

## Constitution of “ UTM REAL ESTATE CLUB ”

### 1. Name

The official name of this recognized campus group is “ UTM REAL ESTATE CLUB ”

The acronym or abbreviation of this group is: UTM REC

### 2. Purpose and Objectives

The purpose, objectives, mission and/or mandate of organization is outlined here:

### **Mission, Goals, and Objectives**

The topics include discussions about real estate but are not confined to it. Other connecting areas such as information about house flipping, mortgage, real estate laws, investment in properties, and construction related to housing will also be included.

The mission of this educational club is to impart knowledge about real estate to students, as it is an essential part of their lives during university years. Students will get to explore commercial and residential properties, buying and selling of properties and tenant and landlord rights.

The information will not only be country-specific but will also explore international properties and investments.

### **Medium**

The mediums through which knowledge will be imparted are seminars, guest lectures, panel discussions, and networking sessions where like-minded people can connect.

Educational events like seminars and panel discussions will be conducted. Real estate and mortgage agents will be invited to talk about the practical application of real estate law in the field.

Interactive sessions will be organized where students can have hands-on experience of operating in the field. Mock investment deals will be conducted where students participate in groups in the presence of licensed professionals. This will help to bridge the gap between academics and practical application for students who prefer a hands-on experience rather than theoretical application.

Social media handles will involve Q&A sessions, posting factual information, and feedback forms to improve peer involvement even more.

Networking events will also take place to provide a platform for connecting with like-minded people. Students will be connected with professionals who will be able to share insight with those trying to pursue a future in real estate law or investment. This will help law students to learn about an unexplored section of law (different from the mainstream idea of law and criminology).

Collaboration with other educational clubs and external organizations will also be pursued to expand exposure.

## Product

The following will be the product of the club resulting from the events and educational efforts:

- Knowledge on real estate investment and law.
- Industry exposure through interactions with professionals.
- Career insight into various real estate professions including development, property, and investment.
- Networking opportunities with other peers and professionals.
- Skill development in financial areas and real estate.
- Increased confidence and leadership skills through participation in events.

### 3. Membership

Membership to the group is open to all registered students of the University of Toronto (referred to here as “student members”). Non-voting membership may be extended to interested staff, faculty, and alumni, or persons from outside the University (referred to here as “external members”).

Student members are permitted to run, nominate, and vote in elections and constitutional amendments. External members do not hold the aforementioned rights. All members must register with a designated executive by submitting their full name and a valid email address.

The membership fee will be \$ 0 per year.

Any member of the club may apply for a refund within one (1) month of becoming a member. No refunds are permitted 30 days after the election periods.

### 4. Executive List and Duties

The executive committee shall be comprised of four (4) elected officers. These include the President, Vice-President, Secretary and Treasurer.

The President shall:

- Oversee the operations, management and success of the group
- Be the spokesperson for the group
- Hold signing officer authority along with the Treasurer for financial purposes
- Preside over board meetings as well as general meetings
- Ensure transition of office to the future Executives

Additional responsibilities may include:

- Set the vision and long term goals of the club.
- Ensure inclusion and diversity in the operation of the club.
- Solve major disputes within the group.

The Vice-President shall:

- Assume duties of the President in his/her absence
- Oversee the various committees
- Ensure that all the activities of the club meet regulations and policies of the University of Toronto
- Coordinate organizational recruitment efforts

Additional responsibilities may include:

- Help recruit and welcome new execs or club members when needed

The Secretary shall:

- Make a list of all registered members
- Maintain the web sites and member contact list
- Record notes and motions for meetings
- Notify all members of meetings
- Handle official correspondence of the organization

Additional responsibilities may include:

- Create event checklists and maintain a calendar

The Treasurer shall:

- Record all financial transactions of the group
- Hold signing officer authority along with the President for financial purposes
- Maintain a budget of income and expenses along with receipts
- Advise members on financial position of the group
- Prepare an annual budget for the group as well as budgets for specific events

Additional responsibilities may include:

- Oversee event ticketing if necessary.

