

<b>Title</b>	<b>Evaluate a licensee's investment analysis of an existing or new residential or commercial property</b>		
<b>Level</b>	<b>5</b>	<b>Credits</b>	<b>3</b>

<b>Purpose</b>	<p>This unit standard is for people who intend to operate as branch managers in the real estate industry.</p> <p>People credited with this assessment standard are able to evaluate a licensee's investment analysis of an existing or new residential or commercial property.</p>
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<b>Classification</b>	Real Estate > Rural, Residential, Commercial and Business Sales
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<b>Available grade</b>	Achieved
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## Guidance Information

- 1 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;
  - Fair Trading Act 1986;
  - Goods and Services Tax Act 1985;
  - Health and Safety at Work Act 2015;
  - Human Rights Act 1993;
  - Overseas Investment Act 2005;
  - Overseas Investment Regulations 2005;
  - Privacy Act 2020;
  - Property Law Act 2007;
  - Rating Valuations Act 1998;
  - Real Estate Agents Act 2008;
  - Resource Management Act 1991;
  - Resource Management (Simplifying and Streamlining) Amendment Act 2009;
  - Residential Tenancies Act 1986;
  - Unit Titles Act 2010;
  - and all subsequent amendments and replacements.
- 2 Definitions
  - 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.

*Industry requirements* refers to all actions by licensees and employees which must comply with relevant professional standards, legislation, and rules made under the provision of applicable legislation.

### 3 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 that replicates a real working environment.

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## Outcomes and performance criteria

### Outcome 1

Evaluate a licensee's investment analysis of an existing or new residential or commercial property.

### Performance criteria

1.1 Evaluate an investment analysis report by a licensee to ensure the report represents the property, consistent with industry requirements.

Range considerations of an investment analysis report may include but are not limited to – lease agreements, tenancy agreements, rental income, income capacity, tenant profile, capital outlay, holding costs, maintenance, impact of interest rates, tax implications, insurance, body corporate, security of tenure, rental review, fit-out costs, disclaimer, investment client; evidence of at least five considerations is required.

1.2 Provide written feedback to the licensee on the quality and accuracy of their analysis to ensure consistency with industry requirements.

1.3 Explain the Goods and Services Tax (GST) implications for vendors and purchasers.

Range must include but is not limited to – registered GST entity, non-registered GST entity and zero-rated situations.

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<b>Replacement information</b>	This unit standard replaced unit standard 4669 and unit standard 23444.
<b>Planned review date</b>	31 December 2026

**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

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.