

Commencement Date

The new **Form CMS Version 4** commenced on 30 November 2020.

The new **Form 18C Version 1** commenced on 30 November 2020.

Amendment Summary

The following amendments have been made to the Form CMS:

- The wording in the header row has been updated to reflect the new practice of using a Form 18C for the planning body community management statement notation; and
- Item 7 has been updated so that it will now only be used to insert an exemption to the planning body (local government) CMS notation for a New CMS rather than being used for the planning body (local government) CMS notation (which will now be provided using the Form 18C).

Version 3 (page 1), a tracked changes version (page 1) and Version 4 (page 1) are included below for information.

The new Form 18C (Version 1) is included below for information.

Refer to [Part 14](#), [Part 18](#) and [Part 45](#) of the [Land Title Practice Manual](#) for details of the updated practice requirements.

Transitional Period

There will be a transitional period until 28 February 2021.

This means that a **Form CMS Version 3** signed on or before 28 February 2021 will continue to be accepted for deposit with a Form 14 – General Request to record CMS.

A **Form CMS Version 4** should be used where the form will be signed on or after 1 March 2021.

Planning Body (local government) CMS Notation

Where a **Form CMS Version 3** signed on or before 28 February 2021 is deposited:

- any planning body CMS notation can be provided either:
 - in Item 7 of the **Form CMS Version 3**; or
 - by way of a Form 18C deposited with the request to record the CMS; and
- any exemption to the planning body CMS notation can be provided in Item 7 of the **Form CMS Version 3**.

Where a **Form CMS Version 4** is deposited:

- any planning body notation to the CMS must be provided by way of a Form 18C deposited with the request to record the CMS; and
- any exemption to the planning body CMS notation must be provided in Item 7 of the **Form CMS Version 4**.

THIS STATEMENT MUST BE LODGED TOGETHER WITH A FORM 14 GENERAL REQUEST AND IN THE CASE OF A NEW STATEMENT MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

- Schedule A - Schedule of lot entitlements*
- Schedule B - Explanation of development of scheme land*
- Schedule C - By-laws*
- Schedule D - Any other details*
- Schedule E - Allocation of exclusive use areas*

1. Name of community titles scheme

2. Regulation module

3. Name of body corporate

4. Scheme land

Lot on Plan Description

Title Reference

5. #Name and address of original owner

6. Reference to plan lodged with this statement

first community management statement only

7. Local Government community management statement notation

.....signed

name and designation

name of Local Government

8. Execution by original owner/Consent of body corporate

/ /
Execution Date

.....
***Execution**

*Original owner to execute for a first community management statement
*Body corporate to execute for a new community management statement

Privacy Statement

Collection of information from this form is authorised by legislation and is used to maintain publicly searchable records. For more information see the Department's website.

FORM CMS – TRACKED CHANGES FROM VERSION 3 TO VERSION 4

THIS CMS MUST BE DEPOSITED WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

THIS STATEMENT MUST BE LODGED TOGETHER WITH A FORM 14 GENERAL REQUEST AND IN THE CASE OF A NEW STATEMENT MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

This statement incorporates and must include the following:

- Schedule A - Schedule of lot entitlements*
- Schedule B - Explanation of development of scheme land*
- Schedule C - By-laws*
- Schedule D - Any other details*
- Schedule E - Allocation of exclusive use areas*

Office use only
CMS LABEL NUMBER

1. Name of community titles scheme	2. Regulation module
3. Name of body corporate	
4. Scheme land	
Lot on Plan Description	Title Reference
5. *Name and address of original owner	6. Reference to plan lodged with this statement

first community management statement only

7. **New CMS exemption to ~~Local Government~~planning body community management statement notation (if applicable)***
Insert exemption clause (If no exemption – insert 'N/A' or 'not applicable')

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of body corporate

/ /
 Execution Date

.....
 *Execution

*Original owner to execute for a first community management statement
 *Body corporate to execute for a new community management statement

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FORM CMS – NEW VERSION 4

QUEENSLAND TITLES REGISTRY
Body Corporate and Community Management Act 1997

FIRST/NEW COMMUNITY MANAGEMENT STATEMENT

CMS Version 4
Page 1 of ____

THIS CMS MUST BE DEPOSITED WITH:

- A FORM 14 GENERAL REQUEST; AND
- A FORM 18C (IF NO EXEMPTION TO THE PLANNING BODY CMS NOTATION APPLIES).

A NEW CMS MUST BE LODGED WITHIN THREE (3) MONTHS OF THE DATE OF CONSENT BY THE BODY CORPORATE

Office use only
CMS LABEL NUMBER

This statement incorporates and must include the following:

- Schedule A - Schedule of lot entitlements*
- Schedule B - Explanation of development of scheme land*
- Schedule C - By-laws*
- Schedule D - Any other details*
- Schedule E - Allocation of exclusive use areas*

1. Name of community titles scheme

2. Regulation module

3. Name of body corporate

4. Scheme land

Lot on Plan Description

Title Reference

5. #Name and address of original owner

6. Reference to plan lodged with this statement

first community management statement only

7. New CMS exemption to planning body community management statement notation (if applicable*)

Insert exemption clause (if no exemption – insert 'N/A' or 'not applicable')

*If there is no exemption or for a first community management statement (CMS), a Form 18C must be deposited with the Request to record the CMS.

8. Execution by original owner/Consent of body corporate

/ /
Execution Date

.....
***Execution**

*Original owner to execute for a first community management statement
*Body corporate to execute for a new community management statement

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NEW FORM 18C – PLANNING BODY COMMUNITY MANAGEMENT STATEMENT NOTATION

PLANNING BODY COMMUNITY MANAGEMENT STATEMENT NOTATION

QUEENSLAND TITLES REGISTRY
Body Corporate and Community Management Act 1997

FORM 18C Version 1
Page 1 of __

1. Name of community titles scheme

.....

2. Reference to survey plan to be lodged with statement (if applicable)

.....

3. Planning body community management statement notation

..... signed
..... name and designation
..... name of planning body

Planning Body Reference Number:

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