

ONTARIO REAL ESTATE ASSOCIATION
Commercial Committee
Terms of Reference

Date Approved: December 5-6, 2018 OREA Board of Directors	Type: Standing Committee
Review Date:	Accountability: The Committee is accountable to the Board of Directors.
Quorum: Sub-section 20.03(c) of Article 20 of the OREA By-law provides that “at meetings of Committees, unless otherwise in this By-law provided, two members of the Committee, in addition to the chairperson of the meeting”.	

Purpose:

Mission: Helping Ontario’s REALTORS® and brokerages who trade in commercial real estate succeed in building stronger communities.

Responsibilities:

- To serve the needs of REALTORS® in Ontario who trade in commercial real estate;
- To provide input with respect to the development and enhancement of OREA products and services utilized by REALTORS® who trade in commercial real estate;
- To represent the interests of Ontario REALTORS® who trade in commercial real estate to the OREA Board of Directors;
- To report and make recommendations to the OREA Board of Directors and Assembly on those matters and issues of interest to REALTORS® who trade in commercial real estate;
- To enhance public perception and awareness of the value of those REALTORS® who trade in commercial real estate;
- To broaden and enhance alliances with commercial real estate related organizations; and
- To support OREA member real estate board commercial divisions/councils/committees.

Committee Membership:

(a) The Commercial Committee shall be comprised of nine members as follows:

- (i) One Member from the Toronto Real Estate Board;
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- (ii) A SBF Member who is a Broker or Salesperson member of CREA's Canadian Commercial Committee, or if such member does not exist or is not willing and able to serve, CREA's Staff Liaison to the Canadian Commercial Committee, if willing and able to serve;
- (iii) One representative from the OREA Board of Directors; and
- (iv) Six additional members if the representative of the CREA Canadian Commercial Committee described in section #(a)(ii) above serves on the Commercial Committee or seven additional members, if no representative of CREA's Canadian Commercial Committee serves.

(b) Except for the representative from the OREA Board of Directors and CREA's Staff Liaison to the CREA Canadian Commercial Committee, only a SBF Member who is either a Broker or Salesperson and who is a member of the CREA Commercial Network is eligible to be a member of the Commercial Committee. In addition, if a real estate board has a commercial committee or some other commercial group then the member must also be a member of such commercial committee or commercial group to be eligible to be a member of the Commercial Committee.

Chair

The Board of Directors shall, annually and whenever there is a vacancy, appoint the chair of the Commercial Committee from amongst its members, but neither representative of the CREA Canadian Commercial Committee nor the representative from the OREA Board of Directors shall be eligible to be so appointed.

The chair of the Commercial Committee must meet the qualifications set out in section (b) above and section 7.03 of Article 7 of the OREA By-law and automatically ceases to be the chair of the Commercial Committee upon failing to meet these qualifications and/or being absent for three consecutive meetings of the Commercial Committee.

The chair of the Commercial Committee shall be the Commercial Director of OREA.

Note: Subsection 7.01(c)(v) of Article 7 of the OREA By-law provides that the Commercial Director is the most recently appointed chair of the Commercial Committee.

Term:

The term of each member of the Commercial Committee, including the chair, shall be one year, or until the successor is appointed.

Meetings:

The Commercial Committee shall meet at least once a year upon the call of either the chair of the Commercial Committee or any three members of the Commercial Committee at the time and place specified, providing at least ten days' written notice has been given to all members of the Commercial Committee.