

Australia and New Zealand Valuation & Property Standards

Part A: Current Standards, TIP's & Guidance Notes

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members and Registered Valuers and Plant and Machinery Valuers ¹ in New Zealand at 1 January 2018.				
Document	Name	Effective date	Superseded/Deleted date	Document Link
International Valuation Standards (published by IVSC and adopted by PINZ 1 July 2017) The following apply to PINZ and NZIV (including NZIV only) members in New Zealand.				
The following have mandatory practice status:				
IVS 101	Scope of Works	1 July 2017		
IVS 102	Investigations and Compliance	1 July 2017		
IVS 103	Reporting	1 July 2017		
IVS 104	Bases of Value	1 July 2017		
IVS 105	Valuation Approaches and Methods	1 July 2017		
Asset Standards				
IVS 200	Business and Business Interests	1 July 2017		
IVS 210	Intangible Assets	1 July 2017		
IVS 300	Plant and Equipment	1 July 2017		
IVS 400	Real Property Interests	1 July 2017		
IVS 410	Development Property	1 July 2017		
IVS 500	Financial Instruments	1 July 2017		
API/PINZ Valuation and Property Standards				
ANZPS 1	Valuations for Compulsory Acquisitions ²	31 Dec 2011	Section 2 modified - 1 July 2017	
The following have best practice status:				
ANZVGN 1	Valuation Procedures – Real Property	1 October 2009		
ANZVGN 2	Valuations for Mortgage and loan Security Purposes	1 October 2009		
ANZVGN 4	Valuation for Rating and Taxing	1 October 2009		
ANZVGN 5	Valuations for Compulsory Acquisitions	1 October 2009		
ANZVGN 6	Valuation of Accommodation Hotels	1 October 2009		
ANZVGN 7	The Valuation of Partial Interests in Property held within Co-Ownership Structures	1 October 2009		
ANZVGN 8	Valuations for use in Offer Documents	1 October 2009		
ANZVGN 9	Assessing Rental Value	1 Sept 2008		

¹ Not all guide notes/practice standards in API/PINZ Standards are directly relevant to plant & machinery, but principles should be followed where relevant.

² ANZPS 1 (Australia New Zealand Practice Standard (1) is the only local standard in New Zealand and is mandatory)

Document	Name	Effective date	Superseded/Deleted date	Document Link
ANZVGN 11	Valuation of Self Storage Facilities	1 January 2011		
ANZVTIP 1	Retrospective Valuations	1 July 2015		
ANZVTIP 2	Market Value of Property, Plant & Equipment in a Business	1 January 2016		
ANZVTIP 3	Addressing the Concept of Forced Sale	1 July 2015		
ANZVTIP 4	Valuations for Insurance purposes	1 January 2016		
ANZVTIP 9	Market Value of Rural and Agribusiness Properties	1 January 2018		
NZVTIP 1	Goods and Services Tax (GST) in Property	1 July 2016		
NZVTIP 2	Valuations of Real Property, Plant and Equipment for use in New Zealand Financial Reports	1 January 2018		
ANZRPTIP 1	Acting as an Expert Witness	1 July 2015		
ANZRPTIP 2	Property Advisors	1 July 2015		
NZVGN 3	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses.	1 October 2009		
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 October 2009		
ANZRPGN 3	Leasing Incentives	1 October 2009		
ANZRPGN 4	Methods of Measurement	1 October 2009		
ANZRPGN 5	Feasibility Studies	1 October 2009		
ANZRPGN 6	Due Diligence	1 October 2009		
ANZRPGN 7	Property Insurance Management	1 October 2009		
ANZRPGN 8	Preparing Property for Sale	1 October 2009		
ANZRPGN 9	Property Development, Management and 'Terms of Appointment'.	1 October 2009		
ANZRPGN 10	Leasing Agent Services	1 October 2009		
NZRPGN 1	Valuation of Contaminated Land	1 October 2009		
NZRPGN 2	Countersigning of Valuation Reports Prepared by Unregistered Valuers.	1 October 2009		

