



Australasian Housing Institute

ACN 097 565 387

Constitution

(As at 12 November 2008)

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1. COMPANY'S NAME

The name of the company is Australasian Housing Institute Limited.

2. COMPANY'S OBJECTS

- (a) The objects for which the company is established are to apply its income and property to or for, and otherwise promote throughout Australia and New Zealand an industry based professional association of persons working in the housing sector and shall include but be not limited to : *(amended 12 Nov 2008)*
- (1) promote professional standards and good practice in the housing profession; *(amended 12 Nov 2008)*
 - (2) promote debate of and advocate on issues relevant to the housing sector; *(amended 12 Nov 2008)*
 - (3) recognise and promote access to the skills and knowledge of the housing profession; *(amended 12 Nov 2008)*
 - (4) foster networks and opportunities for professional advancement;
 - (5) support the development of skills and education opportunities for personnel engaged in the housing sector; *(amended 12 Nov 2008)*
 - (6) promote continuing professional development in the housing sector: *(amended 12 Nov 2008)*
 - (7) promote good practice in the delivery and management of housing; *(amended 12 Nov 2008)*
 - (8) raise the profile of the housing sector in policy debate at national and state levels;
 - (9) provide links to employment opportunities in the housing sector; *(amended 12 Nov 2008)*
 - (10) monitor and participate in developments in housing; *(amended 12 Nov 2008)*
 - (11) arrange for the publication and dissemination of results of any studies carried out in the area of housing and related urban issues; and *(amended 12 Nov 2008)*
 - (12) promote the objectives of the Institute.
- (b) The company may do anything in furtherance of or incidental to its objects.
- (c) Housing includes but is not limited to any public (whether Federal, State, or Local), community, non-profit or non-government rental housing, affordable housing, or Indigenous housing sector. *(amended 12 Nov 2008)*
- (d) For the purpose of paying or applying the income or capital of the company, the directors may:
- (1) formulate schemes for the payment or application;
 - (2) make rules in connection with any scheme; and
 - (3) revoke or amend any scheme or rules and formulate others.

3. COMPANY'S POWERS

Solely for the purpose of carrying out the company's objects, the company may:

- (a) raise funds and invite and receive contributions, grants, distributions of income or capital, gifts (by will or otherwise), loans and deposits from any person;
- (b) provide funds or other material benefits by way of grant or otherwise to further the company's objects;
- (c) accept and hold funds or property of any kind;
- (d) accept and undertake full or partial trusteeship, administration and management of trusts and funds, whether as trustee or as agent for the trustee or otherwise, and charge and accept fees, commission or other remuneration in respect of the trusteeship, administration and management;
- (e) purchase, take on lease or in exchange, hire or otherwise acquire real or personal property, and any rights or privileges that are required for the purposes of, or capable of being conveniently used in connection with, the company's objects. However, if the company takes or holds any property which is subject to a trust, the company may only deal with that property in the manner allowed by law having regard to that trust;
- (f) control, manage, lease, exchange, mortgage, charge, sell, transfer, surrender, dispose of, develop, carry on business or otherwise deal with any real or personal property of any kind or any estate or interest in that property;
- (g) invest, deal with and lend money and otherwise provide financial accommodation to, and guarantee or otherwise secure loans to further the object;
- (h) construct, improve, maintain, develop, work, manage and control real or personal property and enter into contracts and agreements;
- (i) appoint a person as the company's attorney or agent with the powers (including the power to sub-delegate) and on the terms the company thinks fit, and procure registration or recognition of the company in any other country or place;
- (j) enter into any arrangement with any government or authority that seems conducive to the company's objects, obtain from any government or authority any right, privilege or concession that the company thinks it desirable to obtain, and carry out, exercise and comply with any of those arrangements, rights, privileges and concessions;
- (k) engage, dismiss or suspend any employee, agent, contractor or professional person;
- (l) borrow, raise or secure the payment of money and secure the repayment or performance of any debt, liability, contract, guarantee or other engagement in any way and, in particular, by mortgage, charge or overdraft or by the issue of debentures or debenture stock (perpetual or otherwise) charged on all or any of the company's

- property (both present and future) and purchase, redeem or pay off those securities;
- (m) spend money and do all other things that it considers desirable to promote the company's objects;
 - (n) make, draw, accept, endorse, discount, execute and issue promissory notes, bills of exchange, bills of lading and other negotiable or transferable instruments;
 - (o) print and publish newspapers, periodicals, books or leaflets or otherwise publish information in hard copy or by electronic means;
 - (p) accept any gift of property, whether subject to any special trust or not, for the company's objects, but subject to the provisions in clause 3(e) relating to trusts (if applicable);
 - (q) take any steps by personal or written appeals, public meetings or otherwise, that the company considers expedient to procure contributions to the company's funds, by way of donations, gifts (by will or otherwise), grants, sponsorships or otherwise;
 - (r) appoint patrons of the company;
 - (s) make donations for charitable purposes;
 - (t) decline or otherwise refuse to accept any gift (by will or otherwise), donation, settlement or other disposition of money or property;
 - (u) co-ordinate and arrange conferences, meetings, standing committees and commissions and other forums; and
 - (v) do all other things that are incidental or conducive to attaining the company's objects.

4 ADDITIONAL POWERS

The company has the powers set out in the Law but only to the extent necessary or convenient to carry out, or incidental to carrying out, the company's objects.

5. INCOME AND PROPERTY

The company's income and property must be applied solely towards promoting the company's objects. No part of the income or property may be paid, transferred or distributed, directly or indirectly, by way of dividend, bonus, fee or otherwise, to any of the members or directors. However, this clause 5 does not prohibit making a payment approved by the directors for:

- (a) out-of-pocket expenses incurred by a director in performing a duty as a director of the company;
- (b) a service rendered to the company by a director in a professional or technical capacity, other than in the capacity as a director of the company, or by a member in a professional or technical capacity where: (*amended 19 Nov 2004*)
 - (1) the provision of the service has the prior written approval of the directors; and
 - (2) the amount payable is not more than an amount which commercially would be reasonable payment for the service, or prohibit payment:
- (c) in good faith to any member for goods supplied in the ordinary and usual course of business;
- (d) of interest on money borrowed from a member at a rate not exceeding the lowest rate then being paid by the Commonwealth Bank on 30 day term deposits; or
- (e) of reasonable and proper rent for premises let by any member to the company, or indemnification of, or payment of premiums on contracts of insurance for, any director to the extent permitted by law and this constitution.

