

propertymark QUALIFICATIONS

PROPERTYMARK QUALIFICATIONS LEVEL 3 AWARD IN CHATTELS AUCTIONEERING (ENGLAND AND WALES)

QUALIFICATION SPECIFICATION

ACADEMIC YEAR 2025/2026

FOR ASSESSMENT FROM JANUARY 2026

VERSION 1.6

ABOUT PROPERTYMARK QUALIFICATIONS

Propertymark Qualifications is the UK's specialist awarding organisation offering industry recognised qualifications in property and property affiliated disciplines. We draw our expertise from an array of experienced property industry practitioners and academics from relevant fields including property, law, surveying and finance.

Propertymark Qualifications is an independent organisation and is recognised by the national qualification regulators in England, Wales, and Northern Ireland; namely the Office of the Qualifications and Examinations Regulator (Ofqual), Qualifications Wales and the Council for Curriculum, Assessment and Examinations (CCEA Regulation) respectively. We also offer qualifications which are credit and level rated in the Scottish Credit and Qualifications Framework (SCQF). This means we follow strict guidelines and maintain quality standards in the provision of all our qualifications.

Propertymark Qualifications has been operating as a recognised and regulated awarding body since March 2002 with our first qualifications being awarded to learners in 2003. We work in association with professional membership bodies which allows us to collaborate with them and draw on their expertise and experience to ensure the design and development of our qualifications is at pace with changes in the industry at large.

Propertymark Qualifications is also recognised by Skills England and Ofqual to deliver assessments as an Assessment Organisation for the apprenticeship standards for which we are approved.

All of this puts us in a unique position to provide tailored and industry specific qualifications that meet industry requirements, reinforce industry standards, and afford individuals the opportunity to progress.

All information on this document is correct at the time of publication.

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QUALIFICATION PURPOSE

The **Propertymark Qualifications Level 3 Award in Chattels Auctioneering** is an introductory qualification ideal for learners wanting to gain and/or improve existing knowledge in the key areas related to chattels auctioneering. This qualification would suit those who are currently working, or aspiring to work, as a Property Auctioneer or Property Valuer.

QUALIFICATION RECOGNITION

This qualification can fulfil part of the criteria to join various professional bodies and meet requirements of industry licensing schemes.

This qualification is recognised by Propertymark for membership purposes. For any queries on Propertymark's membership, please contact them directly.

STRUCTURE

- Unit 1: Health and Safety, Security and General Law (COM1)
- Unit 2: Law Relating to Chattels Auctions (CHAT2)
- Unit 3: Practice and Procedures relating to Chattels Auctioneering (CHAT3)
- Unit 4: Appraisal and the Auctioneers Duties and Liabilities in Relation to Chattels (CHAT4)

QUALIFICATION SUMMARY AND KEY INFORMATION

Approved age ranges	16 +
Assessment	On-screen Assessment
Total Qualification Time (TQT)	120 hours
Guided Learning Hours (GLH)	120 hours
Grading	Pass or Fail
Entry requirements	N/A

ENTRY GUIDANCE

There are no formal entry requirements for this qualification. However, learners will benefit from having achieved other qualifications at Level 2, or higher, and experience of working in the property industry.

REGISTRATION

Learners must be registered for the qualification. Accurate and timely registration is essential to ensure that learners receive appropriate support and that examinations are made available. Learners should discuss any questions about registration with their training provider.

ACCESSIBILITY

Learners who require reasonable adjustments, access arrangements or special consideration should discuss their requirements with their training provider at the earliest opportunity. Recognised centres can find the relevant policies and forms on the Propertymark Qualifications CRM system.

RECOGNITION OF PRIOR ACHIEVEMENT

Qualifications and units awarded by Propertymark Qualifications and other awarding bodies, where relevant, may be used to gain exemptions from units of qualifications offered by Propertymark Qualifications under certain circumstances. Learners should contact their training provider for further information. Recognised centres can find further information on the Propertymark Qualifications CRM system.

KNOWLEDGE, UNDERSTANDING AND SKILLS

Assessment Guidance is provided through the description of Knowledge, Understanding and Skills to amplify the learning outcome and/or assessment criterion as relevant and enable national or industry specific information and requirements to be noted.

