

HENRY

MIDLAND

YY  
YARAN

# 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.

# HENRY MIDLAND RESIDENCES

Situated in an area with proximity to Perth CBD, this 4 ground floor SDA residences make it accessible and attractive for those looking for a suburban lifestyle with easy access to urban amenities. These residences are designed to offer a secure, comfortable, and easily accessible living space. The design incorporates essential adaptive features and amenities to ensure a comfortable environment.

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

-  High Physical Support
-  Fully Accessible
-  Improved Liveability



Welcome to Henry Midland 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

- 16 km south of the Perth's CBD
- Midland and its neighbouring areas provide access to various amenities, including shopping centres such as Midland Gate Shopping Centre, healthcare facilities, parks and recreational areas, including the Swan River and nearby reserves.
- Proximity to Midland Train Station – a key transportation hub with train services connecting to Perth and other suburbs.
- Serviced by public buses, providing connectivity to neighbouring suburbs and the Perth metropolitan area



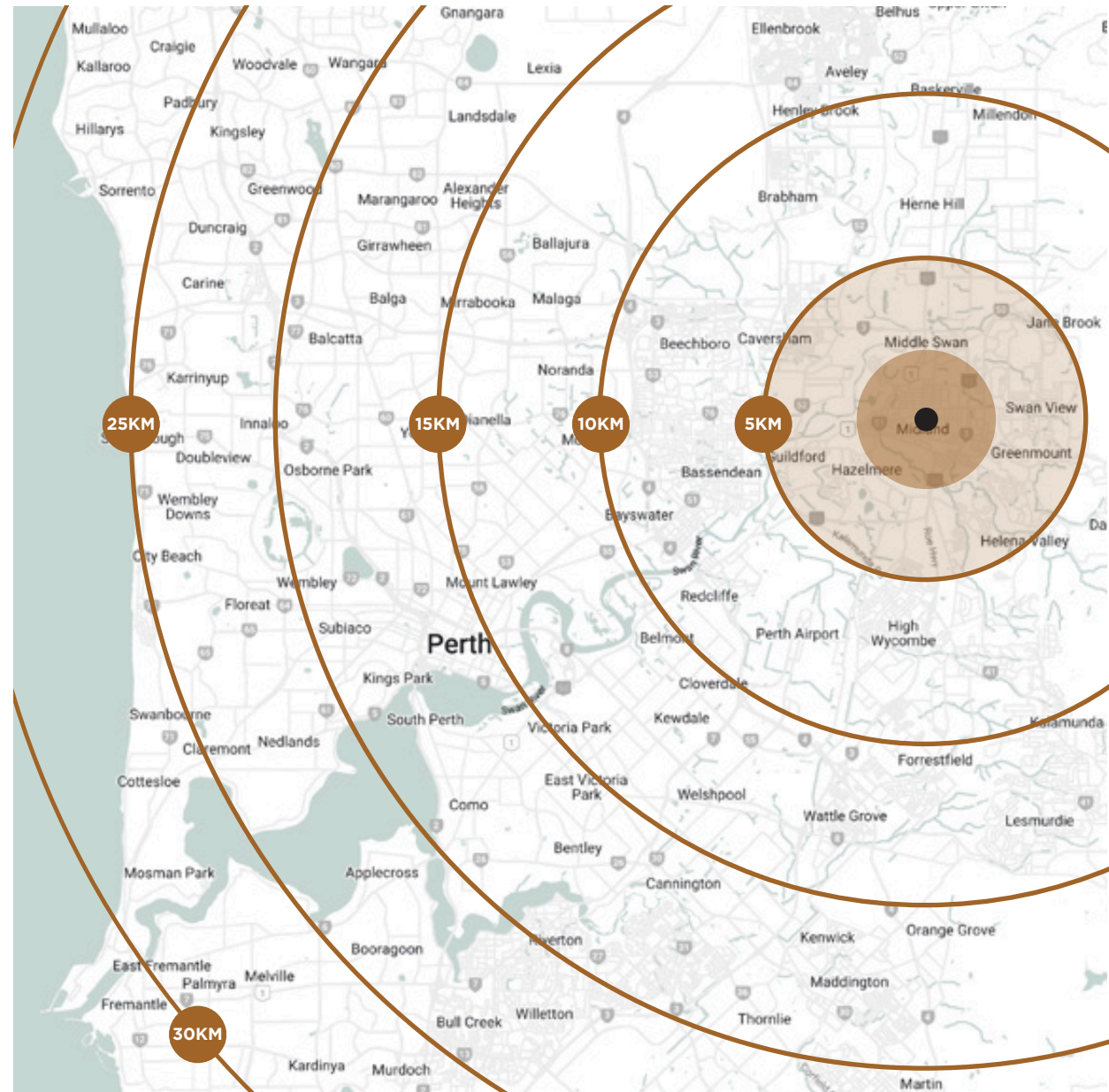
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.



