



Australian Government

Department of Education, Employment and Workplace Relations

CPCBC6002A Generate and direct the development of new projects

Release: 1

CPCBC6002A Generate and direct the development of new projects

Modification History

Not Applicable

Unit Descriptor

Unit descriptor

This unit of competency specifies the outcomes required to generate and direct the development of new projects in a building and construction organisation involved in either residential or commercial projects.

It supports the establishment of a soundly based commercial building or construction system necessary to produce accurate and successful project outcomes in accordance with organisational guidelines and objectives.

Application of the Unit

Application of the unit

This unit of competency supports builders, project managers and related construction industry professionals responsible for coordinating and managing building or construction projects.

Licensing/Regulatory Information

Not Applicable

Pre-Requisites

Prerequisite units Nil

Employability Skills Information

Employability skills This unit contains employability skills.

Elements and Performance Criteria Pre-Content

Elements describe the essential outcomes of a unit of competency.

Performance criteria describe the performance needed to demonstrate achievement of the element. Where bold italicised text is used, further information is detailed in the required skills and knowledge section and the range statement. Assessment of performance is to be consistent with the evidence guide.

Elements and Performance Criteria

| ELEMENT | PERFORMANCE CRITERIA |
|---|---|
| 1. Identify potential new projects. | 1.1. Organisation's project history is examined to identify projects with successful or above average outcomes for characteristic evaluation. 1.2. Property and construction market is reviewed for available sites and buildings with development potential. 1.3. New trends in development and construction are monitored. 1.4. Available statistical data on possible areas of project development is analysed. 1.5. Network contacts are used to source businesses requiring new or upgraded facilities. 1.6. Most promising <i>projects</i> are short-listed and preliminary costings and returns are prepared. |
| 2. Formulate development proposals and feasibility studies. | 2.1. Short-listed projects are reviewed to facilitate selection of preferred options for detailed design work. 2.2. Project briefs are developed. 2.3. Environmental impact of projects is reviewed and any existing Environmental Impact Statement is assessed. 2.4. <i>Feasibility studies</i> are carried out on the project's commercial viability, and capacity to generate income through the various alternatives is ascertained. 2.5. Accurate costings are generated for each proposal. 2.6. Discussions are held with potential clients and investors and the benefits and risks of each project are explained. 2.7. Decision to proceed is taken once client and investor agreement is obtained. |
| 3. Negotiate project approvals. | 3.1. Project plans are submitted to relevant authorities to seek their reaction to project and any impediments to approval. 3.2. Project plan is revised to comply with authorities' directives. 3.3. Plans are resubmitted for formal planning approval as necessary. |
| 4. Obtain project finance. | 4.1. Finance institutions or investors are approached for financial support. |

| ELEMENT | PERFORMANCE CRITERIA |
|---|--|
| 5. Manage the commissioning of a project. | <p>4.2. <i>Suitable finance package</i> is obtained for the project from institutions or investors.</p> <p>4.3. Possible joint partners for the project are identified and approached, and interest is determined.</p> <p>5.1. Project consultants are appointed and retained.</p> <p>5.2. Documentation for proposed project is prepared, checked against the brief and sent for formal building approval.</p> <p>5.3. Detailed costing of approved documentation is completed.</p> <p>5.4. Modifications are made to the project to bring it within or under budget if required.</p> <p>5.5. Final decision is made to proceed with the project or defer to a future date.</p> |

Required Skills and Knowledge

REQUIRED SKILLS AND KNOWLEDGE

This section describes the skills and knowledge required for this unit.

Required skills

Required skills for this unit are:

- communication skills to:
 - approach institutions and investors
 - conduct discussions with clients and investors
 - enable clear and direct communication, using questioning to identify and confirm requirements, share information, listen and understand
 - network with others
 - read and interpret documents from a variety of sources
 - use and interpret non-verbal communication
 - use language and concepts appropriate to cultural differences
 - written skills to:
 - document relevant information
 - prepare project briefs and plans
- conceptualisation of unique solutions to complex problems and situations
- facilitation skills to develop new projects
- interpretation of strategic and often ambiguous information to ensure logical and

REQUIRED SKILLS AND KNOWLEDGE

practical decisions

- management skills, including the ability to delegate tasks within specific functional guidelines and direct the activities of personnel involved in the new project development process
- numeracy skills to interpret statistical data and apply calculations
- supervisory skills to monitor and oversee the performance of the project development systems and individuals involved in the process
- technological skills to facilitate use of the organisation's software and office equipment.

