

Guidance Papers for Valuers & Property Professionals - Part A: Current Standards, Guidance Papers & Protocols

Standards, Guidance Papers & Protocols that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1st July 2022)

Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
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International Valuation Standards (published by IVSC effective 31 January 2022) The following apply to PINZ and NZIV (including NZIV only) members in New Zealand.

The following have MANDATORY PRACTICE STATUS:

General Standards					
IVS 101	Scope of Works	31 Jan 2022			Changes from previous editions of IVS
IVS 102	Investigations and Compliance	31 Jan 2022			Changes from previous editions of IVS
IVS 103	Reporting	31 Jan 2022			No changes
IVS 104	Bases of Value	31 Jan 2022			Changes from previous editions of IVS
IVS 105	Valuation Approaches and Methods	31 Jan 2022			Changes from previous editions of IVS

Asset Standards:					
IVS 200	Business and Business Interests	31 Jan 2022			Changes from previous editions of IVS
IVS 210	Intangible Assets	31 Jan 2022			Changes from previous editions of IVS
IVS 220	Non Financial Liabilities	31 Jan 2022			Changes from previous editions of IVS
IVS 230	Inventory	31 Jan 2022			New IVS
IVS 300	Plant and Equipment	31 Jan 2022			Changes from previous editions of IVS
IVS 400	Real Property Interests	31 Jan 2022			Changes from previous editions of IVS
IVS 410	Development Property	31 Jan 2022			Changes from previous editions of IVS
IVS 500	Financial Instruments	31 Jan 2022			Changes from previous editions of IVS

API/PINZ/NZIV Guidance Papers

The following have BEST PRACTICE STATUS:

ANZVGP101	Retrospective Valuations	1 July 2021			Published 25 June 2021
ANZVGP102	Market Value of Property, Plant & Equipment in a Business	1 July 2021			Published 25 June 2021
ANZVGP103	Addressing the Concept of "Forced Sale"	1 July 2021			Published 25 June 2021
ANZVGP104	Valuations for Insurance Purposes	1 July 2021			Published 25 June 2021
ANZVGP105	Valuation of Self Storage Facilities	1 July 2021			Published 25 June 2021
ANZVGP106	The Valuation of Partial Interests in Property Held Within Co-Ownership Structures	1 July 2021			Published 25 June 2021
ANZVGP107	Valuation of Accommodation Hotels	1 July 2021			Published 25 June 2021
ANZVGP108	Valuations for use in Offer Documents	1 July 2021			Published 25 June 2021
ANZVGP109	Market Value of Rural and Agribusiness Properties	1 July 2022			Updated ANZVGP109 Published 1 March 2022 Effective 1 July 2022
ANZVGP110	Considerations when Forming an Opinion of Value When There Is A Shortage of Market Transactions	1 July 2021			Published 25 June 2021
ANZVGP111	Valuation Procedures – Real Property	1 July 2021			Published 25 June 2021
ANZVGP112	Valuation for Mortgage and Loan Security Purposes	1 July 2021			Published 25 June 2021
ANZVGP113	Valuations for Compensation and Compulsory Acquisition	1 July 2021			Published 25 June 2021
ANZVGP113.1RP	Valuations for Compensation and Compulsory Acquisition - Resource Pack	1 July 2021			Published 25 June 2021

Standards, Guidance Papers & Protocols that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1st July 2022)

Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
ANZPGP201	Disclaimer Clauses and Qualification Statements	1 July 2021			Published 25 June 2021
ANZPGP202	Property Advisors	1 July 2021			Published 25 June 2021
ANZPGP202.1RP	Property Advisors - Resource Pack	1 July 2021			Published 25 June 2021
ANZPGP203	Acting as an Expert Witness	1 July 2021			Published 25 June 2021
ANZPGP203.1 RP	Acting as an Expert Witness – Resource Pack	1 July 2021			Published 25 June 2021
ANZPGP204	Development Management	1 July 2021			Published 25 June 2021
ANZPGP205	Feasibility Studies	1 July 2021			Published 25 June 2021
ANZPGP206	Due Diligence	1 July 2021			Published 25 June 2021
ANZPGP207	Property Research Guidelines	1 July 2021			Published 25 June 2021
ANZPGP208	Property Insurance Management	1 July 2021			Published 25 June 2021
ANZPGP209	Preparing a Property for Sale	1 July 2021			Published 25 June 2021
NZVGP501	Goods and Services Tax (GST) in Property	1 July 2021			Published 25 June 2021
NZVGP502	Valuations of Real Property, Plant and Equipment for use in New Zealand Financial Reports	1 July 2021			Published 25 June 2021
NZVGP503	Valuation Reports prepared by Unregistered Valuers	1 July 2021			Published 25 June 2021
NZVGP504	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses	1 July 2021			Published 25 June 2021
NZVGP505	Assessing Rental Value	1 July 2021			Published 25 June 2021
NZVGP506	Valuation of Contaminated Land	1 July 2021			Published 25 June 2021
NZPGP601	Methods of Measurement	1 July 2021			Published 25 June 2021
NZPGP602	Leasing Agent Services	1 July 2021			Published 25 June 2021
NZPGP603	Leasing Incentives	1 July 2021			Published 25 June 2021
API/PINZ/NZIV Protocols					
The following is issued as GUIDANCE					
ANZVP 01/2020	Significant Valuation Uncertainty	1 July 2020			Replaces the previous protocols published on 27 and 29 March 2020

Australia and New Zealand Valuation and Property Standards - Part B: Historic Documents

Standards, Guidance Papers & Protocols that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1st July 2021)

Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
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International Valuation Standards (published by IVSC effective 31 January 2020) The following apply to PINZ and NZIV (including NZIV only) members in New Zealand.

