

Professional Standard 19

Use Of Consultants & Subcontractors In Valuations

Version 0.5 – May 2026

Auctioneers & Valuers Association of Australia
Reference: 4.27.2

Introduction

The Auctioneers and Valuers Association of Australia (AVAA) is committed to strengthening professionalism, integrity, and public confidence across the valuation and auction sectors. This *AVAA Professional Standard* forms part of a broader framework designed to support consistent practice, ethical conduct, and accountability across the diverse services provided by members.

Professional standards play an important role in defining expectations for those who hold themselves out as skilled practitioners. They establish clear principles for conduct, competence, and responsibility, helping practitioners, clients, and regulators understand the level of professionalism that should reasonably be expected in the marketplace.

The use of subcontractors, assistants, consultants, specialists, contractors, and external service providers can have significant implications for valuers, clients, consumers, insurers, financiers, courts, regulators, and the broader reputation of the valuation sector. Professional valuation practice therefore requires appropriate management of professional responsibility, oversight obligations, confidentiality considerations, competence, independence, and transparency associated with external involvement in valuation services.

This Professional Standard establishes principles governing the use of subcontractors, assistants, consultants, specialists, contractors, and external service providers in connection with valuation services involving valuers and corporate members. The Standard supports professional accountability, consumer confidence, informed decision-making, and transparency regarding professional responsibility, supervision, disclosure of material third-party involvement, competence, independence, and outsourced valuation activities.

This standard has been developed through consultation with practitioners and informed by regulatory frameworks, industry experience, and evolving client and government expectations. It is intended to provide practical guidance while reinforcing the importance of transparency, diligence, and professional judgement in everyday practice.

Those holding the AVAA Certified Valuer (CVAU) apply this Professional Standard to demonstrate a commitment to continuous improvement and professional accountability. In doing so, they contribute to a stronger and trusted sector where valuers are recognised not only for their expertise but also for the integrity and reliability of their work.

Troy R Williams FAIM MAICD
AVAA Chief Executive

May 2026



Professional Standard 19

Title —

AVAA Professional Standard 19 – Use Of Subcontractors & Assistants In Valuation

Purpose —

The purpose of this Professional Standard is to establish principles governing the use of subcontractors, assistants, consultants, specialists, contractors, and external service providers in connection with valuation services.

This Professional Standard supports professional accountability, transparency, consumer confidence, and responsible valuation practice by reinforcing that valuers retain responsibility for valuation services provided under their name or authority and should appropriately disclose material third-party involvement where reasonably relevant to the services provided.

Scope —

This Professional Standard applies to subcontracting arrangements, external specialists, assistants, contractors, consultants, administrative support, technical support, and other third-party involvement associated with valuation services.

Application —

This Professional Standard applies to all individuals holding the AVAA Certified Valuer (CVAA) credential providing valuation services.

Standard —

1. Principles Of Remote And Technology-Assisted Valuation Practice

- 1.1 Valuers and corporate members may engage subcontractors, assistants, consultants, specialists, contractors, or external service providers in connection with valuation services where reasonably appropriate.
- 1.2 The use of subcontractors, assistants, consultants, specialists, contractors, or external service providers does not remove or reduce the professional responsibility of the valuer for the valuation services provided to the client.
- 1.3 Valuers should maintain reasonable oversight, supervision, professional judgement, and accountability in relation to work undertaken by subcontractors, assistants, consultants, specialists, contractors, or external service providers.
- 1.4 Valuation services should remain consistent with applicable professional, ethical, legal, regulatory, confidentiality, and consumer protection obligations regardless of whether subcontracted or external services are used.
- 1.5 Valuers should not permit their credentials, professional standing, reputation, post-nominals, or membership status to be used to improperly endorse, legitimise, supervise, or sign off on valuation services where the valuer has not exercised reasonable professional oversight, involvement, review, or responsibility for the work undertaken.
- 1.6 The use of subcontractors, assistants, consultants, or external service providers does not justify accepting valuation engagements beyond the valuer's own ability

to competently supervise, assess, review, or take professional responsibility for the valuation services provided.

