

**HOUSING FOR THE AGED ACTION GROUP
INCORPORATED
RULES**

Registration no. A0017107L
ABN 80348538001

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HOUSING FOR THE AGED ACTION GROUP INCORPORATED

PART 1—PRELIMINARY

1. NAME

- 1.1 The name of the Association shall be "Housing for the Aged Action Group Incorporated" (Association).¹

2. PURPOSES

- 2.1 The purposes of the Association are to:

- (a) work towards the alleviation of housing related poverty for older Australians and to provide housing support services to disadvantaged older people.
- (b) provide accessible, equitable and appropriate tenancy and housing information and support services to older people living in Victoria, particularly those identified as most in need. These services must be accessible to all, comprehensive and work to enhance older tenants' ability to have control of their own life choices. These services must also be accountable to the Association's membership, service users and funding providers.
- (c) assist frail, financially disadvantaged older people living in Victoria, who are renting or who are homeless, to meet both their accommodation and support needs, to allow them to remain in the community.
- (d) provide a state and national forum for aged people to raise and act upon housing issues affecting them and to foster opportunities for mutual housing support and information sharing among group members.
- (e) work towards heightened community awareness of the rights of the aged, to secure low cost rental housing and to lobby for these rights.
- (f) working for policy changes and projects which enhance the supply and quality of low cost rental housing for the aged and increase access to information and tenants' rights.
- (g) provide a link with other relevant groups, bodies and individuals in respect of aged housing issues and to liaise with local, regional, state and federal bodies working for income and housing justice.

3. FINANCIAL YEAR

- 3.1 The Financial year of the Association is each period of 12 months ending on 30 June.

¹ Note: Under section 23 of the Act, the name of the association and its registration number must appear on all its business documents.

4. DEFINITIONS

4.1 In these Rules:

Act means *Associations Incorporations Reform Act 2012 (Vic)* and includes any regulations made under that Act.

Association means Housing for the Aged Action Group Incorporated.

absolute majority, of the Committee, means a majority of the Committee members currently holding office and entitled to vote at the time (as distinct from a majority of Committee members present at a Committee meeting).

Chairperson, of a general meeting or Committee meeting, means the person chairing the meeting as required under rule 47.

Committee means the Committee having management of the business of the Association.

Committee meeting means a meeting of the Committee held in accordance with these Rules.

Committee member means a member of the Committee elected or appointed under Division 3 of Part 5.

disciplinary appeal meeting means a meeting of the members of the Association convened under rule 23.

disciplinary meeting means a meeting of the Committee convened for the purposes of rule 24.

disciplinary subcommittee means the subcommittee appointed under rule 22.

financial year means the 12 month period specified in rule 3.

general meeting means a general meeting of the members of the Association convened in accordance with Part 4 - General meetings of the association and includes an annual general meeting, a special general meeting and a disciplinary appeal meeting.

Honourable Life Member means a person who is granted an Honourable Life membership under rule 9.

member means a member of the Association.

member entitled to vote means a member who under rule 2 is entitled to vote at a general meeting.

officer means any or all of the Chairperson, Deputy Chairperson, Treasurer and Secretary.

special resolution means a resolution that requires not less than three-quarters of the members voting at a general meeting to vote in favour of the resolution.

the Registrar means the Registrar of Incorporated Associations.

PART 2 - POWERS OF ASSOCIATION

5. POWERS OF ASSOCIATION

5.1 Subject to the Act, the Association has power to do all things incidental or conducive to achieve its purposes.

5.2 Without limiting rule 5.1, the Association may:

- (a) acquire, hold and dispose of real or personal property;
- (b) open and operate accounts with financial institutions;
- (c) invest its money in any security in which trust monies may lawfully be invested;
- (d) raise and borrow money on any terms and in any manner as it thinks fit;
- (e) secure the repayment of money raised or borrowed, or the payment of a debt or liability;
- (f) appoint agents to transact business on its behalf; and
- (g) enter into any other contract it considers necessary or desirable.

5.3 The Association may only exercise its powers and use its income and assets (including any surplus) for its purposes.

6. NOT FOR PROFIT ORGANISATION

6.1 The Association must not distribute any surplus, income or assets directly or indirectly to its members.

6.2 Rule 6.1 does not prevent the Association from paying a member:

- (a) reimbursement for expenses properly incurred by the member; or
- (b) for goods or services provided by the member,

If this is done in good faith on terms no more favourable than if the member was not a member.²

² Note: Section 33 of the Act provides that an incorporated Association must not secure pecuniary profit for its members. Section 4 of the Act sets out in more detail the circumstances under which an incorporated Association is not taken to secure pecuniary profit for its members.

PART 3 - MEMBERS, DISCIPLINARY PROCEDURES AND GRIEVANCES

DIVISION 1 MEMBERSHIP

7. MINIMUM NUMBER OF MEMBERS

7.1 The Association must have at least five members.

8. WHO IS ELIGIBLE TO BE A MEMBER

8.1 Any individual may become a member of the Association if they support the purposes of the Association.

8.2 Categories of membership shall be:

- (a) Individual Members; and
- (b) Honourable Life Members.

9. ELIGIBILITY FOR HONOURABLE LIFE MEMBERSHIP

9.1 In order to be eligible to become an Honourable Life Member, a member must:

- (a) be nominated in accordance with rule 10 below;
- (b) have at least five years continuous membership of the Association at the time of their nomination;
- (c) make significant, voluntary and meritorious contribution to the organisation;
- (d) actively promote the purposes of the Association; and
- (e) show leadership in their local community which has positively influenced community views about housing issues for older Australians.

