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Enhancing community living

Owners corporation property update



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Feature story

Owners corporation manager by day, community hero by night

Andrew Gavin isn't your typical 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](#)



How to make sure you're covered against fire damage

With 33 lives lost, more than 11 million hectares of land burnt, and more than 2,000 homes destroyed, the Australian 2019–2020 bushfire crisis calls for all Australians to ask: is my property covered and prepared for a bushfire?

[Read more](#)



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

Managing the risk of COVID-19 for PICA Group's customers and staff

Given the outbreak of COVID-19 in Australia, PICA Group would like to provide customers with an update on 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.

The health and safety of our customers and staff is our highest priority.

We ask that you take the time to read how COVID-19 can impact community living and the actions of owners and committees. See PICA Group's customer and staff guidelines [here](#).

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.

VIC

Safety reminder for Victorian swimming pool owners

Important reminder for committees and owners, Victoria introduced swimming pool and spa safety laws on 1 December 2019. Owners are now required to register swimming pools and spas with local councils. The changes also include ushering in new inspection, maintenance and compliance requirements for properties with pools and spas. [Read more](#)

VIC

Victorian Government to fix cladding, but nothing else

While the Victorian Government will spend \$600 million to fix the combustible cladding crisis, it won't be fixing anything else the saga uncovers in its wake. Victorian buildings that are undergoing audits for the cladding crisis are stuck in a financially vulnerable situation. The state government has agreed to fix cladding issues, however, to do so requires close inspection and a building audit that could uncover many other defects. The government is under no obligation to fix any of the other defects that are revealed. Rather, the revelations are likely to financially fall back on to committees and owners. [Read more](#)

SCA launch building guidelines to help minimise the incidence of defects

The industry body for owners corporations and community living, Strata Community Association (SCA), have launched new guidelines to help protect prospective owners from flammable cladding and major defects. The new guidelines specify that all building plans and lists of materials used, including manufacturer details and warranty information, must be handed over to owners or occupants before the final occupancy permit is issued.

SCA's Victorian CEO, Maree Davenport, says the guidelines will become "A living document, passed from lot owner to lot owner, on-hand for occupants and committees and successive professional strata managers. It is a tool for compliance and essential safety measures, as well as maintenance and replacement of end-of-life, dangerous and recalled products." [Read more](#)

Ask us at [StrataFAQ.com.au](https://www.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 owners corporation 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.

[View our library](#)

Important date



1 December 2019

Victoria introduced swimming pool and spa safety laws

If you own a pool or spa, check the compliance requirements by following the self-assessment checklists [here](#).



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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. Our property 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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