

Housing in Amsterdam.

An 020Together Booklet on the
Housing Market in Amsterdam.



June 2020.

Version I

A Welcome Note.

020TOGETHER HOUSING BOOKLET.

If you are reading this, you are most likely a student currently looking for a solid place to settle in Amsterdam. Here at 020Together, we all have experienced the struggles and hassles of finding the right accommodation for our time at the University of Amsterdam. It is for that reason that our team decided to link up with multiple real estate agencies and other actors on the housing market in Amsterdam to formulate a guideline on how best to tackle the 020 Housing Market.

While 020Together will continue to fight for real, yet incremental change within our faculty, we decided to give you this booklet as a show of our determination to deliver on our promises and, thereby, start bettering the everyday lives of our fellow students.

We would love to receive any form of feedback or inquiries on the content of this booklet. Get in touch with our team at contact@020together.nl or visit our website at www.020together.nl.

Sincerely,

The 020Together team.



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Registration Guidelines.

WHY DO I HAVE TO REGISTER?

When moving to Amsterdam from abroad, you are required to register yourself as a resident. Registering yourself in the Netherlands is something that should be done as soon as possible when you arrive. This is because through registration you will receive your BSN (citizen service number), which enables you to work, open a Dutch bank account, make use of healthcare institutions, and apply for government benefits, if you wish to.

HOW DO I SCHEDULE AN APPOINTMENT?

You will need to contact the municipal authorities within five days of your arrival to schedule an appointment. The Amsterdam information line is (14 020) or when calling from abroad (+31 20 624 1111). You will be required to attend the appointment in person and it will take place at a city office. You must be in the Netherlands legally and you must bring a residential address with you to the appointment in order to successfully register. If you are planning to live outside Amsterdam or Amstelveen for longer than a year, you will need to provide an original birth certificate. If your birth certificate is not in Dutch, English, French or German you will need to make sure you get your birth certificate officially translated into one of the languages mentioned above.



Registration Guidelines.

WHAT DO I BRING TO THE APPOINTMENT?

First of all, you need a valid proof of identification. If you are from Switzerland, Norway, Iceland, Lichtenstein or an EU citizen, you may bring your ID card or passport. Meanwhile, if you do not fall into the categories mentioned above, your passport is the only form of identification which will be accepted. Depending on your housing situation, you will need to provide different documents.

You will also need to bring your rental contract. Alternatively, you may fill out the address registration form (which has to be signed by the main occupant) and attached you will need a copy of their passport or ID card. This way your mail will temporarily be sent to the address of a person you can trust. In order to do this, you will have to provide a registration form, which is signed by that person and you will also need to provide a copy of his/her passport or ID card.

Keep in mind that when you find yourself in an adequate housing situation, you will need to go to the municipality to register under that address.



District Specifications.

INTRODUCTION:

Looking for housing but not quite sure which location to settle in? This section aims to give you information about potential locations for your future home by explaining briefly the various districts of Amsterdam, the estimated price ranges within them, and accessibility to the UvA campuses of Roeterseiland and Oudemanhuispoort.

In the city of Amsterdam, students live all over the city and, overall, there are 7 districts with 26 neighborhoods to choose from. The estimates found here are based on averages gathered from the following sources: Funda, Pararius, Housinganywhere, Interhouse, and various Facebook groups.

Please use this information only as initial guidance. Housing prices fluctuate almost weekly and should hence not be taken as completely accurate.



AMSTERDAM CENTRE.

Centrum-Oost and Centrum-West.



City Centre:

Amsterdam Centrum is the heart of the city. Famous for its canals, tourist attractions, and nightlife, the district is split into the neighborhoods of Centrum-Oost and Centrum-West. Both Roeterseiland and Oudemanhuispoort campuses lie within these districts. Amsterdam Center is in the upper price range category to live in.

The average price for a room in a shared apartment: €850-950

The average price for a 2 bedroom apartment: €2000-2500+

Transport accessibility: Amsterdam Center is highly accessible to the University's campuses of Oudemanhuispoort and Roeterseiland, both can be reached easily through a short bike ride or using the various tram and metro lines (M51, M53, and M54) that pass through these areas.



AMSTERDAM NOORD.

Across Het Ij.

