


Realmark®




Buyers Guide

4/25 Burrarah Way, Duncraig

Ian Masterson

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 northcoastal.realmark.com.au

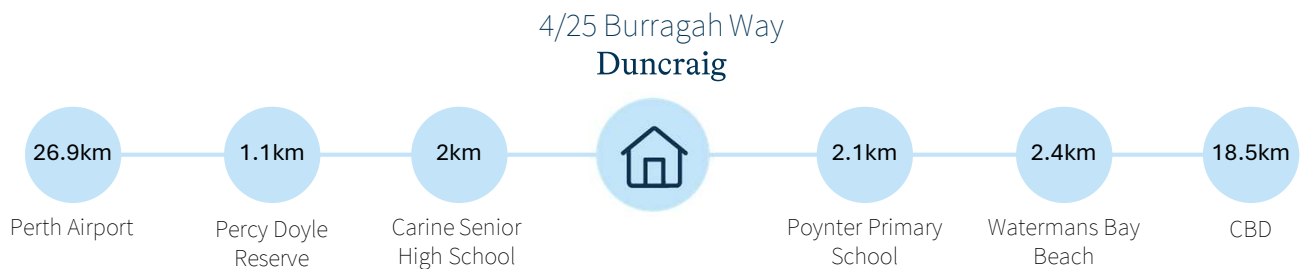
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4/25 Burregah Way, **Duncraig**

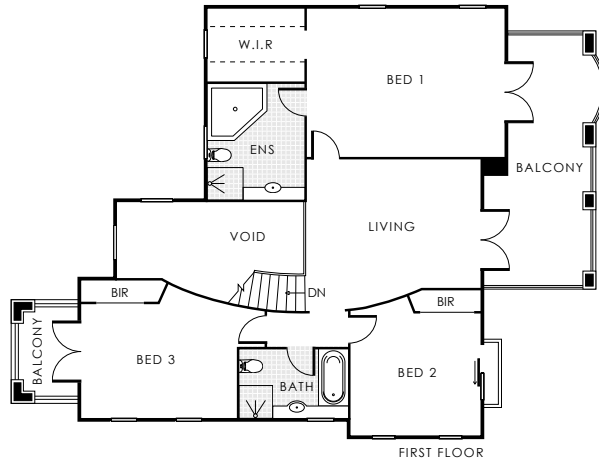
Property & Suburb Information



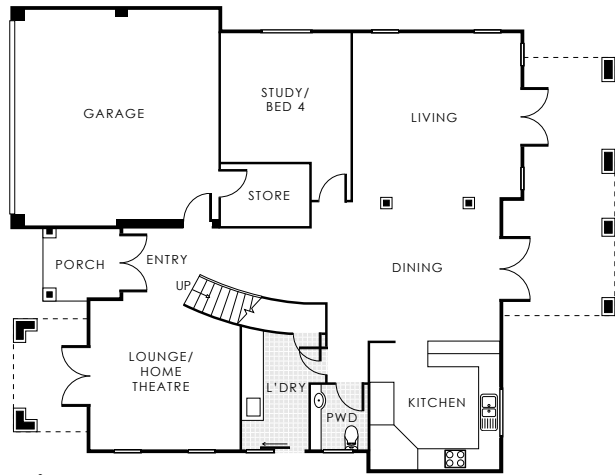
Year Built:	1997
Title:	Strata Plan
Council:	City of Joondalup
Local School Intake Areas:	Poynter Primary School
We recommend contacting schools directly regarding zoning and admissions.	Carine Senior High School
	Floor Plan
Attached:	Rental Assessment
	Certificate of Title & Strata Disclosure



Council Rates: \$2,359 /yr **Water Rates:** \$1,808 /yr
Strata Levies \$782.20/qtr



FIRST FLOOR



GROUND FLOOR

4/25 Burrageh Way, Duncraig

Realmark™

Licensee North Coastal Pty Ltd
T/as Realmark North Coastal
Licensed Real Estate Agent
ABN 25 158 950 255 ACN 158 950 253 TC 64748
9/8 Burregah Way, Duncraig, WA 6023
(08) 9246 0050
northcoastal.realmark.com.au

23rd March 2026

Dear Investor

Thank you for the opportunity to provide a rental appraisal for 4/25 Burregah Way Duncraig WA

When it comes to property investment, we understand it's about more than simply collecting rent. The key drivers of long-term success are strong rental yield, asset protection and effective risk management.

Our approach is designed to maximise returns while protecting your asset. It combines detailed rental value research, strategic tenant selection, strict regulatory compliance, and proactive tenant liaison — all working together to deliver consistent performance.

