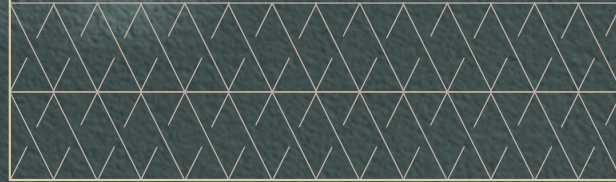


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MORRISON

M I D L A N D



About — Yaran



Yaran

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.

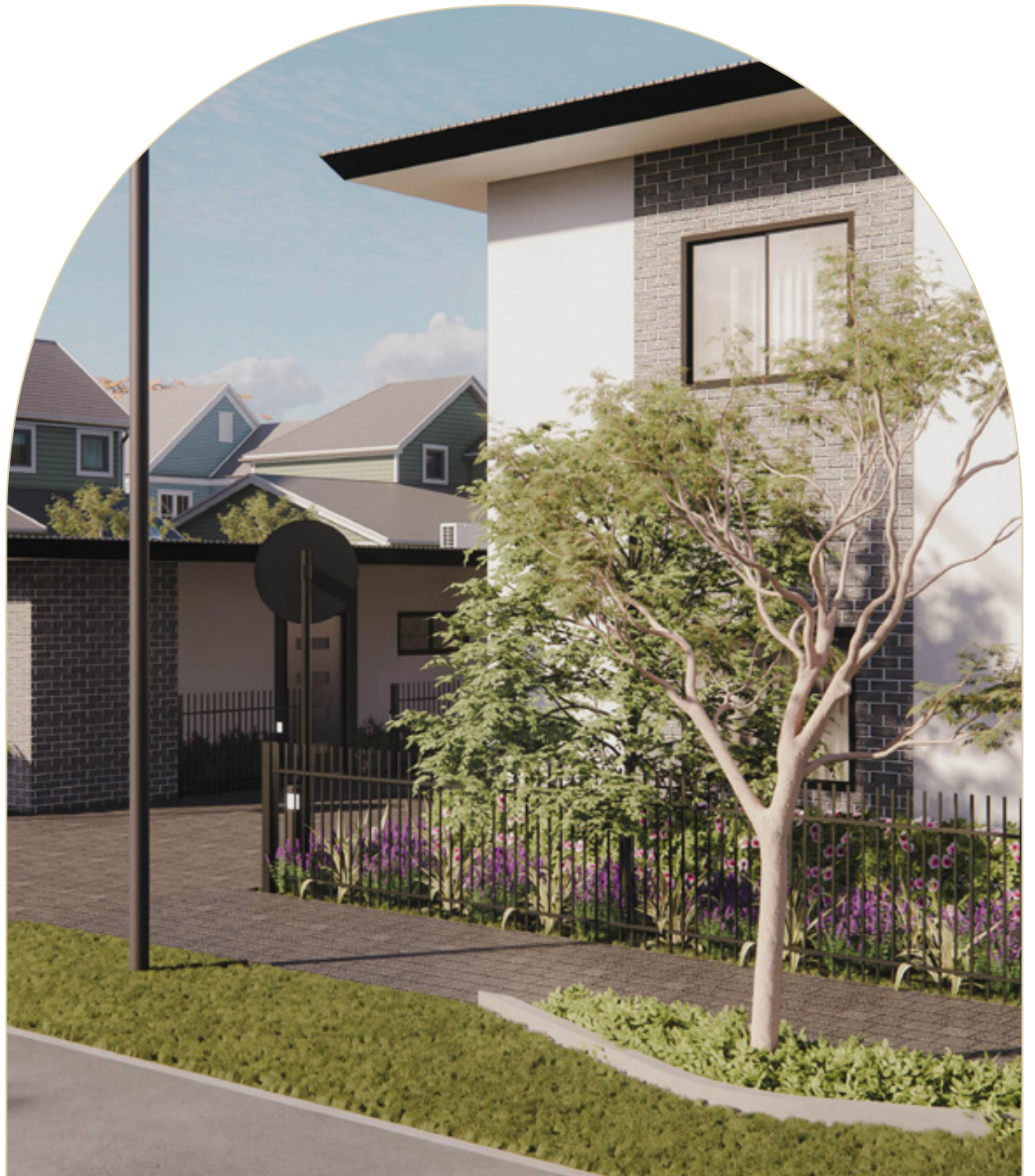
MORRISON MIDLAND RESIDENCES

Located in close proximity to Perth CBD, these 5 ground floor SDA residences provide accessibility and appeal to individuals seeking a suburban lifestyle with convenient access to urban amenities. Crafted to deliver a secure, comfortable, and easily reachable living space, these residences are designed with essential adaptive features and amenities to ensure a comfortable environment.

