

Tenancy Budget

PN100-205 - 100 Parnell Road - Level 2 Suite 5

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
23/24	Facade Maintenance	100	0.00	3.28	0.00
23/24	Common Area Maintenance	101	3060	3.28	100.37
23/24	Electricity - Common	11	41926.57	3.28	1,375.19
23/24	Common Cleaning	12	34909.56	3.28	1,145.03
23/24	Glass Cleaning	12GLASS	0.00	3.28	0.00
23/24	Stainless Steel Clean/Polish	12STEEL	0.00	3.28	0.00
23/24	Water	13	2640.21	4.21	111.15
23/24	Lift Maintenance	14	3264	3.28	107.06
23/24	Waste Collection Service	15	19212.12	3.28	630.16
23/24	Firealarm Monitoring	16	1037.88	3.28	34.04
23/24	Plant Room Charges	18	11940	3.28	391.63
23/24	Grounds Maint/Gardening/Lawn	19	4230	3.28	138.74
23/24	Common Area Worm Bins	20	0.00	3.28	0.00
23/24	Fire Alarm Testing	21	3169.2	3.28	103.95
23/24	Security Patrols	23	3279.96	3.28	107.58
23/24	Lights / elect Maintenance	30	6200	3.28	203.36
23/24	Annual Bldg Carbon Emissions	31	842.55	3.28	27.64
23/24	Pest Control	33	5520	3.28	181.06
23/24	Building Access Controls	35	33145.2	3.28	1,087.16
23/24	Sanitary Units	36	3690.48	3.28	121.05
23/24	Lift/Fire Phone Charge	37	393	3.28	12.89
23/24	Fire Evacuation Cost	41	445.2	3.28	14.60
23/24	Annual IQP Lift Inspection	45	210	3.28	6.89
23/24	Fire System Survey	47	0.00	3.28	0.00
23/24	Bathrooms/Unblocking of Drains	49	1250	3.28	41.00
23/24	Graffiti Removal	50	200	3.28	6.56
23/24	Emergency Lighting	52	4347.59	3.28	142.60
23/24	Cleaning Consumables	54	8701.7	3.28	285.42
23/24	Sprinkler Testing	57	620.4	3.28	20.35
23/24	Riser Main Testing	59	1182	3.28	38.77
23/24	Water Backflow Testing	60	954	3.28	31.29
23/24	BWOF Signage & Passives Checks	61	1913.4	3.28	62.76
23/24	Waste Water Charge	62	8398.48	4.21	353.58
23/24	Fire System Maintenance	63	3050	3.28	100.04
23/24	Fire System Callouts	64	0.00	3.28	0.00
23/24	Management Fee	65	54084.99	3.28	1,773.99
23/24	Access Controlled Doors	66	572.4	3.28	18.77
23/24	Roller Door Maintenance	68	110	3.28	3.61
23/24	BMS Maintenance	72	1800	3.28	59.04
23/24	Sump Pump Testing	77	0.00	3.28	0.00
23/24	Issue Building WOF	80	284.08	3.28	9.32

23/24	Car Stacker Maintenance	82	135791.52	3.28	4,453.96
23/24	Auckland Council WOF Fee	84	136.52	3.28	4.48
23/24	Solar Panel Maintenance	88	0.00	3.28	0.00
23/24	GreenWall Maintenance	90	4015	3.28	131.69
23/24	Annual Anchor Certification	92	2498	3.28	81.93
23/24	Gutter Clean	94	1000	3.28	32.80
Opex (charged monthly) Approximate ex GST (annual est. total)					13,551.51
23/24	Rates (split to quarterly)	28			5,312.78
23/24	Insurance (charged annually)	29			2,512.41
TOTAL exclusive GST					21,376.70