Our rental value research considers the property's features, location, and current market conditions, ensuring you can make informed and confident decisions.

Based on this analysis, we estimate the property would achieve a rental range of approximately **\$950 - \$1050** per week .

We will be in touch shortly to discuss how we would manage your property investment and add value at every stage.

Yours sincerely,



Colleen Laverty
Investment Manager
0407 832 235



Lot information (choose all that apply)

Att.

This lot is on a registered scheme plan

This lot has not yet been created

This lot is a leasehold strata expiring on _____
(being the expiry day of the scheme set out in the scheme notice)

Street address of the lot (if known)

4125 Burreelah Way Duncaig.

Lot 4 on scheme plan no. 32612.

(The lot owner will also own a share in the common property of the scheme)

Voting right restrictions

Does the contract contain any voting right restriction which has the meaning in regulation 103 of the *Strata Titles (General) Regulations 2019*? * no yes

If yes, describe the restriction _____

* A voting right restriction includes if the contract requires the buyer to grant an enduring proxy or power of attorney to the seller.

Exclusive use by-laws

This lot is a 'special lot', subject to exclusive use by-laws giving exclusive use of an area of common property no yes

If yes, please give details

n/a.

Strata levy/contributions for the lot (choose one option)

(Local government rates are payable by the lot owner in addition to the strata levy/contributions)

Contributions that have been determined within the previous 12 months

If not determined, estimated contributions for 12 months after proposed settlement date

	Actual (\$)	OR	Estimated (\$) 12 months after the proposed settlement date
Administrative fund:	<u>\$1,852</u>		<u>yr.</u>
Reserve fund:	<u>\$1,276.60</u>		<u>yr.</u>
Other levy (attach details)	<u>nil</u>		<u>nil.</u>

Actual Estimated total contribution \$ _____ for the lot

Payable annually bi-annually quarterly other: _____

Due dates \$782.20 on Jan 2026 \$782.20 on July 2026.
\$782.20 on Apr 2026 \$782.20 on October 2026.

Strata levy/contributions/other debts owing

If the seller has a debt owed to the strata company, the total amount owing is \$ —

If the seller has a debt owed to a utility company, the total amount owing is \$ —

Details of who is owed, how the debt arose, date on which it arose and the amount outstanding is attached.

n/a.

4/25 Burragah Way Duncraig

Annex A.

1. ADMINISTRATIVE - a levy used to found day-to-day operations of the Strata Company (insurance premium, electricity, gardening, cleaning, reticulation etc).

2. RESERVE - a levy used to found non-routine and major Strata Company expenses (a small buffer, known as a sinking budget, to cover unexpected expenses).

The amount each owner needs to pay is based on their UNITS OF ENTITLEMENTS certified by Licensed Valuer when Strata Plan 32612 was registered.

U/E for unit 1 and 2 is 24

U/E for unit 3 and 4 is 26

Therefore, Strata Levy paid in quarterly instalment is:

UNIT 1 \$1720 Administrative / Reserve + \$1178.4 Insurance = \$2898.4 **\$724.6 QUARTERLY**

UNIT 2 \$1720 Administrative / Reserve + \$1178.4 Insurance = \$2898.4 **\$724.6 QUARTERLY**

UNIT 3 \$1852 Administrative / Reserve + \$1276.6 Insurance = \$3128.6 **\$782.2 QUARTERLY**

UNIT 4 \$1852 Administrative / Reserve + \$1276.6 Insurance = \$3128.6 **\$782.2 QUARTERLY**

QBE Strata Title Insurance Policy attached.

We have several contractors:

For lawn mowing Nathan Davis (biweekly approx. front verge)

Retic Doctor for reticulation

SA Caprioni for gardening

- #2 is the new strata secretary, taking over from #4.
- Fees are paid quarterly in Jan, April, July, Oct.

