

The Office of the Commissioner for Body Corporate and Community Management

The new
Standard Module Regulation
2020

‘Explaining group of same-issue motions’



Regulation changes

The BCCM regulations were remade on 29 September 2020 and will come into effect on 1 March 2021

Expiring

Motions about the same issue are combined into a 'motion with alternatives' prepared by the committee

Expiring

Example of motion with alternatives

Original motions:

That the body corporate engage ABC Pty Ltd at a cost of \$5,000 a year, on the terms set out in the attached draft agreement

That the body corporate engage XYZ Pty Ltd at a cost of \$500 a month, in accordance with the attached terms and conditions.

MOTION 1

That the body corporate engage a body corporate manager for a period of 1 year commencing on 1 February 2021.

YES	NO	ABSTAIN
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

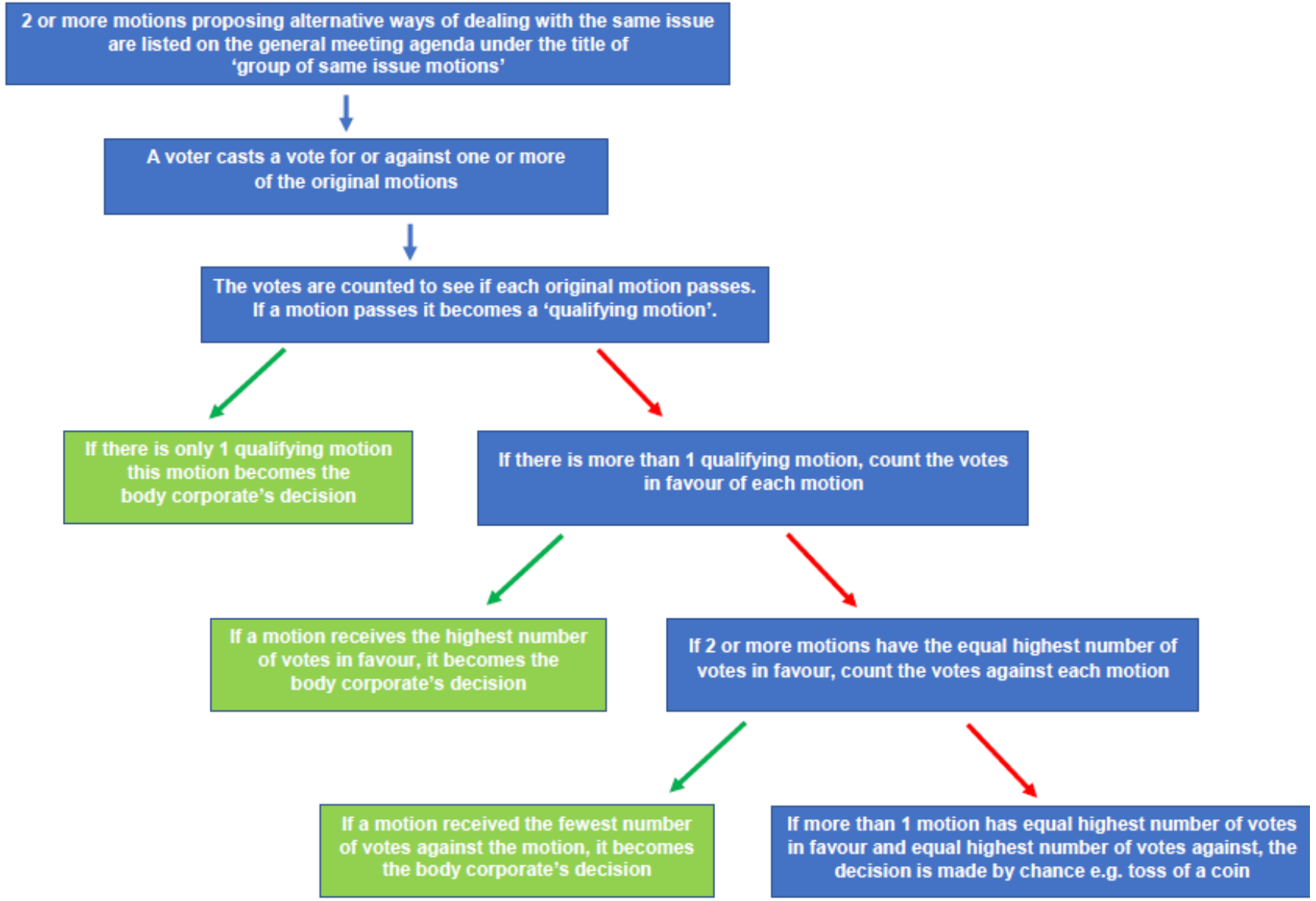
ALTERNATIVE A: That the body corporate engage ABC Pty Ltd at a cost of \$5,000 a year, on the terms set out in the attached draft agreement