This guidance is intended to be indicative and not exhaustive. Learners are encouraged to undertake wider reading and research aligned with the assessment criteria to deepen their understanding and fully meet the Learning Outcomes. All assessments are designed in accordance with stated Learning Outcomes and Assessment Criteria.

ASSESSMENT

Each unit is assessed individually through an online exam. The units can be taken in any order. Learners will be provided with further information on the online assessment system by their training provider. Recognised centres can access supporting documentation for online exams on the Propertymark Qualifications CRM system.

Each unit has the following assessment methodology	
Assessment details	On-screen multiple-choice questions
Assessment Duration	30 minutes for each unit
Number of questions	20 questions for each unit
Grading information	Pass/Fail
Assessment availability	On demand

GRADE BOUNDARIES

The grade boundary for each unit is set at 70% Pass. This is notional and subject to change by Propertymark Qualifications.

ENQUIRIES ABOUT RESULTS

Propertymark Qualifications make provision for learners and centres to make an enquiry into or appeal against an assessment decision. Learners should discuss this with their training provider. Recognised centres can find policies and forms on the Propertymark Qualifications CRM system.

CERTIFICATION

Learners wishing to complete this qualification are required to pass all four units. Once all units have been passed, Propertymark Qualifications will provide certification for the full qualification.

PROGRESSION

Learners can progress onto another Level 3 qualification to gain wider knowledge of related areas:

- **Propertymark Qualifications Level 3 Certificate in Property Agency (Lettings)**
- **Propertymark Qualifications Level 3 Certificate in Property Agency (Sales)**
- **Propertymark Qualifications Level 3 Certificate in Property Agency (Commercial)**

Learners could also progress onto the **Propertymark Qualifications Level 4 Certificate in Property Agency Management**. This could be as they progress into a management role or to prepare for one.

REPLACEMENT CERTIFICATES

If a certificate has been misplaced, lost, or stolen and a replacement is required, a Replacement Certificate Request form should be completed which can be found on our website

<https://www.propertymark.co.uk/pmq>.

QUERIES ABOUT THIS SPECIFICATION

Learners with queries about this specification should contact their training provider. Centre Administrators with queries about this specification should contact Propertymark Qualifications.

QUALIFICATION UNITS

Learners wishing to complete the **Propertymark Qualifications Level 3 Award in Chattels Auctioneering** are required to pass the four units listed below. Once all four units have been passed, Propertymark Qualifications will provide certification for the full qualification. Units can be completed in any order.

Unit Code	Unit Title	Unit Reference
COM1	Health and Safety, Security and General Law	L/616/8270
<p>This unit is about understanding the general concepts of law relevant to a property professional. It deals with the historical development of the law as well as current concepts, relevant statute and common law. It is designed to enable property professional understanding and carry out their duties to colleagues, customers and the general public. Health, safety and security issues are also covered including the legislation and best practice issues relevant to property professional in their duties within and outside their office when dealing with colleagues and customers and making necessary visits to other locations.</p>		
Learning Outcome <i>The learner will to:</i>	Assessment Criteria <i>The learner can:</i>	Knowledge, Understanding and Skills (KUS) <i>Indicative content only</i>
1. Understand health and safety at work legislation and its relevance in and out of the workplace	1.1 Identify the duties of employers 1.2 Identify the duties of employees 1.3 Select correct procedures for carrying out a risk assessment for appointments and visits	England and Wales: Health and Safety at Work etc. Act 1974. Northern Ireland: Health and Safety at Work (Northern Ireland) Order 1978.
2. Understand the issues around keeping safe when visiting property and maintaining a secure system when dealing with keys	2.1 Select appropriate procedures when securing property 2.2 Recognise a safe and secure set of procedures for dealing with keys 2.3 Identify how to ensure personal safety away from the office	England and Wales: Occupiers Liability Act 1957 Occupiers Liability Act 1984. Health and Safety at Work etc. Act 1974. Northern Ireland: Health and Safety at Work (Northern Ireland) Order 1978.
3. Understand the general legal concepts relating to the provision of property services	3.1 Recognise the different divisions of the law 3.2 Distinguish between common law and equity 3.3 Identify the remedies available under the law	Divisions: Civil/criminal; public/private. The structure of the courts and judicial precedent. Remedies: Damages, specific performance, injunctions, rectification, rescission.
4. Understand the common law duties of agents and agents' authority	4.1 Identify the common law duties owed to clients 4.2 Identify the duties that apply to customers 4.3 Differentiate between the different types of authority to act and the relevant obligations	Common law duties of an agent: to act in the principal's best interests; to avoid any conflict of interest; confidentiality; not to make a secret profit; to keep proper accounts and to account for property and money received; to carry out the role with reasonable skill and care; not to delegate their duties without the principal's consent; to obey the principal's lawful and reasonable instructions. Creation of the agency relationship: express agreement, implied agreement, by necessity, by ratification, by estoppel. Types of authority: actual authority (express or implied), apparent/ostensible authority.

