



LANYON

MANDURAH SDA RESIDENCES



About —Yaran



Yaran

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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.

Lanyon Mandurah Residences

Located in the coastal city of Mandurah known for its stunning waterways, relaxed lifestyle and natural beauty, these 10 SDA ground floor residences are designed to provide a safe, 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 Lanyon Mandurah



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

- 71 km south of the Perth's CBD
- Mandurah offers dining, healthcare, parks, beaches and social activity areas.
- Distance to nearest shopping centres such as Mandurah Forum, Mandurah Terrace and Smart Street Mall shops.
- Serviced by public buses, providing connectivity to neighbouring suburbs and the Perth metropolitan area

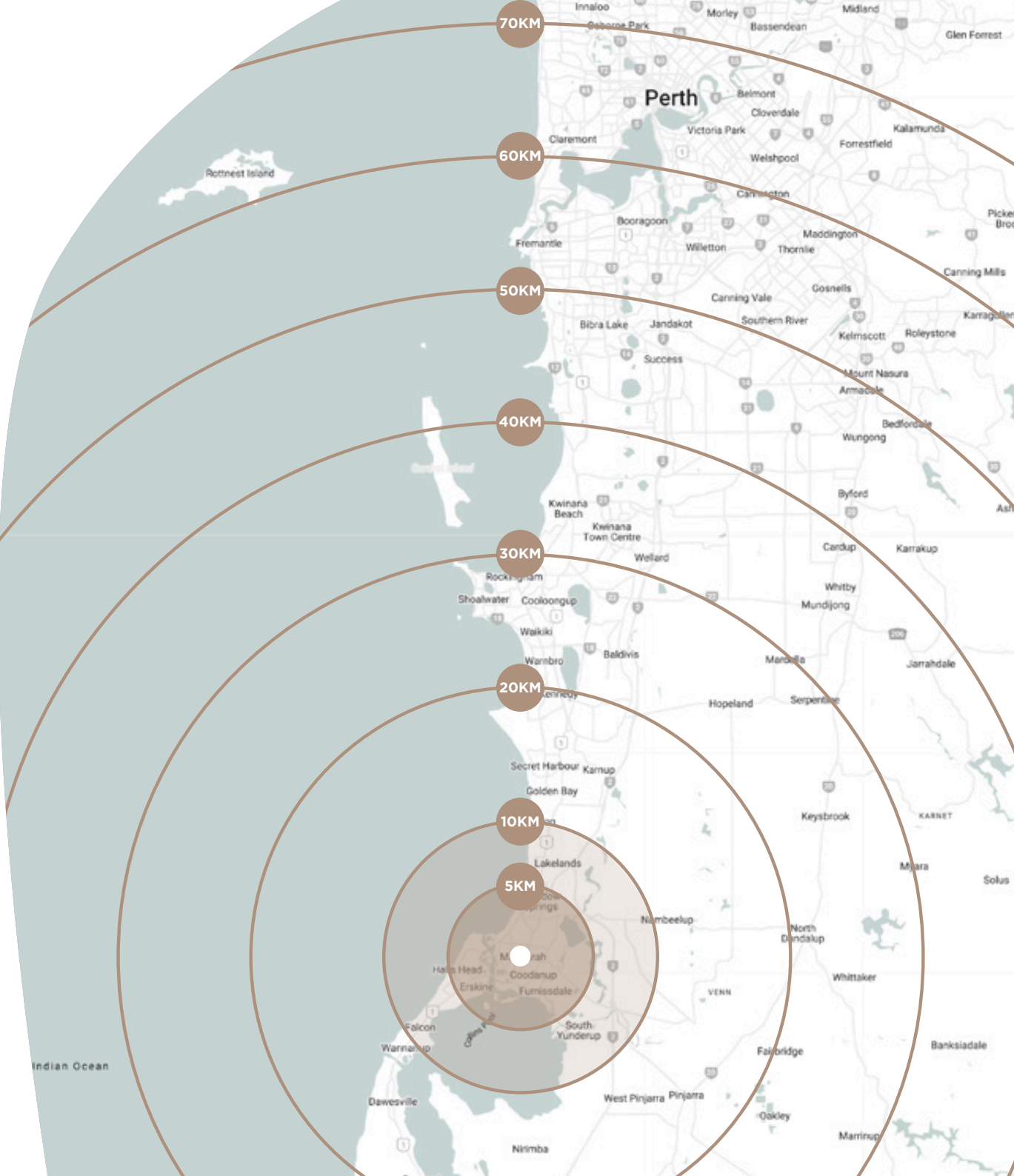
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



