

# GOED WONEN IN EEN BETAALBARE WONING

HENK BULTSTRA  
BERT KAREL DEUTEN

2 JUNI 2016

SPUTN1K

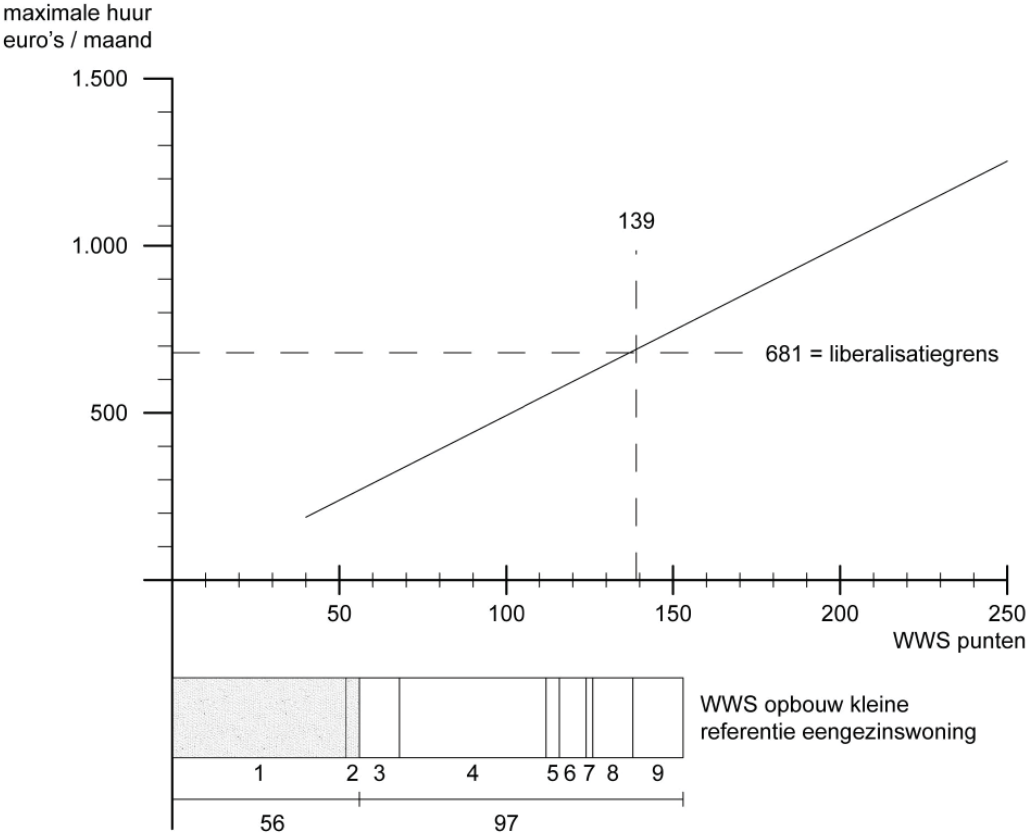
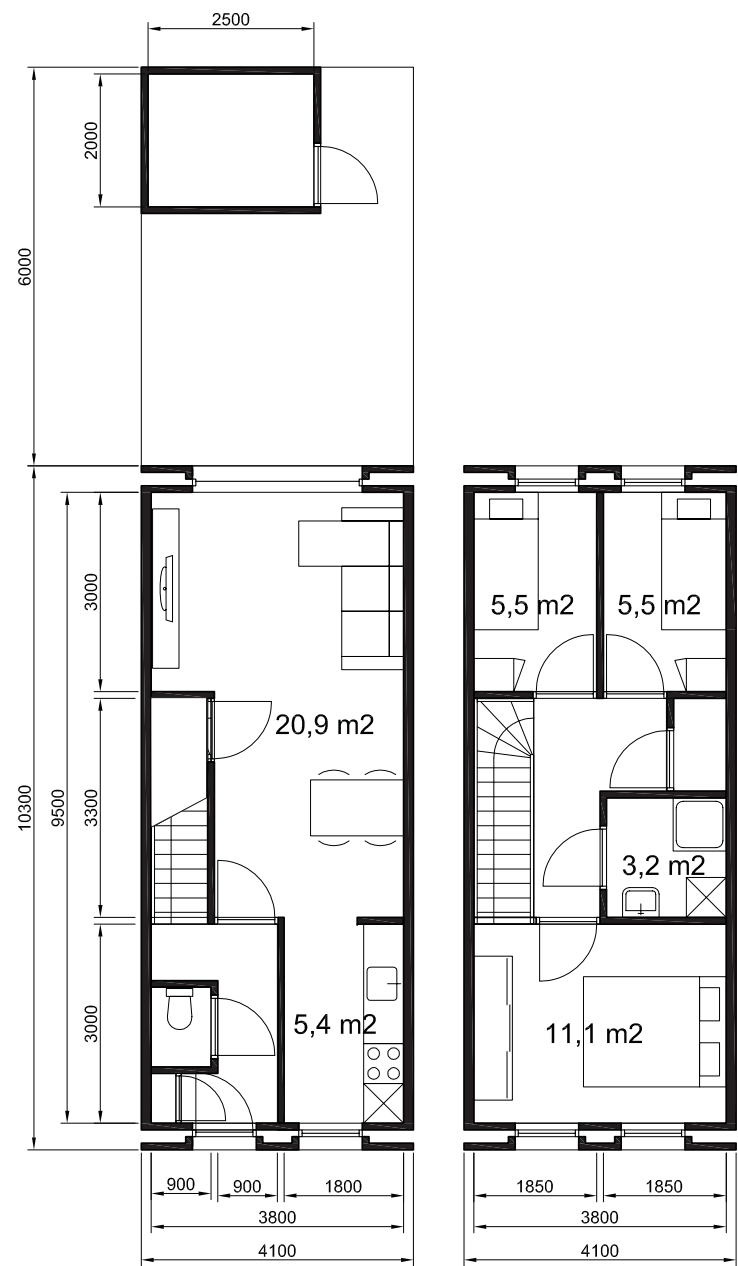
# INHOUD

- ONDERZOEKSKADER
- AANPAK ONDERZOEK
- 1:1 OPSTELLING
- WONINGTYPES

**SOCIALE WONINGBOUW MOET BETAALBAARDER WORDEN.  
ER IS EEN TEKORT AAN GOEDKOPE WONINGEN.**

- **ONRENDABELE TOP**
- **STAGNATIE PRIJZEN WONINGBOUW**
- **ENERGIELABEL**
- **VERHUURDERSHEFFING**
- **PASSEND TOEWIJZEN**

# BOUWBESLUIT EN WWS (WONINGWAARDERINGSSTELSEL)



legenda

| nr.    | onderdeel                | WWS |
|--------|--------------------------|-----|
| 1      | oppervlakte vertrekken   | 52  |
| 2      | oppervlakte berging      | 4   |
| 3      | verwarming               | 12  |
| 4      | energieprestatie         | 44  |
| 5      | keuken                   | 4   |
| 6      | sanitair                 | 8   |
| 7      | oppervlakte buitenruimte | 2   |
| 8      | woonvorm                 | 12  |
| 9      | woonomgeving             | 15  |
| TOTAAL |                          | 153 |

**BETAALBAARHEID KAN OP VERSCHILLENDE MANIEREN  
VERBETERD WORDEN.**

- **EXPLOITATIEKOSTEN**
- **ONTWIKKELKOSTEN/AANBESTEDINGSVORM**
- **MATERIAALKOSTEN**
- **GROOTTE VAN DE WOONEENHEDEN**

# DEELNEMERS

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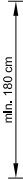
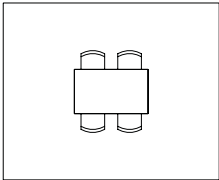
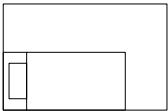
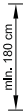
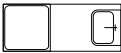
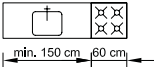
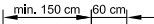


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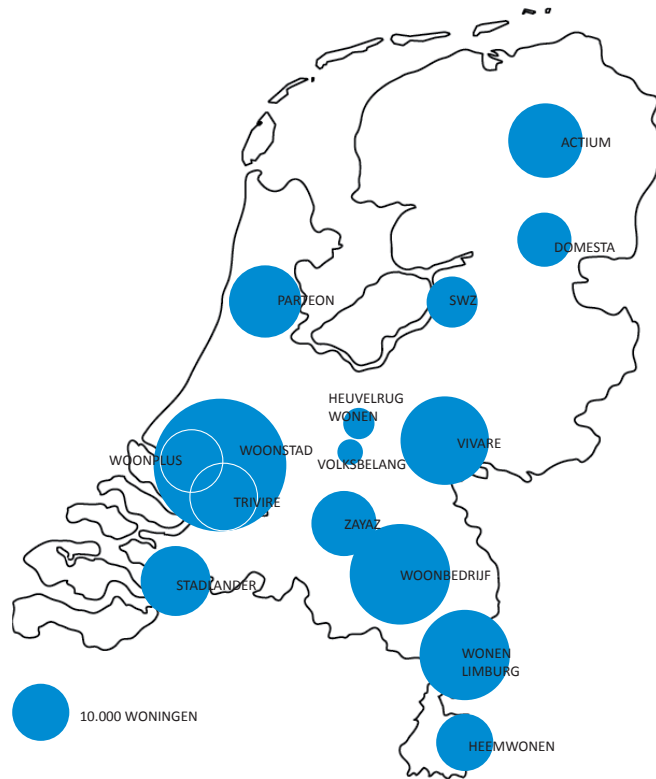
## **GOED WONEN IS IN EEN AANTAL STAPPEN ONDERZocht:**

- **WET- EN REGELGEVING**
- **INVENTARISATIE WOONACTIVITEITEN**
- **VASTSTELLEN GROOTTE VAN DE 'MATJES'**
- **ONTWIKKELEN WONINGTYPES O.B.V. 'MATJES'**

