

**Property Management – Specification of Competency Standards****Unit of Competency****Functional Area : Building Repair and Maintenance  
(Daily and Periodic Maintenance)**

1. Name	Management of repair and maintenance works of a building	
2. Code	PMZZBM401A	
3. Range	Management of daily and periodic repair and maintenance works of common types of buildings	
4. Level	4	
5. Credit	9	
6. Competency	<u>Performance Requirement</u>	
	6.1 Management of repair and maintenance tasks	<ul style="list-style-type: none"> <li>● Fully understand the legal requirements and technical standards in relation to building facilities</li> <li>● Able to supervise relevant personnel to carry out inspection, repair, maintenance and protection works of building facilities according to related legislation and technical requirements</li> <li>● Able to ensure that defects are patched-up or replaced, and root cause(s) identified</li> <li>● Able to follow up repair and maintenance of defects until the problem is completely settled</li> <li>● Able to monitor and ensure that the building management system works properly</li> </ul>
7. Assessment Guidelines	<p>The integral outcome requirements are:</p> <p>Able to apply related legislation and technical requirements on management of repair and maintenance tasks in a building, to monitor and ensure that the building management system works properly, to ensure that damages are repaired or replaced properly and to identify the root cause of damages</p>	
8. Remarks	Building facilities include ventilation systems, fire services system, plumbing and drainage systems, electrical services systems, air-conditioning systems, public address system and facilities for the disabled	