

"AYDAT IN TURKEY AND ITS HISTORY IN ELITE LIFE 4"

What is it? What is included in a monthly pass? What is its size? What does it consist of and how is it installed? Do I have to pay it all the time? And how to pay it in Turkey? In today's article, all the details about aidat.

AIDAT - is a monthly payment that is set by the General meeting of owners of a residential complex and spent on its maintenance. The higher the class of a residential complex and the more services it includes, the higher the amount of aidat will be. What expenses of a residential complex are usually covered by aidat?

- Electricity costs for the common area.
- The cost of maintenance of elevators.
- The cost of maintenance of swimming pools.
- Cleaning of premises.
- The cost of landscaping.

* Expenses for the maintenance of staff-Manager, gardener, cleaner. It is worth noting that the cost of maintaining staff may include not only salaries and social insurance contributions for employees, but also severance pay for years of service.

- In aydat also includes the costs of carrying out various small repairs.
- Expenses for General telecommunications systems. The amount of aidat, the order and methods of payment are accepted at the General meeting of owners. The initiators of the meeting must notify the owners by placing

appropriate ads at least 2 weeks before the meeting. For a quorum, the first meeting must be attended by at least 50% + 1 owner or their representatives by proxy.

If a quorum is not reached at the first meeting, a second meeting may be called in 7-14 days. At the second meeting, the quorum requirement is no longer present and it can be held and recognized officially with any number of participants.

At the meeting, owners need to elect a Board that will deal with all issues related to the residential complex. The house can be managed by one of the apartment owners, or a specialized management company can be invited from the outside. At the meeting, all important decisions about the house are made. What will be the amount of aidat, whether it will be possible and how to glass the balconies, how many days a year the pool will work, whether the Central gas supply will be provided to the residential complex, and any other questions.

All decisions made by the meeting must be recorded in a special notebook, previously certified by a notary. These decisions must be signed by a simple majority vote of the meeting participants.

If the decision is made and formalized - in this case, it is mandatory for all owners of the house, even if they do not agree with the decision or, for example, were not present at the meeting.

For example, if 50% of the owners decided at the meeting to conduct Central gas, and collect 400 liras from each owner for carrying out these works and signed this decision in a special notebook, then all the owners of the house are obliged to fulfill this decision.

As it has already become clear from the above, the amount of the established aidat directly depends on the requests of

owners, how high-quality service and how much they want to receive in their residential complex. There are residential complexes with hotel infrastructure and a very high aidat of hundreds of liras, there are simple complexes where there are only basic services and a correspondingly low aidat of 30 or 50 liras.

WHAT TYPES OF AIDAT ARE THERE IN TURKEY?

There are 2 types of aidat:

- monthly idat;
- the so-called demirbas aidati or target fee.

Monthly aidat is a monthly fee charged for all current expenses for the complex.

DEMIRBAS AYDAT. WHAT IS IT?

In case of major repairs, purchase of new equipment or major improvements to the complex or house, the owners' meeting or the management company of the complex can set an additional demirbas aidat, or, more simply, a target fee. If the monthly aidat is required to pay both the owner and the tenant of the housing, then the target fees are paid only by the owner.

You should also know that by law, accounts for non-cash payment of monthly aidat and extra aidat Demirbas must be DIFFERENT.

When making a decision to buy a property, do not forget to ask about the amount of aidat, because it will become your monthly payment, regardless of whether you live permanently in your Turkish apartment or not.

WHAT HAPPENS IF YOU DON'T PAY FOR THE IDAT WITHIN THE SET PERIOD?

According to the law on property ownership in Turkey, in case of a delay in payment, the management company has the right to charge you fines and penalties in the amount of 5% of the amount of the delay.

IF YOU DO NOT PAY FOR AIDAT FOR A LONG TIME – WHAT CAN YOU FACE?

Usually, in practice, which exists in Turkey, if you do not pay aydat within 3 months, the management company or Manager can take your case to court and start the process of collecting the debt in court. In case of non-payment of the debt in court, as a last resort, it may come to the forced sale of your real estate by a court decision to cover the debt under the aidat.

HOW THE AIDAT SIZE CHANGED IN ELITE LIFE 4

① 01.01.2016 - 30.06.2017		② 01.07.2017 – 30.06.2018	
0 + 1	€ 360 (€ 30)	0 + 1	₺ 1200 (₺ 100)
1 + 1	€ 480 (€ 40)	1 + 1	₺ 1320 (₺ 110)
2 + 1	€ 600 (€ 50)	2 + 1	₺ 1560 (₺ 130)
3 + 1	€ 720 (€ 60)	3 + 1	₺ 1800 (₺ 150)
③ 01.07.2018 – 30.06.2019		④ 01.07.2019 – 30.06.2020	
0 + 1	₺ 1440 (₺ 120)	0 + 1	₺ 2100 (₺ 175)
1 + 1	₺ 1560 (₺ 130)	1 + 1	₺ 2400 (₺ 200)
2 + 1	₺ 1800 (₺ 150)	2 + 1	₺ 2700 (₺ 225)
3 + 1	₺ 2040 (₺ 170)	3 + 1	₺ 3000 (₺ 250)

As you can see, at the very beginning aydat was considered in euros, then according to the requirements of the legislation it was considered in the national currency of the Republic of Turkey – the Turkish Lira.

This on the one hand made it easier to calculate the budget and maintain accounting, but at the same time the size of the aidat, or rather its real cost, began to depend on the exchange rate of the national currency. Below are calculations of the size of aidat when converting them to euros.

