



SIXTY NINE

COOPER

MANDURAH 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.

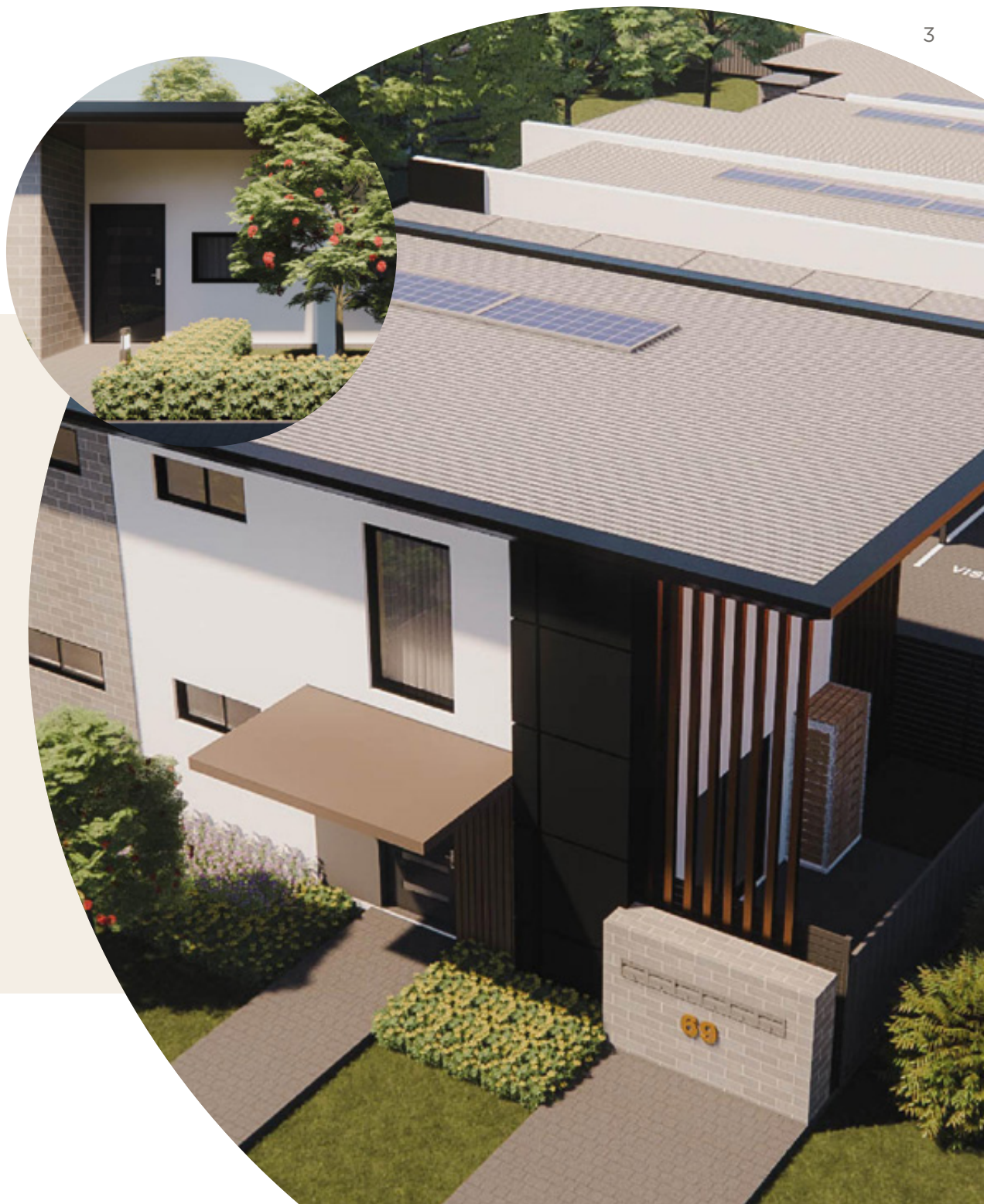


Cooper Residences

Situated in the charming coastal town of Mandurah, renowned for its scenic waterways, relaxed lifestyle, and captivating beauty, these ground-floor SDA residences are positioned on the same street in Cooper. Each location comprises 5 SDA residences that are carefully designed, providing a secure, comfortable, and easily accessible living environment. The design incorporates essential adaptive features and amenities to ensure a comfortable and accommodating living space..

