**Title**

Demonstrate knowledge of council zoning and building law needed to act as a real estate salesperson

**Level**

| 3 |

**Credits**

| 3 |

**Purpose**

This unit standard is for people preparing for entry into, or who are currently working in, the real estate industry as salespersons.

People credited with this unit standard are able to:

- identify, interpret, and apply sources of information that describe site uses and compliant activity for a specific property;
- explain the law relating to building documentation and processes; and
- explain the requirements and implications of the Building Act 2004 with regard to the alteration and change of use for premises.

**Classification**

| Real Estate > Real Estate Practice and Law |

**Available grade**

| Achieved |

**Guidance Information**

1. The Skills Organisation has common assessment material available to use for organisations with consent to assess against Real Estate unit standards contained in the National Certificate in Real Estate (Salesperson) (Level 4) [Ref: 1543]. The use of this assessment material is encouraged to eliminate the need for pre-assessment moderation of assessment material. The organisation with consent to assess is charged for the use of this material.

2. **References**

   - Building Act 2004;
   - Environment Act 1986;
   - Historic Places Act 1993;
   - Local Government Official Information and Meetings Act 1987;
   - Local Government Act 2002;
   - Resource Management Act 1991;
   - Resource Management (Simplifying and Streamlining) Amendment Act 2009;
   - Te Ture Whenua Maori Act 1993;
   - and all subsequent amendments and replacements.
3 Definitions

*Common Law* is also known as case law – judgements made by courts, rather than laws written by parliament. Judgements relating to the duties of an ‘agent’ may be applicable to this unit standard.

*Property* includes residential, rural, business, commercial, industrial.

*District/territorial or regional plans* mean the plans developed to promote the management of a district, territory or region in New Zealand. These plans are available from [http://www.govt.nz](http://www.govt.nz).

4 Assessment

This unit standard must be assessed on the basis of evidence of demonstrated performance in the workplace or in simulated work situations designed to draw upon similar performance to that required in the workplace.

5 For assessment against this unit standard, a case study of a specific property must be supplied by the Assessor.

### Outcomes and performance criteria

**Outcome 1**

Identify, interpret, and apply sources of information that describe site uses and compliant activity for a specific property.

#### Performance criteria

1.1 Site uses are identified as specified in the district/territorial or regional plan.

1.2 Site uses for a specific property are interpreted in accordance with the district/territorial or regional plan.

1.3 Compliant activity for a specific property is interpreted consistent with the district/territorial or regional plan.

**Outcome 2**

Explain the law relating to building documentation and processes.

#### Performance criteria

2.1 Building Consent is explained as defined by the Building Act 2004.

2.2 Implications for not obtaining a certificate of compliance are explained as required in the Building Act 2004 and in terms of disclosure implications for the salesperson.

2.3 Essential documentation required for a Building Consent is identified and briefly explained.
Outcome 3

Explain the requirements and implications of the Building Act 2004 with regard to the alteration and change of use for premises.

Performance criteria

3.1 Compliance requirements and non-compliance implications with regard to alterations and changes of use are explained in accordance with the Building Act 2004.

| Replacement information | This unit standard was replaced by unit standard 29882. |

This unit standard is expiring. Assessment against the standard must take place by the last date for assessment set out below.

<table>
<thead>
<tr>
<th>Process</th>
<th>Version</th>
<th>Date</th>
<th>Last Date for Assessment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Registration</td>
<td>1</td>
<td>18 December 2006</td>
<td>31 December 2013</td>
</tr>
<tr>
<td>Review</td>
<td>2</td>
<td>12 February 2010</td>
<td>31 December 2015</td>
</tr>
<tr>
<td>Rollover and Revision</td>
<td>3</td>
<td>16 August 2012</td>
<td>31 December 2020</td>
</tr>
<tr>
<td>Review</td>
<td>4</td>
<td>16 February 2017</td>
<td>31 December 2020</td>
</tr>
<tr>
<td>Rollover</td>
<td>5</td>
<td>1 November 2018</td>
<td>31 December 2020</td>
</tr>
</tbody>
</table>

Consent and Moderation Requirements (CMR) reference 0003