

The Office of the Commissioner for Body Corporate and Community Management

The new
Standard Module Regulation
2020

Committee meetings



Regulation changes

The BCCM regulations were remade on 29 September 2020 and will come into effect on 1 March 2021.

Committee meetings

Submitting motions

Making timely decisions

Attending in person

Attendance by representative

Debtor members

VOC's

Minutes and records

Including insurance

expiring

There is no specific provision for a member of the body corporate to submit a motion for consideration of the committee.



new

An owner can submit a motion to the secretary personally, by post or electronically, to be considered by the committee, if they want the body corporate to make a decision.

expiring

There is no specific provision about the time frame for considering owners motions.



new

The committee has six weeks to consider a motion (the **decision period**).

If the committee needs more time they must advise the owner in writing, they must not take longer than another six weeks.

expiring

There is no specific provision about how a member of the committee attends a committee meeting 'in person'.



new

Members of the committee may attend a committee meeting by electronic means with permission of the committee e.g. by videoconference.

This also extends to lot owners and their representatives.

expiring

Lot owners can attend committee meetings, however there is no provision for lot owners' representatives to attend.



new

Extends the right of attendance at committee meetings to lot owner representatives that are recorded on the body corporate roll or have evidence the lot owner has asked them to attend and in what capacity. The representative must provide information set out in the regulation.

expiring

A committee member is eligible to vote at a meeting of the committee even if they owe a body corporate debt.



new

A committee member who owes a body corporate debt, or who was nominated by an entity that owes a body corporate debt, is a **debtor member** and ineligible to vote at a committee meeting, or for a vote outside a committee meeting.

Example of debtor member



Tom is the chairperson, he nominated himself for the committee.

Tom owes a body corporate debt at the time of the meeting.

Tom can't vote.



Kathy is an ordinary member, she was nominated by Cheryl (another lot owner in the scheme).

Kathy does not owe a debt, but Cheryl is behind in her levies at the time of the meeting.

Kathy can't vote.



Brian is the secretary, he was nominated by Mike (another lot owner in the scheme).

Mike does not owe a debt, but Brian does at the time of the meeting.

Brian can't vote.

expiring

No timeframe is provided for committee members to respond to a vote outside a committee meeting (VOC).



new

Committee members must vote on a VOC within 21 days of the notice being given.

The motion can be deemed as passed at any time within the 21 days if there are a majority of votes received *for* the motion.

If insufficient votes to determine the motion are not received within 21 days the motion is taken to have not been agreed to.

Minutes and records

When motions are received by members of the body corporate for consideration of the committee this must be recorded in the minutes and records.

If a motion is ruled out of order by the chairperson, the reason why must be included in the minutes.

Insurance

Renewing or taking out insurance
Disclosure requirements

expiring

Restriction on committee approving the renewal of the annual building insurance due to committee spending limit.



new

The committee can spend over its spending limit if it decides the spending is necessary to put in place a relevant policy of insurance, or to renew an existing relevant policy of insurance, unless it is a restricted issue.

expiring

Policies of insurance held by body corporate are disclosed at the AGM.



new

Additional requirements when disclosing insurance policy details at the AGM.

Contact us

Phone: 1800 060 119 (free call back service)

Online enquiry: www.qld.gov.au/bodycorporatequestion

Website: www.qld.gov.au/bodycorporate

Shortened URL: www.qld.gov.au/bodycorp-regchanges

