

# BMC Creation and Setup

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This article covers the topics of setting up Building Management Committees (BMC) and Shared Facilities.

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## BMC Setup & Billing Video

If you would prefer to watch our video on BMC, please see the [BMC Setup & Billing Video](#)

## Before BMC/BMS Setup

Before creating a BMC for the first time, it is necessary to add the general ledger/expense codes to StrataMax. These codes will be determined by the Building Management Statement. To learn about creating a new account code in StrataMax, check out the [Account Maintenance](#).

Depending on how the BMC finances statements are going to be presented, the expense codes can be set up in two ways:

1. In each building, create an expense code for each BMC expense that it is liable for. The financial statement will present each BMC costs from the individual building costs. For example, in each of the buildings you could create the codes Cleaning 12701 and Cleaning BMC 127011.
2. Create one general code in each of the buildings called (for example) 'BMC Expenses' or 'BMC Contributions' and combine all the BMC expenses into one general expense code. Note that this will display a combined total amount on the building's financial statement and a general ledger report will need to be run in order to identify each transaction.

A BMC should run as a balanced account, therefore no surplus or deficit should exist. If the BMC was run previously as a building, all surplus or deficits need to be addressed prior to creating the BMC. If the BMC is changed from a building to a BMC part way through a year, there may be a surplus or deficit as StrataMax will not see these transactions at the year end calculations.

## 1. Request Bank Account

If this is a brand-new BMC, which hasn't been run as a building previously, then for SCM clients it is highly recommended to request a bank account as soon as possible. The SCM bank account can be requested either *before* or *after* the BMC has been created in StrataMax. Please refer to the [StrataCash Accounts article](#).

## 2. Create the BMC

Create the BMC in StrataMax at the beginning of the financial year of the BMC.

1. Search or select **New Building (BC Max)**. This can be done from within any building.
2. Populate and change each field:
  - Type in the *Building Name* field of the BMC.
  - Check the *State / Country*.
  - Change the *Building Type* drop-down to 'COMPANY' and then the *Building Number* field will be automatically generated with 'COMP#' with the next company number available.
  - Change the *Regulatory Module* to 'BMC'.
  - Enter the *Plan Number*.
  - Change the remaining fields to suit your requirements.
  - Ensure the *Status* is 'Active'.
3. Click *Save*.

**Add New Building - NEW BMC NAME COMP3**

<b>Building Name</b> NEW BMC NAME	<b>State / Country</b> Australia - QLD
<b>Building Number</b> COMP3	<b>Building Type</b> COMPANY
<b>Financial Year Start</b> 01/07/2022	<b>Regulatory Module</b> BMC
<b>Financial Year End</b> 30/06/2023	<b>Credit Card Fees</b> Surcharged to Payer
<b>Date of Registration of Plan</b> 01/01/2022	<b>BPAY Biller Code</b> STRATAPAY
<b>Plan Number</b> 09876	
<b>Current Month</b> September	
<b>Manager Company</b> STRATAMAX HELP (COMP6)	<b>Status</b> <input checked="" type="radio"/> Active <input type="radio"/> Inactive

**Save** **Cancel**

## 3. Create the Lots (Buildings that form the BMC)

In StrataMax the lots represent the buildings that form the BMC.

1. Search or select **Roll**, and the [Resubdivision / Reallocate](#) screen should appear.

2. Check that the *Plan/Resubdivision* date is correct and click *Next*.

Add Lots / Resubdivision / Reallocation of Entitlements BMC ONLINE HELP COMP7

Start

**Plan/Resubdivision Date:** 25/06/2012

NOTE: This process will handle adjustments to levies. You do not need to reverse or delete any future levies. No changes are made until the final step, and it is validated and processed as a single step.

- ☐ **Resubdivide to add new lots**  
Subdivide a lot into multiple new lots
- ☐ **Change existing lot entitlements**  
Change entitlements of existing lots, reallocations and amalgamation.
- ☒ **Add new lots**  
Add new lots without affecting entitlements of existing lots

Back Next Cancel

3. In the *Plan Setup* screen, check that the new *Plan number* is correct.
4. Enter *Number of New Lots*.
5. The *Entitlements* field should be blank.
6. Tick *No Intro Letter for StrataMax*.
7. *Starting Account Code*, *Starting Lot* and *Starting Unit* should be left as default.
8. *Default Entitlements* should already be zero, and *Lot Type* should be left as 'Standard'.
9. The data in the table shouldn't need to be changed in this instance, so click *Next*.

