

# DISCLOSURE STATEMENT

Pursuant to Section 206 & Additional Information pursuant to Section 223  
BODY CORPORATE & COMMUNITY MANAGEMENT ACT 1997 (AS AMENDED)

## LOT 6 “FOREST VISTA”

### PROPERTY DETAILS

CTS No. : 40391  
Lot Number : 6  
Unit Number : 6  
Scheme Address : 2 Sienna Street, Ellen Grove, QLD, 4078  
Plan Type & Number : SP 222165  
Regulation Module : Accommodation Module

Information (if any) prescribed under  
Regulation Module : Not Applicable

### LOT ENTITLEMENTS

<b>CONTRIBUTION Lot Entitlement</b>	<b>10</b>	<b>INTEREST Lot Entitlement</b>	<b>117</b>
<b>Aggregate</b>	<b>360</b>	<b>Aggregate</b>	<b>4,248</b>

The CONTRIBUTION Schedule of Lot entitlements are **equal**

### FINANCIAL INFORMATION

Scheme Financial Year : **1 July to 30 June**

The balance of the Administration Fund is \$35,076.84 CREDIT AS AT 20 November 2024

The balance of the Sinking Fund is \$217,011.17 CREDIT AS AT 20 November 2024

## ANNUAL CONTRIBUTIONS:

PAYMENT PERIODS	DUE DATE	ADMINISTRATION FUND (Gross)	SINKING FUND (Gross)	INSURANCE FUND (Gross)
01/07/24 to 30/09/24	01/07/24	\$313.90	\$172.00	\$109.98
01/10/24 to 31/12/24	01/10/24	\$313.90	\$172.00	\$109.98
01/01/25 to 31/03/25	01/01/25	\$361.20	\$189.40	\$129.87
01/04/25 to 30/06/25	01/04/25	\$361.20	\$189.40	\$129.87
<b>Annual TOTAL</b>		<b>\$1,350.20</b>	<b>\$722.80</b>	<b>\$479.70</b>
Pre-Issue				
01/07/25 to 30/09/25	01/07/25	\$361.20	\$185.20	\$129.87
01/10/25 to 31/12/25	01/10/25	\$361.20	\$185.20	\$129.87

Levy Discount : There is no discount. A penalty of 2.5% per month applies for late payments

Details of other contributions for this Lot : Nil

- (I) The annual contributions payable by the owner of the lot are calculated based on the contribution schedule lot entitlements for lots in the scheme, except for that part of the administrative fund annual contributions attributable to insurance. The insurance component, being \$479.70, is based on the interest schedule lot entitlements for lots included in the scheme. The balance of the administrative fund annual contributions, being \$1,350.20, is based on the contribution schedule lot entitlements for lots included in the scheme.
- (II) The contribution schedule lot entitlements and the interest schedule lot entitlements for lots included in the scheme are set out in the Community Management Statement for the scheme

The Seller is not the original owner of the Lot

Improvements to the Common Property for which the owner of the Lot is responsible : Nil

## BODY CORPORATE MANAGER

Name : Hartleys Body Corporate Management  
 Address : PO Box 111, Corinda QLD 4075  
 Telephone : (07) 3379 7455

The Body Corporate Manager is not engaged to perform the functions of a committee.

## BODY CORPORATE SECRETARY

Name : Alison Wright  
 Address : C/- PO Box 111, Corinda QLD 4075  
 Telephone : (07) 3379 7455

Who is responsible for issuing Body Corporate Information Certificates? : Hartleys Body Corporate Management

Is there a Committee for the Body Corporate? : Yes

Body Corporate assets required to be recorded on a Register maintained by the Body Corporate are : Nil

## **INSURANCE**

Insurer : Allianz Australia Insurance Limited  
Policy No. : POL11078355  
Date of Expiry : 31 August 2025

Building : \$13,050,014.00  
Common Contents : \$112,176.00  
Public Liability : \$20,000,000.00

## **IMPLIED WARRANTIES (Additional information pursuant to section 223)**

Particulars of Body Corporate mortgages or charges over its assets or any unsatisfied judgements against it : Nil

Latent or patent defects relating to the Common Property or Body Corporate assets based on a Search of the body corporate records or verbal Information, other than defects arising from fair wear and tear and any defects disclosed in the contract of sale : There is no evidence in the body corporate records of any patent or latent defects.

*Exclusions: Fair wear and tear. All Purchasers should show due diligence and employ a suitably qualified contractor to carry out a building and pest inspection of the common property and the subject lot to protect their interests.*

Any other matters that may be of interest or that may materially prejudice the purchaser : Apex Fencing was engaged to carry out fencing and retaining wall replacement in September 2024 at a total cost of \$25,645.00.

Does it appear from the records inspected that the Body Corporate can meet its actual, contingent or expected liabilities (other than normal operating expenses) from its available funds : Following inspection of the body corporate records it appears that the body corporate can meet its actual or expected liabilities from the current funds available (including any outstanding levies).

Dated.....  
Signature of Seller(s)/Seller(s) Agent

Witness..... (not required if signed electronically)

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ACKNOWLEDGEMENT

The Buyer –

(a) Consents to this Disclosure Statement being given by electronic means and to the Seller signing the Disclosure Statement using an Electronic Signature

(b) Acknowledges having received and read this Disclosure Statement before entering into the Contract to buy the mentioned Lot.

Dated.....  
Signature of Buyer(s)

Witness..... (not required if signed electronically)

**Disclaimer:**

Information contained in this report was obtained by carrying out a physical inspection of the Body Corporate records made available under Section 205 of the BCCM Act. SCLS Pty Ltd cannot be held liable for any failure of the Secretary or managing agent to make all books and records available for inspection under Section 205 of the BCCM Act. You should be aware that all of the records may not have been available for inspection and the records may not have been complete or sufficiently well organized to allow a thorough inspection.

**Recommendations:**

It is recommended that the Disclosure Statement be updated if the Body Corporate holds a meeting after preparation of this Statement, as affairs of the Body Corporate change quite regularly.

A physical inspection of the building, grounds or the subject Lot has **NOT** been carried out by Sun City Legal Services. As such, we highly recommend a building and pest inspection report be commissioned by the purchaser. A building and pest inspection report may assist by providing details of any unknown defects in the common property or the subject lot.



Phone: (07) 5458 6878  
Fax: (07) 3036 5553  
Email: [helpdesk@scls.com.au](mailto:helpdesk@scls.com.au)  
Web: [www.scls.com.au](http://www.scls.com.au)

# Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

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Page 1

## Balance Sheet - C.T.S. 40391 "FOREST VISTA" 2 SIENNA STREET, ELLEN GROVE, QLD 4078 For the Financial Period 01/07/2024 to 20/11/2024

### Consolidated

	Administrative	Sinking	TOTAL THIS YEAR
<b>Assets</b>			
Cash At Bank			
Forest Vista CTS 40391	\$37,029.10	\$45,622.50	\$82,651.60
Forest Vista CTS 40391 INV 1	\$0.00	\$111,274.79	\$111,274.79
Forest Vista CTS 40391 INV 2	\$0.00	\$60,695.34	\$60,695.34
Accounts Receivable	\$605.00	\$0.00	\$605.00
Levies Receivable	\$591.04	\$172.00	\$763.04
<b>Total Assets</b>	<b>\$38,225.14</b>	<b>\$217,764.63</b>	<b>\$255,989.77</b>
<b>Liabilities</b>			
Accrued Expenses	\$388.50	\$0.00	\$388.50
Levies Paid in Advance	\$2,759.80	\$753.46	\$3,513.26
<b>Total Liabilities</b>	<b>\$3,148.30</b>	<b>\$753.46</b>	<b>\$3,901.76</b>
<b>Net Assets</b>	<b>\$35,076.84</b>	<b>\$217,011.17</b>	<b>\$252,088.01</b>
<b>Owners Funds</b>			
Opening Balance	\$38,341.31	\$241,247.89	\$279,589.20
Net Income For The Period	\$(3,264.47)	\$(24,236.72)	\$(27,501.19)
<b>Total Owners Funds</b>	<b>\$35,076.84</b>	<b>\$217,011.17</b>	<b>\$252,088.01</b>

**Income and Expenditure Statement - C.T.S. 40391  
"FOREST VISTA"****2 SIENNA STREET, ELLEN GROVE, QLD 4078**

For the Financial Period 01/07/2024 to 20/11/2024

**Consolidated****Administrative Fund**

	<b>TOTAL THIS YEAR</b>	<b>This Year Budget</b>	<b>Last Year Actual</b>
<b>Income</b>			
Insurance Levy	\$7,987.68	\$0.00	\$15,975.36
Interest on Overdues	\$27.23	\$0.00	\$826.81
Levy Income	\$22,599.36	\$64,055.54	\$45,198.06
<b>Total Administrative Fund Income</b>	<b>\$30,614.27</b>	<b>\$64,055.54</b>	<b>\$62,000.23</b>

**Expenses**

Archiving/Records Maintenance	\$39.85	\$95.70	\$81.09
Audit Fees	\$135.00	\$796.40	\$1,350.00
Bank Charges/Payments	\$226.60	\$450.00	\$361.35
Council Charges/Rates	\$207.40	\$180.00	\$180.00
Electricity	\$0.00	\$600.00	\$202.41
Fixed Disbursements	\$990.00	\$2,423.52	\$3,598.87
Govt Charges/Lodgements	\$109.31	\$175.31	\$68.00
Govt Compliance	\$250.80	\$435.60	\$35.20
Ins. - Brokerage	\$0.00	\$0.00	\$51.24
Ins. - Stamp Duty	\$1,482.77	\$1,403.57	\$1,501.17
Ins. - Workcover	\$0.00	\$748.00	\$748.00
Insurance	\$17,074.65	\$18,295.02	\$19,116.26
Legal Fees	\$0.00	\$0.00	\$2,403.61
Levy Recovery Costs	\$(66.00)	\$0.00	\$1,925.50
Levy Recovery Costs - Billed	\$0.00	\$0.00	\$(1,919.50)
Maint. - Building	\$0.00	\$2,000.00	\$1,939.87
Maint. - Building Services	\$66.00	\$198.00	\$165.00
Maint. - Cleaning (Bins)	\$617.50	\$600.00	\$570.00
Maint. - Cleaning (Contract)	\$0.00	\$1,400.00	\$1,320.00
Maint. - Electrical	\$347.00	\$1,000.00	\$480.00
Maint. - Fire & Safety Service (Contract)	\$0.00	\$700.00	\$590.70
Maint. - Garden & Grounds (Contract)	\$2,523.25	\$24,000.00	\$14,685.36
Maint. - Garden & Grounds (Non-Contract/Materials)	\$149.63	\$0.00	\$0.00
Maint. - Gutters	\$0.00	\$1,500.00	\$0.00
Maint. - Light Globes	\$0.00	\$0.00	\$43.50
Maint. - Pest Control	\$330.00	\$4,800.00	\$4,740.00
Maint. - Plumbing	\$0.00	\$0.00	\$0.00
Maint. - Roof	\$0.00	\$1,000.00	\$0.00
Maint. - Security System	\$25.00	\$1,500.00	\$0.00
Maint. - Signs	\$945.00	\$1,000.00	\$0.00