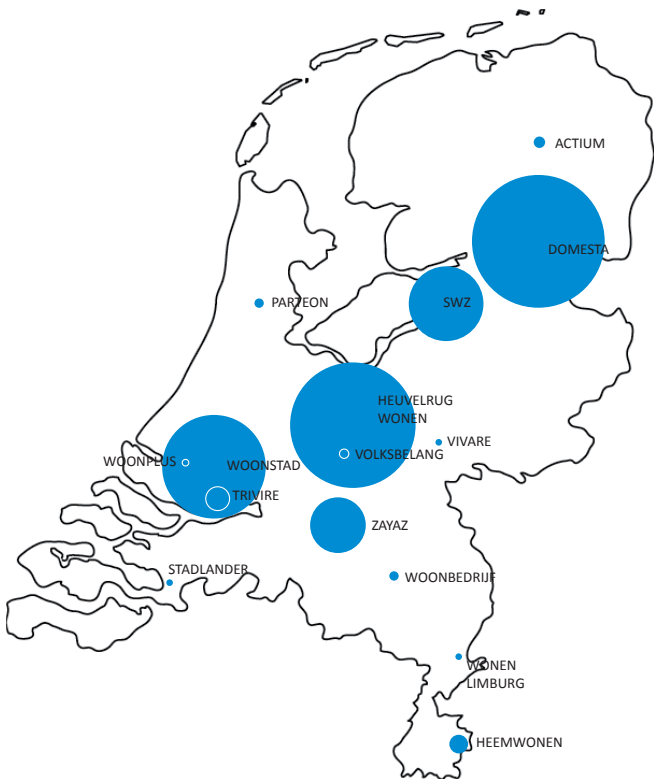
# BOUWBESLUIT

|                                                                                                                                                                                                 |                                                                                                      |                                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|
|                                                                                                               | <br>min. 180 cm   | verblijfsgebied woonfunctie<br>minimaal 18 m <sup>2</sup>             |
|                                                                                                                | <br>min. 300 cm   | minimaal 1 verblijfsruimte aanwezig van<br>minimaal 11 m <sup>2</sup> |
|                                                                                                                | <br>min. 180 cm   | overige verblijfsruimtes<br>minimaal 5 m <sup>2</sup>                 |
| <br><br>min. 120 cm           | <br>min. 90 cm    | toilet ruimte<br>minimaal 0,9 x 1,2 m <sup>2</sup>                    |
|                                                                                                                | <br>min. 80 cm    | badruimte<br>minimaal 1,6 m <sup>2</sup>                              |
|                                                                                                              | <br>min. 180 cm | buitenberging<br>minimaal 5 m <sup>2</sup>                            |
|                                                                                                              | <br>min. 150 cm | buitenruimte<br>minimaal 4 m <sup>2</sup>                             |
| <br><br>min. 150 cm 80 cm | <br>min. 80 cm  | opstelplaats aanrucht en kooktoestel<br>minimaal 2,1 m. x 0,6 m.      |

# ENQUÊTE

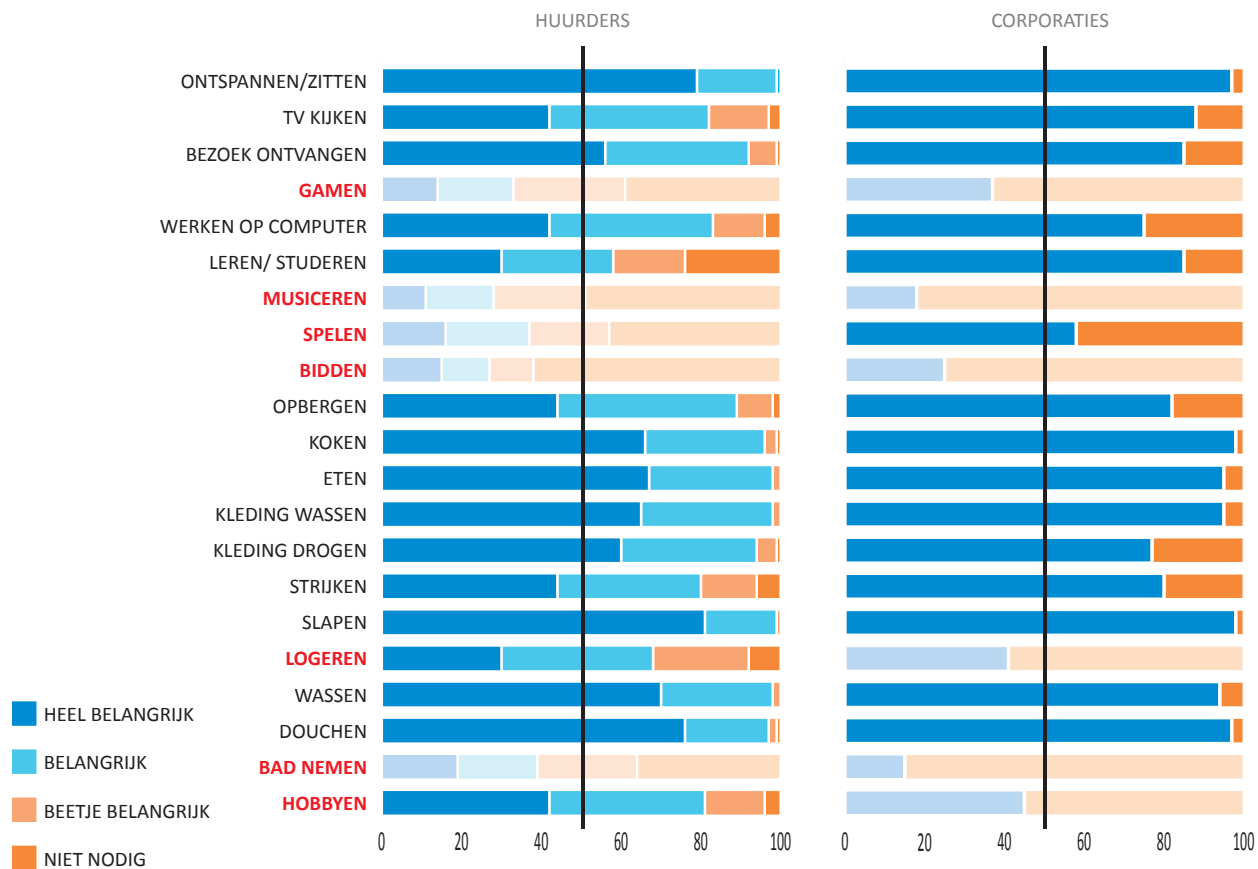


Locatie en grootte van de woningbouwcorporaties

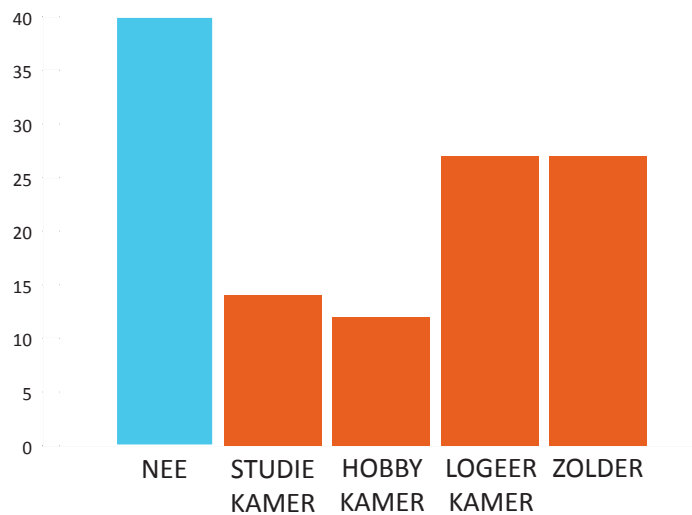


Herkomst respondenten

# WOONACTIVITEITEN



# EXTRA KAMER

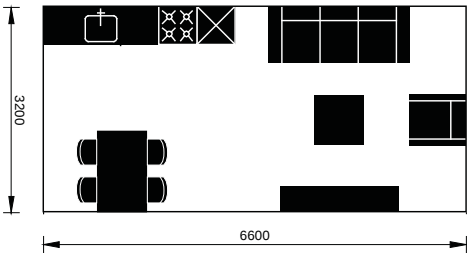


Behoefte aan een extra kamer  
volgens gezinnen

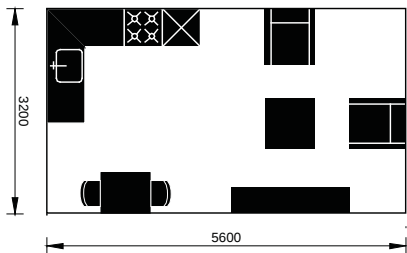


Behoefte aan een extra kamer  
volgens 1-/2 pers. huishouden

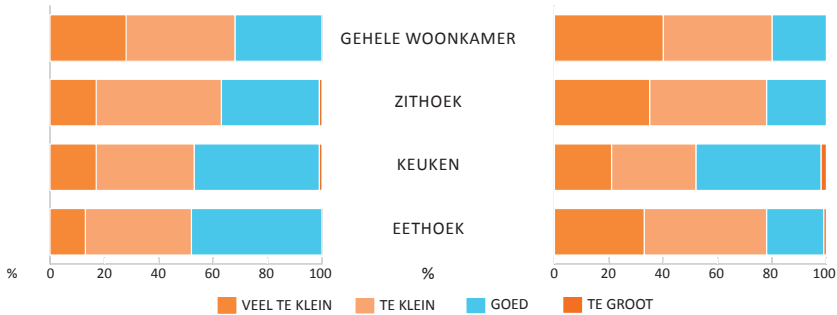
# WOONKAMER



Referentieplattegrond woonkamer voor gezin

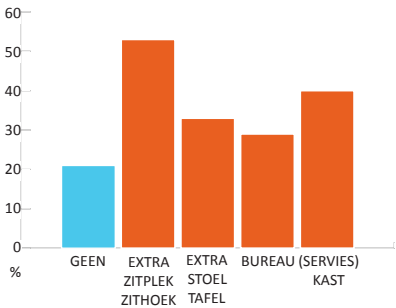


Referentieplattegrond woonkamer voor alleenstaande of stel

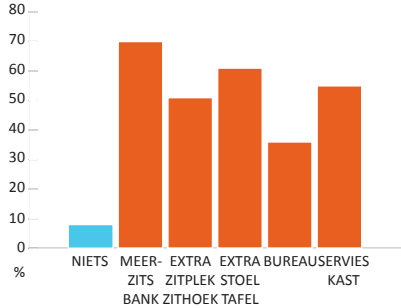


Beoordeling grootte van de woonkamer

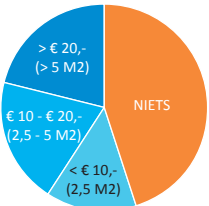
Beoordeling grootte van de woonkamer



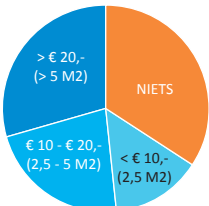
Is er extra ruimte nodig in de woonkamer?



