



**Australian Government**

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

**Release: 1**

# CPPSCM4040 Develop and monitor maintenance strategies that contribute to asset life cycle

## 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.

## Application

This unit of competency specifies the skills and knowledge required to develop and monitor long-term maintenance strategies that contribute to the life cycle management of strata community assets. This work is limited to the routine administrative responsibilities of strata community managers. It includes identifying asset characteristics and performance requirements, developing asset maintenance strategies for different types of assets and monitoring the effectiveness of the strategies.

This unit is suitable for strata community managers who apply a broad range of skills and knowledge to complete routine and non-routine tasks and deal with predictable and sometimes unpredictable problems. Strata community managers may also be known as strata managers, owners' corporation managers or body corporate managers depending on the jurisdiction of operation.

Licensing, legislative, regulatory or certification requirements apply to strata community management in some states and territories. For further information, check with the relevant regulatory authority.

## Pre-requisite Unit

Nil.

## Unit Sector

Strata Community Management.

## Elements and Performance Criteria

Elements describe the essential outcomes.

Performance criteria describe what needs to be done to demonstrate achievement of the element.

1 Determine asset

1.1 Source and analyse relevant documentation to determine the types of strata community assets and system

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| requirements.                                   | requirements.   |
|   | 1.2 Evaluate asset use, impact of failure, functionality, condition and financial performance.  |
|   | 1.3 Identify regulatory requirements for identifying, reporting and funding assets.   |
|   | 1.4 Consult with relevant persons to obtain additional information required to clarify asset performance and life cycle needs.  |
| 2 Develop long-term asset maintenance strategy. | 2.1 Prepare long-term maintenance strategy that incorporates asset life cycle strategies, breakdown impacts and replacement strategies according to regulatory and workplace requirements.                                |
|   | 2.2 Identify and document appropriate maintenance methods and schedules to meet asset performance and life cycle requirements.  |
|   | 2.3 Consult with relevant persons to prioritise strategies and conduct calculations to anticipate long-term maintenance requirements and identify risks and opportunities to improve quality or cost efficiency of asset. |
|   | 2.4 Identify situations requiring specialist advice and seek assistance as required to develop asset maintenance strategy.  |
|   | 2.5 Present cost-effective long-term maintenance solutions that contribute to the asset life cycle according to workplace requirements.   |
| 3 Monitor long-term asset maintenance strategy. | 3.1 Consult with relevant persons to monitor and evaluate the effectiveness of the long-term asset maintenance strategy.  |
|   | 3.2 Use feedback to identify and develop future strategies to improve asset life cycle maintenance.   |
|   | 3.3 Review the life cycle plan and financial statements to finalise annual report, including works completed and anticipated.   |
|   | 3.4 Present report to strata community committee and  |

respond to questions to clarify long-term maintenance strategies and their contribution to the asset life cycle.

- 3.5 Securely store long-term maintenance strategy and associated asset information according to regulatory and workplace requirements.

## **Foundation Skills**

Foundation skills essential to performance are explicit in the performance criteria of this unit of competency.

## **Unit Mapping Information**

Supersedes and is equivalent to CPPDSM4040 Contribute to asset life cycle maintenance strategy.

## **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>