The following have **MANDATORY PRACTICE STATUS**:

General Standards

IVS 101	Scope of Works	31 Jan 2020	31 Jan 2022	https://propertyinstitute.nz/Category?Action=View&Category_id=1402	
IVS 102	Investigations and Compliance	31 Jan 2020	31 Jan 2022		
IVS 103	Reporting	31 Jan 2020	31 Jan 2022		
IVS 104	Bases of Value	31 Jan 2020	31 Jan 2022		
IVS 105	Valuation Approaches and Methods	31 Jan 2020	31 Jan 2022		

Asset Standards:

IVS 200	Business and Business Interests	31 Jan 2020	31 Jan 2022	https://propertyinstitute.nz/Category?Action=View&Category_id=1402	
IVS 210	Intangible Assets	31 Jan 2020	31 Jan 2022		
IVS 220	Non Financial Liabilities	31 Jan 2020	31 Jan 2022		
IVS 230	Inventory	31 Jan 2020	31 Jan 2022		
IVS 300	Plant and Equipment	31 Jan 2020	31 Jan 2022		
IVS 400	Real Property Interests	31 Jan 2020	31 Jan 2022		
IVS 410	Development Property	31 Jan 2020	31 Jan 2022		
IVS 500	Financial Instruments	31 Jan 2020	31 Jan 2022		

API/PINZ/NZIV Guidance Papers

The following have **BEST PRACTICE STATUS**:

ANZVGP101	Retrospective Valuations	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 1 effective 1 Jan 2020 – renamed and issued with technical corrections.
ANZVGP102	Market Value of Property, Plant & Equipment in a Business	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 2 effective 1 Jan 2016 - renamed and issued with technical corrections.
ANZVGP103	Addressing the Concept of “Forced Sale”	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 3 effective 1 July 2015 - renamed and issued with technical corrections.
ANZVGP104	Valuations for Insurance Purposes	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 4 effective 1 Jan 2021- renamed and issued with technical corrections.
ANZVGP105	Valuation of Self Storage Facilities	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 5 effective 1 July 2019- renamed and issued with technical corrections.
ANZVGP106	The Valuation of Partial Interests in Property Held Within Co-Ownership Structures	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 6 effective 1 July 2019 - renamed and issued with technical corrections.
ANZVGP107	Valuation of Accommodation Hotels	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 7 effective 1 July 2019 - renamed and issued with technical corrections.

Standards, Guidance Papers & Protocols that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1st July 2021)

Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
ANZVGP108	Valuations for use in Offer Documents	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZVGN 8 effective 1 Oct 2009 - renamed and issued with technical corrections.
ANZVGP109	Market Value of Rural and Agribusiness Properties	1 July 2021	1 st July 2022	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Updated ANZVGP109 Published 1 March 2022 Effective 1 July 2022
ANZVGP110	Considerations when Forming an Opinion of Value When There Is A Shortage of Market Transactions	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZVTIP 14 effective 1 Jan 2021- renamed and issued with technical corrections.
ANZVGP111	Valuation Procedures – Real Property	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZVTIP 11 effective 1 July 2019 - renamed and issued with technical corrections.
ANZVGP112	Valuation for Mortgage and Loan Security Purposes	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZVTIP 12 effective 1 Jan 2020 - renamed and issued with technical corrections.
ANZVGP113	Valuations for Compensation and Compulsory Acquisition	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZVTIP 13 effective 1 Jan 2021- renamed and issued with technical corrections.
ANZVGP113.1RP	Valuations for Compensation and Compulsory Acquisition - Resource Pack	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZVTIP 13 effective 1 Jan 2021 - renamed and issued with technical corrections.
ANZPGP201	Disclaimer Clauses and Qualification Statements	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPGN 1 effective 1 Oct 2009 - renamed and issued with technical corrections.
ANZPGP202	Property Advisors	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPTIP 2 effective 1 Jan 2016 - renamed and issued with technical corrections.
ANZPGP202.1RP	Property Advisors - Resource Pack	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPTIP 2 effective 1 Jan 2016 - renamed and issued with technical corrections.
ANZPGP203	Acting as an Expert Witness	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPTIP 1 effective 1 July 2015 - renamed and issued with technical corrections.
ANZPGP203.1 RP	Acting as an Expert Witness – Resource Pack	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPTIP 1 effective 1 July 2015 - renamed and issued with technical corrections.
ANZPGP204	Development Management	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPTIP 4 effective 1 July 2019 - renamed and issued with technical corrections.
ANZPGP205	Feasibility Studies	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPGN 5 effective 1 Oct 2009 - renamed and issued with technical corrections.
ANZPGP206	Due Diligence	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPGN 6 effective 1 Oct 2009 - renamed and issued with technical corrections.
ANZPGP207	Property Research Guidelines	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPTIP 6 effective 1 July 2020 - renamed and issued with technical corrections.
ANZPGP208	Property Insurance Management	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPGN 7 effective 1 Oct 2009 - renamed and issued with technical corrections.
ANZPGP209	Preparing a Property for Sale	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&	Formally ANZRPTIP 5 effective 1 July 2019 - renamed and issued with technical corrections.

Standards, Guidance Papers & Protocols that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1 st July 2021)					
Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
NZVGP501	Goods and Services Tax (GST) in Property	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally NZVTIP 1 effective 1 July 2016 - renamed and issued with technical corrections.
NZVGP502	Valuations of Real Property, Plant and Equipment for use in New Zealand Financial Reports	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally NZVTIP 2 effective 1 Jan 2018 - renamed and issued with technical corrections.
NZVGP503	Valuation Reports prepared by Unregistered Valuers	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally NZVTIP 3 effective 1 July 2019 - renamed and issued with technical corrections.
NZVGP504	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally NZVGN 3 effective 1 Oct 2009 - renamed and issued with technical corrections.
NZVGP505	Assessing Rental Value	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVGN 9 effective 1 Sept 2008 - renamed and issued with technical corrections.
NZVGP506	Valuation of Contaminated Land	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally NZRPGN 1 effective 1 Oct 2009 - renamed and issued with technical corrections.
NZPGP601	Methods of Measurement	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZRPGN 4 effective 1 Oct 2009 - renamed and issued with technical corrections.
NZPGP602	Leasing Agent Services	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZRPGN 10 effective 1 Oct 2009 - renamed and issued with technical corrections.
NZPGP603	Leasing Incentives	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZRPGN 3 effective 1 Oct 2009 - renamed and issued with technical corrections.
The following is issued as GUIDANCE					
ANZVP 01/2020	Significant Valuation Uncertainty	1 July 2020	Replaces the previous protocols published on 27 and 29 March 2020	https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Replaces the previous protocols published on 27 and 29 March 2020

Standards, Guidance Papers & Protocols that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1 July 2021)

