

Tenancy Budget

K150-505 - 150 Karangahape Rd, Suite 5, Level 5

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
24/25	Common Area Maintenance	101	1995	3.36	67.03
24/25	Electricity - Common	11	32581.92	3.36	1,094.75
24/25	Common Cleaning	12	42525	3.36	1,428.84
24/25	Glass Cleaning	12GLASS	6300	3.36	211.68
24/25	Stainless Steel Clean/Polish	12STEEL	2336.25	3.36	78.50
24/25	Annual External Building Wash	12WASH	5096.7	3.36	171.25
24/25	Water	13	3150	4.37	137.66
24/25	Lift Maintenance	14	4410	3.36	148.18
24/25	Waste Collection Service	15	22031.98	3.36	740.27
24/25	Firealarm Monitoring	16	932.27	3.36	31.32
24/25	Plant Room Charges	18	7860.77	3.36	264.12
24/25	Grounds Maint/Gardening/Lawn	19	4200	3.36	141.12
24/25	Common Area Worm Bins	20	0.00	3.36	0.00
24/25	Fire Alarm Testing	21	2112.14	3.36	70.97
24/25	Security Patrols	23	5250	3.36	176.40
24/25	Lights / elect Maintenance	30	1680	3.36	56.45
24/25	Annual Bldg Carbon Emissions	31	352.95	3.36	11.86
24/25	Pest Control	33	3181.5	3.36	106.90
24/25	Building Access Controls	35	14751.32	3.36	495.64
24/25	Lift/Fire Phone Charge	37	37.8	3.36	1.27
24/25	Fire Evacuation Cost	41	467.46	3.36	15.71
24/25	Fire/hose Extng Main	44	0.00	3.36	0.00
24/25	Annual IQP Lift Inspection	45	598.5	3.36	20.11
24/25	Bathrooms/Unblocking of Drains	49	157.5	3.36	5.29
24/25	Graffiti Removal	50	2079	3.36	69.85
24/25	Emergency Lighting	52	4095	3.36	137.59
24/25	Cleaning Consumables	54	504	3.36	16.93
24/25	Riser Main Testing	59	1091.41	3.36	36.67
24/25	Water Backflow Testing	60	1502.55	3.36	50.49
24/25	BWOF Signage & Passives Checks	61	662.13	3.36	22.25
24/25	Waste Water Charge	62	11025	4.37	481.79
24/25	Fire System Maintenance	63	2625	3.36	88.20
24/25	Fire System Callouts	64	0.00	3.36	0.00
24/25	Management Fee	65	49451.85	3.36	1,661.58
24/25	Access Controlled Doors	66	540.54	3.36	18.16
24/25	Roller Door Maintenance	68	1680	3.36	56.45
24/25	Sump Pump Testing	77	0.00	3.36	0.00
24/25	Issue Building WOF	80	298.26	3.36	10.02
24/25	Car Stacker Maintenance	82	73710	3.36	2,476.66
24/25	Auckland Council WOF Fee	84	236.25	3.36	7.94
24/25	Solar Panel Maintenance	88	0.00	3.36	0.00

24/25	Automated Window Control	89	0.00	3.36	0.00
24/25	Annual Anchor Certification	92	1101.45	3.36	37.01
24/25	Gutter Clean	94	525	3.36	17.64
Opex (charged monthly) Approximate ex GST (annual est. total)					10,664.55
24/25	Rates (split to quarterly)	28			5,478.68
25/26	Insurance (charged annually)	29			3,371.81
TOTAL exclusive GST					19,515.04