Is er extra ruimte nodig in de woonkamer?

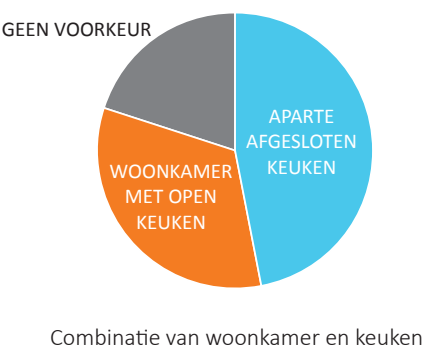
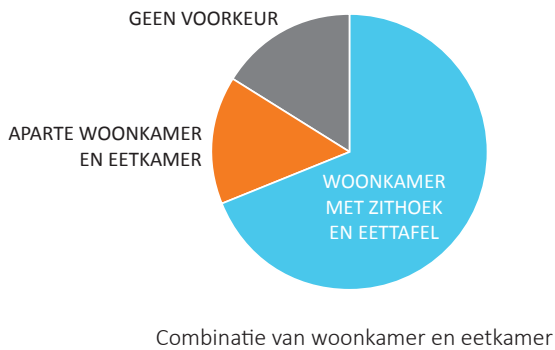


Bereidheid om extra huur te betalen voor meer ruimte in de woonkamer



Bereidheid om extra huur te betalen voor meer ruimte in de woonkamer

# COMBINATIE VAN RUIMTES



# WOONACTIVITEITEN

- **ONTSPANNEN/ZITTEN**
- **TV KIJKEN**
- **BEZOEK ONTVANGEN**
- **WERKEN OP COMPUTER**
- **OPBERGEN**
- **KOKEN**
- **ETEN**
- **KLEDING WASSEN**
- **KLEDING DROGEN**
- **STRIJKEN**
- **SLAPEN**
- **WASSEN**
- **DOUCHEN**

# VERTREKKEN

- **WOONKAMER (ZITHOEK-EETHOEK-KEUKEN)**
- **HOOFDSLAAPKAMER**
- **SLAAPKAMER(S)**
- **BADKAMER**
- **TOILET**
- **WASMACHINERUIMTE**

# MEUBELS

## ZITHOEK

- MEEZITSBANK<sup>(\*)</sup>
- FAUTEUILS<sup>(\*)</sup>
- WANDMEUBEL
- SALONTAFEL

## EETHOEK

- EETTAFEL
- STOELN<sup>(\*)</sup>

## KEUKEN

- AANRECHT
- KOELKAST
- KOOKTOESTEL

<sup>(\*)</sup> IN DE ZITHOEK EN AAN DE EETTAFEL MINSTENS EEN EXTRA ZITPLEK T.O.V. HET AANTAL GEZINSLEDEN

# MEUBELS

## HOOFDSLAAPKAMER

- 2-PERSOONSBED
- NACHTKASTJES
- KLEDINGKAST

## SLAAPKAMER

- 1-PERSOONSBED
- KLEDINGKAST
- BUREAUTJE

# MEUBELS

## BADKAMER

- DOUCHE
- WASTAFEL
- HANDDOEKENKAST

## TOILET

- TOILET

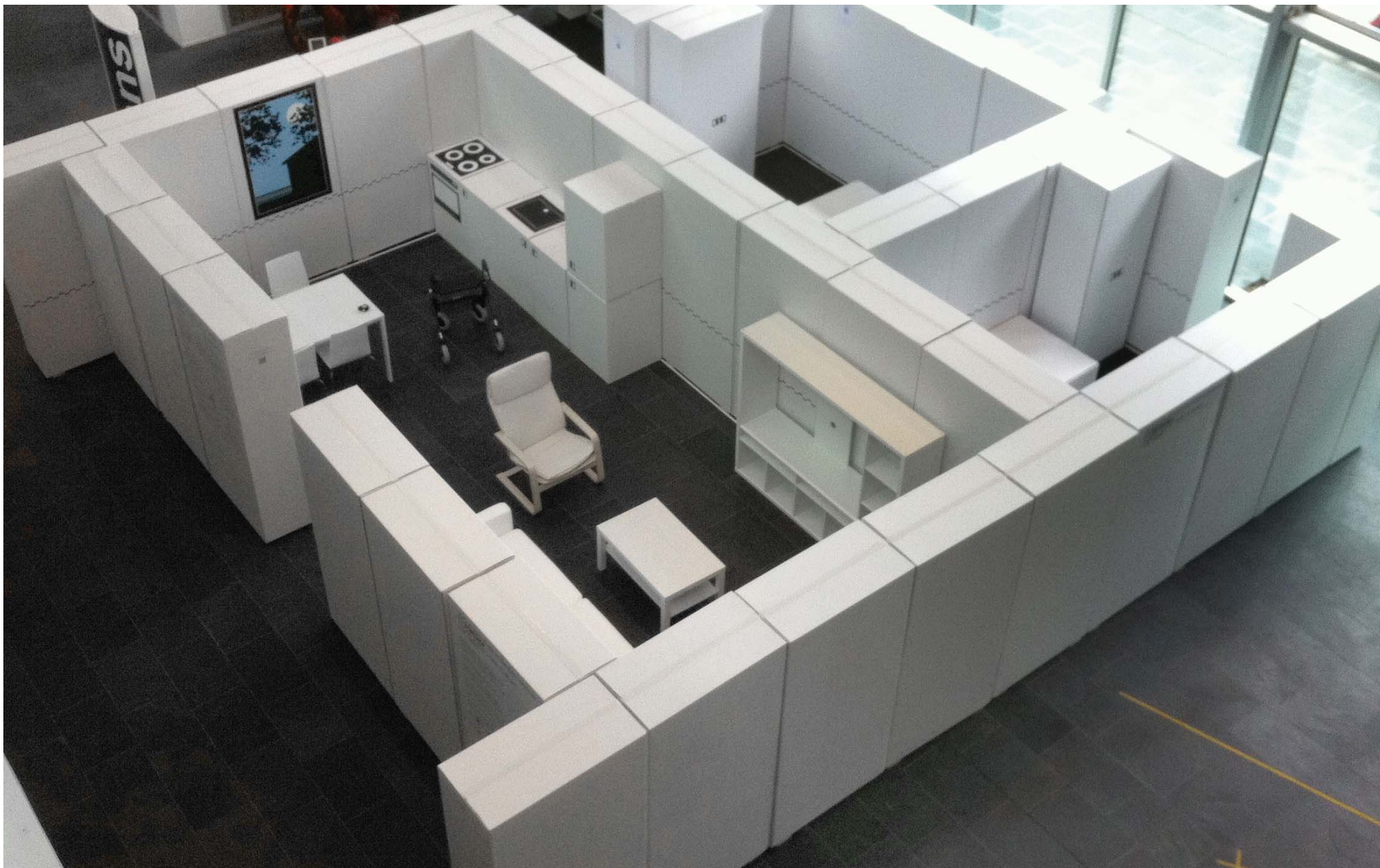
## WASMACHINERUIMTE

- WASMACHINE
- WASMAND

## **OVERIGE EISEN**

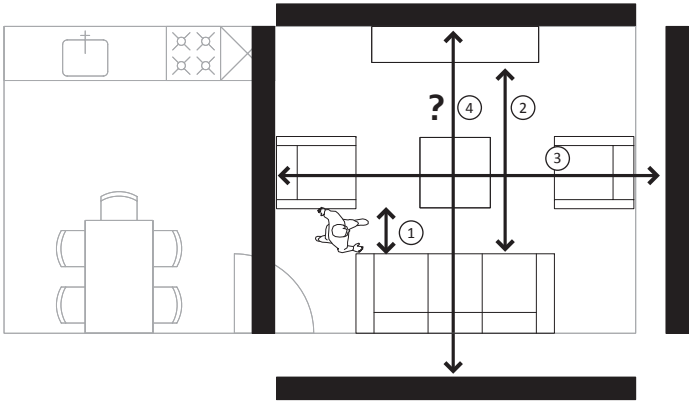
- **ZITHOEK EN EETKAMER COMBINEREN**
- **EXTRA KAMER VOOR STELLEN EN ALLEENSTAANDEN**
- **APARTE RUIMTE VOOR WASMACHINE**
- **TWEEDE TOILET ALS DE WONING MEERDERE VERDIEPINGEN HEEFT**
- **TRAP NIET IN DE WOONKAMER**

## 1:1 OPSTELLING

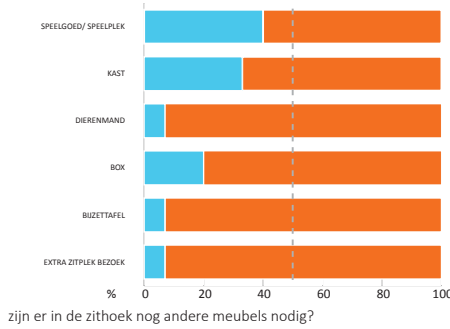
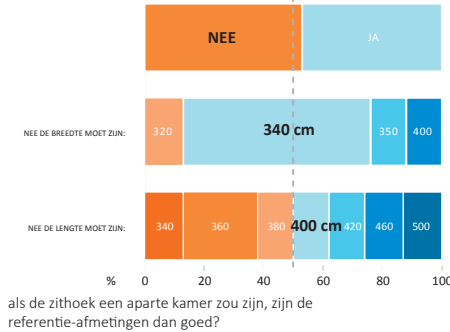
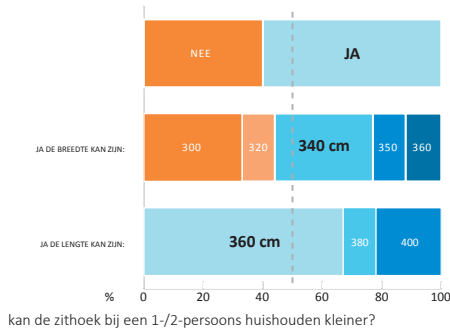
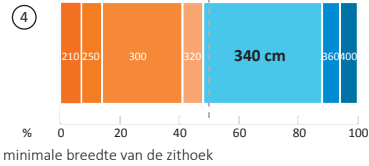
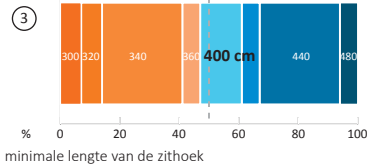
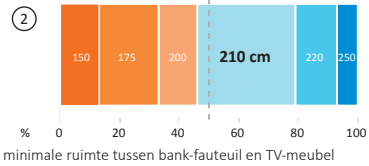
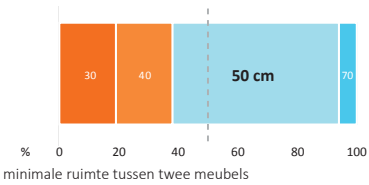