6. LIABILITY OF MEMBERS

The liability of the members is limited.

7. GUARANTEE BY MEMBERS

Every member undertakes to contribute an amount not more than \$10.00 to the property of the company if it is wound up while he or she is a member or within one year after he or she ceases to be a member, for:

- (a) payment of the company's debts and liabilities contracted before the time he or she ceased to be a member;
- (b) the costs, charges and expenses of winding up; and
- (c) the adjustment of the rights of the contributories among themselves.

8. RULES

- (a) The company shall manage its internal affairs by the Rules.
- (b) The Rules shall be adopted from year to year at the annual general meeting. The initial draft Rules prior to incorporation of the company shall operate as the Rules of the company until endorsed or modified at the first annual general meeting.
- (c) The Rules may also be amended at any general meeting and otherwise as specified in the Rules provided that at no time can the Rules purport to modify this constitution except in accordance with Part 10 of this constitution.
- (d) Any inconsistency between the Rules and this constitution shall be resolved in favour of the constitution.

- (e) The Rules shall also and without limitation provide for :
- the Instrument of Delegation;
 - the admission and classification of members, and the rights and privileges of such members;
 - the conduct, discipline, and expulsion of members;
 - procedure at all company meetings;
 - rules for voting at meetings;
 - the creation, appointment and removal of advisory committees; and
 - any other matter reasonably incidental to the fulfilment of the company's objects or powers.

9. WINDING UP

- (a) If, on the winding up or dissolution of the company, any property remains after satisfaction of all its debts and liabilities, this property must only be given or transferred to a fund, authority or institution:
- (1) which is charitable at law; and
 - (2) whose constitution prohibits distributions or payments to its members and directors (if any) to an extent at least as great as is outlined in clause 5; and
 - (3) gifts to which can be deducted under Division 30 of the ITAA 97.
- (b) The identity of the fund, authority or institution referred to in clause 8 (a) must be decided by the members by ordinary resolution at or before the time of winding up or dissolution of the company and, if the members cannot decide, by the Supreme Court of the State.
- (c) If gifts to a fund, authority or institution are deductible only if, among other things, the conditions set out in the relevant table item in Subdivision 30-B are satisfied, a gift or transfer under clause 8 (a) to that fund, authority or institution must be made in accordance with or subject to those conditions.

10. ALTERING THIS CONSTITUTION

The Constitution may only be altered by special resolution. A special resolution has the meaning ascribed to it by the Corporations Law or, in default, three-quarters of members voting for such a resolution at any general meeting.

11. MEMBERSHIP

- (a) The members are:
- (1) the persons consenting to be the initial members set out below; and
 - (2) any other persons the directors admit to membership in accordance with this constitution and the Rules.
- (b) Every applicant for membership of the company (except the initial members) must be made in writing, signed by the applicant, and in the form prescribed by the Rules.
- (c) At the next meeting of the directors after the receipt of an application for membership, the directors must consider the application and decide whether to admit or reject the admission of the applicant. The directors need not give any reason for rejecting an application.
- (d) The Board may determine to charge members a fee or other consideration for membership and such fees must be applied to the objects of the company.
- (e) *(deleted 19 Nov 2004)*
- (f) Subject to Rules promulgated by the directors and passed by the membership at any annual general meeting, any current member of the company shall be entitled to have placed after their name, such initials or such other indicia of accreditation as may be prescribed in the Rules. The Rules may provide for differential categories of membership and corresponding indicia of accreditation or, with respect to certain categories of membership, no indicia of accreditation at all.

12. WHEN MEMBERSHIP CEASES

12.1 Death, resignation and other events

A person immediately ceases to be a member if the person:

- (a) dies;
- (b) resigns as a member by giving written notice to the company;
- (c) is expelled under clause 12.2; or
- (d) becomes, if the directors so decide in their absolute discretion, an untraceable member because the person has ceased to reside at, attend or otherwise communicate with his or her registered address.

12.2 Expulsion

- (a) The directors may by resolution expel a member from the company if, in their absolute discretion, they decide it is not in the interests of the company for the person to remain a member or in accordance with the Rules.
- (b) If the directors intend to propose a resolution under clause 12.2 (a), at least one week before the meeting at which the resolution is to be proposed, they must give the member written notice:
 - (1) stating the date, place and time of the meeting;

- (2) setting out the intended resolution and the grounds on which it is based; and
- (3) informing the member that he or she may attend the meeting and may give an oral or written explanation or submission before the resolution is put to the vote.

13. GENERAL MEETINGS

13.1 General meetings

- (a) The directors must call an annual general meeting at least once in each calendar year and such annual general meeting shall be held within six months after the expiration of each financial year of the company.
- (b) Office bearers shall be elected by the members at the annual general meeting for the period up to and including the next annual general meeting. (*amended 19 Nov 2004*)
- (c) Office bearers shall mean and include the president and any other person appointed under the Rules as an office bearer. (*amended 19 Nov 2004*)
- (d) A general meeting may be called and arranged to be held only as provided by this clause 13.1 or as provided by sections 249D, 249E, 249F and 249G of the Law.
- (e) The directors may change the venue for, postpone or cancel a general meeting, unless the meeting is called and arranged to be held by the members or the court under the Law. If a general meeting is called and arranged to be held under section 249D of the Law, the directors may not:
 - (1) postpone it beyond the date by which section 249D requires it to be held; or
 - (2) cancel it without the consent of the requisitioning member.