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The following have MANDATORY PRACTICE STATUS:					
General Standards					
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IVS 102	Investigations and Compliance	31 Jan 2020			Changes from previous editions of IVS
IVS 103	Reporting	31 Jan 2020			Changes from previous editions of IVS
IVS 104	Bases of Value	31 Jan 2020			Changes from previous editions of IVS
IVS 105	Valuation Approaches and Methods	31 Jan 2020			Changes from previous editions of IVS
Asset Standards:					
IVS 200	Business and Business Interests	31 Jan 2020		https://propertyinstitute.nz/Category?Action=View&Category_id=1402	Changes from previous editions of IVS
IVS 210	Intangible Assets	31 Jan 2020			Changes from previous editions of IVS
IVS 220	Non Financial Liabilities	31 Jan 2020			New IVS
IVS 300	Plant and Equipment	31 Jan 2020			Changes from previous editions of IVS
IVS 400	Real Property Interests	31 Jan 2020			No changes
IVS 410	Development Property	31 Jan 2020			Changes from previous editions of IVS
IVS 500	Financial Instruments	31 Jan 2020			No changes
API/PINZ/NZIV Guidance Papers					
The following have BEST PRACTICE STATUS:					
ANZVGP101	Retrospective Valuations	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 1 effective 1 Jan 2020 – renamed and issued with technical corrections.
ANZVGP102	Market Value of Property, Plant & Equipment in a Business	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 2 effective 1 Jan 2016 - renamed and issued with technical corrections.
ANZVGP103	Addressing the Concept of “Forced Sale”	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 3 effective 1 July 2015 - renamed and issued with technical corrections.
ANZVGP104	Valuations for Insurance Purposes	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 4 effective 1 Jan 2021- renamed and issued with technical corrections.
ANZVGP105	Valuation of Self Storage Facilities	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 5 effective 1 July 2019- renamed and issued with technical corrections.
ANZVGP106	The Valuation of Partial Interests in Property Held Within Co-Ownership Structures	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 6 effective 1 July 2019 - renamed and issued with technical corrections.
ANZVGP107	Valuation of Accommodation Hotels	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 7 effective 1 July 2019 - renamed and issued with technical corrections.
ANZVGP108	Valuations for use in Offer Documents	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVGN 8 effective 1 Oct 2009 - renamed and issued with technical corrections.
ANZVGP109	Market Value of Rural and Agribusiness Properties	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 9 effective 1 Jan 2018 - renamed and issued with technical corrections.
ANZVGP110	Considerations when Forming an Opinion of Value When There Is A Shortage of Market Transactions	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVTIP 14 effective 1 Jan 2021- renamed and issued with technical corrections.

Standards, Guidance Papers & Protocols that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1 July 2021)

Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
ANZVGP111	Valuation Procedures – Real Property	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=111	Formally ANZVTIP 11 effective 1 July 2019 - renamed and issued with technical corrections.
ANZVGP112	Valuation for Mortgage and Loan Security Purposes	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=112	Formally ANZVTIP 12 effective 1 Jan 2020 - renamed and issued with technical corrections.
ANZVGP113	Valuations for Compensation and Compulsory Acquisition	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=113	Formally ANZVTIP 13 effective 1 Jan 2021- renamed and issued with technical corrections.
ANZVGP113.1RP	Valuations for Compensation and Compulsory Acquisition - Resource Pack	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=113.1RP	Formally ANZVTIP 13 effective 1 Jan 2021 - renamed and issued with technical corrections.
ANZPGP201	Disclaimer Clauses and Qualification Statements	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=201	Formally ANZRPGN 1 effective 1 Oct 2009 - renamed and issued with technical corrections.
ANZPGP202	Property Advisors	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=202	Formally ANZRPTIP 2 effective 1 Jan 2016 - renamed and issued with technical corrections.
ANZPGP202.1RP	Property Advisors - Resource Pack	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=202.1RP	Formally ANZRPTIP 2 effective 1 Jan 2016 - renamed and issued with technical corrections.
ANZPGP203	Acting as an Expert Witness	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=203	Formally ANZRPTIP 1 effective 1 July 2015 - renamed and issued with technical corrections.
ANZPGP203.1 RP	Acting as an Expert Witness – Resource Pack	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=203.1RP	Formally ANZRPTIP 1 effective 1 July 2015 - renamed and issued with technical corrections.
ANZPGP204	Development Management	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=204	Formally ANZRPTIP 4 effective 1 July 2019 - renamed and issued with technical corrections.
ANZPGP205	Feasibility Studies	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=205	Formally ANZRPGN 5 effective 1 Oct 2009 - renamed and issued with technical corrections.
ANZPGP206	Due Diligence	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=206	Formally ANZRPGN 6 effective 1 Oct 2009 - renamed and issued with technical corrections.
ANZPGP207	Property Research Guidelines	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=207	Formally ANZRPTIP 6 effective 1 July 2020 - renamed and issued with technical corrections.
ANZPGP208	Property Insurance Management	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=208	Formally ANZRPGN 7 effective 1 Oct 2009 - renamed and issued with technical corrections.
ANZPGP209	Preparing a Property for Sale	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=209	Formally ANZRPTIP 5 effective 1 July 2019 - renamed and issued with technical corrections.
NZVGP501	Goods and Services Tax (GST) in Property	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=501	Formally NZVTIP 1 effective 1 July 2016 - renamed and issued with technical corrections.
NZVGP502	Valuations of Real Property, Plant and Equipment for use in New Zealand Financial Reports	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=162&id=502	Formally NZVTIP 2 effective 1 Jan 2018 - renamed and issued with technical corrections.

Standards, Guidance Papers & Protocols that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1 July 2021)

Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
NZVGP503	Valuation Reports prepared by Unregistered Valuers	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally NZVTIP 3 effective 1 July 2019 - renamed and issued with technical corrections.
NZVGP504	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally NZVGN 3 effective 1 Oct 2009 - renamed and issued with technical corrections.
NZVGP505	Assessing Rental Value	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZVGN 9 effective 1 Sept 2008 - renamed and issued with technical corrections.
NZVGP506	Valuation of Contaminated Land	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally NZRPGN 1 effective 1 Oct 2009 - renamed and issued with technical corrections.
NZPGP601	Methods of Measurement	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZRPNG 4 effective 1 Oct 2009 - renamed and issued with technical corrections.
NZPGP602	Leasing Agent Services	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZRPNG 10 effective 1 Oct 2009 - renamed and issued with technical corrections.
NZPGP603	Leasing Incentives	1 July 2021		https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Formally ANZRPNG 3 effective 1 Oct 2009 - renamed and issued with technical corrections.
API/PINZ/NZIV Protocols					
The following is issued as GUIDANCE					
ANZVP 01/2020	Significant Valuation Uncertainty	1 July 2020	Replaces the previous protocols published on 27 and 29 March 2020	https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Replaces the previous protocols published on 27 and 29 March 2020

