

Tenancy Operating Expenses Estimate

OM84-05 - 5/84 Onehunga Mall - Unit 5

OM84 - 84-94 Onehunga Mall & 1- 5 O'Rorke St, Onehunga		
Share: 15.42% Period: 25/26		
Product	Budget	Your Share
[100] Facade Maintenance	\$166.00	\$25.60
[12] Common Cleaning	\$2,148.00	\$331.22
[16] Fire Alarm Monitoring	\$994.00	\$153.27
[18] Plant Room Charges	\$1,764.00	\$272.01
[19] Grounds Maintenance/Gardening	\$1,528.00	\$235.62
[21] Fire Alarm Testing	\$1,710.00	\$263.68
[23] Security Patrols	\$2,536.00	\$391.05
[41] Fire Evacuation Cost	\$516.00	\$79.57
[48] Cesspit Clean	\$386.00	\$59.52
[50] Graffiti Removal	\$250.00	\$38.55
[52] Emergency Lighting	\$2,205.00	\$340.01
[57] Sprinkler Testing	\$4,408.00	\$679.71
[60] Water Backflow Testing	\$442.00	\$68.16
[61] BWOFF Signage & Passives Checks	\$730.00	\$112.57
[63] Fire System Maintenance	\$552.00	\$85.12
[64] Fire System Callouts	\$1,103.00	\$170.08
[65] Management Fee	\$13,336.00	\$2,056.41
[80] Issue Building WOF	\$329.00	\$50.73
[84] Auckland Council WOF Fee	\$295.00	\$45.49
[94] Gutter Clean	\$1,158.00	\$178.56
Subtotal		\$5,636.94

OM85-CP - OM85 Carpark [OM84, OM85, OM91]		
Share: 3.74% Period: 25/26		
Product	Budget	Your Share
[102] Common Area Carpark	\$1,050.00	\$39.27
Subtotal		\$39.27

Property Services Total	\$5,676.21
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OM84 - Insurance & Rates		
Share: 15.42%		
Item	Period	Your Share
Council Rates	25/26	\$10,229.12

Item	Period	Your Share
Insurance Premium	26/27	\$3,133.38
Subtotal		\$13,362.50

Grand Total — Estimated Annual Expenses	\$19,038.71
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*Budget figures are estimates, actuals may vary, errors & omissions excepted. All figures exclude GST.
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