

Technical Description

Property Management

Skill 42



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1 Skill Overview

1.1 Skill Name and Category

Property Management, Services

1.2 Number of Competitors

This is an individual Skill Competition with one competitor.

1.3 Competition Time

The total competition time is 6 hours and is divided into the following modules:

- Module A: Building Maintenance and Repair Work – 2 hours
- Module B: HVAC Systems Maintenance and Fault Diagnostics – 2 hours
- Module C: Door Maintenance Task – 2 hours

1.4 Description of the Skill

Property Management involves the maintenance, servicing, and repair of residential, commercial, or industrial properties, along with customer service responsibilities in real estate maintenance companies, municipalities, or industrial organisations. Competitors are expected to perform a variety of tasks, including yard care, minor repairs, and monitoring building systems and technologies. The skill requires technical knowledge, problem-solving abilities, and a customer-oriented approach to ensure that properties remain safe, functional, and visually appealing.

A property maintenance worker has versatile basic vocational skills in property maintenance. In addition, they may have specialised expertise, for example, in servicing ventilation systems, performing structural repairs, and maintaining HVAC systems. A property maintenance worker is expected to demonstrate customer service skills, carefulness, and a sense of responsibility in their work.

2 Task Assignment Overview

2.1 Task Assignment Description and Familiarisation Session

The Task Assignment is the main competition task used to assess the competitors' skills. It defines what the competitors must complete during the competition and forms the basis for all assessments. The final result is evaluated only on the finished work produced during the official competition time.

A familiarisation session is organised on C-1. During this session, competitors may enter the workshop, see the workspace, check the available tools and materials, and ask questions about procedures or practical arrangements. Competitors are not allowed to practise, start, or rehearse any part of the Task Assignment during this session.

2.2 Task Assignment Structure

The competition consists of three modules and takes place in a simulated hotel environment. Competitors must complete the tasks in a way that ensures hotel guests' safety and comfort and maintains the property's functionality.

Module A: Building Maintenance and Repair Work

Competition time: 2 hours

Competitors carry out minor building maintenance and structural repair work according to the provided work instructions and technical drawings. The work includes measurements, inspections, and assessment of the completed repair work.

Module B: HVAC Systems Maintenance and Fault Diagnostics

Competition time: 2 hours

Competitors carry out inspections, maintenance, and fault diagnostics for a building's HVAC systems according to the provided work instructions.

Module C: Door Maintenance Task

Competition time: 2 hours

Competitors carry out door inspection, maintenance, and adjustment work according to the provided work instructions.

The Task Assignment defines the exact requirements for each module, including the work to be completed, technical requirements, materials, dimensions, and other task-specific details. Where applicable, additional module-specific instructions are provided on the respective competition day.

2.3 Task Assignment Technical Requirements

Competitors are required to demonstrate the following skills and knowledge:

Building Maintenance and Repair Work

- interpret work instructions and technical drawings;
- use common construction hand tools and equipment safely;
- carry out minor structural repairs according to the given instructions;

- perform measurements and inspections with the required level of accuracy;
- assess the quality of completed work and the effectiveness of repair procedures;
- leave the work area clean and safe upon completion.

HVAC Systems Maintenance and Fault Diagnostics

- inspect the operation of heating, water supply, or ventilation systems;
- identify and locate a simple fault within the system;
- service a filter, valve, or other system component;
- observe, record, and document measurement results;
- use operation and maintenance manuals and instructions;
- report detected faults, abnormalities, or deviations;
- return the work area and system to operational condition after completing the task.

Door Maintenance Task

- inspect the condition of the door and its structural components;
- test the operation of the door and identify any irregularities or defects;
- inspect hinges, locking mechanisms, and door-closing devices;
- perform door adjustment and lubrication procedures;
- inspect the condition of fixings and door hardware and carry out the necessary maintenance work;
- ensure the safe and accessible operation of the door;
- use tools and maintenance materials appropriately and safely;
- clean the work area and return it to operational condition after completing the work;
- document the completed work according to the given instructions.

The Task Assignment defines the exact requirements, including the work to be completed, technical requirements, materials, dimensions, and may include task-specific variations or additional elements. Additional module-specific requirements may be provided in the module-specific instructions.

3 Materials and Equipment

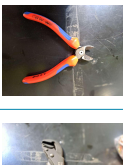
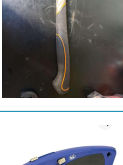
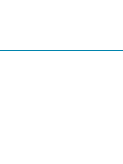
3.1 Materials and Equipment Provided by the Competition Organiser

The Organiser provides the materials, tools, and equipment listed below.

Images are for reference only. They do not indicate a specific brand or model unless otherwise stated in the specifications. Quantities are per competitor unless otherwise stated.

Items will be available at the competitor's workstation or in the designated competition area, as appropriate. Where exact brands, models, or task-specific material details are not specified, these may be confirmed before the competition or defined in the Task Assignment, as appropriate.

