What factors determine the amount of leasehold costs?

Four factors play a role when calculating leasehold costs. The calculation models below originate from comparable examples to demonstrate the importance of location. You can use the calculation tool on the website for your own home.

1 Location, location, location

The value of a home and the land is primarily determined by the location. Zuid (South) is for example more expensive than Noord (North). See the adjacent calculation examples.

2 The type of home

Single-family homes have higher leasehold costs than apartments.

3 The current leasehold agreement

Are you now paying annual ground rent or did you buy it off? And which general conditions apply to you?

4 The moment at which the lease agreements are made

- The amount of leasehold costs is dependent on developments in the real estate market: high real estate prices also lead to higher leasehold costs.
- Switching over is generally more favourable if the time period has still some years to go as opposed to nearly ending.
- Switching over in 2017 can occur under relatively favourable conditions; the lowest possible ground rent percentage (2.39%) and the low (on average) 2014 WOZ value.

All calculation examples are based on: ■ 75m² apartment ■ Built after the turn of the century ■ AB2000 (General Conditions, 2000) ■ Leasehold bought off ■ End of time period 2055

West

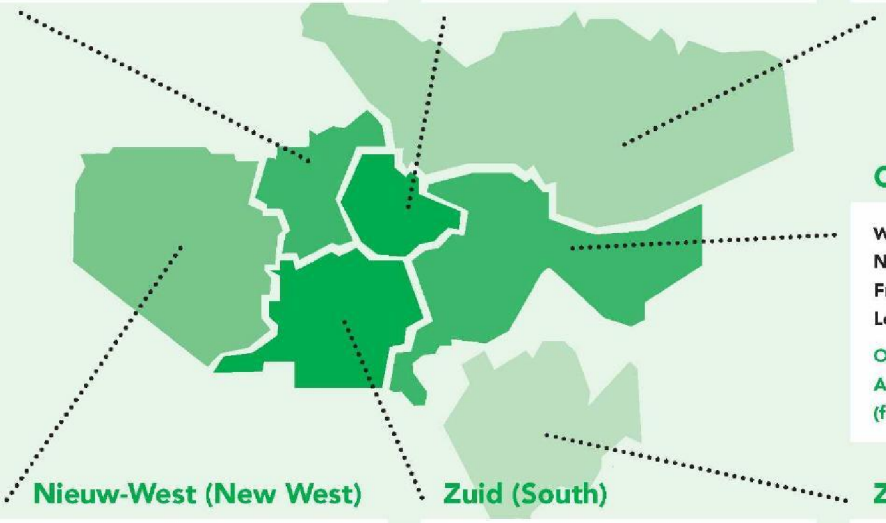
WOZ (reference date 2014)	€215.000
Neighbourhood Street Quote	35%
Freehold land value	€75.250
Leasehold land value	€67.725
One-time lump sum buyout	€27.026
Annual indexed ground rent (from 2055)	€1.619

Centrum (Centre)

WOZ (reference date 2014)	€285.000
Neighbourhood Street Quote	46%
Freehold land value	€131.100
Leasehold land value	€117.990
One-time lump sum buyout	€47.084
Annual indexed ground rent (from 2055)	€2.820

Noord (North)

WOZ (reference date 2014)	€155.000
Neighbourhood Street Quote	5%
Freehold land value	€7.750
Leasehold land value	€6.975
One-time lump sum buyout	€2.527
Annual indexed ground rent (from 2055)	€167



Oost (East)

WOZ (reference date 2014)	€235.000
Neighbourhood Street Quote	36%
Freehold land value	€84.600
Leasehold land value	€76.140
One-time lump sum buyout	€34.285
Annual indexed ground rent (from 2055)	€1.820

Nieuw-West (New West)

WOZ (reference date 2014)	€185.000
Neighbourhood Street Quote	17%
Freehold land value	€31.450
Leasehold land value	€28.305
One-time lump sum buyout	€11.295
Annual indexed ground rent (from 2055)	€676

Zuid (South)

WOZ (reference date 2014)	€315.000
Neighbourhood Street Quote	40%
Freehold land value	€126.000
Leasehold land value	€113.400
One-time lump sum buyout	€45.253
Annual indexed ground rent (from 2055)	€2.710

Zuidoost (South East)

WOZ (reference date 2014)	€145.000
Neighbourhood Street Quote	5%
Freehold land value	€7.250
Leasehold land value	€6.525
One-time lump sum buyout	€2.542
Annual indexed ground rent (from 2055)	€156