# Hartleys Body Corporate Management

PO Box 111 CORINDA QLD 4075 ABN: 68613005182

Ph: (07) 3379 7455 Email: info@hbcm.co

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Page 3

## Income and Expenditure Statement - C.T.S. 40391

### "FOREST VISTA"

2 SIENNA STREET, ELLEN GROVE, QLD 4078

For the Financial Period 01/07/2024 to 20/11/2024

#### Consolidated

#### Administrative Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
Maint. - TV aerial/satellite	\$0.00	\$300.00	\$0.00
Maint. - Termites	\$4,490.00	\$0.00	\$0.00
Management Fee (Addl)	\$308.00	\$687.50	\$2,706.00
Management Fee	\$2,616.00	\$5,452.92	\$6,421.78
Post.Print Statio Addtl	\$110.98	\$100.00	\$478.22
Rates - Water	\$0.00	\$600.00	\$57.00
Report Costs	\$0.00	\$2,430.00	\$0.00
Security	\$75.00	\$300.00	\$150.00
Software Support Fee	\$412.50	\$990.00	\$577.50
Tax - IncomeTax Returns	\$165.00	\$300.00	\$121.00
Telephone/Fax	\$247.50	\$594.00	\$446.50
<b>Total Administrative Fund Expenses</b>	<b>\$33,878.74</b>	<b>\$77,055.54</b>	<b>\$65,195.63</b>
<b>Administrative Fund Surplus/Deficit</b>	<b>\$(3,264.47)</b>	<b>\$(13,000.00)</b>	<b>\$(3,195.40)</b>

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Page 4

## Income and Expenditure Statement - C.T.S. 40391

### "FOREST VISTA"

2 SIENNA STREET, ELLEN GROVE, QLD 4078

For the Financial Period 01/07/2024 to 20/11/2024

#### Consolidated

#### Sinking Fund

	TOTAL THIS YEAR	This Year Budget	Last Year Actual
<b>Income</b>			
Bank Interest SF	\$1,970.13	\$0.00	\$3,197.47
Interest on Overdues	\$12.05	\$0.00	\$(282.95)
Levy Income	\$12,384.00	\$26,022.00	\$24,768.00
<b>Total Sinking Fund Income</b>	<b>\$14,366.18</b>	<b>\$26,022.00</b>	<b>\$27,682.52</b>
<b>Expenses</b>			
Building Washdown	\$8,376.50	\$0.00	\$0.00
Cleaning	\$0.00	\$0.00	\$7,420.60
Fencing/Gates	\$9,685.00	\$24,000.00	\$0.00
Gardens & Grounds	\$0.00	\$0.00	\$3,960.00
Major Expenditure	\$0.00	\$26,022.00	\$0.00
Roof/Gutters	\$7,781.40	\$6,000.00	\$0.00
TV Aerials	\$12,760.00	\$15,840.00	\$0.00
Tax - Income Tax SF	\$0.00	\$0.00	\$(866.70)
Tree Removal/Pruning	\$0.00	\$0.00	\$5,115.00
<b>Total Sinking Fund Expenses</b>	<b>\$38,602.90</b>	<b>\$71,862.00</b>	<b>\$15,628.90</b>
<b>Sinking Fund Surplus/Deficit</b>	<b>\$(24,236.72)</b>	<b>\$(45,840.00)</b>	<b>\$12,053.62</b>





## CERTIFICATE OF CURRENCY

### THE INSURED

POLICY NUMBER	POL11078355
PDS AND POLICY WORDING	Residential Strata Product Disclosure Statement and Policy Wording <a href="#">SCI034-Policy-RS-PPW-02/2021</a> Supplementary Product Disclosure Statement <a href="#">SCIA-036_SPDS_RSC-10/2021</a>
THE INSURED SITUATION	Body Corporate for Forest Vista Community Title Scheme 40391 2 Sienna Street, Ellen Grove, QLD, 4078
PERIOD OF INSURANCE	Commencement Date: 4:00pm on 31/08/2024 Expiry Date: 4:00pm on 31/08/2025
INTERMEDIARY ADDRESS	Direct Insurance Brokers Pty Ltd 38 Brookes Street, Bowen Hills, QLD, 4006
DATE OF ISSUE	29/08/2024

### POLICY LIMITS / SUMS INSURED

SECTION 1	PART A	1. Building	\$13,050,014
		Common Area Contents	\$112,176
		2. Terrorism Cover under Section 1 Part A2	Applies
	PART B	Loss of Rent/Temporary Accommodation	\$1,957,502
	OPTIONAL COVERS	1. Flood	Not Included
		2. Floating Floors	Not Included
SECTION 2	Liability		\$20,000,000
SECTION 3	Voluntary Workers		Included
SECTION 5	Fidelity Guarantee		\$100,000
SECTION 6	Office Bearers' Liability		\$1,000,000
SECTION 7	Machinery Breakdown		Not Included
SECTION 8	Catastrophe		\$1,957,502
SECTION 9	PART A	Government Audit Costs – Professional Fees	\$25,000
	PART B	Appeal Expenses	\$100,000
	PART C	Legal Defence Expenses	\$50,000
SECTION 10	Lot Owners' Fixtures and Improvements		\$300,000
SECTION 11	Loss of Lot Market Value		Not Included

This certificate of currency has been issued by Strata Community Insurance Agencies Pty Ltd, ABN 72 165 914 009, AFSL 457787 on behalf of the insurer Allianz Australia Insurance Limited, ABN 15 000 122 850, AFSL 234708 and confirms that on the Date of Issue a policy existed for the Period of Insurance and sums insured shown herein. The Policy may be subsequently altered or cancelled in accordance with its terms after the Date of Issue of this notice without further notice to the holder of this notice. It is issued as a matter of information only and does not confer any rights on the holder.

This certificate does not amend, extend, replace, negate or override the benefits, terms, conditions and exclusions as described in the Schedule documents together with the Product Disclosure Statement and insurance policy wording.

# Certificate / Interim Certificate of Classification

# 11

**1. Type of Certificate**  
Indicate the type of Certificate of Classification being issued.

**Interim Certificate:** Issued pending the carrying out of the inspection, when due to a building's location, it is not practicable for a building certifier to inspect a building to decide if it has been substantially completed

Certificate of Classification       Interim Certificate of Classification

Date Interim Certificate of Classification will expire if applicable

\_\_\_\_\_

**2. Owner details**

If the applicant is a company, a contact person must be shown.

Name (natural person or company)

BLACKBURNE GROUP PTY LTD

**3. Property description**

The description must identify all land the subject of the application.

The lot & plan details (eg SP / RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address (include No., street, suburb / locality and postcode)

7 ROXWELL STREET,

ELLEN GROVE

Postcode 4078

Lot & plan details (attach list if necessary)

LOT 19, RP: 85889

In which local government area is the land situated?

BRISBANE CITY COUNCIL - REF. A002269901

**4. Classification**

The building or part thereof described is classified as follows in accordance with Part A3 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part - state the part to which each classification relates.

Part of Building / Description	Class of Building / Part
NEW DOMESTIC DWELLING - UNIT 1, UNIT 2, UNIT 3	1A

**5. Max No. of people permitted**

If applicable, state the maximum number of people permitted in the building and the portion it applies to.

Maximum population

Part of building


**6. Restrictions on the use or occupation of the building**

If the building work uses a building solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction.

For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia.

Restrictions

**The following restrictions apply to the use or occupation of the building:**

**LOCAL GOVERNMENT USE ONLY**

Date received	Reference Number	Approved form 11 Version 2, 02/08
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**7. Alternative Solutions**

If the building work uses an alternative solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements.

This will provide building owners and occupiers with a concise and practical explanation of alternative solutions that may have some operational implications on the use of the building. This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code

Alternative solution requirements

The following systems and procedures form part of the alternative solution:

[Empty box for alternative solution requirements]

**8. Building Certifier**

If the certifier is a company, a contact person must be shown.