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1 January 2021)					
Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
International Valuation Standards (published by IVSC effective 31 January 2020) 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	31 Jan 2020		https://propertyinstitute.nz/Category?Action=View&Category_id=1402	Changes from previous editions of IVS
IVS 102	Investigations and Compliance	31 Jan 2020			Changes from previous editions of IVS
IVS 103	Reporting	31 Jan 2020			Changes from previous editions of IVS
IVS 104	Bases of Value	31 Jan 2020			Changes from previous editions of IVS
IVS 105	Valuation Approaches and Methods	31 Jan 2020			Changes from previous editions of IVS
Asset Standards:					
IVS 200	Business and Business Interests	31 Jan 2020		https://propertyinstitute.nz/Category?Action=View&Category_id=1402	Changes from previous editions of IVS
IVS 210	Intangible Assets	31 Jan 2020			Changes from previous editions of IVS
IVS 220	Non Financial Liabilities	31 Jan 2020			New IVS
IVS 300	Plant and Equipment	31 Jan 2020			Changes from previous editions of IVS
IVS 400	Real Property Interests	31 Jan 2020			No changes
IVS 410	Development Property	31 Jan 2020			Changes from previous editions of IVS
IVS 500	Financial Instruments	31 Jan 2020			No changes
API/PINZ/NZIV Guidance Notes and Technical Information Papers					
The following have best practice status:					
ANZVGN 8	Valuations for use in Offer Documents	1 Oct 2009	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP108 -
ANZVGN 9	Assessing Rental Value	1 Sept 2008	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as NZVGP505 -
ANZVTIP 1	Retrospective Valuations	1 Jan 2020	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Effective 1 July 2015 Revised 1 Jan 2020 Renamed and reissued as ANZVGP101
ANZVTIP 2	Market Value of Property, Plant & Equipment in a Business	1 Jan 2016	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP102
ANZVTIP 3	Addressing the Concept of "Forced Sale"	1 July 2015	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP103
ANZVTIP 4	Valuations for Insurance Purposes	1 Jan 2021	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Effective 1 Jan 2016 Revised 1 Jan 2021 Renamed and reissued as ANZVGP104
ANZVTIP 5	Valuation of Self Storage Facilities	1 July 2019	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP105
ANZVTIP 6	The Valuation of Partial Interests in Property Held Within Co-Ownership Structures	1 July 2019	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP106
ANZVTIP 7	Valuation of Accommodation Hotels	1 July 2019	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP107

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1 January 2021)

Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
ANZVTIP 9	Market Value of Rural and Agribusiness Properties	1 Jan 2018	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP109 -
ANZVTIP 11	Valuation Procedures – Real Property	1 July 2019	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP111 -
ANZVTIP 12	Valuation for Mortgage and Loan Security Purposes	1 Jan 2020	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP112 -
ANZVTIP 13	Valuations for Compensation and Compulsory Acquisition and Resource Pack	1 Jan 2021	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP113 & ANZVGP113.1RP
ANZVTIP 14	Considerations when Forming an Opinion of Value When There Is A Shortage of Market Transactions	1 Jan 2021	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZVGP110 -
NZVGN 3	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses.	1 Oct 2009	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as NZVGP504 -
NZVTIP 1	Goods and Services Tax (GST) in Property	1 July 2016	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as NZVGP501 -
NZVTIP 2	Valuations of Real Property, Plant and Equipment for use in New Zealand Financial Reports	1 Jan 2018	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as NZVGP502 -
NZVTIP 3	Valuation Reports prepared by Unregistered Valuers	1 July 2019	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as NZVGP503 -
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 Oct 2009	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZPGP201 -
ANZRPGN 3	Leasing Incentives	1 Oct 2009	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as NZPGP603 -
ANZRPGN 4	Methods of Measurement	1 Oct 2009	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as NZPGP601 -
ANZRPGN 5	Feasibility Studies	1 Oct 2009	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZPGP205 -
ANZRPGN 6	Due Diligence	1 Oct 2009	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZPGP206 -
ANZRPGN 7	Property Insurance Management	1 Oct 2009	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZPGP208 -
ANZRPGN 10	Leasing Agent Services	1 Oct 2009	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as NZPGP602 -
ANZRPTIP 1	Acting as an Expert Witness	1 July 2015	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZPGP203 & ANZPGP203.1 RP -
ANZRPTIP 2	Property Advisors	1 Jan 2016	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZPGP202 & ANZPGP202.1RP
ANZRPTIP 4	Development Management	1 July 2019	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZPGP204
ANZRPTIP 5	Preparing a Property for Sale	1 July 2019	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZPGP209
ANZRPTIP 6	Property Research Guidelines	1 July 2020	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as ANZPGP207
NZRPGN 1	Valuation of Contaminated Land	1 Oct 2009	1 July 2021	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Renamed and reissued as NZVGP506

The following documents are Guidance only:

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1 January 2021)

Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
Valuation Protocol	Significant Valuation Uncertainty	1 July 2020	Replaces the previous protocols published on 27 and 29 March 2020	https://propertyinstitute.nz/Category?Action=View&Category_id=1628	Replaces the previous protocols published on 27 and 29 March 2020

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 31 December 2020)					
Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
International Valuation Standards (published by IVSC effective 31 January 2020) 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	31 Jan 2020		https://propertyinstitute.nz/Category?Action=View&Category_id=1402	Changes from previous editions of IVS
IVS 102	Investigations and Compliance	31 Jan 2020			Changes from previous editions of IVS
IVS 103	Reporting	31 Jan 2020			Changes from previous editions of IVS
IVS 104	Bases of Value	31 Jan 2020			Changes from previous editions of IVS
IVS 105	Valuation Approaches and Methods	31 Jan 2020			Changes from previous editions of IVS
Asset Standards:					
IVS 200	Business and Business Interests	31 Jan 2020		https://propertyinstitute.nz/Category?Action=View&Category_id=1402	Changes from previous editions of IVS
IVS 210	Intangible Assets	31 Jan 2020			Changes from previous editions of IVS
IVS 300	Plant and Equipment	31 Jan 2020			New IVS
IVS 400	Real Property Interests	31 Jan 2020			Changes from previous editions of IVS
IVS 410	Development Property	31 Jan 2020			No changes
IVS 500	Financial Instruments	31 Jan 2020			Changes from previous editions of IVS
API/PINZ Valuation and Property Standards:					
ANZPS 1	Valuations for Compulsory Acquisitions	1 July 2017	31 Dec 2020	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Withdrawn replaced with ANZVTIP 13.
API/PINZ/NZIV Guidance Notes and Technical Information Papers					
The following have best practice status:					
ANZVGN 5	Valuations for Compulsory Acquisitions	1 Oct 2009	31 Dec 2020	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Withdrawn replaced with ANZVTIP 13.
ANZVGN 8	Valuations for use in Offer Documents	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVGN 9	Assessing Rental Value	1 Sept 2008		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVTIP 1	Retrospective Valuations	1 Jan 2020		https://propertyinstitute.nz/Article?Action=View&Article_id=197	Effective 1 July 2015 Revised 1 Jan 2020
ANZVTIP 2	Market Value of Property, Plant & Equipment in a Business	1 Jan 2016		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVTIP 3	Addressing the Concept of "Forced Sale"	1 July 2015		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVTIP 4	Valuations for Insurance Purposes	1 Jan 2016	31 Dec 2020	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Effective 1 Jan 2016 Revised 1 Jan 2021
ANZVTIP 5	Valuation of Self Storage Facilities	1 July 2019		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVTIP 6	The Valuation of Partial Interests in Property Held Within Co-Ownership Structures	1 July 2019		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVTIP 7	Valuation of Accommodation Hotels	1 July 2019		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVTIP 9	Market Value of Rural and Agribusiness Properties	1 Jan 2018		https://propertyinstitute.nz/Article?Action=View&Article_id=197	