SPUTNIK

# ZITHOEK

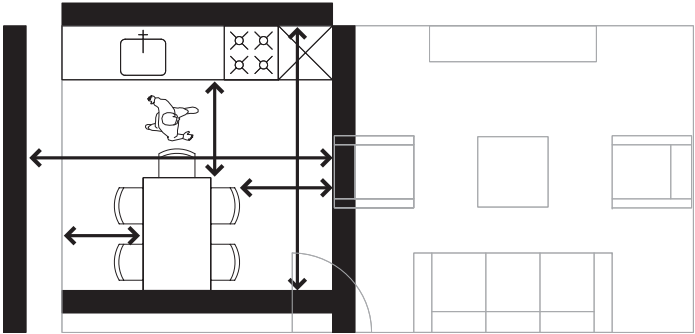


minimale ruimtes in de zithoek

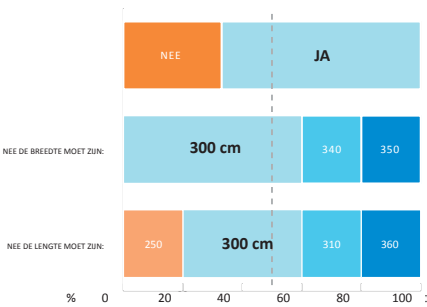
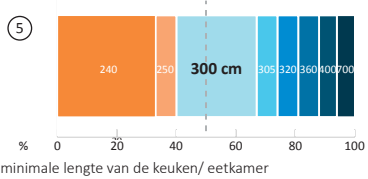
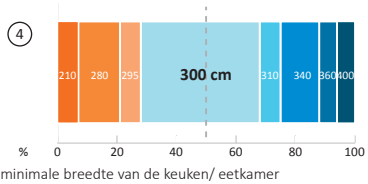
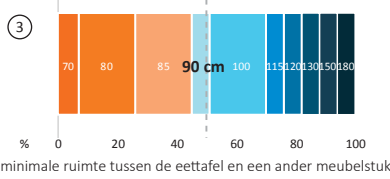
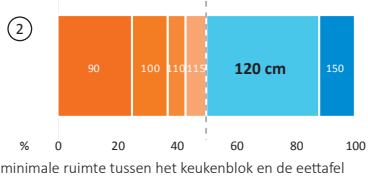
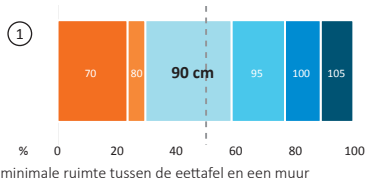


zijn er in de zithoek nog andere meubels nodig?

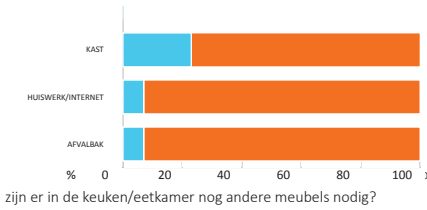
# EETHOEK/KEUKEN



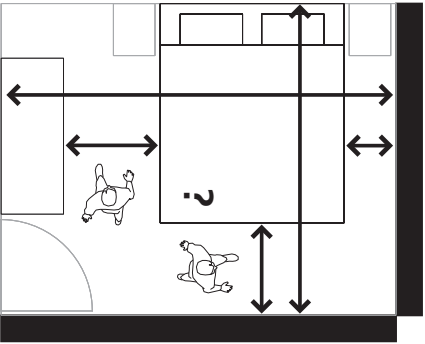
minimale ruimtes in de keuken/eetkamer



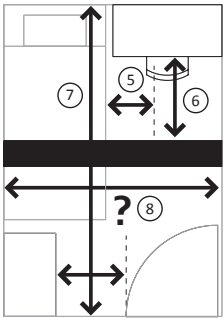
als de keuken/eetkamer een aparte kamer zou zijn, zijn de referentie-afmetingen dan goed?



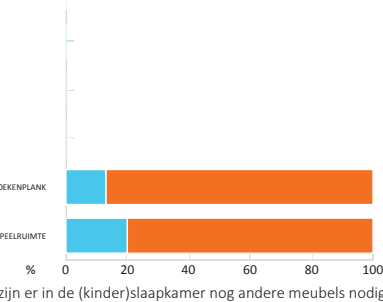
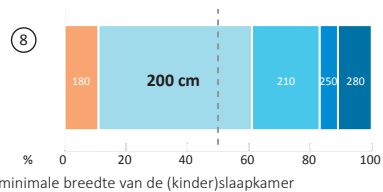
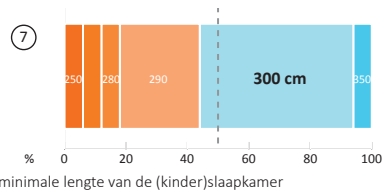
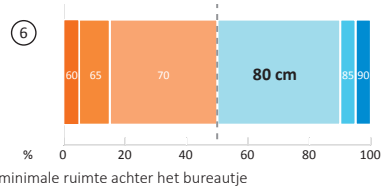
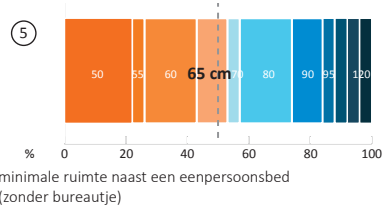
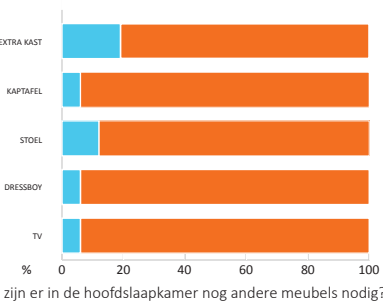
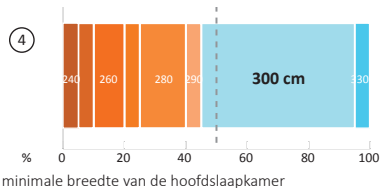
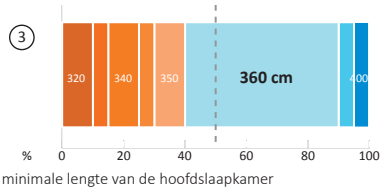
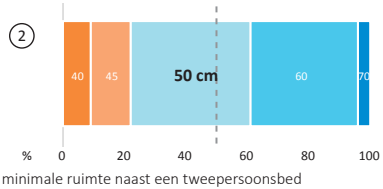
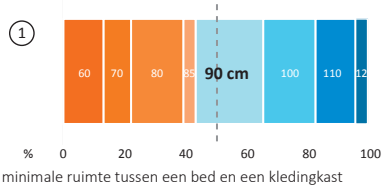
# SLAAPKAMERS



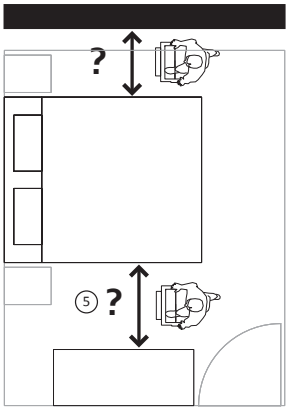
minimale ruimtes in de hoofdslaapkamer



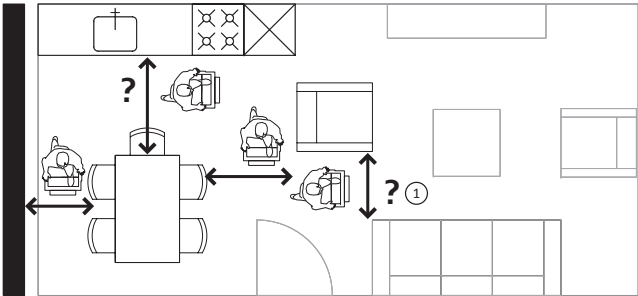
minimale ruimtes in de (kinder)slaapkamer



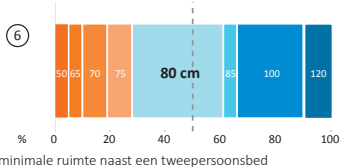
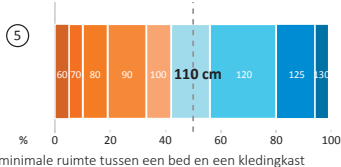
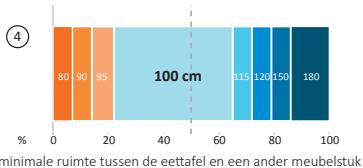
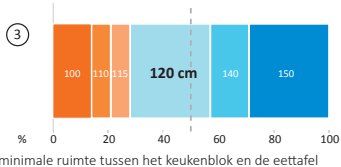
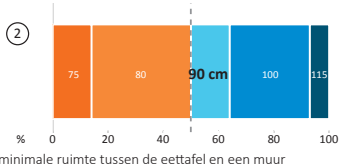
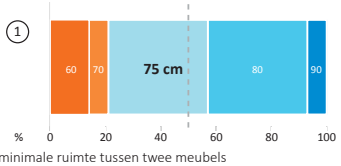
# ROLLATORGEBRUIK