Name of building certifier (in full)

ANDREW BENTLEY

Licence number

A1052809

Signature

*AB*

Date

03/08/2009

Building Approval Reference Number

ABA4097--9



# Certificate / Interim Certificate of Classification

# 11

<p><b>1. Type of Certificate</b> Indicate the type of Certificate or Classification being issued.</p> <p><b>Interim Certificate:</b> issued pending the carrying out of the inspection, when due to a building's location, it is not practicable for a building certifier to inspect a building to decide if it has been substantially completed.</p>	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;"><input checked="" type="checkbox"/> Certificate of Classification</div> <div style="border: 1px solid black; padding: 2px;"><input type="checkbox"/> Interim Certificate of Classification</div> </div> <p>Date Interim Certificate of Classification will expire if applicable</p> <div style="border: 1px solid black; height: 20px; width: 100%;"></div>								
<p><b>2. Owner details</b> If the applicant is a company, a contact person must be shown.</p>	<p>Name (natural person or company)</p> <div style="border: 1px solid black; padding: 2px;">BLACKBURNE GROUP PTY LTD</div>								
<p><b>3. Property description</b> The description must identify all land the subject of the application. The lot &amp; plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address (include No., street, suburb / locality and postcode)</p> <div style="border: 1px solid black; padding: 2px;">7 ROXWELL STREET, ELLEN GROVE <span style="float: right;">Postcode 4078</span></div> <p>Lot &amp; plan details (attach list if necessary)      in which local government area is the land situated?</p> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">LOT 19, RP: 85889</div> <div style="border: 1px solid black; padding: 2px;">BRISBANE CITY COUNCIL -REF. A002269906</div> </div>								
<p><b>4. Classification</b> The building or part thereof described is classified as follows in accordance with Part A3 of the Building Code of Australia having regard to the use for which it was designed, built or adapted. If a part of the building is classified differently to another part - state the part to which each classification relates.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:70%;">Part of Building / Description</th> <th style="width:30%;">Class of Building / Part</th> </tr> </thead> <tbody> <tr> <td>NEW DOMESTIC DWELLING - UNIT 4, UNIT 5, UNIT 6, UNIT 7</td> <td>1A</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Part of Building / Description	Class of Building / Part	NEW DOMESTIC DWELLING - UNIT 4, UNIT 5, UNIT 6, UNIT 7	1A				
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NEW DOMESTIC DWELLING - UNIT 4, UNIT 5, UNIT 6, UNIT 7	1A								
<p><b>5. Max No. of people permitted</b> If applicable, state the maximum number of people permitted in the building and the portion it applies to.</p>	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:50%;">Maximum population</th> <th style="width:50%;">Part of building</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Maximum population	Part of building						
Maximum population	Part of building								
<p><b>6. Restrictions on the use or occupation of the building</b> If the building work uses a building solution within the meaning of Building Code of Australia or the Queensland Development Code, restricting the use or occupation of the building, state the restriction.  For example, a limitation on the use of finishes with the fire hazard properties as defined under the Building Code of Australia.</p>	<p>Restrictions</p> <div style="border: 1px solid black; padding: 5px;"> <p><b>The following restrictions apply to the use or occupation of the building:</b></p> <div style="border: 1px solid black; height: 200px; width: 100%;"></div> </div>								

**LOCAL GOVERNMENT USE ONLY**

Date received	Reference Number		Approved form 11 Version 2, 02/08
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**7. Alternative Solutions**

If the building work uses an alternative solution, state the applicable materials, systems, methods of building, procedures, specifications and other relevant requirements.

This will provide building owners and occupiers with a concise and practical explanation of alternative solutions that may have some operational implications on the use of the building. This will also help ensure the ongoing use of the building and any future modifications do not compromise compliance with the performance requirements of the applicable building code.

Alternative solution requirements

The following systems and procedures form part of the alternative solution:

**8. Building Certifier**

If the certifier is a company, a contact person must be shown.

Name of building certifier (in full)

ANDREW BENTLEY

Licence number

A1052809

Signature



Date

03/08/2009

Building Approval Reference Number

ABA4098--9



Dealing Number



## OFFICE USE ONLY

**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.

**1. Nature of request**

Request to Record New Community Statement  
for Forest Vista Community Titles Scheme 40391

**Lodger** (Name, address, E-mail & phone number)

Hartley's Strata Services Pty Ltd  
C/- PO Box 111  
CORINDA QLD 4075  
Email: [admin@hbcm.co](mailto:admin@hbcm.co)

**Lodger Code****2. Lot on Plan Description**

Common Property of Forest Vista  
Community Titles Scheme 40391

**Title Reference**

50777799

**3. Registered Proprietor/State Lessee**

Body Corporate for Forest Vista Community Titles Scheme 40391

**4. Interest**

Fee Simple

**5. Applicant**

Body Corporate for Forest Vista Community Titles Scheme 40391

**6. Request**

I hereby request that the New Community Management Statement deposited herewith which amends Schedule C of the existing Community Management Statement, be recorded as the Community Management Statement for Forest Vista Community Titles Scheme 40391.

**7. Execution by applicant**

31/5/2024  
Execution Date

  
Joanne Helene Bennett - Solicitor

Note: A Solicitor is required to print full name if signing on behalf of the Applicant

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*

<b>1. Name of community titles scheme</b> Forest Vista Community Titles Scheme 40391	<b>2. Regulation module</b> Accommodation Module
<b>3. Name of Body Corporate</b> Body Corporate for Forest Vista Community Titles Scheme 40391	
<b>4. Scheme land</b> Lot on Plan Description See Enlarged Panel	Title Reference See Enlarged Panel
<b>5. #Name and address of original proprietor</b> Not Applicable	<b>6. Reference to plan lodged with this statement</b> Not Applicable

# 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')  
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 proprietor/Consent of Body Corporate**



13/5/2024  
Execution Date

*Allie Wright*  
.....  
Chairperson/Secretary/Treasurer – Allie Wright

*Ron Brown*  
.....  
Ordinary Member – Ronald Brown

Body Corporate to execute for a new community management statement

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## ENLARGED PANEL

Title Reference 50777799

### 4. Scheme Land

Lot	On Plan Description	Title Reference
	Common Property for Forest Vista Community Titles Scheme 40391	50777799
Lot 1	on SP222165	50777800
Lot 2	on SP222165	50777801
Lot 3	on SP222165	50777802
Lot 4	on SP222165	50777803
Lot 5	on SP222165	50777804
Lot 6	on SP222165	50777805
Lot 7	on SP222165	50777806
Lot 8	on SP222172	50784033
Lot 9	on SP222172	50784034
Lot 10	on SP222172	50784035
Lot 11	on SP222172	50784036
Lot 12	on SP222172	50784037
Lot 13	on SP222172	50784038
Lot 14	on SP222172	50784039
Lot 15	on SP222172	50784040
Lot 16	on SP222173	50788480
Lot 17	on SP222173	50788481
Lot 18	on SP222173	50788482
Lot 19	on SP222173	50788483
Lot 20	on SP222174	50789511
Lot 21	on SP222174	50789512
Lot 22	on SP222174	50789513
Lot 23	on SP222174	50789514
Lot 24	on SP222174	50785915
Lot 25	on SP222174	50785916
Lot 26	on SP222174	50785917
Lot 27	on SP222175	50791019
Lot 28	on SP222175	50791020
Lot 29	on SP222175	50791021
Lot 30	on SP222175	50791022
Lot 31	on SP222175	50791023
Lot 32	on SP222175	50791024
Lot 33	on SP222175	50791025
Lot 34	on SP222173	50788484
Lot 35	on SP222173	50788485
Lot 36	on SP222173	50788486

## Title Reference 50777799

**SCHEDULE A SCHEDULE OF LOT ENTITLEMENTS**

Lot on Plan	Contribution	Interest
Lot 1 on SP222165	10	129
Lot 2 on SP222165	10	117
Lot 3 on SP222165	10	117
Lot 4 on SP222165	10	117
Lot 5 on SP222165	10	117
Lot 6 on SP222165	10	117
Lot 7 on SP222165	10	118
Lot 8 on SP222172	10	117
Lot 9 on SP222172	10	117
Lot 10 on SP222172	10	117
Lot 11 on SP222172	10	117
Lot 12 on SP222172	10	117
Lot 13 on SP222172	10	117
Lot 14 on SP222172	10	117
Lot 15 on SP222172	10	117
Lot 16 on SP222173	10	117
Lot 17 on SP222173	10	117
Lot 18 on SP222173	10	117
Lot 19 on SP222173	10	117
Lot 20 on SP222174	10	117
Lot 21 on SP222174	10	117
Lot 22 on SP222174	10	117
Lot 23 on SP222174	10	117
Lot 24 on SP222174	10	128
Lot 25 on SP222174	10	117
Lot 26 on SP222174	10	127
Lot 27 on SP222175	10	117
Lot 28 on SP222175	10	117
Lot 29 on SP222175	10	117
Lot 30 on SP222175	10	117
Lot 31 on SP222175	10	117
Lot 32 on SP222175	10	117
Lot 33 on SP222175	10	118
Lot 34 on SP222173	10	117
Lot 35 on SP222173	10	117
Lot 36 on SP222173	10	118
<b>TOTALS</b>	<b>360</b>	<b>4248</b>

**SCHEDULE B EXPLANATION OF THE DEVELOPMENT OF SCHEME LAND**

Section 66 (1)(f) & (g) of the *Body Corporate and Community Management Act 1997* do not apply.

## Title Reference 50777799

**SCHEDULE C BY-LAWS****1. Compliance by Tenants**

- (1) The duties and obligations imposed by these by-laws on an owner of a lot shall be observed not only by the owner but by the owner's tenants, guests, servants, employees, agents, children, invitees and licensees.
- (2) The owner of a lot shall not use or occupy a lot for any purpose other than for residential purposes only and not for any trade or business save for that lot being Lot No. 1 which is currently used or occupied by a service contractor or letting agent for the Scheme and which service contractor or letting agent may use or occupy their respective lot to conduct the business and duties of a service contractor and letting agent as provided in the terms of agreement entered into writing with the Body Corporate.

**2. Noise**

- (1) The occupier of a lot must not create noise likely to interfere with the peaceful enjoyment of a person lawfully on another lot or on the common property.

**3. Vehicles**

- (1) An owner or occupier must not, without the consent in writing of the body corporate committee:
  - (a) park a vehicle, or allow a vehicle to stand, on common property (other than an area granted by way of exclusive use to the owner or occupier for the purposes of car parking); or
  - (b) permit an invitee to park a vehicle, or allow a vehicle to stand, on common property, except for the designated visitor parking area, which must remain available at all times for the sole use of the invitees vehicles whilst those invitees remain on scheme land; or
  - (c) permit an invitee to park a vehicle in the designated visitor parking bays in excess of the time limit nominated by the body corporate committee from time to time and notified to owners and occupiers.
- (2) If any owner or occupier breaches by-law 3(1) or allows an invitee to breach by-law 3(1), then the body corporate committee is authorised to arrange a tow truck operator to remove the offending vehicle.
- (3) For the purposes of implementing by-law 3(1), the body corporate authorises the body corporate committee to enter into a towing agreement with a tow truck operator who shall be authorised to remove and impound vehicles, on instructions from a person nominated by the body corporate committee to give instructions to the tow truck operator, in relation to any non-compliance with this by-law.
- (4) The body corporate committee may, at its discretion, engage a contractor to inspect, monitor and/or control unauthorised vehicle access to scheme land and advise the body corporate committee of any serious and persistent breaches of the by-law.
- (5) The body corporate may provide a written approval to the applicant under 3(1) and the approval must state the period for which it is given.
- (6) Despite the provisions of 3(5), the body corporate may cancel the approval by giving seven (7) days written notice to the occupier.