Noord:

Amsterdam Noord is located on the opposite side of the IJ river from Amsterdam Centrum. It is well known for its festivals, creative architecture, and amazing waterside views. Living in Noord provides a unique opportunity of living in Amsterdam while not being in the middle of the hustle and bustle of the city center. Although the NDSM Werf is developing into one of Amsterdam's most popular nightlife spots, Noord has many beautiful parks and is a generally quiet area. Amsterdam Noord is relatively a more inexpensive district to live in.

The average price for a room in a shared apartment: €500-600

The average price for a 2 bedroom apartment: €1500-1650+

Transport accessibility: due to Amsterdam Noord being on the other side of the IJ river from the rest of the city, a free ferry ride is a common form of transport to get to the centre. From there, transportation is highly accessible to both Oudemanhuispoort and Roeterseiland within a 10-minute metro ride (M51, M53, and M54) or, perhaps more commonly to students, a quick bike ride.





AMSTERDAM WEST.

West & Oud-West.

West:

Amsterdam West is home to many mostly residential areas. It is known for the beautiful Westerpark, historical buildings from the 19th century, and many shops and restaurants around. The district of West is one of the most densely populated areas in Amsterdam.

The average price for a room in a shared apartment: €700-800

The average price for a 2 bedroom apartment: €1400-1750+

Transport accessibility: Amsterdam West is a fairly accessible location from Oudemanhuispoort and Roeterseiland, depending on which area of the West you choose to live in. Tram 19 and 7 take you directly to Roeterseiland and most of the West is a convenient bike ride away from the University.



AMSTERDAM OOST.

Excluding Zuid-Oost.

Oost:

The district of Oost is known for its characteristic *Amsterdam feel* and multicultural population. You'll find all kinds of people, stores, and cuisine here. Oost is also home to one of Amsterdam's less famous but an equally beautiful park, Oosterpark. It also contains many new developments such as the relatively new artificial islands of IJburg and Zeeburgereiland. These islands have a suburban feel and beautiful waterside views.

The average price for a room in a shared apartment: €590-660

The average price for a 2 bedroom apartment: €1650-1800+

Transport accessibility: The Oud-Oost area is very easily accessible to and from Oudemanhuispoort and Roeterseiland through a minimal bike ride or with tram 1 and 19 heading straight to Roeterseiland campus. The islands IJburg and Zeeburgereiland typically take 2 modes of transport to arrive at either Oudemanhuispoort or Roeterseiland. Alternatively, a 30-minute bike ride to either campus locations can be taken.



AMSTERDAM ZUID-OOST.

Excluding Oost.

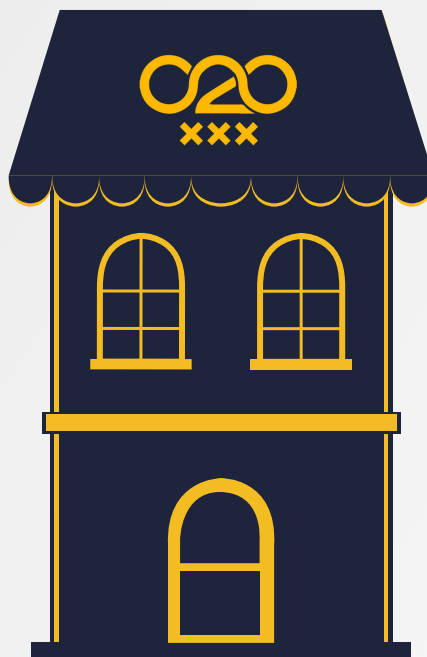
Zuid-Oost:

The district of Zuid-oost is home to Amsterdam's entertainment hub with Johan Cruijff ArenA, the Ziggo Dome concert arena, a large movie theatre, and many bars and restaurants. Furthermore, Zuid-oost contains many residential areas with very diverse backgrounds. Additionally, Zuid-oost is a relatively inexpensive area to live in but can lack in security.

The average price for a room in a shared apartment: €570-650

The average price for a two-bedroom apartment: €1350-1600+

Transport accessibility: Zuid-oost is a quite accessible location with the use of public transportation. The metro lines of M53 and M54 towards Centraal will take you straight to the nearest metro stops near Oudemanhuispoort and Roeterseiland.



