

# 176.003 VvE Gebouw 10 Museumkwartier Vlaardingen



v20230828

## Uitgangspunten

1. Gebaseerd op tekeningen DO-101, 201 en 301, d.d. 31-05-2023
2. Technische omschrijving d.d. 08-08-2023
3. Prijspeil 2023
4. Entree, trappenhuis, huisbel en andere installaties komen alleen vrv de woningen
6. Mandelige fietsenstalling tbv appartementen (5 appartementen, 10 stuks) en woningen (10 woningen, 50 stuks)
7. PV-panelen tlv individuele eigenaars
8. Individuele verwarmingen tlv individuele eigenaars
9. tuinonderhoud tlv individuele eigenaars
10. Beheer mandelige fietsenstalling valt onder verantwoordelijkheid (bestuur) VvE

## Indicatie ledenbijdrage Vereniging van Eigenaren

| bouwnr. | Woning      | opp                     | Totaal      | Indicatie ledenbijdrage cf. MJOP |             |                         |           |                                    |               |                  |            |
|---------|-------------|-------------------------|-------------|----------------------------------|-------------|-------------------------|-----------|------------------------------------|---------------|------------------|------------|
|         |             |                         |             | Bijdrage algemeen                |             | Bijdrage fietsenberging |           | Bijdrage gem. schappelijke ruimten |               |                  |            |
|         |             | Woning                  | Buitenr.    | Breukdeel                        | €/Breukdeel | Gebouw algemeen         |           | €/Breukdeel                        | gemeensch. r. | Totaal jaarbasis | maandbasis |
| BG      | 73          | appartement             | 44,70 incl. | 44,70                            | 34,75       | €1.553,27               | €46,37    | €19,10                             | €853,93       | €2.453,57        | €204,46    |
| 1e      | 74          | appartement met berging | 44,70 incl. | 44,70                            | 34,75       | €1.553,27               | €46,37    | €19,10                             | €853,93       | €2.453,57        | €204,46    |
|         | 75          | appartement met berging | 44,70 incl. | 44,70                            | 34,75       | €1.553,27               | €46,37    | €19,10                             | €853,93       | €2.453,57        | €204,46    |
| 2e      | 76          | appartement met berging | 44,70 incl. | 44,70                            | 34,75       | €1.553,27               | €46,37    | €19,10                             | €853,93       | €2.453,57        | €204,46    |
|         | 77          | appartement met berging | 44,70 incl. | 44,70                            | 34,75       | €1.553,27               | €46,37    | €19,10                             | €853,93       | €2.453,57        | €204,46    |
|         |             | fietsenberging          | 44,04       | 44,04                            | 34,75       | €1.530,34               |           |                                    | €4.269,64     | €12.267,86       | €1.022,32  |
|         |             |                         |             |                                  |             | Bijdrage 56 plaatsen    | €1.298,47 |                                    |               |                  |            |
|         | Totaal      | excl. Fietsenberging    | 223,50      | 223,50                           |             |                         |           |                                    |               |                  |            |
|         | Oppervlakte | incl. fietsenberging    | 267,54      | 267,54                           |             |                         |           |                                    |               |                  |            |

