

**Tenancy Budget for Property - PN100 - Suite 302/100 Parnell Road, Parnell**

Year	ExpenseName	Expense Code	Property Budget	Recharge Schedule%	Tenancy Budget
18/19	Facade Maintenance	100	3,800.00	4.05	153.90
18/19	Electricity - Common	11	47,962.06	4.05	1,942.46
18/19	Common Cleaning	12	48,000.00	4.05	1,944.00
18/19	Water	13	2,950.50	5.20	153.43
18/19	Lift Maintenance	14	3,600.00	4.05	145.80
18/19	Rubbish Collection	15	11,000.00	4.05	445.50
18/19	Firealarm Monitoring	16	965.00	4.05	39.08
18/19	Plant Room Charges	18	12,000.00	4.05	486.00
18/19	Grounds Maint/Gardening/Lawn	19	3,500.00	4.05	141.75
18/19	Fire Alarm Testing	21	2,520.00	4.05	102.06
18/19	Security Patrols	23	4,000.00	4.05	162.00
18/19	Lights / elect Maintenance	30	2,500.00	4.05	101.25
18/19	Pest Control	33	800.00	4.05	32.40
18/19	Access Control Costs	35	1,600.00	4.05	64.80
18/19	Lift/Fire Phone Charge	37	1,600.00	4.05	64.80
18/19	Fire Evacuation Cost	41	460.00	4.05	18.63
18/19	Annual Lift Iqp Inspection	45	1,500.00	4.05	60.75
18/19	Fire System Survey	47	900.00	4.05	36.45
18/19	Unblocking of Drains/Toilets	49	120.00	4.05	4.86
18/19	Graffiti Removal	50	250.00	4.05	10.13
18/19	Emergency Lighting	52	2,520.00	4.05	102.06
18/19	Sprinkler Testing	57	1,000.00	4.05	40.50
18/19	Automatic Door Test	58	650.00	4.05	26.33
18/19	Riser Main Testing	59	1,200.00	4.05	48.60
18/19	Water Backflow Test	60	1,330.00	4.05	53.87
18/19	Building Sign Checks	61	588.00	4.05	23.81
18/19	Waste Water Charge	62	9,231.36	5.20	480.03
18/19	Fire System Maintenance	63	1,000.00	4.05	40.50
18/19	Fire System Callouts	64	250.00	4.05	10.13
18/19	Management Fee	65	61,267.06	4.05	2,481.32
18/19	Access Door Maintenance	66	500.00	4.05	20.25
18/19	Roller Door Maintenance	68	250.00	4.05	10.13
18/19	BMS Maintenance	72	3,000.00	4.05	121.50
18/19	Issue Building WOF	80	220.00	4.05	8.91
18/19	Car Stacker Maintenance	82	100,440.00	4.05	4,067.82
18/19	Auckland Council WOF Fee	84	125.00	4.05	5.06
18/19	Carstacker Eftpos Machine chg	87	2,500.00	4.05	101.25
18/19	Solar Panel Maintenance	88	2,200.00	4.05	89.10
18/19	GreenWall Maintenance	90	3,840.00	4.05	155.52
18/19	Annual Anchor Certification	92	1,850.00	4.05	74.93
<b>OPEX Approximate exc GST</b>					<b>14,071.67</b>
18/19	Rates				6,221.85
18/19	Insurance				2,438.01
<b>TOTAL exclusive GST</b>					<b>22,731.53</b>