

Tenancy Operating Expenses Estimate

P128 - 128 Ponsonby Road- Shop 1

PREC - Ponsonby Precinct		
Share: 2.07% Period: 25/26		
Product	Budget	Your Share
[101] Common Area Maintenance	\$3,518.00	\$72.82
[102] Common Area Carpark	\$6,458.00	\$133.68
[11] Electricity - Common	\$15,750.00	\$326.02
[12] Common Cleaning	\$15,960.00	\$330.37
[23] Security Patrols	\$2,415.00	\$49.99
[30] Lights/Electrical Maintenance	\$2,625.00	\$54.34
[31] Annual Building Carbon Emissions	\$1,213.00	\$25.11
[33] Pest Control	\$6,510.00	\$134.76
[35] Building Access Controls	\$10,916.00	\$225.96
[48] Cesspit Clean	\$368.00	\$7.62
[49] Bathrooms/Unblocking of Drains	\$150.00	\$3.10
[50] Graffiti Removal	\$276.00	\$5.71
[54] Cleaning Consumables	\$320.00	\$6.62
[65] Management Fee	\$74,147.00	\$1,534.84
[68] Roller Door Maintenance	\$630.00	\$13.04
Subtotal		\$2,924.00

PREC-W - Precinct Waste Collection		
Share: 0.72% Period: 25/26		
Product	Budget	Your Share
[15] Waste Collection Service	\$84,430.00	\$607.90
Subtotal		\$607.90

PREC-G - 108-128 Ponsonby Rd - Gutters		
Share: 3.16% Period: 25/26		
Product	Budget	Your Share
[94] Gutter Clean	\$2,520.00	\$79.63
Subtotal		\$79.63

P128-B - 126-128 Ponsonby Road WOF20443017 [PREC]		
Share: 20.77% Period: 25/26		
Product	Budget	Your Share
[16] Fire Alarm Monitoring	\$756.00	\$157.02
[21] Fire Alarm Testing	\$848.00	\$176.13

Product	Budget	Your Share
[41] Fire Evacuation Cost	\$630.00	\$130.85
[52] Emergency Lighting	\$142.00	\$29.49
[61] BWOFF Signage & Passives Checks	\$696.00	\$144.56
[80] Issue Building WOF	\$314.00	\$65.22
[84] Auckland Council WOF Fee	\$245.00	\$50.89
Subtotal		\$754.16

PREC-C - Ponsonby Precinct Compost		
Share: 0.47% Period: 25/26		
Product	Budget	Your Share
[20W] Commercial Compost	\$10,290.00	\$48.36
Subtotal		\$48.36

Property Services Total	\$4,414.05
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PREC - Insurance & Rates		
Share: 2.07%		
Item	Period	Your Share
Council Rates	25/26	\$6,840.97
Insurance Premium	26/27	\$1,139.28
Subtotal		\$7,980.25

Grand Total — Estimated Annual Expenses	\$12,394.30
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*Budget figures are estimates, actuals may vary, errors & omissions excepted. All figures exclude GST.
Generated 29 May 2026*