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| Title | **Demonstrate knowledge of building styles and materials for real estate personnel** |
| Level | **4** | **Credits** | **3** |

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| Purpose | 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.People credited with this unit standard are able to:– demonstrate knowledge of New Zealand housing styles;– demonstrate knowledge of different types of foundations, framings, and floorings of buildings;– Identify and describe 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 |

**Guidance information**

1 Legislation

 Building Act 2004;

 and all subsequent amendments and replacements.

2 References

BRANZ guidelines refer to the following documents: Smith, Anna. (2006). *Maintaining Your Home* (BRANZ).

 Trevor Pringle & Eddie Bruce. (2011). BRANZ. *House Building Guide*. 3rd edition (BRANZ).

Real Estate Institute of New Zealand Inc. Code of Practice for Residential Property Management (Code of Practice), available from the Real Estate Institute of New Zealand Inc. website at [http://www.reinz.co.nz.](https://reinz.co.nz/code-of-practice)

3 Definitions

*BRANZ* – Building Research Association of New Zealand.

**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 significant 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.

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**

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

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

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| Planned review date | 31 December 2026 |

**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 | N/A |
| Review | 5 |  | N/A |

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| 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.