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 31 December 2020)					
Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
ANZVTIP 11	Valuation Procedures – Real Property	1 July 2019		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVTIP 12	Valuation for Mortgage and Loan Security	1 Jan 2020		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
NZVGN 3	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses.	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
NZVTIP 1	Goods and Services Tax (GST) in Property	1 July 2016		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
NZVTIP 2	Valuations of Real Property, Plant and Equipment for use in New Zealand Financial Reports	1 Jan 2018		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
NZVTIP 3	Valuation Reports prepared by Unregistered Valuers	1 July 2019		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 3	Leasing Incentives	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 4	Methods of Measurement	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 5	Feasibility Studies	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 6	Due Diligence	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 7	Property Insurance Management	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 10	Leasing Agent Services	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPTIP 1	Acting as an Expert Witness	1 July 2015		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPTIP 2	Property Advisors	1 Jan 2016		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPTIP 4	Development Management	1 July 2019		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPTIP 5	Preparing a Property for Sale	1 July 2019		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
NZRPGN 1	Valuation of Contaminated Land	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand. (as at 1 January 2018)					
Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
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	Revised IVS (effective 31 January 2020)	https://propertyinstitute.nz/Article?Action=View&Article_id=124	Revised (effective 31 January 2020)
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	Revised IVS (effective 31 January 2020)	https://propertyinstitute.nz/Article?Action=View&Article_id=124	Revised (effective 31 January 2020)
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	31 Dec 2009	1 July 2017	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Section 2 Amended 1 Jan 2014. and 1 July 2017
API/PINZ/NZIV Guidance Notes and Technical Information Papers					
The following have best practice status:					
ANZVGN 1	Valuation Procedures – Real Property	1 Oct 2009	1 July 2019	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Replaced by ANZVTIP 11
ANZVGN 2	Valuations for Mortgage and Loan Security Purposes	1 Oct 2009	1 Jan 2020	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Replaced by ANZVTIP12
ANZVGN 4	Valuation for Rating and Taxing	1 Oct 2009	1 Jan 2020	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Withdrawn
ANZVGN 5	Valuations for Compulsory Acquisitions	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVGN 6	Valuation of Accommodation Hotels	1 Oct 2009	1 July 2019	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Replaced by ANZVTIP 7
ANZVGN 7	The Valuation of Partial Interests in Property held within Co-Ownership Structures	1 Oct 2009	1 July 2019	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Replaced by ANZVTIP 6
ANZVGN 8	Valuations for use in Offer Documents	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVGN 9	Assessing Rental Value	1 Sept 2008		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVGN 11	Valuation of Self Storage Facilities	1 Jan 2011	1 July 2019	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Replaced by ANZVTIP 5
ANZVTIP 1	Retrospective Valuations	1 July 2015	1 July 2019	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Reviewed and Revised 1 July 2019
ANZVTIP 2	Market Value of Property, Plant & Equipment in a Business	1 Jan 2016		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVTIP 3	Addressing the Concept of “Forced Sale”	1 July 2015		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVTIP 4	Valuations for Insurance Purposes	1 Jan 2016		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZVTIP 9	Market Value of Rural and Agribusiness Properties	1 Jan 2018		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
NZVGN 3	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
NZVTIP 1	Goods and Services Tax (GST) in Property	1 July 2016		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
NZVTIP 2	Valuations of Real Property, Plant and Equipment for use in New Zealand Financial Reports	1 Jan 2018		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	

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

Document	Name	Effective date	Superseded/ Deleted Date	Document Link	Notes
ANZRPGN 3	Leasing Incentives	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 4	Methods of Measurement	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 5	Feasibility Studies	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 6	Due Diligence	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 7	Property Insurance Management	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPGN 8	Preparing Property for Sale	1 Oct 2009	1 July 2019	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Replaced by ANZRPTIP 5
ANZRPGN 9	Property Development, Management and 'Terms of Appointment'	1 Oct 2009	1 July 2019	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Replaced by ANZRPTIP 4
ANZRPGN 10	Leasing Agent Services	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPTIP 1	Acting as An Expert Witness	1 July 2015		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
ANZRPTIP 2	Property Advisors	1 Jan 2016		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
NZRPGN 1	Valuation of Contaminated Land	1 Oct 2009		https://propertyinstitute.nz/Article?Action=View&Article_id=197	
NZRPGN 2	Countersigning of Valuation Reports Prepared by Unregistered Valuers	1 Oct 2009	1 July 2019	https://propertyinstitute.nz/Article?Action=View&Article_id=197	Replaced by NZVTIP 3

