



# FACT SHEET

## AUDIT

The Body Corporate **MUST** have its Statement of Accounts for each financial year audited, **UNLESS** they vote not to by a Special Resolution at an Annual General Meeting (AGM). Therefore, on each AGM Agenda, a motion is included for lot owners to vote whether to have their accounts audited. The motion must be a Special Resolution, rather than an Ordinary Resolution.

The motion is the only motion worded in a 'negative' sense and can be confusing for lot owners. It is a common mistake to circle 'Yes' for the motion, which would mean you are voting for the accounts **not** to be audited, if in fact you wish to have the accounts audited.

The Body Corporate and Community Management Act (Standard Module) Regulation 2008, s155, states the following regarding an audit:

### Sources

<http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/B/BodyCorpStr08.pdf>  
Body Corporate and Community Management (Standard Module) Regulation 2008, Chapter 7 Financial management—Act, Reprint 1F effective 30 September 2011, Part 8 Accounts and audit, section 155, p142

<http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/B/BodyCorpAcMR08.pdf>  
Body Corporate and Community Management (Accommodation Module) Regulation 2008, Chapter 7 Financial management—Act, Reprint 1F effective 30 September 2011, Part 8 Accounts and audit, s153, p140

<http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/B/BodyCorpCoR08.pdf>  
s111  
Body Corporate and Community Management (Commercial Module) Regulation 2008, Chapter 7 Financial management—Act, Reprint 1F effective 30 September 2011, Part 7 Accounts and audit, s111, p101

<http://www.legislation.qld.gov.au/LEGISLTN/CURRENT/B/BodyCorpSmSMR08.pdf>  
Body Corporate and Community Management (Small Schemes Module) Regulation 2008, Chapter 7 Financial management—Act, Reprint 1F effective 30 September 2011, Part 9 Miscellaneous, s89, p74

[http://www.justice.qld.gov.au/\\_data/assets/pdf\\_file/0020/12872/General\\_meetings.pdf](http://www.justice.qld.gov.au/_data/assets/pdf_file/0020/12872/General_meetings.pdf)  
BCCM Fact Sheet: General Meetings

### 155 Audit

(1) The Body Corporate must have its statement of accounts for each financial year audited by an auditor unless:

- (a) The community titles scheme is a basic scheme; and
- (b) The Body Corporate resolves by special resolution not to have the statement audited.

(8) The motion for a special resolution under subsection (1) must be:

- (a) In the form 'that the Body Corporate's statement of accounts for the financial year (state the financial year concerned) not be audited'; and
- (b) Accompanied by a note 'NOTE: If you want the accounts to be audited, vote 'no'; if you do not want the accounts to be audited, vote 'yes'.

### Other module type references:

- Accommodation Module: s153
- Commercial Module: s111
- Small Schemes Module: s89