Part B: Historic Documents

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members and Registered Valuers and Plant and Machinery Valuers ² in New Zealand at 1 January 2018.				
Document	Name	Effective date	Superseded/Deleted date	Document Link
Please note: New TIPS are in bold. Superseded TIPS are in italics				
International Valuation Standards (published by PINZ/API July 2011 ³)				
The following apply to PINZ and NZIV (including NZIV only) members in New Zealand.				
The following have mandatory practice status:				
IVS 101	Scope of Works	1 January 2014.	30 June 2017	Superseded
IVS 102	Implementation	1 January 2014.	30 June 2017	Superseded
IVS 103	Reporting	1 January 2014.	30 June 2017	Superseded
Asset Standards				
IVS 200	Businesses and Business Interests	1 January 2014.	30 June 2017	Superseded
IVS 210	Intangible Assets	1 January 2014.	30 June 2017	Superseded
IVS 220	Plant and Equipment	1 January 2014.	30 June 2017	Superseded
IVS 230	Real Property Interests	1 January 2014.	30 June 2017	Superseded
IVS 233	Investment Property under Construction	1 January 2014.	30 June 2017	Superseded
IVS 250	Financial Instruments		30 June 2017	Superseded
Valuation Applications				
IVS 300	Valuations for Financial Reporting	1 January 2014.	30 June 2017	Superseded
IVS 310	Valuations of Real Property for Secured Lending	1 January 2014.	30 June 2017	Superseded
ANZPS 1	Valuations for Compulsory Acquisitions	31 December 2011.	Section 2 modified 31 December 2013	Superseded
The following have best practice status:				
ANZVGN 1	Valuation Procedures – Real Property	1 October 2009		
ANZVGN 2	Valuations for Mortgage and loan Security Purposes	1 October 2009		
ANZVGN 3	Valuations for Mortgage and Loan Security Purposes (Forced Sale)	1 October 2009	Replaced by ANZVTIP3 31 December 2015	Superseded

² Not all guide notes/practice standards in API/PINZ Standards are directly relevant to plant & machinery, but principles should be followed where relevant.

² ANZPS 1 (Australia New Zealand Practice Standard (1) is the only local standard in New Zealand and is mandatory)

³ PINZ version will have a NZ Edition date on page II so this date will vary

Document	Name	Effective date	Superseded/Deleted date	Document Link
ANZVGN 4	Valuation for Rating and Taxing	1 October 2009		
ANZVGN 5	Valuations for Compulsory Acquisitions	1 October 2009		
ANZVGN 6	Valuation of Accommodation Hotels	1 October 2009		
ANZVGN 7	The Valuation of Partial Interests in Property held within Co-ownership Structures	1 October 2009		
ANZVGN 8	Valuations for use in Offer Documents	1 October 2009		
ANZVGN 9	Assessing Rental Value	1 September 2008		
ANZVGN 10	Valuation of Agricultural Properties	1 September 2008	Replaced by ANZVTIP 9 1 January 2018	Superseded
ANZVGN 11	Valuation of Self Storage Facilities	1 January 2011		
ANZVGN 12	Market Value of a Property, Plant and Equipment as Part of a Going Concern Business	1 August 2011.	Replaced by ANZVTIP2 31 December 2015	Superseded
ANZVGN 13	Valuation for Insurance Purposes	1 October 2011	Replaced by ANZVTIP4 31 December 2015	Superseded
ANZVTIP 1	Retrospective Valuations	1 January 2016		
ANZVTIP 2	Market Value of Property, Plant & Equipment in a Business	1 January 2016		
ANZVTIP 3	Addressing the Concept of Forced Sale	1 January 2016		
ANZVTIP 4	Valuations for Insurance purposes	1 January 2016		
NZVTIP 1	Goods and Services Tax (GST) in Property	1 July 2016		
ANZRPTIP 1	Acting as An Expert Witness	1 January 2016		
ANZRPTIP 2	Property Advisors	1 January 2016		
NZVGN 1	Valuations for use in New Zealand Financial Reports	1 October 2009	Replaced by NZVTIP 2 1 January 2018	Superseded
NZVGN 3	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses.	1 October 2009		
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 October 2009		
ANZRPGN 2	Acting as an Expert Witness, Advocate or Arbitrator	1 October 2009	Replaced by ANZRPTIP1 1 January 2016	Superseded
ANZRPGN 3	Leasing Incentives	1 October 2009		
ANZRPGN 4	Methods of Measurement	1 October 2009		
ANZRPGN 5	Feasibility Studies	1 October 2009		
ANZRPGN 6	Due Diligence	1 October 2009		

