

Cornélie Arnouts

Partner



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Overview

Cornélie Arnouts is a partner in Dentons Real Estate practice group. Cornélie is renowned for her common sense and is very passionate about her work.

Based in Amsterdam, her commercial law practice has a focus on commercial real estate including commercial leasing and transactional real estate involving purchases, sales, (re)developments or transformations of commercial properties in a broad sense. Cornélie's diverse client base includes developers (amongst others: (student) housing), investors, commercial real estate firms, financial institutions, landlords or tenants.

A seasoned litigator, she deals with disputes related to real estate, property law, and law of obligations including purchasing and tenancy. She covers all aspects of commercial property law, rights in rem, forced auctions/ seizures, sale, purchase and lease conflicts, such as defects, rent review, renovation, rights of first refusal and termination issues.

Cornélie is also heading the Professional Liability and Disciplinary Law team in Amsterdam. She is knowledgeable in professional liability and disciplinary law of professionals, particularly civil-law notaries, estate agents, surveyors, liquidators and lawyers. Her client base includes professional insurers, organized interest/ professional real estate groups and commercial real estate firms and individual (real estate) professionals. .

She gives regular lectures on the topics of real estate and professional liability. She currently teaches at the Amsterdam School of Real Estate, the Nyenrode Business University, the Academy of Real Estate (Academie voor Vastgoed), the MVA Academy (MVA Academie), OSR, Lexlumen and the Association for Civil Notaries (Stichting tot Bevordering der Notariële Wetenschap). She also frequently publishes in commercial and legal magazines amongst others: Vastgoedmarkt.

Experience

Real estate

- **World-wide flexible office provider:** Representing the client in litigation in relation to new acquisitions and advising on commercial lease contracts on a weekly basis.

- **Private equity parties and investors:** Advising on the civil aspects of the development/ transformation of commercial properties, such as health care facilities and student housing.
- **Commercial entities:** Advising and representing clients in litigation related to acquisitions of civil real estate, including offices, logistic centers, hotels, retail and business space, and residential housing.

Professional liability and disciplinary law

- **International commercial real estate company:** Advising on a highly complex valuation matter which resulted in litigation (>€6 million).
- **A civil notary:** Assisting a civil notary in disciplinary and civil proceedings (>€19 million) linked to Dutch real estate fraud.

Recognition

- Nominated for 'Most influential Dutch Woman in Real Estate', 2015.
- Awarded the ASRE Annual Award for the best thesis of 2013. The thesis focused on the new legislation for hire purchase of property (huurkoop onroerend goed) and was later acknowledged by the Ministry of Security and Justice as having been helpful in the legislation process.

Insights

- "Dubbel gestraft: een onwenselijke samenloop...", *Professional Liability Newsletter*, November 2021 (Dentons)
- "Misleidende verkoopbrochure: opgelet bij nieuwbouw!," *Zeker Vandaag De Vereende*, November 2021
- "Huisdieren; geliefd, maar soms ook niet...", *Zeker Vandaag De Vereende*, October 2021
- Co-author, "Corona huurrecht update," *Zeker Vandaag De Vereende*, October 2021
- Co-author, "Uitspraak huurrecht: huurkorting vanwege corona," *Vastgoedmarkt*, October 2021
- Co-author, "Sjoemelmakelaars: terecht of niet?" *Vastgoedmarkt*, September 2021
- "Makelaars opgelet: forse huurverhogingen zitten er voorlopig niet meer in," *Zeker Vandaag de Vereende*, July 2021
- "Gratis grond, of toch niet?," *Zeker Vandaag De Vereende*, May 2021
- "De zorgplicht van een makelaar," *Professional Liability Newsletter*, April 2021 (Dentons)
- Co-author, "Maak van makelaar weer een beschermde titel," *Financieele Dagblad*, April 2021
- Co-author, "Makelaars wegzetten als cowboys? Vertel het hele verhaal!," *Vastgoedmarkt*, March 2021
- Co-author, "Corona en huur: het is nog te vroeg voor conclusies," *Vastgoedmarkt*, March 2021
- "Makelaars en notarissen opgelet: wetvoorstel opkoopbescherming en verruiming mogelijkheden tijdelijke verhuur ter consultatie aangeboden," *Professional Liability Newsletter*, December 2020 (Dentons)
- "Corona: dealbreaker?," *Zeker Vandaag De Vereende*, December 2020
- "Taxatieaansprakelijkheid: doe je huiswerk!," *Professional Liability Newsletter*, October 2020 (Dentons)
- "Makelaars opgelet! Het eten van twee walletjes wordt bestraft," *Professional Liability Newsletter*, October 2020 (Dentons)

