



Property Address: Shop 7 / 6 Lea Street, Hackham

Property Size: Approximately 80 Square metres

Rent Amount: \$1,250.00 Per Month + Outgoings + GST

Council Zoning: Local Centre - City of Onkaparinga

Estimate of outgoings tenant liable to pay per annum:

<u>Council Rates</u>	<u>\$ 1,253.00</u>	approx + gst
<u>SA Water Rates</u>	<u>\$ 1,000.00</u>	approx + gst
<u>SA Water Usage</u>	<u>as metred</u>	approx + gst
<u>ESL</u>	<u>\$ 276.00</u>	approx + gst
<u>Electricity</u>	<u>as metred</u>	approx + gst
<u>Building Insurance</u>	<u>incl strata</u>	approx + gst
<u>Repairs & Maintenance</u>	<u>✓</u>	approx + gst
<u>Management Costs</u>	<u>\$ 1,400.00</u>	approx + gst
<u>Common Electricity</u>	<u>✓</u>	approx + gst
<u>Strata Fees</u>	<u>\$ 3,936.00</u>	approx + gst
Total	<u><u>\$ 7,865.00</u></u>	approx + gst

- Note:
- Tenants are responsible for arranging their own Electricity, Telephone Connections & Billing
 - Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover
 - Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

Comments: _____

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