**Park concepts®**



| Onderwerp                              | Conditieniveau                                                               | Frequentie<br>jaar | Cycli<br>per jaar | areaal | shd   | € shd   | € totaal | € tot./jaar<br>excl. BTW | € tot./jaar<br>incl. BTW | laatste<br>onderhoud | 2025<br>jaar 1 | 2026<br>jaar 2 | 2027<br>jaar 3 | 2028<br>jaar 4 | 2029<br>jaar 5 | 2030<br>jaar 6 | 2031<br>jaar 7 | 2032<br>jaar 8 | 2033<br>jaar 9 | 2034<br>jaar 10 | 2035<br>jaar 11 | 2036<br>jaar 12 | 2037<br>jaar 13 | 2038<br>jaar 14 | 2039<br>jaar 15 | 2040<br>jaar 16 | 2041<br>jaar 17 | 2042<br>jaar 18 | 2043<br>jaar 19 | 2044<br>jaar 20 | 2045<br>jaar 21 | E / R | Exploitatie<br>totaal | Res. GO<br>totaal |       |       |  |
|----------------------------------------|------------------------------------------------------------------------------|--------------------|-------------------|--------|-------|---------|----------|--------------------------|--------------------------|----------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|-------|-----------------------|-------------------|-------|-------|--|
| 14                                     | Terreinontlating                                                             |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Geschieden buitenontlating, reparatie en verplaatsingen, sloepst             |                    |                   | 5      | 0,200 | 1 post  | 150,00   | 150                      | 30                       | 36                   |                |                |                |                | 182            |                |                |                |                |                 | 182             |                 |                 |                 |                 | 182             |                 |                 |                 |                 | 182             | 36    | E                     | 762               |       |       |  |
| 15                                     | Bestratingen                                                                 |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 17                                     | Terreininrichting overig                                                     |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 21                                     | Betonwerken                                                                  |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 22                                     | Gevelmetselwerk                                                              |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 24                                     | Gevelmetselwerk en afwerking                                                 |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 30                                     | Ramen, kozijnen en deuren                                                    |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Onderhoud deurdrangers, sluitsystemen afg. ruimten                           |                    |                   | 2      | 0,500 | 1 post  | 200,00   | 200                      | 100                      | 121                  |                | 242            |                | 242            |                | 242            |                | 242            |                | 242             |                 | 242             |                 | 242             |                 | 242             |                 | 242             |                 | 242             | 121             | E     | 2.541                 |                   |       |       |  |
| 32                                     | Trappen, balustraden, hekwerken                                              |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Schilderwerk spijlenhekwerken                                                |                    |                   | 20     | 0,050 | 6 m     | 55,00    | 303                      | 15                       | 18                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | 366             | 18    | R                     | 384               |       |       |  |
| ok                                     | Schilderwerk stalen trapleuningen                                            |                    |                   | 20     | 0,050 | 12 m    | 25,00    | 300                      | 15                       | 18                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | 363             | 18    | R                     | 381               |       |       |  |
| 33                                     | Dakbedekkningen                                                              |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 34                                     | Begrazing                                                                    |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 40                                     | Stucadoorwerken                                                              |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 42                                     | Dekvloeren en vloersystemen                                                  |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Onderhoud keramische tegels entree (€ 100 =m2, 4 m2)                         |                    |                   | 15     | 0,067 | 1 m²    | 100,00   | 100                      | 7                        | 8                    |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 | 121             | 8               | 8               | 8               | 8               | 8               | 8     | 8                     | R                 | 169   |       |  |
| 43                                     | Metaal- en kunststofwerk                                                     |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Renovatie postkasten                                                         |                    |                   | 20     | 0,050 | 1 post  | 750,00   | 750                      | 38                       | 45                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | 908   | 45                    | R                 | 953   |       |  |
| 44                                     | Plafond en wand                                                              |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Sauswerk plafonds en wanden verkeersruimten                                  |                    |                   | 15     | 0,067 | 85 m²   | 25,00    | 2.125                    | 142                      | 171                  |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 | 2.571           | 171             | 171             | 171             | 171             | 171             | 171   | 171                   | R                 | 3.600 |       |  |
| 46                                     | Schilderwerken en behouding                                                  |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
|                                        | Schilderwerk binnenkozijnen BG                                               |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Schilderwerk kozijnen cox-kaest, bu                                          |                    |                   | 15     | 0,067 | 1 stuks | 185,00   | 185                      | 12                       | 15                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 | 224             | 15              | 15              | 15              | 15              | 15              | 15    | 15                    | R                 | 313   |       |  |
| ok                                     | Schilderwerk kozijn/deur woningen, bu                                        |                    |                   | 10     | 0,100 | 1 stuks | 185,00   | 185                      | 19                       | 22                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | 224   | 22                    | R                 | 470   |       |  |
|                                        | Schilderwerk binnenkozijnen 1e verdieping                                    |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Schilderwerk kozijn entree woningen, 1.0x2,3 bu                              |                    |                   | 15     | 0,067 | 2 stuks | 185,00   | 370                      | 25                       | 30                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 | 448             | 30              | 30              | 30              | 30              | 30    | 30                    | 30                | R     | 627   |  |
|                                        | Schilderwerk binnenkozijnen 2e verdieping                                    |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Schilderwerk kozijn entree woningen, 1.0x2,3 bu                              |                    |                   | 15     | 0,067 | 2 stuks | 185,00   | 370                      | 25                       | 30                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 | 448             | 30              | 30              | 30              | 30              | 30    | 30                    | 30                | R     | 627   |  |
|                                        | Schilderwerk overige                                                         |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 50                                     | Dakgoten, hemelwaterafvoeren                                                 |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 52                                     | Waterinstallaties                                                            |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 54                                     | Brandbestrijdingsinstallatie                                                 |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Onderhoud noodverlichting                                                    |                    |                   | 5      | 0,200 | 1 post  | 200,00   | 200                      | 40                       | 48                   |                |                |                |                |                |                |                |                |                |                 | 242             |                 |                 |                 |                 |                 |                 |                 |                 |                 | 242             | 48    | R                     | 1.016             |       |       |  |