#### DIRECTOR OF PUBLIC RELATIONS

- Take care of all outside communication—this includes sending emails, inviting guest speakers, and reaching out to potential sponsors.
- Plan and post regularly on social media platforms like Instagram.
- Create promotional content for events and club initiatives.
- Promote upcoming events, member drives, and club achievements both on campus and online.
- Stay in touch with guest speakers and sponsors before and after events to build long-term connections.

The group may appoint Directors or Coordinators for various committees such as social committee, publicity committee, and so on; however, such positions do not hold executive decision making authority.

#### Termination of Executives or General Members:

Any member of the club who commits an act negatively affecting the interests of the club and its members, including non-disclosure of a significant or continuing conflict of interest, may be given notice of removal.

The member up for removal shall have the right to defend his/her actions.

A two-thirds majority vote of the student members present in favor of removal is required. The member must have the right to an appeal before the general membership, and the majority vote of the general student membership will have the final say on the matter.

The member will be removed from the club's membership and will lose any privileges associated with being a member of the club.

Executive members are subject to the same termination or impeachment process and, as determined by the vote, may lose their executive position along with their membership to the group.

#### 5. Elections

The executive committee shall strike the Elections Committee and appoint one (1) Senior Election Officer (SEO) from the general student membership on the committee to conduct and hold elections in March. All members of the Elections Committee shall be non-biased in the results of the election and shall be required to disclose any and all conflicts of interest in the election.

The SEO Election Officer shall accept nominations only from student members of the group for candidacy of executive positions from the general membership before the beginning of March. Candidates have to be members in good standing and be part of the group for at least one month prior to the nomination period.

The SEO shall select three (3) election dates before March 30<sup>th</sup> for the voting period. These dates will be announced in a minimum of two (2) weeks prior to elections dates and must fall on weekdays.

The SEO shall provide each student member with a paper ballot on the voting dates and ask the member to place their ballot in an enclosed box.

In preparation for a tie, the SEO shall select an executive from amongst the executive committee, to cast their ballot and seal it in an envelope. In the event of a tie for an executive position, one of the two Scrutinizers shall break the seal and count the ballot in order to break the tie.

After the election is over, the SEO shall count the ballots. The candidate with the most votes shall be elected to the position. The SEO shall submit a report of the results of the elections to the Executive Committee and general members.

Student members may not vote by proxy. External members may not nominate or vote in elections.

Only student members who have paid any applicable membership fees and have been a member in good standing for 30 days prior to election dates are eligible for voting.

Term of executive positions shall be from May 1st to April 30th.

## 6. Finances

The Treasurer shall keep records of all income and expenses. The Treasurer shall present the group's financial health at the annual general meetings. The Executive Committee will vote on expenditures of over \$100.00 by majority vote at an executive meeting.

The group's executive or members may not engage in activities that are essentially commercial in nature. This is not intended to preclude the collection of membership fees to cover the expenses of the group, or of charges for specific activities, programs or events, or to prohibit groups from engaging in legitimate fundraising. However, the group will not have as a major activity a function that makes it an on-campus part of a commercial organization, will not provide services and goods at a profit when that profit is used for purposes other than those of the organization, and will not pay salaries to some or all of its officers.

## 7. Meetings

### A) Annual General Meetings (AGMs):

The group shall hold general meetings at least twice per year, i.e. once per academic term.

The Executive Committee will announce these dates two (2) weeks prior to holding the meetings. These meetings are intended to go over the group's annual activity plan, financial health and propose or vote on constitutional amendments, if any. Motions will require 2/3 majority of student members in attendance for a vote to be cast. The motion with the most votes will be passed.

### b) Executive Meetings:

The executive committee shall meet on a monthly basis where date and times are to be set by an executive. The quorum of executive meetings shall be 50%+1 of executives.

## 8. Amendments

Any student member may propose and vote on amendments to this constitution. The Executive Committee will administer the process of having amendments discussed at general meetings.

Constitutional amendments shall require a 2/3 majority to be passed at Annual General Meetings by student members in attendance.

The Executive Committee shall formally adopt the new constitution and submit the revised constitution to the respective University offices (i.e. Centre for Student Engagement, etc) within two (2) weeks of its approval by the general student membership.