Add Lots / Resubdivision / Reallocation of Entitlements BMC ONLINE HELP COMP7

Plan Setup

Current New Total

Number Of Lots 0 3 0

Entitlements 0 0 0

Plan Number 1176093

☒ No Intro Letters For StrataMax

Auto Fill

Starting Account Code: 02100001 Starting Lot: 0 Starting Unit: 0 Default Entitlements: 0 Lot Type: Standard

Account Code	Lot Number	Unit Number	Entitlements	Lot Type	Car Space #	Storage Space #	Lot Address 1	Lot Address 2	Lot Address 3
02100001	1	1	0	Standard					
02100002	2	2	0	Standard					
02100003	3	3	0	Standard					

Back Next Cancel

10. In the 'Owner Details' screen, in the 'Auto Fill' section, click the *Select / Create Contacts* button next to 'Apply Contacts To All' to enter a contact for all of the lots that represents each plan/building that forms the BMC.

Add Lots / Resubdivision / Reallocation of Entitlements NEW BMC NAME COMP3

Owner Details ?

☐ Original Owner

Auto Fill 10

Apply Contacts To All Select / Create Contacts

	Account Code	Lot	Unit	Name	Reference	Address Title (1)	Address Title (2)	Letter Title
	02100001	1	1					Please enter contact details
	02100002	2	2					Please enter contact details
	02100003	3	3					Please enter contact details

One or more lots have missing details

11. In the 'Enter Contacts' screen you can either:

- Click *Create Contact* to create a brand new contact called "Original Developer" or the developer company name if known. To learn how to create a new company contact, see [Create Contact / Company](#).

OR

- Click *Select Contact* to choose an existing contact. Search for the contact using the *Search* field at the top, then simply click the contact so it's highlighted in blue, then click the *Select* button.

Contact Selection

developer ✕

**ORIGINAL DEVELOPER** i  
 Original Developer

Select

12. In the 'Enter Contacts' screen you will see the selected contact, so you can click *OK* to return to the 'Owner Details' screen where each lot will now have the selected contact details entered for each lot.

13. Tick the *Original Owner* box, then click *Next*.

Add Lots / Resubdivision / Reallocation of Entitlements NEW BMC NAME COMP3

Owner Details

☒ Original Owner

Auto Fill

Apply Contacts To All [Select / Create Contacts](#)

	Account Code	Lot	Unit	Name	Reference	Address Title (1)	Address Title (2)	Letter Title
	02100001	1	1	ORIGINAL DEVELOPER	ORIGINAL DEVELOPER	ORIGINAL DEVELOPER		ORIGINAL DEVELOPER
	02100002	2	2	ORIGINAL DEVELOPER	ORIGINAL DEVELOPER	ORIGINAL DEVELOPER		ORIGINAL DEVELOPER
	02100003	3	3	ORIGINAL DEVELOPER	ORIGINAL DEVELOPER	ORIGINAL DEVELOPER		ORIGINAL DEVELOPER

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Back Next Cancel

14. The 'Finalise' screen will appear where you should ensure that *Data Storage Before Process* is ticked before clicking *Finish*.

Add Lots / Resubdivision / Reallocation of Entitlements NEW BMC NAME COMP3

Finalise

Lot Changes:

Lot Account	Lot No.	Unit No.	Lot Type	Owner Name	Entitlements	Adjustment

Levy Adjustments:

Lot Account	Levy Type	Levy Period	Charge Units	Adjustment Amount	Original Charge Units	Original Amount

Levy Pro-Rata Adjustments:

Lot Account	Levy Type	Levy Period	Charge Units	Adjustment Amount	Based Off Levy Period

Print Report ☒ Data Storage Before Process

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Back Finish Cancel

15. Click *OK* when the 'Add Lots' confirmation appears, and the 'Account Code List' screen will appear for you to select a lot. Proceed below to section 4. to update the lots with building information.

## 4. Update Lots with Building Information

Once the lots have been created as per section 3. above, they will each need to be updated with their building details.

1. If you're continuing from the last step in section 3. above, the 'Account Code List' screen should be on screen. Otherwise, search or select **Roll** for the 'Account Code List' screen to appear. Select the first lot in the list, and click *OK*.
2. Click the *Change of Ownership* button at the bottom of the screen and follow the *Change of Ownership* instructions to enter all the appropriate details for each building, such as their address, phone numbers, and e-mail address.

Roll - ONLINE HELP BMC COMP3

File Go To Reports Special

Lot: 02100001 ORIGINAL DEVELOPER ... # Lots: 3 Building: ONLINE HELP BMC COMP3

**Lot**

Lot: 1 Unit: 1 Plan: 09876 Entitlements 0.0000

Account Balance: 0 Admin Paid To: Sink Paid To: Interest Debit Date:

**Owner**

ORIGINAL DEVELOPER  
Original Developer

StrataPay Reference: 970658613 Car Space: Storage Space:  
Owner Occupied: No Direct Debit: Not Set Up

Correspondence  
General: Levies: Utility Bills:

**2**

☐ Show Retired / Terminated Positions **Change Ownership** Add View History Data Links Notes Close

## 5. Associate Lots with Buildings

Once all lots have completed their change of ownership with their correct Contacts, the lots need to be associated with their respective buildings in StrataMax. Regardless of whether a building that is part of the BMC is managed in your StrataMax portfolio or by another management company, this part of the setup is still required.

