



Our firm

Straatman Koster advocaten is a highly specialised, leading, independent real estate law firm in the Netherlands and exists of 22 lawyers (12 partners and 10 (senior) associates).

All partners of our firm have had their training at the big law firms in the Netherlands. The result of this is that we have a highly experienced team of lawyers who all work quickly and effectively. We are able to provide our clients the highest quality of services in combination with competitive hourly rates compared to the “big firms” in The Netherlands.

Our clients are drawn from the entire spectrum of the private and public sectors, both domestic and international, including those in the industrial, financial, governmental and institutional sectors.

Straatman Koster has shown a strong track record since the start in 2006 and is able to maintain its long term relationship with clients such as BPD and the municipality of Rotterdam, who have entrusted Straatman Koster ever since its founding to handle

the drafting of the contracts regarding their biggest developments.

The firm is capable to win tenders regarding multimillion projects in competition with larger leading Dutch law firms, such as the legal tender to advise Feyenoord Rotterdam regarding the development of its new soccer stadium, The Province of South-Holland (public procurement tender won in July 2014) and Municipality De Bilt (we won the public procurement tender in April 2014).

Our expertise

Our expertise includes:

- transactions, including turnkey transactions;
- project development, PPP/PFI;
- lease law;
- construction (both contracts and litigation);
- public procurement and state aid law;
- administrative law, and;
- environmental law.

What others say about us

Straatman Koster provides first-rate client service as evidenced by the consistently high levels of client satisfaction reported in independent research such as the reference to our firm in the Legal 500 (2019) but also in Chambers Europe (2019), which literally reads:

- *Construction*
- *"Rotterdam-based **Straatman Koster Advocaten** is a substantial niche construction and real estate firm that has 'in-depth knowledge of the building industry regulations and law' and also has 'a sharp sense of urgency and the essentials of a case'. Olivier Vermeulen offers a blend of construction, real estate, and litigation expertise, while [Frederik van Nouhuys](#) is recommended for his public procurement and broad construction law experience. [Thijs Straatman](#) is advising a group of clients on the development of a project to produce residential, retail, schools, and commercial buildings together with an ecological zone and a new access road. [Wilfried Koster](#) and [Marinda de Smidt](#) are advising the Municipality of Rotterdam on the Hart van Zuid urban regeneration project."*
- *Environment and planning*
- *"**Straatman Koster Advocaten** is a specialist real estate and construction firm with a substantial environment and planning team which is headed by Marinda de Smidt, [Joost Hoekstra](#) and [Maaïke de Wit](#). The team advises government and corporate clients on a wide range of issues including soil pollution, permit and enforcement issues, sustainable urban developments and nature conservation as well as zoning matters. It advised Green Park Gebiedsontwikkeling on*

*matters such as zoning plans, building and environmental permits and The Soil Pollution Act. Paul Heijnsbroek and Marleen van Dijkman joined the team from Houthoff and **HabrakenRutten** respectively."*

- *Real Estate*
- *"Thijs Straatman, Wilfried Koster, Joost Hoekstra and Marinda de Smidt are the key team members at **Straatman Koster Advocaten** which specialises in construction and real estate. The team is advising Feyenoord Rotterdam (Stadion Feijenoord) on the drafting of the co-operation agreement, option agreement and sale and purchase of land between Feyenoord and other parties and the municipality of Rotterdam. The project includes the construction of a new football stadium together with housing, office, and other facilities."*

Recent work

- Versorgungswerk der Zahnärztekammer Westfalen-Lippe / ASML: Negotiating and drafting the sale and purchase agreement pursuant to which Versorgungswerk der Zahnärztekammer Westfalen-Lippe sold the two office buildings located in Veldhoven, The Netherlands to ASML;
- IVG- Raiffeisen Immobilien Kapitalanlage-Gesellschaft m.b.H.: Negotiating and drafting the sale and purchase agreement pursuant to which IVG sold the office buildings located at Rietlandpark in Amsterdam, The Netherlands to Raiffeisen Immobilien Kapitalanlage-Gesellschaft m.b.H.;
- Hart van Zuid in Rotterdam (advised the municipality of Rotterdam): handling all legal matters including the competitive dialogue and drafting the head agreement (DBFM) and the contracts regarding the specific projects;
- The Rotterdam Building (a 160.000 m2 residential and office building);

(re)negotiated on behalf of the municipality of Rotterdam the agreement with the developer De Rotterdam CV (a joint venture between OVG / MAB) for the sale and purchase of the land and the construction of the building, as well as several lease agreements;

- The Boston and Seattle Towers including underlying car park in Rotterdam: drafting the sale and purchase agreement between Rotterdam en VOF Pier III regarding the land, drafting the turn key agreements between VOF and Vesteda, VOF and HAL Investments, VOF and Holland Immo Group;
- Technolopis: we advised the municipality of Delft regarding the construction of the tram railway in the direction of the district of the University of Technology Technolopis;
- Food Centre Amsterdam, we advised the municipality of Amsterdam: drafting all legal documents regarding the competitive dialogue (as a form of public procurement) and drafting the Construction and Exploitation Agreement on FCA;
- Business area Polanen Park: we advised PolanenPark (Schiphol Area Development Company) regarding the sale (Sale and purchase agreement) of plots of the business area Polanen Park near Rottepolderplein to (i.e.) Air Products;
- Motorway A9 Badhoevedorp: legal assistance and representation of the land owners/developers (i.e. Schiphol Area Development Company proceedings) in the expropriation in the expropriation proceedings, started by the State (Rijkswaterstaat) regarding the by-pass of Motorway A9 Badhoevedorp.

Contact

[Straatman Koster Advocaten](#)
Weena, 690
PO Box 717, 3000 AS Rotterdam,
Netherlands
T +31 (0)10 240 04 47
<http://www.straatmankoster.nl>