

Tenancy Operating Expenses Estimate

D72-1.02 - 72 Dominion Rd, Floor 1, Suite 2

D72 - 72 Dominion Road, Mt Eden		
Share: 6.60% Period: 25/26		
Product	Budget	Your Share
[100] Facade Maintenance	\$210.00	\$13.86
[101] Common Area Maintenance	\$2,095.00	\$138.27
[102] Common Area Carpark	\$265.00	\$17.49
[11] Electricity - Common	\$9,450.00	\$623.70
[12] Common Cleaning	\$34,190.00	\$2,256.54
[12EXGLASS] 6 monthly External Glass Clean	\$6,946.00	\$458.44
[13] Water	\$2,189.00	\$144.47
[14] Lift Maintenance	\$2,205.00	\$145.53
[15] Waste Collection Service	\$11,025.00	\$727.65
[16] Fire Alarm Monitoring	\$1,103.00	\$72.80
[18] Plant Room Charges	\$530.00	\$34.98
[19] Grounds Maintenance/Gardening	\$12,342.00	\$814.57
[21] Fire Alarm Testing	\$1,044.00	\$68.90
[23] Security Patrols	\$7,166.00	\$472.96
[30] Lights/Electrical Maintenance	\$4,631.00	\$305.65
[31] Annual Building Carbon Emissions	\$307.00	\$20.26
[33] Pest Control	\$6,880.00	\$454.08
[35] Building Access Controls	\$3,400.00	\$224.40
[36] Sanitary Units	\$1,840.00	\$121.44
[37] Lift/Fire Phone Charge	\$80.00	\$5.28
[41] Fire Evacuation Cost	\$490.00	\$32.34
[44] Fire/Hose Extinguisher Maintenance	\$136.00	\$8.98
[45] Annual IQP Lift Inspection	\$232.00	\$15.31
[47] Fire System Survey	\$525.00	\$34.65
[48] Cesspit Clean	\$2,100.00	\$138.60
[49] Bathrooms/Unblocking of Drains	\$1,654.00	\$109.16
[50] Graffiti Removal	\$441.00	\$29.11
[52] Emergency Lighting	\$525.00	\$34.65
[54] Cleaning Consumables	\$12,110.00	\$799.26
[55] Cardboard Recycling	\$1,323.00	\$87.32
[57] Sprinkler Testing	\$773.00	\$51.02
[58] Automatic Opening Doors	\$874.00	\$57.68
[60] Water Backflow Testing	\$106.00	\$7.00
[61] BWOFF Signage & Passives Checks	\$696.00	\$45.94
[62] Waste Water Charge	\$6,825.00	\$450.45

Product	Budget	Your Share
[63] Fire System Maintenance	\$1,260.00	\$83.16
[64] Fire System Callouts	\$430.00	\$28.38
[65] Management Fee	\$39,582.00	\$2,612.41
[66] Access Controlled Doors	\$372.00	\$24.55
[67] Weed Spray Common Area	\$2,084.00	\$137.54
[68] Roller Door Maintenance	\$827.00	\$54.58
[76] Vacuum Soak Holes	\$3,150.00	\$207.90
[80] Issue Building WOF	\$314.00	\$20.72
[84] Auckland Council WOF Fee	\$420.00	\$27.72
[94] Gutter Clean	\$840.00	\$55.44
Subtotal		\$12,275.14

Property Services Total	\$12,275.14
--------------------------------	--------------------

D72 - Insurance & Rates		
Share: 6.60%		
Item	Period	Your Share
Council Rates	25/26	\$7,552.34
Insurance Premium	26/27	\$2,723.77
Subtotal		\$10,276.11

Grand Total — Estimated Annual Expenses	\$22,551.25
--	--------------------

*Budget figures are estimates, actuals may vary, errors & omissions excepted. All figures exclude GST.
Generated 28 May 2026*