



WHAT IS A BUILDING MANAGEMENT COMMITTEE (BMC)?

A simple guide for owners and committee members

WHAT IS A BMC?

A Building Management Committee (BMC) is a group that manages the **SHARED PROPERTY** used by more than one Owners Corporation.

Think of it like this...



Imagine three neighbours share one driveway.

- ✓ If the driveway cracks, they all contribute.
- ✓ One group organises the repairs.
- ✓ That's exactly what a BMC does.

The BMC manages the **SHARED** property.

Each Owners Corporation keeps managing its **OWN** building.

HOW A BMC WORKS

The BMC looks after the common property that everyone shares.



BUILDING MANAGEMENT COMMITTEE
Manages the **SHARED** property for everyone's benefit.

WHAT THE BMC DOES **NOT** LOOK AFTER

- ✗ Inside your apartment or lot
- ✗ Your kitchen, bathroom or balcony
- ✗ Your renovations or internal repairs
- ✗ Your building's own common property (such as your lobby or lifts)
- ✗ Decisions of your Strata Committee
- ✗ Your personal belongings

QUICK QUESTIONS OWNERS ASK



Do I still have an Owners Corporation?

Yes. Your Owners Corporation continues to manage your own building.



Does the BMC replace my Strata Committee?

No. Your Strata Committee manages your building. The BMC only manages the things everyone shares.



Who pays for BMC expenses?

Each Owners Corporation contributes according to the Building Management Statement.



Can my building leave the BMC?

Usually no. The BMC is part of the legal structure of the development.



Who makes decisions in the BMC?

Each Owners Corporation appoints a representative to attend BMC meetings and vote on their behalf.

WHAT DOES THE BMC LOOK AFTER?



Shared driveways and access roads



Visitor parking



Shared gardens and landscaping



Shared lifts (where applicable)



Fire safety systems serving multiple schemes



Shared lighting and pathways



Shared services and utilities



Building insurance for shared property (where applicable)



Shared maintenance and repairs

EASY EXAMPLE



Three neighbours share one driveway. If it cracks, everyone contributes money. One group organises the repair so it gets done.

That group is just like a BMC.



REMEMBER THIS!



OWNERS CORPORATION
= YOUR BUILDING



BUILDING MANAGEMENT COMMITTEE (BMC)
= WHAT EVERYONE SHARES



DID YOU KNOW?

Many mixed-use developments in NSW have a BMC because they include apartments, shops, offices or facilities that need to be managed together.

STRATA IQ ACADEMY

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