**4. Vehicles/Roadways**

- (1) Speed limit on internal roadways is 10kph. All public road rules apply.
- (2) Vehicles must not be parked on internal roadways at any time. Guests must park in the designated visitor parking spaces.
- (3) Garage driveways must be kept clean of oil and grease.

**Title Reference 50777799**

- (4) Driveways are not be used to undertake mechanical repairs to vehicles.

**5. Children Playing on Common Property**

An owner of a lot shall be personally responsible for the conduct of their children and other invited children at all times while on the common property. This responsibility shall include ensuring that said children:

- (1) Do not play on the common roadways and visitor parking areas without the personal supervision of the owner.
- (2) Do not ride skateboards, skates, go-carts, bicycles or other similar apparatus at any time;
- (3) Do not play in any common areas after dark.

**6. Obstruction**

- (1) The occupier of a lot must not obstruct the lawful use of the common property by someone else.

**7. Damage to Lawns etc.**

- (1) The occupier of a lot must not, without the body corporate's written approval;
  - (a) damage a lawn, garden, tree, shrub, plant or flower on the common property; or
  - (b) use a part of the common property as a garden.
- (2) An approval under section (1) must state the period for which it is given.
- (3) However, the body corporate may cancel the approval by giving 7 days written notice to the occupier.

**8. Damage to Common Property**

- (1) An occupier of a lot must not, without the body corporate's written approval, mark, paint, drive nails, screws, or other objects into, or otherwise damage or deface a structure that forms part of the common property.
- (2) However, an occupier may install a locking or safety device to protect the lot against intruders, or a screen to prevent entry of animals or insects, if the device or screen is soundly built and is consistent with the colour, style and materials of the building.
- (3) The owner of a lot must keep a device installed under subsection (2) in good order and repair.

**9. Behaviour of Invitees**

- (1) An occupier of a lot must take reasonable steps to ensure that the occupier's invitees do not behave in a way likely to interfere with the peaceful enjoyment of another lot or the common property.

**10. Leaving of Rubbish etc. on Common Property**

- (1) The occupier of a lot must not leave rubbish or other materials on the common property in a way or place likely to interfere with the enjoyment of the common property by someone else.

**11. Appearance of Lot**

- (1) The occupier of a lot must not, without the body corporate's written approval, make a change to the external appearance of the lot unless the change is minor and does not detract from the amenity of the lot and its surrounds.
- (2) The occupier of a lot must not, without the body corporate's written approval:
  - (a) hang washing, bedding or another cloth article if the article is visible from another lot or the common property, or from outside the scheme land; or

**Title Reference 50777799**

(b) display a sign, advertisement, placard, banner, pamphlet or similar article if the article is visible from another lot or the common property, or from outside the scheme land.

(3) This section does not apply to a lot created under a standard format plan of subdivision.

**12. Storage of Flammable Materials**

(1) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the common property.

(2) The occupier of a lot must not, without the body corporate's written approval, store a flammable substance on the lot unless the substance is used or intended for use for domestic purposes.

(3) However, this section does not apply to the storage of fuel in:

(a) the fuel tank of a vehicle, boat, or internal combustion engine; or

(b) a tank kept on a vehicle or boat in which the fuel is stored under the requirements of the law regulating storage of flammable liquid.

**13. Garbage Disposal**

(1) The occupier of a lot must keep a receptacle for garbage in a clean and dry condition. Refuse and Recycling bins are to be stored within the individual garages or the rear courtyard and placed in the nominated refuse collection points on the collection day by the owner/tenant. The Refuse and Recycling bins must be collected by owner/tenant on the same day and returned to the garage or the rear courtyard in a clean and hygienic condition.

(2) The occupier of a lot must:

(a) comply with all local government local laws about disposal of garbage; and

(b) ensure that the occupier does not, in disposing of garbage, adversely affect the health, hygiene or comfort of the occupiers of other lots.

(3) The lot owners, future lot owners and the Body Corporate agree to indemnify the Brisbane City Council and its agents with respect to refuse collection vehicles entering the property.

(4) Maintain and repair the garbage receptacle to ensure it is kept in a serviceable condition.

**14. Keeping of Animals**

(1) The occupier of a lot must not, without the body corporate's written approval;

(a) bring or keep an animal on the lot or the common property; or

(b) permit an invitee to bring or keep an animal on the lot or the common property.

(2) The occupier must obtain the body corporate's written approval before bringing, or permitting an invitee to bring, an animal onto the lot.

**Note:- Section 181 of the Act provides as follows:**

1. A person mentioned in the *Guide Dogs Act 1972*, section 5, who is entitled to be on a lot included in a community titles scheme, or on the common property, is entitled to be accompanied by a guide dog while on the lot or common property.

2. Also, a person mentioned in subsection (1) who is the owner or occupier of a lot included in a community titles scheme is entitled to keep a guide dog on the lot.

3. A by-law cannot exclude or restrict a right given by this section.

**Title Reference 50777799****15. Water Separately Metered**

- (1) A water service is provided via an approved Brisbane City Council meter assembly and meter box to the front real property boundary of the development and a water sub meter to each lot in accordance with the "Brisbane City Council Water Supply Standards" and the interim Technical Specification for Submetering.
- (2) The owner of each lot is responsible for the water usage of that lot.

**16. By-laws to be exhibited**

- (1) A copy of these By-laws (or precis thereof approved by the Committee) shall be exhibited in a prominent place in any lot made available for letting.

**17. Complaints or Applications**

- (1) All complaints or applications to the Body Corporate or its Committee shall be addressed in writing to the Secretary or to the Body Corporate Manager of the Body Corporate.

**18. Pay Television**

- (1) The owner may allow a person approved by the Body Corporate to install all cabling, wiring, ducting, conduits, amplifiers and any other necessary equipment to the unit parcel to enable unit owner to connect to cable television. The Body Corporate is authorised to enter into agreements about the subject matter of the By-law.

**19. Recovery of Money Spent**

- (1) Where the Body Corporate expends money to make good damage or expends money to commence and engage in legal proceedings caused by a breach of the Act or these By-laws by any owner or the tenants, guests, servants, employees, agents, children, invitees or licensees of the owner or any of them, the Committee shall be entitled to recover the amount so expended as a debt in an action in any Court of competent jurisdiction from the owner of the lot at the time when the breach occurred.

**20. Ground Maintenance**

- (1) The Body Corporate is appointed agent of the owners to the effect that mowing and edging of all lawns on the parcel and gardens on the common property, excluding mowing, weeding, watering and fertilising lawns and gardens in the private lots. Owners must ensure that gardens and lawns in private lots are maintained to a standard equivalent to those on the common property and that lawns are regularly mowed, weeded and fertilised at their own expense.
- (2) Should an owner fail to properly maintain his lot, the Body Corporate is empowered to have the necessary maintenance carried out and the costs involved shall be due and payable by the owner of the lot within fourteen (14) days from the date the maintenance is carried out.

**21. Use of Lots**

- (1) An owner or occupier of a lot shall not use that lot or permit the same to be used otherwise than as a residence.
- (2) An owner or occupier shall not use or permit his lot to be used for any purpose that may cause a nuisance or hazard or for any illegal or immoral purpose or for any other purpose that may endanger the safety or good reputation of persons residing within the Forest Vista Community Titles Scheme.

**22. Exclusive Use**

The owner of lots specified in Schedule E shall be entitled to the exclusive use of the area as identified in Schedule E.

**23. General**

The following rules are imposed to ensure the ongoing operation, appearance and maintenance of the development is in accordance with the development permit and the approved plans and documents.

## Title Reference 50777799

- (1) All balconies and terraces shown on the approved drawings and documents are to remain unenclosed with no shutters, glazing, louvres or similar permanent structures other than those consistent with the *Brisbane City Plan 2000* – “Residential Design – Low Density, Character and Low-medium Density Code” and clearly depicted on the Approved Drawings and Documents.
- (2) The driveway, associated landscaping, vegetation retention area, pool, recreation/amenities are and vehicle turning areas as shown on the approved plan(s) of layout shall form part of the common property and shall not be designated for the exclusive use or lot entitlement of any dwelling unit.
- (3) Provision on site for visitors' car parking spaces: Stage 1 – eight (8) spaces; Stage 3 – three (3) spaces; and Stage 4 – two (2) spaces, all spaces are to remain available for use at all times by bona fide visitors, guests or invitees of the tenants of all units, and are not included within an exclusive use area or lot entitlement.
- (4) Directional visitor's parking signage at the vehicle entrance to the side adjacent to or clearly visible from the vehicle entrance to the site.
- (5) Visitors' car parking bays are not to be fitted with a roller door, gate or similar device preventing access to visitor parking bays.
- (6) No gates or similar devices are to be placed at the vehicle entry of the development preventing vehicle access to the site.
- (7) A suitable lighting system to operate from dusk to dawn for the driveway between the vehicle entrance to the site and the visitors' car parking space.
- (8) Maintenance of the acoustic fencing along the northern, eastern and southern front boundaries and adjacent to two (2) visitors' car spaced on the western boundary.
- (9) Refuse and recyclable bins are to be stored within the individual garages and to be collected from the nominated refuse collection points.
- (10) All sealed traffic areas must be cleaned as necessary to prevent emissions of particulate matter.
- (11) Maintain the acoustic damping of any metal grills, metal plates or similar which are subject to vehicular traffic so as to prevent environmental nuisance.
- (12) Screening for any externally mounted air conditioner or mechanical plant installations in accordance with the following requirements:
  - (a) No unscreened installations on the proposed development are to be visible from the surrounding sites; and
  - (b) Any installations which are required to be located on roof, wall or garden areas are to be appropriately screened or shaped according to the acoustic requirements of this development package and so as to integrate in a complementary manner with the overall design of roof, wall or garden area in which the installation is to be located.

