

## **COST RESPONSIBILITY TABLE**

### **Cost responsibility**

L = Lessor T = Tenant

L/T = The cost responsibility is determined on a case-by-case basis according to the principle of causation. Contact the regional company's office.

\* = Contact the regional company's office.

\*\* = Must always be agreed upon and approved in advance and afterwards at the regional company's office.

\*\*\* = The work may only be carried out by a professional / specialist company approved by the lessor. Contact the building management office.

In case of doubt, always contact the regional company's office before repairs or installation. More detailed information on the practices specific to each property company and possible company materials for independent renovations can be obtained from the regional company's office.

### **Structures, surface coatings, furniture**

- roof L
- ceiling, base floor and intermediate floor L
- exterior wall, wall, columns, beams L
- thermal and water insulation L
- fixed cabinets, closets and coat racks L
- kitchen sink L
- window sill and curtain rod/rail L
- balconies L
- balcony cleaning and drainage pipe strainer cleaning T
- replacement of drying racks in kitchen cabinets T
- mirrors T

### **Independent renovations / apartment changes**

- indoor painting and wallpapering T \*\*
- floor covering replacement T \*\*
- other changes (personal taste) T \*\*

### **Doors**

- apartment doors and their locks L
  - rekeying of apartment's exterior door lock L/T \*
  - additional keys T \*
  - peephole acquisition and repair T \*
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- sealing the external door of the apartment T
- lubrication of apartment door hinges, latches and locks T
- security locks, door chain T

### **Windows and balcony glazing**

- casing and frames L
- maintenance of windows and balcony glazing L/T \*
- additional sealing of windows T
- cleaning of windows and balcony glazing T
- lubrication of latches, hinges and rails T
- maintenance and cleaning of blinds T
- curtain fasteners T

### **Water and sewer equipment**

- sink, bathtub and shower tray and their connection pipes L
- water taps with seals L
- Toilet seat with fixings L
- water and sewer pipes L
- clearing sewer blockages L
- apartment-specific water meter L
- cleaning tap nozzles T
- washing machine / dishwasher connections T \*\*\*
- cleaning water traps and floor drains T
- sink plug T
- sink cabinet installation T
- shower hose and curtain replacement T
- Toilet seat lid replacement T

### **Heating**

- basic adjustments to room temperature L
- maintenance of heating equipment L
- radiator maintenance and bleeding L

### **Ventilation**

- basic adjustments to ventilation L
- maintenance and cleaning of ventilation ducts and flues L
- apartment ventilation unit L
- housing company's cooker hoods L
- cleaning the cooker hood's grease filter T
- cleaning exhaust air valves between cleanings organised by the company T
- cleaning replacement air valves between cleanings organised by the company T
- installation and maintenance of your own motorised cooker hood T \*\*
- installation and maintenance of your own non-motorised cooker hood T \*\*
- fireplaces and chimney sweeping L
- fireplace cleaning T

### **Electrical devices**

- apartment's fixed electrical, telecommunications, data and antenna cables L
- electricity meter and fuse box L
- sockets and switches L
- repairs to fixed lamps and their covers L
- housing company's refrigerator, cooler, freezer, cold storage L
- light fixtures, their covers and bulbs T
- fuse and bulb replacement T
- cleaning behind refrigerator/cooler/freezer and regular defrosting in accordance with maintenance instructions T
- refrigerator and oven light bulb replacement T
- door buzzer battery replacement T
- hob replacement L/T \*\*\*
- installation and maintenance of kitchen counter lamps T \*\*\*
- mirror cabinet with light fixture for bathroom T \*\*\*
- additional sockets T \*\*\*
- antenna connection cables, extension cables T
- fire alarms and their batteries T

### **Gas appliances**

- gas pipes, meter and cooker L

### **Outside the apartment**

- repairs to storage facilities L
- taking care of the cleanliness of storage facilities L/T
- postbox L
- car heating sockets L

### **Apartment-specific yard area**

- possible fixed boundary fence L
- fixed patio furniture and equipment L
- tenant's own patio furniture/equipment T
- planting and lawn care T

In apartment-specific repairs, the principles of due diligence and causation apply. The cost of repairing damage not covered by natural wear and normal living will be charged to the tenant.