students living away from home indicate that they have spent an average of 4.1 months actively searching for their accommodation. This does not include students living at home who are actively looking for accommodation but have not yet found it. 85% of the students who live away from home have found accommodation after six months of active searching. In addition, international diploma students have found their current accommodation more quickly than Dutch students. This can be explained by the fact that the pressure to quickly find somewhere to live is higher among international students than among Dutch students.[1]

Furthermore, the forecast of the upcoming years reveals that many cities are experiencing pressure on the student housing market. In order to meet the demand and to reduce the housing shortage, Twee Flippers is looking forward to redevelop old or distressed properties and bring them back to the community and tackle the student's demand.

It is expected that in the period 2020 to 2024, 18,100 residential units will be specifically intended for students will be delivered. The construction plans for structural student housing between 2020 and 2024 are 4,400 units. The absolute shortage of student housing is therefore greatest in Amsterdam.[2]

Based on this data and due to house demand by students, Twee Flippers identifies that this specific group of the population will be attracted to its rental houses.[3]

In addition, the property is strategically located near multiple Hogeschool situated around Weesperplein station and, additionally, from there is easily connected with the public transport to the Vrije Universiteit Amsterdam and Universiteit van Amsterdam.

4. Lifestyle Trends

In the last decade, lifestyle trends have shown an increase in online shopping, consumption of media-service providers, and remote work/study which has resulted in people spending more time at home.

With the advances in information and communication technology, people can be connected at home and be socially active in their daily workload and other activities. A study in the US revealed that in 2013 on average people spend an extra 8 days at home per year, compared to 2003. The greatest changes have seen in people ages 18-24, who spent 70% more time at home compared to the general population.[4]

This trend has been increasing in the last years at it is projected that because of the corona crisis this tendency will be accelerated and consolidated. Modern living spaces will change accordingly to these new necessities.[5]

5. Conclusion

It is evident that the property needs to be completely renovated and Twee Flippers is looking forward to making attractive this building again and, consequently, this will positively impact the street and the neighborhood. But firstly, Twee Flippers is looking forward to receiving the initial approval for the development of the project from the public authority of Afdeling Vergunningen, Toezicht en Handhaving Stadsdeel Zuid.

We hope with this presentation to have informed you well about the reasons we selected the property located in Sint Willibrordusstraat 53 and convert it into a student house. For us is important to establish from the beginning a good communication with the local authority in order to pursue the same needs that are pressuring the students house shortage and the city.

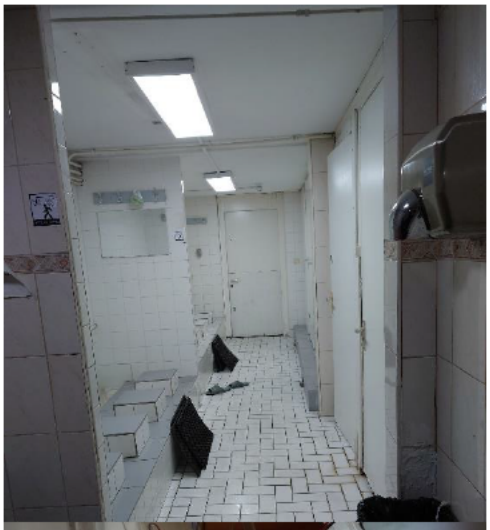
After your initial approval we will follow the permits procedure to convert the purpose of the building and providing detailed drawings and building investigations but, again for determine the future of the development of the project we kindly request the Gemeente Amsterdam – Stadseel Zuid to approve the conversion of the building in a student house.

Thanks in advance for your collaboration.

