



**PROPOSED BUDGET  
FOR THE PERIOD 1/7/2025-30/6/2026**

ITEMS	PROPOSED  BUDGET 1/7/25-30/6/26 \$	TENANCY Shop 3 (previously Jetts)	TENANCY Shop 4 - (Previously Hoops)
<i>Statutory Outgoings:</i>	<i>100% Recoverable</i>		
Council Rates		4,000	4,600
Water Rates		1,200	1,600
<b>Total</b>			
<i>Operating Expenses:</i>			
Air Conditioning	6,000		
Cleaning	4,020		
Electricity	2,500		
Essential Safety Audits	800		
Fire Protection	2,400		
Insurance	9,700		
Lift Maintenance	6,080		
Repairs & Maintenance- General	3,500		
Window cleaning	3,000		
<b>Total</b>	<b>38,000</b>	<b>5,200</b>	<b>6,200</b>

**Shop 3 pays 21.43% of the building outgoings = \$8,143 + GST per annum**

**Tenant pays 100% of the statutory outgoings**

**Total Annual Outgoings - \$13,343 + GST**

**Monthly Outgoings - \$1,112 + GST Incl. Statutory Outgoings**

**Shop 4 pays 36.60% of the building outgoings = \$13,908 + GST per annum**

**Tenant pays 100% of the statutory outgoings**

**Total Annual Outgoings - \$20,108 + GST**

**Monthly Outgoings - \$1,675 + GST Incl. Statutory Outgoings**



TENANTS	Size per m2
Shop 1 - Commonwealth Bank	229
Shop 1A - Octec	132
Shop 2 - CVGT	109
Shop 3 - Jetts	240
Shop 4 - Hoops	410
	<b><u>1,120.00</u></b>