9.2 The number of Honourable Life Members is not to exceed four Honourable Life Members at any time.

10. NOMINATION PROCESS FOR HONOURABLE LIFE MEMBERS

10.1 Nominations can be made by any member, employee or volunteer of the Association.

10.2 Nominations will be reviewed and determined by the Committee.

10.3 Each nomination will be judged on its merits and must be submitted in writing to the Chairperson of the Committee.

10.4 No annual fee is payable for Honourable Life Members.

11. APPLICATION FOR MEMBERSHIP

11.1 To apply to become a member of the Association, a person must submit a written application to a Committee member stating that the person:

- (a) wishes to become a member of the Association;
- (b) supports the purposes of the Association; and
- (c) agrees to comply with these Rules.

11.2 The application:

- (a) must be signed by the applicant; and
- (b) may be accompanied by the joining fee.³

12. CONSIDERATION OF APPLICATION

- 12.1 As soon as practicable after an application for membership is received, the Committee must decide by resolution whether to accept or reject the application.
- 12.2 The Committee must notify the applicant in writing of its decision as soon as practicable after the decision is made.
- 12.3 If the Committee rejects the application, it must return any money accompanying the application to the applicant.
- 12.4 No reason need be given for the rejection of an application.

13. NEW MEMBERSHIP

- 13.1 If an application for membership is approved by the Committee:
- (a) the resolution to accept the membership must be recorded in the minutes of the Committee meeting; and
 - (b) the Secretary must, as soon as practicable, enter the name and address of the new member, and the date of becoming a member, in the register of members.
- 13.2 A person becomes a member of the Association and, subject to rule 15.2, is entitled to exercise his or her rights of membership from the date, whichever is the later, on which:
- (a) the Committee approves the person's membership; or
 - (b) the person pays the joining fee.

14. ANNUAL SUBSCRIPTION AND FEE ON JOINING

- 14.1 At each annual general meeting, the Association must determine:
- (a) the amount of the annual subscription (if any) for the following Financial year; and
 - (b) the date for payment of the annual subscription.
- 14.2 The Association may determine that any new member who joins after the start of a Financial year must, for that Financial year, pay a fee equal to:

³ Note: The joining fee is the fee (if any) determined by the Association under rule 14.

- (a) the full annual subscription;
 - (b) a pro rata annual subscription based on the remaining part of the Financial year; or
 - (c) a fixed amount determined from time to time by the Association.
- 14.3 The rights of a member (including the right to vote) who has not paid the annual subscription by the due date are suspended until the subscription is paid (if applicable).
- 14.4 Fees categories may include:
- (a) pensioners;
 - (b) individual members;
 - (c) organisations
- 14.5 The Committee may, at its discretion, waive the annual subscription for members who would be disadvantaged by paying such subscription.

15. GENERAL RIGHTS OF MEMBERS

- 15.1 A member of the Association who is entitled to vote has the right:
- (a) to receive notice of general meetings and of proposed special resolutions in the manner and time prescribed by these Rules;
 - (b) to submit items of business for consideration at a general meeting;
 - (c) to attend and be heard at general meetings;
 - (d) to vote at a general meeting;
 - (e) to have access to the minutes of general meetings and other documents of the Association as provided under rule 77; and
 - (f) to inspect the register of members.
- 15.2 A member is entitled to vote if:
- (a) the member is an Individual Member or Honourable Life Member;
 - (b) more than 10 business days have passed since he or she became a member of the Association; and
 - (c) the member's membership rights are not suspended for any reason.

16. FRIENDS OF THE ASSOCIATION

- 16.1 The Committee may determine that any person or organisation be designated as a "Friend of the Association".
- 16.2 Friends of the Association are not members and do not have the right to vote at general meetings.

- 16.3 Friends of the Association do have the right to attend general meetings.
- 16.4 Friends of the Association may have other rights as determined by the Committee or by special resolution at a general meeting.

17. RIGHTS NOT TRANSFERABLE

- 17.1 The rights of a member are not transferable and end when membership ceases.

18. CEASING MEMBERSHIP

- 18.1 The membership of a person ceases on resignation, expulsion or death.
- 18.2 If a person ceases to be a member of the Association, the Secretary must, as soon as practicable, enter the date the person ceased to be a member in the register of members.

19. RESIGNING AS A MEMBER

- 19.1 A member may resign by notice in writing given to the Association.
- 19.2 A member is taken to have resigned if:
- (a) the member's annual subscription is more than 2 months in arrears; or
 - (b) where no annual subscription is payable:
 - (i) the Secretary has made a written request to the member to confirm that he or she wishes to remain a member and the member has not, within 3 months after receiving that request, confirmed in writing that he or she wishes to remain a member; or
 - (ii) the member has indicated that they no longer wish to remain a member.

20. REGISTER OF MEMBERS

- 20.1 The Secretary must keep and maintain a register of members that includes:
- (a) for each current member:
 - (i) the member's name;
 - (ii) the address for notice last given by the member;
 - (iii) the date of becoming a member; and
 - (iv) any other information determined by the Committee.
 - (b) for each former member, the date of ceasing to be a member.
- 20.2 Any member may, at a reasonable time and free of charge, inspect the register of members.⁴

⁴ Note: Under section 59 of the Act, access to the personal information of a person recorded in the register of members may be restricted in certain circumstances. Section 58 of the Act provides that it is an offence to make improper use of information about a person obtained from the Register of Members.

DIVISION 2 - DISCIPLINARY ACTION

21. GROUNDS FOR TAKING DISCIPLINARY ACTION

- 21.1 The Association may take disciplinary action against a member in accordance with this Division if it is determined that the member:
- (a) has failed to comply with these Rules;
 - (b) refuses to support the purposes of the Association; or
 - (c) has engaged in conduct prejudicial to the Association.

22. DISCIPLINARY SUBCOMMITTEE

- 22.1 If the Committee is satisfied that there are sufficient grounds for taking disciplinary action against a member, the Committee must appoint a disciplinary subcommittee to hear the matter and determine what action, if any, to take against the member.
- 22.2 The members of the disciplinary subcommittee:
- (a) may be Committee members, members of the Association or anyone else; but
 - (b) must not be biased against, or in favour of, the member concerned.