- "Nieuw ROZ model voor een parkeerplaats / garage," *Commercial Real Estate Newsletter*, October 2020 (Dentons)
- "Wonen op het water is gelijk aan wonen op het land," *Zeker Vandaag De Vereende*, May 2020
- "Overeenkomst of niet?," *Zeker Vandaag De Vereende*, April 2020
- Co-author, "Tijdelijke huurovereenkomst verlengen door corona? Zo werkt het," *Vastgoedmarkt*, April 2020
- "Verhuur of beheer; het blijkt lastiger dan je denkt," *Zeker Vandaag De Vereende*, March 2020
- "Courtageperikelen en de bedenktijd," *Commercial Real Estate Newsletter - Residential Alert*, March 2020
- "Afgebroken onderhandelingen; hoe zit het ook alweer?," *Commercial Real Estate Newsletter - The real estate industry during COVID-19 times*, March 2020
- "Erfdienstbaarheden: passief handelen!," *Commercial Real Estate Newsletter*, March 2020
- Co-author, "Flexibiliteit wél mogelijk ondanks sterke positie huurders," *Vastgoedmarkt*, March 2020
- Co-author, "Verhuurbemiddelaars moeten meestrijden tegen witwassen en terrorisme," *Vastgoedmarkt*, January 2020
- "Makelaars opgelet: wees kritisch op de informatie van je opdrachtgevers!," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, December 2019 (Dentons)
- "Non-conformiteit nader belicht," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, December 2019 (Dentons)
- "BTW, courtage & consumenten," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, December 2019 (Dentons)
- "Wwft 2020," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, December 2019 (Dentons)
- "Taxatie: beroepsfout?," *Zeker Vandaag De Vereende*, December 2019
- "Verhuur aan toeristen: wees gewaarschuwd," *Zeker Vandaag De Vereende*, December 2019
- "Initiatiefwet handhaving kraakverbod," *Nieuwsbrief Bedrijfsmakelaardij*, November 2019 (Dentons)
- "Ontbinden huurovereenkomst," *Zeker Vandaag De Vereende*, October 2019
- "Een typisch geval voor de rijdende rechter..." *Zeker Vandaag De Vereende*, September 2019
- "Dubbele bemiddelingskosten bij huur woonruimte," *Zeker Vandaag De Vereende*, June 2019
- "Gedeelde smart is halve smart (bij een onzorgvuldige taxatie)," *Zeker Vandaag De Vereende*, April 2019
- Contributions to Dentons newsletter on behalf of the Professional Liability and Disciplinary Law Practice Group for our clients (insurance companies, organized interest/ professional groups and professionals), 2019 [on an ongoing basis]
- Contributions to Dentons newsletter on behalf of the Real Estate Practice Group for our clients (commercial estate agents), 2019 [on an ongoing basis]
- Co-author, 'AFM and leasing agents," *Vastgoedmarkt*, 2019
- Co-author, "Duty of Care agreements," *Vastgoedmarkt*, 2019
- Several articles in *Zeker Vandaag De Vereende*, on topics like: liability of real estate surveyors and real estate agents, residential lease law, sale and purchase law and law of apartments, throughout 2019
- Co-author, "Huurovereenkomsten woonruimte voor korte duur," *Vastgoedmarkt*, February 2019

