

Tenancy Budget

K150-401 - 401/150 Karangahape Road

Year	Expense Name	Expense Code	Property Budget	Recharge Percent	Budget Amount
23/24	Common Area Maintenance	101	1,500.00	3.58	53.70
23/24	Electricity - Common	11	31,030.40	3.58	1,110.89
23/24	Common Cleaning	12	38,686.02	3.58	1,384.96
23/24	Glass Cleaning	12GLASS	5,082.12	3.58	181.94
23/24	Stainless Steel Clean/Polish	12STEEL	2,225.00	3.58	79.66
23/24	Annual External Building Wash	12WASH	4,854.00	3.58	173.77
23/24	Water	13	2,576.69	4.65	119.82
23/24	Lift Maintenance	14	4,200.00	3.58	150.36
23/24	Waste Collection Service	15	20,982.84	3.58	751.19
23/24	Firealarm Monitoring	16	887.88	3.58	31.79
23/24	Plant Room Charges	18	7,486.45	3.58	268.01
23/24	Grounds Maint/Gardening/Lawn	19	4,501.20	3.58	161.14
23/24	Common Area Worm Bins	20	0.00	3.58	0.00
23/24	Fire Alarm Testing	21	2,011.56	3.58	72.01
23/24	Security Patrols	23	6,700.04	3.58	239.86
23/24	Lights / elect Maintenance	30	2,000.00	3.58	71.60
23/24	Annual Bldg Carbon Emissions	31	336.14	3.58	12.03
23/24	Pest Control	33	3,030.00	3.58	108.47
23/24	Building Access Controls	35	14,048.88	3.58	502.95
23/24	Lift/Fire Phone Charge	37	36.00	3.58	1.29
23/24	Fire Evacuation Cost	41	445.20	3.58	15.94
23/24	Fire/hose Extng Main	44	0.00	3.58	0.00
23/24	Annual IQP Lift Inspection	45	570.00	3.58	20.41
23/24	Cesspit Clean	48	0.00	3.58	0.00
23/24	Bathrooms/Unblocking of Drains	49	150.00	3.58	5.37
23/24	Graffiti Removal	50	1,980.00	3.58	70.88
23/24	Emergency Lighting	52	3,900.00	3.58	139.62
23/24	Cleaning Consumables	54	480.00	3.58	17.18
23/24	Riser Main Testing	59	1,039.44	3.58	37.21
23/24	Water Backflow Testing	60	1,431.00	3.58	51.23
23/24	BWOF Signage & Passives Checks	61	630.60	3.58	22.58
23/24	Waste Water Charge	62	8,622.75	4.65	400.96
23/24	Fire System Maintenance	63	3,440.00	3.58	123.15
23/24	Fire System Callouts	64	0.00	3.58	0.00
23/24	Management Fee	65	43,474.42	3.58	1,556.38
23/24	Access Controlled Doors	66	514.80	3.58	18.43
23/24	Roller Door Maintenance	68	1,600.00	3.58	57.28
23/24	Sump Pump Testing	77	0.00	3.58	0.00
23/24	Issue Building WOF	80	284.06	3.58	10.17
23/24	Car Stacker Maintenance	82	70,250.80	3.58	2,514.98
23/24	Auckland Council WOF Fee	84	136.52	3.58	4.89
23/24	Insurance Excess	86	0.00	3.58	0.00
23/24	Solar Panel Maintenance	88	0.00	3.58	0.00
23/24	Automated Window Control	89	0.00	3.58	0.00
23/24	Annual Anchor Certification	92	1,049.00	3.58	37.55
23/24	Biennial Gutter Clean	94	500.00	3.58	17.90
Opex (charged monthly) Approximate ex GST (annual est. total)					10,597.55
22/23	Rates (split to quarterly)	28			5,068.21
23/24	Insurance (charged annually)	29			2,768.08
TOTAL exclusive GST					18,433.84