What does switching over involve?

Switching over is possible from 1 October 2017. You will then be able to submit an application via the Transition Portal on this website. The Transition Portal is not accessible yet.

Applying for a proposal (offer) online
From 1 October 2017 you can view your transition options and apply for a proposal using the Transition Portal on this website. You can decide whether or not to make the transition after receiving the proposal.

How does switching over work?

1. You apply for a proposal using the Transition Portal (accessible from 1 October).
2. The City checks your details and makes you an offer.
3. You decide whether or not to accept the proposal.
4. The transition is registered by a notary. There are costs relating to this.
5. You have a perpetual leasehold right from this moment on. This also applies to any future buyers of your home.

Who is eligible to switch over?
You can switch over to perpetual leasehold if:

- ✓ you own a house with a continuous leasehold.
- ✓ there are no business premises part of the leasehold right (for example, a shop in an apartment complex which is covered by the same leasehold right).
- ✓ the information in your current leasehold deed (e.g., the purpose of the building and the floor area in m2) is complete and accurate. This will be checked during your application.
- ✓ your payments are up-to-date. If not, arrears must be settled immediately.

Permission from an owners' association (VvE) isn't required when switching over
You don't need permission from your Owners' Association (VvE) to switch over to perpetual leasehold on an individual basis. You enter into a personal contract with the City.

Vicarial leases and temporary leases
Leaseholders with vicarial or temporary leases can also apply for perpetual leasehold. A different policy applies here.

Appealing transition terms until 31 December 2019
If you choose to switch over in 2017, 2018 or 2019, you will benefit from some favourable conditions. The costs would then be calculated based on:

The WOZ (Property tax) value with reference date of either 1 January 2014 or 1 January 2015.
The lower of these two WOZ values will apply.
Your neighbourhood street quote (BSQ) as based on your home's ground value in 2014 or 2015 (whichever is lower).
The land value of your home is calculated using the neighbourhood street quote and the WOZ value.
The lowest possible ground rent percentage for a perpetual lease (2.39%).

The ground rent percentage can vary between 2.39% and 4.23%. The ground rent percentage is used to calculate your annual ground rent and is based on the leasehold land value.