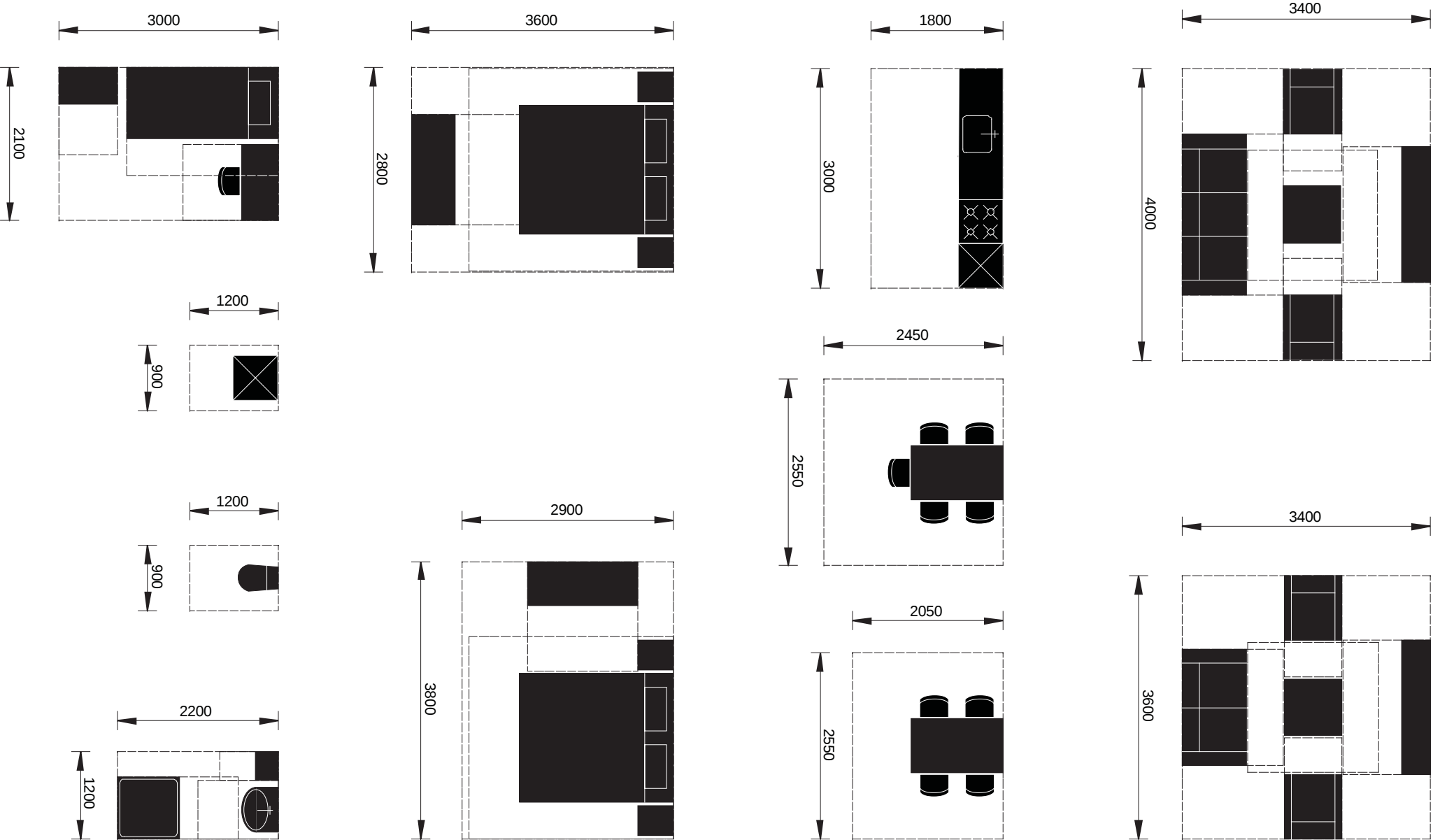
rollatorgebruik: minimale ruimtes in de hoofdslaapkamer



rollatorgebruik: minimale ruimtes in de keuken/eetkamer



# RUIMTELIJKE DEFINITIE ‘GOED WONEN’

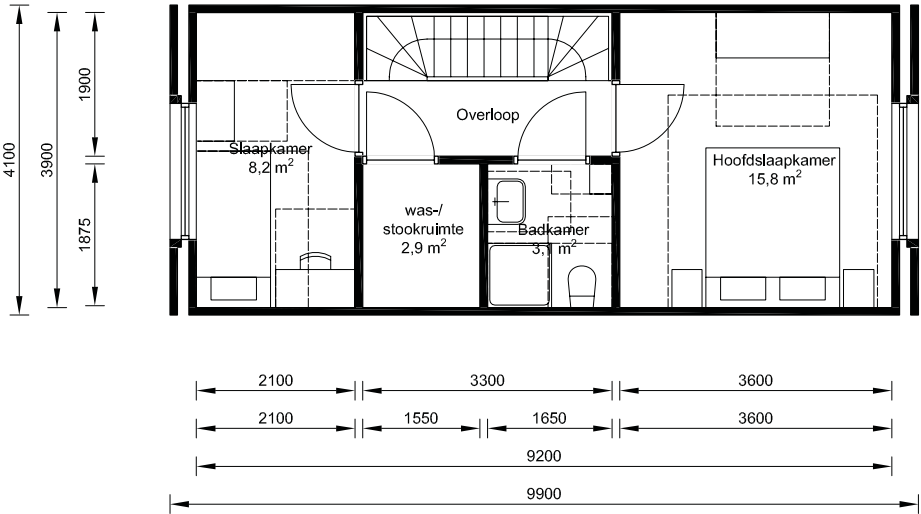


# EENGEZINSWONINGEN

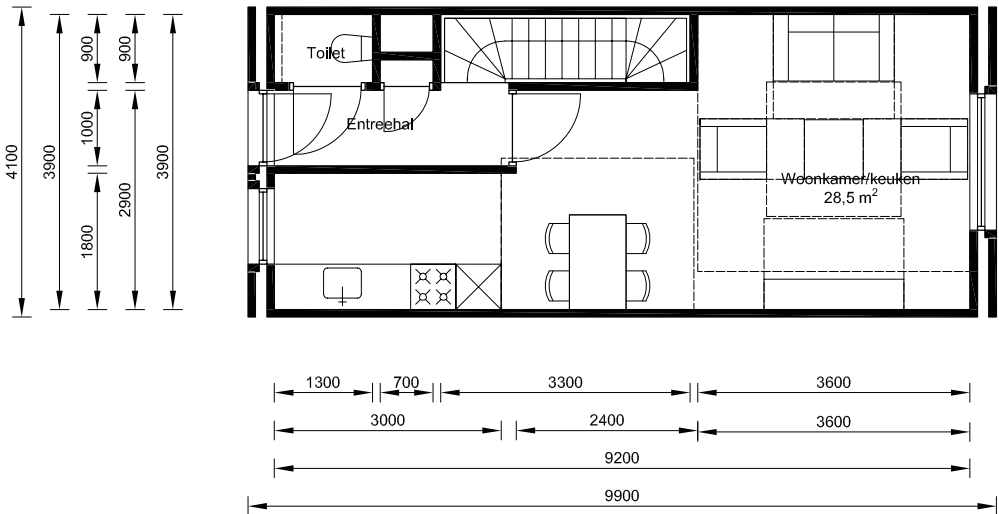
## 3-KAMER EENGEZINSWONING

|                          |          |
|--------------------------|----------|
| Totaal aantal lagen:     | 2        |
| Aantal slaapkamers:      | 2        |
| GBO:                     | 75,2 m²  |
| Bouwkosten (€ 700 / m²): | € 52.500 |