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

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

-  High Physical Support
-  Fully Accessible
-  Improved Liveability



Welcome to Morrison Midland Residences



Morrison Residences Aerial View



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

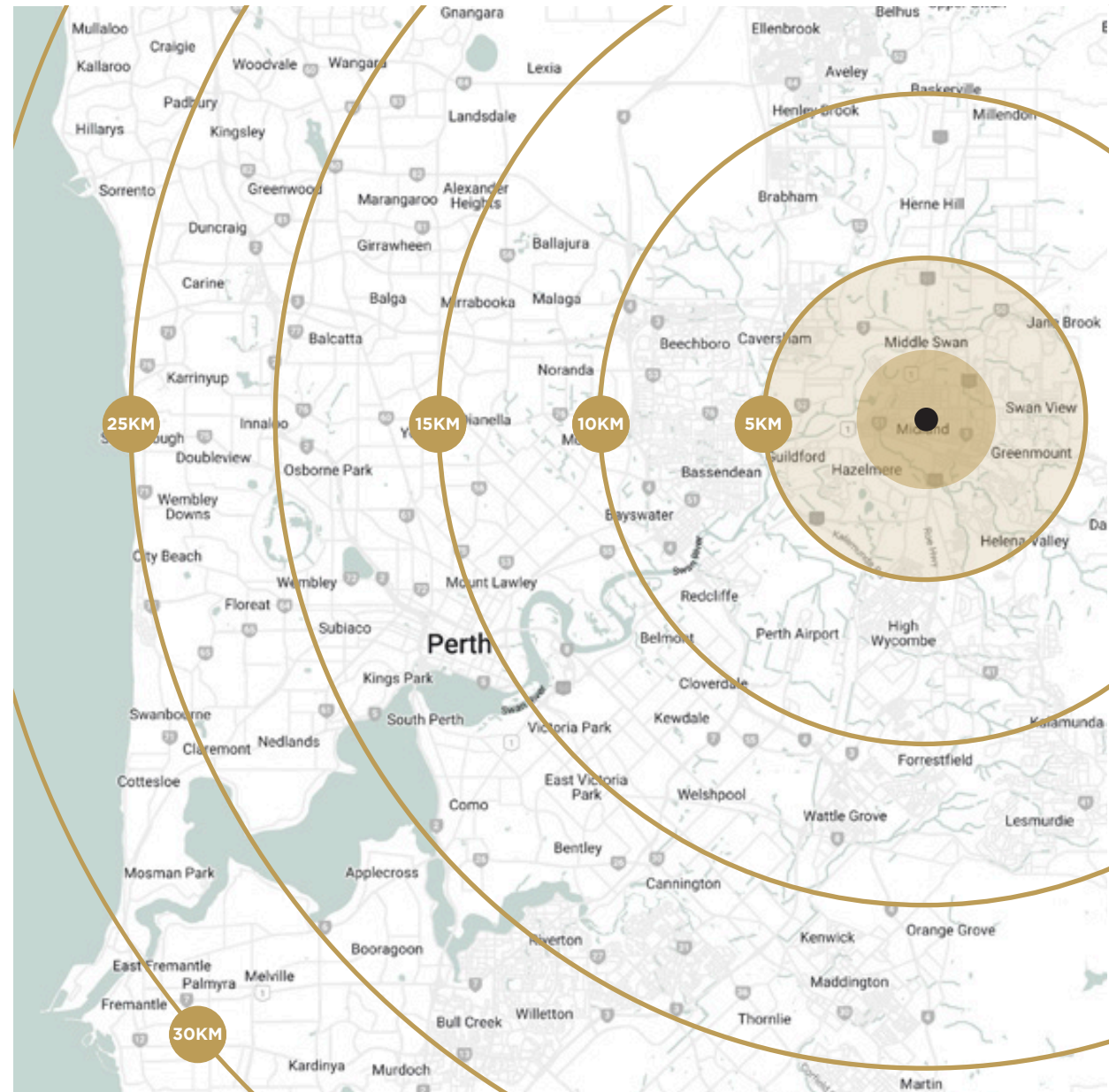
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.

