

Tenancy Budget

K150-402 - 150 Karangahape Rd, Suite 2, Level 4

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
25/26	Common Area Maintenance	101	4071.13	2.48	100.96
25/26	Electricity - Common	11	44021.51	2.48	1,091.73
25/26	Common Cleaning	12	42891.14	2.48	1,063.70
25/26	Glass Cleaning	12GLASS	22591.92	2.48	560.28
25/26	Stainless Steel Clean/Polish	12STEEL	2336.25	2.48	57.94
25/26	Annual External Building Wash	12WASH	5096.7	2.48	126.40
25/26	Water	13	4616.04	3.20	147.71
25/26	Lift Maintenance	14	4988.09	2.48	123.70
25/26	Waste Collection Service	15	25789.45	2.48	639.58
25/26	Firealarm Monitoring	16	743.27	2.48	18.43
25/26	Plant Room Charges	18	7554.75	2.48	187.36
25/26	Grounds Maint/Gardening/Lawn	19	6636.71	2.48	164.59
25/26	Commercial Compost	20W	751.78	1.65	12.40
25/26	Fire Alarm Testing	21	2175.52	2.48	53.95
25/26	Security Patrols	23	18551.58	2.48	460.08
25/26	Lights / elect Maintenance	30	3181.27	2.48	78.90
25/26	Annual Bldg Carbon Emissions	31	345.82	2.48	8.58
25/26	Pest Control	33	7797.3	2.48	193.37
25/26	Building Access Controls	35	14778.72	2.48	366.51
25/26	Lift/Fire Phone Charge	37	245.23	2.48	6.08
25/26	Fire Evacuation Cost	41	467.46	2.48	11.59
25/26	Fire/hose Extng Main	44	0.00	2.48	0.00
25/26	Annual IQP Lift Inspection	45	640.5	2.48	15.88
25/26	Bathrooms/Unblocking of Drains	49	309.62	2.48	7.68
25/26	Graffiti Removal	50	4360.65	2.48	108.14
25/26	Emergency Lighting	52	8196.73	2.48	203.28
25/26	Cleaning Consumables	54	102.01	2.48	2.53
25/26	Riser Main Testing	59	1090.15	2.48	27.04
25/26	Water Backflow Testing	60	2551.56	2.48	63.28
25/26	BWOF Signage & Passives Checks	61	1023.97	2.48	25.39
25/26	Waste Water Charge	62	14797.84	3.20	473.53
25/26	Fire System Maintenance	63	1762.32	2.48	43.71
25/26	Fire System Callouts	64	3709.1	2.48	91.99
25/26	Management Fee	65	41749.13	2.48	1,035.38
25/26	Access Controlled Doors	66	840.84	2.48	20.85
25/26	Roller Door Maintenance	68	2387.25	2.48	59.20
25/26	Sump Pump Testing	77	716.63	2.48	17.77
25/26	Issue Building WOF	80	309.95	2.48	7.69
25/26	Car Stacker Maintenance	82	84059.83	2.48	2,084.68
25/26	Auckland Council WOF Fee	84	232.83	2.48	5.77
25/26	Solar Panel Maintenance	88	2874.34	2.48	71.28

25/26	Automated Window Control	89	0.00	2.48	0.00
25/26	Annual Anchor Certification	92	1101.45	2.48	27.32
25/26	Gutter Clean	94	525	2.48	13.02
Opex (charged monthly) Approximate ex GST (annual est. total)					9,879.25
25/26	Rates (split to quarterly)	28			4,678.99
25/26	Insurance (charged annually)	29			2,488.71
TOTAL exclusive GST					17,046.95