

Tenancy Operating Expenses Estimate

D93-2.5- - 93 Dominion Road, Floor 2, Suite 5 and Storage

D93 - 93-97 Dominion Rd, Mt Eden		
Share: 5.45% Period: 25/26		
Product	Budget	Your Share
[65] Management Fee	\$29,863.00	\$1,627.53
Subtotal		\$1,627.53

D93-BXCP - 93 Dominion Road Whole Building (Exc Carpark)		
Share: 7.12% Period: 25/26		
Product	Budget	Your Share
[101] Common Area Maintenance	\$1,103.00	\$78.53
[102] Common Area Carpark	\$290.00	\$20.65
[21] Fire Alarm Testing	\$1,141.00	\$81.24
[23] Security Patrols	\$2,536.00	\$180.56
[33] Pest Control	\$14,000.00	\$996.80
[35] Building Access Controls	\$3,606.00	\$256.75
[41] Fire Evacuation Cost	\$516.00	\$36.74
[44] Fire/Hose Extinguisher Maintenance	\$160.00	\$11.39
[48] Cesspit Clean	\$1,103.00	\$78.53
[49] Bathrooms/Unblocking of Drains	\$406.00	\$28.91
[50] Graffiti Removal	\$1,737.00	\$123.67
[52] Emergency Lighting	\$662.00	\$47.13
[61] BWOFF Signage & Passives Checks	\$731.00	\$52.05
[63] Fire System Maintenance	\$521.00	\$37.10
[66] Access Controlled Doors	\$341.00	\$24.28
[67] Weed Spray Common Area	\$1,954.00	\$139.12
[76] Vacuum Soak Holes	\$331.00	\$23.57
[80] Issue Building WOF	\$329.00	\$23.42
[84] Auckland Council WOF Fee	\$294.00	\$20.93
[92] Annual Anchor Certification	\$1,985.00	\$141.33
[94] Gutter Clean	\$552.00	\$39.30
Subtotal		\$2,442.02

D93-O - 93 Dominion Road Offices excluding retail		
Share: 11.76% Period: 25/26		
Product	Budget	Your Share
[11] Electricity - Common	\$7,938.00	\$933.51
[12] Common Cleaning	\$12,128.00	\$1,426.25
[13] Water	\$1,530.00	\$179.93

Product	Budget	Your Share
[14] Lift Maintenance	\$4,962.00	\$583.53
[15] Waste Collection Service	\$8,104.00	\$953.03
[30] Lights/Electrical Maintenance	\$2,205.00	\$259.31
[31] Annual Building Carbon Emissions	\$221.00	\$25.99
[36] Sanitary Units	\$1,660.00	\$195.22
[37] Lift/Fire Phone Charge	\$167.00	\$19.64
[45] Annual IQP Lift Inspection	\$486.00	\$57.15
[54] Cleaning Consumables	\$779.00	\$91.61
[62] Waste Water Charge	\$3,969.00	\$466.75
Subtotal		\$5,191.92

Property Services Total	\$9,261.47
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D93 - Insurance & Rates		
Share: 5.45%		
Item	Period	Your Share
Council Rates	25/26	\$5,843.72
Insurance Premium	26/27	\$1,921.96
Subtotal		\$7,765.68

Grand Total — Estimated Annual Expenses	\$17,027.15
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*Budget figures are estimates, actuals may vary, errors & omissions excepted. All figures exclude GST.
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