<b>SCHEDULE D</b>	<b>OTHER DETAILS REQUIRED/PERMITTED TO BE INCLUDED</b>
-------------------	--

A service location plan is attached hereto identifying the lots and common property affected by the public utility statutory easements, including easements for water, sewerage, Telstra/telephone, underground electricity, projection, stormwater and drainage as set out in the table format hereunder.

Lots on Plan or Common Property	Statutory Easements
Lot 1 on SP 222165	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 2 on SP 222165	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 3 on SP 222165	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 4 on SP 222165	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 5 on SP 222165	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter

## Title Reference 5077799

Lot 6 on SP 222165	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 7 on SP 222165	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 8 on SP 222172	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 9 on SP 222172	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 10 on SP 222172	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 11 on SP 222172	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 12 on SP 222172	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 13 on SP 222172	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 14 on SP 222172	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 15 on SP 222172	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 16 on SP 222173	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 17 on SP 222173	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 18 on SP 222173	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 19 on SP 222173	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 20 on SP 222174	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 21 on SP 222174	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 22 on SP 222174	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 23 on SP 222174	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 24 on SP 222174	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 25 on SP 222174	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 26 on SP 222174	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 27 on SP 222175	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 28 on SP 222175	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 29 on SP 222175	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 30 on SP 222175	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 31 on SP 222175	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 32 on SP 222175	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 33 on SP 222175	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 34 on SP 222173	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 35 on SP 222173	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Lot 36 on SP 222173	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter
Common Property	Telstra, Electricity, Sewer, Water, Stormwater, Support, Fire & Shelter

**SCHEDULE E DESCRIPTION OF LOTS ALLOCATED EXCLUSIVE USE AREAS OF COMMON PROPERTY**

<b>Lots on Plan</b>	<b>Exclusive Use Area</b>
Lot 1 on SP 222165	Area "1A" on plan marked "5196 Ex1"
Lot 2 on SP 222165	Area "2A" on plan marked "5196 Ex1"
Lot 3 on SP 222165	Area "3A" on plan marked "5196 Ex1"
Lot 4 on SP 222165	Area "4A" on plan marked "5196 Ex1"
Lot 5 on SP 222165	Area "5A" on plan marked "5196 Ex1"
Lot 6 on SP 222165	Area "6A" on plan marked "5196 Ex1"
Lot 7 on SP 222165	Area "7A" on plan marked "5196 Ex1"
Lot 8 on SP 222172	Area "8A" on plan marked "5196 Ex2"
Lot 9 on SP 222172	Area "9A" on plan marked "5196 Ex2"
Lot 10 on SP 222172	Area "10A" on plan marked "5196 Ex2"
Lot 11 on SP 222172	Area "11A" on plan marked "5196 Ex2"
Lot 12 on SP 222172	Area "12A" on plan marked "5196 Ex2"
Lot 13 on SP 222172	Area "13A" on plan marked "5196 Ex2"
Lot 14 on SP 222172	Area "14A" on plan marked "5196 Ex2"
Lot 15 on SP 222172	Area "15A" on plan marked "5196 Ex2"
Lot 16 on SP 222173	Area "16A" on plan marked "5196 Ex3"
Lot 17 on SP 222173	Area "17A" on plan marked "5196 Ex3"
Lot 18 on SP 222173	Area "18A" on plan marked "5196 Ex3"
Lot 19 on SP 222173	Area "19A" on plan marked "5196 Ex3"
Lot 20 on SP 222174	Area "20A" and "20B" on plan marked "5196 Ex4"
Lot 21 on SP 222174	Area "21A" and "21B" on plan marked "5196 Ex4"
Lot 22 on SP 222174	Area "22A" and "22B" on plan marked "5196 Ex4"
Lot 23 on SP 222174	Area "23A" and "23B" on plan marked "5196 Ex4"



## Title Reference 5077799

Lot 24 on SP 222174	Area "24A" on plan marked "5196 Ex4"
Lot 25 on SP 222174	Area "25A" on plan marked "5196 Ex4"
Lot 26 on SP 222174	Area "26A" on plan marked "5196 Ex4"
Lot 27 on SP 222175	Area "27A" and "27B" on plan marked "5196 Ex5"
Lot 28 on SP 222175	Area "28A" and "28B" on plan marked "5196 Ex5"
Lot 29 on SP 222175	Area "29A" on plan marked "5196 Ex5"
Lot 30 on SP 222175	Area "30A" on plan marked "5196 Ex5"
Lot 31 on SP 222175	Area "31A" on plan marked "5196 Ex5"
Lot 32 on SP 222175	Area "32A" on plan marked "5196 Ex5"
Lot 33 on SP 222175	Area "33A" on plan marked "5196 Ex5"
Lot 34 on SP 222173	Area "34A" on plan marked "5196 Ex3"
Lot 35 on SP 222173	Area "35A" on plan marked "5196 Ex3"
Lot 36 on SP 222173	Area "36A" on plan marked "5196 Ex3"

**Privacy Statement**

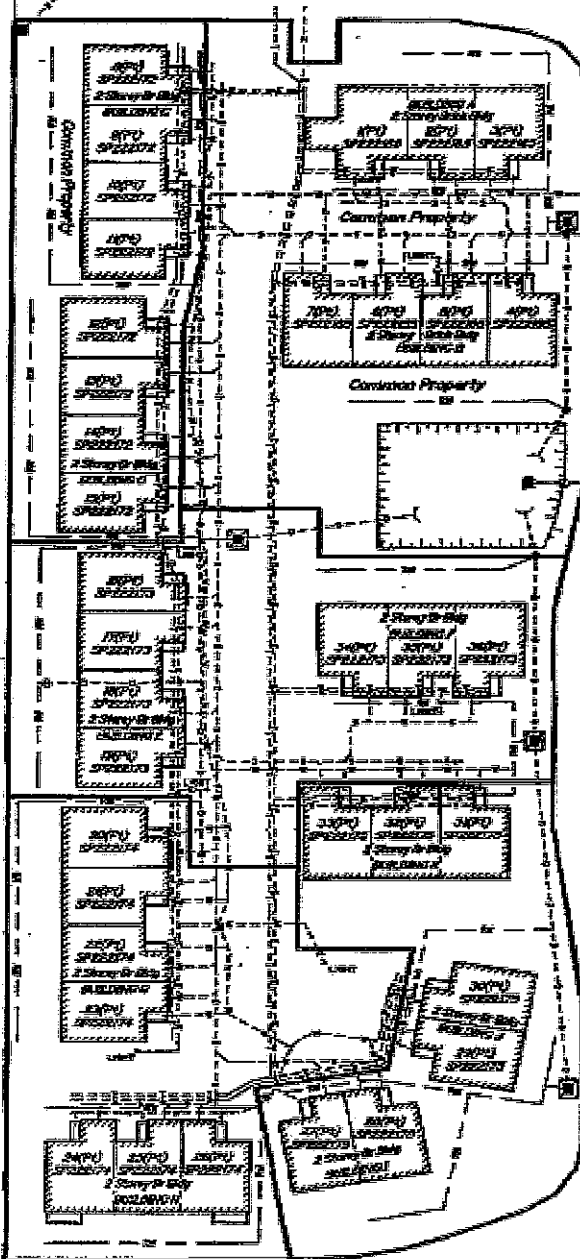
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Title Reference 5077799

*Name of Community Titles Scheme*  
**Forest Vista Community Titles Scheme 40391**  
**SERVICES LOCATION DIAGRAM**

**LEVEL A**

**SIENNA STREET**



**WOODGARROO STREET**

**STREET**

**ROXWELL STREET**

20  
 RP00000

**UNDERGROUND SERVICES LEGEND**

- ELECTRICITY --- E ---
- TELSTRA --- T ---
- SEWERAGE --- S ---
- WATER --- W ---
- STORM WATER --- B ---
- GAS --- G ---
- ROOF WATER --- RW ---

Scale 1:500 - Lengths are in Metres.



Date 02.11.09  
 Reference 5077799  
 Sheet 1 of 1

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Title Reference 50777799

*Name of Community Titles Scheme*

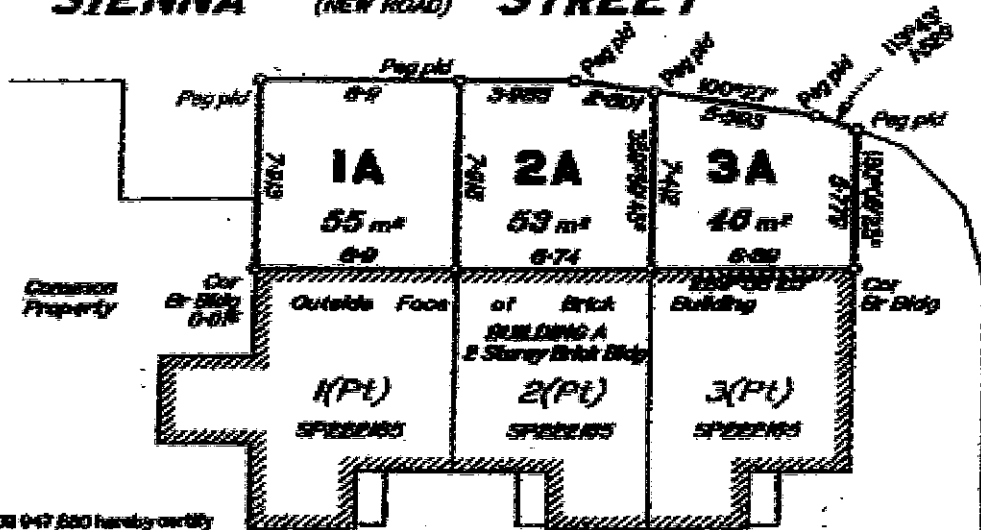
**Forest Vista Community Titles Scheme**

**PLAN SHOWING EXCLUSIVE USE AREAS**

**LEVEL A**

1:250

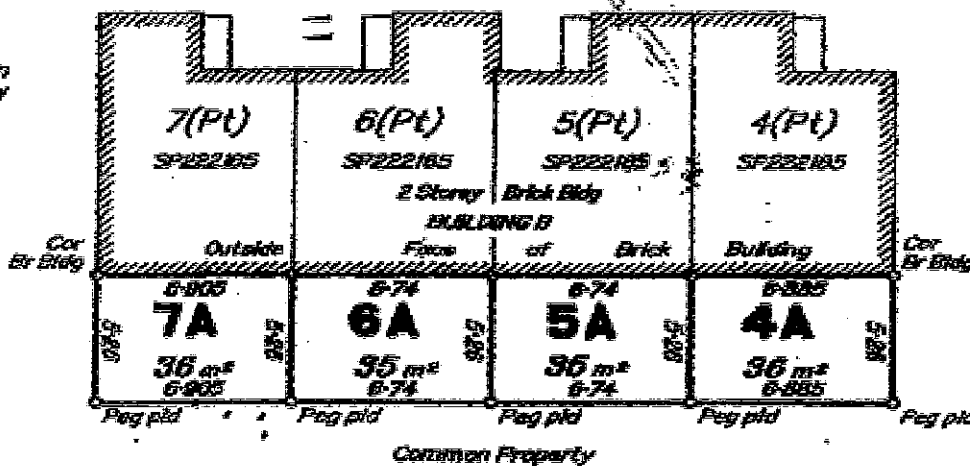
**SIENNA STREET (NEW ROAD)**



SAMSBALL PTY LTD. ACN 008 947 890 hereby certifies that the details shown on this sketch plan are correct.