<p>5. Understand the basic elements of the law of contract</p>	<p>5.1 Identify the elements needed for a contract to exist 5.2 Interpret situations where a contract will have come to an end 5.3 Select appropriate remedies where there is a breach of contract 5.4 Identify the special requirements relating to contracts relating to land and property</p>	<p>Formation of a contract: offer, acceptance, consideration, intention, capacity. Terms & Conditions Misrepresentation, Mistake, Undue Influence, Duress Discharge of a contract: performance, agreement, breach, frustration. Remedies: damages, specific performance, injunctions, rectification, rescission. England and Wales: Contracts that must be in writing. Law of Property (Miscellaneous Provisions) Act 1989 (Section 2). Northern Ireland: Contracts that must be evidenced in writing: Statute of Frauds (Ireland) Act 1695. Landlord and Tenant Law. Amendment (Ireland) Act 1860 (Section 4).</p>
<p>6. Understand the basic elements of liability outside the law of contract</p>	<p>6.1 Identify the elements needed for liability to be proved 6.2 Recognise situations where vicarious liability may apply 6.3 Identify situations where occupiers' liability may be relevant</p>	<p>Law of tort: negligence, nuisance. Occupiers' liability. Vicarious liability. England and Wales: Occupiers Liability Act 1957. Occupiers Liability Act 1984. Northern Ireland: Occupiers' Liability Act (Northern Ireland) 1957.</p>
<p>7. Understand the basic concepts of land law</p>	<p>7.1 Distinguish between different rights to occupy 7.2 Identify the distinguishing features of rights over the land belonging to another person 7.3 Recognise situations where such a right may exist 7.4 Interpret when those rights will pass with property</p>	<p>England and Wales: freehold, commonhold, leasehold and licences. Northern Ireland: freehold, leasehold and licences. Rights over another person's land: easements, freehold covenants, restrictive and positive covenants.</p>
<p>8. Understand the basic concepts of discrimination</p>	<p>8.1 Identify what are protected characteristics 8.2 Analyse the circumstances when discrimination may or may not occur 8.3 Select the appropriate remedies where discrimination has occurred</p>	<p>England and Wales: Protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex, sexual orientation (Sections 4 – 12 Equality Act 2010). Northern Ireland: age (The Employment Equality (Age) Regulations (NI) 2006; disability (Disability Discrimination Act 1995); sex (Sex Discrimination (NI) Order 1976; pregnancy and maternity, gender reassignment, marital/civil partnership status, race (Race relations (NI) Order 1997); religious belief and political opinion (Fair Employment and Treatment (NI) Order 1998); sexual orientation (Employment Equality (Sexual Orientation) Regulations (NI) 2003; Equality Act (Sexual Orientation) Regs (NI) 2006). Direct and indirect discrimination, harassment, victimisation.</p>

		Remedies awarded by employment tribunal: declaration, compensation, recommendation.
9. Understand the requirements of the data protection legislation	<p>9.1 Recognise the data protection principles laid down in the legislation</p> <p>9.2 Analyse situations to show compliance with data protection principles</p> <p>9.3 Distinguish between those who can and who cannot be given protected data</p>	<p>General Data Protection Regulations (GDPR).</p> <p>Data (Use and Access) Act 2025</p> <p>Data Protection Act 2018.</p> <p>Principles: lawfulness, fairness and transparency, purpose limitation, data minimisation, accuracy, storage limitation.</p>
10. Understand the requirements of the legislation dealing with the handling of money	<p>10.1 Analyse situations that may be deemed suspicious</p> <p>10.2 Identify the procedures needed to comply with the legislation</p> <p>10.3 Apply legislative requirement to possible suspicious situations</p>	<p>Proceeds of Crime Act 2002, Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, as amended.</p> <p>Politically Exposed Persons (PEP) and Sanction checks including the role of the Office of Financial Sanctions Implementation (OFSI).</p> <p>Financial Action Task Force (FATF).</p>

