



LOWTHER

N O L L A M A R A



About —Yaran



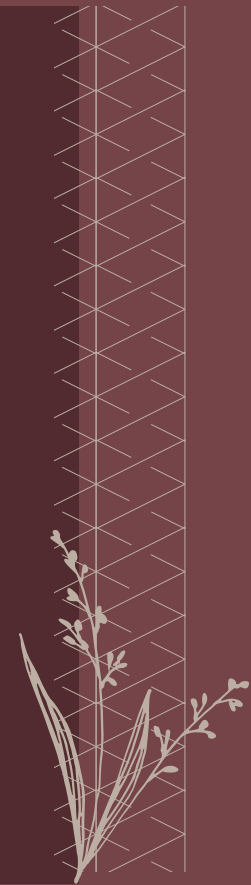
Yaran
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Yaran NDIS is part of Yaran Property Group.

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.



Lowther Nollamara Villas

A convenient residential area providing easy access to both urban amenities and a quieter suburban lifestyle, our 4 SDA Villas in Nollamara are designed to provide a safe, comfortable and accessible living environment that includes necessary adaptive features and facilities.

All 4 SDA Villas have 2 bedrooms for 2 participants to share.

One of the villas has an additional bedroom for Onsite Overnight Assistance (OOA).

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



High Physical Support



Fully Accessible



Improved Liveability



Welcome to Lowther Nollamara Villas



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
- 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

- 10 km from the Perth's CBD
- Proximity to several parks, recreational area, healthcare facilities, and various local businesses, contributing to the overall convenience of daily life.
- Distance to nearest shopping centres such as Mirrabooka Square, Dog Swamp Shopping Centre, Flinders Square and Centro Galleria Morley.
- Well-connected in terms of transportation, with major roads such as Wanneroo Road and Reid Highway passing nearby.
- Public transportation options include buses, which connect Nollamara to the city and other surrounding areas.

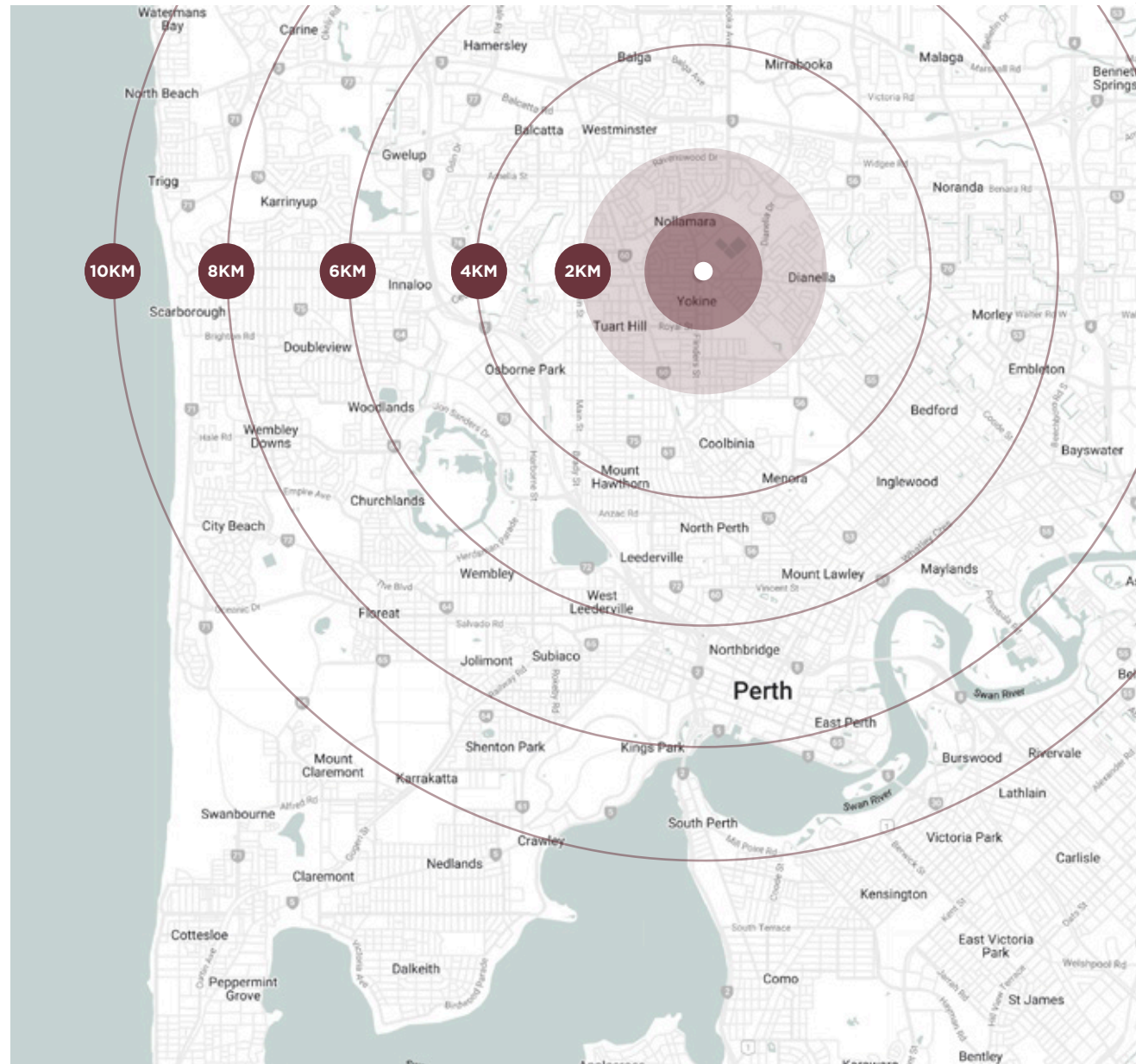
Our mission is to provide housing which is affordable, fit-for-purpose and environmentally conscious.

