

Title	Demonstrate knowledge of legislation as applied to real estate licensees		
Level	4	Credits	4

Purpose	<p>This unit standard is for people preparing for entry into, or who are currently working in, the real estate industry.</p> <p>People credited with this unit standard are able to demonstrate knowledge of legislation as applied to real estate licensees.</p>
----------------	---

Classification	Real Estate > Real Estate Practice and Law
-----------------------	--

Available grade	Achieved
------------------------	----------

Guidance Information

- 1 Legislation
 - Anti-Money Laundering and Countering Financing of Terrorism Act 2009;
 - Building (Pools) Amendment Act 2016;
 - Consumer Guarantees Act 1993;
 - Fencing Act 1978;
 - Health and Safety at Work Act 2015;
 - Human Rights Act 1993;
 - Overseas Investment Act 2005;
 - Real Estate Agents Act 2008;
 - Residential Tenancies Act 1986;
 - Secret Commissions Act 1910;
 - and all subsequent amendments and replacements.
- 2 Definitions
 - Industry requirements* refers to all actions by licensees must comply with relevant professional standards, legislation, and rules made under the provision of applicable legislation.
 - Licensee* refers to an agent, branch manager, or salesperson.

Outcomes and performance criteria

Outcome 1

Demonstrate knowledge of legislation as applied to real estate licensees.

Performance criteria

- 1.1 Explain the legal implications of legislation as they affect a licensee.
 Range includes but is not limited to – Consumer Guarantees Act 1993, Fencing Act 1978, Human Rights Act 1993, Privacy Act 2020, Secret Commissions Act 1910, Anti-Money Laundering and Countering Financing of Terrorism Act 2009, Overseas Investment Act 2005.
- 1.2 Explain the risks and legal implications of the Health and Safety at Work Act 2015 as they affect a licensee.
 Range includes but is not limited to – client disclosure at time of listing, showing property including open homes, vehicle use, reporting of incidents.
- 1.3 Identify, record, and manage potential hazards at places of work as a licensee in accordance with the Health and Safety at Work Act 2015.
 Range includes but is not limited to – reporting of incidents, showing property including open homes, vehicle use.
- 1.4 Explain the rights of entry for a licensee in accordance with the Residential Tenancies Act 1986.
- 1.5 Explain the key provisions of the Residential Tenancies Act 1986 in accordance with industry requirements.
 Range provisions include but are not limited to – types of tenancies, landlord and tenant responsibilities, tenancy termination, rent reviews.
- 1.6 Explain a licensee’s legal obligations regarding personal taxation.
 Range includes but is not limited to – commission, income tax, goods and services tax.

Replacement information	This unit standard, unit standard 23135, and unit standard 23136 replaced unit standard 4654 and unit standard 4665.
--------------------------------	--

Planned review date	31 December 2025
----------------------------	------------------

Status information and last date for assessment for superseded versions

Process	Version	Date	Last Date for Assessment
Registration	1	18 December 2006	31 December 2013
Review	2	12 February 2010	31 December 2013
Rollover and Revision	3	16 August 2012	31 December 2019
Review	4	16 February 2017	31 December 2023
Review	5	28 January 2021	31 December 2023
Revision	6	28 October 2021	N/A
Revision	7	29 September 2022	N/A

Consent and Moderation Requirements (CMR) reference	0003
--	------

This CMR can be accessed at <http://www.nzqa.govt.nz/framework/search/index.do>.

Comments on this unit standard

Please contact Ringa Hora Services Workforce Development Council qualifications@ringahora.nz if you wish to suggest changes to the content of this unit standard.