AMSTERDAM ZUID.

Excluding Zuid-Oost.

Zuid:

The district of Amsterdam-Zuid is a lovely and vibrant district with various localities, like the budding De Pijp. Zuid has a lot of personality, featuring the Albert Cuyp market, Museumplein, and great architecture. Besides the residential areas, it is home to the international business center of Amsterdam and the Olympic stadium. Additionally, this area is especially great for upscale nightlife. You'll find there many bars, clubs, and restaurants that are more on the fancy side.

The average price for a room in a shared apartment: €750-900

The average price for a 2 bedroom apartment: €1950 - 2100+

Transport accessibility: If your future room is located next to station Zuid, M51 and M52 will take you to the nearest stations near Oudemanhuispoort and Roeterseiland campuses. Alternatively, a bike ride to either of these campus locations is approximately 20+ minutes. The neighborhood of De Pijp is highly accessible to and from Oudemanhuispoort and Roeterseiland campuses through a 10-minute bike ride or a short metro or tram ride through various lines.





AMSTERDAM NIEUW-WEST.

Excluding Oud-West.

Nieuw-West:

Nieuw-West is the Westernmost part of Amsterdam and a popular area for students to live in. It is one of the greenest places in Amsterdam with many parks, like Rembrandtpark, and waterside areas. However, it is located relatively far away from our campuses that lie the centre of Amsterdam.

The average price for a room in a shared apartment: €550-700

The average price for a 2 bedroom apartment: €1400-1600+

Transport accessibility: It is a fairly accessible location. The lines of tram 1, metro 51 towards Centraal take you to Roeterseiland. M51 also takes students to Oudemanhuispoort. Alternatively, a 30-40 minute bike ride can also be taken to these campuses.



Contracts, Rights & Obligations:



Contracts I:

GENERALLY, RENTAL CONTRACTS SHOULD INCLUDE:

- Your and your future landlord's name and signature.
- The monthly rent and a way of transferring it.
- Information about the security deposit.
- The address and a brief description of the property.
- The start and end dates of the contract's validity.
- House rules, like smoking policy.
- Extra costs and/or utilities additional to monthly rent (e.g. gas and electricity)
- The landlord's duties, like repairs.
- Clarifications about a sufficient notice period when terminating a contract.
- If the apartment is furnished, an inventory list.

Note that oral agreements are legally valid in the Netherlands, so if you plan on making one, take a witness with you just in case.



Contracts II:



THERE ARE TWO TYPES OF RENTAL AGREEMENTS:

Fixed-period contract:

Compared to an indefinite contract, a fixed-period agreement has a final date. This means that you can't end the contract before the final date stated on the contract, unless both you and your landlord explicitly agree to it. Keep in mind, though, that a fixed-period contract doesn't end automatically, but it must be terminated in writing, by both the tenant and the landlord.

Indefinite rental contract:

An indefinite rental contract does not have a specified end date. However, one can be terminated by both parties with reasonable notice if there are (legal) grounds for termination.



Duties & Obligations:

LANDLORD'S OBLIGATIONS:

- Make sure that the property is available within the rental period.
- When needed, finance any necessary considerable repairs and do maintenance.
- Solve the problems that affect the tenant (e.g. plumbing). Depends on your contract, as well.
- State valid reasons and give sufficient notice to cancel the rental agreement.

TENANT'S OBLIGATIONS:

- Pay rent on time.
- Follow the house rules specified in the tenancy agreement.
- Pay for inexpensive minor repairs.
- As called for, permit the landlord to enter to make necessary repairs.
- State valid reasons and give sufficient notice to cancel the rental agreement.



Student Profiles:



Student Profiles I:

GENERAL TIPS:

GET YOUR PARENTS INVOLVED:

- Your parents may increase your likelihood of successfully finding housing by contacting landlords and agents directly themselves.
- Have your parents look over your housing contracts as they probably have more experience in that area.

LEGAL ISSUES:

- Get acquainted with Amsterdam municipality laws
- Be aware of the hefty fines you have to pay if you ignore municipality laws and, for example, choose to live with more people than legally allowed.
- Be ready to provide (your parents') bank statements and other fairly personal information, like copies of your ID-card.
 - If financial data is not required from you, the room might be unregistered or illegal, which you want to avoid.



