



Building Management System (BMS) Operator

Job Ad Reference:	MS07574548		
Status:	Permanent full-time position (76 hours per fortnight)		
Unit/Department:	Maintenance Services – Assets & Infrastructure		
Location:	Princess Alexandra Hospital, Woolloongabba, Metro South Hospital and Health Service		
Contact:	Dane Winders (07) 3182 6315	Salary range:	See remuneration table
Classification:	HBEA 6	Closing date:	Wednesday 17, July 2024
Online applications:	https://metrosouth.health.qld.gov.au/job-vacancies		

Applications from third parties will not be accepted

Purpose of the role

Responsible for monitoring, diagnosing, fault finding, and responding to alarms from the PAH Building Management Systems, and other requests from Metro South campuses as part of the critical 24/7 Operations Centre.

Your key responsibilities

- Fulfil the accountabilities and responsibilities of this role in accordance with Metro South's purpose and objectives, as outlined below and Queensland Health's core values.
- Undertake all activity pertaining to the role in line with Best Practice, remaining ethical, impartial, and professional at all times, supporting quality human resource management practices, including Performance Appraisal and Development, Workplace Health and Safety, Equal Employment Opportunity and Anti-discrimination as applied in the workplace with a commitment to zero harm.
- Support Maintenance Services through the provision of technical expertise and advice in all aspects of infrastructure maintenance and breakdown.
- Assist in the development, implementation, evaluation and maintenance of quality improvement initiatives for the Building Engineering and Maintenance Service of Metro South Health.
- Contribute to the performance of continuous improvement processes.
- Develop effective professional relationships with peers, external service providers and clients. Provide ethical decision making in the achievement of organisational goals.
- Manage own professional development including networking and accessing external information and updates to ensure contemporary knowledge and skills.
- Act in accordance and ensure compliance with workplace health and safety, equal employment opportunity and anti-discrimination requirements.
- Excellent problem-solving skills.

- Computer skills including proficiency with MS Office and willingness and ability to learn other programs.
- Coordinate complex response(s) to campus emergencies, e.g., fires, floods, power outages, and HAZMAT spills.
- Utilize a Building Management System (BMS) to troubleshoot and diagnose responses to multiple environmental systems including air handlers, chillers, boilers, and steam generators.
- Evaluate heating and cooling problems and determine appropriate corrective actions including issuing work orders and dispatching and communicating with field personnel.
- Read and interpret graphics and systems of operation and make system adjustments via the BMS.
- Maintain data integrity of all calls, alarms and actions using various digital systems including BMS, CMMS and E-log.
- Operate communications equipment; and handle related duties as needed.
- Skills and experience in handling multiple priorities.
- Organizing work to meet changing priorities and working efficiently and effectively under pressure and in emergency situations.
- Proven customer service, interpersonal, and communication skills together with ability to handle situations diplomatically and across various levels within the organization.
- Perform maintenance activities as directed.
- Ensure patients and other staff are treated fairly and with mutual respect and understanding, regardless of cultural, religious, ethnic and linguistic backgrounds, gender, identity, ages or abilities. Follow defined service quality standards, occupational health and safety policies and procedures relating to the work being undertaken to ensure high quality, safe services and workplaces.

Mandatory qualifications, professional registration and other requirements

- It is a condition of employment for this role for the employee is qualified in an engineering trade (electrical, Refrigeration, mechanical fitting) and holds the current Australian licence or certificate for that trade.
- It is a condition of employment for this role for the employee to hold a valid advanced boiler licence (BA). If the employee does not have a BA they must obtain this within 12 months.
- Appointment to this position requires proof of qualification and registration or membership (if applicable) with the appropriate registration authority or association. Certified copies of the required information must be provided to the appropriate supervisor/manager prior to commencement of clinical duties.
- Whilst not mandatory, the following qualifications would be deemed highly desirable:
 - High voltage switching operator certification
 - EEHA – Installation and maintenance of electrical equipment in hazardous areas
- Maintaining compliance with all mandatory training is an essential requirement of this position.
- This position requires the incumbent to operate a class C motor vehicle, and an appropriate licence endorsement to operate this type of vehicle is required. Proof of this endorsement must be provided before commencement of duty.
- The ability to participate in a 24/7 rotating roster.
- **Vaccine Preventable Disease (VPD):** It is a condition of employment for this role for the employee to be, and remain, vaccinated against the following vaccine preventable diseases during their employment ([Health Employment Directive No. 01/16](#)):
 - measles, mumps, rubella (MMR)
 - varicella (chicken pox)
 - pertussis (whooping cough)
 - hepatitis B

- **Influenza Vaccinations** – Aged Care and Multipurpose facilities: From 31 May 2021 under the Aged Care Direction all people (including staff and visitors) entering a residential aged care facility (including multipurpose facilities) must be vaccinated against influenza.

