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Enhancing community living

Body corporate property update

bcs
Body Corporate Services

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PROPERTY & FINANCIAL SERVICES



Feature story

Body corporate manager by day, community hero by night

Andrew Gavin isn't your typical body corporate branch manager, he is, in fact, one of Australia's greatest heroes. After Australia's worst bushfire season on record, Andrew shares his story and what committees and owners can do to minimise the risk of fire.

[Read more](#)



Important message about managing the spread of COVID-19

Given the outbreak of COVID-19 in Australia, PICA Group would like to provide customers with an update on our precautionary measures. As an industry that relies on regular face-to-face contact, such as annual general meetings and committee meetings, we need to work together to manage the risk and spread of coronavirus. Read our guidelines on how owners, committees and staff should minimise risk.



When it comes to insurance, what's the difference between storm and flood damage?

To insurance companies, the source of the water causing the damage can decide whether you're entitled to getting your insurance claims paid or not. Understand the classification to minimise your risk.

[Read more](#)

In the news

AUS

PICA Group and family donate more than \$60,000 to bushfire relief

For PICA Group, our every day is the homes and wellbeing of thousands of Australians living and working across the eastern seaboard. When our communities, including our customers and staff, are impacted by catastrophic events, like the 2019-2020 bushfires, we feel the sorrow.

That's why PICA Group and the broader PICA Group family network of organisations, including Nippon Kanzai and FEXCO, donated more than \$60,000 and then matched any amount given by staff. For many Australians, there is now a long road ahead to rebuild, recover and move on; our contribution is to help these Australians recreate their homes, workplaces, and worlds.

QLD

New body corporate and community management regulation update

Queensland is due to see the outcomes of a five-year consultation period for the new Body Corporate and Community Management Regulations as of mid to late 2020. The new models will modernise body corporate procedures as well as provide enhanced protection for owners.

BCS has represented our customers' needs and taken part in the consultation process by providing expert submissions. One of the most exciting reforms, is the ability for a body corporate to conduct electronic voting. Due to the online voting advancement, BCS will now provide an online meeting option for your meetings in 2020. For more information about online voting, talk to your body corporate manager. [Read more.](#)

QLD

Queensland's legislation and smoke alarm deadline another year closer

Following South Brisbane's 2011 fatal house fire, which claimed 11 lives-eight of them children, the Queensland Government ushered in new smoke alarm laws as of 1 January 2017, to reduce the incidences of people not waking in time to escape fires.

The new legislation stipulates that leased or sold properties in Queensland must now be fitted with photoelectric, interconnected smoke alarms on each level, bedroom, and hallway that connects bedrooms by 2022 (with homeowners having until 2027).

Photoelectric alarms, also known as optical or photo-optical alarms, detect fires via visible particles rather than sensing fast-moving flames through an ionized chamber like standard smoke alarms.

Photoelectric alarms are better at detecting common house fire signs like smouldering and dense smoke that's often emitted by furniture and wires. Reminder: Body corporates are responsible for making sure individual owners meet the 2022 cut-off. Now is the time to make sure your building has the right alarms. [Read more.](#)

QLD

[Changes to National Construction Code puts pressure on Brisbane property owners](#)

Changes that were made to the National Construction Code in 2018 are starting to come to fruition for many of Brisbane's older apartments, putting owners under financial pressure. The code-change, which says fire systems in Class 2 and 3 residential buildings-which are buildings with four or more stories, but less than 25-are required to install new fire hydrant systems and pumps. The code-change was enforced to give firefighters enough water pressure to operate hoses. However, the code can now fine properties that haven't made the appropriate changes non-compliant and therefore, uninsured. The new change has left some body corporates and owners feeling the sting of special levies, as hefty fees are required to fund the new pipe and pump infrastructure. [Read More.](#)

QLD

[Water restrictions reminder for parts of Queensland](#)

Reminder that parts of Queensland still have water restrictions applying. To check whether your area still has restrictions, contact your local council or visit the Bureau of Meteorology [here](#).

QLD

[Tenancy law reforms update](#)

Review of the Residential Tenancies and Rooming Accommodation Act 2008 has now reached the regulatory impact statement stage. At this stage, five key areas have been identified for further review and consultation (click on topics to find out more or download the regulatory impact statement via the read more link):

- [Minimum Housing Standards](#)
- [Renting with pets](#)
- [Minor modifications](#)
- [Domestic and family violence](#)
- [Ending a tenancy fairly](#)

[Read more](#)

QLD

[PICA Group love local](#)

Because we love to support local organisations who help look after the same communities as we do, we have added to our sponsorship club. So far for 2020, PICA Group have started sponsoring: AFL Cairns, Caloundra Chamber of Commerce, Noosa Tigers, Cairns Business Women's Inc, and Mackay Cutters.



Ask us at StrataFAQ.com.au



An owner of a car who parks on common property is making it impossible for me to get into my garage!

In cases like this, it could be best to talk to the person who is parking their car in the driveway and blocking your exit route. They may simply be unaware that their parking is causing you issues...

[Read more](#)



I'm in the process of purchasing an apartment I would like to renovate. Do I have to wait until I have settled?

You will have to wait until you have settled before you can apply for renovations. Likewise, you will have to wait for the body corporate manager to be formally advised, as the roll must be updated with new owner details. However...

[Read more](#)




Did you know we have a range of community living articles?

For more useful information on how to handle a similar situation, visit our article library.

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Who is PICA Group

PICA Group consists of a diverse range of leading property services businesses. We have over 700 staff and 30 branch offices across 11,000 strata properties in Australia. Our professionals combine their local knowledge with the expertise and strength of a large organisation to offer customers superior service, advice and support.

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