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1 January 2014)					
Document	Name	Effective date	Superseded/ Deleted date	Superseded/Replaced/ Withdrawn	Notes
International Valuation Standards (published by PINZ/API July 2011i) 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 Jan 2014	30 June 2017	Superseded	
IVS 102	Implementation	1 Jan 2014	30 June 2017	Superseded	
IVS 103	Reporting	1 Jan 2014	30 June 2017	Superseded	
Asset Standards:					
IVS 200	Businesses and Business Interests	1 Jan 2014	30 June 2017	Superseded	
IVS 210	Intangible Assets	1 Jan 2014	30 June 2017	Superseded	
IVS 220	Plant and Equipment	1 Jan 2014	30 June 2017	Superseded	
IVS 230	Real Property Interests	1 Jan 2014	30 June 2017	Superseded	
IVS 233	Investment Property Under Construction	1 Jan 2014	30 June 2017	Superseded	
IVS 250	Financial Instruments	1 Jan 2014	30 June 2017	Superseded	
Valuation Applications:					
IVS 300	Valuations for Financial Reporting	1 Jan 2014	30 June 2017	Superseded	
IVS 310	Valuations of Real Property for Secured Lending	1 Jan 2014	30 June 2017	Superseded	
ANZPS 1	Valuations for Compulsory Acquisitions	31 Dec 2009	31 Dec 2013	Superseded	Section 2 modified 31/12/13
The following have best practice status:					
ANZVGN 1	Valuation Procedures – Real Property	1 Oct 2009			
ANZVGN 2	Valuations for Mortgage and Loan Security Purposes	1 Oct 2009			
ANZVGN 3	Valuations for Mortgage and Loan Security Purposes (Forced Sale)	1 Oct 2009	31 Dec 2015	Superseded	Replaced by ANZVTIP3 31/12/15
ANZVGN 4	Valuation for Rating and Taxing	1 Oct 2009			
ANZVGN 5	Valuations for Compulsory Acquisitions	1 Oct 2009			
ANZVGN 6	Valuation of Accommodation Hotels	1 Oct 2009			
ANZVGN 7	The Valuation of Partial Interests in Property held within Co-ownership Structures	1 Oct 2009			
ANZVGN 8	Valuations for use in Offer Documents	1 Oct 2009			
ANZVGN 9	Assessing Rental Value	1 Sept 2008			
ANZVGN 10	Valuation of Agricultural Properties	1 Sept 2008	1 Jan 2018	Superseded	Replaced by ANZVTIP9 1/1/18
ANZVGN 11	Valuation of Self Storage Facilities	1 Jan 2011			
ANZVGN 12	Market Value of a Property, Plant and Equipment as Part of a Going Concern Business	1 Aug 2011	31 Dec 2015	Superseded	Replaced by ANZVTIP2 31/12/15
ANZVGN 13	Valuation for Insurance Purposes	1 Oct 2011	31 Dec 2015	Superseded	Replaced by ANZVTIP4 31/12/15
ANZVTIP 1	Retrospective Valuations	1 Jan 2016			
ANZVTIP 2	Market Value of Property, Plant & Equipment in a Business	1 Jan 2016			
ANZVTIP 3	Addressing the Concept of Forced Sale	1 July 2015			
ANZVTIP 4	Valuations for Insurance purposes	1 Jan 2016			
NZVTIP 1	Goods and Services Tax (GST) in Property	1 July 2016			
ANZRPTIP 1	Acting as An Expert Witness	1 July 2015			
ANZRPTIP 2	Property Advisors	1 Jan 2016			
NZVGN 1	Valuations for use in New Zealand Financial Reports	1 Oct 2009	21 Jan 2018	Superseded	Replaced by NZVTIP2 - 1/1/18
NZVGN 3	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses	1 Oct 2009			
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 Oct 2009			
ANZRPGN 2	Acting as an Expert Witness, Advocate or Arbitrator	1 Oct 2009	1 Jan 2016	Superseded	Replaced by ANZRPTIP1 1/1/16
ANZRPGN 3	Leasing Incentives	1 Oct 2009			
ANZRPGN 4	Methods of Measurement	1 Oct 2009			
ANZRPGN 5	Feasibility Studies	1 Oct 2009			
ANZRPGN 6	Due Diligence	1 Oct 2009			
ANZRPGN 7	Property Insurance Management	1 Oct 2009			
ANZRPGN 8	Preparing Property for sale	1 Oct 2009			
ANZRPGN 9	Property Development, Management and 'Terms of Appointment'	1 Oct 2009			
ANZRPGN 10	Leasing Agent Services	1 Oct 2009			

NZRPGN 1	Valuation of Contaminated Land	1 Oct 2009			
NZRPGN 2	Countersigning of Valuation Reports Prepared by Unregistered Valuers	1 Oct 2009			

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1 January 2012)

Document	Name	Effective date	Superseded/ Deleted date	Superseded/Replaced/ Withdrawn	Notes
International Valuation Standards (published by PINZ/API July 2011ii) 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 Jan 2012	31 Dec 2013	Superseded	
IVS 102	Implementation	1 Jan 2012	31 Dec 2013	Superseded	
IVS 103	Reporting	1 Jan 2012	31 Dec 2013	Superseded	
Asset Standards 1 January 2012					
IVS 200	Businesses and Business Interests	1 Jan 2012	31 Dec 2013	Superseded	
IVS 210	Intangible Assets	1 Jan 2012	31 Dec 2013	Superseded	
IVS 220	Plant and Equipment	1 Jan 2012	31 Dec 2013	Superseded	
IVS 230	Real Property Interests	1 Jan 2012	31 Dec 2013	Superseded	
IVS 233	Investment Property under Construction	1 Jan 2012	31 Dec 2013	Superseded	
IVS 250	Financial Instruments	1 Jan 2012	31 Dec 2013	Superseded	
Valuation Applications 1 January 2012					
IVS 300	Valuations for Financial Reporting	1 Jan 2012	31 Dec 2013	Superseded	
IVS 310	Valuations of Real Property for Secured Lending	1 Jan 2012	31 Dec 2013	Superseded	
ANZPS 1	Valuations for Compulsory Acquisitions	1 Oct 2009	31 Dec 2013	Superseded	Section 2 modified 31/12/13
The following have best practice status:					
ANZVGN 1	Valuation Procedures – Real Property	1 Oct 2009			
ANZVGN 2	Valuations for Mortgage and loan Security Purposes	1 Oct 2009			
ANZVGN 3	Valuations for Mortgage and Loan Security Purposes (Forced Sale)	1 Oct 2009	31 Dec 2013	Superseded	Replaced by ANZVTIP3 31/12/15
ANZVGN 4	Valuation for Rating and Taxing	1 Oct 2009			
ANZVGN 5	Valuations for Compulsory Acquisitions	1 Oct 2009			
ANZVGN 6	Valuation of Accommodation Hotels	1 Oct 2009			
ANZVGN 7	The Valuation of Partial Interests in Property held within Co-Ownership Structures	1 Oct 2009			
ANZVGN 8	Valuations for use in Offer Documents	1 Oct 2009			
ANZVGN 9	Assessing Rental Value	1 Sept 2008			
ANZVGN 10	Valuation of Agricultural Properties	1 Sept 2008	9 June 2016	Superseded	
ANZVGN 11	Valuation of Self Storage Facilities	1 Jan 2011			
ANZVGN 12	Market Value of a Property, Plant and Equipment as Part of a Going Concern Business	1 Aug 2011.	31 Dec 2015	Superseded	Replaced by ANZVTIP2 31/12/15
ANZVGN 13	Valuation for Insurance Purposes	1 Oct 2011	31 Dec 2015	Superseded	Replaced by ANZVTIP4 31/12/15
NZVGN 1	Valuations for use in New Zealand Financial Reports	1 Oct 2009	7 July 2017	Superseded	
NZVGN 2	Insurance Valuation Reports	1 Oct 2009	1 Oct 2011	Superseded	Replaced by ANZVGN13 1/10/11
NZVGN 3	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses.	1 Oct 2009			
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 Oct 2009			
ANZRPGN2	Acting as an Expert Witness, Advocate or Arbitrator	1 Oct 2009			
ANZRPGN 3	Leasing Incentives	1 Oct 2009			
ANZRPGN 4	Methods of Measurement	1 Oct 2009			
ANZRPGN 5	Feasibility Studies	1 Oct 2009			
ANZRPGN 6	Due Diligence	1 Oct 2009			
ANZRPGN 7	Property Insurance Management	1 Oct 2009			
ANZRPGN 8	Preparing Property for sale	1 Oct 2009			
ANZRPGN 9	Property Development, Management and 'Terms of Appointment'	1 Oct 2009			
ANZRPGN 10	Leasing Agent Services	1 Oct 2009			
NZRPGN 1	Valuation of Contaminated Land	1 Oct 2009			
NZRPGN 2	Countersigning of Valuation Reports Prepared by Unregistered Valuers	1 Oct 2009			