verdieping



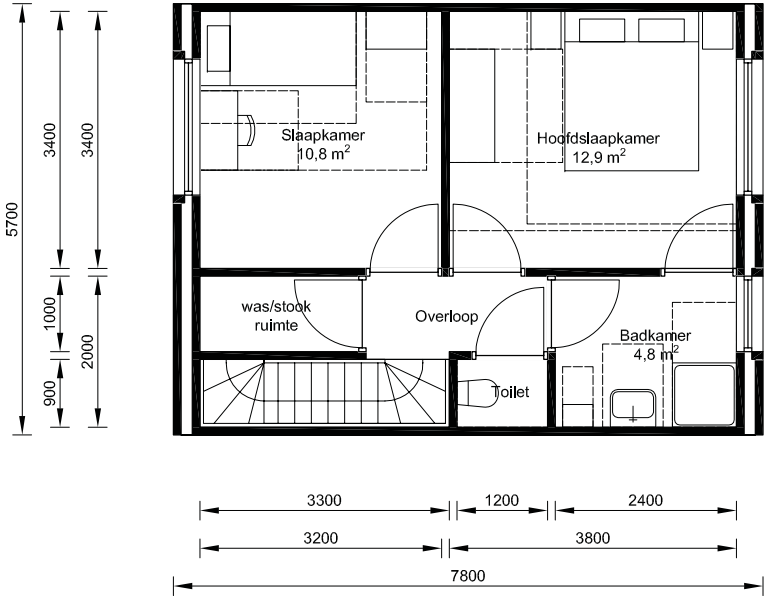
begane grond



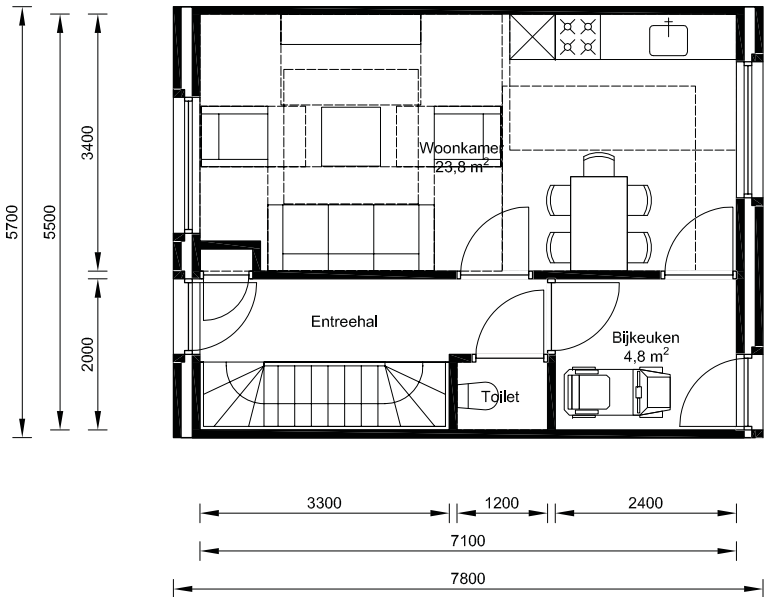
# EENGEZINSWONING

3-KAMER EENGEZINSWONING MET  
WOONKAMER AAN DE VOORZIJD

verdieping



begane grond



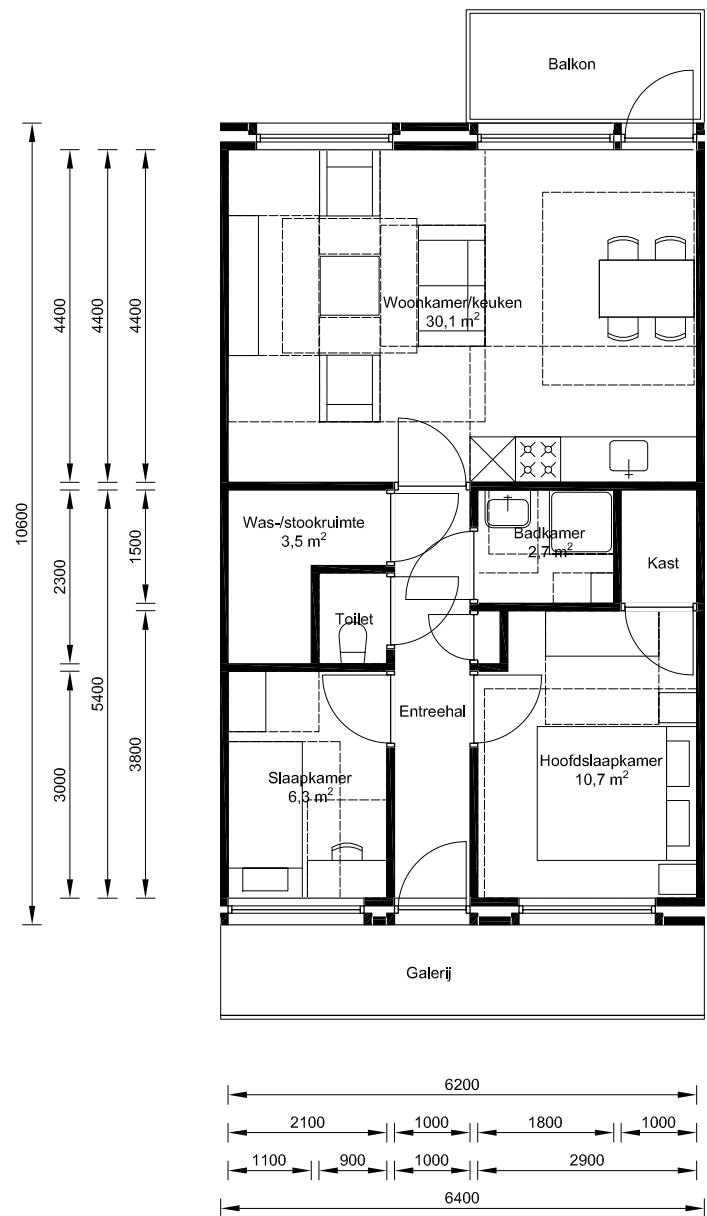
|                                       |                     |
|---------------------------------------|---------------------|
| Totaal aantal lagen:                  | 2                   |
| Aantal slaapkamers:                   | 2                   |
| GBO:                                  | 78,1 m <sup>2</sup> |
| Bouwkosten (€ 700 / m <sup>2</sup> ): | € 54.500            |

- Opmerkingen:
- Woonkamer aan de voorzijde
  - Inclusief bijkeuken

# GALERIJFLATS

## 3-KAMER GALERIJFLAT

|                                         |                     |
|-----------------------------------------|---------------------|
| Totaal aantal lagen:                    | n.v.t.              |
| Aantal slaapkamers:                     | 2                   |
| GBO:                                    | 64,1 m <sup>2</sup> |
| Bouwkosten (€ 1.150 / m <sup>2</sup> ): | € 74.000            |



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# ZONDER TWEEPERSOONSSLAAPKAMER

2- OF 3-KAMER PORTIEKWONING

|                          |            |
|--------------------------|------------|
| Totaal aantal lagen:     | maximaal 3 |
| Aantal slaapkamers:      | 1 of 2     |
| GBO:                     | 54,2 m²    |
| Bouwkosten (€ 700 / m²): | € 38.000   |

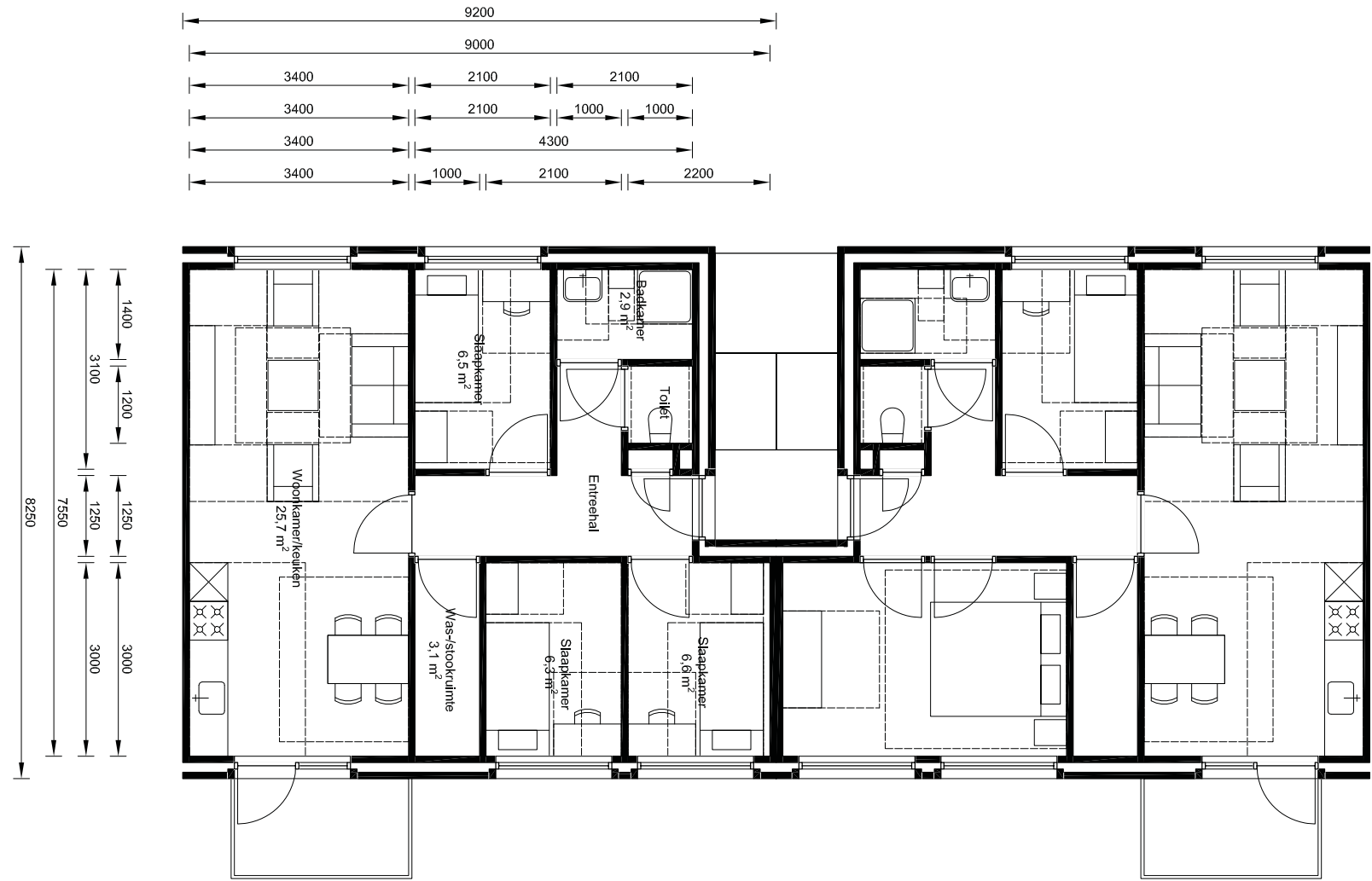


SPUTN1K

# ZONDER TWEEPERSOONSSLAAPKAMER

3- OF 4-KAMER PORTIEKWONING

|                                       |                     |
|---------------------------------------|---------------------|
| Totaal aantal lagen:                  | maximaal 3          |
| Aantal slaapkamers:                   | 2 of 3              |
| GBO:                                  | 62,5 m <sup>2</sup> |
| Bouwkosten (€ 700 / m <sup>2</sup> ): | € 44.000            |