23. NOTICE TO MEMBER

- 23.1 Before disciplinary action is taken against a member, the Secretary must give written notice to the member:
- (a) stating that the Association proposes to take disciplinary action against the member;
 - (b) stating the grounds for the proposed disciplinary action;
 - (c) specifying the date, place and time of the meeting at which the disciplinary subcommittee intends to consider the disciplinary action (the *disciplinary meeting*);
 - (d) advising the member that he or she may do one or both of the following:
 - (i) attend the disciplinary meeting and address the disciplinary subcommittee at that meeting;
 - (ii) give a written statement to the disciplinary subcommittee at any time before the disciplinary meeting; and
 - (e) setting out the member's appeal rights under rule 25.
- 23.2 The notice must be given no earlier than 28 days, and no later than 14 days, before the disciplinary meeting is held.

24. DECISION OF SUBCOMMITTEE

- 24.1 At the disciplinary meeting, the disciplinary subcommittee must:

- (a) give the member an opportunity to be heard; and
 - (b) consider any written statement submitted by the member.
- 24.2 After complying with rule 24.1, the disciplinary subcommittee may:
- (a) take no further action against the member; or
 - (b) subject to rule 24.3:
 - (i) reprimand the member;
 - (ii) suspend the membership rights of the member for a specified period; or
 - (iii) expel the member from the Association.
- 24.3 The disciplinary subcommittee may not fine the member.
- 24.4 The suspension of membership rights or the expulsion of a member by the disciplinary subcommittee under this rule takes effect immediately after the vote is passed.
- 25. APPEAL RIGHTS**
- 25.1 A person whose membership rights have been suspended or who has been expelled from the Association under rule 24 may give notice to the effect that he or she wishes to appeal against the suspension or expulsion.
- 25.2 The notice must be in writing and given:
- (a) to the disciplinary subcommittee immediately after the vote to suspend or expel the person is taken; or
 - (b) to the Secretary not later than one calendar month from the date of the decision.
- 25.3 If a person has given notice under rule 25.2, a disciplinary appeal meeting must be convened by the Committee as soon as practicable, but in any event not later than a month, after the notice is received.
- 25.4 Notice of the disciplinary appeal meeting must be given to each member of the association who is entitled to vote as soon as practicable and must:
- (a) specify the date, time and place of the meeting; and
 - (b) state:
 - (i) the name of the person against whom the disciplinary action has been taken;
 - (ii) the grounds for taking that action; and
 - (iii) that at the disciplinary appeal meeting the members present must vote on whether the decision to suspend or expel the person should be upheld or revoked.

26. CONDUCT OF DISCIPLINARY APPEAL MEETING

- 26.1 At a disciplinary appeal meeting:
- (a) no business other than the question of the appeal may be conducted;
 - (b) the Committee must state the grounds for suspending or expelling the member and the reasons for taking that action; and
 - (c) the person whose membership has been suspended or who has been expelled must be given an opportunity to be heard.
- 26.2 After complying with rule 26.1, the members present and entitled to vote at the meeting must vote by secret ballot on the question of whether the decision to suspend or expel the person should be upheld or revoked.
- 26.3 A member may not vote by proxy at the meeting.
- 26.4 The decision is upheld if not less than three quarters of the members voting at the meeting vote in favour of the decision.

DIVISION 3 - GRIEVANCE PROCEDURE

27. APPLICATION

- 27.1 The grievance procedure set out in this Division applies to disputes under these Rules between:
- (a) a member and another member;
 - (b) a member and the Committee;
 - (c) a member and the Association.
- 27.2 A member must not initiate a grievance procedure in relation to a matter that is the subject of a disciplinary procedure until the disciplinary procedure has been completed.

28. PARTIES MUST ATTEMPT TO RESOLVE THE DISPUTE

- 28.1 The parties to a dispute must attempt to resolve the dispute between themselves within 14 days of the dispute coming to the attention of each party.

29. APPOINTMENT OF MEDIATOR

- 29.1 If the parties to a dispute are unable to resolve the dispute between themselves within the time required by rule 28, the parties must within 10 days:
- (a) notify the Committee of the dispute;
 - (b) agree to or request the appointment of a mediator; and
 - (c) attempt in good faith to settle the dispute by mediation.

- 29.2 The mediator must be:
- (a) a person chosen by agreement between the parties; or
 - (b) in the absence of agreement:
 - (i) if the dispute is between a member and another member a person appointed by the Committee; or
 - (ii) if the dispute is between a member and the Committee or the Association a person appointed or employed by the Dispute Settlement Centre of Victoria.
- 29.3 A mediator appointed by the Committee may be a member or former member of the Association but in any case must not be a person who:
- (a) has a personal interest in the dispute; or
 - (b) is biased in favour of or against any party.

30. MEDIATION PROCESS

- 30.1 The mediator to the dispute, in conducting the mediation, must:
- (a) give each party every opportunity to be heard;
 - (b) allow due consideration by all parties of any written statement submitted by any party; and
 - (c) ensure that natural justice is accorded to the parties throughout the mediation process.
- 30.2 The mediator must not determine the dispute.

31. FAILURE TO RESOLVE DISPUTE BY MEDIATION

- 31.1 If the mediation process does not resolve the dispute, the parties may seek to resolve the dispute in accordance with the Act or otherwise at law.

PART 4 - GENERAL MEETINGS OF THE ASSOCIATION

32. ANNUAL GENERAL MEETINGS

- 32.1 The Association shall, in each calendar year, convene an annual general meeting of its members.
- 32.2 The Committee must convene an annual general meeting of the Association to be held within five months after the end of each Financial year.
- 32.3 The Committee may determine the date, time and place of the annual general meeting.
- 32.4 The ordinary business of the annual general meeting is as follows:
- (a) to confirm the minutes of the previous annual general meeting and of any special general meeting held since then;

- (b) to receive and consider:
 - (i) the annual report of the Committee on the activities of the Association during the preceding Financial year; and
 - (ii) the financial statements of the Association for the preceding Financial year submitted by the Committee in accordance with Part 7 of the Act;
 - (iii) to elect the Committee members; and
 - (iv) to confirm or vary the amounts (if any) of the annual subscription and joining fee.

