

Title	Evaluate and support licensees completing inspections and appraisals		
Level	6	Credits	3

Purpose	<p>This unit standard is for people who intend to operate as branch managers or agents in the real estate industry.</p> <p>People credited with this unit standard are able to evaluate and support licensees completing inspections and appraisals.</p>
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Classification	Real Estate > Real Estate Practice and Law
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Available grade	Achieved
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Guidance Information

- Legislation and regulations relevant to this standard include:

 - Anti-Money Laundering and Countering Financing of Terrorism Act 2009;
 - Building Act 2004;
 - Consumer Guarantees Act 1993;
 - Contract and Commercial Law Act 2017;
 - Crown Minerals Act 1991;
 - Fair Trading Act 1986;
 - Health and Safety at Work Act 2015;
 - Human Rights Act 1993;
 - Maori Land Act 1993;
 - Privacy Act 2020;
 - Property Law Act 2007;
 - Property (Relationships) Act 1976;
 - Resource Management Act 1991;
 - Real Estate Agents Act 2008;
 - Real Estate Agents (Complaints and Discipline) Regulations 2009;
 - Real Estate Agents (Duties of Licensees) Regulations 2009;
 - Real Estate Agents Act (Professional Conduct and Client Care) Rules 2012;
 - Residential Tenancies Act 1986;
 - Unit Titles Act 2010;

and all subsequent amendments and replacements.
- Reference

The New Zealand Government list of Territorial Councils, available at http://www.localcouncils.govt.nz/lqip.nsf/wpg_url/Profiles-Councils-by-type-Territorial.

The New Zealand Department of Internal Affairs, *Guidelines: Real Estate Agents (Complying with the Anti-Money Laundering and Countering Financing of Terrorism Act 2009)*, available at [https://www.dia.govt.nz/diawebsite.nsf/Files/AML-CFT-Real-Estate-Guideline/\\$file/AML-CFT-Real-Estate-Guideline-Dec-2018.pdf](https://www.dia.govt.nz/diawebsite.nsf/Files/AML-CFT-Real-Estate-Guideline/$file/AML-CFT-Real-Estate-Guideline-Dec-2018.pdf).

The Real Estate Authority Code of Conduct, available at <https://www.rea.govt.nz/real-estate-professionals/education-and-obligations/the-code-of-conduct/>.

The Real Estate Institute of New Zealand Codes of Practice, available at <https://reinz.co.nz/code-of-practice>.

3 Definitions

Agent refers to a real estate agent who holds, or is deemed to hold, a current licence as an agent under the Real Estate Act 2008.

AML/CFT refers to the Anti-Money Laundering and Countering Financing of Terrorism Act 2009.

Branch Manager means a person who holds, or is deemed to hold, a current licence as a branch manager under the Real Estate Agents Act 2008.

CMA refers to a comparative market analysis, which is an estimate of a home's value based on recently sold, similar properties in the immediate area.

Licensee refers to a salesperson, branch manager, or agent, based on the meeting of individual qualifications and licensing requirements set the Real Estate Agents (Licensing) Regulations 2009.

4 Assessment

Evidence provided for assessment against this unit standard must be derived from a real or a simulated workplace situation, provided the simulation reflects industry requirements and requires performance similar to a real working environment.

Outcomes and performance criteria

Outcome 1

Evaluate and support licensees completing inspections and appraisals.

Performance criteria

- 1.1 Evaluate licensees' inspections and CMA reports to ensure the duty of care to the vendor is observed and is compliant with applicable legislation.

Range evaluation of the licensee's reports must include two inspections and CMA reports and must be from two different real estate sectors including residential or rural/lifestyle or commercial/industrial or business.

- 1.2 Evaluate the considerations a licensee has identified that affect pricing, and the required additional duty of care to vendors.

Range considerations may include but are not limited to – renovations, upgrades and additions completed with or without required building permits or code of compliance certificates, nature and implications of the property title, weathertightness issues, and any of the vendors specialist reports as required.

- 1.3 Provide constructive written feedback to the licensees on the quality and accuracy of each report.

- 1.4 Evaluate licensee's AML/CFT documents to ensure accuracy and compliance in accordance with the Department of Internal Affairs and regulatory requirements.

Range a written evaluation of a licensee's AML/CFT documents is required.

Planned review date	31 December 2026
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Status information and last date for assessment for superseded versions

Process	Version	Date	Last Date for Assessment
Registration	1	26 October 2017	31 December 2021
Review	2	29 July 2021	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 The Skills Organisation reviewcomments@skills.org.nz if you wish to suggest changes to the content of this unit standard.