Document	Name	Effective date	Superseded/Deleted date	Document Link
ANZRPGN 7	Property Insurance Management	1 October 2009		
ANZRPGN 8	Preparing Property for sale	1 October 2009		
ANZRPGN 9	Property Development, Management and 'Terms of Appointment'.	1 October 2009		
ANZRPGN 10	Leasing Agent Services	1 October 2009		
NZRPGN 1	Valuation of Contaminated Land	1 October 2009		
NZRPGN 2	Countersigning of Valuation Reports Prepared by Unregistered Valuers.	1 October 2009		

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members and Registered Valuers and Plant and Machinery Valuers⁴ in New Zealand at 1 January 2018.

Document	Name	Effective date	Superseded/Deleted date	Document Link
International Valuation Standards (published by PINZ/API July 2011 ⁵) The following apply to PINZ and NZIV (including NZIV only) members in New Zealand.				
The following have mandatory practice status:				
IVS 101	Scope of Works	1 January 2012	31 December 2013.	Superseded
IVS 102	Implementation	1 January 2012	31 December 2013.	Superseded
IVS 103	Reporting	1 January 2012	31 December 2013.	Superseded
Asset Standards 1 January 2012				
IVS 200	Businesses and Business Interests	1 January 2012	31 December 2013.	Superseded
IVS 210	Intangible Assets	1 January 2012	31 December 2013.	Superseded
IVS 220	Plant and Equipment	1 January 2012	31 December 2013.	Superseded
IVS 230	Real Property Interests	1 January 2012	31 December 2013.	Superseded
IVS 233	Investment Property under Construction	1 January 2012	31 December 2013.	Superseded
IVS 250	Financial Instruments	1 January 2012	31 December 2013.	Superseded
Valuation Applications 1 January 2012				
IVS 300	Valuations for Financial Reporting	1 January 2012	31 December 2013.	Superseded
IVS 310	Valuations of Real Property for Secured Lending	1 January 2012	31 December 2013.	Superseded
ANZPS 1	Valuations for Compulsory Acquisitions	1 October 2009	Section 2 modified 31 December 2013	Superseded
The following have best practice status:				
ANZVGN 1	Valuation Procedures – Real Property	1 October 2009		
ANZVGN 2	Valuations for Mortgage and loan Security Purposes	1 October 2009		
ANZVGN 3	Valuations for Mortgage and Loan Security Purposes (Forced Sale)	1 October 2009	Replaced by ANZVTIP3 31 December 2015	Superseded
ANZVGN 4	Valuation for Rating and Taxing	1 October 2009		
ANZVGN 5	Valuations for Compulsory Acquisitions	1 October 2009		
ANZVGN 6	Valuation of Accommodation Hotels	1 October 2009		

⁴ Not all guide notes/practice standards in API/PINZ Standards are directly relevant to plant & machinery, but principles should be followed where relevant.

² ANZPS 1 (Australia New Zealand Practice Standard (1) is the only local standard in New Zealand and is mandatory)

⁵ I'm assuming the PINZ version will have a NZ Edition date on page II, so this date will vary

Document	Name	Effective date	Superseded/Deleted date	Document Link
ANZVGN 7	The Valuation of Partial Interests in Property held within Co-Ownership Structures	1 October 2009		
ANZVGN 8	Valuations for use in Offer Documents	1 October 2009		
ANZVGN 9	Assessing Rental Value	1 September 2008		
ANZVGN 10	Valuation of Agricultural Properties	1 September 2008		Superseded
ANZVGN 11	Valuation of Self Storage Facilities	1 January 2011		
ANZVGN 12	Market Value of a Property, Plant and Equipment as Part of a Going Concern Business	1 August 2011.	Replaced by ANZVTIP2 31 December 2015	Superseded
ANZVGN 13	Valuation for Insurance Purposes	1 October 2011	Replaced by ANZVTIP4 31 December 2015	Superseded
NZVGN 1	Valuations for use in New Zealand Financial Reports	1 October 2009		Superseded
NZVGN 2	Insurance Valuation Reports	1 October 2009	Replaced by ANZVGN13 1 October 2011	Superseded
NZVGN 3	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses.	1 October 2009		
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 October 2009		
ANZRPGN2	Acting as an Expert Witness, Advocate or Arbitrator	1 October 2009		
ANZRPGN 3	Leasing Incentives	1 October 2009		
ANZRPGN 4	Methods of Measurement	1 October 2009		
ANZRPGN 5	Feasibility Studies	1 October 2009		
ANZRPGN 6	Due Diligence	1 October 2009		
ANZRPGN 7	Property Insurance Management	1 October 2009		
ANZRPGN 8	Preparing Property for sale	1 October 2009		
ANZRPGN 9	Property Development, Management and 'Terms of Appointment'.	1 October 2009		
ANZRPGN 10	Leasing Agent Services	1 October 2009		
NZRPGN 1	Valuation of Contaminated Land	1 October 2009		
NZRPGN 2	Countersigning of Valuation Reports Prepared by Unregistered Valuers.	1 October 2009		

