

About —Yaran



Yaran NDIS Email: ndis@yaran.com.au Phone: 0452 667 944 yaranndis.com.au Yaran NDIS 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.

LAKE COOGEE RESIDENCES

Situated in the desirable suburb of Lake Coogee, all 9 units are ground floor residences that are 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



Improved Liveability



WELCOME TO LAKE COOGEE



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
- $\cdot\,$ Allocated Storerooms
- Bathroom vanity/hand basin accessible in seated or standing position



AMENITIES/ NEARBY FACILITIES

- 10 km South of Fremantle
- 20km from Perth's CBD
- Distance to Coogee Beach
- Gateway Shopping Centre in Cockburn Central and Phoenix Shopping Centre in Spearwood are two options that provide various shops and dining options.

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



Location –Localé

The residences are situated in the desirable coastal area of Coogee.

| 2km | Beeliar Shopping Centre | | |
|------|-----------------------------|--|--|
| 2km | Coogee Beach | | |
| 3km | Port Coogee Shopping Centre | | |
| 5km | Cockburn Central | | |
| 7km | South Fremantle Cafe Strip | | |
| 8km | Fremantle | | |
| 8km | Fiona Stanley Hospital | | |
| 15km | Cottesloe Beach | | |
| 20km | Perth City | | |



/ FREMANTLE //

PERTH



Site Plan





87 sqm 🔄

2 🖨

2 🖽

Features

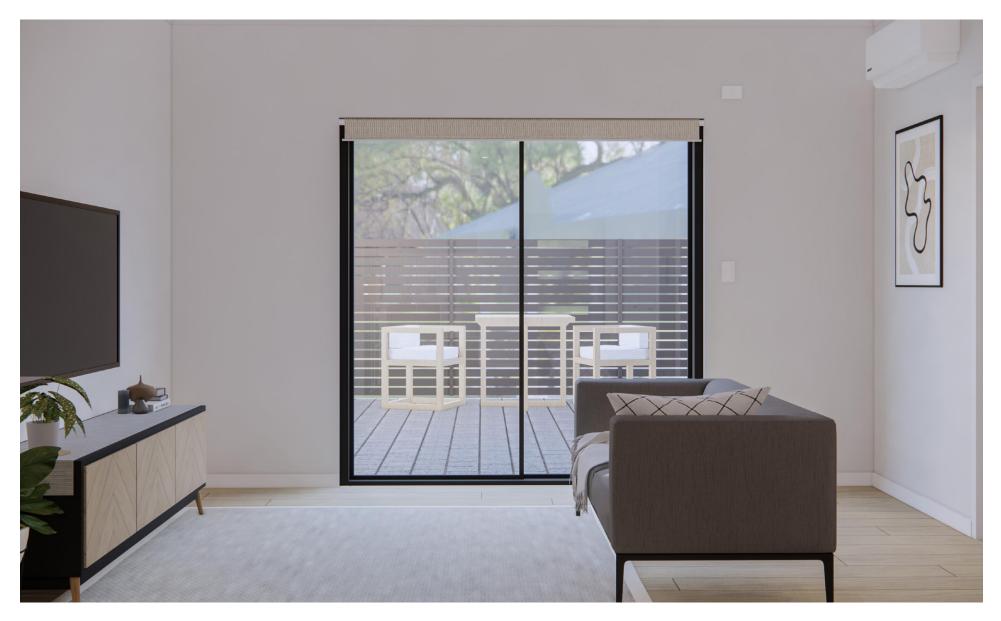
- Intercom system
- Slip-resistant flooring
- Accessible bathroom and shower
- Ensuite bathroom for each bedroom
- Onsite overnight assistance available
- Reinforced ceilings with hoist provision
- Air conditioning in living areas and master bedroom
- Flat access to outdoor areas accessible by wheelchair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



