



**Australian Government**

# **Assessment Requirements for CPPREP4235 End commercial property lease**

**Release: 1**

# Assessment Requirements for CPPREP4235 End commercial property lease

## Modification History

Release 1 This version first released with CPP Property Services Training Package Release 8.0.

New unit of competency.

## Performance Evidence

To demonstrate competency in this unit, a person must document and action a plan for the termination of commercial leases in two of the following circumstances:

- expiry of term of lease
- frustration of lease
- breach of lease
- surrender of lease.

In doing this, the person must meet the performance criteria for this unit.

## Knowledge Evidence

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

- legislation and regulations governing termination of commercial property leases
- required documentation to be completed and maintained when ending commercial property leases
- assignment and sub-leasing procedures
- circumstances that may lead to termination of a commercial lease:
  - breach of lease
  - frustration of lease
  - expiry of term of lease
  - surrender of lease
- fit-out, repair and make-good obligations
- lease breach or default notification procedures and consequences
- methods and considerations for financial settlement when terminating leases for commercial property:
  - arrears recovery
  - cash settlement in lieu of make-good
  - payment of monies owed
  - return of bond

- ethical standards, regulatory requirements and role of real estate agents in terminating commercial property leases.
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## Assessment Conditions

Assessors must satisfy the requirements for assessors listed in the Standards for Registered Training Organisations.

Assessment must be conducted in the workplace or in a simulated workplace environment.

Assessors are responsible for ensuring that the person demonstrating competency has access to:

- materials and equipment meeting the operational requirements for a real estate agency:
- policies, procedures and documentation relating to ending commercial property leases
- legislation in the state or territory of operation relating to ending commercial property leases
- equipment, communication and data access and storage technology required to prepare documentation and maintain records for the termination of commercial property leases
- lessees, lessors and information to support the termination of commercial property leases.

## 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>