

24 March 2025

Westgate BJ Pty Ltd  
Suite 101/109 Oxford Street  
Bondi Junctions NSW 2022  
[michael@stargateproperty.com.au](mailto:michael@stargateproperty.com.au)

Attention: Michael Prag

RE: Submission for Affordable Housing Uplift, Mixed Use Development at  
194-214 Oxford Street & 2 Nelson Street, Bondi Junction, NSW 2022

This letter confirms that subject to Management agency agreement Bridge Housing Pty Ltd TA HomeGround Sydney agrees to manage the affordable housing properties for at least 15 years to fulfil the requirements of Section 21, Division 1, Part 2, Chapter 2 of the Housing SEPP.

HomeGround Real Estate Sydney is a not-for-profit real estate agency, a social enterprise of Bridge Housing Limited, a registered Tier 1 community housing provider within the meaning of the Community Housing Providers National Law (NSW).

We confirm that all properties will be managed in accordance with the NSW Affordable Housing Guidelines and any final development conditions from Council. The agreement will come into force once HomeGround Real Estate Sydney receives formal handover of the property post construction.

Kind Regards,

*Anastasiya Kozak*

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Bridge Housing TA HomeGround Real Estate, Sydney | Licensee - Manager