

Title	Assess maintenance and compliance and complete a rental appraisal report for a residential property		
Level	4	Credits	3

Purpose	<p>This unit standard is for people who operate in residential tenancy and property management.</p> <p>People credited with this unit standard are able to:</p> <ul style="list-style-type: none"> – assess a residential property for maintenance, presentation improvements and rent levels; – communicate with a landlord and complete a rental appraisal report for a residential property.
----------------	---

Classification	Real Estate > Residential and Commercial Property Management
-----------------------	--

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

Guidance Information

- 1 Legislation
 - Building Act 2004;
 - Consumer Guarantees Act 1993;
 - Fair Trading Act 1986;
 - Goods and Services Tax Act 1985;
 - Healthy Homes Guarantees Act 2017;
 - Health and Safety at Work Act 2015;
 - Local Government Act 2002;
 - Privacy Act 2020;
 - Residential Tenancies Act 1986;
 - Resource Management Act 1991;
 - Unit Titles Act 2010;
 - and all subsequent amendments and replacements.
- 2 Definitions
 - Established industry methodology* refers to appraisals, which are opinion or estimated value of a property as of a specific date, created by a licensed, certified professional and/or comparative market analysis (CMA) which is an estimate of a home's value based on recently sold, similar properties in the immediate area.
 - Industry requirements* refers to actions that must comply with relevant professional body standards, legislation, codes of professional conduct and client care, and approved guides.
 - Landlord* refers to a person who has offered to grant tenancy to any other person, or who has entered into negotiations with any other person for the granting of a tenancy to that person.

Local authority bylaws refer to a rule or regulation made by a local authority authorised to do so under the Local Government Act 2002. Some other Acts also empower local authorities to make bylaws on specific topics.

Organisational practice refers to an organisation's routine to conduct a particular function.

Rental appraisal is estimating the market rental of a property.

3 Assessment Information

- a Assessment against practical aspects in this unit standard must be based on evidence of demonstrated performance in the workplace or in simulated workplace situations designed to draw upon similar performance that is required in the workplace.
- b Evidence is required for two different residential property types, which may include but are not limited to – apartments, flats, houses, townhouses.

Outcomes and performance criteria

Outcome 1

Assess a residential property for maintenance, presentation improvements and rent levels.

Performance criteria

- 1.1 Assess property for maintenance and compliance for rental purposes in terms of relevant legislation and local authority bylaws.

Range Residential Tenancies Act 1986, Health and Safety at Work Act 2015, Building Act 2004, local authority bylaws.

- 1.2 Assess a property for presentation improvements to use in marketing purposes in accordance with organisational practice.

- 1.3 Research rent level from multiple sources keeping within established industry methodology.

Range includes but is not limited to – property type, comparative market rents, location, amenities, condition of the property.

Outcome 2

Communicate with a landlord and complete a rental appraisal report for a residential property.

Performance criteria

- 2.1 Provide written communication regarding maintenance and presentation requirements to a landlord in accordance with the Residential Tenancies Act 1986 and other relevant legislation.

Range includes but are not limited to – Health and Safety at Work Act 2015, Building Act 2004.

2.2 Complete a detailed rental appraisal report in accordance with organisational practice.

Range includes but are not limited to – comparison of two other similar properties, description of property, rental level range, appraisal disclaimer.

2.3 Explain different financial terms as it relates to the rental appraisal report.

Range may include but is not limited to – rental yield, management fee, disclaimer.

2.4 Explain potential implications of misrepresentation of the property in a completed rental appraisal report.

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	19 July 2012	31 December 2018
Review	2	20 October 2016	31 December 2022
Review	3	28 January 2021	31 December 2022
Revision	4	28 October 2021	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 The Skills Organisation reviewcomments@skills.org.nz if you wish to suggest changes to the content of this unit standard.