

Valuation Issue	Guiding Principles	Further Information
Ability to operate business	<ul style="list-style-type: none"> The Valuation profession is not specifically categorised by regulation as an "essential service". Valuers and the valuation profession are omitted from the NZ Government advisory listing those businesses that are specifically NOT able to operate under Alert level 3. Many businesses can open, but only according to strict rules. If it's possible to continue working from home, do so. MBIE cannot authorise or permit businesses to operate. They have provided clear advice that "each business must determine the requirements for operating for itself". Reaffirms that government agencies are not authorising businesses to operate, and the onus is on businesses to ensure they are operating in line with the new Health Order 10. Non-essential business requiring close and physical contact is not permitted. 	<p>MBIE Guidelines for operating at different alert levels - click here.</p> <p>COVID-19 Public Health Response (Alert Level Requirements) Order (No 10) 2021 - click here</p> <p>COVID-19 NZ Government website listing businesses that cannot open at Alert Level 3 - click here.</p> <p>NZIV FAQ on Covid issues produced by Standards Board Chair Blue Hancock - click here</p>
Ability to inspect property	<ul style="list-style-type: none"> It is emphasised that the guiding principle under Alert Levels 3 and 4 is the requirement to work from home wherever possible. NZIV is not in a position to issue blanket advice on whether properties can be inspected. It is up to individual firms or valuers to determine whether they can undertake inspections of particular properties, having due regard to MBIE and public health guidelines for the Alert level operating in their locality. Advice contained on the Real Estate Authority (REA) website - the independent government agency that regulates the New Zealand real estate industry - under "Buying property during COVID-19 alert level 3" states that at alert level 3, professionals such as property inspectors and valuers can visit a property if they comply with public health and industry-specific guidance and if the property's occupants agree. However, visits to a property are limited to a total of two visits per property per day. Under Alert Level 3, if a physical inspection is unavoidable to complete a task, this can be done provided all parties agree to observe the Alert Level 3 restrictions (physical distancing, extra hygiene, face covering etc) and the process is as 'contactless' as it can be. In addition, under Alert Level 3 a physical inspection must also be evidenced by a brief paper trail to show the physical inspection was necessary, the occupant had agreed, and the restrictions were observed. NZIV has received independent legal advice that occupants' consent should be obtained by the valuer in writing prior to any visit (an exchange of emails should suffice). Time conducting a property visit must be minimised. 	<p>The settled.govt.nz website contains advice concerning "Professionals visiting a property" in the context of "Buying property during COVID-19 alert level 3" - for details click here</p> <p>MBIE, through their Building Performance website's advisory Alert Level 3 guidelines for the building and construction industry - click here.</p> <p>NZ Government guidelines for going into someone's home to conduct work at Alert Level 3 - click here.</p>

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Ability to travel between Alert Level regions	<ul style="list-style-type: none"> Business or work travel across boundaries is strictly limited to manage the risk of the virus spreading and only permitted for people with essential work exemptions or emergencies. Travel documents providing evidence of a permitted activity or an exemption is required. Previous travel documents are no longer valid with Valuers needing to reapply due to new criteria for travel for building, construction and maintenance businesses, projects or work. Importantly, the new criteria includes provision of details of proposed work each employee listed will be doing at each location; how many trips each employee will need to make; the dates when they will be making these trips; as well as evidence that the work cannot be done by someone within the boundary. Criteria for business travel exemption is located on the MBIE advisory. Businesses not meeting the criteria outlined by MBIE for cross-boundary travel are expressly told they should not apply for a travel exemption, ensuring the timely processing of other business applications. 	<p>Alert Level boundary map - click here.</p> <p>Schedule 4 of the Health Order regulations (description and map - click here)</p> <p>For MBIE advisory concerning Travel between Alert Levels 3 and 4 click here; and more generally across all Alert levels click here.</p> <p>Information on the process of applying for your Business Travel Document - click here.</p>
Alert Level 3 requirements for businesses and services	<ul style="list-style-type: none"> no close personal contact with or between clients. no clients allowed in the workplace. compliance so far as is reasonably practicable with the 1-metre physical distancing rule (rather than the generic 2-metre physical distancing rule). contactless operations mandatory. NZ COVID Tracer app QR codes must be displayed in offices. Contact records must be collected for every visit at a property or attendance at your office Valuation is captured as a Category B business or service Number 23 "All other businesses and services", under Schedule 3 of the Health Order regulations. As a category 23 business, entry to buildings highly restricted and limited. For example, entry to shopping malls specifically allowable, but excludes entry to individual stores. For cat. 23 businesses, there are currently no rules specified for other, different property categories. 	<p>S38 Health Order 10 regulations - click here.</p> <p>Schedule 3 - Alert level 3 requirements for businesses and services including category 23 businesses - click here.</p> <p>COVID-19 NZ Government website: information relating to displaying an NZ COVID Tracer QR code poster – click here.</p> <p>COVID-19 NZ Government website: information on contact tracing, locations of interest, and how the NZ COVID Tracer app works – click here</p>

