



J-Shed Lease Expression of Interest Addendum

Addendum Number: 001

Date: 30/07/2026

Please find attached the current outgoings budget for the 2026/2027 Financial Year at J-Shed.

The estimate is based on previous years' actual costs. As outgoings can vary depending on how each unit is used, the final costs may differ from the amounts shown.

All figures are GST exclusive.

OFFICIAL

**CITY OF FREMANTLE
AS LESSOR FOR J SEHDS
VARIABLE OUTGOINGS BUDGET FOR THE YEAR ENDED 30 JUNE 2027**

**BUDGET
2026-27
\$**

Expenses

Rates & Taxes	Paid direct
Water Usage	14,195.00
Electricity Usage	15,899.00
General R&M	5,004.00
Lift	Not Applicable
Insurance	1,585.00
HVAC	Not Applicable
Pest Control	1,600.00
Preventative Maintenance	3,599.00
Audit Fee	900.00
Electrical	770.00
	43,552.00

Unit 1	216	\$ 13,400.62
Unit 2	162	\$ 10,050.46
Unit 3	162	\$ 10,050.46
Unit 4	162	\$ 10,050.46
TOTAL	702	
VOs/sqm	\$	62.04