13.2 Notice of general meetings

- (a) Notice of every general meeting must be given in any manner authorised by clause 18 to:
 - (1) every member entitled to vote, except a member who has not supplied the company with an address in Australia for Australian domiciles and New Zealand for New Zealand domiciles for giving notices;
 - (2) each director; and
 - (3) the auditor. No other person is entitled to receive notice of general meetings.
- (b) A notice of a general meeting must:
 - (1) specify the date, time and place of the meeting; and
 - (2) except as provided by the Law, state the general nature of the business to be transacted at the meeting.
- (c) A person may waive notice of a general meeting by written notice to the company.
- (d) The non-receipt of notice of a general meeting or proxy form by, or a failure to give notice of a general meeting or a proxy form to, any person entitled to receive notice of a general meeting under this clause 13.2 does not invalidate any act, matter or thing done or resolution passed at the general meeting if:
 - (1) the non-receipt or failure occurred by accident or error; or
 - (2) before or after the meeting, the person:
 - (A) has waived or waives notice of that meeting under clause 13.2 (c); or
 - (B) has notified or notifies the company of the person's agreement to that act, matter, thing or resolution by written notice to the company.
- (e) A person's attendance at a general meeting waives any objection that person may have to:
 - (1) a failure to give notice, or the giving of a defective notice, of the meeting unless, at the beginning of the meeting, the person objects to the holding of the meeting; and
 - (2) the consideration of a particular matter at the meeting which is not within the business referred to in the notice of the meeting, unless the person objects to considering the matter when it is presented.

13.3 Quorum at general meetings

- (a) No business may be transacted at a general meeting, except the election of a chairperson and the adjournment of the meeting, unless a quorum of members is present when the meeting proceeds to business.
- (b) A quorum consists of:
 - (1) if the members have fixed a number for the quorum in the Rules, that number of members; and
 - (2) in any other case, 2 members, entitled to vote present at the meeting in person, by proxy, by attorney or as representing a corporation.
- (c) If a quorum is not present within 30 minutes after the time appointed for a general meeting:
 - (1) where the meeting was convened on the requisition of members, the meeting must be dissolved; or
 - (2) in any other case:
 - (A) the meeting stands adjourned to the day, and at the time and place, that the directors decide or, if the directors do not make a decision, to the same day in the next week at the same time and place; and
 - (B) if, at the adjourned meeting, a quorum is not present within 30 minutes after the time appointed for the meeting, the meeting must be dissolved.

13.4 Chairperson of general meetings

- (a) The president as chairperson of directors must (if present within 15 minutes after the time appointed for the meeting and willing to act) preside as chairperson at each general meeting.
- (b) If at a general meeting:
 - (1) there is no chairperson of directors;
 - (2) the chairperson of directors is not present within 15 minutes after the time appointed for the meeting; or
 - (3) the chairperson of directors is present within that time but is not willing to act as chairperson of the meeting, the members present must elect as chairperson of the meeting:
 - (4) another director who is present and willing to act; or
 - (5) if no other director present at the meeting is willing to act, a member who is present and willing to act.

13.5 Conducting and adjourning general meetings

- (a) A question arising at a general meeting relating to the order of business, procedure or conduct of the meeting must be referred to the chairperson of the meeting, whose decision is final.
- (b) The chairperson of a general meeting may, and must if so directed by the meeting, adjourn the meeting from time to time and from place to place, but no business may be transacted at any adjourned meeting except the business left unfinished at the meeting from which the adjournment took place.
- (c) Where a meeting is adjourned for 30 days or more, notice of the adjourned meeting must be given as for an original meeting.
- (d) Except as provided by clause 13.5 (c), it is not necessary to give any notice of an adjournment or of the business to be transacted at an adjourned meeting.
- (e) Where a meeting is adjourned, the directors may change the venue of, or postpone or cancel, the adjourned meeting, unless the meeting was called and arranged to be held by the members or the court under the Law. If a meeting is called and arranged to be held under section 249D of the Law, the directors may not postpone it beyond the date by which section 249D requires it to be held and may not cancel it without the consent of the requisitioning member.

13.6 Decisions at general meetings

- (a) Except where by law a resolution requires a special majority, questions arising at a general meeting must be decided by a majority of votes cast by the members present at the meeting. Such a decision is for all purposes a decision of the members.
- (b) Where the votes on a proposed resolution are equal, the chairperson of the meeting has a casting vote in addition to his or her deliberative vote.
- (c) A resolution put to the vote of a general meeting must be decided on a show of hands unless, before the vote is taken or before or immediately after the declaration of the result of the show of hands, a poll is demanded by:
 - (1) the chairperson of the meeting;
 - (2) at least 2 members present and with the right to vote on the resolution; or
 - (3) a member or members present at the meeting and representing at least 5% of the total voting rights of all the members entitled to vote on the resolution on a poll.
- (d) A demand for a poll does not prevent a general meeting continuing for the transaction of any business except the question on which the poll has been demanded.
- (e) Unless a poll is duly demanded, a declaration by the chairperson of a general meeting that a resolution has on a show of hands been carried or carried unanimously, or carried by a particular majority, or lost, and an entry to that effect in the book containing the minutes of the proceedings of the company, is conclusive evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against the resolution.
- (f) If a poll is duly demanded at a general meeting, it must be taken in such manner, and either at once or after an interval or adjournment or otherwise, as the chairperson of the meeting directs. The result of the poll is the resolution of the meeting at which the poll was demanded.
- (g) A poll demanded at a general meeting on the election of a chairperson of the meeting or on a question of adjournment must be taken immediately.
- (h) The demand for a poll may be withdrawn.
- (i) If the company has only one member, the company may pass a resolution by the member recording it and signing the record.

13.7 Voting rights

- (a) Subject to this constitution and to any rights or restrictions attached to any class of membership, at a general meeting every member present in person or by proxy, attorney or representative has one vote.
- (b) A proxy, attorney or representative is entitled to a separate vote for each member the person represents, in addition to any vote the person may have as a member in his or her own right.
- (c) An objection to the qualification of a person to vote at a general meeting must be:
 - (1) raised before or at the meeting at which the vote objected to is given or tendered; and
 - (2) referred to the president of the meeting, whose decision is final.

- (d) A vote not disallowed by the president of a meeting under clause 13.7 (c) is valid for all purposes.
- (e) A reference to an attorney in clauses 13.7 and 13.8 is a reference to a person appointed under a power of attorney.

