

Resolution	Type	Notice	Special requirement	Legislation
Appointing a trustee to take the place of one who has been removed	Ordinary resolution	14 days	None	PMR 7(5)
Appointment of an alternate chairperson to chair a general meeting when chairperson is not present	Ordinary resolution	14 days	None	PMR 18(2)
Appointment of the auditor	Ordinary resolution	14 days	None	PMR 17(6)(j)(vi)
Approval of insurance	Ordinary resolution	14 days	None	PMR 17(6)(j)(ii) and (iii)
Approval of the administrative and reserve budgets	Ordinary resolution	14 days	None	PMR 17(6)(j)(iv)
Approve levy debt purchase	Ordinary resolution	14 days	None	Section 3(1)(t) and Section 4(i)
Approve the 10-year maintenance, repair and replacement plan	Ordinary resolution	14 days	None	PMR 22(3)
Approve the erection of a structure or building improvement on an EUA	Ordinary resolution	14 days	None	PMR 30(g)
Cancel the management agreement in accordance with its terms	Ordinary resolution	14 days	None	PMR 28(8)
Confirming the developer has fulfilled accounting and reporting obligations at the first meeting	Ordinary resolution	14 days	None	Section 16(2)(c) and (e)
Determination of the financial year	Ordinary resolution	14 days	None	PMR 21(1)
Determination of the number of trustees	Ordinary resolution	14 days	None	PMR 5(3) and PMR 17(6)(j)(vii)
Election of trustees	Ordinary resolution	14 days	None	PMR 17(6)(j)(viii)
Install and maintain separate electricity and water meters	Ordinary resolution	14 days	None	PMR 29(3)
Instruction to trustees to appoint a managing agent	Ordinary resolution	14 days	None	PMR 28(5)(b)
Ratify or not ratify contracts entered by the developer for the body corporate	Ordinary resolution	14 days	None	PMR 16(2)(d)
Removal of the chairperson	Ordinary resolution	14 days	None	PMR 12(5)
Removal of trustees	Ordinary resolution	14 days	None	PMR 6(4)(g)
The giving of directions or restrictions to the trustees in terms of section 7(1) of the act	Ordinary resolution	14 days	None	PMR 17(6)(m)
Adding to, amending or repealing conduct rules	Special resolution	30 days	None	Section 10(2)(b) of the Act
Appoint an executive managing agent	Special resolution	30 days	None	PMR 28(1)
Approve body corporate borrowing money	Special resolution	30 days	None	Section 4(e)
Approve the installation of prepaid meters	Special resolution	30 days	Requires 60 days' notice period	PMR 29(4)
Approve the purchase or sale of a unit by the body corporate	Special resolution	30 days	None	Section 4(b)
Approve the short-term lease of common property	Special resolution	30 days	None	Section 4(h)
Authorising an improvement or alteration to the common property that is reasonably necessary (if any owner requests a meeting to discuss and vote on the issue after trustees have notified owners of their intention to proceed with improvement)	Special resolution	30 days	None	PMR 29(2)
Authorising remuneration for an owner acting as trustee	Special resolution	30 days	None	PMR 8(2)
Authorising the extension of a section	Special resolution	30 days	None	Section 5(1)(h) of the Act
Cancel the managing agent's appointment on two months' notice	Special resolution	30 days	None	PMR 28(7)(a)
Cancelling registered exclusive use rights in terms of section 27(5) of the sectional titles act	Special resolution	30 days	None	Section 5(1)(f) of the Act

Create and confer rights of exclusive use by conduct rule	Special resolution	30 days	None	Section 10(7) and (8) of the Act
Deciding that the body corporate must insure against other than the prescribed risks	Special resolution	30 days	None	PMR 23(8)
Deciding to hold a general meeting outside of the municipal area	Special resolution	30 days	None	PMR 15(4)
Execute or accept servitudes or restrictive agreements that burden or benefit the land in terms of section 29 of the sectional titles act	Special resolution	30 days	None	Section 5(1)(g) of the Act
Making rules that provide for different voting values or contribution liability	Special resolution	30 days	Also requires the written consent of adversely affected owners	Section 11(2) of the Act
Suing the developer in respect of the scheme	Special resolution	30 days	None	Section 2(7)(e) of the Act
Adding to, amending or repealing management rules	Unanimous resolution	30 days	None	Section 10(2)(a)
Authorise the body corporate to make loans from body corporate money	Unanimous resolution	30 days	None	PMR 21(2)(a)
Authorising an improvement or alteration to the common property that is not reasonably necessary	Unanimous resolution	30 days	None	PMR 29(1)
Authorising the body corporate to alienate or let all or part of the common property in terms of section 17(1) of the sectional titles act	Unanimous resolution	30 days	None	Section 5(1)(a)
Create and confer rights of exclusive use by management rule	Unanimous resolution	30 days	None	Section 10(7) and (8)
Decide on the distribution of compensation for expropriation of common property	Unanimous resolution	30 days	None	Section 12(2)(a)
Deciding that the buildings are deemed to be destroyed	Unanimous resolution	30 days	None	Section 17(1)(b)
Deciding to rebuild/reinstate buildings if buildings have been damaged or destroyed, or not to do so	Unanimous resolution	30 days	None	Section 17(3)(a)
Extend the period of the developer's future development right in terms of section 25 of the sectional titles act	Unanimous resolution	30 days	None	Section 5(1)(c)
Request the delineation and cession of exclusive use rights to particular owners in terms of section 27 of the sectional titles act	Unanimous resolution	30 days	None	Section 5(1)(e)
To authorise a section or exclusive use area to be used for a purpose other than shown on the sectional plan or as contemplated in PMR 30(f)	Unanimous resolution	30 days	None	Section 13(1)(g)
To exercise or cede a future development right in terms of section 25 of the sectional titles act	Unanimous resolution	30 days	None	Section 5(1)(b)
To purchase land to extend the common property	Unanimous resolution	30 days	None	Section 26