ALTERNATIVE B: That the body corporate engage XYZ Pty Ltd at a cost of \$500 a month, in accordance with the attached terms and conditions.

New

2 or more motions submitted proposing different ways of dealing with the same issue must be listed as 'original motions' together on the agenda of the general meeting as a 'group of same-issue motions'

Group of same-issue motions – flow chart



Group of same-issue motions – example 1

Original motion A

Improvement to boundary fence – Replace with colorbond. Cost \$55,100

Special resolution



15 – Yes 2 – No

Motion passes
(qualifying motion)

Original motion B

Improvement to boundary fence – Replace with hardwood. Cost \$40,200

Special resolution



13 – Yes 3 – No

Motion passes
(qualifying motion)

Original motion C

Improvement to boundary fence – Replace with treated pine \$12,800

Ordinary resolution



6 – Yes 0 – No

Motion passes
(qualifying motion)

Group of same-issue motions – example 2

Original motion A

Maintenance/repair of
existing roof
Cost \$4,990

Ordinary resolution



15 – Yes 2 – No

Motion passes
(qualifying motion)



Original motion B

Improvement to roof –
Replace with colorbond
Cost \$50,200

Special resolution



4 – Yes 14 – No

Motion fails



Original motion C

Improvement to roof-
Replace with tiles
Cost \$20,800

Special resolution



15 – Yes 3 – No

Motion passes
(qualifying motion)



Group of same-issue motions – example 3

Original motion A

Maintenance/repair of existing roof
Cost \$4,990

Ordinary resolution

Original motion B

Improvement to roof –
Replace with colorbond
Cost \$50,200

Special resolution

Original motion C

Improvement to roof-
Replace with tiles
Cost \$20,800

Special resolution

15 – Yes 2 – No

Motion passes
(qualifying motion)

4 – Yes 14 – No

Motion fails

15 – Yes 2 – No

Motion passes
(qualifying motion)

Equal votes in favour *and*
against, motion is decided
by chance
e.g. toss of a coin

Explanatory schedule

Must include the following:

- title of the group as shown on the agenda
- a list of each motion (the original motion) that is part of the group
- each original motion as it was submitted
- an explanatory note about each motion given by the original submitter of the motion not longer than 300 words
- an explanatory note about how to vote, how the votes are counted and decided.

Voting papers

The original motions must appear on the voting paper under the title of the group of same-issue motions and be presented in the following order:

- Motions requiring a resolution without dissent
- Motions requiring a special resolution
- Motions requiring a majority resolution
- Motions requiring an ordinary resolution

Other

The chairperson cannot rule an original motion as part of a group of same-issue motions out of order simply if another original motion is out of order

An original motion that is part of a group of same-issue motions cannot be amended at a general meeting

If more than 1 motion about the same issue is listed on the agenda or stated in a voting paper for a meeting, all motions about the issue are void (unless they are an original motion part of a group of same-issue motions)

Contact us

Phone: 1800 060 119 (free call back service)

Online enquiry: www.qld.gov.au/bodycorporatequestion

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