2. Disclosure And Client Transparency

- 2.1 Members should take reasonable steps to disclose material involvement of subcontractors, assistants, consultants, specialists, contractors, or external service providers where reasonably relevant to the nature of the valuation services provided.
- 2.2 Disclosure may be appropriate where third parties materially contribute to:
 - a. inspections.
 - b. specialist advice.
 - c. technical analysis.
 - d. condition assessments.
 - e. provenance analysis.
 - f. valuation conclusions.
 - g. report preparation.
- 2.3 Valuers should avoid creating misleading impressions regarding who performed, supervised, reviewed, or materially contributed to valuation services.

3. Competence, Independence, And Oversight

- 3.1 Members should take reasonable steps to ensure that subcontractors, assistants, consultants, specialists, contractors, or external service providers engaged in connection with valuation services possess qualifications, experience, skills, or expertise reasonably appropriate to the work undertaken.
- 3.2 Members should take reasonable steps to ensure that work performed by subcontractors, assistants, consultants, specialists, or external service providers is appropriately reviewed, supervised, or assessed where reasonably necessary.
- 3.3 Valuers should not rely upon subcontractors or external providers in a manner that improperly compromises professional judgement, independence, accountability, confidentiality obligations, or compliance with professional standards.
- 3.4 Valuers and corporate members should take reasonable steps to consider whether subcontracting arrangements give rise to conflicts of interest, independence concerns, confidentiality risks, or other circumstances capable of affecting professional obligations or consumer confidence.
- 3.5 Valuers should take reasonable steps to ensure that subcontractors, assistants, consultants, specialists, and external service providers conduct themselves consistently with applicable confidentiality, professional, ethical, consumer protection, and information management obligations relevant to the engagement.

4. Confidentiality And Information Management

- 4.1 Members should take reasonable steps to ensure that subcontractors, assistants, consultants, specialists, contractors, and external service providers appropriately protect confidential, personal, commercially sensitive, and client information.
- 4.2 Information disclosed to subcontractors or external service providers should be reasonably limited to information necessary for the services being performed.
- 4.3 Valuers and corporate members remain responsible for maintaining compliance with applicable confidentiality, privacy, cyber security, and information management obligations.

- 4.4 Valuers and corporate members should maintain reasonable records identifying material subcontracted services, specialist advice, external contributions, and the extent of third-party involvement in valuation engagements where reasonably relevant to the services provided.
- 4.5 Records relating to subcontracted services or external involvement should be maintained in a manner reasonably capable of demonstrating professional oversight, accountability, and traceability of material work undertaken in connection with the engagement.

5. Professional Accountability

- 5.1 Proper management of subcontractors and assistants forms part of professional and ethical valuation practice.
- 5.2 Compliance with this Professional Standard does not replace obligations arising under legislation, consumer protection laws, privacy laws, court requirements, or contractual obligations.

6. Prohibited Conduct

- 6.1 Valuers and corporate members must not knowingly misrepresent the extent of their personal involvement, supervision, expertise, review, or contribution in connection with valuation services.
- 6.2 Valuers must not improperly delegate professional responsibilities in a manner that compromises professional accountability, independence, transparency, professional competence, or compliance with professional standards.
- 6.3 Valuers and corporate members must not knowingly conceal material third-party involvement where omission of that information would be misleading or deceptive in the circumstances.
- 6.4 Valuers and corporate members must not knowingly permit subcontracting arrangements, external involvement, or use of assistants in a manner that improperly misuses AVAA credentials, post-nominals, reputation, or professional standing.

9. Failure To Comply

- 9.1 Failure to comply with this Professional Standard itself constitutes conduct capable of consideration under the *AVAA Code of Ethics for Individual Members*, the *AVAA Code of Practice for Corporate Members*.

Status & Review —

AVAA Board Approval:	TBA (Draft)
Periodic Review Due:	5 Years after approval



The **Auctioneers and Valuers Association of Australia (AVAA)** is the leading national body representing professional auctioneers and valuers across a diverse range of specialties, including fine art, antiques, collectables, goods, vehicles, plant, and equipment.

Our Vision

As the peak body for auctioneers and valuers in Australia, AVAA upholds the highest professional and ethical standards through education, advocacy, and leadership.

Our Mission

To support and represent Australia's auctioneers and valuers through rigorous standards, ethical leadership, quality education, and credible advocacy, ensuring trust, professionalism, and future-readiness in a changing world.

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