



Property Developer Services

Expert advice from planning to final settlement and handover



PICA Group has been providing property services since 1948. We play a significant role in the property landscape by delivering a full range of services for a variety of property types from two lots to master-planned communities.

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

PICA Group's specialist development team can provide you with the technical expertise and advice around successfully setting up, managing and maintaining a development. 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 properties.

Tailored solutions for your project

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:

- Provide advice on current and emerging best practices
- Prepare a draft budget and levies/fees
- Provide advice on project configuration and titling to optimise financial returns
- Conduct by-law and rule reviews, with recommendations for practical implications and suggestions to future-proof documents
- Liaise with expert insurance brokers
- Manage the tender process for service providers such as building managers, cleaners and security
- Fast-track the issuing of settlement certificates to ensure a smooth process
- Establish books and records in line with legislation and best practice
- Conduct ongoing owner engagement.



Why partner with PICA Group?



A credible partner

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



Dedicated resources

PICA Group's specialist team spans nationwide and each team member has over a decade of 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 with partners across property sizes from boutique to 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

“ PICA group has set up the body corporate structures for eight of our projects. AusPhoenix has worked with Mark and his team for over five years. The level of service and professionalism is second to none. On more than one occasion they have gone above and beyond. We would recommend PICA to any of our associates in the development industry. ”

Marcus Horne, Director at AusPhoenix Developments