Student Profiles II:

GENERAL TIPS:

SCAMMERS AND GENERAL THINGS TO WATCH OUT FOR:

- Be sure to request a viewing and take photos of the apartment or house you are hoping to live in, if this is not possible, take it as a major red flag.
- Scammers may often ask you to pay additional fees, such as high administration fees, agency fees or contract fees.
- If the apartment you have found seems too good to be true, it probably is. Of course, it may not be a scam in the end but it is always better to be safe than sorry. So make sure to thoroughly check out the place and the contract as well.
- Don't sign a pre-contract agreement unless you're absolutely certain you've found the right place for you. Otherwise, you might have to pay a fee afterward.
- If you don't speak Dutch, ask for the contract to be translated to avoid any unpleasant surprises.
- Inclusive vs. exclusive rent: Be aware of the taxes and monthly payments beforehand.
- All landlords will ask for a deposit, but be extremely wary if they request a sum over two-months' rents or ask you to pay in cash.

Student Profiles III:

GENERAL TIPS:

YOU AS A TENANT:

- As an older masters student, you will often be a more attractive tenant to landlords than bachelor students.
 - Bachelors can increase their perceived dependability by adding that they're looking for a personal stable income. Don't lie, though.
- Your presentation matters. Many landlords and people in search of new roommates will consider your hobbies and your habits;
 - Landlords prefer working professionals (students with stable incomes).
 - Some listings have clauses on smokers, for example.



Student Profiles IV:

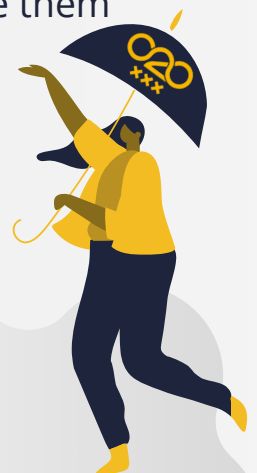
GENERAL TIPS:

PEOPLE YOU MIGHT WANT TO SHARE ACCOMMODATION WITH:

- If you are looking for a place with someone Dutch or someone from near the Netherlands, it actually may be easier.
- And gender does play a role: a group of men looking for a place together will have a harder time than a group of women or a group of mixed genders.
- Also, consider linking up with your local friends as many attractive apartments and rooms never make it to real estate websites, but go straight to “referred tenants”.

FURNISHING YOUR APARTMENT/ROOM:

- It is very easy to find pre-loved furniture in various groups on Facebook or on markets. However, be prepared to move the furniture in yourself.
- If you are taking over a room from someone, it may be possible to buy the furniture from them. Additionally, this may incentivise them to choose you over others.



Student Profiles V:

GENERAL TIPS:

PUT IN THE EFFORT:

- Respond to as many real estate ads as possible, more is more.
- Do not limit yourself to only one source—check out multiple Facebook groups, contact real estate agents and look on different housing websites, such as Pararius, Kamernet, and Funda.
- Actively get in touch with older students who are more comfortable on the Amsterdam real estate market as they could help you a great deal.



Student Profiles VI:

INDIVIDUAL PROFILES:

ONE PERSON:

- Price estimate of a room: 400-1000 euros, depending on location, size, and number of rooms in the apartment.
- It's practically the easiest to look for accommodation as alone you will be more flexible.
 - Additionally, given that your landlord goes by the books, you will easily be able to get a BSN number.
- Always make sure to meet your potential roommates beforehand and don't be frightened by an avalanche of questions.
- Be ready to share the kitchen and, in most cases, the bathroom as well.
- Suggested site: Kamernet.
 - Also keep an eye on various Facebook groups and group chats with your fellow students.



Student Profiles VII:

INDIVIDUAL PROFILES:

TWO PERSONS (TWO FRIENDS VS. COUPLE):

- Price estimate of a two-bedroom apartment or a studio: 1300-2600 euros.
- Putting aside the mental support, it will be a bit harder to look for accommodation when there are two of you, as only a room will not be sufficient.
- Keep in mind the aforementioned municipality laws! Even if you're a couple, you legally will not be able to share a room in a multi-room apartment as you both cannot register there.
- A couple, though, can look for a studio. Yet, keep in mind that they are quite hard to come by.
- Suggested sites: Funda, Pararius, and various groups.



