

**Specification of Competency Standards**  
**for the Property Management Industry**  
**Unit of Competency**

Functional Area - Repair, Maintenance & Improvement of a Property

Title	Formulate and plan as a whole the continuously improvements and enhancements of the building, building services and facilities
Code	110464L6
Range	Works of building improvement and enhancement, applicable to formulation and planning as a whole the continuously improvements and enhancements of the building, building services and facilities
Level	6
Credit	6
Competency	<p>Performance Requirements</p> <p>1. Integrate the considerations and principles of building improvement</p> <ul style="list-style-type: none"> <li>• Integrate the considerations and principles for the continuous improvement and enhancement of buildings, building services and facilities</li> </ul> <p>2. Plan as a whole on building improvement and enhancement scheme</p> <ul style="list-style-type: none"> <li>• Be able to analyse the characteristics of the property and market trends, grasp the requirements and expectations of clients or owners, well known the relevant information and data such as the development of building services and technology, the economic benefits of facilities, etc., so as to plan the most appropriate enhancement plan or improvement plan</li> <li>• Be able to analyse and judge the pros and cons of various improvement and enhancement options, formulate the principles for making decisions</li> <li>• Be able to integrate the Building Ordinance and other relevant laws and regulations to plan continuous improvement and enhancement of buildings, buildings services and facilities in line with legal requirements</li> <li>• Be able to analyse market trends, develop strict procedures and codes, effectively engage consultants, registered authorised persons or qualified professionals to coordinate and supervise the building works</li> <li>• Be able to monitor the progress and results of continuous improvement and enhancement of buildings, building services and facilities, review the effectiveness and determine a plan for continuous improvement</li> <li>• Be able to use the support or funding of the government or other institutions to improve the property and to enhance the benefits of building improvement</li> </ul>
Assessment Criteria	<p>The integral outcome requirements of this UoC are:</p> <ul style="list-style-type: none"> <li>• Be able to integrate considerations and principles for the continuous improvement and enhancement of buildings, building services and facilities;</li> <li>• Be able to analyse the characteristics and advantages of the property, grasp the requirements and expectations of clients or owners and other relevant information, then plan and judge the most appropriate enhancement plan or improvement plan, be able to formulate strict and effective procedures and codes to engage consultants to supervise the works; and</li> <li>• Be able to monitor the progress and results of the continuous improvement and enhancement of buildings, building services and facilities, review the effectiveness and determine a plan for continuous improvement.</li> </ul>
Remark	