32.5 The annual general meeting may also conduct any other business of which notice has been given in accordance with these Rules.

33. SPECIAL GENERAL MEETINGS

33.1 Any general meeting of the Association, other than an annual general meeting or a disciplinary appeal meeting, is a special general meeting.

33.2 There will be a minimum of three special general meetings a calendar year

33.3 The Committee may convene a special general meeting whenever it thinks fit.

33.4 No business other than that set out in the notice under rule 35 may be conducted at the meeting.⁵

34. SPECIAL GENERAL MEETING HELD AT REQUEST OF MEMBERS

34.1 The Committee shall, on the requisition made in accordance with rule 34.2 representing not less than 5 per cent of the total number of members, convene a special general meeting of the Association.

34.2 A request for a special general meeting must:

- (a) be in writing;
- (b) state the business to be considered at the meeting and any resolutions to be proposed;
- (c) include the names and signatures of the members requesting the meeting; and
- (d) be given to the Secretary.

34.3 If the Committee does not convene a special general meeting within one month after the date on which the request is made, the members making the request (or any of them) may convene the special general meeting.

34.4 A special general meeting convened by members under rule 34.3:

⁵ Note: General business may be considered at the meeting if it is included as an item for consideration in the notice under rule 35 and the majority of members at the meeting agree.

- (a) must be held within three months after the date on which the original request was made; and
- (b) may only consider the business stated in that request.

34.5 The Association must reimburse all reasonable expenses incurred by the members convening a special general meeting under rule 34.3.

35. NOTICE OF GENERAL MEETINGS

35.1 The Secretary (or, in the case of a special general meeting convened under rule 34.3, the members convening the meeting) must give to each member of the Association:

- (a) at least 21 days' notice of a general meeting if a special resolution is to be proposed at the meeting; or
- (b) at least 14 days' notice of a general meeting in any other case.

35.2 The notice must:

- (a) specify the date, time and place of the meeting;
- (b) indicate the general nature of each item of business to be considered at the meeting;
- (c) if a special resolution is to be proposed:
 - (i) state in full the proposed resolution; and
 - (ii) state the intention to propose the resolution as a special resolution.

35.3 This rule 35 does not apply to a disciplinary appeal meeting.⁶

36. USE OF TECHNOLOGY

36.1 A member not physically present at a general meeting may be permitted to participate in the meeting by the use of technology that allows that member and the members present at the meeting to clearly and simultaneously communicate with each other.

36.2 For the purposes of this Part, a member participating in a general meeting as permitted under rule 36.1 is taken to be present at the meeting and, if the member votes at the meeting, is taken to have voted in person.

37. QUORUM AT GENERAL MEETINGS

37.1 No business may be conducted at a general meeting unless a quorum of five members is present.

37.2 If a quorum is not present within 30 minutes after the notified commencement time of a general meeting:

- (a) in the case of a meeting convened by, or at the request of, members under rule 33 the meeting must be dissolved;⁷

⁶ Note: Rule 25.4 sets out the requirements for notice of a disciplinary appeal meeting.

- (b) in any other case:
 - (i) the meeting must be adjourned to a date not more than 21 days after the adjournment; and
 - (ii) notice of the date, time and place to which the meeting is adjourned must be given at the meeting and confirmed by written notice given to all members as soon as practicable after the meeting.

37.3 If a quorum is not present within 30 minutes after the time to which a general meeting has been adjourned under rule 37.2(b), the members present at the meeting (if not fewer than three) may proceed with the business of the meeting as if a quorum were present.

38. ADJOURNMENT OF GENERAL MEETING

38.1 The Chairperson of a general meeting at which a quorum is present may, with the consent of a majority of members present at the meeting, adjourn the meeting to another time at the same place or at another place.

38.2 Without limiting rule 38.1, a meeting may be adjourned:

- (a) if there is insufficient time to deal with the business at hand; or
- (b) to give the members more time to consider an item of business.

Example

38.3 The members may wish to have more time to examine the financial statements submitted by the Committee at an annual general meeting.

38.4 No business may be conducted on the resumption of an adjourned meeting other than the business that remained unfinished when the meeting was adjourned.

38.5 Notice of the adjournment of a meeting under this rule is not required unless the meeting is adjourned for 14 days or more, in which case notice of the meeting must be given in accordance with rule 35.

39. VOTING AT GENERAL MEETING

39.1 On any question arising at a general meeting:

- (a) subject to rule 39.3, each member who is entitled to vote has one vote;
- (b) members may vote personally; and
- (c) except in the case of a special resolution, the question must be decided on a majority of votes.

39.2 If votes are divided equally on a question, the Chairperson of the meeting has a second or casting vote.

⁷ Note: If a meeting convened by, or at the request of, members is dissolved under this rule 37.2(a), the business that was to have been considered at the meeting is taken to have been dealt with. If members wish to have the business reconsidered at another special meeting, the members must make a new request under rule 33.

39.3 If the question is whether or not to confirm the minutes of a previous meeting, only members who were present at that meeting may vote.

39.4 This rule does not apply to a vote at a disciplinary appeal meeting conducted under rule 26.

40. SPECIAL RESOLUTIONS

40.1 A special resolution is passed if not less than three quarters of the members voting at a general meeting vote in favour of the resolution.⁸

- (a) To remove a Committee member from office;
- (b) To alter these Rules, including changing the name or any of the purposes of the Association.