Student Profiles VIII:

INDIVIDUAL PROFILES:

THREE PEOPLE:

- Price estimate of a three-bedroom apartment: 1600-2800 euros.
 - Honestly, fully vacant three-bedroom apartments or houses are quite hard to come by in Amsterdam.
 - Keep in mind that a two-bedroom apartment won't do, even if one of you will voluntarily sleep in the living room, as all three of you probably won't be able to register there.
 - A potential benefit to three-room apartments could be the lower average cost per room.
 - Remember that even though an apartment technically has three bedrooms, registration could only be possible for two people. Always bring up the topic with real estate agents or potential landlords!
- Triple rental registration permits are very rare.
- Suggested sites: Funda, Pararius, and various groups.



Student Profiles IX:

INDIVIDUAL PROFILES:

FOUR OR MORE PEOPLE:

- Price estimate of a four-bedroom apartment: 2000-4000 euros.
- When looking to accommodate four or more people, you're virtually searching for family houses. Consequently, your new home may be located in a nice suburb and further away from the city centre and campuses.
- Always look up how many students can actually live at a multi-bedroom house. There are advertisements for four-bedroom apartments for which sharing is not allowed as they're only suitable for families.
 - The situation can be different for Dutch students who are already registered at their family homes.
- Although the hunt can be exhausting, at the end of the day, your average price per room can be lower.
- Suggested sites: Pararius and Funda.



Websites & Agencies Compared.

020TOGETHER HOUSING BOOKLET.



Our Method:

When searching for non-student accommodation in Amsterdam, there are three main means that will be compared below: via social media (mainly Facebook groups), through real estate websites and via an agent.

Websites & Agencies Compared I.

SOCIAL MEDIA:

This way is more useful when searching for a single room. This is because tenants are often asked by their landlord to fill possible vacancies in their apartments. They use social media to achieve this, since most students have an account. When you're interested all you need to do is send a private message to the user that posted it. Usually, however, the areas can't be filtered, which should be kept in mind. A short list of the main advantages and disadvantages can be found in the table below. Proceed with extreme cautions regarding scams, since they are plentiful on Facebook.

Advantages:

You'll have direct contact with the current tenants/owner (usually no additional fees). Normally, pictures of the place are attached so you can immediately see if it is to your liking. It's a good option when searching for one bedroom in a shared house. Besides, it is usually possible to organise a viewing quite quickly, if the search is time-sensitive.





Websites & Agencies Compared II.

Disadvantages:

Usually on social media you can't filter out the areas you do not want to live in. Keep in mind that there are many respondents, so it is absolutely crucial to respond quickly. Plenty of scams, so operate with caution. Additionally, it is frequent for these announcements to be looking for a very specific type of person, so they can be relatively restrictive.

When considering specific Facebook pages, these are the main ones in Amsterdam (in 2020):

- We LOVE Netherland
- Amsterdam Housing, Rooms, Apartments, Sublets
- Amsterdam rent a room, apartment or studio
- Amsterdam Apartments 4 Rent
- ROOM AVAILABLE IN AMSTERDAM

Most of the sites are relatively quick in accepting new members or may have a couple questions to try and avoid scammers.

Websites & Agencies Compared III.

WEBSITES:

This option is a bit of a mixed bag when it comes to success rates. As with the previous one, there are many scams present. It is therefore very important to be wary: if a deal seems too good to be true, it almost always is. **Do not, under any circumstances, send a payment to a landlord before viewing the property** and sorting out the contract details.

The most well-known site is Kamernet. However, in order to respond to adverts it is necessary to pay a 21 euro monthly subscription that needs to be kept in mind. Apart from that, it is very customizable. It is possible to enter the budget, type of apartment desired and distance from the center. As with the Facebook groups, there is normally a fair bit of competition so it is important to be quick and efficient. It is also possible to receive emails every time a property meeting your requirements becomes available. This is also the case with Huurwoningen. With Funda, for example, you have the link between website and agency. This is because for each property a different party must be contacted.

Websites & Agencies Compared IV.