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members and Registered Valuers and Plant and Machinery Valuers⁶ in New Zealand at 1 January 2018.

Document	Name	Effective date	Superseded/Deleted date	Document Link
Australia and New Zealand Valuation and Property Standards (published by PINZ/API June 2008 ⁷)				
The following apply to PINZ and NZIV (including NZIV only) members in New Zealand.				
The following have mandatory practice status:				
IVS 1	Market Value Basis of Valuation	1 October 2009	31 December 2011.	Superseded
IVS 2	Bases Other than Market Value	1 October 2009	31 December 2011.	Superseded
IVS 3	Valuation Reporting	1 October 2009	31 December 2011.	Superseded
IVA 1	Valuation for Financial Reporting	1 October 2009	31 December 2011.	Superseded
IVA 2	Valuation for Secured Lending Purposes	1 October 2009	31 December 2011.	Superseded
IVA 3	Valuation of Public Sector Assets for Financial Reporting	1 October 2009	31 December 2011.	Superseded
ANZPS 1	Valuations for Compulsory Acquisitions	1 October 2009		
IVGN 1	Real Property Valuation	1 October 2009		
IVGN 2	Valuation of Lease Interests	1 October 2009		
IVGN 3	Valuation of Plant and Equipment	1 October 2009		
IVGN 4	Valuation of Intangible Assets	1 October 2009		
IVGN 5	Valuation of Personal Property	1 October 2009		
IVGN 6	Business Valuation	1 October 2009		
IVGN 7	Consideration of Hazardous and Toxic Substances in Valuation	1 October 2009		
IVGN 8	Cost Approach for Financial Reporting-DRC	1 October 2009		
IVGN 9	(DCF) Analysis for Market Valuations and Investment Analysis	1 October 2009		
IVGN 10	Valuation of Agricultural Properties	1 October 2009		
IVGN 11	Reviewing Valuations	1 October 2009		
IVGN 12	Valuation of Trade Related Property previously - Valuation of Specialised Trading Property	1 October 2009		

⁶ Not all guide notes/practice standards in API/PINZ Standards are directly relevant to plant & machinery, but principles should be followed where relevant.

² ANZPS 1 (Australia New Zealand Practice Standard (1) is the only local standard in New Zealand and is mandatory)

⁷ I'm assuming the PINZ version will have a NZ Edition date on page II, so this date will vary

Document	Name	Effective date	Superseded/Deleted date	Document Link
IVGN 13	Mass Appraisal for Property Taxation	1 October 2009		
IVGN 14	Valuation of Properties in Extractive Industries	1 October 2009		
IVGN 15	Valuation of Historic Property	1 October 2009		
The following have best practice status:				
ANZVGN 1	Valuation Procedures – Real Property	1 October 2009		
ANZVGN 2	Valuations for Mortgage and loan Security Purposes	1 October 2009		
ANZVGN 3	Valuations for Mortgage and Loan Security Purposes (Forced Sale)	1 October 2009	Replaced by ANZVTIP3 31 December 2015	
ANZVGN 4	Valuation for Rating and Taxing	1 October 2009		
ANZVGN 5	Valuations for Compulsory Acquisitions	1 October 2009		
ANZVGN 6	Valuation of Accommodation Hotels	1 October 2009		
ANZVGN 7	The Valuation of Partial Interests in Property held within Co-Ownership Structures	1 October 2009		
ANZVGN 8	Valuations for use in Offer Documents	1 October 2009		
ANZVGN 9	Assessing Rental Value	1 September 2008		
ANZVGN 10	Valuation of Agricultural Properties	1 September 2008		
NZVGN 1	Valuations for use in New Zealand Financial Reports	1 October 2009		
NZVGN 2	Insurance Valuation Reports	1 October 2009	Replaced by ANZVGN13 1 October 2011	
NZVGN 3	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses.	1 October 2009		
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 October 2009		
ANZRPGN2	Acting as an Expert Witness, Advocate or Arbitrator	1 October 2009	Replaced by ANZRPTIP1 31 December 2015	
ANZRPGN 3	Leasing Incentives	1 October 2009		