- "Nut en noodzaak van een huuraanbieding," *Vastgoedmarkt*, January 2019
- Co-author, "Retail Insight," *Brochure Dentons*, 2018 (Dutch)
- "24-uurseconomie: vrije keuze van winkeliers," *Vastgoedmarkt*, November 2018
- Co-author, "C-label voor kantoren nu écht verplicht," *Vastgoedmarkt*, November 2018
- "Te koop: erfpachtrecht!," *Nieuwsbrief Bedrijfsmakelaardij*, October 2018 (Dentons)
- "Smart home (owner)", *NVMagazine*, October 2018
- "Wat heeft u als makelaar gemist afgelopen zomer," *ZekerVandaag De Vereende*, September 2018
- "Het mekka van de Weense wals," *NVMagazine*, September 2018
- Co-author, "Nieuwe regels tegen witwassen en terrorismefinanciering (WWFT)," *Vastgoedmarkt*, September 2018
- Co-author, "Juridisch: Van akker naar data," *Vastgoedmarkt*, June 2018
- "Woningverkoop toegezegd via WhatsApp, kun je daar nog onderuit?," *Vastgoed Journaal*, June 2018
- "Een goed glas wijn met knipbeurt," *Nieuwsbrief Bedrijfsmakelaardij*, June 2018 (Dentons)
- "Kostenveroordeling in tuchtrechtelijke procedures," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, June 2018 (Dentons)
- "Niet weigeren maar veilen!," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, June 2018 (Dentons)
- "Wetsvoorstel tot herziening van het beslag- en executierecht," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, June 2018 (Dentons)
- "Hoog of laag tarief, dat is (en blijft) de vraag..." *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, June 2018 (Dentons)
- "Bossche bollen en de klachtplicht," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, April 2018 (Dentons)
- "Dat is niet zo super..", *NVMagazine*, April 2018
- Co-author, "Huur en duur," *Zeker Vandaag De Vereende*, March 2018
- "Expats Moving (to) Amsterdam", *NVMagazine*, February 2018
- "Nieuw jaar nieuwe modellen", *Zeker Vandaag De Vereende*, February 2018
- Co-author, "Makelaars opgelet! Vergaande bevoegdheden burgemeester bij woonoverlast" *Zeker Vandaag De Vereende*, January 2018
- "De rol van de makelaar: bode of vertegenwoordiger?," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, November 2017 (Dentons)
- "Boete bij schending meldplicht en voorwaarden voor vakantiehuis," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, October 2017 (Dentons)
- Co-author, "Wwft voor makelaars", *Zeker Vandaag De Vereende*, October 2017
- "Nieuwe regels voor middeldure huur bij nieuwbouw op erfpacht in Amsterdam," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, October 2017 (Dentons)
- "Procesadvocaten laat van je horen!," *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, September 2017 (Dentons)

- Co-author, "Waarop letten bij aanschaf woonruimte voor verhuur", *Vastgoedmarkt*, September 2017
- "Huurkoop onroerende zaken eindelijk vernieuwd!", *Tijdschrift voor Bouwrecht (TBR)*, 2017/6 (hire purchase)
- Co-author, "We vallen met de deur in huis: het nieuwe ROZ-model voor woonruimte is beschikbaar", *Leasing Alert*, April 2017 (Boekel)
- "Nieuw landelijk rolreglement kort gedingen bij de sectie kanton", *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, February 2017
- "Verval recht op schadevergoeding in algemene voorwaarden advocatenkantoor onredelijk bezwarend", *Nieuwsbrief Beroepsaansprakelijkheid & Tuchtrect*, January 2017
- Co-author, "Het primaat van het tuchtrect", *Weekblad voor Privaatrecht, Notariaat en Registratie (WPNR)* 2016/7719 (disciplinary law)
- "Te vroeg om functioneren van taxatietuchtrect te evalueren", *Vastgoedmarkt*, November 2016 (disciplinary law of the national register for estate surveyors)
- "Niet langer tussen het wal en het schip", *Vastgoedactueel*, September 2016 (lease legislation for houseboats)
- Co-author, "Aansprakelijkheid verhuurders op grond van Opiumwet: een tussenbalans", *Vastgoedmarkt*, September 2016 (opium legislation and real estate)
- Co-author, "Anti-witwasrichtlijn flink uitgebreid", *Vastgoedmarkt*, August 2016 (money laundering)
- "Te huurkoop: onbekend maakt onbemind", *Vastgoedmarkt*, July 2016 (hire purchase)
- "Makelaars, werk aan de winkel", *Vastgoedmarkt*, 2016 (commercial estate agents)
- "Huurkoop onroerende zaken: een sprookje zonder (goed) einde?", *TBR* 2015/186 (hire purchase)
- "Internationale gedragscode vastgoedsector op komst", *Governance Update*, November 2015 (international ethics standards for real estate professionals)
- Co-author, "Straf voor andermans wietplantage", *Vastgoedmarkt*, May 2015 (opium legislation and real estate)
- Co-author, "Nieuwe ROZ-model kreeg laagje rouge of facelift?", *Vastgoedmarkt*, February 2015 (new standard lease model offices)
- Several articles/ opinions in past (www.nvm.nl, www.mva.nl, www.accountants.nl, www.boardroomzorg.nl, financial newspaper) etc.