*R. Samsball*  
Director  
*M. Kline*  
Authorised Signatory  
Date: 15.06.2009



Scale 1:250 - Lengths are in Metres.



Reference 50777799/EX/  
Sheet 1 of 1

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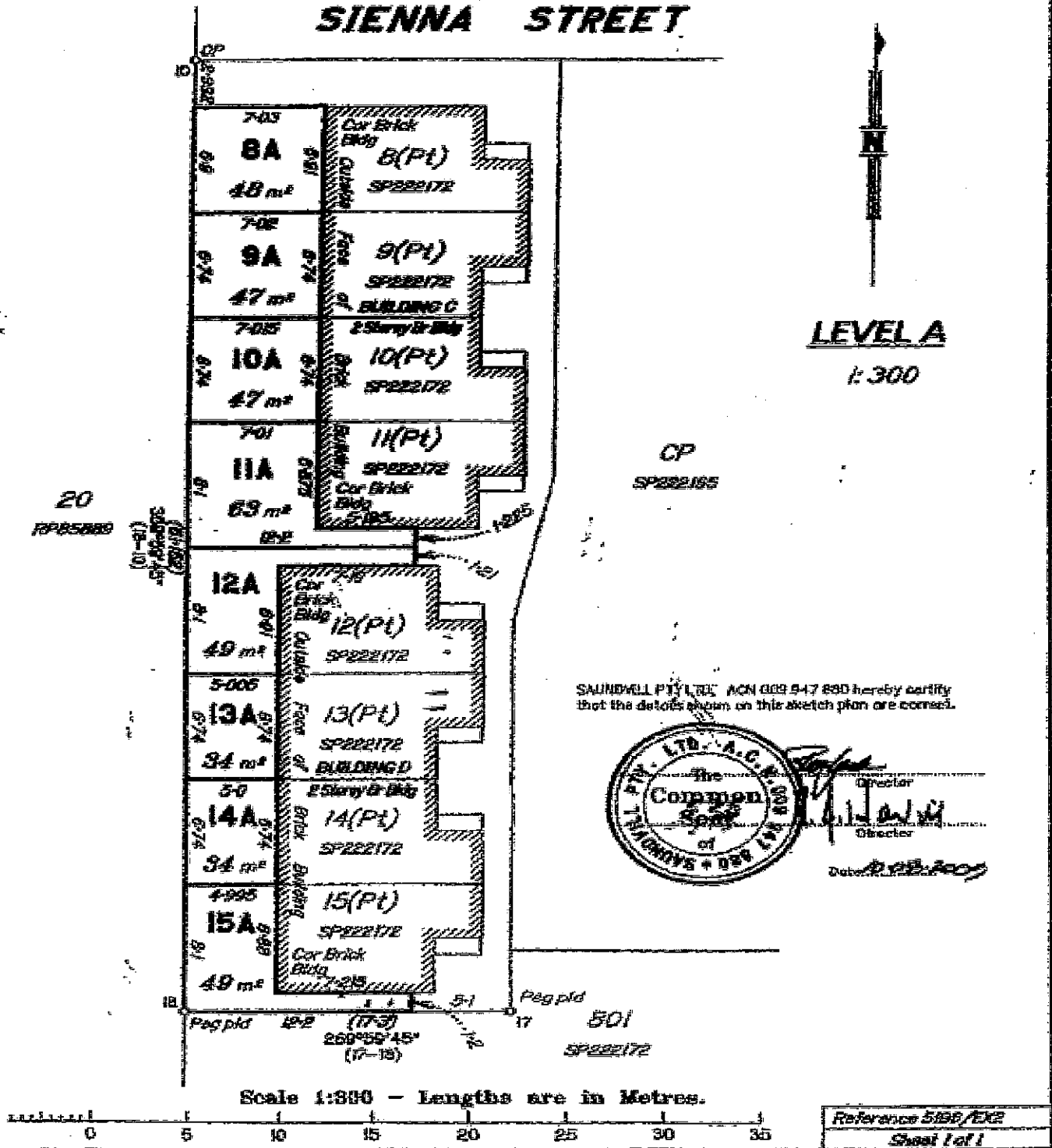
Title Reference 50777799

Name of Community Titles Scheme:

**Forest Vista Community Titles Scheme 40391**

**PLAN SHOWING EXCLUSIVE USE AREAS**

**SIENNA STREET**



**Privacy Statement**

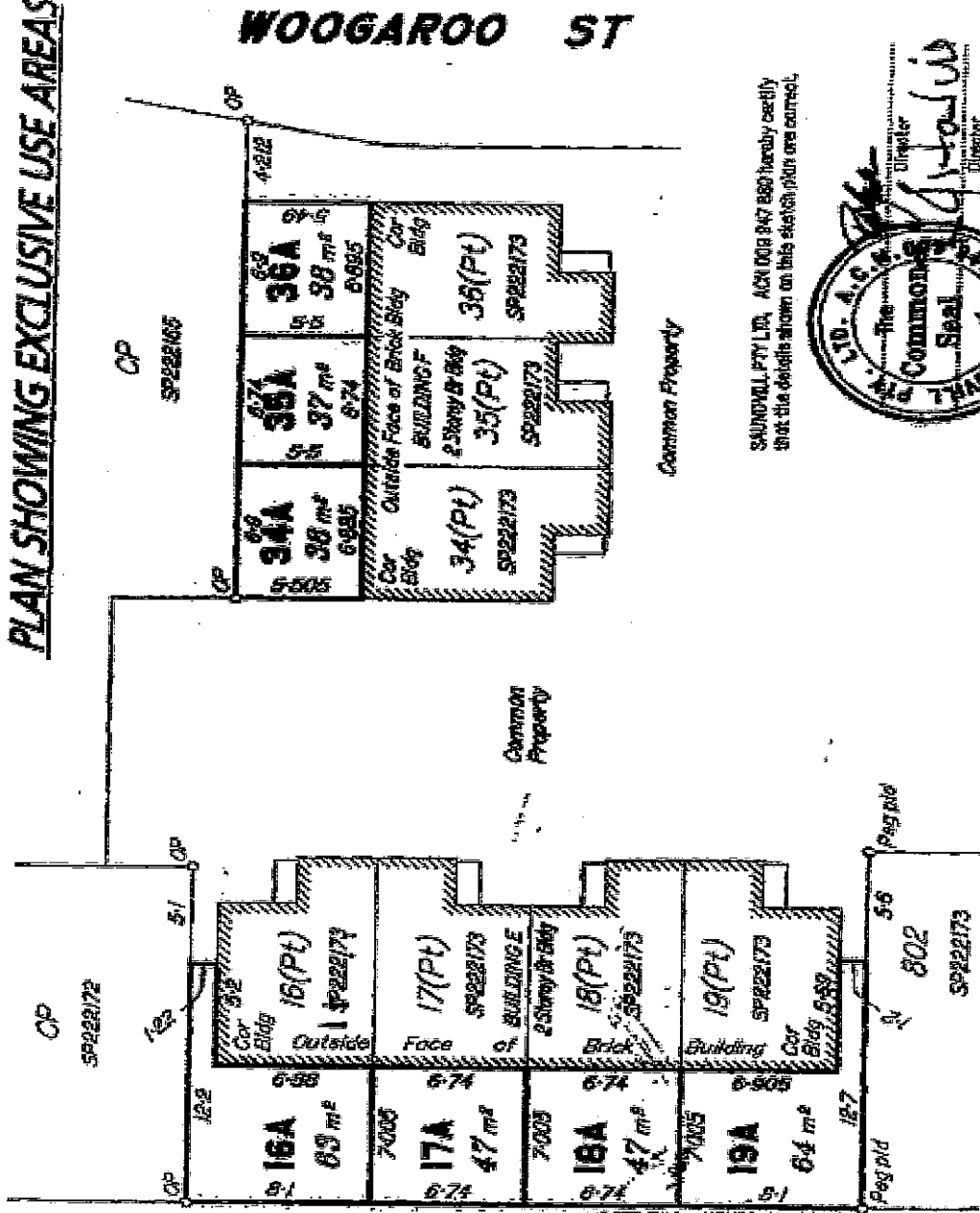
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Title Reference 50777799

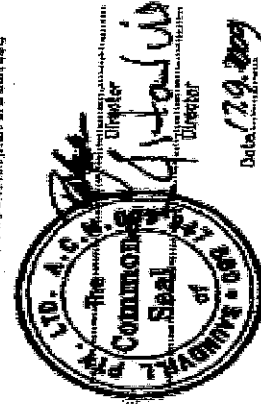
Name of Community Titles Scheme

# Forest Vista Community Titles Scheme 40391

## PLAN SHOWING EXCLUSIVE USE AREAS



SOUNDVILL PTY LTD, ACN 008 947 880 hereby certify that the details shown on this sketch plan are correct.