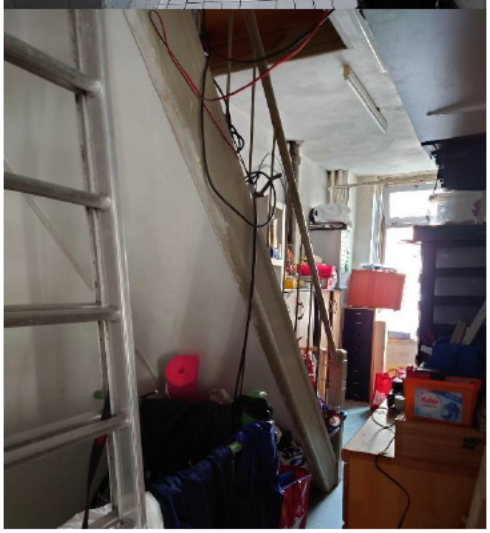
Photos



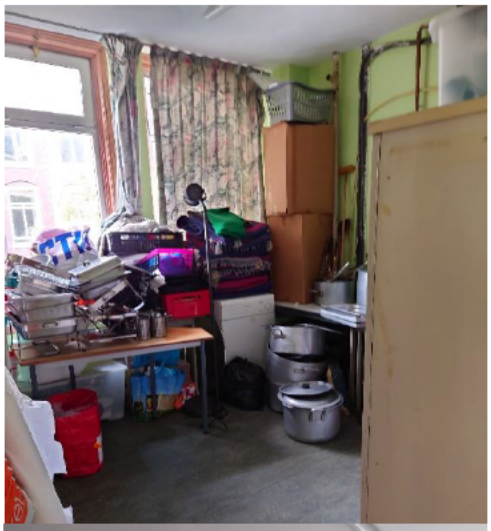






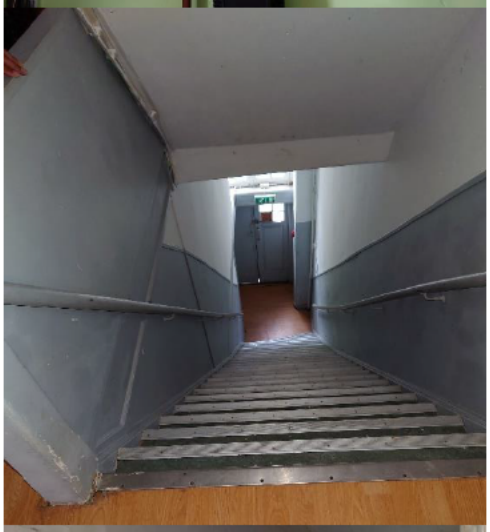
















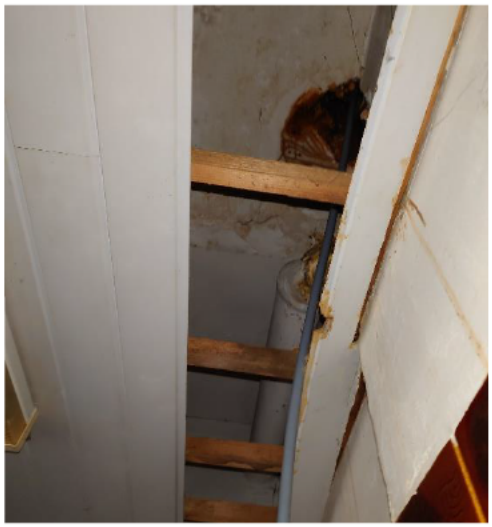


















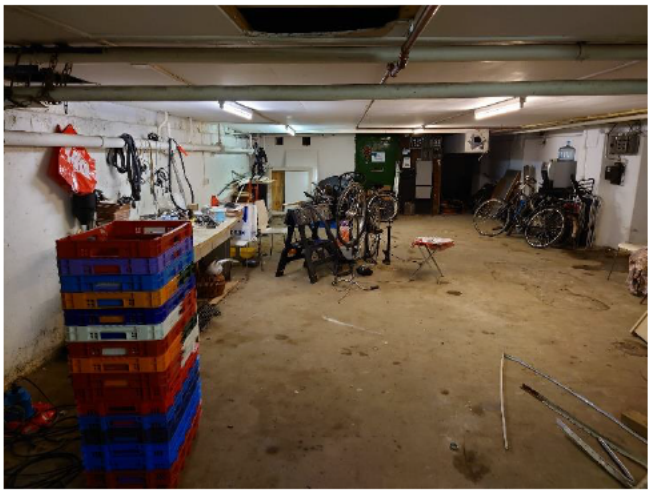

















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Concept Layout













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[3] Huidige studentenpopulatie ,2.5 Studiesteden, p. 30.
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