Standards, Technical Information Papers and Guidance Notes that apply to PINZ Members, Registered Valuers and Plant & Machinery Valuers in New Zealand (as at 1 October 2009)

Document	Name	Effective date	Superseded/ Deleted date	Superseded/Replaced/ Withdrawn	Notes
Australia and New Zealand Valuation and Property Standards (published by PINZ/API June 200iii) 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 Oct 2009	31 Dec 2011	Superseded	
IVS 2	Bases Other than Market Value	1 Oct 2009	31 Dec 2011	Superseded	
IVS 3	Valuation Reporting	1 Oct 2009	31 Dec 2011	Superseded	
IVA 1	Valuation for Financial Reporting	1 Oct 2009	31 Dec 2011	Superseded	
IVA 2	Valuation for Secured Lending Purposes	1 Oct 2009	31 Dec 2011	Superseded	
IVA 3	Valuation of Public Sector Assets for Financial Reporting	1 Oct 2009	31 Dec 2011	Superseded	
ANZPS 1	Valuations for Compulsory Acquisitions	1 Oct 2009			
IVGN 1	Real Property Valuation	1 Oct 2009			
IVGN 2	Valuation of Lease Interests	1 Oct 2009			
IVGN 3	Valuation of Plant and Equipment	1 Oct 2009			
IVGN 4	Valuation of Intangible Assets	1 Oct 2009			
IVGN 5	Valuation of Personal Property	1 Oct 2009			
IVGN 6	Business Valuation	1 Oct 2009			
IVGN 7	Consideration of Hazardous and Toxic Substances in Valuation	1 Oct 2009			
IVGN 8	Cost Approach for Financial Reporting-DRC	1 Oct 2009			
IVGN 9	(DCF) Analysis for Market Valuations and Investment Analysis	1 Oct 2009			
IVGN 10	Valuation of Agricultural Properties	1 Oct 2009			
IVGN 11	Reviewing Valuations	1 Oct 2009			
IVGN 12	Valuation of Trade Related Property previously - Valuation of Specialised Trading Property	1 Oct 2009			
IVGN 13	Mass Appraisal for Property Taxation	1 Oct 2009			
IVGN 14	Valuation of Properties in Extractive Industries	1 Oct 2009			
IVGN 15	Valuation of Historic Property	1 Oct 2009			
The following have best practice status:					
ANZVGN 1	Valuation Procedures – Real Property	1 Oct 2009			
ANZVGN 2	Valuations for Mortgage and loan Security Purposes	1 Oct 2009			
ANZVGN 3	Valuations for Mortgage and Loan Security Purposes (Forced Sale)	1 Oct 2009	31 Dec 2015	Replaced	Replaced by ANZVTIP3 31/12/15
ANZVGN 4	Valuation for Rating and Taxing	1 Oct 2009			
ANZVGN 5	Valuations for Compulsory Acquisitions	1 Oct 2009			
ANZVGN 6	Valuation of Accommodation Hotels	1 Oct 2009			
ANZVGN 7	The Valuation of Partial Interests in Property held within Co-Ownership Structures	1 Oct 2009			
ANZVGN 8	Valuations for use in Offer Documents	1 Oct 2009			
ANZVGN 9	Assessing Rental Value	1 Sept 2008			
ANZVGN 10	Valuation of Agricultural Properties	1 Sept 2008			
NZVGN 1	Valuations for use in New Zealand Financial Reports	1 Oct 2009			
NZVGN 2	Insurance Valuation Reports	1 Oct 2009	1 Oct 2011	Replaced	Replaced by ANZVGN13 1/10/11
NZVGN 3	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses	1 Oct 2009			
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 Oct 2009			
ANZRPGN2	Acting as an Expert Witness, Advocate or Arbitrator	1 Oct 2009	31 Dec 2015	Replaced	Replaced by ANZRPTIP1 31/12/15
ANZRPGN 3	Leasing Incentives	1 Oct 2009			
ANZRPGN 4	Methods of Measurement	1 Oct 2009			
ANZRPGN 5	Feasibility Studies	1 Oct 2009			
ANZRPGN 6	Due Diligence	1 Oct 2009			
ANZRPGN 7	Property Insurance Management	1 Oct 2009			
ANZRPGN 8	Preparing Property for sale	1 Oct 2009			
ANZRPGN 9	Property Development, Management and 'Terms of Appointment'	1 Oct 2009			
ANZRPGN 10	Leasing Agent Services	1 Oct 2009			
NZRPGN 1	Valuation of Contaminated Land	1 Oct 2009			