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

-  High Physical Support
-  Fully Accessible
-  Improved Liveability



Welcome to 69 and 77 Cooper, Mandurah 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

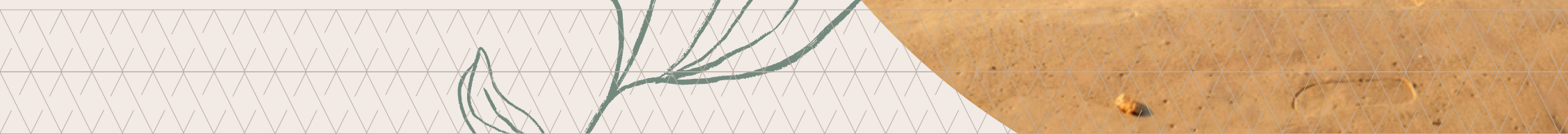
- Pets Allowed
- Wide Doorways
- Private Courtyards
- Allocated Storerooms
- Bathroom vanity/hand basin accessible in seated or standing position



AMENITIES/ NEARBY FACILITIES

- 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

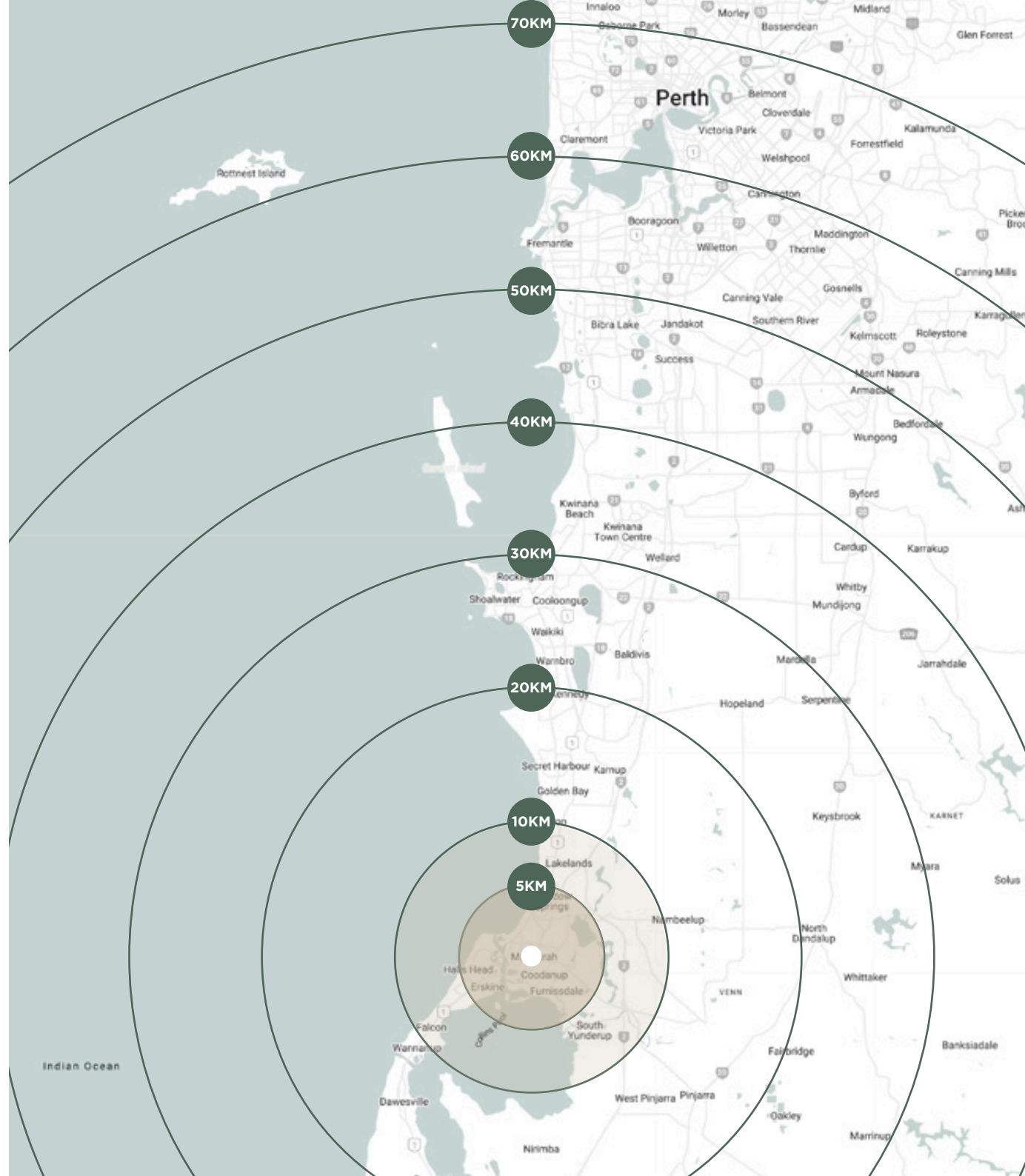
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