Location - Localé

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

- 400m Mandurah Recreation Centre
- 500m Mandurah Forum
- 1km Mandurah Estuary
- 1km Cafe Strip
- 1.3km Mandurah Foreshore
- 1.8km Beach Coastline
- 2.8km Peel Health Campus
- 27km Rockingham
- 55km Fremantle
- 70km Perth





HALLS HEAD

MANDURAH ESTUARY

RESTAURANTS & CAFES

MANDURAH FORESHORE

DOLPHIN QUAY MARINA

BEACH COASTLINE

LANYON

BARIBARI RESERVE

MANDURAH FORUM

RUSHTON PARK

Floorplan

Features

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

Site Plan



SDA Type A

2 bedrooms, 1 bathroom, 1 participant

2 1 80 sqm



SDA Type B

1 bedroom, 1 bathroom, 1 participant

1 1 80 sqm



Dining and Kitchen



Living Area



Private Courtyard



Kitchen Features

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



Master Bedroom



Easily Accessible Bathroom from Bedroom



Accessible Bathroom



Second Bedroom



Second Bathroom





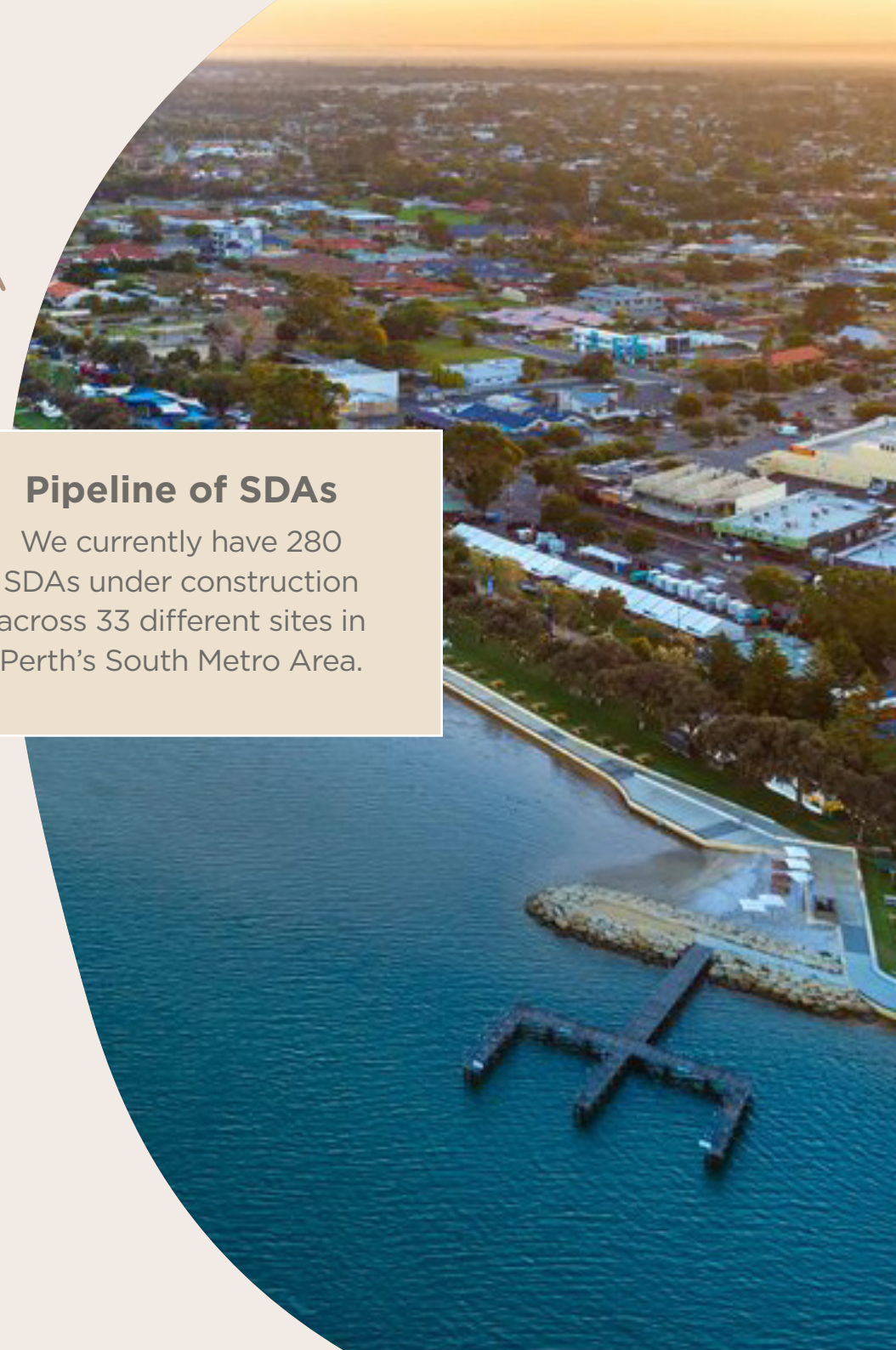
Yaran's

— 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

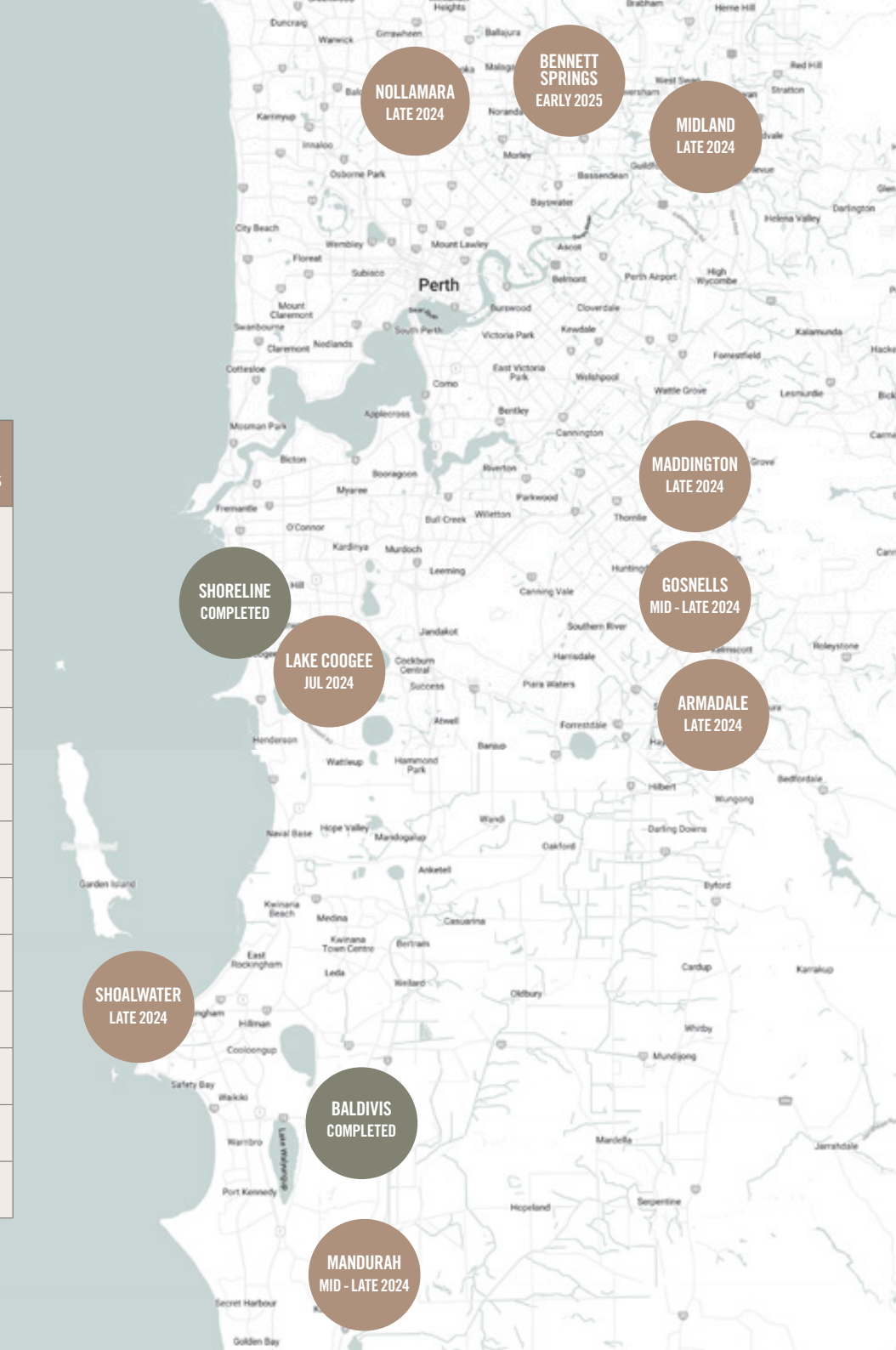
Pipeline of SDAs

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



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