



Australian Government

**Assessment Requirements for
CPPSCM4028 Identify and analyse risks in
strata community management**

Release: 1

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Modification History

Release 1 This version first released with CPP Property Services Training Package Release 15.0.

Supersedes and is not equivalent to CPPDSM4028 Identify and analyse risks and opportunities in the property industry. Unit updated to reflect specific strata community management requirements. Skills and knowledge to identify and analyse opportunities removed.

Performance Evidence

To demonstrate competency, a candidate must meet the elements and performance criteria of this unit to identify and analyse risks for one strata community. Identified risks must relate to three risk areas selected from the list below:

- civil liability
- decisions reached by committee
- equipment malfunction
- inadequate debt recovery
- incorrect disclosure statement (sale of lot)
- incorrect recording of minutes
- lack of general maintenance
- lack of maintenance of defect
- loss of records
- loss relating to late lodgement of documentation
- loss, disclosure, destruction or compromise of asset
- non-compliance with legislative requirements
- provision of unqualified advice
- public/legal liability
- work health and safety (WHS).

Knowledge Evidence

To be competent in this unit, a candidate must demonstrate knowledge of:

- concept of litigation relevant to strata community management
- compliance requirements of legislation, regulations, codes and Australian Standards relevant to the role of strata community managers in identifying and analysing strata community risks in the jurisdiction of operation:

- civil liability
- digital meetings
- environmental protection (sustainability)
- equal opportunity, anti-discrimination and disability discrimination
- fair trading and consumer protection
- financial probity
- privacy
- records management
- WHS
- limitations of own work role, responsibilities and professional abilities
- meaning of 'residual risk'
- mechanisms to obtain and analyse feedback on findings of risk analysis
- principles of risk management and techniques for identifying and measuring risks and consequences
- risk assessment techniques and processes
- types of strata community risks and associated consequences:
 - civil liability
 - deliberate, natural, accidental or perceived risks
 - equipment malfunction
 - industry specific risks
 - loss of goodwill, reputation or credibility
 - loss of profits
 - loss, disclosure, destruction or compromise of asset
 - public liability
 - regulatory compliance
 - trade practices issues
 - WHS
- strata community insurance policies required by law and risks associated with non-disclosure and insufficient coverage
- workplace requirements for identifying and analysing strata community risks:
 - content and format of risk management plans and reports
 - systems for storing information and documentation.

Assessment Conditions

Assessors must meet the requirements for assessors contained in the Standards for Registered Training Organisations.

Assessment must be conducted in the workplace or a simulated workplace using realistic conditions, materials, activities, responsibilities, procedures, safety requirements and environmental considerations.

Candidates must have access to documentation, information and technologies required to achieve the performance criteria and performance evidence.

Links

Companion volumes to this training package are available at the VETNet website - <https://vetnet.gov.au/Pages/TrainingDocs.aspx?q=6f3f9672-30e8-4835-b348-205dfcf13d9b>