









8/7 Investigator Drive Unanderra NSW

- * Modern security gated complex * High clearance electric roller door
- * Sought after location
- * Close to M1 Motorway & Port Kembla
- * Adaptable Usage * 10 minutes to Wollongong CBD
- * 2 car parks
- * Call James now to inspect!

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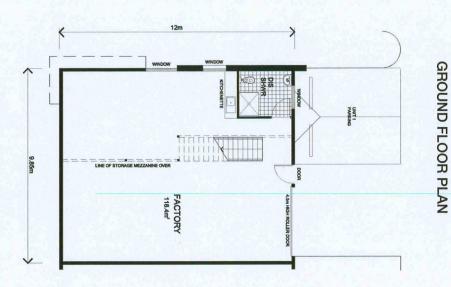
Type : Industrial Building Size: 118 sqm

View : https://www.whkcommercial.com.au/leas

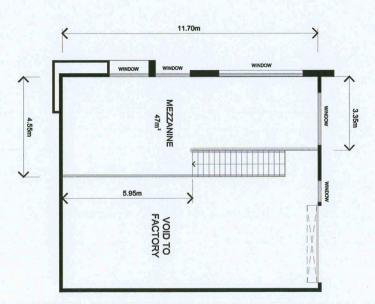
e/nsw/wollongong-illawarra/unanderra/c ommercial/industrial/8069442



Harry Stefanou 02 4229 6640



MEZZANINE FLOOR PLAN



Strata Management Specialists P/L T/as Integrity Strata Proposed Budget for Strata Plan 97620 7 Investigator Drive UNANDERRA Prepared by Strata Management Specialists P/L T/as Integrity Strata (ABN 26194229949) 324 Crown Street WOLLONGONG NSW 2500 Ph 02 4229 4699 Fax 02 4226 3298

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Aggregate Units of Entitlement (UOE) 200	Proposed Budget	Adjustment	Adjustment Current Year (01/09/2018-31/08/2019)			Last Year (01/09/2017-31/08/2018)		
Administrative Fund-	(01/09/2019-31/08/2020)		Budget	Actual	Variance	Budget	Actual	Variance
Contribution Schedule								
Cleaning & Grounds Group								
Lawn and Garden/Cleaning	\$5,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Cleaning & Grounds Group	\$5,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fire Compliance Group								
Fire Compliance Works	\$1,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Fire Compliance Group	\$1,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance Group								
Insurance	\$8,500.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Insurance Valuation	\$400.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Insurance Group	\$8,900.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance Group								
General Maintenance- Admin	\$1,500.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Maintenance Group	\$1,500.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Charges Group								
Archive Storage fee	\$106.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Audit	\$110.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Disbursements	\$1,600.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Management Fee	\$3,200.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Management Charges Group	\$5,016.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Statutory Authority Charges Group								
Building reports	\$500.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electricity Supply	\$1,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Water Usage Charges	\$2,000.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00