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

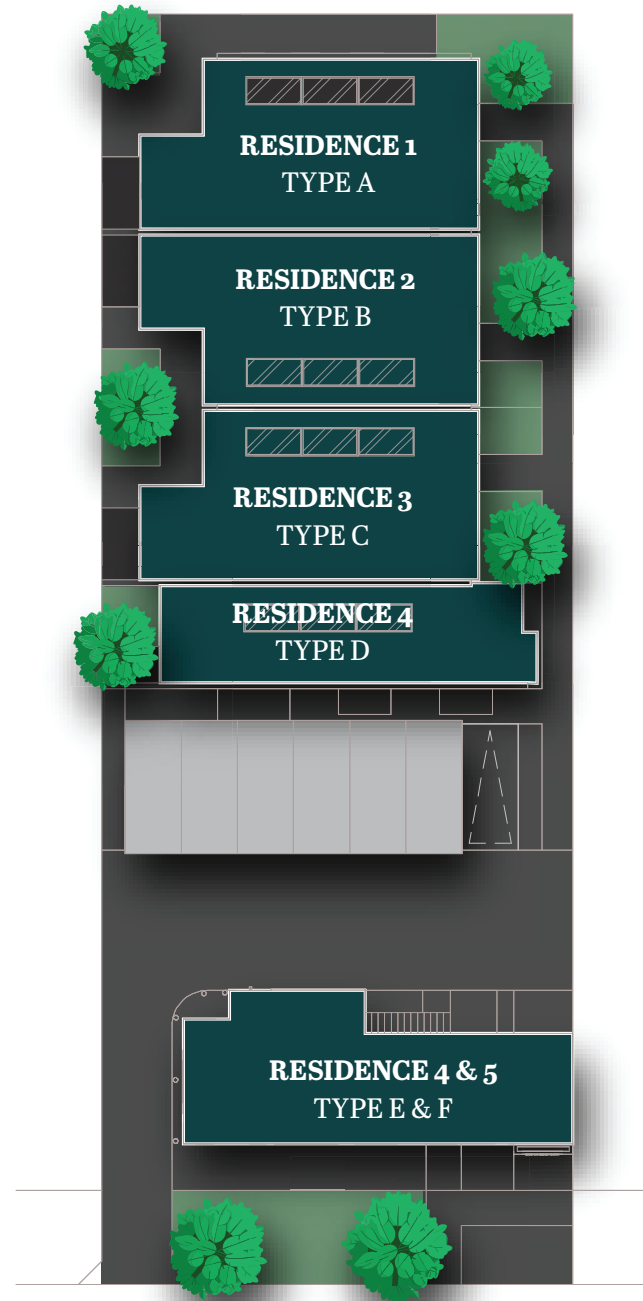
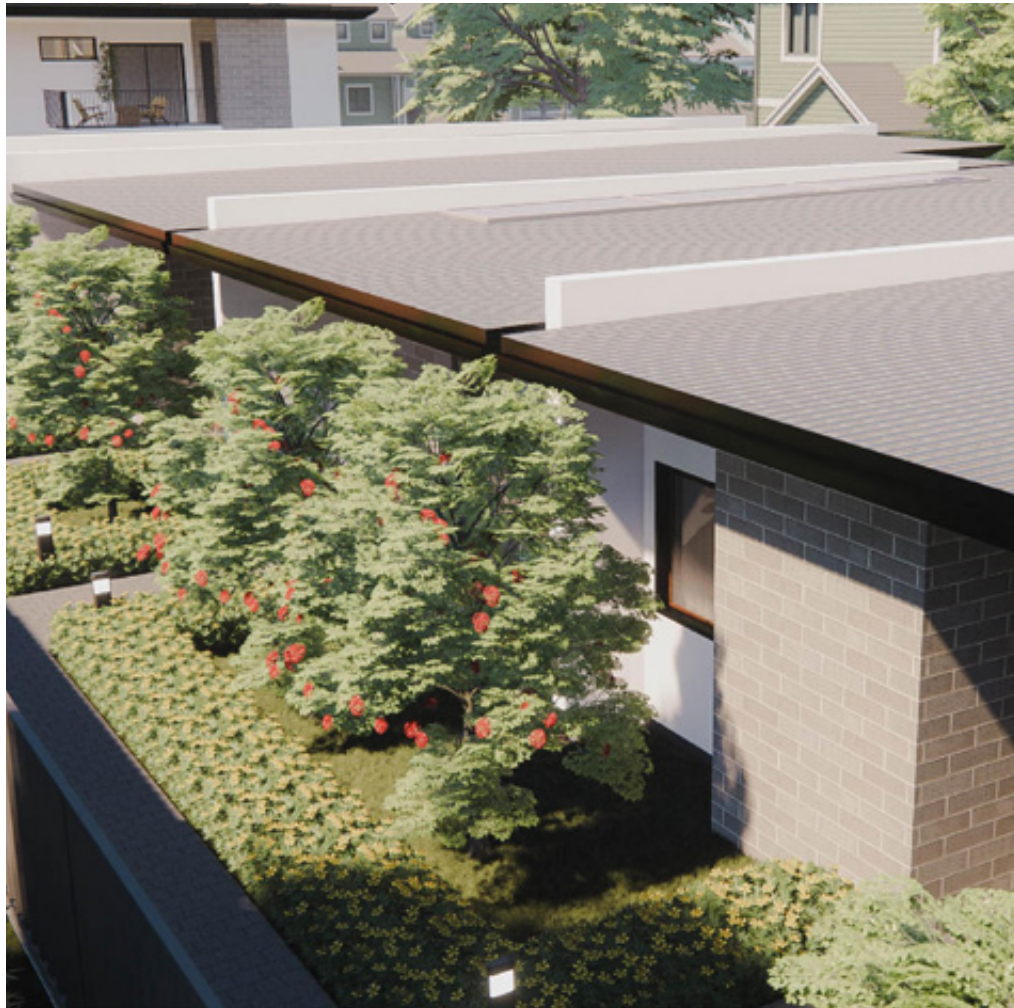
COOPER

BARIBARI RESERVE

MANDURAH FORUM

RUSHTON PARK

Site Plan



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)

SDA Type E & F

1 bedroom, 1 bathroom, 1 participant

1  1   69 sqm



SDA Type A & C

2 bedrooms, 1 bathroom, 1 participant

2  1   98 sqm



SDA Type B

1 bedroom, 1 bathroom, 1 participant

1  1   69 sqm



Living Area - Type A



Living Area - Type B



Type A Kitchen



Type B Kitchen



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



Light-filled Bedroom



Accessible Bathroom



Second Bedroom (Type A)



Second Bathroom (Type B)





CONSTRUCTION PROGRESS



Expected completion
September 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.

