

Agreement for Property Management

Between:

- **Party A:** Owner of 1 Godfrey Road, Newport (Title Deed WA874839) – Caryn Lewis
- **Party B:** Owner of 1a Godfrey Road, Newport (Title Deed WA867324) – D2 PROPCO LTD

Date: 11/11/2025 (Date of Purchase)

Purpose: To formalise mutual understandings and commitments regarding property access, waste management, security, and communications between 1A Godfrey and 1 Godfrey.

1. Title Deeds and Access Rights

- Party B acknowledges Party A's ownership of the land beneath the archway up to the inner gate.
- Party A acknowledges Party B's right to vehicular and pedestrian access across this land at all times, as per WA874839.
- Party B acknowledges Party A's right to pedestrian access across land owned by 1a for maintenance of the rear of 1 Godfrey Road, as per WA867324.

2. Waste and Recycling Arrangements

- D2PropCo is a licensed waste carrier and will manage waste disposal for 1a.
- When local authority services are used:
 - Party B will designate a responsible person to present and retrieve bins. This will be the responsibility of both the 24/7 staff on-site and the dedicated house manager. They will introduce themselves to you and confirm they are responsible for this.
 - Bins will not be stored or presented outside or near the front door of 1 Godfrey Road, again, the house manager will discuss with yourselves the best place for the refuse to be presented.
 - Bins will be retrieved promptly after collection. Any refuse not taken, will be removed by Party B.

3. Security Arrangements

- Party B will replace the existing front gate with a solid gate, including:
 - A vehicular access gate

- A coded pedestrian access door with a thumb-turn lock
- Party B will:
 - Establish a formal process for updating and communicating code changes. Our house manager will WhatsApp/text/email any changes to anyone who needs to know immediately.
- Party B will install security cameras at the front and rear of 1 Godfrey Road, ensuring:
 - Cameras are directed only at Party A's doors and bin area
 - Tenants are informed and consent obtained
 - Local authority is notified
 - Party A is informed of data access rights and GDPR compliance
- Party B will install a coded gate at the back door of the ground floor flat.

4. Communications and Management Contacts

- Party B will provide up-to-date contact details for a 24-hour duty manager, including name and phone number.
- Party B will ensure these details are kept current and shared with Party A and tenants.

5. Formal Agreement and Enforcement

- This agreement shall be binding upon both parties once signed.
- This agreement is to be reviewed every 6 months from the date of signing to ensure both parties still agree with the points mentioned.
- It shall be referenced in any planning submissions or correspondence with the local authority.
- This agreement is still valid and remains unaffected even if there is a change of tenant at 1 Godfrey road.
- A change of ownership for either property will make this agreement void and a new agreement would need to be made.
- All agreed works will be completed before the first tenant moves into 1A.
- Should any terms be breached, both parties agree to seek resolution through direct communication or mediation before pursuing legal remedies.

Signatures

