

Tenancy Operating Expenses Estimate

K150-501 - 150 Karangahape Road, Suite 1, Level 5

K150 - 150 Karangahape Road, Ironbank Building		
Share: 3.58% Period: 25/26		
Product	Budget	Your Share
[101] Common Area Maintenance	\$4,071.00	\$145.74
[11] Electricity - Common	\$44,022.00	\$1,575.99
[12] Common Cleaning	\$42,891.00	\$1,535.50
[12GLASS] Glass Cleaning	\$22,592.00	\$808.79
[12STEEL] Stainless Steel Clean/Polish	\$2,336.00	\$83.63
[12WASH] Annual External Building Wash	\$5,097.00	\$182.47
[14] Lift Maintenance	\$4,988.00	\$178.57
[15] Waste Collection Service	\$25,789.00	\$923.25
[16] Fire Alarm Monitoring	\$743.00	\$26.60
[18] Plant Room Charges	\$7,555.00	\$270.47
[19] Grounds Maintenance/Gardening	\$6,637.00	\$237.60
[20] Compost/Worm Bins	\$70.00	\$2.51
[21] Fire Alarm Testing	\$2,176.00	\$77.90
[23] Security Patrols	\$18,552.00	\$664.16
[30] Lights/Electrical Maintenance	\$3,181.00	\$113.88
[31] Annual Building Carbon Emissions	\$346.00	\$12.39
[33] Pest Control	\$7,797.00	\$279.13
[35] Building Access Controls	\$14,779.00	\$529.09
[37] Lift/Fire Phone Charge	\$245.00	\$8.77
[41] Fire Evacuation Cost	\$467.00	\$16.72
[45] Annual IQP Lift Inspection	\$641.00	\$22.95
[49] Bathrooms/Unblocking of Drains	\$310.00	\$11.10
[50] Graffiti Removal	\$4,361.00	\$156.12
[52] Emergency Lighting	\$8,197.00	\$293.45
[54] Cleaning Consumables	\$102.00	\$3.65
[59] Riser Main Testing	\$1,090.00	\$39.02
[60] Water Backflow Testing	\$2,552.00	\$91.36
[61] BWOFF Signage & Passives Checks	\$1,024.00	\$36.66
[63] Fire System Maintenance	\$1,762.00	\$63.08
[64] Fire System Callouts	\$3,709.00	\$132.78
[65] Management Fee	\$41,749.00	\$1,494.61
[66] Access Controlled Doors	\$841.00	\$30.11
[68] Roller Door Maintenance	\$2,387.00	\$85.45
[77] Sump Pump Testing	\$717.00	\$25.67
[80] Issue Building WOF	\$310.00	\$11.10

Product	Budget	Your Share
[82] Car Stacker Maintenance	\$84,060.00	\$3,009.35
[84] Auckland Council WOF Fee	\$233.00	\$8.34
[88] Solar Panel Maintenance	\$2,874.00	\$102.89
[92] Annual Anchor Certification	\$1,101.00	\$39.42
[94] Gutter Clean	\$525.00	\$18.79
Subtotal		\$13,349.07

K150 OFFICE COMMON WATER - Offices - 150-154 Karangahape Road (exc Retail)		
Share: 4.65% Period: 25/26		
Product	Budget	Your Share
[13] Water	\$4,616.00	\$214.64
[62] Waste Water Charge	\$14,798.00	\$688.11
Subtotal		\$902.75

K150 COMPOST - 150-154 Karangahape Road & 22 Cross Street		
Share: 2.38% Period: 25/26		
Product	Budget	Your Share
[20W] Commercial Compost	\$752.00	\$17.90
Subtotal		\$17.90

Property Services Total	\$14,269.72
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K150 - Insurance & Rates		
Share: 3.58%		
Item	Period	Your Share
Council Rates	25/26	\$6,754.34
Insurance Premium	26/27	\$3,447.55
Subtotal		\$10,201.89

Grand Total — Estimated Annual Expenses	\$24,471.61
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Budget figures are estimates, actuals may vary, errors & omissions excepted. All figures exclude GST.
Generated 15 April 2026