



Body Corporate and Community Management

Online Training – Unit 1 – The committee

Topic 1 – The role of the committee

The committee is the administrative arm of the body corporate and is charged with the day to day running of the body corporate. The committee is empowered to act and make decisions for the body corporate ([A s100](#)) and must put in place the lawful decisions of the body corporate ([A s101](#)).

There must be a committee ([SM s7](#)). However, the body corporate may choose to engage a body corporate manager and may in writing authorise the body corporate manager to exercise some or all of the powers of the committee.

Alternatively, the body corporate may engage a body corporate manager to carry out the functions of the committee including the executive positions. This type of engagement is different from the usual body corporate manager engagement as described above and is known as a Chapter 3 Part 5 engagement ([SM s74](#)). If a body corporate chooses to make this type of engagement it is effectively engaging the body corporate manager to be the committee, with all the powers of the committee. Under this type of engagement there will not be a committee. In these rare circumstances, this type of engagement may occur when there is not enough interest of members to form a committee.