

BCC DS

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22/04/2026

APPLICATION REF

A007002193



Consents and Title Searches

To Whom It May Concern

RE: LAND OWNER CONSENT

THE LANES MONTAGUE PTY LTD A.C.N. 648 381 042 consents to the lodgement of development application/s, change application/s and extension application/s by Pradella Developments Pty Ltd c/- RPS AAP Consulting Pty Ltd over land at:

Address	Real Property Description
41 Tondara Lane WEST END QLD 4101	Lot 2 on SP302176

Yours faithfully

Sign



Date

04/04/23

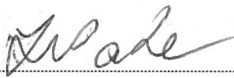
Name

KIM PRADELLA

Position (e.g. Director / Secretary)

DIRECTOR

Sign



Date

4-4-23

Name

TRACEY PARKER

Position (e.g. Director / Secretary)

COMPANY SECRETARY

Notes on how to complete:

The A.C.N. must be included and accompanied by –

- the signature of either:
 - two directors of the company;
 - a director and a company secretary of the company; or
 - if a proprietary company that has a sole director who is also the sole company secretary, that director;

OR

- the company seal (if the company has a common seal) witnessed by:
 - two directors of the company;
 - a director and a company secretary of the company; or
 - for a propriety company that has a sole director who is also the sole company secretary, that director


To Whom It May Concern

RE: LAND OWNER CONSENT

MONTAGUE MARKETS RETAIL PTY LTD A.C.N. 648 594 478 consents to the lodgement of development application/s, change application/s and extension application/s by Pradella Developments Pty Ltd c/- RPS AAP Consulting Pty Ltd over land at:

Address	Real Property Description
407 Montague Road	Lot 500 on SP302177
409 Montague Road	Lot 600 on SP302177
WEST END QLD 4101	

Yours faithfully




Sign
Date 8-8-23

TRACEY PARKER

Name

SECRETARY

Position (e.g. Director / Secretary)



Sign
Date 9/8/23

Kim Pradella

Name

Director

Position (e.g. Director / Secretary)

Notes on how to complete:

The A.C.N. must be included and accompanied by –

- the signature of either:
 - two directors of the company;
 - a director and a company secretary of the company; or
 - if a proprietary company that has a sole director who is also the sole company secretary, that director;

OR

- the company seal (if the company has a common seal) witnessed by:
 - two directors of the company;
 - a director and a company secretary of the company; or
 - for a propriety company that has a sole director who is also the sole company secretary, that director

THE BODY CORPORATE FOR MONTAGUE MARKETS NORTH

CTS 53857

GPO BOX 5256
BRISBANE QLD 4001
info@stratadynamics.com.au

PH: 07 3229 9185
FAX: 07 3229 8785

1 September 2020

BRISBANE CITY COUNCIL
GPO BOX 1434
BRISBANE QLD 4001

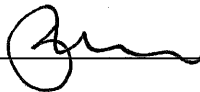
To whom it may concern,

RE: LAND OWNERS CONSENT

Please be advised that the Body Corporate for Montague Markets North CTS 53857 consents to the lodgement of Development Application(s) and Request(s) to Change or Extend Development Approvals over Lots and Common Property on SP302178.

Yours faithfully,

Signature



Name: Kim Pradella



Date:

3/9/20

Position: Chairperson/Secretary

For and on behalf of the body corporate for Montague Markets CTS 53857

19. CONSENT TO DEVELOPMENT APPLICATIONS AND OTHER RELATED MATTERS

The Management Committee acknowledges and accepts that the Scheme and the Scheme Land are subject to registered Building Management Statement 720203155 (the "BMS"). The BMS is binding on all owners and occupiers and the owners and occupiers of all other land over which the BMS is registered.

The recorded Building Management Statement contains clauses that outline the proposed development of Scheme Land and gives the original Owner rights and the Lot Owners obligations to consent and permit and otherwise cooperate with the future development of the Scheme and the Site including without limitation the seeking, variation, amendment and implementation of all Approvals as defined in the Building Management Statement.

