



Property Development Services

Expert advice and consultancy, from planning
to final settlement and handover



Fast and efficient
setup in 72 hours

The PICA Group has been providing property services for over 60 years. We play a significant role in the local property landscape by delivering a full range of development services for a variety of property types, including residential, commercial, resorts, and mixed use - from two lots to master-planned communities.

With more than 700 property professionals in 30 branches across the country, the PICA Group has the skills, expertise and geographical reach to meet your individual needs.

The PICA Group's specialist development team can provide you with the technical expertise and advice around successfully setting up, managing and maintaining a strata community. The team's practical approach to administrative, financial and operational solutions ensures your development is professionally

structured to appeal to buyers and, once completed, enhances community living.

While our team can work with you on your project at any stage, for the best results, we recommend our involvement long before construction begins to ensure your vision is preserved long term. We work closely with government, industry and legal partners to remain at the forefront of regulatory and legislative changes, and are equipped to mitigate any developer risks that may arise from establishing new strata communities.

Why property development services matter

Every project has unique factors to consider, which is why we offer tailored solutions to your specific needs.

We offer a range of services to ensure your vision is delivered:

- Guidance on current and emerging best practices, including cleaning schedules, owner renovations, maintenance and legislative compliance
- Preparation of a draft budget and levies/fees for the project as early as the development application stage
- Guidance on project configuration and owner responsibility to optimise the development financially
- By-law and rule reviews, with recommendations for practical implications and suggestions to future-proof documents
- Guidance on project insurance and liaising with expert insurance brokers
- Tender management, which includes scope, supplier sourcing, coordination, recommendations and implementation, for service providers such as building managers, cleaners and security
- Fast-track issuing of settlement certificates to ensure settlement is a smooth process
- Collation of handover documents and the establishment of books and records in line with legislation and best practice
- Owner engagement and welcoming, including move in management and communication of by-laws and rules

Why partner with the PICA Group for property development services?

A credible partner

Decades of experience, coupled with long-standing relationships with developers and owners makes the PICA Group an unrivalled professional property services company.

Dedicated resources

The PICA Group's specialist team spans nationwide and each team member has over a decade worth of industry-specific experience.

At the forefront of regulatory and legislative changes

We understand the depths of compliance requirements in terms of current and new legislation, which is critical in any new property development. Members of our team are actively involved in working groups, and have made submissions for legislation reviews across New South Wales, Victoria and Queensland.

Extensive portfolio

We work on both boutique and master-planned developments, providing a high standard of guidance, support and delivery until final settlement and handover.

Customer testimonials

“Their industry knowledge and experience are second to none. Whether it is in relation to providing advice during the pre-registration phase of a development or in the provision of ongoing management services to established schemes, they always excel. Their status as a market leader in the provision of strata and community advice and management services is one that is well deserved.”

Mark Pezzano, Partner at Holding Redlich

“The team is able to provide strategic insights into how schemes operate, what are the best and most efficient management structures to adopt, and provide comments on realistic budgeting. They always show professional commitment to ethical practices and diligent service.”

Carolyn Chudleigh, Partner at Holman Fenwick Willan