Document	Name	Effective date	Superseded/Deleted date	Document Link
ANZRPGN 4	Methods of Measurement	1 October 2009		
ANZRPGN 5	Feasibility Studies	1 October 2009		
ANZRPGN 6	Due Diligence	1 October 2009		
ANZRPGN 7	Property Insurance Management	1 October 2009		
ANZRPGN 8	Preparing Property for sale	1 October 2009		
ANZRPGN 9	Property Development, Management and 'Terms of Appointment'.	1 October 2009		
ANZRPGN 10	Leasing Agent Services	1 October 2009		
NZRPGN 1	Valuation of Contaminated Land	1 October 2009		
NZRPGN 2	Countersigning of Valuation Reports Prepared by Unregistered Valuers.	1 October 2009		

END OF AUSTRALIA and NEW ZEALAND VALUATION AND PROPERTY STANDARDS.

Document	Name	Effective date	Superseded/Deleted date	Document Link
Professional Practice FIFTH EDITION (published by PINZ/API November 2006) The following apply to PINZ and NZIV (including NZIV only) members in New Zealand.				
The following have mandatory practice status:				
IVS 1	Market Value Basis of Valuation	1 March 2007	1 October 2009	Superseded
IVS 2	Bases Other than Market Value	1 March 2007	1 October 2009	Superseded
IVS 3	Valuation Reporting	1 March 2007	1 October 2009	Superseded
IVA 1	Valuation for Financial Reporting	1 March 2007	1 October 2009	Superseded
IVA 2	Valuation for Lending Purposes	1 March 2007	1 October 2009	Superseded
ANZPS 1	Valuations for Compulsory Acquisitions	1 March 2007	1 October 2009	Superseded
IVGN 1	Real Property Valuation	1 March 2007	1 October 2009	Superseded
IVGN 2	Valuation of Lease Interests	1 March 2007	1 October 2009	Superseded
IVGN 3	Valuation of Plant and Equipment	1 March 2007	1 October 2009	Superseded
IVGN 4	Valuation of Intangible Assets	1 March 2007	1 October 2009	Superseded
IVGN 5	Valuation of Personal Property	1 March 2007	1 October 2009	Superseded
IVGN 6	Business Valuation	1 March 2007	1 October 2009	Superseded
IVGN 7	Consideration of Hazardous and Toxic Substances in Valuation	1 March 2007	1 October 2009	Superseded
IVGN 8	Depreciated Replacement Cost	1 March 2007	1 October 2009	Superseded
IVGN 9	Discounted Cash Flow (DCF) Analysis for Market and Non-Market Based Valuations	1 March 2007	1 October 2009	Superseded
IVGN 10	Valuation of Agricultural Properties	1 March 2007	1 October 2009	Superseded
IVGN 11	Reviewing Valuations	1 March 2007	1 October 2009	Superseded
IVGN 12	Valuation of Specialised Trading Properties	1 March 2007	1 October 2009	Superseded
IVGN 13	Mass Appraisal for Property Taxation	1 March 2007	1 October 2009	Superseded
IVGN 14	Valuation of Properties in Extractive Industries	1 March 2007	1 October 2009	Superseded
The following have best practice status:				
ANZVGN 1	Valuation Procedures – Real Property	1 March 2007	1 October 2009	Superseded
ANZVGN 2	Valuations for Mortgage and Loan Security Purposes	1 March 2007	1 October 2009	Superseded
ANZVGN 3	Valuations for Mortgage and Loan Security Purposes (Forced Sale)	1 March 2007	1 October 2009	Superseded

