



**PROPERTY PRACTITIONERS  
REGULATORY AUTHORITY**

**OFFICE OF THE CHIEF EXECUTIVE  
OFFICER (ACTING)  
REF: UNDESIRABLE PRACTICES**

**TO: THE STAKEHOLDERS**

**23 MARCH 2023**

**RE: UNDESIRABLE PRACTICES–ARRANGEMENTS TO PAY “ACCREDITATION” FEES.**

**Property Practitioners Regulations, 2022 (Government Gazette No. 45735: 14 January 2022)**

The Property Practitioners Regulatory Authority (PPRA) received several complaints from property practitioners alleging that they are required to pay “accreditation” fees to trade in certain estates. Following the enactment of the Property Practitioners Act, 22 of 2019, and the promulgation of its regulations early in 2022, these arrangements were declared illegal and thus prohibited. It is evident based on the number of complaints received from property practitioners that, these illegal practices are continuing despite them being outlawed under the new Property Practitioners Act, 22 of 2019 and its regulations.

Section 63(1) of the Property Practitioners Act, 22 of 2019 read with Regulation 35.1 provide that, the Minister of Human Settlements declared the following business practices undesirable and therefore prohibited:-

- 35.1.1.2      *“any arrangement in terms of which any party or person that directly or indirectly controls or manages any residential property development, including any body corporate or homeowners' association (the managing organisation) –*
- 35.1.1.3      *receives money or any other reward in exchange for a benefit, advantage or other form of preferential treatment in respect of the marketing of properties in such property development;*

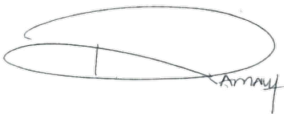
- 35.1.1.6 *effectively provides an advantage to any one property practitioner or group of property practitioners over and above any other property practitioners, in providing services in relation to properties in such property development; or*
- 35.1.1.7 *effectively excludes or disadvantages any property practitioner or group of property practitioners from being able to provide services in relation to properties in such property development”.*

Property practitioners are reminded that, one of the PPRA’s strategic focus is transformation and inclusivity in the property sector and views these illegal practices as regressive and anti-transformative. To this end, PPRA hereby implores property practitioners to conduct their business within the ambit of the PPA, 22 of 2019 and its regulations.

To assist the PPRA to enforce compliance with the PPA, 22 of 2019, property practitioners are encouraged to report transgressors to the PPRA for investigation and prosecution.

Property practitioners should complete the attached prescribed form to lodge a complaint and furnish supporting evidence of the illegal practices and email same to:  
[up@theppra.org.za](mailto:up@theppra.org.za)

**Yours faithfully,**



-----  
**Ms Thato Ramaili**  
**ACEO**  
**For and on behalf of the PPRA**