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Health requirements for Valuers	<ul style="list-style-type: none"> Physical distancing - maintain the 2-metre physical distancing rule so far as is reasonably practicable. Note that where close contact is completely unavoidable, the 1-metre physical distancing rule (rather than the 2-metre rule) applies. This applies for example to veterinary and animal health services, and the justice sector. You cannot visit a property if you, the occupants, or anyone you have been in contact with, are unwell, are self-isolating or have been in contact with a confirmed case of COVID-19 within the last 14 days. Adherence to COVID-19 Public Health Response (Alert Level Requirements) Order (No 10) 2021. Includes the need for wearing of masks. Everyone – workers, customers, and visitors – must wear a face covering on businesses premises You must wear a face covering for any part of a business trip when not in or on your vehicle. There are various occasions when the face covering requirement may not apply, e.g. communicating with a person who is deaf or hard of hearing or has a physical or mental illness or condition or disability. Valuers don't need to stop people without face coverings from entering their premises because some people will be exempt from wearing a face covering. 	<p>Latest Health Order 10 regulation - click here.</p> <p>WorkSafe website – for general health and safety guidance click here concerning businesses operating at Alert Level 3</p>
Purposes for which travel is permitted between Alert Level 4 and Alert Level 3	<ul style="list-style-type: none"> Permissions for travel into, out of, or through alert level 4 area may be granted in respect of working for essential services which are now termed "Alert level 4 businesses and services" as listed in Schedule 2 of the Health Order regulation. This includes Building, construction, and maintenance services required for nationally important infrastructure or to where mitigation of immediate risks to health and safety is required, Rural valuers, and those involved as expert witnesses, may have some additional flexibility since "essential services" specifically includes facilities operating key utilities, courts and tribunals, the justice sector, and primary industries (including farms, and food and beverage processors). Other relevant purposes for Valuers may include emergencies, going home after isolation or quarantine (or arrival) in New Zealand, or going home to alert level 4 area from alert level 3 area. 	<p>S17 Health Order regulations - click here.</p> <p>Schedule 2 (i.e. Essential Services listing) under Health Order regulations - click here.</p>

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Criteria for essential personal movement within Alert Level 3	<ul style="list-style-type: none"> A person is permitted to leave their home or place of residence for an "essential personal movement" (and then return to their home or place of residence afterwards) within the alert level 3 area to access a Schedule 2 or 3 business or service, attend any education entity, or if required to attend a court, tribunal, or other judicial institution. There are also limited allowances made for movements relating to customary purposes. 	S29 (Part 4) Health Order regulations available click here . For access to S30 click here .

This document is produced by the New Zealand Institute of Valuers (NZIV) and intended to provide guidance of a general nature to its members. It is based on information available at the time of publication. Although NZIV has obtained legal advice in relation to some issues, it is not intended to replace the professional advice that be may necessary to address particular circumstances.