



FACT SHEETS

ROLES WITHIN AN OWNERS CORPORATION

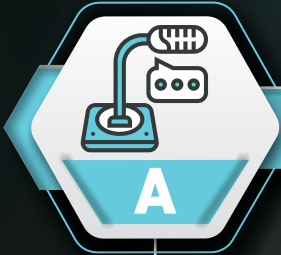


IMPORTANT NOTE:



Everyone within an owners corporation must:

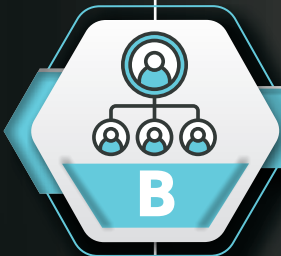
- Act honestly and in good faith
- Exercise due care and diligence in carrying out their functions, powers and activities
- Not make improper use of their position to gain, directly or indirectly, an advantage for themselves or for any other person.



THE OWNERS CORPORATION

The owners corporation Consisting of all the lot owners

- Keeps control of all decision-making
- Can delegate powers, but only for matters that do not require a unanimous or special resolution or that are required to be dealt with
- Can overturn an earlier decision of the owners corporation. Only the owners corporation can do this
- Can appoint sub-committees to advise the owners corporation. Subcommittees cannot make decisions.



THE COMMITTEE

The Committee consisting of elected lot owners or lot owners' proxies.

- Can make decisions on all matters delegated to it by the owners corporation except on matters that the owners corporation has determined must be decided at a general meeting.



THE CHAIRPERSON

An owners corporation committee must elect a chairperson whose role is to run meetings in a way that encourages decisions, allowing fair and open discussions.

The chairperson does not have any decision-making powers unless delegated in writing by the owners corporation or committee.



[<https://www.consumer.vic.gov.au/housing/owners-corporations>]