NZRPGN 2	Countersigning of Valuation Reports Prepared by Unregistered Valuers	1 Oct 2009			
END OF AUSTRALIA & NEW ZEALAND VALUATION & PROPERTY STANDARDS.					
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 Oct 2009	Superseded	
IVS 2	Bases Other than Market Value	1 March 2007	1 Oct 2009	Superseded	
IVS 3	Valuation Reporting	1 March 2007	1 Oct 2009	Superseded	
IVA 1	Valuation for Financial Reporting	1 March 2007	1 Oct 2009	Superseded	
IVA 2	Valuation for Lending Purposes	1 March 2007	1 Oct 2009	Superseded	
ANZPS 1	Valuations for Compulsory Acquisitions	1 March 2007	1 Oct 2009	Superseded	
IVGN 1	Real Property Valuation	1 March 2007	1 Oct 2009	Superseded	
IVGN 2	Valuation of Lease Interests	1 March 2007	1 Oct 2009	Superseded	
IVGN 3	Valuation of Plant and Equipment	1 March 2007	1 Oct 2009	Superseded	
IVGN 4	Valuation of Intangible Assets	1 March 2007	1 Oct 2009	Superseded	
IVGN 5	Valuation of Personal Property	1 March 2007	1 Oct 2009	Superseded	
IVGN 6	Business Valuation	1 March 2007	1 Oct 2009	Superseded	
IVGN 7	Consideration of Hazardous and Toxic Substances in Valuation	1 March 2007	1 Oct 2009	Superseded	
IVGN 8	Depreciated Replacement Cost	1 March 2007	1 Oct 2009	Superseded	
IVGN 9	Discounted Cash Flow (DCF) Analysis for Market and Non-Market Based Valuations	1 March 2007	1 Oct 2009	Superseded	
IVGN 10	Valuation of Agricultural Properties	1 March 2007	1 Oct 2009	Superseded	
IVGN 11	Reviewing Valuations	1 March 2007	1 Oct 2009	Superseded	
IVGN 12	Valuation of Specialised Trading Properties	1 March 2007	1 Oct 2009	Superseded	
IVGN 13	Mass Appraisal for Property Taxation	1 March 2007	1 Oct 2009	Superseded	
IVGN 14	Valuation of Properties in Extractive Industries	1 March 2007	1 Oct 2009	Superseded	
The following have best practice status:					
ANZVGN 1	Valuation Procedures – Real Property	1 March 2007	1 Oct 2009	Superseded	
ANZVGN 2	Valuations for Mortgage and Loan Security Purposes	1 March 2007	1 Oct 2009	Superseded	
ANZVGN 3	Valuations for Mortgage and Loan Security Purposes (Forced Sale)	1 March 2007	1 Oct 2009	Superseded	
ANZVGN 4	Valuation for Rating and Taxing	1 March 2007	1 Oct 2009	Superseded	
ANZVGN 5	Valuations for Compulsory Acquisitions	1 March 2007	1 Oct 2009	Superseded	
ANZVGN 6	Valuation of Accommodation Hotels	1 March 2007	1 Oct 2009	Superseded	
ANZVGN 7	The Valuation of Partial Interests in Property held within Co-Ownership Structures	1 March 2007	1 Oct 2009	Superseded	
ANZVGN 8	Prospectus Valuations	1 March 2007	1 Oct 2009	Superseded	
NZVGN 1	Valuations for use in New Zealand Financial Reports	1 March 2007	1 Oct 2009	Superseded	
NZVGN 2	Insurance Valuation Reports	1 March 2007	1 Oct 2009	Superseded	
NZVGN 3	The Valuation of Rural Properties.	1 March 2007	1 Oct 2009	Superseded	
NZVGN 4	Valuation of Houses Under Construction and Houses to be Built or Previously Unoccupied New Houses.	1 March 2007	1 Oct 2009	Superseded	
ANZRPGN 1	Disclaimer Clauses and Qualification Statements	1 March 2007	1 Oct 2009	Superseded	
ANZRPGN 2	Acting as an Expert Witness, Advocate or Arbitrator	1 March 2007	1 Oct 2009	Superseded	
ANZRPGN 3	Leasing Incentives	1 March 2007	1 Oct 2009	Superseded	
ANZRPGN 4	Methods of Measurement	1 March 2007	1 Oct 2009	Superseded	
ANZRPGN 5	Feasibility Studies	1 March 2007	1 Oct 2009	Superseded	
ANZRPGN 6	Due Diligence	1 March 2007	1 Oct 2009	Superseded	
ANZRPGN 7	Property Insurance Management	1 March 2007	1 Oct 2009	Superseded	
ANZRPGN 8	Preparing Property for sale	1 March 2007	1 Oct 2009	Superseded	
ANZRPGN 9	Property Development, Management and 'Terms of Appointment'	1 March 2007	1 Oct 2009	Superseded	
ANZRPGN 10	Leasing Agent Services	1 March 2007	1 Oct 2009	Superseded	
NZRPGN 1	Valuation of Contaminated Land	1 March 2007	1 Oct 2009	Superseded	
NZRPGN 2	Countersigning of Valuation Reports Prepared by Unregistered Valuers	1 March 2007	1 Oct 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 Oct 2009	Superseded	
ANZVGN 9	Assessing Rental Value	25 June 2008	1 Oct 2009	Superseded	
ANZVGN 10	Valuation of Agricultural Properties	25 June 2008	1 Oct 2009	Superseded	

END OF PROFESSIONAL PRACTICE FIFTH EDITION

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.iv

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 1v	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	
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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	
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 Measurementvi	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

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

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 Jan 1995	1 May 2004	Superseded	
Practice Standard 2	The Valuation of Residential Properties for Mortgage Purposes	1 Jan 1995	1 May 2004	Superseded	
Practice Standard 3	The Valuation of Rural Properties	1 Jan 1995	1 May 2007	Superseded	
Practice Standard 4	The Valuation of Suburban Commercial Property	1 Jan 1995	1 March 1997	Withdrawn	
Valuation Standard	General Valuation Concepts and Principles	1 Jan 1995	1 May 2004	Superseded	
Valuation Standard 1	Market Value Basis of Valuation	1 Jan 1995	1 May 2004	Superseded	
Valuation Standard 2	Valuation Bases other than Market Value	1 Jan 1995	1 May 2004	Superseded	
Valuation Standard 3	Valuations for Financial Statements	1 Jan 1995	1 May 2004	Superseded	
Valuation Standard 4	Valuations for Loan Security, Mortgages and Debentures	1 Jan 1995	1 May 2004	Superseded	

The following have guidance status from 1 January 1995.

Background Paper 1	The Valuer	1 Jan 1995	1 May 2005	Superseded	
Background Paper 2	The Valuer's Relationship with the Client	1 Jan 1995	1 May 2005	Superseded	
Background Paper 3	The Valuer's Relationship with the Auditor	1 Jan 1995	1 May 2005	Superseded	
Background Paper 4	The Valuer's Relationship with other Experts	1 Jan 1995	1 May 2005	Superseded	
Guidance Note 1	Valuations and GST	1 Jan 1995	1 May 2005	Superseded	
Guidance Note 2	Risk Assessment and the Valuer Relationship to Third Parties	1 Jan 1995	1 May 2005	Superseded	
Guidance Note 3	Valuation of Contaminated Land; and Bibliography	1 Jan 1995	1 March 2007	Superseded	
Guidance Note 4	Use of Discounted Cash Flow in Property Valuations	1 Jan 1995	1 May 2005	Superseded	
Guidance Note 5	Insurance Valuation Reports	1 Jan 1995	1 March 2007	Superseded	
Guidance Note 6	Letters of Engagement; and Disclaimers	1 Jan 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	

The following had provisional status from 1 March 1998

Guidance Note 10	Independence of a Professional Advisor.	1 March 1998	1 March 2007	Superseded	
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END OF NZIV TECHNICAL HANDBOOK

Note: 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.