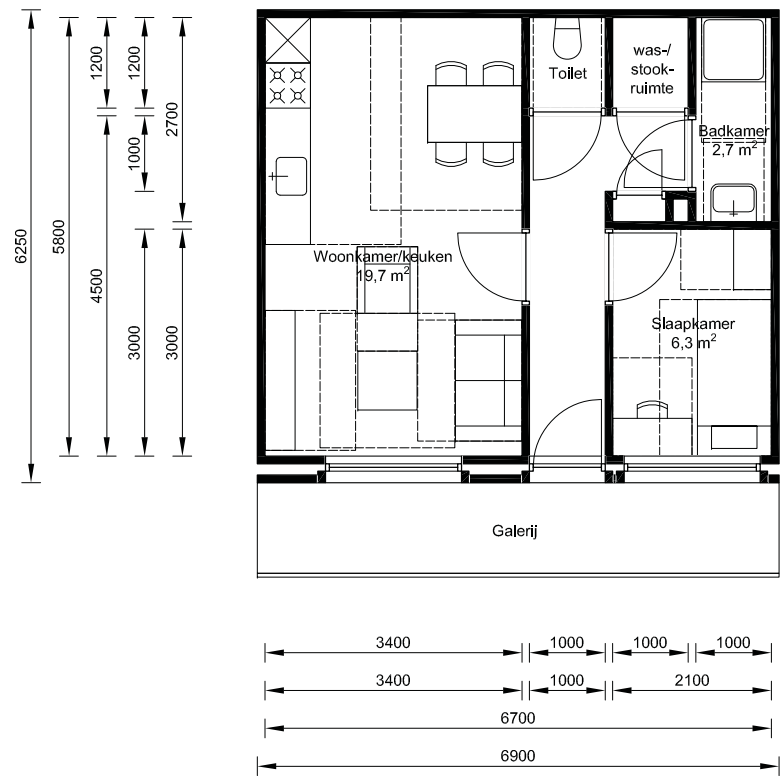


# ALLEENSTAANDEN

## 2-KAMER GALERIJFLAT

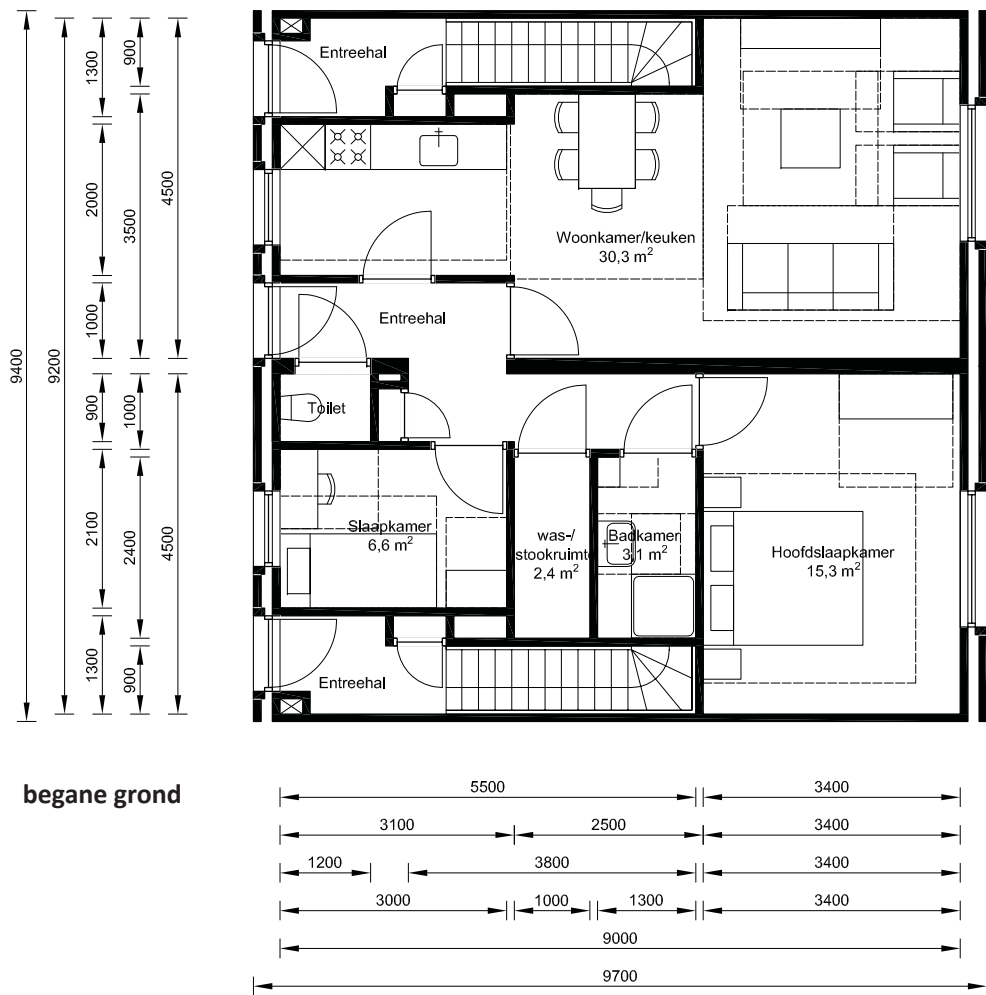
|                                         |                     |
|-----------------------------------------|---------------------|
| Totaal aantal lagen:                    | n.v.t.              |
| Aantal slaapkamers:                     | 1                   |
| GBO:                                    | 38,9 m <sup>2</sup> |
| Bouwkosten (€ 1.150 / m <sup>2</sup> ): | € 45.000            |

- Opmerkingen:**
- Woningen rug-aan-rug
  - Woning <50 m<sup>2</sup>, geen buitenruimte nodig

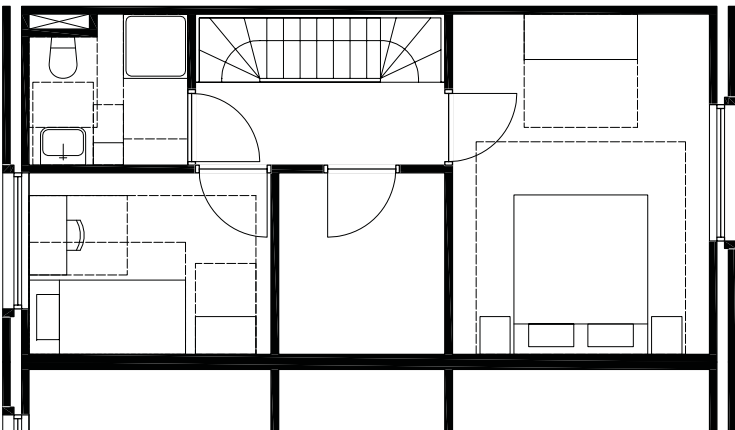


# BENEDEN-/BOVENWONING

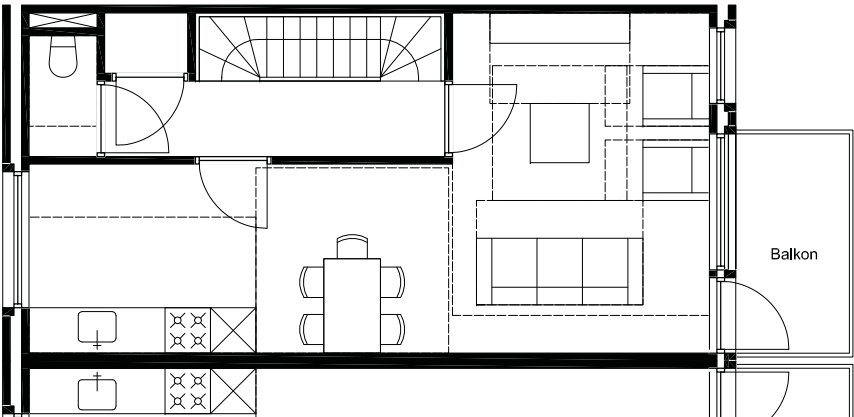
## 3-KAMER 0-TREDEN BENEDENWONING



begane grond



1<sup>e</sup> verdieping



2<sup>e</sup> verdieping

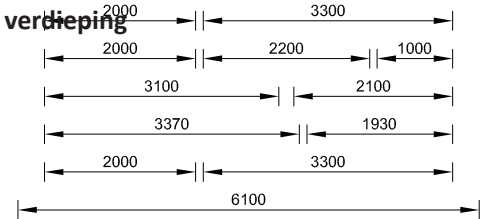
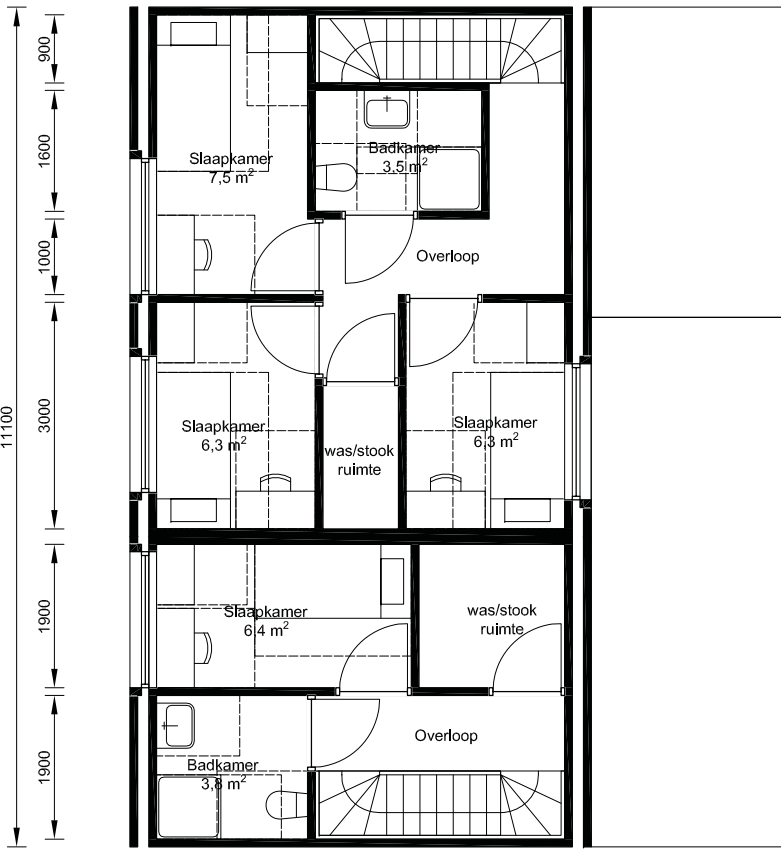
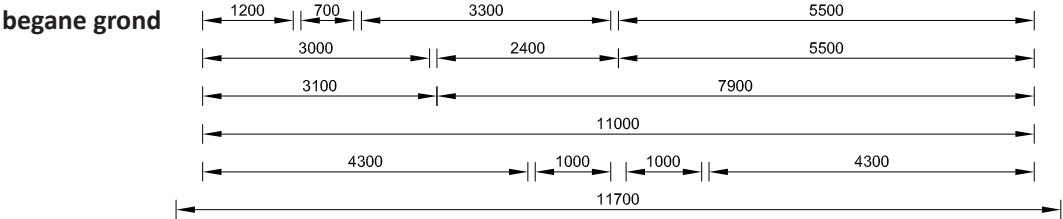
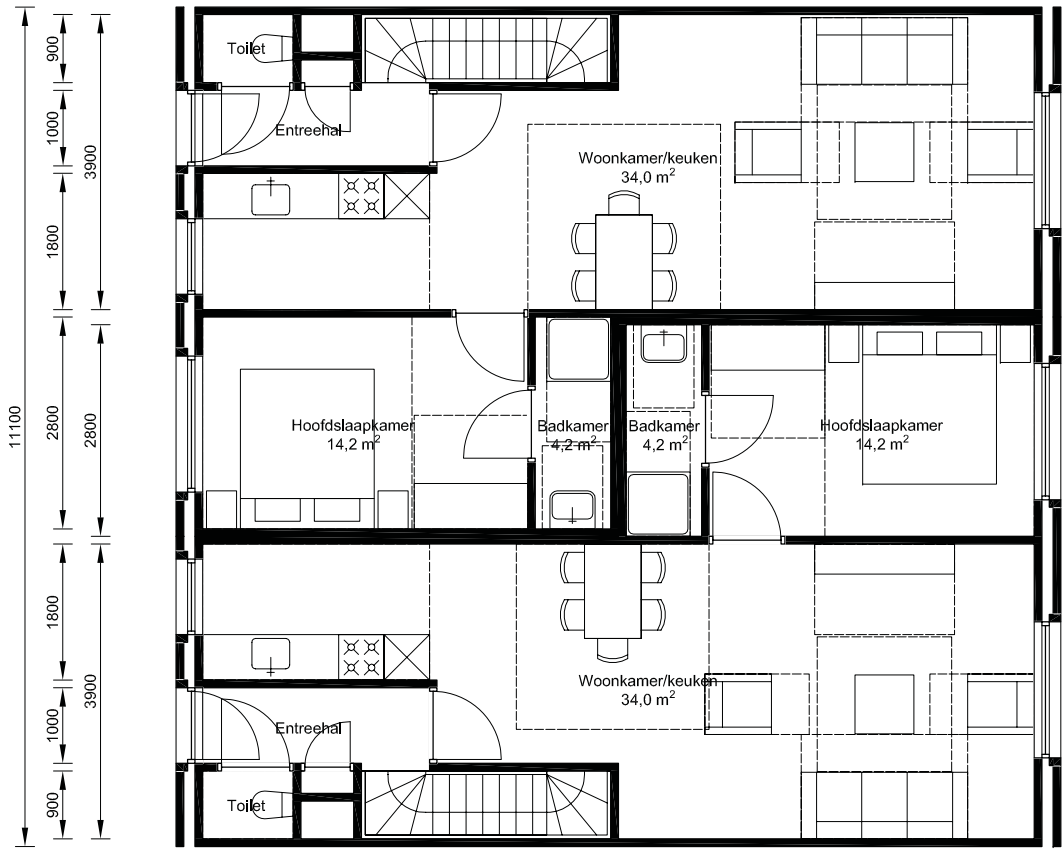
Totaal aantal lagen: 1 van 3  
Aantal slaapkamers: 2  
GBO: 69,1 m<sup>2</sup>  
Bouwkosten (€ 700 / m<sup>2</sup>): € 56.000

