

**Body Corporate Regulation – Summary of Key Changes**

The following changes to the Regulation modules become effective March 1, 2021.

**Key Terms:** Standard Module **(SM)** | Accommodation Module **(AM)** | Commercial Module **(CM)** | Small Scheme Module **(SSM)**

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| **General Meetings** |  | **Module** |
| **Electronic Voting** | Meetings and ballots (including secret ballots) can now be held electronically. | SM, AM, CM, SSM |
| **Quorums**  | A motion can be passed to change the quorum for general meetings to 10 per cent of voters. | SM, AM, CM, SSM |
| **Power of Attorneys**  | An owner may use only one power of attorney vote in addition to their own vote. An exception is for power of attorney votes for family members or owners of multiple lots. | SM, AM, CM, SSM |
| **Submission of Documents**  | Documents that can only be handed to the Secretary can now legally be handed to the body corporate manager. | SM, AM, CM, SSM |
| **Same Issue Motions**  | These are now classified as ‘Grouped Motions’ for motions covering similar issues. Votes can be cast on all grouped motions together. | SM, AM, CM, SSM |
| **Motions Out of Order**  | Motions ruled out of order must have the reasons included in the minutes. | SM, AM, CM, SSM |
| **Commissions**  | Body corporate managers have to disclose any commissions received. | SM, AM, CM, SSM |

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| **Committees** |  | **Module** |
| **VOCs**  | VOCs must now be decided within 21 days of issue or the motion will expire. | SM, AM, CM |
| **Insurance**  | Insurance renewal is no longer subject to the Committee spending limit. | SM, AM, CM |
| **Financial Status**  | Committee members (or the lot that nominated them) must now be financial to vote at a Committee meeting. Unfinancial members can attend meetings, and count towards a quorum, but cannot vote. | SM, AM, CM |
| **Representation**  | Owners can appoint a representative to attend a Committee meeting on their behalf. | SM, AM, CM |
| **Owner Submissions**  | The Committee must consider motions submitted by owners within six weeks or provide a reason why. Owners can only make six submissions over a 12-month period. | SM, AM, CM, SSM |
| **Benefits**  | A committee member must not receive a benefit from a service contractor without General Meeting approval. | SM, AM, CM, SSM |
| **Co-Owners**  | Co-owners of more than one lot can nominate for multiple Committee positions for each lot they own. | SM, AM, SSM |

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