

Body corporate: how it works

Every unit title property has a body corporate.

If you own a unit in a unit title development, you are a member of the body corporate. They will meet at least once a year to talk about issues and vote on decisions.

The body corporate has powers and duties under the Unit Titles Act. These include:

- Maintenance of shared areas
- Holding a register of unit owners
- Preparing the financial statements
- Insurance of the property
- Setting the operational rules.

Full body corporate powers and duties are in [Section 84 of the Unit Titles Act](http://www.legislation.govt.nz/act/public/2010/0022/latest/DLM1160661.html). (<http://www.legislation.govt.nz/act/public/2010/0022/latest/DLM1160661.html>)