41. DETERMINING WHETHER RESOLUTION CARRIES

41.1 Subject to rule 41.2, the Chairperson of a general meeting may, on the basis of a show of hands, declare that a resolution has been:

- (a) carried;
- (b) carried unanimously;
- (c) carried by a particular majority; or
- (d) lost

and an entry to that effect in the minutes of the meeting is conclusive proof of that fact.

41.2 If a poll (where votes are cast in writing) is demanded by three or more members on any question:

- (a) the poll must be taken at the meeting in the manner determined by the Chairperson of the meeting; and
- (b) the Chairperson must declare the result of the resolution on the basis of the poll.

41.3 A poll demanded on the election of the Chairperson or on a question of an adjournment must be taken immediately.

41.4 A poll demanded on any other question must be taken before the close of the meeting at a time determined by the Chairperson.

42. MINUTES OF GENERAL MEETING

42.1 The Committee must ensure that minutes are taken and kept of each general meeting.

42.2 The minutes must record the business considered at the meeting, any resolution on which a vote is taken and the result of the vote.

42.3 In addition, the minutes of each annual general meeting must include:

⁸ Note: In addition to certain matters specified in the Act, a special resolution is required.

- (a) the names of the members attending the meeting;
- (b) the financial statements submitted to the members;
- (c) the financial statements submitted to the members in accordance with rule 32.2;
- (d) the certificate signed by two Committee members certifying that the financial statements give a true and fair view of the financial position and performance of the Association; and
- (e) any audited accounts and auditor's report or report of a review accompanying the financial statements that are required under the Act.

PART 5 - COMMITTEE

DIVISION 1 - POWERS OF COMMITTEE

43. ROLE AND POWERS

- 43.1 The business of the Association must be managed by or under the direction of a Committee.
- 43.2 The Committee may exercise all the powers of the Association except those powers that these Rules or the Act require to be exercised by general meetings of the members of the Association.
- 43.3 The Committee may:
- (a) appoint and remove the paid senior executive staff;
 - (b) establish subcommittees consisting of members with terms of reference it considers appropriate.
- 43.4 Subject to these Rules, the regulations of the Act, has power to perform all such acts and things as appear to the Committee to be essential for the proper management of the business and affairs of the Association.

44. DELEGATION

- 44.1 The Committee may delegate to a member of the Committee, a subcommittee or staff, any of its functions other than:
- (a) this power of delegation; or
 - (b) a duty imposed on the Committee by the Act or any other law.
- 44.2 The delegation must be in writing and may be subject to the conditions and limitations the Committee considers appropriate.
- 44.3 The Committee may, in writing, revoke a delegation wholly or in part.

DIVISION 2 - COMPOSITION OF COMMITTEE AND DUTIES OF MEMBERS

45. COMPOSITION OF COMMITTEE

45.1 The Committee consists of:

- (a) a Chairperson;
- (b) a Deputy Chairperson;
- (c) a Secretary;
- (d) a Treasurer; and
- (e) ordinary members if elected under rule 54.

45.2 Subject to rule 45.2, the Committee must not have more than nine members on the Committee at any time. No more than a maximum five ordinary members may be elected to the Committee under rule 45.1(e).

45.3 It is the intention of the Association that no less than 50% of the Committee members must be over 50 years of age.

45.4 It is the intention of the Association that the Committee members include tenants over 50 years of age.

45.5 Where the composition of the Committee does reflect the 50% quota for Committee members over the age of 50 where a person is appointed to the Committee under rule 59.1, the Committee shall appoint a person who is over the age of 50.

45.6 For avoidance of any doubt, rule 45.5 will not apply where a Secretary is appointed under rule 59.2.

46. GENERAL DUTIES

46.1 As soon as practicable after being elected or appointed to the Committee, each Committee member must become familiar with these Rules and the Act.

46.2 The Committee is collectively responsible for ensuring that the Association complies with the Act and that individual Committee members comply with these Rules.

46.3 Committee members must exercise their powers and discharge their duties with reasonable care and diligence.

46.4 Committee members must exercise their powers and discharge their duties:

- (a) in good faith in the best interests of the Association; and
- (b) for a proper purpose.

46.5 Committee members and former Committee members must not make improper use of:

- (a) their position; or

(b) information acquired by virtue of holding their position.

46.6 So as to gain an advantage for themselves or any other person or to cause detriment to the Association.⁹

46.7 In addition to any duties imposed by these Rules, a Committee member must perform any other duties imposed from time to time by resolution at a general meeting.

47. CHAIRPERSON AND DEPUTY CHAIRPERSON

47.1 Subject to rule 47.2, the Chairperson or, in the Chairperson absence, the Deputy Chairperson is the Chairperson for any general meetings and for any Committee meetings.

47.2 If the Chairperson and the Deputy Chairperson are both absent, or are unable to preside, the Chairperson of the meeting must be:

(a) in the case of a general meeting - a member elected by the other members present; or

(b) in the case of a Committee meeting - a Committee member elected by the other Committee members present.

48. SECRETARY

48.1 The Secretary must perform any duty or function required under the Act to be performed by the secretary of an incorporated Association.

Example

48.2 Under the Act, the secretary of an incorporated Association is responsible for lodging documents of the Association with the Registrar.

48.3 The Secretary must:

(a) maintain the register of members in accordance with rule 20;

(b) keep custody of the common seal (if any) of the Association and, except for the financial records referred to in rule 72.3, all books, documents and securities of the Association in accordance with rules 74 and 77;

(c) subject to the Act and these Rules, provide members with access to the register of members, the minutes of general meetings and other books and documents; and

(d) perform any other duty or function imposed on the Secretary by these Rules.

48.4 The Secretary must give to the Registrar notice of his or her appointment within 14 days after the appointment.

49. TREASURER

49.1 The Treasurer must:

⁹ Note: See also Division 3 of Part 6 of the Act which sets out the general duties of the office holders of an incorporated association.