The Original Owner advised that it anticipates that additional Approvals or amended Approvals may be required and accordingly the Original Owner seeks the consent of the Owners to the lodgment and processing of any and all applications in respect of any Approval held or required by the Original Owner and accordingly the Owners:-

- a) Hereby irrevocably consents to the lodgment and processing by the original owner and its consultants of any application to the relevant authority to seek, obtain, amend vary or otherwise deal with any approval and to that effect will sign under seal, the irrevocable consent tabled at this meeting ;
- b) Will, within 7 days of being requested to do so by the original owner, cause the execution of any consent, document or other form provided by the original owner and associated with sub clause 1 of this motion; and
- c) Will do generally all things and sign all things requested of it by the original owner to give effect to this motion or as otherwise obliged of the Body Corporate pursuant to the Community Management Statement or Building Management Statement;
- d) Agrees that Kim Pradella, as Corporate Owner Nominee of the Original Owner may sign under seal for and on behalf of the Body Corporate and Owners any document required to give effect to this motion and such authority continues despite the appointment of a committee,

It was **RESOLVED UNANIMOUSLY** that the motion be carried.

The Chairperson advised that he had executed a Landowners Consent form in accordance with (b) above.

20. AGREEMENT – EMBEDDED NETWORK MANAGED SERVICES AGREEMENT

The Chairperson tabled a Embedded Network Managed Services Agreement with Flow Systems Pty Ltd ACN 130 008 196 to:

- Own, operate, monitor, repair, upgrade and maintain the Flow Systems Equipment for the purposes of supply of the Electricity Network Services; Electricity Retail Services and (if applicable) Thermal Services.

35. CONSENT TO DEVELOPMENT APPLICATIONS AND OTHER RELATED MATTERS

The Body Corporate acknowledges and accepts that the Scheme and the Scheme Land are subject to registered Building Management Statement 720203155 (the "BMS"). The BMS is binding on the Body Corporate and all unit owners and occupiers within the Scheme and the owners and occupiers of all other land over which the BMS is registered.

The recorded Community Management Statement for the Scheme (the "CMS") contains a detailed Schedule B that outlines the proposed development of Scheme Land and the Site and gives the original Owner rights and the Body Corporate obligations to consent and permit and otherwise cooperate with the future development of the Scheme and the Site including without limitation the seeking, variation, amendment and implementation of all Approvals as defined in the CMS (and the BMS).

The Original Owner advised that it anticipates that additional Approvals or amended Approvals may be required and accordingly the Original Owner seeks the consent of the Body Corporate to the lodgment and processing of any and all applications in respect of any Approval held or required by the Original Owner and accordingly the Body Corporate:-

- a) Hereby irrevocably consents to the lodgment and processing by the original owner and its consultants of any application to the relevant authority to seek, obtain, amend vary or otherwise deal with any approval and to that effect will sign under seal, the irrevocable consent tabled at this meeting ;
- b) Will, within 7 days of being requested to do so by the original owner, cause the execution of any consent, document or other form provided by the original owner and associated with sub clause 1 of this motion; and
- c) Will do generally all things and sign all things requested of it by the original owner to give effect to this motion or as otherwise obliged of the Body Corporate pursuant to the Community Management Statement or Building Management Statement;
- d) Agrees that Kim Pradella, as Corporate Owner Nominee of the Original Owner may sign under seal for and on behalf of the Body Corporate any document required to give effect to this motion and such authority continues despite the appointment of a committee,

RESOLVED by resolution without dissent that the motion be carried.

RESOLVED FURTHER that the Body Corporate authorise and direct it's representative on the Building Management Committee to vote in favour of granting the above consents.

The Chairperson advised that he had executed a Landowners Consent form in accordance with (b) above.

36. NOTICE FROM ORIGINAL OWNER (WITH ALLOCATION SCHEDULE) UNDER BMS- LICENSE AREAS AND LICENSE AREA PLANS AND NEW CMS TO GIVE EFFECT TO LICENSED AREAS

The Chairperson tabled a Notice provided by the Original Owner to each Owner of a Lot the subject of the BMS including the Body Corporate (being the Res A Body Corporate referred to in

THE BODY CORPORATE FOR MONTAGUE MARKETS SOUTH

CTS 54502

GPO BOX 5256
BRISBANE QLD 4001
info@stratadynamics.com.au

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16 June 2021

BRISBANE CITY COUNCIL
GPO BOX 1434
BRISBANE QLD 4001

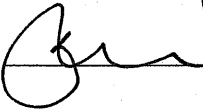
To whom it may concern,

RE: LAND OWNERS CONSENT

Please be advised that the Body Corporate for Montague Markets South CTS 54502 consents to the lodgement of Development Application(s) and Request(s) to Change or Extend Development Approvals over Lots and Common Property on SP302179, Parish of South Brisbane, County of Stanley.