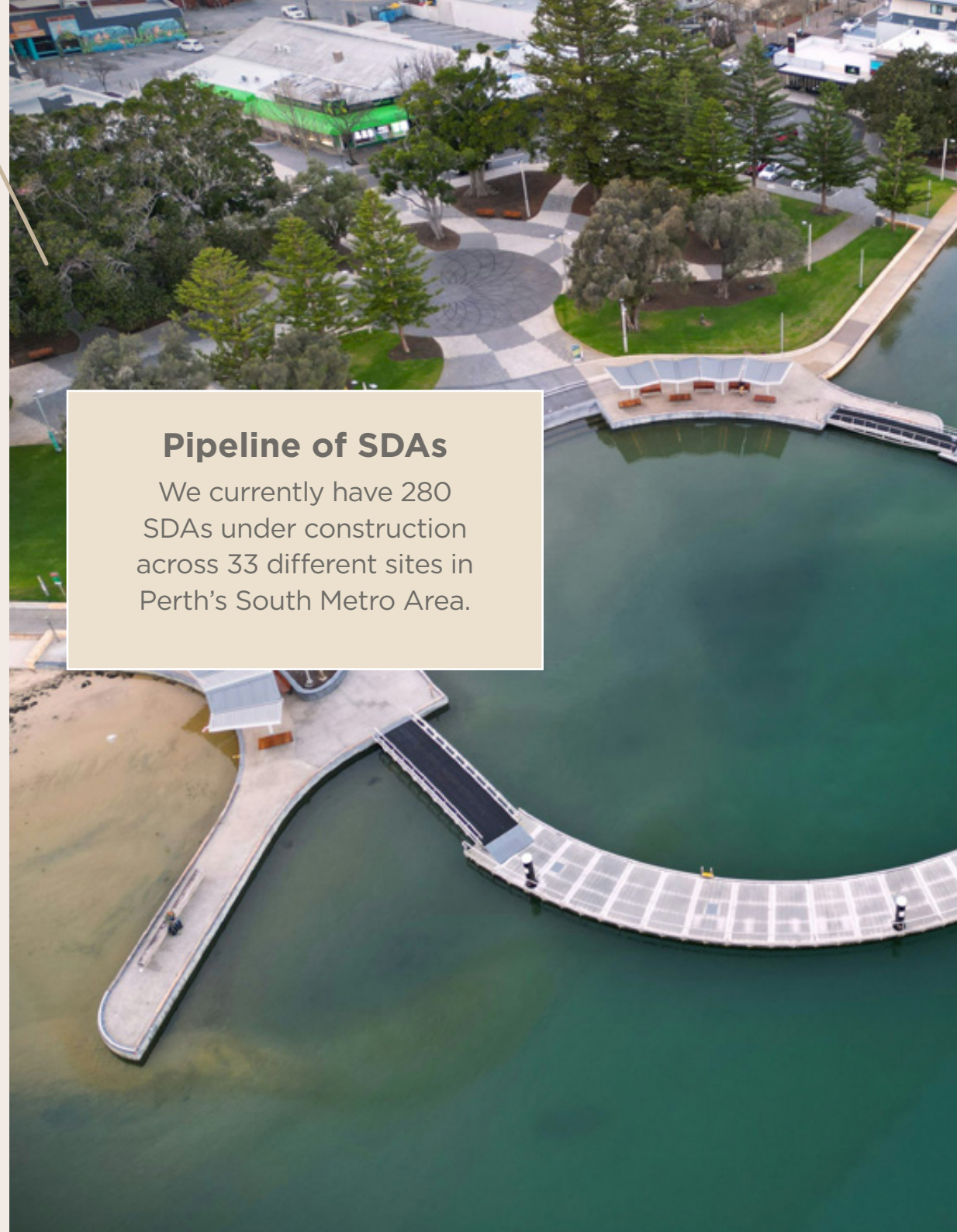
Yaran's

— Point of Difference

- Single-Occupancy dwellings with additional bedroom and bathroom for 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