Dining and Kitchen



Living Area



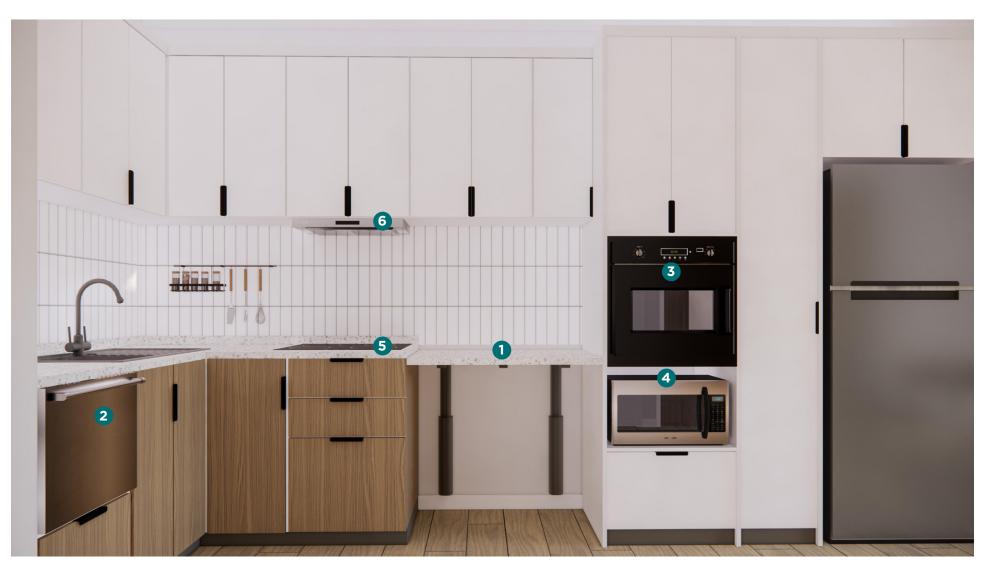
Kitchen



Kitchen Features

- 1. Adjustable Benchtop
- 2. Drawer Dishwasher
- 3. Oven handle at 1000mm

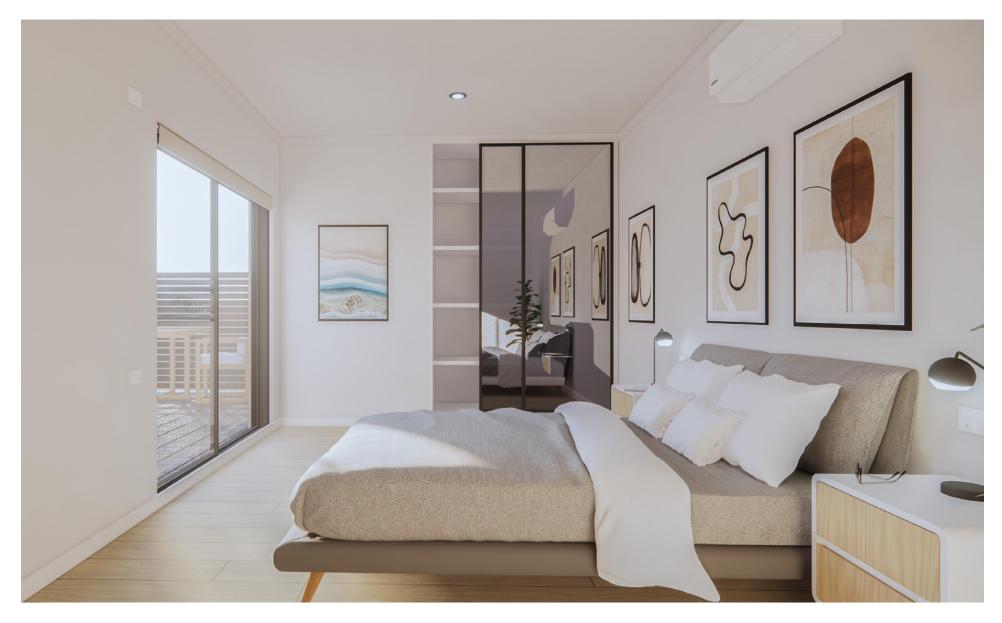
- 4. Microwave Recess at 600mm
- 5. Induction Cooktop
- 6. Rangehood