Unit Code	Unit Title	Unit Reference
CHAT2	Law Relating to Chattels Auctions	L/502/7611
<p>This unit is about the law the auctioneer needs to know that is specific to carrying out chattels auction sales. It deals with the common law and statutory duties relating to chattels auction sales. It stresses the importance of the auctioneer understanding and complying with the statutory requirements for chattels sales and understand and complying with the auction specific statutory requirements in respect of general goods and goods falling within specific categories.</p>		
Learning Outcome <i>The learner will:</i>	Assessment Criteria <i>The learner can:</i>	Knowledge, Understanding and Skills (KUS) <i>Indicative content only</i>
1. Understand the authority of the auctioneer	1.1 Differentiate between actual, implied and apparent authority 1.2 Apply the legislative rules to sales with and without reserve 1.3 Apply the general rules about termination of authority to a range of situations 1.4 Select appropriate situations when agent of necessity would apply	
2. Understand legislation specific to auctioneering	2.1 Summarise the requirements of the auction specific legislation 2.2 Apply the auctioneering specific contractual framework to a range of situations	Section 7 Auctioneers Act 1845. Auction (Bidding Agreements) Acts 1927 and 1969.
3. Understand consumer protection legislation applicable in the auctioning of chattels	3.1 Apply the provisions of the appropriate consumer and business protection legislation to defined auctioneering situations 3.2 Apply the provisions of the legislation relevant to the sale of prohibited and restricted items	Digital Markets, Competition and Consumers Act 2024 (DMCCA). CMA207 Guidance (2025). Business Protection from Misleading Marketing Regulations 2008. Wildlife and Countryside Act 1981. Firearms Act 1968. Ivory Act 2018.
4. Understand legislation covering the conditions of sale and the contract made at the auction sale	4.1 Summarise the provisions of the common conditions of sale 4.2 Identify the terms implied into contracts for the sale of goods to consumers and businesses 4.3 Apply the provisions of unfair terms legislation to auctioneer's contracts with their clients and buyers or bidders 4.4 Apply the concept of misrepresentation to a range of chattel auctioneering situations 4.5 Summarise the rules governing the payment for items successfully bought at auction and the transfer of risk in such goods	Product Safety Regulations 2005. Consumer Protection Act 1987. Sections 12-14 and 57 Sale of Goods Act 1979. Sections 9-18 Consumer Rights Act 2015. Unfair Contract Terms Act 1977. Unfair terms: Part 2 Consumer Rights Act 2015.

Unit Code	Unit Title	Unit Reference
CHAT3	Practice and Procedures relating to Chattels Auctioneering	D/502/7614
<p>This unit deals with how auctioneers should conduct themselves when carrying out chattels auctions in order to comply with all relevant statute, common law and principles of best practice. It deals with the agent's actions within and outside the office and at auction venues when dealing with colleagues and customers. It also covers the rights that auctioneers have against the seller, the buyer and third parties.</p>		
Learning Outcome <i>The learner will:</i>	Assessment Criteria <i>The learner can:</i>	Knowledge, Understanding and Skills (KUS) <i>Indicative content only</i>
1. Understand the content and requirements of the Auction Guidance Note published by RICS	1.1 Summarise the main provisions of the auction guidance note 1.2 Differentiate between the Council for the Prevention of Art Theft (CoPAT) protocol and the Object ID checklist 1.3 Apply good practice to dealing with the bidding process in respect of bids from the floor, commission bids and remote bidders 1.4 Summarise the role of marketing, advertising and IT in chattels auctions 1.5 Summarise the procedures to be followed after the auction 1.6 Apply good practice when the auctioneer is acting as bailee	The Art Loss Register, Object ID Guidelines.
2. Understand the standard terms in consignment agreements	2.1 Summarise the terms required in consignment agreements to enable the auction and the auctioneer to function effectively	
3. Understand the auctioneer's rights against the seller of chattels at auction	3.1 Justify the auctioneer's remuneration in a range of circumstances 3.2 Apply the common law rules to the auctioneer's lien over chattels	
4. Understand the auctioneer's rights against the buyer of chattels at auction	4.1 Summarise the action that can be taken to ensure the price of the chattel is paid to the auctioneer 4.2 Apply the rules governing the ability of the auctioneer to sue on a cheque	
5. Understand the auctioneer's rights against third parties involved in chattels auctions	5.1 Summarise the action that can be taken for the wrongful interference with goods 5.2 Apply the rules that protects chattels in an auctioneer's possession from distress 5.3 Summarise the rules that apply to the interpleader procedure	

