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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **VOORBEELD DEMARCATIELIJST behorende bij de Handleiding kantooruimte ROZ van 2015** | | | | | | | | | |  | |  | |  | |  | |  | |  | |  | |  | |  |
|  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| **Overzicht kostenverdeling onderhoud behorende bij huurovereenkomst d.d. …..** | | | | | | | | | | | | | | | | | | | |  | |  | |  | |  |
|  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
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| Toelichting: | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| 1. Onderhoud | | Zie definitie art 11.1 van de Algemene Bepalingen, versie 2014 | | | | | | | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| 2. Herstel | | Zie definitie art 11.1 van de Algemene Bepalingen, versie 2014 | | | | | | | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| 3. Vernieuwing | | Zie definitie art 11.1 van de Algemene Bepalingen, versie 2014 | | | | | | | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| 4. Schilderen | | dit is inclusief conserveren | | | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| 5. Reinigen | | dit is inclusief het verwijderen van graffiti | | | | | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| 6. Inspectie en keuringen | | de al dan niet door overheid voorgeschreven keuringen en inspecties | | | | | | | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| 7. Eigendom huurder | | in deze kolom aangeven indien overgenomen door c.q. aangebracht door huurder. Bij alle Items vermeld in deze kolom komt de vernieuwing voor rekening van huurder. In de basis dienen deze zaken bij einde huurovereenkomst verwijderd te worden, tenzij expliciet is afgesproken dat verhuurder voor verwijdering zorg draagt. | | | | | | | | | | | | | | | | | | | |  | |  | |  |
| 8. Verwijderen door huurder/verhuurder | | invullen door wie wat wordt verwijderd bij einde huurovereenkomst | | | | | | | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| 9. Opmerkingen/afwijkingen | | evt. opmerkingen en alle afwijkingen t.o.v. standaard ROZ | | | | | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
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|  | | 1 | | 2 | | 3 | | 4 | | 5 | | 6 | | 7 | | 8 | | 9 | |  | |  | |  | |  |
|  | | **Onderhoud** | | **Herstel** | | **Vernieuwing** | | **Schilderen** | | **Reinigen** | | **Insp./ keuring** | | **Eigendom huurder** | | **Verwijderen door huurder** | | **Opmerkingen/afwijkingen tov standaard ROZ** | |  | |  | |  | |  |
|  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| **Hoofddraagkonstruktie:** | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| dakconstructie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| fundering | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| hoofddraagconstructie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| vloeren | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ……………………….. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ………………………. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
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| **Gevels:** | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| balkons | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| balustrades metselwerk/beton/staal/etc | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| buitenplafonds begane grond/overkapping | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| buitentrap | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| Buitenwand afwerking/vliesgevel/beplating/pui | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| galerijen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| glas enkelbladig | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| glas meerbladig | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| hellingen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| kitvoegen in gevel | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| raam- en deurkozijnen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| metselwerk en voegwerk | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| raamslingers + hang- en sluitwerk | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| rolluiken | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| stucwerk in gevel | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| trappen binnen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| zonwering buiten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| zonwering binnen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ……………………….. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ……………………….. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
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| **Daken:** | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| dakdoorvoeren h.w.a. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| dakdoorvoeren rookgas/schoorstenen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| dakkapellen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| dakramen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| dakranden | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| goten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| hellend dak | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| lichtkoepels | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| lichtstraten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| luifel algemeen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| parkeerdek | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| plat dak | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| valbeveiliging dak | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| vlaggenmasten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ……………………….. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
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| **Binnenonderhoud/interieur:** | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| algemene ruimten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| archiefstellingen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| receptiebalie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| binnenwanden | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| binnenzonwering | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| bloembakken/groenvoorziening | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| brievenbussen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| databekabeling | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| garderobe | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| hang- en sluitwerk | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| inventaris | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| keuken/restaurant/pantry's | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| lamellen/vitrage | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| overige interieur onderdelen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| parketvloeren/marmoleumvloeren | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| plafonds, exclusief installatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| douches | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| toiletgroepen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| technische ruimten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| toiletaccessoires | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| trappenhuizen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| vaste wanden | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| dekvloeren | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| vloerbedekking | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| tegelvloeren | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ……………………….. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ……………………….. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
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| **Technische installaties:** | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| **(voor zover aanwezig)** | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| afzuiginstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| automatische deuren | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| basis installatie elektra | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| bedrijfs-/garagedeuren | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| bekabeling glasvezel | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| beveiligingsinstallatie/CCTV systeem | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| beveiligingstourniquette | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| bewegwijzering bi/buiten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| binnenriolering kantoren | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| bliksembeveiligingsinstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| blusmiddelen handblussers | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| blusmiddelen slanghaspels | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| boiler close in keukens | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| boiler kantoor, gebouwgebonden | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| branddoorvoeren | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| brandmeldinstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| brandscheidingen rond leidingen/schachten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| buitenriolering | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| CAI | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| data-telefoonbekabeling | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| doorstroommeter warmte | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| droge brandleiding | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| elektra-installatie na hoofdverdeelkast | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| extra E-installatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| gasleiding | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| gebouwbeheerssysteem | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| glazenwasinstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| hydrofoor | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| intercominstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| kabelgoot | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| keuken | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| keukenapparatuur | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| koelinstallatie algemeen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| koelplafonds/systeemplafond | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| lift goederen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| lift invaliden | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| lift personen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| luchtbehandelingsinstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| luchtkanalen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| MES/SER/UPS | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| muziekinstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| noodstroominstallaties | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| noodverlichtinginstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| olietank | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ontruimingsinstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| overige installaties | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| patchkasten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| parkeerinstallatie + slagboom | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| pzi portofooninstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| radiatoren/convectoren | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| reclameverlichting | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| rookluiken | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| rookmelders | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| sprinklerinstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| stadsverwarming | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| storingsmelder | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| telefooninstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ventilatie-installatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| verlichtingsarmaturen binnen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| verlichtingsarmaturen buiten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| verwarmingsinstallatie kantoren | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| vetvangput | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| vuilwaterpomp | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| wandcontactdozen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| waterleiding | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| zonweringsinstallatie | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ……………………….. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ……………………….. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
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| **Terreinen:** | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| bloembakken | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| brievenbus | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| fiets-container ruimten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| gevelreclame | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| groenvoorziening | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| hekwerk/paden/omheiningen algemeen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| invalidenvoorzieningen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| naamzuil buiten | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| parkeerbelijning | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| parkeerbeugels | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| parkeerbordjes | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| straatmeubilair, vlaggenmasten e.d. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| terreininrichting | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| terreinverlichting | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| trafohuisje | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| verharding bestrating | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| verharding deklaag | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| verharding grind e.d. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| vlaggenmast | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| vuil/perscontainers | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| papiercontainer | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| waterpartijen | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| ……………………….. | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
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| **Divers** | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
| vluchtplannen / EHBO | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  | |  |
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