



YOUR PARTNER IN ASSET PROTECTION & COMPLIANCE

Facilities Management Plan & Defect Assessment Reporting

BCCM ACT 2019

BCCM ACT 2019 – FACILITIES MANAGEMENT PLAN COMPLIANCE

The introduction of the BCCM Regulation 2019 sees the mandatory requirement for a Facilities Management Plan in all new buildings. This is particularly important for complex Class 2-9 buildings with essential services installed on common property.

Ensure your scheme is compliant with the new legislation!

The Diverse Group of Companies has been developing and implementing FM Plans in the strata sector since 2006. Here is what is included: -

1. **Asset Register** (full colour register of all BC essential services & safety infrastructure)
2. **Preventative Maintenance Calendar** (scheduling of service routines legislated for all Assets)
3. **Building Contract, “As Cons”, Baseline Data & Warranties Register** (register of plans, certificates & guaranties required under the builder’s warranty)
4. **Records & Certificates Hand-Over** (training for the building manager re: FM Plan)
5. **Compliance Schedule** (list of site-specific mandatory compliance requirements)
6. **Defect Assessment Report** (site inspection & defects management with the builder)
7. **Five Year Recurrent Maintenance Budget Forecast** (estimate of BC expenses for mandatory maintenance)

Facilities Management Plan [s.98]

- Asset Register & Preventative Maintenance Calendar + budgets for maintenance costs
- Compliance schedule for annual auditing
- Baseline Data for maintaining the fire protection system
- Evacuation Plan, WHS Plan & full training of Building Manager

Building Defect Assessment [s.180]

- Review of Building Contract & “As Cons”
- Enduring warranties register for defect claims
- Site inspection of common property
- Register of Defects to QBCC standards
- Formal notification & liaison with builder for defect rectifications

What to do next?

Please contact us to discuss your requirements

Phone: - **1300 348 369**

eMail: - reception@diversefmx.com



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MAKING COMPLIANCE EASY

SERVICES GUIDE

FACILITIES MANAGEMENT

Servicing over 30 residential & commercial properties across Queensland, all Diverse FMX Facilities Managers are fully trained & ABMA Accredited Industry Practitioners, guaranteeing compliance & diligence. Our highly skilled FM's bring diverse competencies to the role.

FACILITIES MANAGEMENT PLAN

Allow us to develop & implement your site-specific FMP to the BCCM s.98 standard, including Main Asset Register, Preventative Maintenance Plan, Policies & Procedures, Contracts & Contractor's Registers, performance auditing & compliance management systems. For the full life of your building – get it right early.

CARETAKING PERFORMANCE MANAGEMENT

Diverse FMX auditors are all ABMA Accredited Compliance & Performance Assessors having completed principled auditing & mediation training. Our resolution oriented approach guarantees a “best for building” outcome.

BUILDING DEFECT ASSESSMENT REPORT

Let us make managing a defective building work claim simple & efficient for you. We don't just do the site inspection. We negotiate on your behalf with the builder, the QBCC & the sub-contractors. Our focus is on ensuring you can rely on the

statutory warranties promised during construction. Compliant with s.180 of the BCCM Reg 2019.

PROJECT MANAGEMENT OF CAPITAL WORKS

Our DPX Projects team of QBCC Licensed builders & Nominee Supervisors will project manage your capital works project. For smaller repaint projects, our low-cost Tender Review Program is tailored for smaller schemes & will ensure “apples for apples” quotes, an enforceable contract & reliable warranties for the Body Corporate.

WHS COMPLIANCE MANAGEMENT

Any Body Corporate that engages workers on the common property needs a documented safe system of work to ensure a compliant workplace. Whether you have a Building Manager onsite or not, Diverse FMX has a neat solution for you.



All Diverse FMX team members are ABMA Accredited Industry Practitioners & experts in caretaking services, facilities management, building maintenance & compliance across residential & commercial strata schemes.