WESTERN



AUSTRALIA

TITLE NUMBER

Volume Folio

2099 716

**RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893 AND THE
STRATA TITLES ACT OF 1985**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 4 ON STRATA PLAN 32612
TOGETHER WITH A SHARE IN COMMON PROPERTY (IF ANY) AS SET OUT ON THE STRATA PLAN

**REGISTERED PROPRIETOR:
(FIRST SCHEDULE)**

DUSANKA GRKOVIC
VELJKO GRKOVIC
BOTH OF 4/25 BURRAGAH WAY, DUNCRAIG
AS JOINT TENANTS

(T L026096) REGISTERED 31/7/2009

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)**

1. INTERESTS NOTIFIED ON THE STRATA PLAN AND ANY AMENDMENTS TO LOTS OR COMMON PROPERTY NOTIFIED THEREON BY VIRTUE OF THE PROVISIONS OF THE STRATA TITLES ACT OF 1985 AS AMENDED.
2. L134697 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 11/11/2009.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: SP32612
PREVIOUS TITLE: SP32612
PROPERTY STREET ADDRESS: UNIT 4 25 BURRAGAH WAY, DUNCRAIG.
LOCAL GOVERNMENT AUTHORITY: CITY OF JOONDALUP



STRATA PLAN 32612

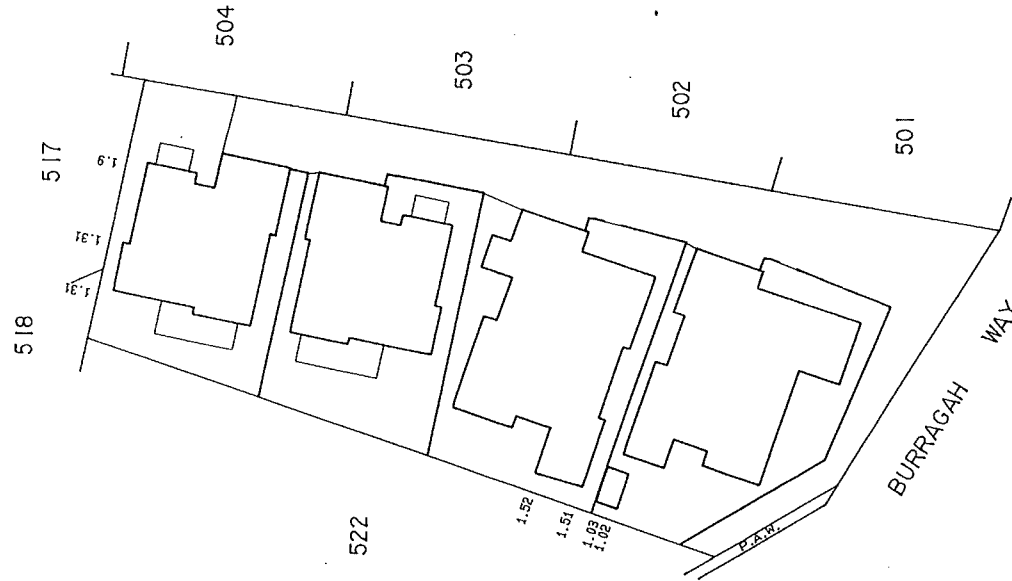


STRATA/SURVEY STRATA PLAN

(1)

LOCATION PLAN

LIMITED IN DEPTH TO 12-19 METRES



P.A.W. NOT TO SCALE

STRATA PLAN 32612

SHEET 1 OF 3 SHEETS

MANAGEMENT STATEMENT YES NO

Lodged 18.3.97 155648

Examined 18.3.97 [Signature]

Registered 18.3.97 A.P.P. 54465236

REGISTRAR OF TITLES

WESTERN AUSTRALIAN PLANNING COMMISSION

Certificate of Approval of M.A.P.C. under Section 25(1) or 25b(2) of STRATA TITLES ACT 1984.

