Visiting address
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1018 XA Amsterdam

P.O. Box 1104
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Telephone 14 020
amsterdam.nl

Return address: PO Box 1104, 1000 BC Amsterdam

Date October 2019
Reference: ENG
Subject The future of your ground lease

Dear ground lease holder,

We are sending you this letter because you are registered as owner of a leasehold property in Amsterdam. We would like to inform you about a new form of ground lease: 'perpetual ground lease'.

- You may benefit from favourable terms if you apply for the switch to perpetual ground lease before 1st January 2020.
- Even in the event that your lease period ends in the distant future, it is advised to start thinking about the future of your ground lease now.

Favourable terms until 1 January 2020

Conditions for an application before 1st January 2020 are for example:

- Calculation of the costs of your future ground lease are based on the WOZ value of your property in 2014 or 2015.
- An additional discount, which has been temporarily increased from 25% to 35%.
- Switching to perpetual ground lease after 1st January 2020 is possible, however the terms will be less favourable.

Submit your non-binding application before 1st January 2020

- At www.amsterdam.nl/kenjeerfpacht you can find more information (in Dutch) about your ground lease situation via the Transition portal (*Overstapportaal*) to which you can log in to using your DigiD.
- Logged in to the Transition portal you will be able to review your personal payment options which will give you an insight into your future ground lease costs.
- You can apply for an offer to switch to perpetual ground lease online. If we receive your application to switch before 1 January 2020, you will certainly benefit from the current favourable terms, even if your application is not processed until after 1 January 2020.
- There is no obligation to switch to perpetual ground lease now. Switching is completely voluntarily.

Your current situation: continuous ground lease

- At present, you are paying a fixed amount of ground rent for an agreed period of time (*tijdvak*).

See reverse

- In most cases, this time frame lasts 50 years.
- Your current ground rent is payable by:
  - annual payment.

  or
  - paying it off in a single advance payment (*afkopen*).
- The ground rent for a new period will be calculated towards the end of the current period. The amount of ground rent will partly depend on the market value of your property at the end of the current period. Price increases in the housing market are to be expected, resulting in higher ground rents.

New option: perpetual ground lease

The new ground lease system is not based on fifty year time frames. Instead, your ground rent is set permanently based on a single and final calculation. Consequently, the ground rent will no longer depend on the state of the housing market.

- Switching options:
  - Annual payment of perpetual ground rent, starting at the end of your current period and adjusted for inflation annually.
  - Single advance payment (*afkopen*) by paying off the full amount in a single payment when you switch to the new system.

No DigiD?

- Please note: without a DigiD, you cannot submit an application for a switch via the online Transition portal. Instead please submit your application by sending an email to overstap.erfpacht@amsterdam.nl
- Applications via e-mail will take considerably more time to process. The date the e-mail was sent will be considered to be the application date.

Interested in more information?

For further information, please visit www.amsterdam.nl/kenjeerfpacht.

Yours faithfully,

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Head of the Ground Lease and Issuance Department
Ground and Development

Disclaimer

- *Your ground lease situation may be exceptional. Your home, for example, could have a different purpose. Transitioning to perpetual ground lease may not simply be possible. Please contact the city so we can provide you with the right information.*
- *You may have recently applied for a switch or accepted an offer. In that case, your application and the address selection for this letter may have just crossed each other.*