

CPPDSM4009A Interpret legislation to complete agency work

Unit descriptor	<p>This unit of competency specifies the outcomes required to source and interpret legislation affecting real estate operations. It includes identifying and applying statutory interpretation techniques, identifying and tracking changes to relevant real estate legislation and industry codes of conduct and maintaining appropriate records.</p> <p>The unit may form part of the licensing requirements for persons engaged in real estate activities in those States and Territories where these are regulated activities.</p>
Employability skills	<p>The required outcomes described in this unit of competency contain applicable facets of employability skills. The Employability Skills Summary of the qualification in which this unit of competency is packaged, will assist in identifying employability skills requirements.</p>
Prerequisite units	<p>Nil</p>
Application of the unit	<p>This unit of competency supports the work of licensed real estate agents and authorised representatives and the requirements for them to identify, interpret and apply legislation and industry codes of conduct affecting real estate operations.</p>
Competency field	<p>Real estate</p>
Unit sector	<p>Property development, sales and management</p>

PERFORMANCE CRITERIA

Elements describe the essential outcomes of a unit of competency.

1 Identify legal principles and legislative requirements affecting real estate operations.

Performance criteria describe the required performance needed to demonstrate achievement of the element. Where ***bold italicised*** text is used, further information is detailed in the required skills and knowledge and/or the range statement. Assessment of performance is to be consistent with the evidence guide.

- 1.1 ***Legal framework*** in which real estate agencies operate is identified.
- 1.2 ***Components of statute law*** and their relationships are identified with respect to their application to real estate practice.
- 1.3 Source documents for ***legislation and regulations*** relevant to the provision of real estate agency services are identified and accessed.

PERFORMANCE CRITERIA

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| 2 Interpret legislative requirements affecting real estate operations. | 2.1 <i>Structure of real estate legislation and regulations</i> and the effect on their interpretation are identified. |
| | 2.2 <i>Common interpretation problems</i> with real estate legislation and regulations are identified. |
| | 2.3 <i>Rules and techniques for interpreting real estate legislation and regulations</i> are identified and applied. |
| 3 Identify changes to legislation and regulations affecting agency operations. | 3.1 <i>Processes</i> that lead to changes in real estate legislation and regulations are identified. |
| | 3.2 <i>Source documents</i> for amendment legislation relevant to the provision of real estate agency services are identified and accessed. |
| | 3.3 <i>Techniques for tracking amendments</i> to real estate legislation and regulations are identified and applied. |
| | 3.4 Implications of changes to legislative and regulatory requirements are identified and addressed in line with agency practice. |
| | 3.5 Strategies for identifying amendments to legislation and regulations are implemented. |
| | 3.6 Changes to legislative and regulatory requirements are communicated to <i>appropriate people</i> in line with agency policy. |
| 4 Comply with relevant industry codes. | 4.1 <i>Industry codes of conduct</i> are sourced and accessed. |
| | 4.2 Relationship between industry codes of conduct and legislative requirements are identified. |
| | 4.3 Key principles and responsibilities of industry codes of conduct are interpreted and applied to own work in line with agency practice. |
| | 4.4 Personal ethical behaviour demonstrates a commitment to comply with industry codes of conduct. |
| 5 Maintain records of legislation and industry codes. | 5.1 Agency processes and the personnel responsible for monitoring and communicating changes to legislation and industry codes of conduct are identified. |
| | 5.2 <i>Relevant records</i> of legislation and industry codes of conduct are maintained. |