Document	Name	Effective date	Superseded/Deleted date	Document Link
ANZVGN 4	Valuation for Rating and Taxing	1 March 2007	1 October 2009	Superseded
ANZVGN 5	Valuations for Compulsory Acquisitions	1 March 2007	1 October 2009	Superseded
ANZVGN 6	Valuation of Accommodation Hotels	1 March 2007	1 October 2009	Superseded
ANZVGN 7	The Valuation of Partial Interests in Property held within Co-Ownership Structures	1 March 2007	1 October 2009	Superseded
ANZVGN 8	Prospectus Valuations	1 March 2007	1 October 2009	Superseded
NZVGN 1	Valuations for use in New Zealand Financial Reports	1 March 2007	1 October 2009	Superseded
NZVGN 2	Insurance Valuation Reports	1 March 2007	1 October 2009	Superseded
NZVGN 3	The Valuation of Rural Properties.	1 March 2007	1 October 2009	Superseded
NZVGN 4	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses.	1 March 2007	1 October 2009	Superseded
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 March 2007	1 October 2009	Superseded
ANZRPGN 2	Acting as an Expert Witness, Advocate or Arbitrator	1 March 2007	1 October 2009	Superseded
ANZRPGN 3	Leasing Incentives	1 March 2007	1 October 2009	Superseded
ANZRPGN 4	Methods of Measurement	1 March 2007	1 October 2009	Superseded
ANZRPGN 5	Feasibility Studies	1 March 2007	1 October 2009	Superseded
ANZRPGN 6	Due Diligence	1 March 2007	1 October 2009	Superseded
ANZRPGN 7	Property Insurance Management	1 March 2007	1 October 2009	Superseded
ANZRPGN 8	Preparing Property for sale	1 March 2007	1 October 2009	Superseded
ANZRPGN 9	Property Development, Management and 'Terms of Appointment'.	1 March 2007	1 October 2009	Superseded
ANZRPGN 10	Leasing Agent Services	1 March 2007	1 October 2009	Superseded
NZRPGN 1	Valuation of Contaminated Land	1 March 2007	1 October 2009	Superseded
NZRPGN 2	Countersigning of Valuation Reports Prepared by Unregistered Valuers.	1 March 2007	1 October 2009	Superseded
The following additions to Professional Practice Fifth Edition were issued in 2008 and have guidance status.				
ANZVGN 8	Valuations for use in Offer Documents	25 June 2008	1 October 2009	Superseded
ANZVGN 9	Assessing Rental Value	25 June 2008	1 October 2009	Superseded
ANZVGN 10	Valuation of Agricultural Properties	25 June 2008	1 October 2009	Superseded

END OF PROFESSIONAL PRACTICE FIFTH EDITION

Document	Name	Effective date	Superseded/Deleted date	Document Link
API/NZPI Professional PRACTICE 2004 (published by API February 2004 Fourth Edition)				
The following apply to PINZ and NZIV (including NZIV only) members in New Zealand. All have good practice status however the practice status of PS 1, 2, 3 & 4 was upgraded from good to mandatory from 21 July 2004.				
The following had good practice status however the status of Practice Standards (PS) was upgraded from good to mandatory from 21 July 2004. ¹¹				
PS 1	Valuation Procedures	1 May 2004	1 March 2007	Superseded
PS 2	Valuations for Mortgage & Loan Security Purposes	1 May 2004	1 March 2007	Superseded
PS 3	Valuations for Financial Reporting Purposes	1 May 2004	1 March 2007	Superseded
IVS 1	Market Value Basis of Valuation	1 May 2004	1 March 2007	Superseded
IVS 2	Valuation Bases Other than Market Value	1 May 2004	1 March 2007	Superseded
IVA 1 ¹²	Valuation for Financial Reporting	1 May 2004	1 March 2007	Superseded
IVA 2	Valuation for Lending Purposes	1 May 2004	1 March 2007	Superseded
GN 1.1	Valuation Procedures - Real Property	1 May 2004	1 March 2007	Superseded
GN 2.1	Valuations for Mortgage and Loan Security Purposes	1 May 2004	1 March 2007	Superseded
GN 3.1	Valuations for Financial Reporting Purposes in Australia	1 May 2004	1 March 2007	Superseded
GN 3.2	Valuation for Financial Reporting Purposes in New Zealand	1 May 2004	1 March 2007	Superseded
The following Practice Standard (PS) had exposure status from 1 May 2004 and mandatory status from 1 May 2005.				
PS 4	Valuations for Compulsory Acquisitions	1 May 2004	1 March 2007	Superseded
The following had exposure status from 1 May 2004 and good practice status from 1 May 2005.				
GN 1.2	Valuation Procedures - Plant and Equipment	1 May 2005	1 March 2007	Superseded
GN 1.3	Land Contamination Issues	1 May 2005	1 March 2007	Superseded
GN 1.4	Native Title Issues	1 May 2005	1 March 2007	Superseded