WEBSITES:

Advantages:

Websites are very customisable to fit your own requirements. Many of these sites have systems where they send you an email once a new suitable listing is up. Furthermore, pictures are usually included.

Disadvantages:

Again, many scams, so be careful. Additionally, there's a lot of competition since demand outweighs supply. It's not always possible to divide by districts, so it is important to search how far the place is from campus/the city center.



Websites & Agencies Compared V.

Below you can find a list of some of the most popular sites for finding a room or apartment:

- [kamernet.nl](https://www.kamernet.nl)
- [funda.nl](https://www.funda.nl)
- [pararius.nl](https://www.pararius.nl)
- [huurwoningen.nl](https://www.huurwoningen.nl)
- [housinganywhere.com](https://www.housinganywhere.com)
- [huislijn.nl](https://www.huislijn.nl)

Most of these sites have an English language option and for those that don't, it is always possible to translate the page via other means. The importance of watching out for scams cannot be stressed enough since they occur regularly due to desperate students scrambling at the last moment.



Websites & Agencies Compared VI.



AGENCIES:

The safest option, but also the most expensive, is getting an apartment through an agent. This is because they work with a set of characteristics you give them (i.e. rent, location, number of bedrooms) and try to find the perfect match for tenants. They are in direct contact with the landlord. However, many landlords do not want students as tenants. This will make the search a bit more difficult. Depending on the zone, the prices will differ. What must be kept in mind is that an agency will charge you a fee; the amount depends on the agency. Even though in the Netherlands it is technically not allowed for the agent to represent both the landlord and the tenant, the huge demand means that you may need to pay a large fee (around 1 month of rent plus taxes) to ensure your place in the running.

Advantages:

Via an agent is the closest you will get to your tailor-made home. The agent deals with the searching of the house, thus you will have to worry minimally. Usually, the agent looks after the tenant's interests and helps you along the way.

Disadvantages:

High agency fees. Many landlords do not like students since they have a poor reputation. Communication with the agent is not always flawless.

Websites & Agencies Compared VII.

This is a list of some of the agencies in Amsterdam that we personally—or people close to O2O—have successfully used in the past:

- [Amsterdam Housing](#)
 - Contact number: +31 20 671 7266
- [The Rental Agency](#)
 - Contact number: +31 20 779 9534
- [Amsterdamse Maatschappij](#)
 - Contact number: +31 20 676 0788
- [Interhouse](#)
 - Contact number: +31 20 845 0527
- [HousingNet](#)
 - Contact number: +31 20 760 150027



It is a fairly simple process to arrange the details through an agent. Once the desired property is found, a viewing is organized in which tenants and landlords usually meet. Subsequently, if a deal is found the pertinent documents must be sent (proof of income of parents, ID card, etc.). After this and the payment of the deposit the exchange of keys is arranged. Any issues with the house should be taken up with the agent. It is important to make sure that the communication is efficient to avoid issues later down the line.

Websites & Agencies Compared VIII.

COMPARISON OF VARIOUS CHANNELS:

As it can be seen in each of the sections, every option has different advantages and drawbacks to them. The easiest option for a student who's new to the dynamics of a city like Amsterdam is going through an agent, since, at least theoretically, their interests are always protected. However, it must be kept in mind that there will be extra costs associated (agency fees). So, you have to be prepared for a hefty initial investment, even though in the long run it may be worth it.

The bottom line is that speed is essential in this market. Therefore, if you find a house and are sure about it, do not hesitate to make the next step, since it is very likely you are not the only party interested.

As a student, it may be more difficult to find a place than a working couple, but you shouldn't get discouraged. Something always works out. Personally, we would recommend a mix of the three since more options means you will be more likely to find a place.



A Final Note from 020.

020TOGETHER HOUSING BOOKLET 2020.

As 020Together, we hope to hereby have helped you in your quest to find a nice apartment or cozy room in Amsterdam!

We will continue to update this booklet over the upcoming years in order to stay up to date with the Amsterdam housing market.

When students come together, change happens.

We would love to receive any form of feedback or inquiries on the content of this booklet. Get in touch with our team at contact@020together.nl or visit our website at www.020together.nl.



Housing in Amsterdam.



JUNE 2020.