

# Operating Costs according to § 21 MRG

<b>Water costs</b>	The costs for provision of water services, the costs incurred through certified inspection of supply (e.g. leakage test, to the extent of which fall within the sphere of standard maintenance), and the cost of water metering
<b>Chimney Sweeping</b>	Recurring costs of sweeping to the extent prescribed by sweeping regulations ! The costs of sanding out a fire-place do not belong to the operating costs
<b>Canal Cleaning</b>	Waste water and canal fees, also the removal of canal blockages, so long as no intrusion in the substance is carried out. ! Mechanical clearing of pipelines is not covered
<b>Refuse Collection</b>	Costs of garbage disposal and clearing out, including the removal of building debris, as long as the origin is unknown
<b>Pest Control</b>	Not only are the costs of the officially required rat extermination covered, but also the cost of any pest control, independent of official work order; also included is the deterrence of pigeons with the exception of the removal of pigeon excrement
<b>Lighting of General Building Areas</b>	Cost of electricity, expense of replacement parts for the lighting system, which are required as per standard operation in normal usage time periods, such as bulbs and fuses
<b>Fire insurance Liability and water damage insurance Insurance against glass breakage and storm damage</b>	Water damage insurance including corrosion damage
<b>Expenses for building maintenance</b>	Including expenses for printing material, account management fees and suchlike: thereby the category A-sum may be applied per calendar year and to m <sup>2</sup> of occupied space
<b>Public Charges</b>	e.g. property tax; in addition charges may apply according to regional law regulations, so far as accounted for through charges iS of the F-VG
<b>Shared Facilities</b>	e.g. lift, laundry, <b>landscaped areas</b>
<b>Lift</b>	Costs of electricity demand, supervision, operation, monitoring, care and cleaning, as well as regular inspection of the safety in operation and operational readiness

**Point 8 Additional Disbursements and Public Charges**

Upkeep and maintenance  
Costs for maintenance contracts  
Security services, doorman  
Building supervision  
Heating and air-conditioning  
Aesthetic repair  
Execution of new painting and touch-up work  
Reparation in cases of vandalism  
Maintenance to exterior facilities  
Maintenance and repair to outside lighting  
Traffic safety devices  
Traffic signs  
Line marking  
Rubbish bins  
Care and renewal of green spaces and landscaping  
Miscellaneous disbursements