13.8 Representation at general meetings

- (a) Subject to this constitution, each member entitled to vote at a meeting of members may vote:
 - (1) in person or, where a member is a body corporate, by its representative;
 - (2) by proxy; or
 - (3) by attorney.
- (b) A proxy, attorney or representative may, but need not, be a member of the company.
- (c) A proxy, attorney or representative may be appointed for:
 - (1) all general meetings;
 - (2) any number of general meetings; or
 - (3) a particular general meeting.
- (d) Unless otherwise provided in the instrument, an instrument appointing a proxy, attorney or representative is taken to confer authority:
 - (1) to agree to a meeting being convened by shorter notice than is required by the Law or by this constitution;
 - (2) to speak to any proposed resolution on which the proxy, attorney or representative may vote;
 - (3) to demand or join in demanding a poll on any resolution on which the proxy, attorney or representative may vote;
 - (4) even though the instrument may refer to specific resolutions and may direct the proxy, attorney or representative how to vote on those resolutions:
 - (A) to vote on any amendment moved to the proposed resolutions and on any motion that the proposed resolutions not be put or any similar motion;
 - (B) to vote on any procedural motion, including any motion to elect the president, to vacate the chair or to adjourn the meeting; and
 - (C) to act generally at the meeting; and
 - (5) even though the instrument may refer to a specific meeting to be held at a specified time or venue, where the meeting is rescheduled or adjourned to another time or changed to another venue, to attend and vote at the re-scheduled or adjourned meeting or at the new venue.
- (e) An instrument appointing a proxy or attorney may direct the manner in which the proxy or attorney is to vote in respect of a particular resolution. Where an instrument contains such a direction, the proxy or attorney is not entitled to vote on the proposed resolution except as directed in the instrument.
- (f) Subject to clause 13.8 (g), an instrument appointing a proxy or attorney need not be in any particular form as long as it is in writing, legally valid and signed by the appointer or the appointer's attorney.
- (g) A proxy or attorney may not vote at a general meeting or adjourned meeting or on a poll unless the instrument appointing the proxy or attorney, and the authority under which the instrument is signed or a certified copy of the authority, are received in the places or at the fax numbers, and before the times, specified for that purpose in the notice calling the meeting. In the notice:
 - (1) the place may be the company's office or another place and a fax number may be the fax number at the company's office or another fax number; and
 - (2) the time may be before the time for holding the meeting or adjourned meeting.
- (h) The directors may waive all or any of the requirements of clauses 13.8 (f) and (g) and in particular may, on production of any other evidence the directors require to prove the validity of the appointment of a proxy or attorney, accept:
 - (1) an oral appointment of a proxy or attorney;
 - (2) an appointment of a proxy or attorney which is not signed or executed in the manner required by clause 13.8 (f); or
 - (3) the deposit, tabling or production of a copy (including a copy sent by fax) of an instrument appointing a proxy or attorney, or of the power of attorney or other authority under which the instrument is signed.
- (i) A vote given in accordance with the terms of an instrument appointing a proxy or attorney is valid despite the revocation of the instrument, or of the authority under which the instrument was executed, if the company has not received written notice of revocation by the time and at one of the places at which the instrument appointing the proxy or attorney is required to be received under clause 13.8 (g).
- (j) The appointment of a proxy or attorney is not revoked by the appointer attending and taking part in the general meeting but, if the appointer votes on a resolution, the proxy or attorney is not entitled to vote, and must not vote, as the appointer's proxy or attorney on the resolution.

14. DIRECTORS

14.1 Directors

- (a) There must be at all times at least 3 directors; and not more than 12 directors. (*amended Nov 12 2008*)

- (b) The first directors are the persons who have consented to act as proposed directors and who are named as proposed directors in the application for registration of the company.
- (c) Subject to this constitution, the company may also appoint or remove a director in accordance with the Rules.
- (d) Members of a Branch Committee may elect a person to act as director at any time and that person's election as a director shall be expected to be ratified at the annual general meeting. The Rules and clause 14.1 (f) below shall deal with the circumstances of non ratification. *(Amended Nov 12 2008)*
- (e) Each Branch Committee (or jurisdiction), shall have one director. *(Amended Nov 12 2008)*
- (f) The directors may at any time appoint a member as a director to represent any particular social housing sector referred to in clause 2 (c) of this constitution or any other director where an elected director under clause 14.1 (d) is not ratified by the Institute members at the AGM. *(amended 19/11/04)*
- (g) Subject to the Rules, the directors may also appoint any individual as a director, either to fill a casual vacancy or as an addition to the existing directors, but the total number of directors must not at any time exceed the maximum number allowed under this constitution.
- (h) Subject to clause 14.2 and to the terms of any agreement entered into between the company and the relevant director, a director holds office until he or she dies or is removed from office under clause 14.1 (c).

14.2 When office of director becomes vacant

In addition to the circumstances prescribed by the Law, the office of a director becomes vacant if the director:

- (a) becomes of unsound mind or a person who is, or whose estate is, liable to be dealt with in any way under the law relating to mental health;
- (b) becomes bankrupt or insolvent or makes an arrangement or composition with his or her creditors generally;
- (c) is convicted on indictment of an offence and the directors do not within one month after that conviction resolve to confirm the director's appointment or election (as applicable) to the office of director
- (d) resigns by written notice to the company

14.3 Director need not be a member

- (a) A director need not be a member to qualify for appointment.
- (b) A director may attend and speak at general meetings even though that director is not a member.

14.4 Interested directors

- (a) Subject to clause 5, a director may hold another position (except as auditor) in the company or any related body corporate in conjunction with his or her directorship and may be appointed to that position on terms as to remuneration, tenure and otherwise that the directors think fit.
- (b) A director:
 - (1) may be or become a director or other officer of, or otherwise interested in, any related body corporate or other body corporate promoted by the company or in which the company is interested as a shareholder or otherwise; and
 - (2) is not accountable to the company for any remuneration or other benefits he or she receives as a director or officer of, or from having an interest in, that body corporate.
- (c) The directors may exercise the voting rights conferred by shares in any body corporate held or owned by the company in the manner in all respects that they think fit.
- (d) A director is disqualified from receiving any benefit by reason of a contract made by the company with the director or with a firm of which he/she is a member, or with an organisation in which he/she has a substantial financial interest. *(amended 19 Nov 2004)*
- (e) Unless section 195 of the Law permits, a director who has a material personal interest in a matter that is being considered at a directors' meeting must not:
 - (1) be present while the matter is being considered at the meeting; or
 - (2) vote on the matter.
- (f) The directors may make regulations requiring the disclosure of interests that a director, and any person considered by the directors as related to or associated with the director, may have in any matter concerning the company or a related body corporate. Any regulations made under this constitution bind all directors.