- (a) receive all moneys paid to or received by the Association and issue receipts for those moneys in the name of the Association;
- (b) ensure that all moneys received are paid into the account of the Association within five working days after receipt;
- (c) make any payments authorised by the Committee or by a general meeting of the Association from the Association's funds; and
- (d) ensure cheques are signed by at least two signatories.

49.2 The Treasurer must:

- (a) ensure that the financial records of the Association are kept in accordance with the Act; and
- (b) coordinate the preparation of the financial statements of the Association and their certification by the Committee prior to their submission to the annual general meeting of the Association.
- (c) The Treasurer must ensure that at least one other Committee member has access to the accounts and financial records of the Association.

DIVISION 3 - ELECTION OF COMMITTEE MEMBERS AND TENURE OF OFFICE

50. WHO IS ELIGIBLE TO BE A COMMITTEE MEMBER

50.1 A member is eligible to be elected or appointed as a Committee member if the member:

- (a) is 18 years or over; and
- (b) is entitled to vote at a general meeting.

51. POSITIONS TO BE DECLARED VACANT

51.1 This rule applies to:

- (a) the first annual general meeting of the Association after its incorporation; or
- (b) any subsequent annual general meeting of the Association, after the annual report and financial statements of the Association have been received.

51.2 The Chairperson of the meeting must declare all positions on the Committee vacant and hold elections for those positions in accordance with rules 52 to 56.

52. NOMINATIONS

52.1 Prior to the election of each position, the Chairperson of the meeting must call for nominations to fill that position.

52.2 Nominations of candidates for the Committee should:

- (a) be made in writing, and signed by two members of the Association and the candidate; and

- (b) be received by the secretary of the Association not less than seven days before the date fixed for the holding of the annual general meeting.

52.3 A member who is nominated for a position and fails to be elected to that position may be nominated for any other position for which an election is yet to be held.

52.4 If insufficient nominations are received to fill all vacancies on the Committee the candidates nominated shall be deemed to be elected and further nominations shall be received at the annual general meeting.

53. ELECTION OF CHAIRPERSON ETC

53.1 At the annual general meeting, separate elections must be held for each of the following positions:

- (a) Chairperson;
- (b) Deputy Chairperson;
- (c) Secretary;
- (d) Treasurer.

53.2 If only one member is nominated for the position, the Chairperson of the meeting must declare the member elected to the position.

53.3 If more than one member is nominated, a ballot must be held in accordance with rule 56.

53.4 On his or her election, the new Chairperson may take over as Chairperson of the meeting.

54. ELECTION OF ORDINARY MEMBERS

54.1 The annual general meeting must by resolution decide the number of ordinary Committee members it wishes to hold office for the next year.

54.2 A single election may be held to fill all of those positions.

54.3 If the number of members nominated for the position of ordinary Committee member is less than or equal to the number to be elected, the Chairperson of the meeting must declare each of those members to be elected to the position.

54.4 If the number of members nominated exceeds the number to be elected, a ballot must be held in accordance with rule 56.

55. COMMITTEE ADVISORS

55.1 The Committee has the ability to consult and seek advice from the Committee Advisors.

55.2 Committee Advisors shall consist of up to six members nominated by the Committee to provide expertise to the Committee.

55.3 The Committee Advisors do not form part of the Committee and have a mere advisory role.

55.4 Committee Advisors do not have voting rights at Committee meetings.

55.5 The Committee Advisors to be made up of members and/or ex officio people from organisations that share the same purposes as the Association.

56. BALLOT

56.1 If a ballot is required for the election for a position, the Chairperson of the meeting must appoint member to act as returning officer to conduct the ballot.

56.2 The returning officer must not be a member nominated for the position.

56.3 Before the ballot is taken, each candidate may make a short speech in support of his or her election.

56.4 The election must be by secret ballot.

56.5 The returning officer must give a blank piece of paper to each member.

56.6 If the ballot is for a single position, the voter must write on the ballot paper the name of the candidate for whom they wish to vote.

56.7 If the ballot is for more than one position:

(a) the voter must write on the ballot paper the name of each candidate for whom they wish to vote;

(b) the voter must not write the names of more candidates than the number to be elected.

56.8 Ballot papers that do not comply with rule 56.7(b) are not to be counted.

56.9 Each ballot paper on which the name of a candidate has been written counts as one vote for that candidate.

56.10 The returning officer must declare elected the candidate or, in the case of an election for more than one position, the candidates who received the most votes.

56.11 If the returning officer is unable to declare the result of an election under rule 56.10 because two or more candidates received the same number of votes, the returning officer must:

(a) conduct a further election for the position in accordance with rules 56.4 to 56.10 to decide which of those candidates is to be elected; or

(b) with the agreement of those candidates, decide by lot which of them is to be elected.¹⁰

57. TERM OF OFFICE

57.1 Committee members elected in 2019 and elected at each election thereafter, shall have a term of three years (subject to the other provisions of these Rules).

57.2 A general meeting of the Association may:

(a) by special resolution remove a Committee member from office; and

¹⁰ Note: As an example, the choice of candidate may be decided by the toss of a coin, drawing straws or drawing a name out of a hat.

- (b) elect an eligible member of the Association to fill the vacant position in accordance with this Division.
- 57.3 A member who is the subject of a proposed special resolution under rule 57.2(a) may make representations in writing to the Secretary or Chairperson of the Association (not exceeding a reasonable length) and may request that the representations be provided to the members of the Association.
- 57.4 The Secretary or the Chairperson may give a copy of the representations to each member of the Association or, if they are not so given, the member may require that they be read out at the meeting at which the special resolution is to be proposed.
- 57.5 At the annual general meeting in 2022 and at each annual general meeting thereafter, at least one third of the Committee members must resign.
- 57.6 The Committee members who must resign at each annual general meeting under rule 57.5 will be those who have been the longest in office since last being elected. Where they were elected on the same day, the Committee members to resign will be decided by lot unless agreed otherwise. If decided by lot, the lot process will be managed by the Secretary or any other member appointed by the Committee to manage the process.
- 57.7 A Committee member who resigns under rule 57.5 may nominate for election or re-election.
- 57.8 A Committee member who has held office for a continuous period of nine years or more may only be appointed or elected by a special resolution.

