

Tenancy Budget

K150-304 - 150 Karangahape Rd, Suite 4, Level 3

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
25/26	Common Area Maintenance	101	4071.13	4.37	177.91
25/26	Electricity - Common	11	44021.51	4.37	1,923.74
25/26	Common Cleaning	12	42891.14	4.37	1,874.34
25/26	Glass Cleaning	12GLASS	22591.92	4.37	987.27
25/26	Stainless Steel Clean/Polish	12STEEL	2336.25	4.37	102.09
25/26	Annual External Building Wash	12WASH	5096.7	4.37	222.73
25/26	Water	13	4616.04	5.69	262.65
25/26	Lift Maintenance	14	4988.09	4.37	217.98
25/26	Waste Collection Service	15	25789.45	4.37	1,127.00
25/26	Firealarm Monitoring	16	743.27	4.37	32.48
25/26	Plant Room Charges	18	7554.75	4.37	330.14
25/26	Grounds Maint/Gardening/Lawn	19	6636.71	4.37	290.02
25/26	Commercial Compost	20W	751.78	2.91	21.88
25/26	Fire Alarm Testing	21	2175.52	4.37	95.07
25/26	Security Patrols	23	18551.58	4.37	810.70
25/26	Lights / elect Maintenance	30	3181.27	4.37	139.02
25/26	Annual Bldg Carbon Emissions	31	345.82	4.37	15.11
25/26	Pest Control	33	7797.3	4.37	340.74
25/26	Building Access Controls	35	14778.72	4.37	645.83
25/26	Lift/Fire Phone Charge	37	245.23	4.37	10.72
25/26	Fire Evacuation Cost	41	467.46	4.37	20.43
25/26	Fire/hose Extng Main	44	0.00	4.37	0.00
25/26	Annual IQP Lift Inspection	45	640.5	4.37	27.99
25/26	Bathrooms/Unblocking of Drains	49	309.62	4.37	13.53
25/26	Graffiti Removal	50	4360.65	4.37	190.56
25/26	Emergency Lighting	52	8196.73	4.37	358.20
25/26	Cleaning Consumables	54	102.01	4.37	4.46
25/26	Riser Main Testing	59	1090.15	4.37	47.64
25/26	Water Backflow Testing	60	2551.56	4.37	111.50
25/26	BWOF Signage & Passives Checks	61	1023.97	4.37	44.75
25/26	Waste Water Charge	62	14797.84	5.69	842.00
25/26	Fire System Maintenance	63	1762.32	4.37	77.01
25/26	Fire System Callouts	64	3709.1	4.37	162.09
25/26	Management Fee	65	41749.13	4.37	1,824.44
25/26	Access Controlled Doors	66	840.84	4.37	36.74
25/26	Roller Door Maintenance	68	2387.25	4.37	104.32
25/26	Sump Pump Testing	77	716.63	4.37	31.32
25/26	Issue Building WOF	80	309.95	4.37	13.54
25/26	Car Stacker Maintenance	82	84059.83	4.37	3,673.41
25/26	Auckland Council WOF Fee	84	232.83	4.37	10.17
25/26	Solar Panel Maintenance	88	2874.34	4.37	125.61

25/26	Automated Window Control	89	0.00	4.37	0.00
25/26	Annual Anchor Certification	92	1101.45	4.37	48.13
25/26	Gutter Clean	94	525	4.37	22.94

Opex (charged monthly) Approximate ex GST (annual est. total)				17,418.20
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25/26	Rates (split to quarterly)	28			8,244.84
25/26	Insurance (charged annually)	29			4,385.36

TOTAL exclusive GST				30,048.40
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