14.5 Powers and duties of directors

- (a) The directors are responsible for managing the company's business and affairs and may exercise to the exclusion of the company in general meeting all the company's powers which are not required, by the Law or by this constitution, to be exercised by the company in general meeting.
- (b) Without limiting clause 14.5 (a), the directors may exercise all the company's powers to:
 - (1) borrow or otherwise raise money;
 - (2) charge any property or business of the company; and

- (3) issue debentures or give any other security for a debt, liability or obligation of the company or of any other person.
- (c) The directors may decide how cheques, promissory notes, bankers drafts, bills of exchange or other negotiable instruments must be signed, drawn, accepted, endorsed or otherwise executed (as applicable) by or on behalf of the company.
- (d) The directors may pay out of the company's funds all expenses of the promotion, formation and registration of the company and the vesting in it of the assets acquired by it.
- (e) The directors may:
 - (1) appoint or employ a person to be an officer, agent or attorney of the company for the purposes, with the powers, discretions and duties (including powers, discretions and duties vested in or exercisable by the directors), for the period and on the conditions they think fit;
 - (2) authorise an officer, agent or attorney to delegate all or any of the powers, discretions and duties vested in the officer, agent or attorney; and
 - (3) subject to any contract between the company and the relevant officer, agent or attorney, remove or dismiss any officer, agent or attorney at any time, with or without cause.
- (f) A power of attorney may contain any provisions for the protection and convenience of the attorney or persons dealing with the attorney that the directors think fit.

14.6 Proceedings of directors

- (a) The directors may meet together and adjourn and otherwise regulate their meetings as they think fit.
- (b) The contemporaneous linking together by telephone or other electronic means of a sufficient number of the directors to constitute a quorum constitutes a meeting of the directors. All the provisions in this constitution relating to meetings of the directors apply, so far as they can and with any necessary changes, to meetings of the directors by telephone or other electronic means.
- (c) A director who takes part in a meeting by telephone or other electronic means is taken to be present in person at the meeting.
- (d) A meeting by telephone or other electronic means is taken as held at the place decided by the president of the meeting, as long as at least one of the directors involved was at that place for the duration of the meeting.

14.7 Convening meetings of directors

- (a) A director may convene a meeting of the directors whenever he or she thinks fit.
- (b) A secretary must, on the requisition of a director, convene a meeting of the directors.

14.8 Notice of meetings of directors

- (a) Subject to this constitution, notice of a meeting of directors must be given to each person who is at the time of giving the notice:
 - (1) a director, except a director on leave of absence approved by the directors; or
 - (2) an alternate director appointed under clause 14.13 by a director on leave of absence approved by the directors.
- (b) A notice of a meeting of directors:
 - (1) must specify the time and place of the meeting;
 - (2) need not state the nature of the business to be transacted at the meeting;
 - (3) must provide no less than seven day's notice unless otherwise provided in the Rules;
 - (4) may be given in person or by post, telephone, fax or other electronic means ; and
 - (5) is taken as given to an alternate director if it is given to the director who appointed that alternate director.
- (c) A director or alternate director may waive notice of a meeting of directors by notifying the company to that effect in person or by post, telephone, fax or other electronic means.
- (d) The non-receipt of notice of a meeting of directors by, or a failure to give notice of a meeting of directors to, a director does not invalidate any act, matter or thing done or resolution passed at the meeting if:
 - (1) the non-receipt or failure occurred by accident or error;
 - (2) before or after the meeting, the director or an alternate director appointed by the director:
 - (A) has waived or waives notice of that meeting under clause 14.8 (c); or
 - (B) has notified or notifies the company of his or her agreement to that act, matter, thing or resolution personally or by post, telephone, fax or other electronic means; or
 - (3) the director or an alternate director appointed by the director attended the meeting.
- (e) The non-receipt of notice of a meeting of directors by, or a failure to give notice of a meeting of directors to, an alternate director of a director on leave of absence approved by the directors does not invalidate any act, matter or thing done or resolution passed at the meeting if:
 - (1) the non-receipt or failure occurred by accident or error;
 - (2) before or after the meeting, the alternate director or the director who appointed the alternate director:
 - (A) has waived or waives notice of that meeting under clause 14.8 (c); or

- (B) has notified or notifies the company of his or her agreement to that act, matter, thing or resolution personally or by post, telephone, fax or other electronic means; or
- (3) the alternate director or the director who appointed the alternate director attended the meeting.
- (f) Attendance by a person at a meeting of directors waives any objection which that person and:
 - (1) if the person is a director, an alternate director appointed by that person; or
 - (2) if the person is an alternate director, the director who appointed that person as alternate director, may have to a failure to give notice of the meeting.

14.9 Quorum at meetings of directors

- (a) No business may be transacted at a meeting of directors unless a quorum of directors is present at the time the business is dealt with.
- (b) A quorum consists of:
 - (1) if the directors have fixed a number for the quorum, that number of directors; and
 - (2) in any other case, 2 directors, present at the meeting of directors.
- (c) If there is a vacancy in the office of a director then, subject to clause 14.9 (d), the remaining directors may act.
- (d) If the number of directors in office at any time is not sufficient to constitute a quorum at a meeting of directors, or is less than the minimum number of directors fixed under this constitution, then the remaining directors must act as soon as possible to:
 - (1) increase the number of directors to a number sufficient to constitute a quorum and to satisfy the minimum number of directors required under this constitution;
 - (2) convene a general meeting of the company for that purpose, or
 - (3) appoint additional directors, and, until that has happened, may only act if and to the extent that there is an emergency requiring them to act.

14.10 President of directors

- (a) The president must (if present within 10 minutes after the time appointed for the meeting and willing to act) preside as chairperson at each meeting of directors.
- (b) If at a meeting of directors:
 - (1) there is no president;
 - (2) the president is not present within 10 minutes after the time appointed for the meeting; or
 - (3) the president is present within that time but is not willing to act as chairperson of the meeting, the directors present must elect one of the directors as chairperson of the meeting.

