



ABINGTON

BALDIVIS

About —Yaran



Yaran NDIS Accommodation

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yaranndis.com.au

Yaran NDIS Accommodation is part of Yaran Property Group.

Since 1996, our mission is to be a blessing to others through housing that is affordable, fit-for-purpose, and environmentally conscious.




Though we specialize in affordable build-to-rent, we have extended our scope to address the housing needs of those living with disabilities, ensuring they can live comfortably and independently.

Yaran has dedicated property management, strata management, and short-stay accommodation management teams to look after all aspects of the tenancy.

ABINGTON BALDIVIS RESIDENCES

Known for its relaxed lifestyle, scenic surroundings, and community spirit, all our 9 ground floor units are situated in Baldivis – a suburb that offers a blend of urban conveniences and natural beauty. Each unit is designed to provide a comfortable and accessible living environment that includes necessary adaptive features and facilities.

**Our residences are available
for NDIS Participants under
the following SDA Categories:**

-  High Physical Support
-  Fully Accessible
-  Improved Liveability



Welcome to Abington Residences



Car Bays for Residents and Visitors



Liveability -Features



ACCESS TO COMMON AREAS

- Level entrance for easy access
- Flat access to outdoor areas accessible by wheelchair
- Safe, step-free pathway from street/parking to entrance
- Smooth internal doors and corridors for comfortable movement



ASSISTIVE TECHNOLOGY

- Provision for ceiling hoists
- Powered height-adjustable benchtops
- Provision for automated doors and blinds to windows
- Intercom system with central connection to all in-house automations



PROPERTY FEATURES

- Pets Allowed
- Wide Doorways
- Private Courtyards
- Allocated Storerooms
- Bathroom vanity/hand basin accessible in seated or standing position



AMENITIES/ NEARBY FACILITIES

- 46km south of the Perth's CBD
- Baldivis offers parks, social activity areas, BBQs.
- Close proximity to shopping centres such as Stockland Baldivis, Baldivis Square Shopping Centre, and Baldivis Shopping Centre
- Serviced by public buses, providing connectivity to neighbouring suburbs and the Perth metropolitan area

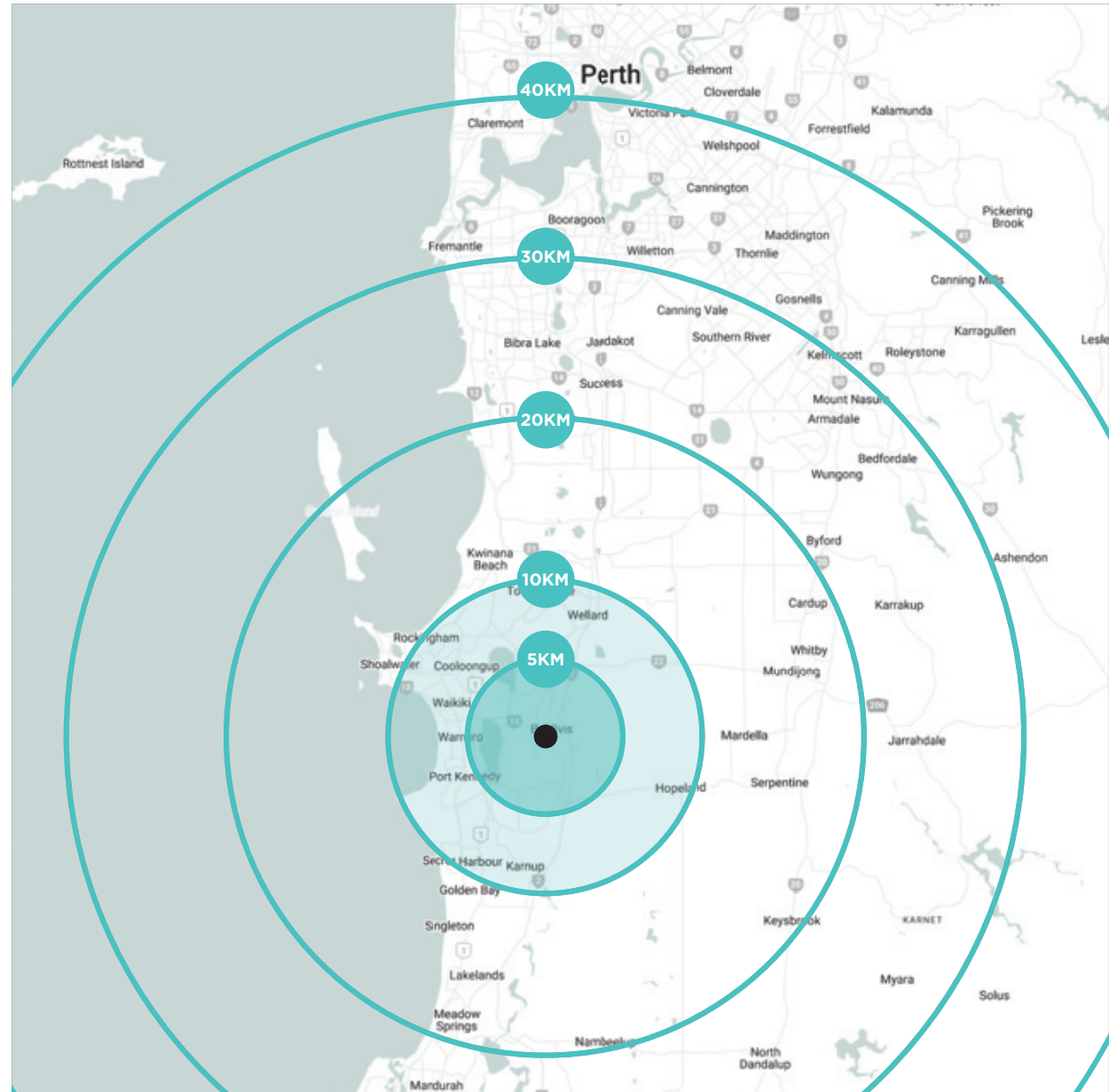
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



