

Tenancy Operating Expenses Estimate

K150-304 - 150 Karangahape Rd, Suite 4, Level 3

K150 - 150 Karangahape Road, Ironbank Building		
Share: 4.37% Period: 25/26		
Product	Budget	Your Share
[101] Common Area Maintenance	\$4,071.00	\$177.90
[11] Electricity - Common	\$44,022.00	\$1,923.76
[12] Common Cleaning	\$42,891.00	\$1,874.34
[12GLASS] Glass Cleaning	\$22,592.00	\$987.27
[12STEEL] Stainless Steel Clean/Polish	\$2,336.00	\$102.08
[12WASH] Annual External Building Wash	\$5,097.00	\$222.74
[14] Lift Maintenance	\$4,988.00	\$217.98
[15] Waste Collection Service	\$25,789.00	\$1,126.98
[16] Fire Alarm Monitoring	\$743.00	\$32.47
[18] Plant Room Charges	\$7,555.00	\$330.15
[19] Grounds Maintenance/Gardening	\$6,637.00	\$290.04
[20] Compost/Worm Bins	\$70.00	\$3.06
[21] Fire Alarm Testing	\$2,176.00	\$95.09
[23] Security Patrols	\$18,552.00	\$810.72
[30] Lights/Electrical Maintenance	\$3,181.00	\$139.01
[31] Annual Building Carbon Emissions	\$346.00	\$15.12
[33] Pest Control	\$7,797.00	\$340.73
[35] Building Access Controls	\$14,779.00	\$645.84
[37] Lift/Fire Phone Charge	\$245.00	\$10.71
[41] Fire Evacuation Cost	\$467.00	\$20.41
[45] Annual IQP Lift Inspection	\$641.00	\$28.01
[49] Bathrooms/Unblocking of Drains	\$310.00	\$13.55
[50] Graffiti Removal	\$4,361.00	\$190.58
[52] Emergency Lighting	\$8,197.00	\$358.21
[54] Cleaning Consumables	\$102.00	\$4.46
[59] Riser Main Testing	\$1,090.00	\$47.63
[60] Water Backflow Testing	\$2,552.00	\$111.52
[61] BWOFF Signage & Passives Checks	\$1,024.00	\$44.75
[63] Fire System Maintenance	\$1,762.00	\$77.00
[64] Fire System Callouts	\$3,709.00	\$162.08
[65] Management Fee	\$41,749.00	\$1,824.43
[66] Access Controlled Doors	\$841.00	\$36.75
[68] Roller Door Maintenance	\$2,387.00	\$104.31
[77] Sump Pump Testing	\$717.00	\$31.33
[80] Issue Building WOF	\$310.00	\$13.55

Product	Budget	Your Share
[82] Car Stacker Maintenance	\$84,060.00	\$3,673.42
[84] Auckland Council WOF Fee	\$233.00	\$10.18
[88] Solar Panel Maintenance	\$2,874.00	\$125.59
[92] Annual Anchor Certification	\$1,101.00	\$48.11
[94] Gutter Clean	\$525.00	\$22.94
Subtotal		\$16,294.81

K150-OW - Offices Common Water - 150-154 Karangahape Road (exc Retail)		
Share: 5.69% Period: 25/26		
Product	Budget	Your Share
[13] Water	\$4,616.00	\$262.65
[62] Waste Water Charge	\$14,798.00	\$842.01
Subtotal		\$1,104.66

K150-C - Compost Waste - 150-154 Karangahape Road & 22 Cross Street		
Share: 2.91% Period: 25/26		
Product	Budget	Your Share
[20W] Commercial Compost	\$752.00	\$21.88
Subtotal		\$21.88

Property Services Total	\$17,421.35
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K150 - Insurance & Rates		
Share: 4.37%		
Item	Period	Your Share
Council Rates	25/26	\$8,244.82
Insurance Premium	26/27	\$4,208.32
Subtotal		\$12,453.14

Grand Total — Estimated Annual Expenses	\$29,874.49
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Budget figures are estimates, actuals may vary, errors & omissions excepted. All figures exclude GST.
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