	2016	2017	2018	2019
	2017	2018	2019	2020
0+1	€ 30	€ 30	€ 29	€ 26
1+1	€ 40	€ 33	€ 32	€ 30
2+1	€ 50	€ 39	€ 38	€ 34
3+1	€ 60	€ 45	€ 43	€ 38

As can be seen from the calculations, the size of the aidat will decrease every year. This is due to the fact that the exchange rate of the national currency, in which the payment of aidat is made, becomes less every year.

ГРАФИК КУРСОВ ВАЛЮТ

TRY - ТУРЕЦКАЯ ЛИРА ⇄ EUR - ЕВРО ИСТОЧНИКИ

Zoom 12 час 1 дн 7 дн 30 дн 1 г 2 г 5 г **Все** КУРС



It is also worth noting that the amount of payments for wages, electricity, water, and chemicals increases every year.

ELECTRIC				WATER			
Years		ELECTRIC PER KW	% DIF	Years		WATER PER TON	% DIF
2017	1KW	0,59 TL	0%	2017	1 TON	3,20 TL	0%
2018	1KW	0,53 TL	-10%	2018	1 TON	3,64 TL	14%
2019	1KW	0,62 TL	17%	2019	1 TON	4,36 TL	20%
2020	1KW	0,71 TL	15%	2020	1 TON	4,68 TL	7%

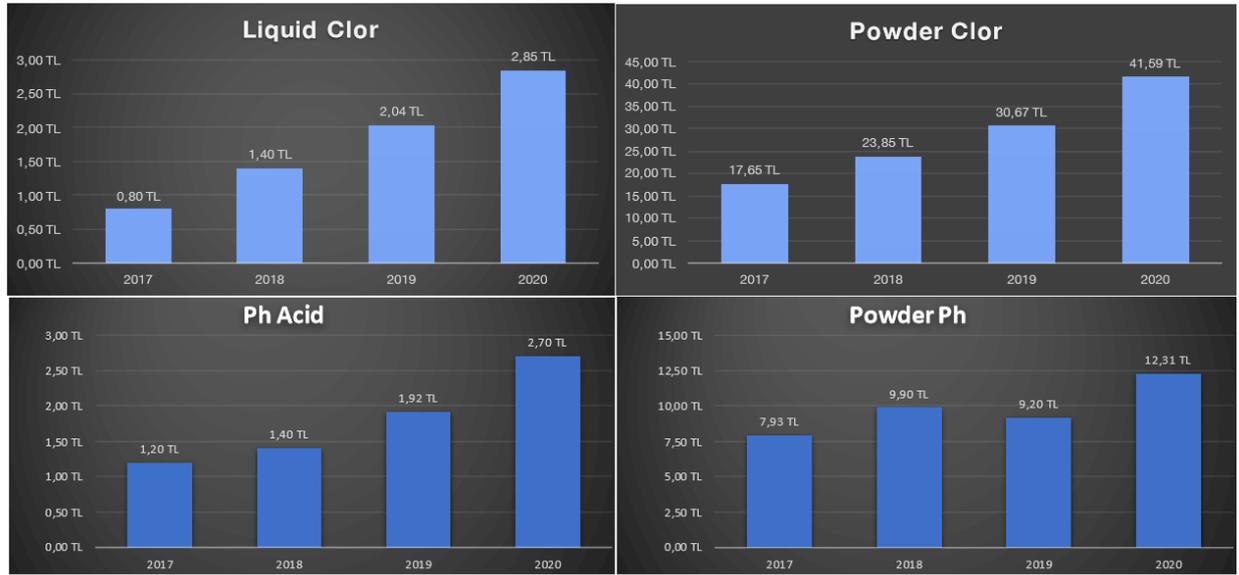


MINIMUM WAGE		
Years	1 STAFF MINIMUM WAGE	% DIF
2017	1.510,87 TL	0%
2018	1.725,07 TL	14%
2019	2.174,64 TL	26%
2020	2.501,55 TL	15%



POOL CHEMICALS								
Years	Liquid Clor	% DIF	Powder Clor	% DIF	Ph Acid	% DIF	Powder Ph	% DIF
2017	0,80 TL	0%	17,65 TL	0%	1,20 TL	0%	7,93 TL	0%
2018	1,40 TL	75%	23,85 TL	35%	1,40 TL	17%	9,90 TL	25%
2019	2,04 TL	46%	30,67 TL	29%	1,92 TL	37%	9,20 TL	-7%
2020	2,85 TL	40%	41,59 TL	36%	2,70 TL	41%	12,31 TL	34%

The prices are changed to Euro currency in 2019 Period (Powder Clor and Powder Ph prices were always in €)



However, it is worth noting that our complex is not getting younger. Elite Life 4 is getting old, equipment and infrastructure is getting old and worn out, it needs to be repaired and even sometimes replaced with a new one.

Therefore, we all need to reconsider our attitude to aidat and consider the already overdue decision to collect demirbas aidati or target collection.

This fee must be collected in order to carry out major repairs, develop and improve our wonderful complex for which the usual aidat does not have enough funds. And the usual ADAT by its definition is not intended for this.

This year is a crisis, a pandemic is raging all over the world, people are losing their jobs EN masse, and the incomes of all people without exception are falling. Raising the aidat in such conditions would be the right decision from the point of view of the economy of our complex, but at the same time it will be another blow to the well-being of our owners.

Therefore, the Board ADDRESSES to owners with a proposal: not to raise the aidat, to declare an additional target fee in the period 2020-2021, to temporarily switch to a more economical use of our infrastructure resources during the pandemic.

The size of the target payment will depend on the list of costs that at the meeting – enable the list and calculating the cost of each item is now being prepared by the Board and will be published in the near future.