Location - Localé

The residences are situated in the desirable vibrant area of Baldivis.

150m	Settlers Hill Shopping Centre
200m	Commercial Shopping District
400m	Parklands and Trails
1km	Freeway Access
10km	Rockingham / Safety Bay
22km	Mandurah
30km	Fiona Stanley Hospital
30km	Fremantle
40km	Perth City





KARDINYA
SHOPPING
CENTRE

SAFETY
BAY

ROCKINGHAM
CENTRE

LAKE
WALYUNGUP

BALDIVIS
SPORTS
COMPLEX

RESTAURANTS
& CAFES

BARIBARI
RESERVE

SETTLEERS
HILL
SHOPPING
CENTRE

COMMERCIAL
DISTRICT

KWINANA
FREEWAY

Floorplan

2  2   87 sqm

Features

- Intercom system
- Slip-resistant flooring
- Accessible bathroom and shower
- Ensuite bathroom for each bedroom
- Onsite overnight assistance available
- Reinforced ceilings with hoist provision
- Air conditioning in living areas and master bedroom
- Flat access to outdoor areas accessible by wheelchair
- Power supply provision for automated doors and window (blinds)



Dining and Kitchen



Living Area



Kitchen



Kitchen Features

1. Adjustable Benchtop
2. Drawer Dishwasher
3. Oven handle at 1000mm
4. Microwave Recess at 600mm
5. Induction Cooktop
6. Rangehood



Master Bedroom



Light-filled Bedroom



Accessible Bathroom



Second Bedroom



Second Bathroom





CONSTRUCTION PROGRESS

Expected completion
March 2024.



For further information and to secure a residence, please contact
Caio De Araujo at 0452 667 944 or via email at caio@yaran.com.au.

Yaran's — Point of Difference

- Single-Occupancy dwellings with additional bedroom and bathroom for guests and support workers.
- Quality-built SDA homes that meet the highest accessibility standards (High Physical Support).
- Accepting NDIS participants with High Physical Support, Fully Accessible and Improved Liveability funding.
- Additional residence within complex used exclusively as Onsite Overnight Assistance (OOA).
- Tailored housing solutions to suit individual needs and preferences.
- A seamless and stress-free process from expression of interest to moving into your home.
- Ongoing customer support and maintenance services.