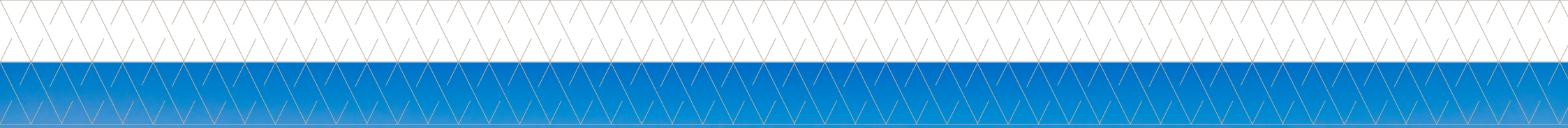


Location - Localé

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





COMMERCIAL DISTRICT

GREAT EASTERN HIGHWAY

MIDLAND HOSPITAL

MIDLAND GATE SHOPPING CENTRE

MIDLAND TRAIN STATION

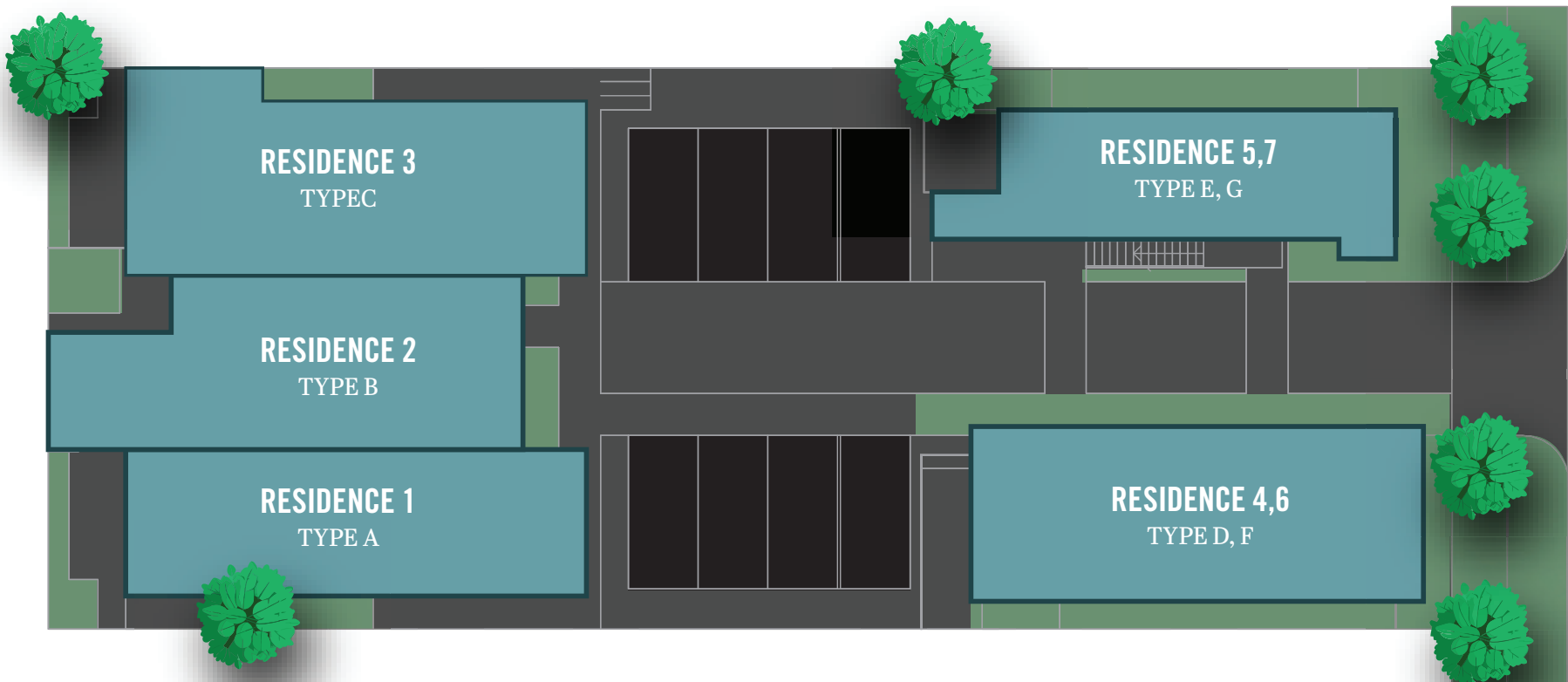
RESTAURANTS & CAFES

MORRISON
MIDLAND

PERTH CITY



Siteplan



Floorplan

Features

- Intercom system
- Slip-resistant flooring
- Accessible bathroom and shower
- 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)

SDA Type A, C, D, E, F, G

1 bedrooms, 1 bathroom, 1 participant

2  1   98 sqm



SDA Type B

2 bedrooms, 2 bathroom, 1 participant

1  1   69 sqm



Living Area



Living, Dining and 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



Accessible Bathroom



Bathroom Sink



Second Bedroom



Second Bathroom





CONSTRUCTION PROGRESS



Expected completion
November 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
Baldivis	Completed	8	1	9
North Coogee (Shoreline)	Completed	15	5	20
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

MORRISON

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