No.	Equipment / Material	Picture	Specifications	Quantity
01	Cordless drill			1
02	Hearing protection			1
03	Safety glasses			1
04	Spirit level			1
05	Cordless screwdriver set			1
06	Construction knife			1
07	Locking pliers			2

08	Screwdriver set		12-piece set	1
09	Adjustable wrench			1
10	Hacksaw			1
11	Pliers			1
12	Drill bit set			1
13	Allen key set			1
14	Side cutters			1
15	Pipe wrench			1
16	Hammer			1
17	Snap-off knife			1
18	Drywall screws			As required

			
19	Paint brush set		1 set
20	Paint roller set		1 set
21	Sandpaper and sanding block	 	As required
22	Filling knife set		1
23	Lightweight filler		As required
24	Interior wall paint		As required
25	FFP3 respirator		1
26	Toilet bowl		1
27	Hand-washing sink		1

			
28	Hand-washing faucet		1
29	WC door handle and thumbturn lock		1
30	Bottle trap for hand-washing sink		1

3.2 Materials and Equipment Supplied by Competitors

Competitors may bring only the materials, tools, and equipment listed below. Personal tools and equipment must fit within a toolbox or tool case suitable for checked luggage, with a maximum total weight of 23 kg, including the toolbox or case. This requirement does not apply to clothing, footwear, personal protective equipment (PPE), or equipment required due to the competitor's condition or special needs and agreed in advance with the Organiser.

Images are for reference only. They do not indicate a specific brand or model unless the specifications state otherwise. Quantities are per competitor unless otherwise stated.

No.	Equipment / Material	Picture	Specifications	Quantity
01	High-visibility workwear		Protection class 2	1

02	Safety shoes		Protective toe cap	1 pair
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3.3 Prohibited Materials and Equipment

Competitors may use only the materials, tools, and equipment listed in Sections 3.1 and 3.2, unless otherwise authorised by the Skill Manager or Chief Judge. This restriction does not apply to clothing, footwear, or personal protective equipment (PPE) required in Section 4.1, or to equipment required due to the competitor's condition or special needs and agreed in advance with the Organiser.

All other materials, tools, and equipment are not permitted.

4 Skill-Specific Requirements

4.1 Skill-Specific Requirements

The Skill-Specific Requirements below apply to this Skill Competition and must be followed in addition to the Abilympics Competition Rules. The Skill Manager or Chief Judge may provide additional instructions, as needed, to ensure the competition is conducted safely and fairly.

Topic	Skill-Specific Requirements
Materials and tools provided by the Organiser	Competitors must check all materials, tools, and equipment provided by the Organiser before the competition begins. If anything is missing, damaged, or defective, competitors must immediately inform the Judges. No replacements will be provided after competition time has commenced, unless authorised by the Judges. If equipment provided by the Organiser fails and the failure is confirmed not to have been caused by the competitor, the Chief Judge may grant additional time.
Use of personal tools	Competitors may bring and use only the personal tools, materials, and equipment listed in Section 3.2. This restriction does not apply to equipment required due to the competitor's condition or special needs and agreed in advance with the Organiser.
Personal protective equipment (PPE)	Competitors must wear the PPE required for the task. Safety glasses and hearing protection are provided by the Organiser. Competitors must bring and wear safety shoes. Respiratory protection of at least FFP3 level must be worn when required by the task.
Clothing / Uniform	Competitors must bring and wear high-visibility workwear, protection class 2, suitable for property maintenance work. Clothing must not display large commercial logos or promotional branding. Small, non-distracting brand marks are permitted.
Sideline coaching	Competitors must remain at their workstations or within the designated competition area during competition time, unless authorised to leave by the Judges. Competitors may not communicate with other competitors or members of the public during competition time. Competitors may communicate with Judges, Interpreters, personal assistants, and other authorised persons when required. The role and permitted involvement of a personal assistant must be agreed in advance with the Organiser based on the competitor's condition or special needs.

**Use of
technology**

Competitors may not use personal laptops, tablets, mobile phones, smartwatches, or other personal communication or electronic devices during competition time. Competitors must store such devices away and may access them only during the lunch break or at the end of the competition day.

This restriction does not apply to devices required due to the competitor's condition or special needs and agreed in advance with the Organiser.

Smart devices required for the competition tasks will be provided by the Organiser.

Judges and Interpreters may use devices required for their official duties only as agreed by the Skill Manager and the Chief Judge. The Skill Manager and the Chief Judge may use devices required for competition management and will specify any additional restrictions or permitted device use within the competition area.

5 Assessment Framework

5.1 Assessment Principles

All Abilympics Skill Competitions are marked out of 100 points.

Points are divided between criteria that reflect the required skills and expected outcomes.

Two methods of assessment are used:

- **Measurement:** objective, factual scoring (e.g., size, accuracy).
- **Judgement:** expert evaluation of quality, technique, and artistic choices.

5.2 Assessment Areas

Detailed marking criteria and scoring are provided in the Task Assignment.

Assessment focuses on the following key areas:

Assessment Area	Points
Module A: Building Maintenance and Repair Work	40
Module B: HVAC Systems Maintenance and Fault Diagnostics	40
Module C: Door Maintenance Task	20
Total	100