| ok                                     | Vervangings accous                                                           |                    |                   | 5      | 0,200 | 1 post  | 800,00   | 2.400                    | 480                      | 581                  |                |                |                |                | 2.904          |                |                |                |                |                 | 2.904           |                 |                 |                 |                 |                 |                 |                 |                 |                 | 2.904           | 581   | R                     | 12.197            |       |       |  |
| 60                                     | Klimaatinstallatie Mech. Ventilatie                                          |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Renovatie mech. vent. trappenhuis/gemeensch. Ruimte                          |                    |                   | 20     | 0,050 | 1 post  | 800,00   | 800                      | 40                       | 48                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | 968   | 48                    | R                 | 1.016 |       |  |
| ok                                     | Onderhoud mech. vent. trappenhuis/gemeensch. Ruimte                          |                    |                   | 2      | 0,500 | 1 post  | 250,00   | 250                      | 125                      | 151                  |                |                |                |                | 303            |                | 303            |                | 303            |                 | 303             |                 | 303             |                 | 303             |                 | 303             |                 | 303             |                 | 303             | 151   | E                     | 3.176             |       |       |  |
| 70                                     | Elektrotechnische installaties                                               |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Onderhoud en vervanging verlichtingsarmaturen                                |                    |                   | 1      | 1,000 | 1 post  | 100,00   | 100                      | 100                      | 121                  |                | 121            | 121            | 121            | 121            | 121            | 121            | 121            | 121            | 121             | 121             | 121             | 121             | 121             | 121             | 121             | 121             | 121             | 121             | 121             | 121             | 121   | E                     | 2.541             |       |       |  |
| ok                                     | Scope 10-keuring E-installatie                                               |                    |                   | 5      | 0,200 | 1 post  | 400,00   | 400                      | 80                       | 97                   |                |                |                |                | 484            |                |                |                |                |                 | 484             |                 |                 |                 |                 |                 |                 |                 |                 |                 | 484             | 97    | E                     | 2.033             |       |       |  |
| 75                                     | Communicatie- en beveiligingsinstallatie                                     |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Renovatie/vervang. belentableau entree                                       |                    |                   | 20     | 0,050 | 1 post  | 750,00   | 750                      | 38                       | 45                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | 908   | 45                    | R                 | 953   |       |  |
| ok                                     | Periodiek onderhoud/storingen                                                |                    |                   | 2      | 0,500 | 1 post  | 250,00   | 250                      | 125                      | 151                  |                |                |                |                | 303            |                | 303            |                | 303            |                 | 303             |                 | 303             |                 | 303             |                 | 303             |                 | 303             |                 | 303             | 151   | E                     | 3.176             |       |       |  |
| 80                                     | Liftinstallatie                                                              |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| 90                                     | Algemeen                                                                     |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| ok                                     | Onderhoud kleine reparaties, beschadigingen, onderhoud entree, trappenhuisen |                    |                   | 1      | 1,000 | 1 post  | 200,00   | 200                      | 200                      | 242                  |                | 242            | 242            | 242            | 242            | 242            | 242            | 242            | 242            | 242             | 242             | 242             | 242             | 242             | 242             | 242             | 242             | 242             | 242             | 242             | 242             | 242   | E                     | 5.082             |       |       |  |
| ok                                     | vervangings schoorsteen                                                      |                    |                   | 5      | 0,200 | 1 post  | 200,00   | 200                      | 40                       | 48                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       | 42                    | 48                | R     | 1.016 |  |
| ok                                     | Deelvervangings vloerafwerking (7,5 m2, € 70,-)                              |                    |                   | 15     | 0,067 | 8 m2    | 70,00    | 525                      | 35                       | 42                   |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 | 42    | 42                    | 42                | R     | 889   |  |
| ok                                     | Schoormaak centrale ruimten, trappenhuisen                                   |                    |                   | 1      | 1,000 | 1 post  | 1.800,00 | 1.800                    | 1.800                    | 2.178                |                | 2.178          | 2.178          | 2.178          | 2.178          | 2.178          | 2.178          | 2.178          | 2.178          | 2.178           | 2.178           | 2.178           | 2.178           | 2.178           | 2.178           | 2.178           | 2.178           | 2.178           | 2.178           | 2.178           | 2.178           | 2.178 | E                     | 45.738            |       |       |  |
| 100                                    | Besluit                                                                      |                    |                   |        |       |         |          |                          |                          |                      |                |                |                |                |                |                |                |                |                |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |
| TOTAAL incl. BTW                       |                                                                              |                    |                   |        |       |         |          |                          |                          |                      | 2.541          | 3.388          | 2.541          | 3.388          | 6.595          | 3.388          | 2.541          | 3.388          | 2.541          | 7.665           | 2.541           | 3.388           | 2.541           | 3.388           | 11.041          | 3.684           | 2.837           | 3.684           | 2.837           | 11.474          | 4.270           |       |                       |                   |       |       |  |
| Ondtrekking Reserveringsfonds per jaar |                                                                              |                    |                   |        |       |         |          |                          |                          |                      | 0              | 0              | 0              | 0              | 3.388          | 0              | 0              | 0              | 0              | 3.612           | 0               | 0               | 0               | 0               | 7.835           | 296             | 296             | 296             | 296             | 7.420           | 1.172           |       |                       |                   |       |       |  |
| Exploitatiekosten per jaar             |                                                                              |                    |                   |        |       |         |          |                          |                          |                      | 2.541          | 3.388          | 2.541          | 3.388          | 3.207          | 3.388          | 2.541          | 3.388          | 2.541          | 4.              |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |                 |       |                       |                   |       |       |  |

|                                  |        |
|----------------------------------|--------|
| Reserveringsfonds gemiddeld/jaar | OVERWI |
|----------------------------------|--------|