FOR CHAIRMAN DATE

PLAN OF PORTION OF SWAN
LOCATION 10090 AND BEING LOT
523 ON DIASRAM 87562

CERT. OF TITLE VOLUME 2016 FOLIO 289

LOCAL GOVERNMENT CITY OF WANNEROO

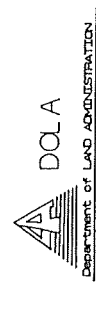
INDEX PLAN PERTH 2000 07.37

FIELD BOOK NO

SCALE 1:400

NAME OF SCHEME RIMINI COURT

ADDRESS OF PARCEL
25 BURRAGAH WAY DUNCRAIG W.A 6023

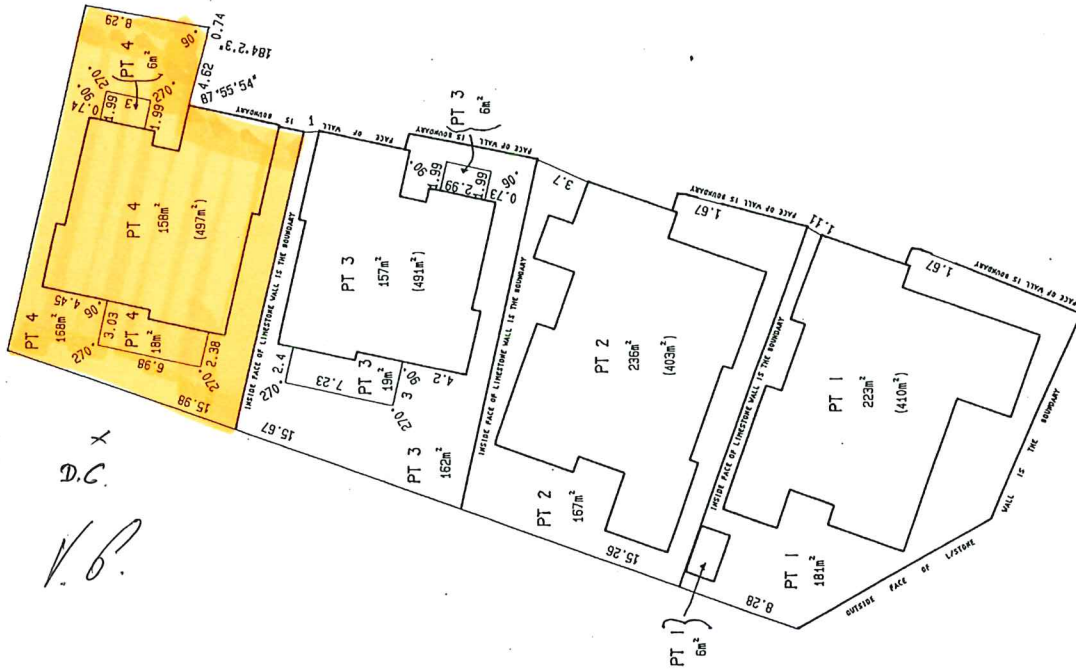
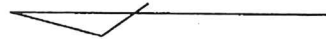


STRATA PLAN 32612

SHEET 2 OF 3 SHEETS

GROUND FLOOR

V.P.
D.C. X



As at 18th September 1997, unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 9AB of the Strata Titles Act 1985;

The scheme may not be a single tier scheme, as defined in section 3(1) of the Strata Titles Act 1985;

The areas of the lots shown on the strata plan may have changed;

Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre plane of that wall or the plane at which they are joined, is the boundary;

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

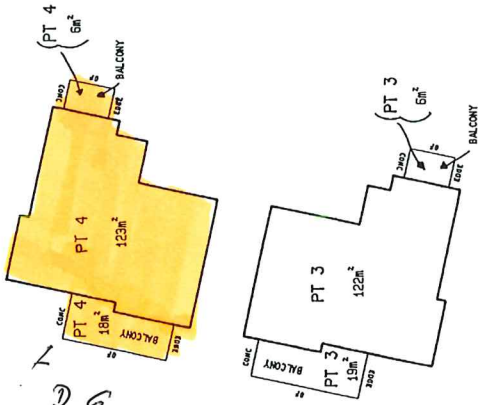
INCLUDING WHERE COVERED THE STRATUM OF LOTS 1, 2, 3 AND 4 EXTEND BETWEEN 5 METRES BELOW AND 10 METRES ABOVE THE UPPER SURFACE LEVEL OF THE GROUND FLOOR OF THE BUILDING ON LOT 1.

EXTERNAL FACES OF THE WALL ARE THE BOUNDARIES OF THE PART LOT(S) COMPRISING THE BUILDING.

ALL DISTANCES ARE FROM THE EXTERNAL FACE OF THE WALL

SCALE 1:300

FIRST FLOOR



As at 18th October 1997 unless a notice of resolution under section 21H or an objection under 21O has been recorded on the strata plan -

The boundaries of the lots or parts of the lots which are buildings shown on the strata plan are the external surfaces of those buildings, as provided by section 3AB of the Strata Titles Act 1985.

The scheme may not be a single tier scheme, as defined in section 3(1) of the Strata Titles Act 1985.

The areas of the lots shown on the strata plan may have changes:-

Where 2 lots have a common or party wall, or have buildings on them which are joined, the centre plane of that wall or the plane at which they are joined, is the boundary.

The horizontal boundaries of the lots or parts of the lots which are not buildings shown on the plan (if any) remain as provided on this strata plan.

SCALE 1:300

FORM 5

Strata Titles Act 1985

Sections 5B (1), 8A, 22(1)

STRATA PLAN No. 32612

DESCRIPTION OF PARCEL & BUILDING

Two single storey and two double storey units of brick and tile construction situated on portion of Swan Location 10090 and being Lot 523 on Diagram 87562 as contained in Certificate of Title Volume 2016 Folio 289. The address is 25 Burragah Way, Duncraig.

