

Tenancy Operating Expenses Estimate

D109-3A - 109 Dominion Road, 3rd Floor, Suite A

D109 - Anvil - 109 Dominion Road, Mt Eden		
Share: 11.33% Period: 25/26		
Product	Budget	Your Share
[101] Common Area Maintenance	\$1,021.00	\$115.68
[102] Common Area Carpark	\$1,103.00	\$124.97
[11] Electricity - Common	\$16,758.00	\$1,898.68
[12] Common Cleaning	\$15,895.00	\$1,800.90
[12GLASS] Glass Cleaning	\$9,964.00	\$1,128.92
[12STEEL] Stainless Steel Clean/Polish	\$1,103.00	\$124.97
[12WASH] Annual External Building Wash	\$670.00	\$75.91
[14] Lift Maintenance	\$4,839.00	\$548.26
[16] Fire Alarm Monitoring	\$993.00	\$112.51
[18] Plant Room Charges	\$2,944.00	\$333.56
[19] Grounds Maintenance/Gardening	\$2,188.00	\$247.90
[21] Fire Alarm Testing	\$1,164.00	\$131.88
[22] Airconditioning Cost	\$2,205.00	\$249.83
[23] Security Patrols	\$2,977.00	\$337.29
[30] Lights/Electrical Maintenance	\$552.00	\$62.54
[31] Annual Building Carbon Emissions	\$377.00	\$42.71
[33] Pest Control	\$6,946.00	\$786.98
[35] Building Access Controls	\$5,179.00	\$586.78
[37] Lift/Fire Phone Charge	\$42.00	\$4.76
[41] Fire Evacuation Cost	\$516.00	\$58.46
[45] Annual IQP Lift Inspection	\$243.00	\$27.53
[47] Fire System Survey	\$1,103.00	\$124.97
[49] Bathrooms/Unblocking of Drains	\$441.00	\$49.97
[50] Graffiti Removal	\$290.00	\$32.86
[52] Emergency Lighting	\$4,410.00	\$499.65
[54] Cleaning Consumables	\$174.00	\$19.71
[57] Sprinkler Testing	\$485.00	\$54.95
[59] Riser Main Testing	\$1,105.00	\$125.20
[60] Water Backflow Testing	\$416.00	\$47.13
[61] BWOFF Signage & Passives Checks	\$933.00	\$105.71
[63] Fire System Maintenance	\$1,274.00	\$144.34
[64] Fire System Callouts	\$552.00	\$62.54
[65] Management Fee	\$14,891.00	\$1,687.15
[66] Access Controlled Doors	\$330.00	\$37.39
[68] Roller Door Maintenance	\$128.00	\$14.50

Product	Budget	Your Share
[72] BMS Maintenance	\$1,390.00	\$157.49
[80] Issue Building WOF	\$329.00	\$37.28
[84] Auckland Council WOF Fee	\$294.00	\$33.31
[92] Annual Anchor Certification	\$690.00	\$78.18
Subtotal		\$12,113.36

D109 OFFICE COMMON WATER - 109 Dominion Rd - Water (Exc Retail)		
Share: 19.70% Period: 25/26		
Product	Budget	Your Share
[13] Water	\$194.00	\$38.22
[62] Waste Water Charge	\$893.00	\$175.92
Subtotal		\$214.14

Property Services Total	\$12,327.50
--------------------------------	--------------------

D109 - Insurance & Rates		
Share: 11.33%		
Item	Period	Your Share
Council Rates	25/26	\$5,706.07
Insurance Premium	26/27	\$3,794.02
Subtotal		\$9,500.09

Grand Total — Estimated Annual Expenses	\$21,827.59
--	--------------------

*Budget figures are estimates, actuals may vary, errors & omissions excepted. All figures exclude GST.
Generated 14 April 2026*