Our Vision

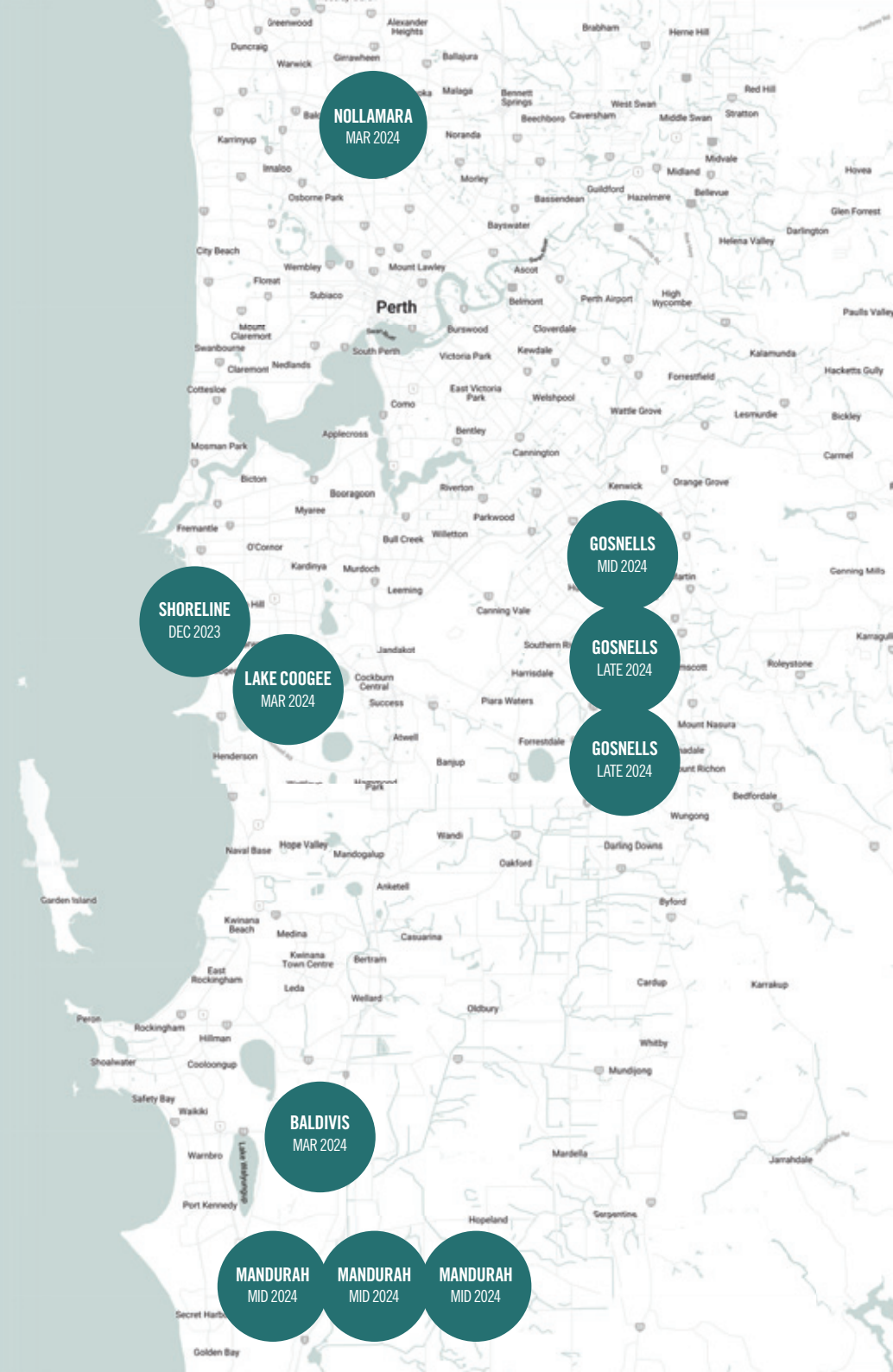
To have 400 SDAs under construction by the end of 2023.

Pipeline of SDAs

We currently have 280 SDAs under construction across 33 different sites in Perth's South Metro Area.

Up and Coming — Projects

Suburb	Estimated Completion Date	SDAs	Non-SDAs	Total Dwellings
South Lake	Late 2024	20	47	67
North Coogee (Shoreline)	December 2023	15	5	20
Lake Coogee	Mid 2024	8	1	9
Mandurah	Mid 2024 - Early 2025	74	15	89
Baldivis/Shoalwater	Early 2024 - Early 2025	15	2	17
Gosnells	Mid 2024 - Early 2025	64	11	75
Armadale	Early 2025	23	3	26
Midland	Late 2024 - Early 2025	47	8	55
Bennett Springs	Early 2025	14	2	16
TOTAL		280	94	374



Yaran — NDIS Team

We believe the more minds we put toward a task allows us to analyze solutions from different view points. Together our multidisciplinary team explores solutions to come up with a custom, innovative and beautiful housing solutions for NDIS.



Faryar Gorjy

*Director and Founder of
Yaran Property Group*



Marco Buonaiuto

*General Manager of
Yaran Property Group*



Caio De Araujo

*Business Development Manager
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Ruby Echavez

*Business Development Manager
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