1. Search or select **Roll** for the 'Account Code List' screen to appear. Select the first lot in the list, and click *OK*.
2. In the 'Lot' section, click the *Pencil (Edit)* button.

Roll - ONLINE HELP BMC COMP3

File Go To Reports Special

Lot: 02100001 ORIGINAL DEVELOPER # Lots: 3 Building: ONLINE HELP BMC COMP3

**Lot**

Lot: 1 Unit: 1 Plan: 09876 Entitlements 0.0000

Account Balance: 0 Admin Paid To: Sink Paid To: Interest Debit Date:

Owner

☐ Show Retired / Terminated Positions Change Ownership Add View History Data Links Notes Close

3. In the 'Lot Edit' window, click the ellipsis button [...].

Lot Edit - ONLINE HELP BMC COMP3

Lot Number 1

Unit Number 1

Plan Number 09876

Title/Reference

Lot Address

Effective Date 01/01/2022

Copy Save Close

4. In the 'Plan Edit' window, if this building is managed in your StrataMax portfolio, manually change the *Plan Number* field to the same number as the associated building.
- If it is not managed in your StrataMax portfolio then this field needs eight characters consisting of the building's number and spaces and then "Not Managed". For example, *12345678NotManaged* or *12345 NotManaged* (three spaces between the number and NotManaged).
    - If this is not done correctly, then the billing process cannot be completed.
  - Click *Save* when done.

Plan Edit - ONLINE HELP BMC COMP3

Plan Number	Plan Date	Plan Type	Lot Count
2468	01/01/2022	COMPAT	3

+ Add Plan Save Close

5. Then back in the 'Lot Edit' window, click *Save* to close the window and return to the **Roll** screen.
6. Proceed to the next lot (building of the BMC) and click the *Pencil (Edit)* button.
7. In the 'Lot Edit' window, click the ellipsis button [...].
8. In the 'Plan Edit' window, click the *Add Plan* button to add another row for another plan number.
9. If this building is managed in your StrataMax portfolio, manually change the *Plan Number* field to the same number as the associated building. If it is not managed in your StrataMax portfolio you should simply type "Not Managed" in the field.
10. Enter the *Plan Date* (can be typed or selected from in the calendar drop-down).
11. Click the *Plan Type* drop-down menu and select 'COMPANY'.
12. Click *Save* when done.

Plan Edit - ONLINE HELP BMC COMP3

Plan Number	Plan Date	Plan Type	Lot Count
Not Managed	01/01/2022	COMPAT	3
SP1337	01/01/2022	COMPAT	0

+ Add Plan Save Close

13. Back in the 'Lot Edit' window, click the *Plan Number* drop-down menu and select the new plan you just created.

Lot Edit - ONLINE HELP BMC COMP3

Lot Number: 2

Unit Number: 2

Plan Number: Not Managed

Title/Reference: Not Managed

Lot Address: SP1337

Effective Date: 01/01/2022

Save Close



14. Click *Save* to close the window and return to the **Roll** screen.
15. Move on to the next lot (building of the BMC) and repeat from step 6. onwards until all lots have either correct plan number (if managed in your StrataMax portfolio), or "Not Managed" in the *Plan* field.

The lot/building that is not managed in your StrataMax portfolio will sometimes appear in various menus, screens, and reports with the words 'Not Managed' behind or next to it.

## 6. Enter the Bank Account Details

If this BMC was not previously run as a building in the portfolio, and a bank account was requested, the bank account details can now be entered into StrataMax, provided the bank account confirmation has been received from the StrataCash team. Please refer to the [Bank Account Setup](#) article to learn how this is done.

## 7. Enter the BMC/BMS Budget

The BMC's budget, which is entered into the **Budget Update** screen, forms part of the equation that determines how much each of the buildings pay over the year. It is the *amounts entered into the expense accounts*, which will be added in the next step, when the percentage liability is set up. Income accounts should not be included and only expense accounts are required for the Budget.

A BMC does not have a Sinking/Maintenance/Cap Works Fund and does not save money for any major works. It is up to each of the buildings that are a member of the BMC, to have a contingency for any type of major works that may be required in the future.

Please read the [Budget Update](#) article to learn about entering the budget. The process is no different from any other building - just remember that there is no need to enter any figures in the Sinking/Maintenance/Cap Works Fund.