14.11 Decisions of directors

- (a) A meeting of directors at which a quorum is present may exercise all the powers and discretions vested in or exercisable by the directors under this constitution.
- (b) Questions arising at a meeting of directors must be decided by a majority of votes cast by the directors present. Such a decision is for all purposes a decision of the directors.
- (c) Where the votes on a proposed resolution are equal the president of the meeting will exercise a second or casting vote to decide the matter (*amended 19 Nov 2004*)

14.12 Written resolutions

- (a) If:
 - (1) a majority of the directors assent to a document containing a statement to the effect that an act, matter or thing has been done or resolution has been passed; and
 - (2) the directors who assent to the document would have constituted a quorum at a meeting of directors held to consider that act, matter, thing or resolution, then that act, matter, thing or resolution is taken as done at or passed by a meeting of the directors.
- (b) For the purposes of clause 14.12 (a):
 - (1) the meeting is taken as held:
 - (A) if the directors assented to the document on the same day, on the day on which the document was assented to and at the time at which the document was last assented to; or
 - (B) if the directors assented to the document on different days, on the day on which, and at the time at which, the document was last assented to;
 - (2) 2 or more separate documents in identical terms, each of which is assented to by one or more directors, are taken as constituting one document; and
 - (3) a director may signify assent to a document by signing the document or by notifying the company of the director's assent in person or by post, telephone, fax or other electronic means.

- (c) Where a director signifies assent to a document otherwise than by signing the document, the director must as confirmation sign the document at the next meeting of the directors that director attends, but failure to do so does not invalidate the act, matter, thing or resolution to which the document relates.

14.13 Alternate directors

- (a) A director may, with the approval of the directors, appoint a person as his or her alternate director for the period the director thinks fit.
- (b) An alternate director may, but need not, be a member or director of the company.
- (c) One person may act as alternate director to more than one director.
- (d) An alternate director may, if the appointer does not attend a meeting of directors, attend and vote in place of and on behalf of the appointer.
- (e) An alternate director is entitled to a separate vote for each director the alternate director represents in addition to any vote the alternate director may have as a director in his or her own right.
- (f) In the absence of the appointer, an alternate director may exercise any power that the appointer may exercise. The exercise of such a power by the alternate director is taken to be the exercise of the power by the appointer.
- (g) The office of an alternate director is vacated if and when the appointer vacates office as a director.
- (h) The appointer may terminate the appointment of an alternate director at any time, even though the period of the appointment has not expired.
- (i) An appointment, or the termination of an appointment, of an alternate director must be in writing signed by the director who makes or made the appointment and does not take effect until the company has received written notice of the appointment or termination.
- (j) An alternate director is not to be taken into account in counting the minimum or maximum number of directors allowed under this constitution.
- (k) In deciding whether a quorum is present at a meeting of directors, an alternate director who attends the meeting is to be counted as a director for each director on whose behalf the alternate director is attending the meeting.
- (l) An alternate director, while acting as a director, is:
 - (1) responsible to the company for his or her own acts and defaults; and
 - (2) not to be taken to be the agent of the director by whom he or she was appointed.

14.14 Committees of directors

- (a) The directors may delegate any of their powers to one or more committees.
- (b) A committee to which any powers have been delegated must exercise the powers delegated in accordance with any directions given by the directors.
- (c) The provisions of this constitution that apply to meetings and resolutions of directors apply, so far as they can and with any necessary changes, to meetings and resolutions of a committee of directors.

14.15 Delegation to individual directors

- (a) The directors may delegate any of their powers to one director.
- (b) A director to whom any powers have been delegated must exercise the powers delegated in accordance with any directions given by the directors.

14.16 Validity of acts

An act done by a person acting as a director, a meeting of directors, or a committee of directors attended by a person acting as a director, is not invalidated merely because of:

- (a) a defect in the appointment of the person as a director;
- (b) the person being disqualified to be a director or having vacated office; or
- (c) the person not being entitled to vote, if that circumstance was not known by the person, the directors or the committee (as applicable) when the act was done.

15 EXECUTIVE OFFICERS

15.1 Chief Executive Officer.

- (a) The chief executive officer is an ex officio director without voting rights.
- (b) The chief executive officer is responsible for the day to day management of the Institute.

15.2 Company Secretarial Functions

- (a) The chief executive officer shall have the duties of a company secretary for the purposes of the Corporations Law.

16 BRANCH COMMITTEES *(amended Nov 12 2008)*

16.1 Establishment and termination

- (a) The directors may:
 - (1) establish no more than one Branch Committee in each State or Territory of Australia and one Branch Committee for New Zealand; *(amended 12 Nov 2008)*
 - (2) appoint and remove, or make provision for the appointment and removal of, members of any Branch Committee. *(amended 12 Nov 2008)*
- (b) Each Branch Committee will consist of at least one individual or the number of individuals that the directors may approve for that particular Branch Committee. *(amended 12 Nov 2008)*
- (c) The directors may terminate one or any number of members of Branch Committee at any time by notice in writing without having to provide a reason for such termination; *(amended 12 Nov 2008)*
- (d) A Branch Committee may bind the company pursuant to any written delegation of the Board concerning the affairs of the company in the geographic area designated for that Branch Committee in accordance with any current Instrument of Delegation subsisting between the company or directors and a Branch Committee. Such delegation may be terminated by notice in writing at any time by the Board of Directors. *(amended 12 Nov 2008)*
- (e) The capacity of a Branch Committee to bind the company shall be subject to : *(amended 12 Nov 2008)*
 - (i) the preceding sub - clause 16.1 (d);
 - (ii) any Instrument of Delegation; or
 - (iii) any function required to be exercised by a general or special meeting of the company or a meeting of the board of directors;
 - (iv) any delegation may be made subject to such conditions or limitation as to the exercise of any function, or at the time or circumstances,
- (f) A delegation under the preceding subsection 16.1 (e) (ii) maybe made subject to such conditions or limitations as to the exercise of any function, or as to time or circumstances, as may be specified in the Instrument of Delegation.
- (g) Despite any delegation under this section, the company or the board of directors may continue to exercise any function delegated.
- (h) The board of directors may, by instrument in writing, whether wholly or in part, revoke any delegation under this clause and such revocation shall take effect from the time of service of such revocation.

