

Topic 5 - Committee and body corporate manager

As we saw in Topic 1, the body corporate may choose to engage a body corporate manager and to authorise the body corporate manager to exercise some or all of the powers of the committee (A s119).

Usually, an engagement of this type will authorise the body corporate manager to exercise the powers of the secretary and treasurer. This means the body corporate manager will be responsible for such things as calling committee and general meetings, sending out levy notices, by-law contravention notices, forwarding the minutes of meetings and managing the body corporate funds.

However, the authorisation of the committee's powers to the manager by the body corporate does not mean the committee no longer has any power. The regulations state the authorisation cannot prevent the executive members of the committee from exercising any or all of the authorised powers. For example, the secretary still has the power to call a committee meeting if requested to do so (see "Calling a meeting" under Topic 2: Committee meetings)

Also, the authorisation must not prevent the executive members from directing the body corporate manager on how to exercise their authorised powers.

Finally, the regulations also state the body corporate, in writing, may revoke the authorisation at any time.