

14 June 2022

Building Officials Institute of New Zealand

Feedback

on the

**REA's Consultation on the draft Guidelines
to determine whether an applicant is a 'fit and proper' person and
a 'proper' person under the Real Estate Agents Act 2008.**

The Institute is the peak body for Building Surveying and Building Control in New Zealand, representing some 1300 Building Surveyors nationally.

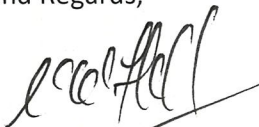
The Institute has a particular interest in the ethics and sales process of residential dwellings across New Zealand, establishing its Accredited Building Surveyor programme to bring about rigor and professionalism to the Pre-Purchase Property inspection process.

The REA will be aware the Institute has supported the endeavours of the REA to strengthen the professionalism of real estate agents. The Institute sees the proposed guidelines around 'fit and proper' person and "proper" person as an extension of this work and supports the draft and implementation, given the purchase of a residential dwelling, in particular, is likely to be the single largest investment in most people's lives. The entry level in terms of applications to become a real estate agent via the licensee process must be a very high bar, as must the 'proper' person process.

In regard to the 'change in circumstances' clause, the Institute is well aware human behaviour may not necessarily deliver the notification expectation to the REA, although such a failure is deemed an offence. We would encourage regular publication of this part of the guidelines in the authorities newsletter to mitigate any naivety or improper behaviours and to also ensure fellow agents have an awareness and obligation to report such behaviour or omission.

We thank the authority for this opportunity to respond to the draft and any queries can be referred to the writer.

Kind Regards,

A handwritten signature in black ink, appearing to read "Nicholas Hill", written over a horizontal line.

Nicholas W. Hill
Chief Executive