Required knowledge

Required knowledge for this unit is:

- appropriate sector of the building and construction industry and nature of the contracts upon which its activities are based
- factors to be considered in assessing the risk inherent in different types of building and construction projects
- financial and business administration principles commensurate with organisational needs
- industry's industrial relations climate and practices
- legislative, regulatory, and administrative obligations incumbent on the building and construction industry for OHS, environmental, employment and financial practices.

Evidence Guide

EVIDENCE GUIDE

The evidence guide provides advice on assessment and must be read in conjunction with the performance criteria, required skills and knowledge, range statement and the Assessment Guidelines for the Training Package.

Overview of assessment

This unit of competency could be assessed by the generation of new project developments and their effective direction. Effective performance includes the ability to ensure ongoing positive organisation and customer relationships that result in increased contractual success.

This unit of competency can be assessed in the workplace or a close simulation of the workplace environment, provided that simulated or project-based assessment techniques fully

EVIDENCE GUIDE

| | |
|---|--|
| Critical aspects for assessment and evidence required to demonstrate competency in this unit | <p>replicate construction workplace conditions, materials, activities, responsibilities and procedures.</p> <p>A person who demonstrates competency in this unit must be able to provide evidence of the ability to:</p> <ul style="list-style-type: none"> • tender for and construct a variety of new projects • use effective project development procedures and frameworks supported and directed by strong and decisive leadership • select and deploy correct human and physical resources, which enable new projects to be developed • implement project management practices, which result in a high level of staff productivity • interact effectively with personnel both within and external to the organisation • demonstrate conceptual and strategic problem solving and systems development • communicate effectively both verbally and in writing with senior management, employees, clients, regulatory authorities and legal representatives. |
| Context of and specific resources for assessment | <p>This competency is to be assessed using standard and authorised work practices, safety requirements and environmental constraints.</p> <p>Assessment of essential underpinning knowledge will usually be conducted in an off-site context.</p> <p>Assessment is to comply with relevant regulatory or Australian standards' requirements.</p> <p>Resource implications for assessment include:</p> <ul style="list-style-type: none"> • documentation that should normally be available in either a building or construction office • relevant codes, standards and regulations • office equipment, including calculators, photocopiers and telephone systems • computers with appropriate software to view 2-D CAD drawings, run costing programs and |

EVIDENCE GUIDE

print copies

- a technical reference library with current publications on measurement, design, building construction and manufacturers' product literature
- copies of appropriate awards and workplace agreements
- a suitable work area appropriate to the construction process.

Reasonable adjustments for people with disabilities must be made to assessment processes where required. This could include access to modified equipment and other physical resources, and the provision of appropriate assessment support.

Method of assessment

Assessment methods must:

- satisfy the endorsed Assessment Guidelines of the Construction, Plumbing and Services Training Package
- include direct observation of tasks in real or simulated work conditions, with questioning to confirm the ability to consistently identify and correctly interpret the essential underpinning knowledge required for practical application
- reinforce the integration of employability skills with workplace tasks and job roles
- confirm that competency is verified and able to be transferred to other circumstances and environments.

Validity and sufficiency of evidence requires that:

- competency will need to be demonstrated over a period of time reflecting the scope of the role and the practical requirements of the workplace
- where the assessment is part of a structured learning experience the evidence collected must relate to a number of performances assessed at different points in time and separated by further learning and practice, with a decision on competency only taken at the point when the assessor has complete confidence in the person's demonstrated ability

EVIDENCE GUIDE

and applied knowledge

- all assessment that is part of a structured learning experience must include a combination of direct, indirect and supplementary evidence.

Assessment processes and techniques should as far as is practical take into account the language, literacy and numeracy capacity of the candidate in relation to the competency being assessed.

Supplementary evidence of competency may be obtained from relevant authenticated documentation from third parties, such as existing supervisors, team leaders or specialist training staff.

Range Statement

RANGE STATEMENT

The range statement relates to the unit of competency as a whole. It allows for different work environments and situations that may affect performance. Bold italicised wording, if used in the performance criteria, is detailed below. Essential operating conditions that may be present with training and assessment (depending on the work situation, needs of the candidate, accessibility of the item, and local industry and regional contexts) may also be included.

Projects include:

- commercial constructions
- earthworks
- high and low rise structures
- provision of electrical, plumbing and gas, waste disposal, environmental clean-up and other services
- residential construction.

Feasibility studies include:

- detailed analyses of markets and opportunities
- examination of possible extensions to existing projects
- gathering data from government or private sector publications
- personal investigation of opportunities
- socioeconomic and urban studies.

Suitable finance package

- bank or finance company loans

RANGE STATEMENT

includes:

- customer or client funding
- overdrafts
- personal venture capital
- speculative funds provided for investment.

Unit Sector(s)

Unit sector Construction

Co-requisite units

Co-requisite units Nil

Functional area

Functional area