

(Text valid on: 10/28/2003)

Decree of 8 April 2003, designating those repairs should be regarded as minor repairs as defined in Article 240 of Book 7 of the Civil Code (Decision small repairs)

We Beatrix, by the grace of God Queen of the Netherlands, Princess of Orange-Nassau, etc. etc. etc.
On the recommendation of the Minister of Housing, Spatial Planning and the Environment of 14 november 2002, No. MJZ2002095609, done on behalf of the Minister of Justice;

Having regard to Article 240 of Book 7 of the Civil Code;

The Council of State (opinion of 17 January 2003, no W08.02.0520 / V);

Given the further report of Our Minister of Housing, Spatial Planning and the Environment 2 april 2003, no MJZ2003025743, issued on behalf of the Minister of Justice;

Have approved and decreed:

Article 1

The repairs identified in the annex to this decision in any case be regarded as minor repairs as defined in Article 240 of Book 7 of the Civil Code.

Article 2

This Decision shall enter into force on a date to be determined by Royal Decree.

Article 3

This decision is cited as: minor repairs.

Order and command that this Decree and the accompanying explanatory notes in the Bulletin are placed.

The Hague, 8 April 2003

Beatrix

The Minister of Housing, Spatial Planning and the Environment

H. G. J. Camp

The Minister of Justice,

J. P. H. Donner

Published nine April 20, 2003

The Minister of Justice,

J. P. H. Donner

Appendix pertaining to Article 1 of the Decree minor repairs

a whitewashing of interior walls and ceilings and painting woodwork inside and if necessary wallpapering the interior walls;

b. the preparatory work for the work under a defined, including in any If the filling, sanding and filling holes, bumps and low (shrinkage) cracks;

c. tightening and tightening of loose parts of the living area, including in any loose case:

- Handrails, doorknobs and thresholds;
- Electrical switches, sockets and doorbells;

d. it, free of significant costs attached, replace and renew components and parts of the accommodation, which are easy to replace and within housing portion of the rented property, including in each case:

- Tap washers and other easily replaceable parts of faucets;
- Doorknobs and locks, latches and hinges of the doors and windows;
- Floor and ceiling grids;
- Keys of interior and exterior locks;
- Fittings for shower and toilet;
- Trimmings of the A.I.;
- Electrical switches, sockets, door bells, cable - telephone and computer connections and similar parts of data networks;

e. the current account, regularly checking the necessary movability and oils and grease or decalcification of movable parts, including at least:

- Hinges of doors, hatches and windows;
- Locks;
- Cranes;

f. make provisions to prevent (repair) frozen taps;

g. the replacement of lamps on the outside of the housing portion of the accommodation, and in the common (outside) areas;

h. the replacement of damaged windscreens and built-in mirrors, provided it does not significant costs are involved;

i. it, free of significant costs are involved, maintenance and replacement of components of technical facilities, located within the housing portion of the leased property and incorporated as part of where they work technically simple and no maintenance require specialized knowledge, including in each case:

- Purging and refilling what the heating system;
- Restarting the heating after loss;
- Replacement of the filters (mechanical) ventilation and clean the grates;

j the establishment and maintenance of trip-proof facilities, if necessary and where in this work no significant costs are involved;

k. it, free of significant costs attached, replace and renew components and parts of the living area which is outside the housing portion of the rented property and that are easy to replace, including at least:

- Parts of the mailbox;
- Parts of the outdoor;
- Parts of the carport;
- Parts of the flagpole holder;

l. maintenance of gardens, yards, driveways and fences, so that this property appurtenances a neat impression, including at least:

- For first occupancy of a dwelling to the housing portion of the leased associated garden or yard: the construction of the garden or yard with the exception of the construction of driveways and access paths, and the application of a simple boundary;
 - Leveling the garden and the application of topsoil;
 - Regular mowing of the grass,
 - The regular removal of weeds in the garden and between tiles driveways, access paths and terraces;
 - Replacing broken tiles;
 - Regular trimming hedges, hedges and trees shooting up;
 - Replacement of vegetation that has died;
 - The replacement of broken segments of wooden planks or fences, the deskew and straight wooden fences;
 - If the fences are painted or stained: fences regularly paints or stains;
- m the necessary chimney sweeping, drainage and ventilation ducts, provided that the tenant can be reached;

n. The cleaning, if necessary, and unblocking domestic waste-water up to the termination point from the housing portion of the leased property to the municipal sewer or the sewer, where such sewerage for the tenant can be contacted;

o cleaning and if necessary, unplug the garbage chute and cleaning of the dumpster area, where such facility and space for the tenant reach;

p. the cleaning of the housing portion of the leased property and common spaces;

q. washing and cleaning of the inside and outside of the windows, window frames, door frames, the painted woodwork and other painted parts where they are accessible to the tenant;

r. combating pests, provided no significant costs related thereto and provided that the presence of these pests is not a consequence of the structural conditions of the housing;

programs. the regular cleaning of rain gutters and drains, provided that the tenant can be reached;

t. the regular removal of litter;

you. removing graffiti, where it no significant costs are involved and extent that graffiti is accessible to the tenant;

v. zinc and emptying cesspools and septic tanks.