



Australian Government

**Assessment Requirements for
CPPSCM4040 Develop and monitor
maintenance strategies that contribute to
asset life cycle**

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 equivalent to CPPDSM4040 Contribute to asset life cycle maintenance strategy. Title changed to better reflect outcome.

Performance Evidence

To demonstrate competency, a candidate must meet the elements and performance criteria of this unit to develop and monitor maintenance strategies that contribute to the asset life cycle of two different types of strata community assets selected from the list below:

- buildings
- community facilities
- furniture, fixtures and fittings
- grounds and surrounds
- plant and equipment
- utilities services (conduits, cabinets and pipework).

Knowledge Evidence

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

- common hazards to people and property associated with maintenance work in buildings
- compliance requirements of legislation and regulations relevant to the development and monitoring of maintenance strategies that contribute to the life cycle of strata community assets in the jurisdiction of operation:
 - civil liability
 - environmental protection (sustainability)
 - equal opportunity, anti-discrimination and disability discrimination
 - fair trading and consumer protection
 - financial probity
 - identifying, reporting and funding assets
 - long-term maintenance planning/capital works
 - privacy
 - records management
 - work health and safety (WHS)

- methods for developing long-term asset maintenance strategies that account for:
 - asset replacement
 - emergency lighting and security
 - energy efficiency
 - fire equipment
 - housekeeping
 - painting, cleaning and waste disposal
 - pest control
 - plumbing and electrical
 - risk
- interpersonal communication strategies and techniques used to effectively relate to people from a range of social, cultural and ethnic backgrounds and with a range of physical and cognitive abilities
- key stages of asset life cycles and types of assets relevant to strata community management:
 - buildings
 - community facilities
 - furniture, fixtures and fittings
 - grounds and surrounds
 - plant and equipment
 - utilities services (conduits, cabinets and pipework)
- limitations of own work role, responsibilities and abilities
- meaning of common property in relation to strata community management
- methods for evaluating asset performance:
 - certifications and warranties
 - financial performance
 - functionality
 - physical condition
 - use
- presentation techniques
- strategic considerations for developing maintenance strategies that contribute to the asset life cycle:
 - design-specific or regulatory requirements for aesthetics
 - effect and risks associated with not maintaining an asset
 - future use plans for the asset
 - how long the asset will be required to be in operation
 - risks associated with current condition of asset
 - serviceability requirements of the asset
- workplace requirements for developing and monitoring maintenance strategies that contribute to the asset life cycle:
 - content and format of maintenance strategies

- 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>