

Outgoings & normal day to day business costs for 19/30 Beaconsfield St, Alexandria

Outgoings	Amount Per Tenant Per Month	Invoice amount	Frequency when you get invoiced
Building insurance	\$117.10		Monthly
Strata fees	\$85.00		Monthly
Council Rates	\$45.91		Monthly
Land tax	\$48.75		Annually, usually January
Total pm	\$296.76		

Dependant on OSR calculations

Costs below are normal day-day business costs & not considered part of outgoings

Gas connection fee/exit	\$120/\$40		One off
Electricity for common areas	\$20.77		Monthly/As per bill \$374 pqtr
Water for common areas	\$9.72		Monthly/As per bill \$175 pqtr
Pest control - kitchens	\$37.40		Monthly
Sydney Water Rates	\$12.72		Monthly
Grease trap cleaning	\$24.00		Monthly
Clean extraction filters	Tenant to organise		Every 8 weeks min they must be cleaned
Service extraction motor	\$48.09		Serviced every 6 months
Service cool room motor	\$46		Serviced every 6 months
Cleaning of common areas	\$130.00		Cleaned TWICE weekly
Fire Inspection Fee	\$8.74		Completed annually
Repairs & Maintenance			
Sydney Water grease trap	\$3.84		Permit fee & admin for water quality

Based on past experience in other building but unknown until received

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New quote to follow once kitchens are finished

Every 2 months cleaned out (Sydney Water decide)

Items such as Insurance/Strata Fees/Council Rates & Land Tax are classified as 'Outgoings' -all other costs are normal day-day business costs associated with any business, we have organised reduced pricing on these as a group for your benefit & saving

NB: These are indicative only & based on information to hand as of this date.