

# Tenancy Budget

## OM85-05A - 85 Onehunga Mall - 5A Basement

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
24/25	Common Area Maintenance	101	1680	1.73	29.06
24/25	Common Area Carpark	102	997.5	1.45	14.46
24/25	Electricity - Common	11	5897.01	1.73	102.02
24/25	Common Cleaning	12	840.17	1.73	14.53
24/25	Water	13	52.5	1.73	0.91
24/25	Plant Room Charges	18	1680	1.73	29.06
24/25	Grounds Maint/Gardening/Lawn	19	1680	1.73	29.06
24/25	Fire Alarm Testing	21C	827.82	27.13	224.59
24/25	Security Patrols	23	2299.5	1.73	39.78
24/25	Lights / elect Maintenance	30	2100	1.73	36.33
24/25	Annual Bldg Carbon Emissions	31	53.8	1.73	0.93
24/25	Pest Control	33	0.00	1.73	0.00
24/25	Building Access Controls	35	6329.99	1.73	109.51
24/25	Fire Evacuation Cost	41	467.46	1.73	8.09
24/25	Cesspit Clean	48	217.35	1.73	3.76
24/25	Bathrooms/Unblocking of Drains	49	0.00	1.73	0.00
24/25	Graffiti Removal	50	262.5	1.73	4.54
24/25	Cleaning Consumables	54	0.00	1.73	0.00
24/25	Water Backflow Testing	60	1001.7	1.73	17.33
24/25	BWOF Signage & Passives Checks	61C	662.13	27.13	179.64
24/25	Waste Water Charge	62	420	1.73	7.27
24/25	Fire System Maintenance	63C	157.5	27.13	42.73
24/25	Fire System Callouts	64	0.00	1.73	0.00
24/25	Management Fee	65	21442.05	1.73	370.95
24/25	Weed Spray Com Area	67	1771.94	1.73	30.65
24/25	Roller Door Maintenance	68	525	1.73	9.08
24/25	Issue Building WOF	80C	298.28	27.13	80.92
24/25	Stormwater Filter System Maint	83	1680	1.73	29.06
24/25	Auckland Council WOF Fee	84C	236.25	27.13	64.09
24/25	Annual Anchor Certification	92	941.12	1.73	16.28
24/25	Gutter Clean	94	0.00	1.73	0.00
<b>Opex (charged monthly) Approximate ex GST (annual est. total)</b>					<b>1,494.63</b>
24/25	Rates (split to quarterly)	28			2,027.16
24/25	Insurance (charged annually)	29			560.02
<b>TOTAL exclusive GST</b>					<b>4,081.81</b>