

<b>Title</b>	<b>Demonstrate knowledge of the laws relating to resource management and building in a real estate context</b>		
<b>Level</b>	<b>4</b>	<b>Credits</b>	<b>4</b>

<b>Purpose</b>	<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:</p> <ul style="list-style-type: none"> <li>– explain the purpose and principles of and restrictions and controls imposed by the Resource Management Act 1991 and District Plans;</li> <li>– identify and interpret zoning information relevant to site uses;</li> <li>– demonstrate knowledge of how land sites influence building structures;</li> <li>– describe property-related documentation held by a territorial authority; and</li> <li>– demonstrate knowledge of the Building Act 2004.</li> </ul>
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<b>Classification</b>	Real Estate > Real Estate Practice and Law
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<b>Available grade</b>	Achieved
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### Guidance Information

- 1 Legislation  
Building Act 2004;  
Real Estate Agents Act 2008;  
Resource Management Act 1991;  
Te Ture Whenua Maori Act 1993;  
and all subsequent amendments and replacements.
- 2 Definitions  
*District Plans* contain objectives, policies, rules and maps for managing activities and development in a specific district or city.  
*Property* or *properties* refer to residential, rural, commercial, or industrial property, a business, or land.  
*Regional Plans* assist a regional council to carry out its functions in order to achieve the sustainable management purpose of the Resource Management, which is to sustainably manage the physical and natural resources in the region Act.

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## Outcomes and performance criteria

### Outcome 1

Explain the purpose and principles of and restrictions and controls imposed by the Resource Management Act 1991 and District Plans.

#### Performance criteria

1.1 Explain the purpose and principles of the Resource Management Act 1991.

1.2 Explain controls for use and development imposed by the Resource Management Act 1991.

Range may include – district plans, regional plans, regional coastal plans.

1.3 Explain the three kinds of restrictions imposed by District Plans.

### Outcome 2

Identify and interpret zoning information relevant to site uses.

#### Performance criteria

2.1 Identify sources of information that describe site uses and restrictions.

2.2 Interpret zoning information to identify uses and restrictions for a specified property consistent with a district plan and/or regional plan.

### Outcome 3

Demonstrate knowledge of how land sites influence building structures.

#### Performance criteria

3.1 Explain how land sites may influence the type of building that may be constructed.

Range includes but is not limited to – contour, soil type, geographic location.

3.2 Describe how issues affecting land development influence the construction of buildings.

Range issues may include but is not limited to – wind zones, proximity to sea, erosion, geotechnical reports, contamination, historical and Māori artefacts, contour, earthquake zones, flood zones, foundations.

**Outcome 4**

Describe property-related documentation held by a territorial authority.

**Performance criteria**

4.1 Describe information contained in property-related documentation held by a territorial authority.

Range Land Information Memorandum, Project Information Memorandum, Property File and/or Property Bag.

**Outcome 5**

Demonstrate knowledge of the Building Act 2004.

**Performance criteria**

5.1 Explain terms as used in the Building Act 2004.

Range Building Consent, Code Compliance Certificate, Certificate of Acceptance.

5.2 Explain the key implications of the Building Act 2004 as they apply to licensees.

5.3 Determine the legal status of building structures with regard to the Building Act 2004.

Range includes – Building Consent, Code Compliance Certificate, Certificate of Acceptance;  
may also include but is not limited to – building permit, safe and sanitary letter.

5.4 Explain the implications on the licensee of not disclosing the legal status of building structures.

5.5 Explain compliance requirements and non-compliance implications with regard to alterations and changes of use in accordance with the Building Act 2004.

<b>Replacement information</b>	This unit standard replaced unit standard 23138.
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<b>Planned review date</b>	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	16 February 2017	31 December 2022
Review	2	28 January 2021	31 December 2022
Revision	3	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](mailto:reviewcomments@skills.org.nz) if you wish to suggest changes to the content of this unit standard.