

Property Management – Specification of Competency Standards

Unit of Competency

**Functional Area : Building Repair and Maintenance
(Daily and Periodic Maintenance)**

1. Name	Management of repair and maintenance works of a building	
2. Code	PMZZBM401A	
3. Range	Management of daily and periodic repair and maintenance works of common types of buildings	
4. Level	4	
5. Credit	9	
6. Competency	<u>Performance Requirement</u>	
	6.1 Management of repair and maintenance tasks	<ul style="list-style-type: none">● Fully understand the legal requirements and technical standards in relation to building facilities● Able to supervise relevant personnel to carry out inspection, repair, maintenance and protection works of building facilities according to related legislation and technical requirements● Able to ensure that defects are patched-up or replaced, and root cause(s) identified● Able to follow up repair and maintenance of defects until the problem is completely settled● Able to monitor and ensure that the building management system works properly
7. Assessment Guidelines	The integral outcome requirements are: Able to apply related legislation and technical requirements on management of repair and maintenance tasks in a building, to monitor and ensure that the building management system works properly, to ensure that damages are repaired or replaced properly and to identify the root cause of damages	
8. Remarks	Building facilities include ventilation systems, fire services system, plumbing and drainage systems, electrical services systems, air-conditioning systems, public address system and facilities for the disabled	