1. Cabinet considered a submission regarding new regulations under the *Body Corporate and Community Management Act 1997* (BCCM Act) to replace those which expire on 1 September 2008. The BCCM Act provides a legal framework for the establishment and management of community titles schemes.
2. To achieve the flexibility required to meet the different needs of schemes, the BCCM Act provides management processes and procedures through a set of four regulation modules. The BCCM Act is also supported by the *Body Corporate and Community Management Regulation 1997* which prescribes fees payable for dispute resolution services provided under the Act by the Office of the Commissioner for Body Corporate and Community Management.
3. The new regulations will remake the existing regulations with some enhancements, namely:
* provision for mandatory payment to the body corporate of a transfer fee if the agent/contractor transfers their rights under a management rights agreement within a prescribed period, unless the transfer is being sought on the basis of genuine hardship;
* greater flexibility for bodies corporate to determine the spending limit of their committee to enable the committee to operate more efficiently;
* a requirement for bodies corporate to obtain, at least every five years, a valuation of buildings they are required to insure to reduce the risk of underinsurance; and
* less onerous requirements for the approval of improvements to common property to make it easier for bodies corporate to maintain the amenity of their scheme.
1. Cabinet approved that the following regulations be recommended to the Governor in Council for approval: *Body Corporate and Community Management Regulation 2008; Body Corporate and Community Management (Accommodation Module) Regulation 2008; Body Corporate and Community Management (Commercial Module) Regulation 2008; Body Corporate and Community Management (Small Schemes Module) Regulation 2008;* and *Body Corporate and* *Community Management (Standard Module) Regulation 2008.*
2. *Attachments*
* Remade regulations: [*Body Corporate and Community Management Regulation 2008*](attachments/Body%20Corporate%20and%20Community%20Management%20Regulation.pdf)*;* [*Body Corporate and Community Management (Accommodation Module) Regulation 2008*](attachments/BCCM%20Accom%20Regulation.pdf)*;* [*Body Corporate and Community Management (Commercial Module) Regulation 2008*](attachments/BCCM%20Commercial%20Regulation.pdf)*;* [*Body Corporate and Community Management (Small Schemes Module) Regulation 2008*](attachments/BCCM%20Small%20Schemes%20Regulation.pdf)*;* [*Body Corporate and* *Community Management (Standard Module) Regulation 2008*](attachments/BCCM%20Standard%20Regulation.pdf)
* Explanatory Notes: [*Body Corporate and Community Management Regulation 2008*](attachments/Body%20Corporate%20and%20CMgt%20Reg%20EXPNOTES.pdf)*;* [*Body Corporate and Community Management (Accommodation Module) Regulation 2008*](attachments/Body%20Corporate%20Regulation%20%28Accomodation%20Module%29EXPNOTESpdf.pdf)*;* [*Body Corporate and Community Management (Commercial Module) Regulation 2008*](attachments/Body%20Corporate%20Regulation%20%28Commercial%20Module%29EXPNOTES.pdf)*;* [*Body Corporate and Community Management (Small Schemes Module) Regulation 2008*](attachments/Body%20Corporate%20Regulation%20%28Small%20Schemes%20Module%29EXPNOTES.pdf)*;* [*Body Corporate and* *Community Management (Standard Module) Regulation 2008*](attachments/Body%20Corporate%20Regulation%20%28Standard%20Module%29EXPNOTES.pdf)
* [Regulatory Impact Statement](attachments/RIS%20Body%20Corporate%20and%20CMgt%20Regulation.pdf)