

Title	Demonstrate knowledge of building styles and materials for real estate in New Zealand		
Level	4	Credits	3

Purpose	<p>This unit standard is for property managers in the residential tenancy and property management sector, and 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:</p> <ul style="list-style-type: none"> – demonstrate knowledge of New Zealand housing styles; – demonstrate knowledge of different types of foundations, framings, and floorings of buildings; – demonstrate knowledge of different types and conditions of building exterior wall and roof claddings; and – identify and describe different types of joinery, interior finishes, and insulation in buildings.
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Classification	Real Estate > Rural, Residential, Commercial and Business Sales
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Available grade	Achieved
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Guidance Information

- 1 Legislation
Building Act 2004;
and all subsequent amendments and replacements.
- 2 References
Building Research Association of New Zealand (BRANZ) guidelines refer to the following documents:
Smith, Anna. (2006). *Maintaining Your Home*; and
Trevor Pringle & Eddie Bruce. (2011). *House Building Guide*. 3rd edition.
Property Management Institute of New Zealand (PROMINZ). *Code of Practice and Code of Ethics*, available at <https://propertyinstitute.nz>.
Real Estate Institute of New Zealand Inc. (REINZ). *Code of Practice for Residential Property Management (Code of Practice)*, available at <http://www.reinz.co.nz>.

Outcomes and performance criteria

Outcome 1

Demonstrate knowledge of New Zealand housing styles.

Range housing styles include but are not limited to – villas, bungalows, art deco, apartments, cottages, ex-State housing, Mediterranean, contemporary.

Performance criteria

1.1 Identify and describe various housing styles in New Zealand.

1.2 Identify the era associated with New Zealand housing styles.

Outcome 2

Demonstrate knowledge of different types of foundations, framings, and floorings of buildings.

Performance criteria

2.1 Identify and describe foundation types and describe their suitability for building styles.

Range evidence of three different foundation types is required.

2.2 Identify and describe framing types in accordance with BRANZ guidelines.

Range evidence of two different framing types is required.

2.3 Identify and describe floor types in accordance with BRANZ guidelines.

Range evidence of two different floor types is required.

2.4 Explain indicators that may suggest defects in the building structure.

Range indicators may include but are not limited to – uneven floors, dampness, mould, cracks, pest infestation, holes, rot.

Outcome 3

Demonstrate knowledge of different types and conditions of building exterior wall and roof claddings.

Performance criteria

3.1 Identify and describe exterior wall and roof claddings in accordance with BRANZ guidelines.

Range two types of exterior wall cladding and two types of roof cladding are required.

3.2 Describe indicators that may suggest problems in exterior wall and roof claddings.

Range includes but is not limited to – structures that may be subject to leaky building syndrome, asbestos, damage; may also include – other industry-recognised indicators.

Outcome 4

Identify and describe different types of joinery, interior finishes, and insulation in buildings.

Performance criteria

4.1 Identify and describe types of joinery, interior finishes, and insulation in accordance with BRANZ guidelines.

Range two different types of – joinery, interior finishes, insulation.

Planned review date	31 December 2025
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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	18 August 2011	31 December 2013
Rollover and Revision	3	19 July 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
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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.