Note: The ~~setup~~ of what's in and out is my view. PP 2004 never excluded the Australian specific documents. For example, GN 6.4 Property Insurance is excluded from the above, in fact the Introduction pdf PP 2004 said all other GN's were in after a 12-month exposure period. This clearly can't have been right, what about all the Australian documents?

¹¹ Although each Practice Standard (1,2,3) in PP2004 was noted (on the front page of each) as having 'mandatory status' this was not part of the Council resolution on 13 May 2004 accepting, effective 1 May 2004, PP2004 parts: General Valuation Concepts & Principles, IVSC Property Types, IVA 1& 2, IVS 1& 2, Practice Standards 1,2 & 3, GN 1.1,2, 2.1, 3.1 & 3.2, in place of: Preface & General Valuation Concepts & Principles, Valuation Standards 1 - 4 Practice Standards 1,2 & 4 in the NZIV Technical Manual until the 21 July 2004 AGM's vote giving 'Practice Standards' mandatory status. QUESTION – WHICH DATE DO WE GO WITH FOR MANDATORY STATUS, 1 MAY OR 21 JULY?

¹² From IVA 1 to GN 6.9 see PP 2004 Introduction 2.5 – 12-month exposure period.

Document	Name	Effective date	Superseded/Deleted date	Document Link
GN 1.5	Valuation of Accommodation Hotels	1 May 2005	1 March 2007	Superseded
GN 1.6	Valuation of Owner Occupied property	1 May 2005	1 March 2007	Superseded
GN 1.7	Disclaimer Clauses and Qualification Statements	1 May 2005	1 March 2007	Superseded
GN 1.8	Leasing Incentives	1 May 2005	1 March 2007	Superseded
GN 1.9	Electronic Transmission of Documents	1 May 2005	1 March 2007	Superseded
GN 2.2	Valuations for Mortgage and Loan Security Purposes (Forced Sale)	1 May 2005	1 March 2007	Superseded
GN 4.1	Valuations for Compulsory Acquisitions	1 May 2005	1 March 2007	Superseded
GN 5.1	Valuation for Rating and Taxing	1 May 2005	1 March 2007	Superseded
GN 6.1	Methods of Measurement ¹³	1 May 2005	1 March 2007	Superseded
GN 6.2	Feasibility Studies	1 May 2005	1 March 2007	Superseded
GN 6.3	Due Diligence	1 May 2005	1 March 2007	Superseded
GN 6.4	Property Insurance	1 May 2005	1 March 2007	Superseded
GN 6.5	Preparing Property for sale	1 May 2005	1 March 2007	Superseded
GN 6.6	Property Development, Management and 'Terms of Appointment'.	1 May 2005	1 March 2007	Superseded
GN 6.7	Leasing Agent Services	1 May 2005	1 March 2007	Superseded
GN 6.8	Prospectus Valuations	1 May 2005	1 March 2007	Superseded
GN 6.9	Acting as an Expert Witness, Advocate or Arbitrator	1 May 2005	1 March 2007	Superseded

END API/NZPI Professional PRACTICE 2004

¹³ GN 6.1 applies except for rental area types shown in BOMA/PLEINZ booklet.

