

## Tenancy Operating Expenses Estimate

C1-1.08 - 1 Cleveland Road, Parnell - Level 1 Suite 8

<b>C1 - Axis - 1-3 Cleveland Road, Parnell</b>		
Share: 0.79%   Period: 25/26		
<b>Product</b>	<b>Budget</b>	<b>Your Share</b>
[101] Common Area Maintenance	\$4,205.00	\$33.22
[102] Common Area Carpark	\$1,050.00	\$8.29
[11] Electricity - Common	\$25,843.00	\$204.16
[12] Common Cleaning	\$34,438.00	\$272.06
[12WASH] Annual External Building Wash	\$2,258.00	\$17.84
[13] Water	\$9,333.00	\$73.73
[14] Lift Maintenance	\$2,436.00	\$19.24
[15] Waste Collection Service	\$18,123.00	\$143.17
[16] Fire Alarm Monitoring	\$901.00	\$7.12
[18] Plant Room Charges	\$8,372.00	\$66.14
[19] Grounds Maintenance/Gardening	\$4,562.00	\$36.04
[20] Compost/Worm Bins	\$458.00	\$3.62
[21] Fire Alarm Testing	\$1,495.00	\$11.81
[23] Security Patrols	\$6,080.00	\$48.03
[30] Lights/Electrical Maintenance	\$3,983.00	\$31.47
[31] Annual Building Carbon Emissions	\$357.00	\$2.82
[33] Pest Control	\$1,470.00	\$11.61
[35] Building Access Controls	\$4,940.00	\$39.03
[36] Sanitary Units	\$753.00	\$5.95
[37] Lift/Fire Phone Charge	\$76.00	\$0.60
[41] Fire Evacuation Cost	\$467.00	\$3.69
[44] Fire/Hose Extinguisher Maintenance	\$171.00	\$1.35
[45] Annual IQP Lift Inspection	\$242.00	\$1.91
[49] Bathrooms/Unblocking of Drains	\$431.00	\$3.40
[50] Graffiti Removal	\$500.00	\$3.95
[52] Emergency Lighting	\$344.00	\$2.72
[54] Cleaning Consumables	\$6,909.00	\$54.58
[55] Cardboard Recycling	\$2,753.00	\$21.75
[57] Sprinkler Testing	\$709.00	\$5.60
[60] Water Backflow Testing	\$208.00	\$1.64
[61] BWOFF Signage & Passives Checks	\$1,432.00	\$11.31
[62] Waste Water Charge	\$28,029.00	\$221.43
[63] Fire System Maintenance	\$114.00	\$0.90
[64] Fire System Callouts	\$968.00	\$7.65
[65] Management Fee	\$58,749.00	\$464.12

Product	Budget	Your Share
[66] Access Controlled Doors	\$749.00	\$5.92
[67] Weed Spray Common Area	\$3,189.00	\$25.19
[68] Roller Door Maintenance	\$483.00	\$3.82
[80] Issue Building WOF	\$310.00	\$2.45
[84] Auckland Council WOF Fee	\$1,026.00	\$8.11
[92] Annual Anchor Certification	\$2,002.00	\$15.82
[94] Gutter Clean	\$202.00	\$1.60
<b>Subtotal</b>		<b>\$1,904.85</b>

<b>C1-C - Axis - COMPOST</b>		
Share: 3.74%   Period: 25/26		
Product	Budget	Your Share
[20W] Commercial Compost	\$4,404.00	\$164.71
<b>Subtotal</b>		<b>\$164.71</b>

<b>Property Services Total</b>	<b>\$2,069.56</b>
--------------------------------	-------------------

<b>C1 - Insurance &amp; Rates</b>		
Share: 0.79%		
Item	Period	Your Share
Council Rates	25/26	\$1,471.05
Insurance Premium	26/27	\$412.85
<b>Subtotal</b>		<b>\$1,883.90</b>

<b>Grand Total — Estimated Annual Expenses</b>	<b>\$3,953.46</b>
--	-------------------

Budget figures are estimates, actuals may vary, errors & omissions excepted. All figures exclude GST.  
Generated 04 June 2026