Unit Code	Unit Title	Unit Reference
CHAT4	Appraisal and the Auctioneers Duties and Liabilities in Relation to Chattels	H/502/7629
<p>This unit deals with the technical factors relating to an auctioneer preparing for and carrying out an appraisal of a chattel. It covers issues concerning the valuation and marketing of chattels. The duties of the auctioneer when buying their principal's chattel and when handling remote bidding or covering various post sale procedures are also dealt with. Finally, the unit covers the auctioneer's duties to the seller, the buyer and to third parties when the auction is concluded.</p>		
Learning Outcome <i>The learner will:</i>	Assessment Criteria <i>The learner can:</i>	Knowledge, Understanding and Skills (KUS) <i>Indicative content only</i>
1. Understand the factors affecting the value of chattels	1.1 Summarise the factors affecting the value of chattels 1.2 Apply issues of demand and supply to determine value 1.3 Differentiate between the effects of location, condition and origin or provenance on value 1.4 Apply the techniques of the comparable method of valuation to the value of chattels	
2. Understand staff responsibilities when purchasing chattels, dealing with remote bidding and post-sale procedures	2.1 Summarise the common law and Code of Practice responsibilities of staff when buying chattels submitted to the auction 2.2 Apply common law and Codes of Practice principles to remote bidding situations 2.3 Apply common law and Code of Practice rules to post sale dealings with sellers, buyers and the reporting of sale results	
3. Understand the auctioneer's duties to the seller	3.1 Summarise the extent of the auctioneer's duties relating to performance 3.2 Apply that authority to specified circumstances during the bidding process 3.3 Apply accepted guidelines to fiduciary situations when taking commission from both parties, buying the principals property or obtaining a secret profit 3.4 Summarise the extent of the auctioneer's duty to account and care for goods in their possession	
4. Understand the auctioneer's duties to the buyer	4.1 Apply the common law and best practice guidance to an auctioneer's breach of their warranty of authority 4.2 Apply common law and best practice guidelines to liabilities incurred on the contract of sale and outside the contract of sale 4.3 Apply common law and best practice guidelines to liability for misrepresentation	
5. Understand the auctioneer's duties to third parties	5.1 Identify actions that will amount to the tort of conversion including a sale without authority 5.2 Summarise the legislative provisions where goods are sold by someone other than the true owner	Sections 21 to 26 Sale of Goods Act 1979. Section 27 Hire Purchase Act 1964. Artist's Resale Rights.

KNOWLEDGE, UNDERSTANDING AND SKILLS (KUS) UPDATES

The guidance was last updated as of January 2026.

Unit	Learning Outcome	Update	Version
COM1	2	England and Wales: Occupiers Liability Act 1957 Added	v1.6 Jan 2026
COM1	5	Terms & Conditions Misrepresentation, Mistake, Undue Influence, Duress Added	v1.6 Jan 2026
COM1	6	England and Wales: Occupiers Liability Act 1957 Added	v1.6 Jan 2026
COM1	9	Data (Use and Access) Act 2025 Added	v1.6 Jan 2026
COM1	10	Financial Action Task Force (FATF) Politically Exposed Persons (PEP) and Sanction checks including the role of the Office of Financial Sanctions Implementation (OFSI) Added	v1.6 Jan 2026
CHAT2	3	Consumer Protection from Unfair Trading Regulations 2008 Removed	v1.6 Jan 2026
CHAT2	3	Digital Markets, Competition and Consumers Act 2024 (DMCCA) CMA207 Guidance (2025) Digital Markets, Competition and Consumers Act 2024 Added	v1.6 Jan 2026
CHAT4	5	Artist's Resale Rights Added	v1.6 Jan 2026