

Tenancy Budget

PN100-306 - 100 Parnell Road - Level 3 Suite 6

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
24/25	Facade Maintenance	100	0.00	3.47	0.00
24/25	Common Area Maintenance	101	1575	3.47	54.65
24/25	Electricity - Common	11	46200	3.47	1,603.14
24/25	Common Cleaning	12	36655.04	3.47	1,271.93
24/25	Glass Cleaning	12GLASS	0.00	3.47	0.00
24/25	Stainless Steel Clean/Polish	12STEEL	0.00	3.47	0.00
24/25	Water	13	2772.22	4.45	123.36
24/25	Lift Maintenance	14	3427.2	3.47	118.92
24/25	Waste Collection Service	15	20172.73	3.47	699.99
24/25	Firealarm Monitoring	16	1089.77	3.47	37.82
24/25	Plant Room Charges	18	14175	3.47	491.87
24/25	Grounds Maint/Gardening/Lawn	19	4441.5	3.47	154.12
24/25	Common Area Worm Bins	20	0.00	3.47	0.00
24/25	Fire Alarm Testing	21	3327.66	3.47	115.47
24/25	Security Patrols	23	3443.96	3.47	119.51
24/25	Lights / elect Maintenance	30	6510	3.47	225.90
24/25	Annual Bldg Carbon Emissions	31	884.68	3.47	30.70
24/25	Pest Control	33	5796	3.47	201.12
24/25	Building Access Controls	35	34802.46	3.47	1,207.65
24/25	Sanitary Units	36	3875	3.47	134.46
24/25	Lift/Fire Phone Charge	37	412.65	3.47	14.32
24/25	Fire Evacuation Cost	41	467.46	3.47	16.22
24/25	Annual IQP Lift Inspection	45	220.5	3.47	7.65
24/25	Fire System Survey	47	0.00	3.47	0.00
24/25	Bathrooms/Unblocking of Drains	49	1312.5	3.47	45.54
24/25	Graffiti Removal	50	210	3.47	7.29
24/25	Emergency Lighting	52	4564.97	3.47	158.40
24/25	Cleaning Consumables	54	9136.79	3.47	317.05
24/25	Riser Main Testing	59	1241.1	3.47	43.07
24/25	Water Backflow Testing	60	1001.7	3.47	34.76
24/25	BWOF Signage & Passives Checks	61	2009.07	3.47	69.71
24/25	Waste Water Charge	62	8818.4	4.45	392.42
24/25	Fire System Maintenance	63	3202.5	3.47	111.13
24/25	Fire System Callouts	64	0.00	3.47	0.00
24/25	Management Fee	65	61521.6	3.47	2,134.80
24/25	Access Controlled Doors	66	601.02	3.47	20.86
24/25	Roller Door Maintenance	68	115.5	3.47	4.01
24/25	BMS Maintenance	72	1890	3.47	65.58
24/25	Sump Pump Testing	77	0.00	3.47	0.00
24/25	Issue Building WOF	80	298.28	3.47	10.35
24/25	Car Stacker Maintenance	82	142581.1	3.47	4,947.56

24/25	Auckland Council WOF Fee	84	143.35	3.47	4.97
24/25	Solar Panel Maintenance	88	0.00	3.47	0.00
24/25	GreenWall Maintenance	90	4215.75	3.47	146.29
24/25	Annual Anchor Certification	92	2622.9	3.47	91.01
24/25	Gutter Clean	94	1050	3.47	36.44

Opex (charged monthly) Approximate ex GST (annual est. total) 15,270.04

24/25	Rates (split to quarterly)	28			6,006.85
24/25	Insurance (charged annually)	29			2,657.95

TOTAL exclusive GST 23,934.84