16.2 Functions

- (a) The functions of each Branch Committee may be decided or guided by the directors. *(amended 12 Nov 2008)*
- (b) The directors may specify:
 - (1) the manner in which proceedings of each Branch Committee are to be conducted;
 - (2) the matters which the Branch Committee should or must consider in carrying out its functions; and
 - (3) any other matters concerning the Branch Committee or its functions that the directors decide.*(amended 12 Nov 2008)*

17 INDEMNITY, INSURANCE AND AUDITOR

17.1 Persons to whom clauses 17.2 and 17.4 apply

Clauses 17.2 and 17.4 apply to:

- (a) each person who is or has been a director, alternate director or executive officer of the company; and
- (b) any other officers or former officers of the company or of its related bodies corporate that the directors decide in each case.

17.2 Indemnity

The company must

- (a) indemnify; and
- (b) if requested by a person to whom this clause 17.2 applies, enter into a deed indemnifying, on a full indemnity basis and to the full extent permitted by law, each person to whom this clause 17.2 applies for all losses or liabilities incurred by the person as an officer of the company or of a related body corporate including, but not limited to, a liability for negligence or for reasonable costs and expenses incurred:
- (c) in defending proceedings, whether civil or criminal, in which judgment is given in favour of the person or in which the person is acquitted; or
- (d) in connection with an application, in relation to those proceedings, in which the court grants relief to the person under the Law.

17.3 Extent of indemnity

The indemnity in clause 17.2:

- (a) is a continuing obligation and is enforceable by a person to whom clause 17.2 applies even though that person has ceased to be an officer of the company or of a related body corporate; and
- (b) operates only to the extent that the loss or liability is not covered by insurance.

17.4 Insurance

The company may, to the extent permitted by law:

- (a) purchase and maintain insurance; or
- (b) pay or agree to pay a premium for insurance, for any person to whom this clause 17.4 applies against any liability incurred by the person as an officer of the company or of a related body corporate including, but not limited to, a liability for negligence or for reasonable costs and expenses incurred in defending proceedings, whether civil or criminal and whatever their outcome.

17.5 Savings

Nothing in clauses 17.2 or 17.4:

- (a) affects any other right or remedy that a person to whom those clauses apply may have in respect of any loss or liability referred to in those clauses; or
- (b) limits the capacity of the company to indemnify or provide insurance for any person to whom those clauses do not apply.

17.6 Auditor

- (a) The company must appoint a properly qualified auditor whose duties will be regulated in accordance with the Law.

18. NOTICES

18.1 How notices may be given

A notice may be given by the company to a member by:

- (a) delivering it to the member personally;
- (b) sending it to the member's fax number or electronic address, if the member has nominated one to the company for receipt of notices); or
- (c) posting it by prepaid post to the member's registered address.

18.2 When taken as given

A notice is taken as given by the company and received by the member:

- (a) if delivered, at the time of delivery;
- (b) if faxed, when the company receives a confirmation report that all pages of the fax have been transmitted to the member's fax number, but if transmission or receipt is after 5.00 pm, it is taken as received on the next business day;
- (c) if sent electronically, the next business day, whichever is the earlier; and
- (d) if posted, on the second business day after it was posted.

18.3 When member has no registered address

If one or more members do not have a registered address in Australia, a notice addressed to the member or members and advertised in a daily national newspaper is taken to be duly given to the member or members at midday on the day on which the advertisement appears.

19. MINUTES

The Board shall cause Minutes to be duly entered in books provided for the purpose of all resolutions and proceedings of the Company and of meetings of the Board, and of Committees and such minutes shall be signed by the President of the meeting at the next ensuing meeting and upon same being signed shall be receivable as prima facie evidence of the matters stated in such minutes.

20. DEFINITIONS AND INTERPRETATION

20.1 Definitions In this constitution:

auditor means the auditor of the company;

business day means a day on which the major trading banks are open for business in Sydney, except a Saturday,

Sunday or public holiday;

company means Australasian Housing Institute Limited;

company's office means the company's registered office;

directors means the company's board of directors;

Law means the Corporations Law;

member means a member of the company;

registered address means a member's address as notified to the company by the member and recorded in the company's records;

secretary means a person appointed to perform the duties of a secretary of the company and includes an honorary secretary;

office bearer means any members holding honorary office in the company for the time being

officer means any salaried employee or servant of the company

(amended 19 Nov 2004)

20.2 Interpretation

In this constitution unless the context requires otherwise:

- (a) references to notices include formal notices of meeting and all documents and other communications from the company to its members;
- (b) a reference to any legislation includes any amendment to that legislation, any consolidation or replacement of that legislation and any subordinate legislation made under it;
- (c) a reference to writing and written includes printing, lithography and other ways of representing or reproducing words in a visible form;
- (d) a word or expression defined in the Law has the same meaning unless it is defined differently; and
- (e) the singular (including defined terms) includes the plural and the plural includes the singular.

20.3 Headings

Headings are used for convenience only and do not affect the interpretation of this constitution.

21 APPLICATION OF THE LAW

21.1 Replaceable rules displaced

- (a) The provisions of this constitution displace each provision of a section or subsection of the Law that applies (or would apply but for this clause) to the company.
- (b) The replaceable rules do not apply to the company except those which operate as mandatory rules for public companies under the Law. The initial members of the company (whose consents are set out below) adopt, on registration of the company, the above constitution as the company's constitution in accordance with section 136 (1) of the Law.

AMENDMENTS

As adopted at the Annual General Meeting held on 19 November 2004

| Action | Clause | From | To |
|-----------|----------|---|--|
| Amendment | 5(b) | a service rendered to the company by a director in a professional or technical capacity, other than in the capacity as a director of the company, where: ... | a service rendered to the company by a director in a professional or technical capacity, other than in the capacity as a director of the company, or by a member in a professional or technical capacity where: ... |
| Removal | 11 (e) | The Board may determine such classes of membership as it sees fit as well as determining the criteria for eligibility of any class of membership. | |
| Amendment | 13.1(b) | Office bearers other than the chief executive officer shall be elected by the members at the annual general meeting for the period up to and including the next annual general meeting. | Office bearers shall be elected by the members at the annual general meeting for the period up to and including the next annual general meeting. |
| Amendment | 13.1(c) | Office bearers shall mean and include the president, the chief executive officer, the chief financial officer and any other person appointed under the Rules as an office bearer. | Office bearers shall mean and include the president and any other person appointed under the Rules as an office bearer. |
| Amendment | 14.1(f) | ... referred to in clause 2 (b) of this constitution ... | ... referred to in clause 2 (c) of this constitution ... |
| Amendment | 14.4(d) | A director is disqualified from contracting with the company in any respect. | Subject to clause 5, a director is disqualified from receiving any benefit by reason of a contract made by the company with the director or with a firm of which he/she is a member, or with an organisation in which he/she has a substantial financial interest. |
| Amendment | 14.11(c) | Where the votes on a proposed resolution are equal: (1) the president of the meeting does not have a second or casting vote; and (2) the proposed resolution is taken as lost. | Where the votes on a proposed resolution are equal the president of the meeting will exercise a second or casting vote to decide the matter |
| Amendment | 20.1 | and State means New South Wales | office bearer means any members holding honorary office in the company for the time being, and, officer means any salaried employee or servant of the company |