58. VACATION OF OFFICE

- 58.1 A Committee member may resign from the Committee by written notice addressed to the Committee.
- 58.2 A person ceases to be a Committee member if he or she:
 - (a) ceases to be a member of the Association;
 - (b) fails to attend three consecutive Committee meetings (other than special or urgent Committee meetings) without leave of absence under rule 69; or
 - (c) otherwise ceases to be a Committee member by operation of section 78 of the Act.¹¹

59. FILLING CASUAL VACANCIES

- 59.1 The Committee may appoint an eligible member of the Association to fill a position on the Committee that:
 - (a) has become vacant under rule 58; or
 - (b) was not filled by election at the last annual general meeting.
- 59.2 If the position of Secretary becomes vacant, the Committee must appoint a member to the position within 14 days after the vacancy arises.

¹¹ Note: A Committee member may not hold the office of secretary if they do not reside in Australia.

- 59.3 For the purposes of term of office and resignation from the Committee under rule 57:
- (a) a person who is appointed to the Committee under rule 59.1(a), their term of office will commence the date that the position was originally filled;¹² and
 - (b) a person who is appointed to the Committee under rule 59.1(b), their term of office will commence the date that the position was not filled by election.¹³
- 59.4 applies to any Committee member appointed by the Committee under rules 59.1 or 59.2.
- 59.5 The Committee may continue to act despite any vacancy in its membership.

DIVISION 4 - MEETINGS OF COMMITTEE

60. MEETINGS OF COMMITTEE

- 60.1 The Committee must meet at least eight times a year.
- 60.2 The date, time and place of the first Committee meeting must be determined by the Committee members as soon as practicable after the annual general meeting of the Association at which the Committee members were elected.
- 60.3 Special Committee meetings may be convened by the Chairperson or by any four Committee members.

61. NOTICE OF MEETINGS

- 61.1 Notice of each Committee meeting must be given to each Committee member no later than seven days before the date of the meeting.
- 61.2 Notice may be given of more than one Committee meeting at the same time.
- 61.3 The notice must state the date, time and place of the meeting.
- 61.4 If a special Committee meeting is convened, the notice must include the general nature of the business to be conducted.
- 61.5 The only business that may be conducted at the meeting is the business for which the meeting is convened.

62. URGENT MEETINGS

- 62.1 In cases of urgency, a meeting can be held without notice being given in accordance with rule 61 provided that as much notice as practicable is given to each Committee member by the quickest means practicable.
- 62.2 Any resolution made at the meeting must be passed by an absolute majority of the Committee.

¹² Note: for example, if the Treasurer is elected on 1 January 2020 and resigns on 1 January 2021, the term of office of the person who is appointed under rule 59.1(a) will be till 1 January 2023.

¹³ Note: for example, no Deputy Chairperson was elected at the annual general meeting held on 1 January 2020, the term of the person who is appointed as Deputy Chairperson at the annual general meeting held on 1 January 2021 under 59.1(b), will be till 1 January 2023.

62.3 The only business that may be conducted at an urgent meeting is the business for which the meeting is convened.

63. PROCEDURE AND ORDER OF BUSINESS

63.1 The procedure to be followed at a meeting of a Committee must be determined from time to time by the Committee.

63.2 The order of business may be determined by the members present at the meeting.

64. USE OF TECHNOLOGY

64.1 A Committee member who is not physically present at a Committee meeting may participate in the meeting by the use of technology that allows that Committee member and the Committee members present at the meeting to clearly and simultaneously communicate with each other.

64.2 For the purposes of this Part, a Committee member participating in a Committee meeting as permitted under rule 64.1 is taken to be present at the meeting and, if the member votes at the meeting, is taken to have voted in person.

65. QUORUM

65.1 No business may be conducted at a Committee meeting unless a quorum of five members is present.

65.2 If a quorum is not present within 30 minutes after the notified commencement time of a Committee meeting:

- (a) in the case of a special meeting the meeting lapses;
- (b) in any other case—the meeting must be adjourned to a date no later than 14 days after the adjournment and notice of the time, date and place to which the meeting is adjourned must be given in accordance with rule 61.

66. VOTING

66.1 On any question arising at a Committee meeting, each Committee member present at the meeting has one vote.

66.2 A motion is carried if a majority of Committee members present at the meeting vote in favour of the motion.

66.3 Rule 66.2 does not apply to any motion or question which is required by these Rules to be passed by an absolute majority of the Committee.

66.4 If votes are divided equally on a question, the Chairperson of the meeting has a second or casting vote.

66.5 Voting by proxy is not permitted.

67. CONFLICT OF INTEREST

67.1 A Committee member who has a material personal interest in a matter being considered at a Committee meeting must disclose the nature and extent of that interest to the Committee.

67.2 The member:

- (a) must not be present while the matter is being considered at the meeting; and
- (b) must not vote on the matter.¹⁴

67.3 This rule does not apply to a material personal interest:

- (a) that exists only because the member belongs to a class of persons for whose benefit the Association is established; or
- (b) that the member has in common with all, or a substantial proportion of, the members of the Association.

68. MINUTES OF MEETING

68.1 The Committee must ensure that minutes are taken and kept of each Committee meeting.

68.2 The minutes must record the following:

- (a) the names of the members in attendance at the meeting;
- (b) the business considered at the meeting;
- (c) any resolution on which a vote is taken and the result of the vote;
- (d) any material personal interest disclosed under rule 67.