Document	Name	Effective date	Superseded/Deleted date	Document Link
IPMV Plant & Machinery Valuation Standards (published by the Institute of Plant & Machinery Valuers April 1998 and effective from 20 March 1998.)				
The following applied to members carrying out Plant and Machinery Valuations in New Zealand. All had best practice status.				
GP 1	General Principles	20 March 1998	1 May 2004	Superseded
PS 1	Market Value Basis	20 March 1998	1 May 2005	Superseded
PS 2	Depreciated Replacement Cost Basis	20 March 1998	1 May 2005	Superseded
GN 1	Value in Exchange	20 March 1998	1 May 2005	Superseded
GN 2	Valuations for Financial Statements	20 March 1998	1 May 2004	Superseded
GN 3	Value for Security Against Loan	20 March 1998	1 May 2004	Superseded
GN 4	Value for Insurance Purposes	20 March 1998	1 May 2005	Superseded
GN 5	Receivership, Liquidation and Insolvency Valuations	20 March 1998	1 May 2005	Superseded
VP 1	Plant and Machinery Valuation Procedures	20 March 1998	1 May 2004	Superseded

END IPMV Plant & Machinery Valuation Standards 1998

Document	Name	Effective date	Superseded/Deleted date	Document Link
NZIV Technical Handbook: NZIV Valuation Standards (published by NZIV 1 January 1995 REVISION) The following apply to NZIV members in New Zealand.				
The following have best practice status from 1 January 1995				
Practice Standard 1	The Valuation of Residential Properties	1 January 1995	1 May 2004	Superseded
Practice Standard 2	The Valuation of Residential Properties for Mortgage Purposes	1 January 1995	1 May 2004	Superseded
Practice Standard 3	The Valuation of Rural Properties	1 January 1995	1 May 2007	Superseded
Practice Standard 4	The Valuation of Suburban Commercial Property	1 January 1995	1 March 1997	Withdrawn
Valuation Standard	General Valuation Concepts and Principles	1 January 1995	1 May 2004	Superseded
Valuation Standard 1	Market Value Basis of Valuation	1 January 1995	1 May 2004	Superseded
Valuation Standard 2	Valuation Bases other than Market Value	1 January 1995	1 May 2004	Superseded
Valuation Standard 3	Valuations for Financial Statements	1 January 1995	1 May 2004	Superseded
Valuation Standard 4	Valuations for Loan Security, Mortgages and Debentures	1 January 1995	1 May 2004	Superseded
The following have guidance status from 1 January 1995.				
Background Paper 1	The Valuer	1 January 1995	1 May 2005	Superseded
Background Paper 2	The Valuer's Relationship with the Client	1 January 1995	1 May 2005	Superseded
Background Paper 3	The Valuer's Relationship with the Auditor	1 January 1995	1 May 2005	Superseded
Background Paper 4	The Valuer's Relationship with other Experts	1 January 1995	1 May 2005	Superseded
Guidance Note 1	Valuations and GST	1 January 1995	1 May 2005	Superseded
Guidance Note 2	Risk Assessment and the Valuer Relationship to Third Parties	1 January 1995	1 May 2005	Superseded
Guidance Note 3	Valuation of Contaminated Land; and Bibliography	1 January 1995	1 March 2007	Superseded
Guidance Note 4	Use of Discounted Cash Flow in Property Valuations	1 January 1995	1 May 2005	Superseded
Guidance Note 5	Insurance Valuation Reports	1 January 1995	1 March 2007	Superseded
Guidance Note 6	Letters of Engagement; and Disclaimers	1 January 1995	1 May 2005	Superseded
The following had provisional status for 12 months from 1 March 1997 and full practice standard or guidance note status from 1 March 1998.				
Practice Standard 4	The Valuation of Commercial Property	1 March 1998	1 May 2004	Superseded
Guidance Note 7	Valuation of Houses Under Construction; and Houses to be Built or Previously Unoccupied New Houses.	1 March 1998	1 March 2007	Superseded
Guidance Note 8	Fractional Valuations	1 March 1998	1 May 2005	Superseded
Guidance Note 9	Counter-signing of Valuation Reports Prepared by Unregistered Valuers.	1 March 1998	1 March 2007	Superseded

Document	Name	Effective date	Superseded/Deleted date	Document Link
The following had provisional status from 1 March 1998				
Guidance Note 10	Independence of a Professional Advisor.	1 March 1998	N/A	Superseded

END OF NZIV TECHNICAL HANDBOOK

Note: Page 4 of the 24 March 2004 handout (Roadshow) first paragraph said, "it is acknowledged that some content from the existing NZIV/NZPI guidance notes is not currently covered. Work is proceeding on the development of a guidance note on the Valuation of Rural Properties, Insurance Valuations and the Valuation of Houses under Construction and Houses to be built or Previously Unoccupied".