Scale 1:300 - Lengths are in Metres.



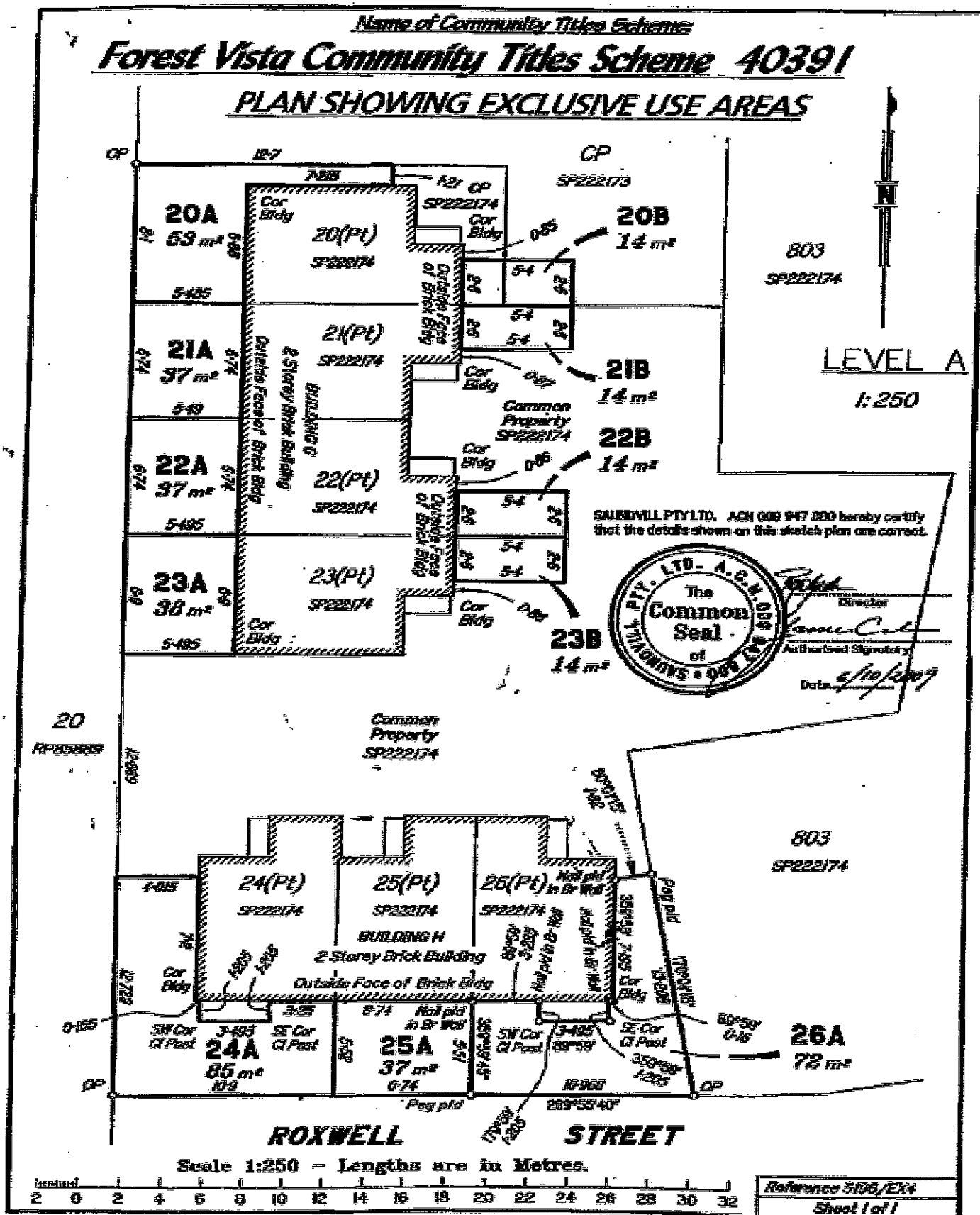
LEVEL A  
1:300  
20  
RP65889

Reference 5196/Ex3  
Sheet 1 of 1

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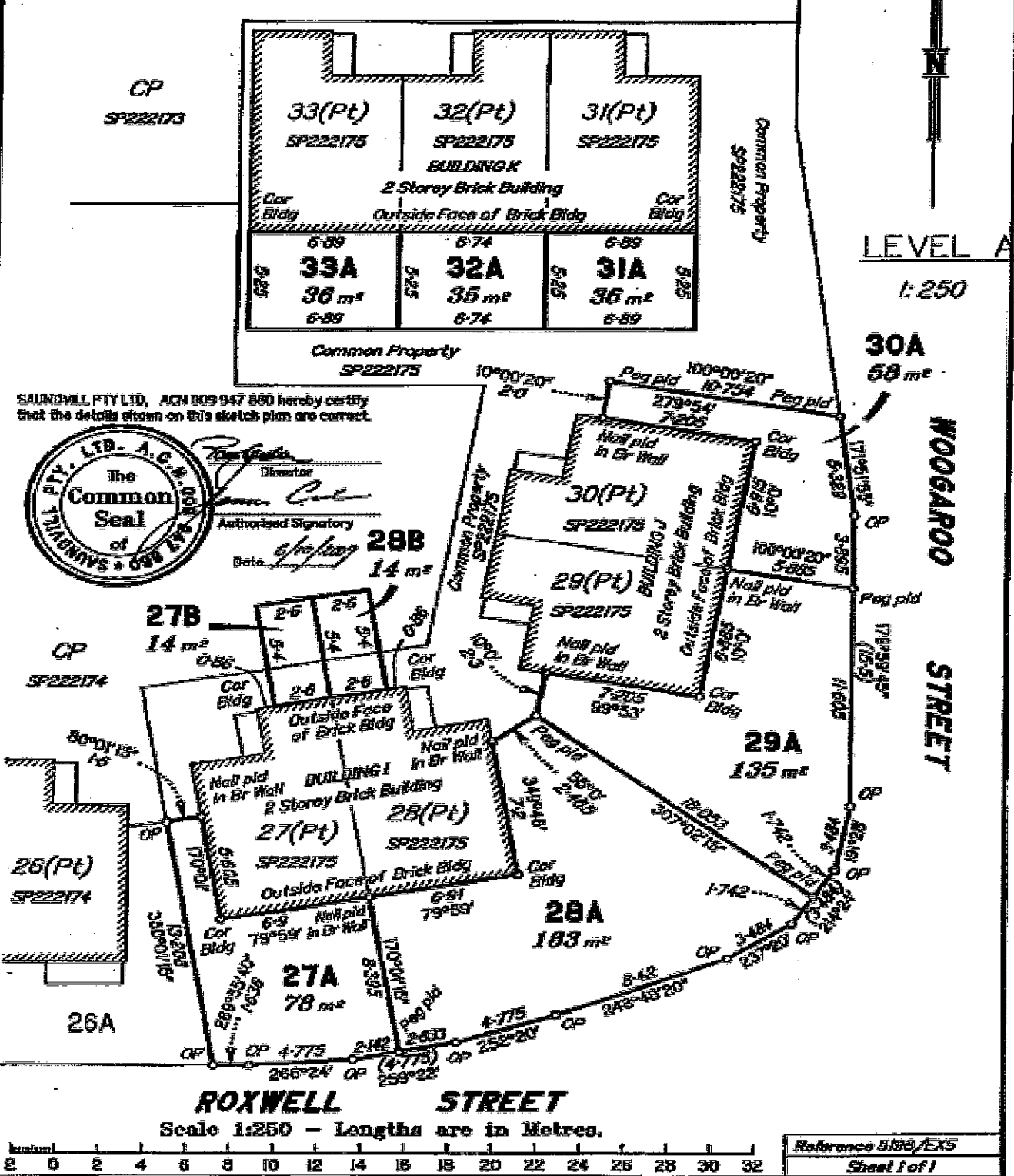


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Title Reference 50777799

*Name of Community Titles Scheme*  
**Forest Vista Community Titles Scheme 40391**  
**PLAN SHOWING EXCLUSIVE USE AREAS**



SAUNDVILL PTY LTD, ACN 009 947 880 hereby certify that the details shown on this sketch plan are correct.

**The Common Seal of SAUNDVILL PTY. LTD. A.C.N. 009 947 880**

*[Signature]*  
Director  
Authorized Signatory

Date: *07/07/09*





**HARTLEYS BODY CORPORATE MANAGEMENT**  
**OWNER TRANSACTION SUMMARY from 20/11/23 to 31/12/25**  
**All Schedules**

**C.T.S.:** 40391  
**Lot#:** 6      **Unit#:** 6  
**Owner Name:** T Johnston & S Robinson

**Units of Entitlement:** 10  
**Contribution Schedule:** 10  
**Insurance Schedule:** 0

**Paid To:** 31/12/24  
**Interest:** \$0.00  
**Total Due:** \$0.00 as at 20/11/24

**Levies(Continued)**

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/04/24	469	Standard Levy Contribution Schedule from 01/04/2024 to 30/06/2024 FULLY PAID	\$485.88	\$485.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$313.88	\$313.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$172.00	\$172.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/04/24	613	Standard Levy Insurance Schedule from 01/04/2024 to 30/06/2024 FULLY PAID	\$110.00	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$110.00	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/07/24	649	Standard Levy Insurance Schedule from 01/07/2024 to 30/09/2024 FULLY PAID	\$110.00	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$110.00	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/07/24	505	Standard Levy Contribution Schedule from 01/07/2024 to 30/09/2024 FULLY PAID	\$485.88	\$485.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$313.88	\$313.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$172.00	\$172.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/10/24	541	Standard Levy Contribution Schedule from 01/10/2024 to 31/12/2024 FULLY PAID	\$485.88	\$485.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$313.88	\$313.88	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$172.00	\$172.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/10/24	685	Standard Levy Insurance Schedule from 01/10/2024 to 31/12/2024 FULLY PAID	\$110.00	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Admin	\$110.00	\$110.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/01/25	742	Standard Levy Contribution Schedule from 01/01/2025 to 31/03/2025 UNPAID	\$550.66	\$0.00	\$0.00	\$550.66	\$0.00	\$0.00	\$0.00
		Admin	\$361.24	\$0.00	\$0.00	\$361.24	\$0.00	\$0.00	\$0.00
		Sinking	\$189.42	\$0.00	\$0.00	\$189.42	\$0.00	\$0.00	\$0.00
01/01/25	886	Standard Levy Insurance Schedule from 01/01/2025 to 31/03/2025 UNPAID	\$130.26	\$0.00	\$0.00	\$130.26	\$0.00	\$0.00	\$0.00
		Admin	\$130.26	\$0.00	\$0.00	\$130.26	\$0.00	\$0.00	\$0.00
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/04/25	743	Standard Levy Contribution Schedule from 01/04/2025 to 30/06/2025 UNPAID	\$550.66	\$0.00	\$0.00	\$550.66	\$0.00	\$0.00	\$0.00
		Admin	\$361.24	\$0.00	\$0.00	\$361.24	\$0.00	\$0.00	\$0.00
		Sinking	\$189.42	\$0.00	\$0.00	\$189.42	\$0.00	\$0.00	\$0.00