69. LEAVE OF ABSENCE

69.1 The Committee may grant a Committee member leave of absence from Committee meetings for a period not exceeding three months.

69.2 The Committee must not grant leave of absence retrospectively unless it is satisfied that it was not feasible for the Committee member to seek the leave in advance.

PART 6 - FINANCIAL MATTERS

70. SOURCE OF FUNDS

70.1 The funds of the Association may be derived from joining fees, annual subscriptions, donations, government and non-government grants, fund-raising activities, interest and any other sources approved by the Committee.

¹⁴ Note: Under section 81(3) of the Act, if there are insufficient Committee members to form a quorum because a member who has a material personal interest is disqualified from voting on a matter, a general meeting may be called to deal with the matter.

71. MANAGEMENT OF FUNDS

- 71.1 The Association must open an account with a financial institution from which all expenditure of the Association is made and into which all of the Association's revenue is deposited.
- 71.2 Subject to any restrictions imposed by a general meeting of the Association, the Committee may approve expenditure on behalf of the Association.
- 71.3 The Committee may authorise the Treasurer to expend funds on behalf of the Association (including by electronic funds transfer) up to a specified limit without requiring approval from the Committee for each item on which the funds are expended.
- 71.4 All cheques, drafts, bills of exchange, promissory notes and other negotiable instruments must be signed by two signatories approved by the Committee.
- 71.5 All funds of the Association must be deposited into the financial account of the Association no later than five working days after receipt.
- 71.6 With the approval of the Committee, the Treasurer may maintain a cash float provided that all money paid from or paid into the float is accurately recorded at the time of the transaction.

72. FINANCIAL RECORDS

- 72.1 The Association must keep financial records that:
- (a) correctly record and explain its transactions, financial position and performance; and
 - (b) enable financial statements to be prepared as required by the Act.
- 72.2 The Association must retain the financial records for seven years after the transactions covered by the records are completed.
- 72.3 The Treasurer must keep in his or her custody, or under his or her control:
- (a) the financial records for the current Financial year; and
 - (b) any other financial records as authorised by the Committee.

73. FINANCIAL STATEMENTS

- 73.1 For each Financial year, the Committee must ensure that the requirements under the Act relating to the financial statements of the Association are met.
- 73.2 Without limiting rule 73.1, those requirements include:
- (a) the preparation of the financial statements;
 - (b) if required, the review or auditing of the financial statements;
 - (c) the certification of the financial statements by the Committee;
 - (d) the submission of the financial statements to the annual general meeting of the Association;

- (e) the lodgement with the Registrar of the financial statements and accompanying reports, certificates, statements and fee.

PART 7 - GENERAL MATTERS

74. COMMON SEAL

- 74.1 The Association may have a common seal.
- 74.2 If the Association has a common seal:
 - (a) the name of the Association must appear in legible characters on the common seal;
 - (b) a document may only be sealed with the common seal by the authority of the Committee and the sealing must be witnessed by the signatures of two Committee members.
 - (c) the common seal must be kept in the custody of the Secretary.

75. REGISTERED ADDRESS

- 75.1 The registered address of the Association is:
 - (a) the address determined from time to time by resolution of the Committee; or
 - (b) if the Committee has not determined an address to be the registered address—the postal address of the Secretary.

76. NOTICE REQUIREMENTS

- 76.1 Any notice required to be given to a member or a Committee member under these Rules may be given:
 - (a) by handing the notice to the member personally; or
 - (b) by sending it by post to the member at the address recorded for the member on the register of members; or
 - (c) by email or facsimile transmission.
- 76.2 Rule 76.1 does not apply to notice given under rule 62.
- 76.3 Any notice required to be given to the Association or the Committee may be given:
 - (a) by handing the notice to a member of the Committee;
 - (b) by sending the notice by post to the registered address;
 - (c) by leaving the notice at the registered address; or
 - (d) if the Committee determines that it is appropriate in the circumstances:
 - (i) by email to the email address of the Association or the Secretary; or

- (ii) by facsimile transmission to the facsimile number of the Association.

77. CUSTODY AND INSPECTION OF BOOKS AND RECORDS

77.1 Members may on request inspect free of charge:

- (a) the register of members;
- (b) the minutes of general meetings;
- (c) subject to rule 77.2, the financial records, books, securities and any other relevant document of the Association, including minutes of Committee meetings.¹⁵

77.2 The Committee may refuse to permit a member to inspect records of the Association that relate to confidential, personal, employment, commercial or legal matters or where to do so may be prejudicial to the interests of the Association.

77.3 The Committee must on request make copies of these rules available to members and applicants for membership free of charge.

77.4 Subject to rule 77.2, a member may make a copy of any of the other records of the Association referred to in this rule and the Association may charge a reasonable fee for provision of a copy of such a record.

77.5 For purposes of this rule:

- (a) relevant documents means the records and other documents, however compiled, recorded or stored, that relate to the incorporation and management of the Association and includes the following:
 - (i) its membership records;
 - (ii) its financial statements;
 - (iii) its financial records;
 - (iv) records and documents relating to transactions, dealings, business or property of the Association.

78. WINDING UP AND CANCELLATION

78.1 The Association may be wound up voluntarily by special resolution.

78.2 In the event of the winding up or the cancellation of the incorporation of the Association, the surplus assets of the Association must not be distributed to any members or former members of the Association.

78.3 Subject to the Act and any court order made under section 133 of the Act, the surplus assets must be given to a body that has similar purposes to the Association and which is not carried on for the profit or gain of its individual members.

78.4 The body to which the surplus assets are to be given must be decided by special resolution.

¹⁵ Note: See note following rule 20 for details of access to the register of members.

79. ALTERATION OF RULES

79.1 These Rules may only be altered by special resolution of a general meeting of the Association.¹⁶

¹⁶ Note: An alteration of these Rules does not take effect unless or until it is approved by the Registrar.