

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**)



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

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

For more information please go to the website:

<https://www.qld.gov.au/law/housing-and-neighbours/body-corporate/legislation-and-bccm/regulation-changes/summary>

Or talk to your body corporate manager:

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