Yours faithfully,

Signature



Name: Kim Pradella



Date: 16/06/2021

Position: Chairperson/Secretary

For and on behalf of the body corporate for Montague Markets South CTS 54502

19. CONSENT TO DEVELOPMENT APPLICATIONS AND OTHER RELATED MATTERS

The Management Committee acknowledges and accepts that the Scheme and the Scheme Land are subject to registered Building Management Statement 720203155 (the "BMS"). The BMS is binding on all owners and occupiers and the owners and occupiers of all other land over which the BMS is registered.

The recorded Building Management Statement contains clauses that outline the proposed development of Scheme Land and gives the original Owner rights and the Lot Owners obligations to consent and permit and otherwise cooperate with the future development of the Scheme and the Site including without limitation the seeking, variation, amendment and implementation of all Approvals as defined in the Building Management Statement.

The Original Owner advised that it anticipates that additional Approvals or amended Approvals may be required and accordingly the Original Owner seeks the consent of the Owners to the lodgment and processing of any and all applications in respect of any Approval held or required by the Original Owner and accordingly the Owners:-

- a) Hereby irrevocably consents to the lodgment and processing by the original owner and its consultants of any application to the relevant authority to seek, obtain, amend vary or otherwise deal with any approval and to that effect will sign under seal, the irrevocable consent tabled at this meeting ;
- b) Will, within 7 days of being requested to do so by the original owner, cause the execution of any consent, document or other form provided by the original owner and associated with sub clause 1 of this motion; and
- c) Will do generally all things and sign all things requested of it by the original owner to give effect to this motion or as otherwise obliged of the Body Corporate pursuant to the Community Management Statement or Building Management Statement;
- d) Agrees that Kim Pradella, as Corporate Owner Nominee of the Original Owner may sign under seal for and on behalf of the Body Corporate and Owners any document required to give effect to this motion and such authority continues despite the appointment of a committee,

It was **RESOLVED UNANIMOUSLY** that the motion be carried.

The Chairperson advised that he had executed a Landowners Consent form in accordance with (b) above.

20. AGREEMENT – EMBEDDED NETWORK MANAGED SERVICES AGREEMENT

The Chairperson tabled a Embedded Network Managed Services Agreement with Flow Systems Pty Ltd ACN 130 008 196 to:

- Own, operate, monitor, repair, upgrade and maintain the Flow Systems Equipment for the purposes of supply of the Electricity Network Services; Electricity Retail Services and (if applicable) Thermal Services.

RESOLVED by resolution without dissent that the motion be carried.

35. CONSENT TO DEVELOPMENT APPLICATIONS AND OTHER RELATED MATTERS

The Body Corporate acknowledges and accepts that the Scheme and the Scheme Land are subject to registered Building Management Statement 720203155 (the "BMS"). The BMS is binding on the Body Corporate and all unit owners and occupiers within the Scheme and the owners and occupiers of all other land over which the BMS is registered.

The recorded Community Management Statement for the Scheme (the "CMS") contains a detailed Schedule B that outlines the proposed development of Scheme Land and the Site and gives the original Owner rights and the Body Corporate obligations to consent and permit and otherwise cooperate with the future development of the Scheme and the Site including without limitation the seeking, variation, amendment and implementation of all Approvals as defined in the CMS (and the BMS).

The Original Owner advised that it anticipates that additional Approvals or amended Approvals may be required and accordingly the Original Owner seeks the consent of the Body Corporate to the lodgment and processing of any and all applications in respect of any Approval held or required by the Original Owner and accordingly the Body Corporate:-

- (a) Hereby irrevocably consents to the lodgment and processing by the original owner and its consultants of any application to the relevant authority to seek, obtain, amend vary or otherwise deal with any approval and to that effect will sign under seal, the irrevocable consent tabled at this meeting ;
- (b) Will, within 7 days of being requested to do so by the original owner, cause the execution of any consent, document or other form provided by the original owner and associated with sub clause 1 of this motion ;and
- (c) Will do generally all things and sign all things requested of it by the original owner to give effect to this motion or as otherwise obliged of the Body Corporate pursuant to the Community Management Statement or Building Management Statement;
- (d) Agrees that Kim Pradella, as Corporate Owner Nominee of the Original Owner may sign under seal for and on behalf of the Body Corporate any document required to give effect to this motion and such authority continues despite the appointment of a committee,

RESOLVED by resolution without dissent that the motion be carried.

RESOLVED FURTHER that the Body Corporate authorise and direct it's representative on the Building Management Committee to vote in favour of granting the above consents.

The Chairperson advised that he had executed a Landowners Consent form in accordance with (b) above.