Master Bedroom



Light-filled Bedroom



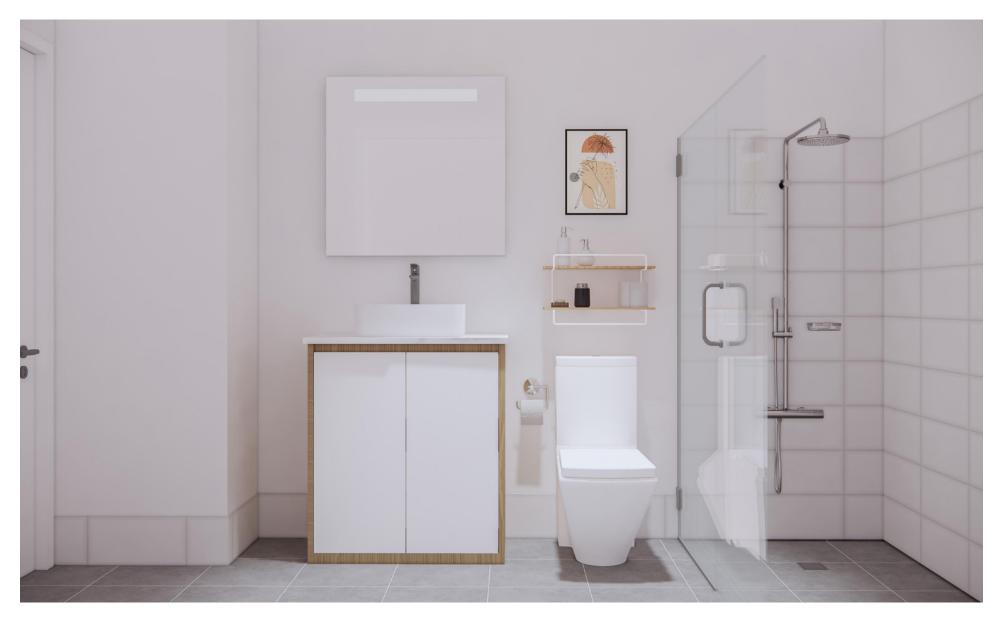
Accessible Bathroom



Second Bedroom



Second Bathroom



Yaran's — Point of Difference

- Single-Occupancy dwellings with additional bedroom and bathroom for family members, guests, and support workers
- Quality-built SDA homes that meet High Physical Support Design Standards
- Accepting NDIS participants with High Physical Support, Fully Accessible and Improved Liveability funding

- Additional residence within complex used exclusively as Onsite Overnight Assistance (OOA)
- Private courtyards
- Accepting participants with pets
- 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

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 |
|-----------------------------|------------------------------|------|--------------|--------------------|
| North Coogee (Shoreline) | Completed | 15 | 5 | 20 |
| Baldivis | Completed | 8 | 1 | 9 |
| Lake Coogee | July 2024 | 8 | 1 | 9 |
| Mandurah | Mid 2024 - Early 2025 | 50 | 10 | 60 |
| Gosnells | Mid 2024 - Early 2025 | 64 | 11 | 75 |
| Midland | Late 2024 - Early 2025 | 47 | 8 | 55 |
| Shoalwater | September 2024 | 7 | 1 | 8 |
| Maddington | November 2024 | 7 | 1 | 8 |
| Nollamara | August 2024 | 4 | 1 | 5 |
| Armadale | Early 2025 | 23 | 3 | 26 |
| Bennett Springs | Early 2025 | 14 | 2 | 16 |
| TOTAL | | 247 | 44 | 291 |



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 for Yaran NDIS



Ruby Echavez

Business Development Manager for Yaran NDIS



Vesna Pravica Client Engagement Officer for Yaran NDIS



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