

Address report: an apartment in Amsterdam Oud Zuid

Public sources on the building · 17 October 2026

In short

- The building dates from 1886 and holds four homes. This apartment is on the ground floor and has 76 m² of usable floor area.
- The neighbourhood is one where pile rot is a known risk. Public sources do not show what this building stands on, or whether its foundation has been investigated or repaired.
- The city archive holds six building files for this address. The files from 2002 and 2003 include calculations, reports and a structural drawing, so structural work was done around that time. The index does not say what it was.
- The building is not a monument. It lies in the municipal protected cityscape Oud Zuid, where the city can set extra rules for the outside of buildings.
- Four things are not in public data: the foundation risk class your valuer will report, leasehold (erfpacht), the energy label and the finances of the owners' association. Section 5 says where to find each.

1. The building

REGISTER ENTRY	VALUE
Year built	1886
Homes in the building	4
This apartment	76 m ² , residential
Plot	67 m ² (parcel number left out)

2. Foundation and ground

Amsterdam buildings of this age were as a rule built on timber piles. Timber piles last as long as they stay below the groundwater. If the groundwater drops, the top of the pile dries out and fungi break it down. This is pile rot, and repairing it means replacing the foundation. In a building with several apartments that is a shared cost for all owners.

The Klimaateffectatlas estimates that 15% of the buildings in this neighbourhood (Sarphatiparkbuurt) are at risk of pile rot. The figure applies to the neighbourhood and not to this building.

The nearest soil tests (cone penetration tests in the national BRO register) are 30 to 50 m away. They show soft layers down to about 13 m below street level, with a firm sand layer beneath, at about 12.5 m below Dutch ordnance datum (NAP). In Amsterdam, piled buildings normally stand on this first sand layer.

Your valuation report. Since 1 April 2026 the standard Dutch valuation report states a foundation risk class from A to E for the building. The class comes from a national model (KCAF, FunderMaps) and is not public, so this report cannot show it. In class D or E the valuer asks for further foundation research before the valuation is complete, unless documents show that the risk is not present. A report of a foundation survey or a completed foundation repair is such a document.

What you can do before you bid:

1. Ask the seller and the owners' association whether the foundation has been investigated or repaired, and ask for the report.
2. Read the files from 2002 and 2003 described in section 3.
3. If nothing is known and the class turns out to be D or E, a foundation survey (*funderingsonderzoek*) by a specialised firm gives certainty about this building.

3. Building files at the city archive

The City of Amsterdam keeps an index of building files per building. For this building it lists six:

YEAR	TYPE	CONTENTS
1912	alteration	application, progress documents (9 pages)
1938	alteration	application, drawings, progress documents (9 pages)
2002	alteration	application, drawing, calculations and reports (9 pages), progress documents
2003	alteration	application, drawing, calculations and reports (9 pages), structural drawing, design review
2003	alteration	application, drawings (11 pages), design review
2004	apartment split	documents of the split into apartments (17 pages)

The index gives no description of the work itself. Whether the calculations of 2002 and 2003 concern the foundation, a new floor or something else, only the documents show. If the original permit drawing of 1886 survives, it is in the image bank of the Amsterdam City Archives, which holds files from before 1905.

The files are free. On data.amsterdam.nl/bouwdossiers you enter an email address and receive an access link that is valid for 24 hours. The site is in Dutch. Application forms less than 40 years old are withheld for privacy reasons, which here concerns 16 of the pages.

4. Heritage and planning rules

The building is not a national or municipal monument. It lies inside the protected cityscape Oud Zuid, designated by the municipality on 30 November 2022. In a protected cityscape the municipality can set extra rules for the outside of buildings. Before you plan changes to the facade, the roof or the windows, check the rules for this address on [Regels op de kaart](#) (in Dutch).

5. Not in public data

- **Leasehold (erfpacht).** Much of the land in Amsterdam is leased from the city. Whether this plot is, and on which terms, is in the land registry and the deed. Ask the seller or your notary for the leasehold terms. The city explains the system on amsterdam.nl/erfpacht.
- **Energy label.** Registered labels can be looked up by postcode and house number on ep-online.nl.
- **Owners' association (VvE).** The building was split into apartments in 2004. In a split building the foundation, the roof and the facades are normally shared by all owners; the deed of division sets the details. Ask for the long-term maintenance plan (MJOP), the size of the reserve fund and the minutes of the last two meetings.
- **WOZ value.** The municipal property value is on wozwaardeloket.nl.

Sources

All sources were consulted on 17 October 2026.

SOURCE	USED FOR
BAG, Kadaster (via PDOK)	year built, floor area, number of homes
Kadastrale kaart, Kadaster	parcel and area
Klimaat-effectatlas, risk of pile rot (current climate)	share of buildings at risk in the neighbourhood
BRO, three cone penetration tests (numbers left out)	soil layers
Gemeente Amsterdam, index of building files	the six files in section 3
Gemeente Amsterdam, protected cityscapes and monuments register	section 4
Rijksdienst voor het Cultureel Erfgoed	national monuments and cityscapes

Scope. This report was compiled automatically from public registers on the date above and has not been checked by an engineer. It describes what those sources say and contains no assessment of the structure or the foundation. A figure for a neighbourhood says nothing certain about a single building.