Are you the right person for the job?

How we do things is as important as what we do, therefore within the context of the responsibilities described under 'Your key responsibilities,' the ideal applicant will be someone who can demonstrate the following:

Organisation and Planning	<ul style="list-style-type: none"> ▪ Plans work to maximise their efficiency, and work outputs incorporating human resource, financial and material allocations.
Stakeholder Management	<ul style="list-style-type: none"> ▪ Manages and influences the expectations and outcomes of others that are not in their direct line of control to achieve a win-win result, whilst establishing, nurturing and maintaining professional relationships.
Operational Management	<ul style="list-style-type: none"> ▪ Manages the "service delivery", resources and efficiency of the unit to meet required outcomes.
Risk and Compliance Management	<ul style="list-style-type: none"> ▪ Ensure a strong culture of and commitment to safety and quality, zero harm, throughout the organisation. ▪ Ensure risk, compliance and governance frameworks operate across the HHS and are linked to continuous improvements in health service delivery.
Continuous Development/ Innovation	<ul style="list-style-type: none"> ▪ Promote and implement continuous development and innovation HHS-wide to ensure improvement and a strong understanding of quality systems, standards and procedures, whilst proactively identifying, accepting and managing risk associated with improvements and leading the improvement by example. ▪ Drive and motivate facility teams to continuously track, monitor and develop own performance, promoting a learning and knowledge-sharing environment.

How to apply

Please provide the following information to the panel to assess your suitability:

- Your current CV or resume, including two referees. You must seek approval prior to nominating a person as a referee.
- Late applications cannot be submitted online. For a late application to be considered, please arrange approval and submission via the contact person.
- Applications will remain current for 12 months or for the duration of the vacancy. Future vacancies of a temporary, full time and part time nature may also be filled through this recruitment process.
- Only those persons eligible to work in Australia may be employed by Queensland Health. Prospective employees are required to provide proof of identity and documentary evidence of their [right to work in Australia](#).

Remuneration Package – based on 76 hours per fortnight – Full Time

Remuneration Package	Details	
	Fortnightly amount *	Annualised Rate
Base salary – HBEA6	\$3,361.60	\$87,702
Allowances *Eligibility for allowances are trade based and paid as per Queensland Health Building, Engineering & Maintenance Services Certified Agreement (No.8) 2022	Tool allowance Shift Allowance Rotating Shift Penalties: <ul style="list-style-type: none"> • Afternoon/Night Shift Loading Mon - Fri – 15% more than ordinary rates • For all time worked in any shift midnight Friday to midnight Saturday – 1.5 X ordinary rates • For all time worked in any shift midnight Saturday to midnight Sunday – 2 X ordinary rates 	
Overtime Rates *Eligibility for overtime is as per shift roster and paid as per Queensland Health Building, Engineering & Maintenance Services Certified Agreement (No.8) 2022	Overtime rates	
Salary Sacrificing * For the purposes of determining what remuneration may be sacrificed under this clause, 'Salary' means the salary payable under Schedule 1 - Queensland Health Building, Engineering & Maintenance Services Certified Agreement (No.8) 2022	An employee may elect to sacrifice <ul style="list-style-type: none"> • A % of salary for living expenses or salary under the Paid Parental Leave Act 2010 (Cth). • and 100% of their salary for superannuation 	
Annual Leave		5 weeks per year

Your employer

About the Capital and Assets / Infrastructure and Assets Division

Metro South Maintenance Services are the incumbent maintenance provider for Metro South Health Hospitals and Health Service (MSH) Facilities, with the primary objective to manage the corrective and preventative maintenance for all MSH infrastructure and facilities. Metro South's asset management objectives define the approach for delivering maintenance outcomes and the role of Maintenance management in supporting the achievement of the organisational objectives.

Metro South Health has established a health service wide MSH Maintenance Service. This operating model allows for:

- Improved efficiencies and effectiveness
- A Continuous Improvement Process (CIP),
- The establishment of multi skilled trades workforce, and a new client service model.

By 2024, Metro South Health will be well placed to deliver improved health care and population health through excellence in translational research by:

- Supporting our research community through research training and education;
- Establishment and socialisation of a research finance framework and;
- Fostering engagement and clarity around research ethics and governance.

Metro South Health is [Australia's first digital health service](#) and one of the largest and in Queensland, with an estimated residential population of approximately one million people or 23 per cent of Queensland's population.

Metro South Health is situated in the South-East corner of Queensland from the Brisbane River in the north to the Redland City Council in the east, and to the Scenic Rim Shire down to the border of New South Wales in the south-west. It is the most culturally diverse area of Queensland with 28.5% of the community born overseas and 16% from non-English speaking countries.

