



PAPUA NEW GUINEA PUBLIC SERVICE

JOB DESCRIPTION

	SEQ. NO:	POS. NO DFCS.018
DEPARTMENT: FINANCE	DESIGNATION/CLASSIFICATION TEAM LEADER-BUILDING SERVICES	Grade 16
OFFICE/AGENCY: 5 TH FLOOR, TWIN TOWER 1	LOCAL DESIGNATION TEAM LEADER-BUILDING SERVICES	
DIVISION: CORPORATE SERVICES	HIGHEST SUBORDINATE SENIOR OHS OFFICER	POS. NO. DFCS.019
BRANCH: ADMINISTRATION	IMMEDIATE SUPERVISOR ASSISTANT SECRETARY-ADMINISTRATION	POS. NO. DFCS.004
SECTION: BUILDING SERVICES	LOCATION WAIGANI- TWIN TOWER 1	

HISTORY OF POSITION		
<i>File no.</i>	<i>Date of variation</i>	<i>Details</i>
	20.09.2000	Redesign
20.09.2000	10.10.2003	No Change
	22.07.2011	Reclassified
	10.03.2025	No change

Purpose and Accountabilities of the position

- To provide effective management of Twin Towers building services.
- To manage the Twin Towers security and cleaning services
- To ensure safe and healthy working environment
- To ensure all building services are operational

PERSON AND POSITION SPECIFICATIONS

Qualifications:

The minimum entry qualification is: -

- Bachelor in Civil Engineering or Building Management.

Knowledge:

Must possess a high level of Trade on: -

- Civil and Electrical Engineering
- Security Systems
- Maintenance and Landscaping
- Air Conditioning Systems

Skills:

Team Leader – Building Services

Ability to demonstrate the following skills at a proficient level: -

- Effective Property Management
- Management and Leadership qualities
- Public Relations and Inter-Personal



Abilities:

- Strong ability to achieve multiple tasks, prioritize and meet deadlines
- Ability to be highly organized and to respond to pressure
- Ability to use initiative in performing duties.
- Ability to coordinate and supervise
- Ability to read and draw building sketches.

Principal Liaisons

Internal: All members of the Department pertinent to Divisional matters arising

External: All Departments, Statutory Bodies or entities relevant to Divisional matters arising involving the Department of Finance

Key Areas of Responsibility endeavour

Key Result Area (1): Planning and directing the operational requirements of Twin Towers Building Services.

Performance standard: This will have been satisfactorily achieved when:

- Oversee and supervise all building works.
- Prepare Work Programs and work orders for the Building Maintenance Services.

Key Result Area (2): Attend to building maintenance works.

Performance standard: This will have been satisfactorily achieved when:

- Ensure that reports on minor maintenance work are quickly attended to.

Key Result Area (3): Monitoring of Twin Towers Building services contracts.

Performance standard: This will have been satisfactorily achieved when:

- Ensure all necessary documentation on Contracts is correctly drawn up.

Key Result Area (4): Oversee the operations of Security and Cleaning Services.

Performance standard: This will have been satisfactorily achieved when:

- Monitor and ensure that Security and Cleaning activities are carried out as per the terms and conditions of the contract.

Key Result Area (5): Liaise with the Twin Tower tenants and the Landlord on maintenance of Twin Tower Building

Performance standard: This will have been satisfactorily achieved when:

- Monitor and control the security and car park accesses.
- Monitor air conditioning, fire equipment, elevators and other systems in the building.
- Undertake checks and inspections of all workstations.
- Undertake checks and carry out general preventative maintenance programs.
- Undertake checks and carry out general preventative maintenance programs.

- Provide after-hours checks on efficient and effective running of the building.



Key Result Area (7) Professional conduct

Performance standard: This will have been satisfactorily achieved when:

- Punctuality and attendance is in accordance with the Department's expectations, policy and the General Orders
- Strong ethical standards are displayed at all times.
- A high standard of personal conduct is consistently demonstrated in the workplace
- Professional standards of dress, communication and work ethic with good work outcomes, is evident at all times
- Consistent compliance with the Public Service Code of Conduct and the General Orders is demonstrated
- Confidential and ethical standards are maintained at all times when undertaking delegated duties.

NOTE: This job description is not designed to be all-inclusive. Employee may perform other related duties required to meet the ongoing needs of the Department.

STATEMENT OF ACKNOWLEDGEMENT AND COMMITMENT:

I (insert employee name) have been provided with a copy of my Job Description and I am fully aware of the duties, responsibilities and accountabilities of the role of **TEAM LEADER – BUILDING SERVICES, GRADE 16**. Under the terms and conditions of the Public Service and in line with the Code of Conduct I agree to undertake the duties prescribed to the best of my ability at all times.

Employee Name: Date:

Employee Signature..... (Print)

Supervisor Name..... Date.....

Supervisor Signature..... (Print) Supervisor Title.....

Department Head Name..... Date.....

Department Head Signature..... Division Head Title.....



**DEPARTMENT OF FINANCE
APPROVED JOB DESCRIPTION**

Date: 24 / 09 / 2025