AMENDMENTS

As adopted at the Annual General Meeting held on 12 November 2008

| Action | Clause | From | To |
|-----------|----------|--|---|
| Amendment | 14.1 (a) | Directors (a)There must be at all times at least 3 directors; and not more than 18 directors. | Directors (a)There must be at all times at least 3 directors; and not more than 12 directors. |
| Amendment | 2.a | The objects for which the company is established are to apply its income and property to or for, and otherwise promote throughout Australia and New Zealand an industry based professional association of persons working in the social housing sector and shall include but be not limited to : | The objects for which the company is established are to apply its income and property to or for, and otherwise promote throughout Australia and New Zealand an industry based professional association of persons working in the social housing sector and shall include but be not limited to : |
| Amendment | 2.a.(1) | promote professional standards and good practice in the social housing profession; | promote professional standards and good practice in the social housing profession; |
| Amendment | 2.1.(2) | promote debate of and advocate on issues relevant to the social housing sector; | promote debate of and advocate on issues relevant to the social housing sector; |
| Amendment | 2.1.(3) | recognise and promote access to the skills and knowledge of the social housing profession; | recognise and promote access to the skills and knowledge of the social -housing profession; |
| Amendment | 2.a.(5) | support the development of skills and education opportunities for personnel engaged in the social housing sector; | support the development of skills and education opportunities for personnel engaged in the social housing sector; |
| Amendment | 2.a(6) | promote continuing professional development in the social housing sector: | promote continuing professional development in the social housing sector; |
| Amendment | 2.a (7) | promote good practice in the delivery and management of social housing; | promote good practice in the delivery and management of social housing; |
| Amendment | 14.1.d | (d)Members of a Regional Committee may elect a person to act as director at any time and that person's election as a director shall be expected to be ratified at the annual general meeting. The Rules and clause 14.1 (f) below shall deal with the circumstances of non ratification. | (d)Members of a Branch Committee may elect a person to act as director at any time and that person's election as a director shall be expected to be ratified at the annual general meeting. The Rules and clause 14.1 (f) below shall deal with the circumstances of non ratification. |
| Amendment | 14.1.e | (e)Each Regional Committee (or jurisdiction), shall have one director | (e)Each Branch Committee (or jurisdiction), shall have one director |
| Amendment | 16 | REGIONAL COMMITTEES | BRANCH COMMITTEES |
| Amendment | 16.1 (a) | 16.1 Establishment and termination (a)The directors may: (1)establish no more than one Regional Committee in each State or Territory of Australia and one Regional Committee for New Zealand; (2) appoint and remove, or make provision for the appointment and removal of, members of any Regional Committee. | 16.1 Establishment and termination (a)The directors may: (1)establish no more than one Branch Committee in each State or Territory of Australia and one Branch Committee for New Zealand; (2) appoint and remove, or make provision for the appointment and removal of, members of any Branch Committee. |

| | | | |
|-----------|-----------------|---|--|
| Amendment | 16.1(b) | (b)Each Regional Committee will consist of at least one individual or the number of individuals that the directors may approve for that particular Regional Committee. | (b)Each Branch Committee will consist of at least one individual or the number of individuals that the directors may approve for that particular Branch Committee. |
| Amendment | 16.1(c) | (c)The directors may terminate one or any number of members of Regional Committee at any time by notice in writing without having to provide a reason for such termination; | (c)The directors may terminate one or any number of members of Branch Committee at any time by notice in writing without having to provide a reason for such termination; |
| Amendment | 16.1(d) | (d)A Regional Committee may bind the company pursuant to any written delegation of the Board concerning the affairs of the company in the geographic area designated for that Regional Committee in accordance with any current Instrument of Delegation subsisting between the company or directors and a Regional Committee. Such delegation may be terminated by notice in writing at any time by the Board of Directors | (d)A Branch Committee may bind the company pursuant to any written delegation of the Board concerning the affairs of the company in the geographic area designated for that Branch Committee in accordance with any current Instrument of Delegation subsisting between the company or directors and a Branch Committee. Such delegation may be terminated by notice in writing at any time by the Board of Directors |
| Amendment | 16.1(e) | (e)The capacity of a Regional Committee to bind the company shall be subject to : (i)the preceding sub - clause 16.1 (d); (ii)any Instrument of Delegation; or (iii)any function required to be exercised by a general or special meeting of the company or a meeting of the board of directors; (iv)any delegation may be made subject to such conditions or limitation as to the exercise of any function, or at the time or circumstances, | (e)The capacity of a Branch Committee to bind the company shall be subject to : (i)the preceding sub - clause 16.1 (d); (ii)any Instrument of Delegation; or (iii)any function required to be exercised by a general or special meeting of the company or a meeting of the board of directors; (iv)any delegation may be made subject to such conditions or limitation as to the exercise of any function, or at the time or circumstances, |
| Amendment | 16.2 (a) | 16.2 Functions (a)The functions of each Regional Committee may be decided or guided by the directors. | 16.2 Functions (a)The functions of each Branch Committee may be decided or guided by the directors. |
| | 16.2(b) | (b)The directors may specify: (1)the manner in which proceedings of each Regional Committee are to be conducted; (2)the matters which the Regional Committee should or must consider in carrying out its functions; and (3) any other matters concerning the Regional Committee or its functions that the directors decide. | (b)The directors may specify: (1)the manner in which proceedings of each Branch Committee are to be conducted; (2)the matters which the Branch Committee should or must consider in carrying out its functions; and (3) any other matters concerning the Branch Committee or its functions that the directors decide. |