

Tenancy Budget

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

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
24/25	Common Area Maintenance	101	1995	2.48	49.48
24/25	Electricity - Common	11	32581.92	2.48	808.03
24/25	Common Cleaning	12	42525	2.48	1,054.62
24/25	Glass Cleaning	12GLASS	6300	2.48	156.24
24/25	Stainless Steel Clean/Polish	12STEEL	2336.25	2.48	57.94
24/25	Annual External Building Wash	12WASH	5096.7	2.48	126.40
24/25	Water	13	3150	3.20	100.80
24/25	Lift Maintenance	14	4410	2.48	109.37
24/25	Waste Collection Service	15	22031.98	2.48	546.39
24/25	Firealarm Monitoring	16	932.27	2.48	23.12
24/25	Plant Room Charges	18	7860.77	2.48	194.95
24/25	Grounds Maint/Gardening/Lawn	19	4200	2.48	104.16
24/25	Fire Alarm Testing	21	2112.14	2.48	52.38
24/25	Security Patrols	23	5250	2.48	130.20
24/25	Lights / elect Maintenance	30	1680	2.48	41.66
24/25	Annual Bldg Carbon Emissions	31	352.95	2.48	8.75
24/25	Pest Control	33	3181.5	2.48	78.90
24/25	Building Access Controls	35	14751.32	2.48	365.83
24/25	Lift/Fire Phone Charge	37	37.8	2.48	0.94
24/25	Fire Evacuation Cost	41	467.46	2.48	11.59
24/25	Fire/hose Extng Main	44	0.00	2.48	0.00
24/25	Annual IQP Lift Inspection	45	598.5	2.48	14.84
24/25	Bathrooms/Unblocking of Drains	49	157.5	2.48	3.91
24/25	Graffiti Removal	50	2079	2.48	51.56
24/25	Emergency Lighting	52	4095	2.48	101.56
24/25	Cleaning Consumables	54	504	2.48	12.50
24/25	Riser Main Testing	59	1091.41	2.48	27.07
24/25	Water Backflow Testing	60	1502.55	2.48	37.26
24/25	BWOF Signage & Passives Checks	61	662.13	2.48	16.42
24/25	Waste Water Charge	62	11025	3.20	352.80
24/25	Fire System Maintenance	63	2625	2.48	65.10
24/25	Fire System Callouts	64	0.00	2.48	0.00
24/25	Management Fee	65	49451.85	2.48	1,226.41
24/25	Access Controlled Doors	66	540.54	2.48	13.41
24/25	Roller Door Maintenance	68	1680	2.48	41.66
24/25	Sump Pump Testing	77	0.00	2.48	0.00
24/25	Issue Building WOF	80	298.26	2.48	7.40
24/25	Car Stacker Maintenance	82	73710	2.48	1,828.01
24/25	Auckland Council WOF Fee	84	236.25	2.48	5.86
24/25	Solar Panel Maintenance	88	0.00	2.48	0.00
24/25	Automated Window Control	89	0.00	2.48	0.00

24/25	Annual Anchor Certification	92	1101.45	2.48	27.32
24/25	Gutter Clean	94	525	2.48	13.02
Opex (charged monthly) Approximate ex GST (annual est. total)					7,867.86
24/25	Rates (split to quarterly)	28			4,043.79
25/26	Insurance (charged annually)	29			2,488.71
TOTAL exclusive GST					14,400.36