

Project development & construction in the Netherlands



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Preface



We proudly present you the Loyens & Loeff publication *Project development & construction in the Netherlands*, the successor to the first edition entitled *Building in the Netherlands* (2016). The new title better conveys the scope of the contents. After all, the book covers not only the construction phase, but the entire life cycle of the real estate: from land acquisition, plan development and realisation to operation of the premises and redevelopment, and so forth. A life cycle that is all too familiar to our own organisation, having just gone through it during the realisation of our new sustainable office building *Hourglass* on the Amsterdam Zuidas.

The new title also ties in better with our integrated approach to the real estate market and projects. Advising adequately on projects requires input from and good coordination and cooperation with and among the various disciplines required: lawyers, tax advisers and civil-law notaries. They all come together in our *Project Development & Construction team* and have contributed to this publication. Four chapters have even been added to the book: Chapter 6 *Transaction structures*, Chapter 7 *Ownership structures in project development*, Chapter 15 *Corporate income tax in project development* and Chapter 17 *Insolvency procedures*.

This edition appears eighteen months after the March 2020 outbreak of the COVID-19 pandemic in the Netherlands. The pandemic has had an impact on every facet of our society, including the real estate sectors. And although one would have expected a decrease in new projects, after a short hiatus the opposite turned out to be true. Redeveloping existing buildings for different functions and increasing the sustainability of real estate remain interesting trends that we expect to continue. COVID-19 also appears to be accelerating innovation (and the need for innovation) in the progressive development of technologies, construction methods, smart installations and digital information systems. The legal and tax aspects of these and other developments call for your and our full attention.

The aim of this publication remains unchanged: to provide a useful overview of the key legal and tax aspects of and for the practice. The publication should be readable and usable for all readers involved in construction projects and project development, as developer, investor or contractor, and whether or not they are a company lawyer.

We hope you enjoy the book and wish you every success in your projects.



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