Totaal aantal lagen: 2 van 3  
Aantal slaapkamers: 2  
GBO: 86,8 m<sup>2</sup> / woning  
Bouwkosten (€ 700 / m<sup>2</sup>): € 61.000

# 0-TREDENWONING (BONUS-BEUK)

3- EN 5-KAMER 0-TREDENWONING

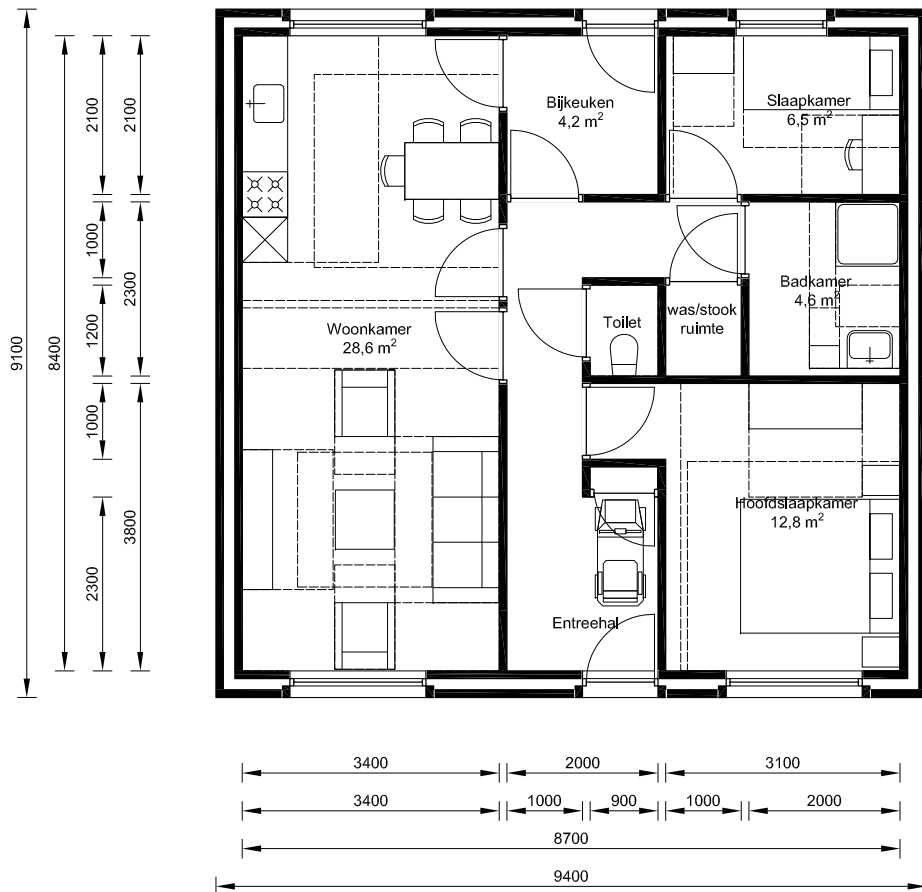
|                                       |                                           |
|---------------------------------------|-------------------------------------------|
| Totaal aantal lagen:                  | 2                                         |
| Aantal slaapkamers:                   | 4/2                                       |
| GBO:                                  | 95,3 m <sup>2</sup> / 79,6 m <sup>2</sup> |
| Bouwkosten (€ 700 / m <sup>2</sup> ): | € 67.000 / € 56.000                       |



# BUNGALOW

## 2-KAMER BUNGALOW

|                                            |                     |
|--------------------------------------------|---------------------|
| <b>Totaal aantal lagen:</b>                | 1                   |
| <b>Aantal slaapkamers:</b>                 | 2                   |
| <b>GBO:</b>                                | 73,1 m <sup>2</sup> |
| <b>Bouwkosten (€ 700 / m<sup>2</sup>):</b> | € 51.000            |



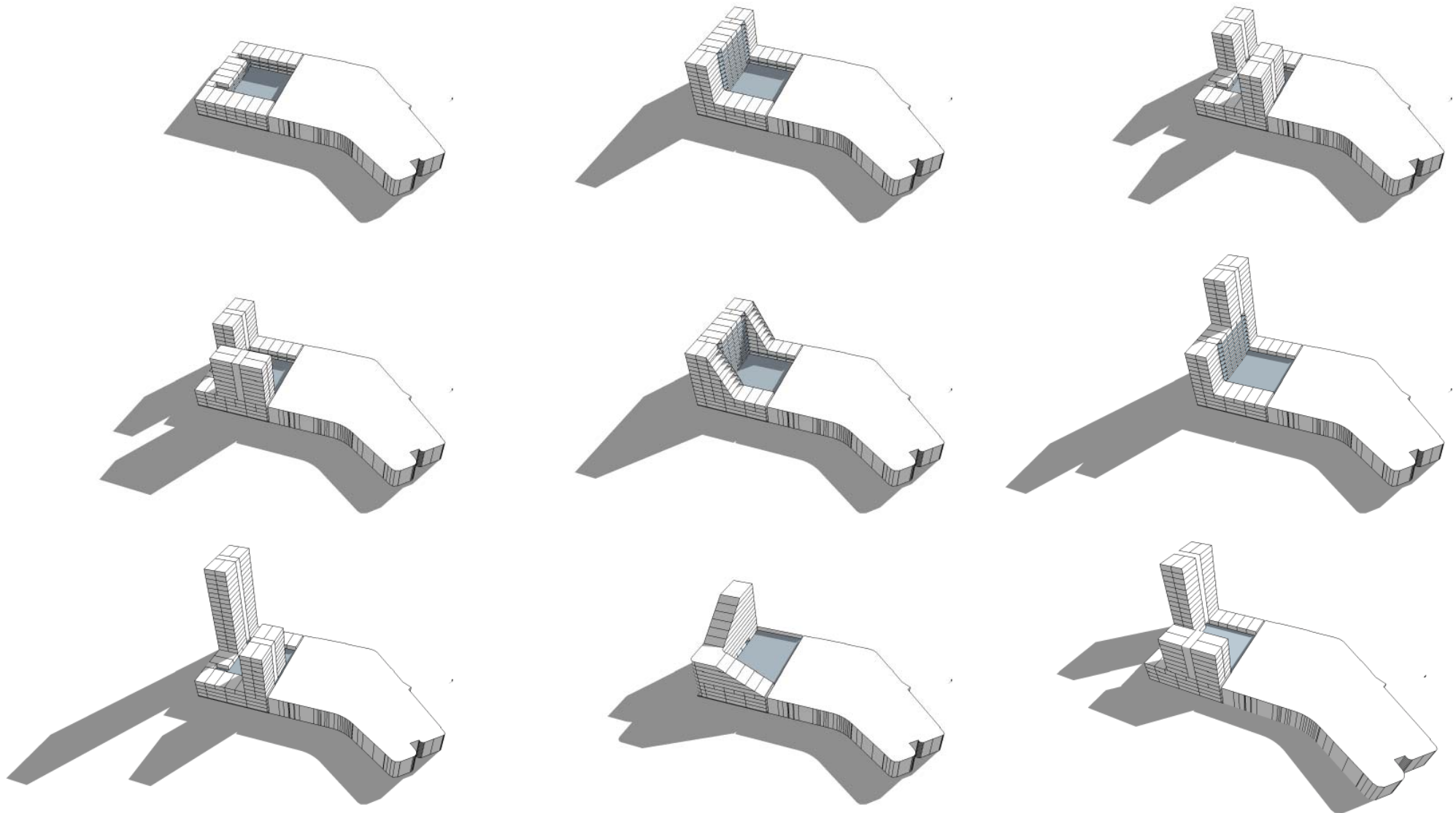
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# GOED WONEN IN EEN BETAALBARE WONING

Henk Bultstra  
Bert Karel Deuten

# DE CATALOGUS MET GOEDE EN BETAALBARE WONINGEN IS EEN GOEDE BASIS VOOR HAALBAARHEIDSONDERZOEKEN



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