Activities and Affiliations

Cornelie Arnouts has registered the following principal and secondary legal practice areas in the Dutch Bar's register of legal practice areas:

- Tenancy law
- Law of obligations

Based on this registration, she is required to obtain ten training credits per calendar year in each registered principal legal practice area in accordance with the standards set by the Dutch Bar.

Presentations

- "Commercial lease law & residential law", "Liability of estate surveyors", "Temporary leases in case of

(re)developments”, “Introduction to private law”, Amsterdam School of Real Estate, Amsterdam, The Netherlands, throughout 2019

- "Residential lease law", MVA Academy/ Academy of Real Estate, Amsterdam, The Netherlands, October 2018

Coming lectures

- “Commercial lease law & residential lease law”, “Liability of estate surveyors”, Amsterdam School of Real Estate, Amsterdam, The Netherlands, throughout 2020
- “Leadership & Negotiations”, Women’s Leadership Program, OSR Juridische opleidingen, Amsterdam, The Netherlands, November 2020 Memberships
- RICS (Royal Institute of Chartered Surveyors), Dutch board member 2015-2018, where she was responsible for the professional ethics and integrity standards and for Young RICS
- Author/reporter Masterclass (alumni magazine ASRE)
- Member Dutch Bar Association, Association of Lease Lawyers (Vereniging van Huurrecht Advocaten, VHA), AAAMRE (ASRE), Fresh Professionals, Dutch Women in Real Estate (DWIRE), Young Urban Land Institute (ULI)

Memberships

- Member RICS (Royal Institute of Chartered Surveyors), Dutch board member 2015-2018
- Author/reporter Masterclass (alumni magazine ASRE)
- Member Dutch Bar Association, Association of Lease Lawyers (Vereniging van Huurrecht Advocaten, VHA), AAAMRE (ASRE), Fresh Professionals, Dutch Women in Real Estate (DWIRE), Young Urban Land Institute (ULI)

Prior and Present Employment

- Dentons (formerly Boekel), 2005 to date
- Traineeship Heineken, Bahamas, 2004

Areas of focus

Practices

- Real Estate

Industry sectors

- Retail
- Insurance
- Professional Liability
- Hotels and Leisure

Region

- Amsterdam

Education

- Amsterdam school of Real Estate, 2013, LL.M., Real Estate (MRE)
- 2009, European Lawyers Programme in Edinburgh, Scotland; Scottish bar exams
- Grotius Academy, 2008, Real Estate
- Radboud University Nijmegen, 2005, LL.M., Business Law
- Maastricht University, 2002, LL.M.
- University of Stellenbosch, 2002, LL.M.,
- University of California at Berkeley, 1999, LL.M., summer course

Admissions and qualifications

- Dutch Bar Association, 2005
- Member, RICS, 2015

Languages

- Dutch
- English
- German