## 8. Set up the Percentage Liability

The proportional liability, or percentage share of each linked building that forms the BMC would be noted in the BMC Document - the proportion of the expense that each member would be responsible for. This percentage share is then entered into the *Account Liability List*, which are the expense codes that were entered in the previous step, in the **Budget Update** screen. This percentage share will only need to set up once.

Each Proportional Liability percentage can change for each type of expense. For example, the percentage a member is liable for, for the car park expense could be different to the expense for the cleaning of the pool.

Do NOT use income codes when entering the Update Codes in the below process. If you do, it will create credits on the BMC invoices.

1. Search or select **BMC**.
2. Click the *Add* button in the bottom left.
3. Select the appropriate code, then click *OK*.
4. Select the *Expense Code* as the *Update Code*, which will be used in any linked building and click *OK*.
  - This can be the same account code used in the BMC or an *expense code* within that building. Make sure that the code used exists in each scheme, as well as the BMC. This ensures that budget export will export correctly. **Do NOT use an income code in the building as this will create credits on the BMC invoices when billing is processed.**

### Example A

The *Expense Code* is 1230 BMC Expenses. Any BMC expenses will show as a single expense on the Financial Statements for any buildings that form part of this BMC and are managed in StrataMax.

Building Management Committee - TRAINING BMC COMP1

File Reports GoTo Help

A/c Code	Name	Update Code		
1230	BMC EXPENSES	1230		

Liability Billing

1230 BMC Expenses Total: 0.00000%

Lot Account	Building	Liability%
02100001	54918	0.00000
02100002	39437	0.00000
02100003	12547 NotMana...	0.00000

Add Delete Edit Update Code Show Amounts 1 of 1 Edit Save Close

### Example B

The *Update Code* is set to individual expense codes in each Strata Plan. The BMC expenses will show on the buildings financial's for any buildings that form part of this BMC and managed.

Building Management Committee - TRAINING BMC COMP1

File Reports GoTo Help

A/c Code	Name	Update Code	02100001/54918/%	0210000
1230	BMC EXPENSES	1230		
12801	BMC CLEANING	12801		
150010	BMC MAINTENA...	150010		

Liability Billing

Liability and Billing

150010 BMC Maintenance Total: 0.00000%

Lot Account	Building	Liability%
02100001	54918	0.00000
02100002	39437	0.00000
02100003	12547 NotMana...	0.00000

Add Delete Edit Update Code Show Amounts 3 of 3 Edit Save Close

- Once all expense codes have been added, the proportional liability for the selected expense can be entered.
- Highlight an expense code, and click *Edit*.

Building Management Committee - TRAINING BMC COMP1

File Reports GoTo Help

A/c Code	Name	Update Code	02100001/54918/%	0210000
1230	BMC EXPENSES	1230		
12801	BMC CLEANING	12801		
150010	BMC MAINT			

Liability Billing

Liability and Billing

150010 BMC Maintenance Total: 75.00000%

Lot Account	Building	Liability%
02100001	54918	50.00000
02100002	39437	25.00000
02100003	12547 NotMana...	0.00000

Liability for 02100003/12547 NotManaged

Enter Percentage (5 decimal places)

25

OK Cancel

Entry Assistant

Enter a number (9 digits including)

Overwrite

Add Delete Edit Update Code Show Amounts 3 of 3 Edit Save Cancel

- Enter the percentage liability for the highlighted plan in this box. The percentage can be up to 5 decimal places, then click *OK*.
- The second member will be highlighted automatically. Click *Edit* again and enter the liability for the second member for this expense.
- Repeat for all buildings until the total of the percentage totals 100%.

Building Management Committee - TRAINING BMC COMP1

File Reports GoTo Help

A/c Code	Name	Update Code	02100001/54918/%	0210000
1230	BMC EXPENSES	1230	75.00000	
12801	BMC CLEANING	12801	50.00000	
150010	BMC MAINTENA...	150010	50.00000	

Liability Billing

Liability and Billing

1230 BMC Expenses Total: 100%

Lot Account	Building	Liability%
02100001	54918	75.00000
02100002	39437	15.00000
02100003	12547 NotMana...	10.00000

Add Delete Edit Update Code Show Amounts 1 of 3 Edit Save Close

10. Click *Save*.
11. Repeat the above steps for each expense code.

## 9. Set up the BMC as Creditor

A new creditor code needs to be set up for BMC. This is because the BMC is essentially a creditor, collecting payments from each of the buildings that form the BMC. This is done in the **Creditor Maintenance** screen, and can be called the BMC's building name for example, and must include all relevant details such as the BMC's bank account details, which are located in the **Bank Account Setup** screen.