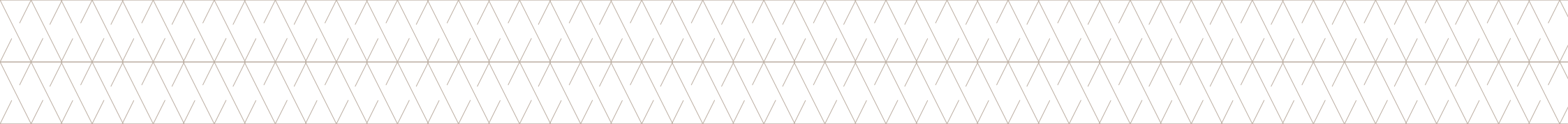


Location - Localé

The villas are situated
in the desirable inner-city
area of Nollamara.

| | |
|-------|-----------------------------|
| 100m | Public Transport |
| 1km | Cottonwood Reserve |
| 2km | Yokine Open Space |
| 2.5km | Mirrabooka Square |
| 5km | Morley Shopping Centre |
| 4km | Osborne Park Hospital |
| 6km | St John of God Hospital |
| 7km | Karrinyup Shopping Centre |
| 8km | Perth City |
| 9km | Scarborough Beach Coastline |





Site Plan

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)



Floorplans

Type A

2  2   144 sqm

SDA Details: 2 bedrooms 2 participants



Type B

2  2   144 sqm

SDA Details: 2 bedrooms 2 participants



Type C

2  2   144 sqm

SDA Details: 2 bedrooms 2 participants



Type D

3  2   188 sqm

SDA Details: 3 bedrooms 2 participants and Onsite Overnight Assistance Room.



Dining and Kitchen



Private Courtyard leading into Living Area



Kitchen Features

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



Master Bedroom



Light-filled Bedroom



Accessible Bathroom



Laundry



Centrally located, with easy access to Perth and surrounding vibrant shopping centres.



*Our Motto:
Creating Value
Sharing Value*



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.

SDA Portfolio

- Yaran Projects

| Suburb | Status/Availability | SDAs | Non-SDAs | Total Dwellings |
|--------------------------|---------------------|------------|-----------|-----------------|
| North Coogee (Shoreline) | Available | 15 | 5 | 20 |
| Baldivis | Available | 8 | 1 | 9 |
| Lake Coogee | Available | 8 | 1 | 9 |
| Shoalwater | Available | 7 | 1 | 8 |
| Mandurah | Available | 42 | 9 | 51 |
| Gosnells | Available | 43 | 7 | 50 |
| Midland | Available | 44 | 11 | 55 |
| Maddington | Available | 23 | 3 | 26 |
| Armadale | Available | 14 | 2 | 16 |
| Bennett Springs | Available | 14 | 2 | 16 |
| TOTALS | | 218 | 42 | 260 |



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

Operations Manager
for Yaran NDIS



Vesna Pravica

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Manager for Yaran NDIS



Dale Keppie

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