CERTIFICATE OF SURVEYOR

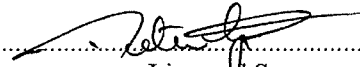
I, Peter Grant, being a licensed surveyor registered under the *Licensed Surveyors Act 1909*, certify that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan):-

- (a) each lot that is not wholly within a building shown on the plan is within the external surface boundaries of the parcel; and either
- (b) each building shown on the plan is within the external surface boundaries of the parcel; or
- (c) in a case where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel;
 - (i) all lots shown on the plan are within the external surface boundaries of the parcel;
 - (ii) the plan clearly indicates the existence of the encroachment and its nature and extent: and
 - (iii) where the encroachment is not on to a public road, street or way, that an appropriate easement has been granted and will be lodged with the Registrar of Titles to enable it to be registered as an appurtenance of the parcel; and

~~*(d) if the plan is a plan of re-subdivision, it complies with Schedule 1 by-law(s) no(s) on Strata Plan No. registered in respect of (name of scheme) or sufficiently complies with that/those by-law(s) in a way that is allowed by regulation 36 of the *Strata Titles General Regulations 1996*.~~

24-1-97

Date



Licensed Surveyor

* Delete if inapplicable



FORM 7

Strata Titles Act 1985

Sections 5B (2), 8A (f), 23 (1)

STRATA PLAN No. 32612

DESCRIPTION OF PARCEL & BUILDING

Two single and two double storey units of brick and tile construction situated on portion of Swan Location 10090 and being Lot 523 on Diagram 87562 as contained in Certificate of Title Volume 2016 Folio 289. The address is 25 Burregah Way, Duncraig.

CERTIFICATE OF LOCAL GOVERNMENT

City of Wanneroo, the local government hereby certifies that in respect of the strata plan which relates to the parcel and building described above (in this certificate called "the plan"):-

(1) (a) the building and the parcel shown on the plan have been inspected and that it is consistent with the approved building plans and specifications in respect of the building; or

~~(b) the building has been inspected and the modification is consistent with the approved building plans and specifications relating to the modification;~~

(2) the building, in the opinion of the local government, is of sufficient standard to be brought under the *Strata Titles Act 1985*;

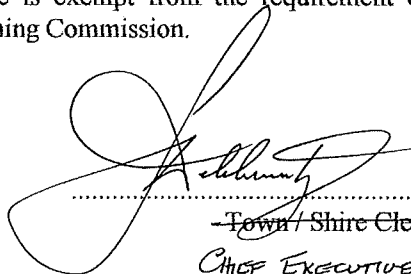
~~(3) where a part of a wall or building, or material attached to a wall or building, encroaches beyond the external surface boundaries of the parcel on to a public road, street or way the local government is of the opinion that retention of the encroachment in its existing state will not endanger public safety or unreasonably interfere with the amenity of the neighbourhood and the local government does not object to the encroachment; and~~

~~(4) (a) any conditions imposed by the Western Australian Planning Commission have been complied with; or~~

(b) the within strata scheme is exempt from the requirement of approval by the Western Australian Planning Commission.

12 MARCH 1997

Date



Town/ Shire Clerk

CHIEF EXECUTIVE OFFICER

Strata Plan 32612

<u>Lot</u>	<u>Certificate of Title</u>	<u>Lot Status</u>	<u>Part Lot</u>
1	2099/713	Registered	
2	2099/714	Registered	
3	2099/715	Registered	
4	2099/716	Registered	



Precontractual Disclosure Statement to the Buyer
Statements relevant to Part B



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000006509934

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Scheme name Rimini Court
Lot 4 on scheme plan number 32612

Minutes

The Strata Company does not keep minutes because:

- The Scheme is a two lot scheme and is not required to keep minutes
- The Scheme is 3, or 4, or 5 lots and a by-law has been passed that exempts the Strata Company from keeping minutes
- The Seller has been unable to obtain the minutes because

Statement of Accounts

The Strata Company does not keep statement of accounts because:

- The Scheme is a two lot scheme and is not required to keep accounts
- The Scheme is 3, or 4, or 5 lots and a by-law has been passed that exempts the Strata Company from keeping accounts
- The Seller has been unable to obtain the statement of accounts because

Seller

Signature *V. Grkovic*
Name Veliko Grkovic
Date 19/3/26

Signature _____
Name _____
Date _____

Signature *D. Grkovic*
Name Dosanka Grkovic
Date 19/3/26

Signature _____
Name _____
Date _____