What is the City asking for your opinion about?

The Conversion Regulation from continuous to perpetual ground lease:

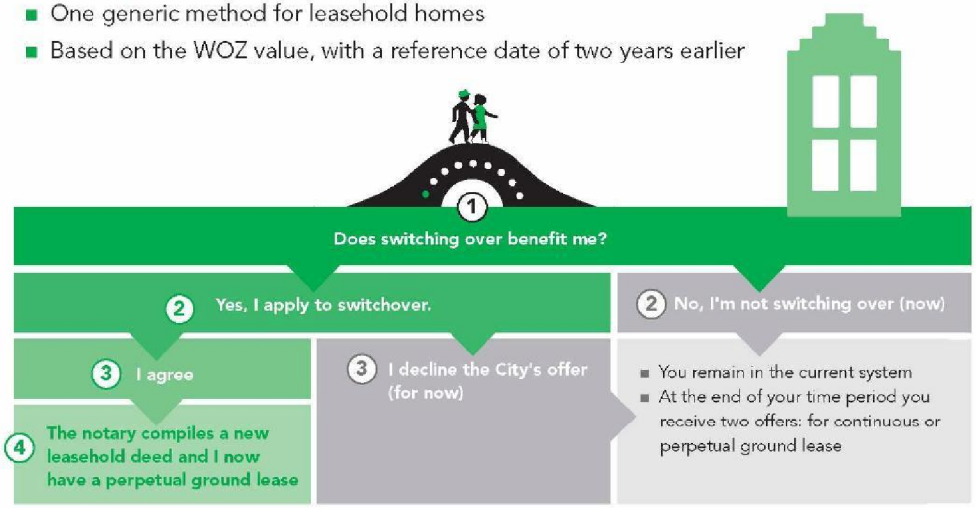


- Conversion is always voluntary and at the leaseholder's initiative.
  - Homes: you can apply to switch over at any time
  - Commercial and social real estate: you can apply to switch over within 10 years before the end of a time period
- A new ground rent will be calculated one last time on the basis of the current market value at that time.
- The leasehold costs for homes at the moment of conversion are based on the WOZ value from two years earlier.
  - Exception: in 2017, instead of the 2015 WOZ value, the (on average 10% lower) WOZ value will apply.
- Current financial agreements are valid until end of time period.
- Immediately after conversion, you are bound by the 2016 General Conditions and therefore have perpetual ground lease.
- You can pay the new ground rent annually or in a one-time lump sum buyout:
  - You pay the new ground rent from the start of your new time period. You pay your current ground rent until the end of your current time period.
  - If you have currently bought off the ground rent and opt for perpetual buyout (lump sum buyout), then the amount that you have already paid in advance is taken into account.
- The information in your leasehold deed must be complete and consistent with the actual situation before you can switch over.
- After conversion, future developments in the real estate market no longer affect the leasehold costs and you have certainty about your costs in perpetuity.

How does conversion work?

Housing:

- One generic method for leasehold homes
- Based on the WOZ value, with a reference date of two years earlier



Commercial and social real estate:

- Individual calculation
- Based on current market value

