

Tenancy Operating Expenses Estimate

K150-204 - 150 Karangahape Road, Suite 4, Level 2

K150 - 150 Karangahape Road, Ironbank Building Share: 4.48% Period: 25/26		
Product	Budget	Your Share
[101] Common Area Maintenance	\$4,071.00	\$182.38
[11] Electricity - Common	\$44,022.00	\$1,972.19
[12] Common Cleaning	\$42,891.00	\$1,921.52
[12GLASS] Glass Cleaning	\$22,592.00	\$1,012.12
[12STEEL] Stainless Steel Clean/Polish	\$2,336.00	\$104.65
[12WASH] Annual External Building Wash	\$5,097.00	\$228.35
[14] Lift Maintenance	\$4,988.00	\$223.46
[15] Waste Collection Service	\$25,789.00	\$1,155.35
[16] Fire Alarm Monitoring	\$743.00	\$33.29
[18] Plant Room Charges	\$7,555.00	\$338.46
[19] Grounds Maintenance/Gardening	\$6,637.00	\$297.34
[20] Compost/Worm Bins	\$70.00	\$3.14
[21] Fire Alarm Testing	\$2,176.00	\$97.48
[23] Security Patrols	\$18,552.00	\$831.13
[30] Lights/Electrical Maintenance	\$3,181.00	\$142.51
[31] Annual Building Carbon Emissions	\$346.00	\$15.50
[33] Pest Control	\$7,797.00	\$349.31
[35] Building Access Controls	\$14,779.00	\$662.10
[37] Lift/Fire Phone Charge	\$245.00	\$10.98
[41] Fire Evacuation Cost	\$467.00	\$20.92
[45] Annual IQP Lift Inspection	\$641.00	\$28.72
[49] Bathrooms/Unblocking of Drains	\$310.00	\$13.89
[50] Graffiti Removal	\$4,361.00	\$195.37
[52] Emergency Lighting	\$8,197.00	\$367.23
[54] Cleaning Consumables	\$102.00	\$4.57
[59] Riser Main Testing	\$1,090.00	\$48.83
[60] Water Backflow Testing	\$2,552.00	\$114.33
[61] BWOFF Signage & Passives Checks	\$1,024.00	\$45.88
[63] Fire System Maintenance	\$1,762.00	\$78.94
[64] Fire System Callouts	\$3,709.00	\$166.16
[65] Management Fee	\$41,749.00	\$1,870.36
[66] Access Controlled Doors	\$841.00	\$37.68
[68] Roller Door Maintenance	\$2,387.00	\$106.94
[77] Sump Pump Testing	\$717.00	\$32.12
[80] Issue Building WOF	\$310.00	\$13.89

Product	Budget	Your Share
[82] Car Stacker Maintenance	\$84,060.00	\$3,765.89
[84] Auckland Council WOF Fee	\$233.00	\$10.44
[88] Solar Panel Maintenance	\$2,874.00	\$128.76
[92] Annual Anchor Certification	\$1,101.00	\$49.32
[94] Gutter Clean	\$525.00	\$23.52
Subtotal		\$16,704.98

K150-OW - Offices Common Water - 150-154 Karangahape Road (exc Retail) Share: 5.83% Period: 25/26		
Product	Budget	Your Share
[13] Water	\$4,616.00	\$269.11
[62] Waste Water Charge	\$14,798.00	\$862.72
Subtotal		\$1,131.84

K150-C - Compost Waste - 150-154 Karangahape Road & 22 Cross Street Share: 2.98% Period: 25/26		
Product	Budget	Your Share
[20W] Commercial Compost	\$752.00	\$22.41
Subtotal		\$22.41

Property Services Total	\$17,859.22
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K150 - Insurance & Rates Share: 4.48%		
Item	Period	Your Share
Council Rates	25/26	\$8,452.35
Insurance Premium	26/27	\$4,314.25
Subtotal		\$12,766.60

Grand Total — Estimated Annual Expenses	\$30,625.82
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Budget figures are estimates, actuals may vary, errors & omissions excepted. All figures exclude GST.
 Generated 15 July 2026