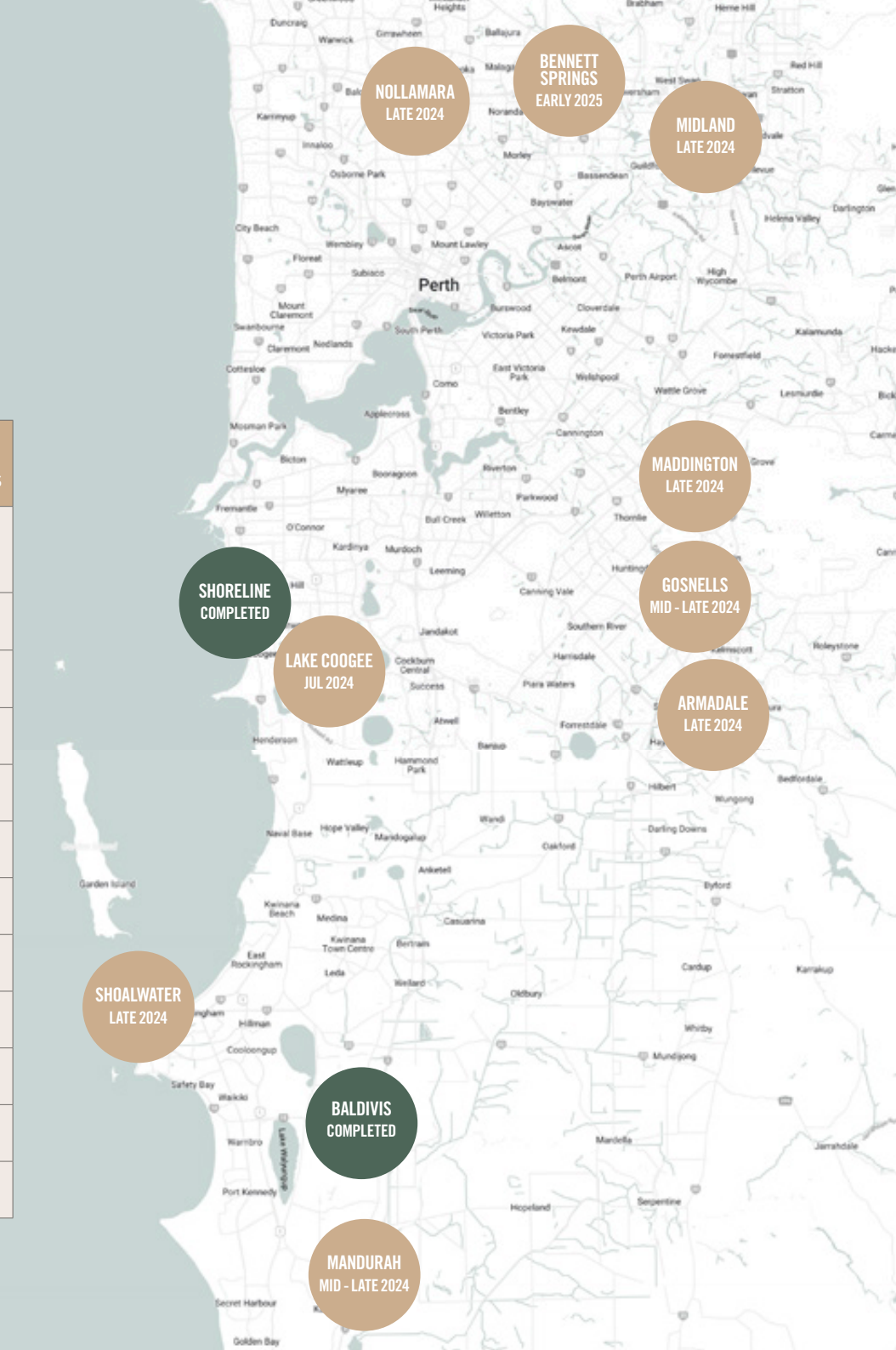
Pipeline of SDAs

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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