Our ICARE² values of Integrity, Compassion, Accountability, Respect, Engagement and Excellence, shape our culture within Metro South Health. Our values guide our day-to-day decision making and are fundamental to what we care about as a health service, how we behave, how we interact with each other and provide care to the many patients who come through our doors every day.



INTEGRITY

We are authentic, truthful, and transparent, and strive for equity for all.



COMPASSION

We care for one another and ourselves with empathy, kindness and support.



ACCOUNTABILITY

We are accountable for our decisions, actions and behaviour.



RESPECT

We foster an environment of safety, civility, and inclusion.



ENGAGEMENT

We are one team working together to achieve our best outcomes.



EXCELLENCE

We empower each other and inspire innovation to deliver excellence.

Workplace diversity

Metro South Health is committed to providing a diverse and inclusive workplace for our people and our community. We encourage people of all genders, races, ages and abilities to apply for roles within our Health Service and strive to ensure that our workplace is free from all forms of discrimination and harassment.

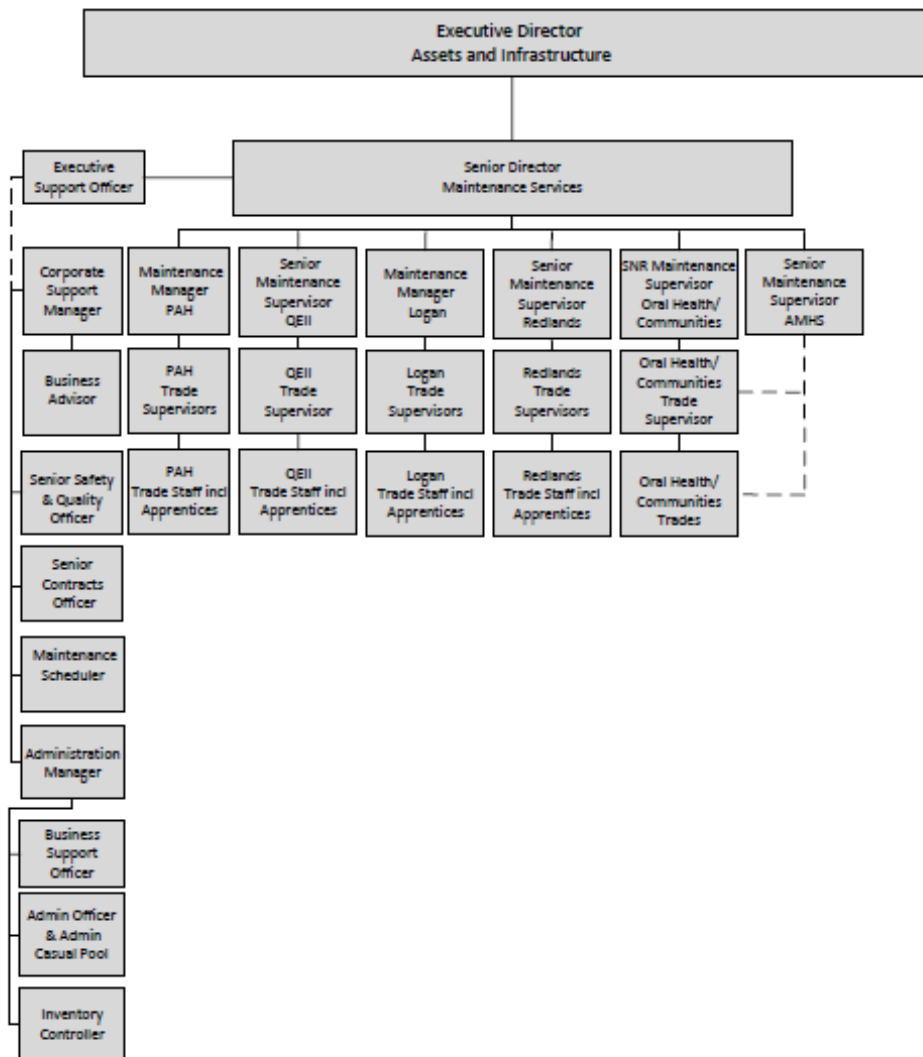
Flexible working arrangements

Metro South Health supports and encourages work-life balance for the mutual benefit of Metro South Health and its employees. Work-life balance is about a person's ability to manage their paid work commitments with their career goals, personal, community and cultural responsibilities. Through flexible working arrangements such as leave, flex time accrual or a reduction in working hours, there is an opportunity to match the individual's requirements with those of the workplace – delivering quality health services.

Additional information

For further information about this opportunity and the benefits and conditions of working at Metro South Health please refer to the **Information for Applicants** document attached with this SmartJobs advertised vacancy.

Team Structure



----- Denotes professional reporting relationship