**HARTLEYS BODY CORPORATE MANAGEMENT**  
**OWNER TRANSACTION SUMMARY from 20/11/23 to 31/12/25**  
**All Schedules**

**C.T.S.:** 40391  
**Lot#:** 6      **Unit#:** 6  
**Owner Name:** T Johnston & S Robinson

**Units of Entitlement:** 10  
**Contribution Schedule:** 10  
**Insurance Schedule:** 0

**Paid To:** 31/12/24  
**Interest:** \$0.00  
**Total Due:** \$0.00 as at 20/11/24

**Levies(Continued)**

Due Date	Reference	Details	Total Due	Paid	Discount	Unpaid	Arrears	Interest Due	GST
01/04/25	887	Standard Levy Insurance Schedule from 01/04/2025 to 30/06/2025 UNPAID	\$130.26	\$0.00	\$0.00	\$130.26	\$0.00	\$0.00	\$0.00
		Admin	\$130.26	\$0.00	\$0.00	\$130.26	\$0.00	\$0.00	\$0.00
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/07/25	744	Standard Levy Contribution Schedule from 01/07/2025 to 30/09/2025 UNPAID	\$546.44	\$0.00	\$0.00	\$546.44	\$0.00	\$0.00	\$0.00
		Admin	\$361.24	\$0.00	\$0.00	\$361.24	\$0.00	\$0.00	\$0.00
		Sinking	\$185.20	\$0.00	\$0.00	\$185.20	\$0.00	\$0.00	\$0.00
01/07/25	888	Standard Levy Insurance Schedule from 01/07/2025 to 30/09/2025 UNPAID	\$130.26	\$0.00	\$0.00	\$130.26	\$0.00	\$0.00	\$0.00
		Admin	\$130.26	\$0.00	\$0.00	\$130.26	\$0.00	\$0.00	\$0.00
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
01/10/25	745	Standard Levy Contribution Schedule from 01/10/2025 to 31/12/2025 UNPAID	\$546.44	\$0.00	\$0.00	\$546.44	\$0.00	\$0.00	\$0.00
		Admin	\$361.24	\$0.00	\$0.00	\$361.24	\$0.00	\$0.00	\$0.00
		Sinking	\$185.20	\$0.00	\$0.00	\$185.20	\$0.00	\$0.00	\$0.00
01/10/25	889	Standard Levy Insurance Schedule from 01/10/2025 to 31/12/2025 UNPAID	\$130.26	\$0.00	\$0.00	\$130.26	\$0.00	\$0.00	\$0.00
		Admin	\$130.26	\$0.00	\$0.00	\$130.26	\$0.00	\$0.00	\$0.00
		Sinking	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>Levy Totals for the Period 20/11/23 to 31/12/25</b>			<b>\$5,098.76</b>	<b>\$2,383.52</b>	<b>\$0.00</b>	<b>\$2,715.24</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

**Receipts**

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
16/02/24	109	Standard Levy Contribution Schedule for 01/01/2024 to 31/03/2024	\$750.00	\$0.00	\$750.00	\$0.00	\$0.00	\$0.00
		Receipt; bpay-payment - DEFT Bpay 0000015465						
05/03/24	176	TRF: Standard Levy Contribution Schedule for 01/01/2024 to 31/03/2024	\$-750.00	\$0.00	\$-750.00	\$0.00	\$0.00	\$0.00
		Transfer; - Transfer to credit						
05/03/24	177	Transfer to credit	\$750.00	\$0.00	\$750.00	\$0.00	\$0.00	\$0.00
		Transfer; - Transfer to credit						

**HARTLEYS BODY CORPORATE MANAGEMENT**  
**OWNER TRANSACTION SUMMARY from 20/11/23 to 31/12/25**  
**All Schedules**

**C.T.S.:** 40391  
**Lot#:** 6      **Unit#:** 6  
**Owner Name:** T Johnston & S Robinson

**Units of Entitlement:** 10  
**Contribution Schedule:** 10  
**Insurance Schedule:** 0

**Paid To:** 31/12/24  
**Interest:** \$0.00  
**Total Due:** \$0.00 as at 20/11/24

**Receipts(Continued)**

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
05/03/24	178	Cancelled: Standard Levy Contribution Schedule Receipt; - Cancelled: Standard Levy Contribution Schedule	\$799.66	\$180.60	\$980.26	\$0.00	\$0.00	\$0.00
05/03/24	179	Cancelled: Standard Levy Contribution Schedule Receipt; - Cancelled: Standard Levy Contribution Schedule	\$-799.66	\$-180.60	\$-980.26	\$0.00	\$0.00	\$0.00
05/03/24	334	Cancelled: Standard Levy Insurance Schedule Receipt; - Cancelled: Standard Levy Insurance Schedule	\$232.08	\$0.00	\$232.08	\$0.00	\$0.00	\$0.00
05/03/24	335	Cancelled: Standard Levy Insurance Schedule Receipt; - Cancelled: Standard Levy Insurance Schedule	\$-232.08	\$0.00	\$-232.08	\$0.00	\$0.00	\$0.00
14/03/24	471	TRF: Standard Levy Contribution Schedule for 01/01/2024 to 31/03/2024 Transfer; - Transfer from credit	\$313.88	\$172.00	\$485.88	\$0.00	\$0.00	\$0.00
14/03/24	472	TRF: Standard Levy Contribution Schedule for 01/04/2024 to 30/06/2024 Transfer; - Transfer from credit	\$264.12	\$0.00	\$264.12	\$0.00	\$0.00	\$0.00
14/03/24	552	Transfer from credit Transfer; - Transfer from credit	\$-750.00	\$0.00	\$-750.00	\$0.00	\$0.00	\$0.00
14/03/24	694	TRF: Standard Levy Contribution Schedule for 01/04/2024 to 30/06/2024 Transfer; - Transfer to credit	\$-264.12	\$0.00	\$-264.12	\$0.00	\$0.00	\$0.00
14/03/24	695	Transfer to credit Transfer; - Transfer to credit	\$264.12	\$0.00	\$264.12	\$0.00	\$0.00	\$0.00
16/02/24	696	TRF: Standard Levy Contribution Schedule for 01/04/2024 to 30/06/2024 Transfer; - Transfer from credit	\$154.12	\$0.00	\$154.12	\$0.00	\$0.00	\$0.00
16/02/24	697	TRF: Standard Levy Insurance Schedule for 01/01/2024 to 31/03/2024 Transfer; - Transfer from credit	\$110.00	\$0.00	\$110.00	\$0.00	\$0.00	\$0.00
16/02/24	698	Transfer from credit Transfer; - Transfer from credit	\$-264.12	\$0.00	\$-264.12	\$0.00	\$0.00	\$0.00
10/04/24	756	Standard Levy Contribution Schedule for 01/04/2024 to 30/06/2024 Receipt; bpay-payment - DEFT Bpay 0000015465	\$159.76	\$172.00	\$331.76	\$0.00	\$0.00	\$0.00

**HARTLEYS BODY CORPORATE MANAGEMENT**  
**OWNER TRANSACTION SUMMARY from 20/11/23 to 31/12/25**  
**All Schedules**

**C.T.S.:** 40391  
**Lot#:** 6      **Unit#:** 6  
**Owner Name:** T Johnston & S Robinson

**Units of Entitlement:** 10  
**Contribution Schedule:** 10  
**Insurance Schedule:** 0

**Paid To:** 31/12/24  
**Interest:** \$0.00  
**Total Due:** \$0.00 as at 20/11/24

**Receipts(Continued)**

Date	Reference	Details	Admin	Sinking	Total	Discount	Interest Paid	GST
10/04/24	757	Standard Levy Insurance Schedule for 01/04/2024 to 30/06/2024 Receipt; bpay-payment - DEFT Bpay 0000015465	\$110.00	\$0.00	\$110.00	\$0.00	\$0.00	\$0.00
01/07/24	832	Standard Levy Contribution Schedule for 01/07/2024 to 30/09/2024 Receipt; bpay-payment - DEFT Bpay 0000015465	\$313.88	\$172.00	\$485.88	\$0.00	\$0.00	\$0.00
01/07/24	833	Standard Levy Insurance Schedule for 01/07/2024 to 30/09/2024 Receipt; bpay-payment - DEFT Bpay 0000015465	\$110.00	\$0.00	\$110.00	\$0.00	\$0.00	\$0.00
24/09/24	907	Standard Levy Contribution Schedule for 01/10/2024 to 31/12/2024 Receipt; bpay-payment - DEFT Bpay 0000015465	\$313.88	\$172.00	\$485.88	\$0.00	\$0.00	\$0.00
24/09/24	908	Standard Levy Insurance Schedule for 01/10/2024 to 31/12/2024 Receipt; bpay-payment - DEFT Bpay 0000015465	\$110.00	\$0.00	\$110.00	\$0.00	\$0.00	\$0.00
<b>Receipt Totals for the Period 20/11/23 to 31/12/25</b>			<b>\$1,695.52</b>	<b>\$688.00</b>	<b>\$2,383.52</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>