# LOCATION - LOCALE

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

- 300m Midland Gate Shopping Centre
- 950m Midland Train Station
- 1km St John of God Midland Hospital
- 5km Guildford
- 15km Perth City
- 25km Coast
- 30km Fremantle







PERTH CITY

MIDLAND HOSPITAL

MIDLAND TRAIN STATION

COMMERCIAL DISTRICT

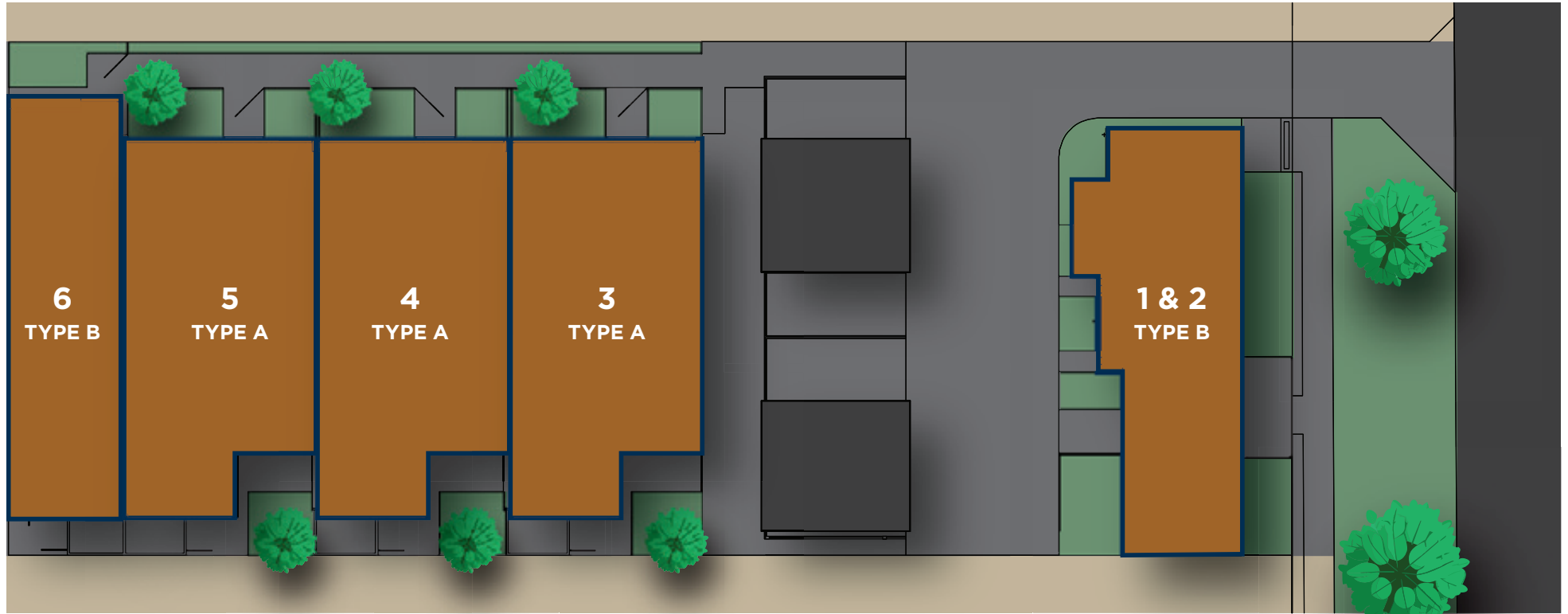
GREAT EASTERN HIGHWAY

MIDLAND GATE SHOPPING CENTRE

RESTAURANTS & CAFES

HENRY 7

# SITEPLAN



# 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 A

2 bedrooms, 2 bathrooms, 1 participant

2  2   102 sqm



### SDA Type B

1 bedroom, 1 bathroom, 1 participant

1  1   70 sqm



## Dining and Kitchen



## Living Area



## 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



## Kitchen and Dining



## Master Bedroom





## Accessible Bathroom



## Light Filled Bedroom



Second Bathroom





## CONSTRUCTION PROGRESS



Expected completion  
Late 2024 to Early 2025.

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](mailto:caio@yaran.com.au).

# YARON'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)	<b>Completed</b>	15	5	20
Baldivis	<b>Completed</b>	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
<b>TOTAL</b>		<b>247</b>	<b>44</b>	<b>291</b>



# 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.



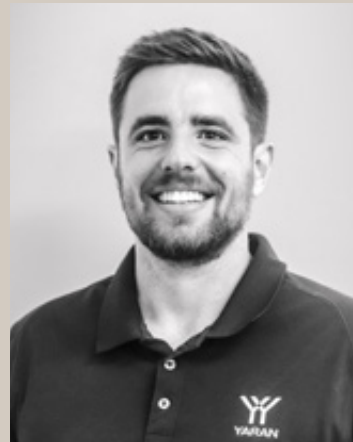
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