



**A REPORT ON STAKEHOLDER CONSULTATIONS HELD BETWEEN THE PROPERTY PRACTITIONERS REGULATORY AUTHORITY (PPRA) AND THE VARIOUS INDUSTRY REPRESENTATIVE BODIES ON THE STANDARD OF EDUCATION AND TRAINING FOR PROPERTY PRACTITIONERS – i.e. REGULATION 33.2.2. OF THE PROPERTY PRACTITIONERS ACT (PPA)**

Industry/Industry Body consulted	Progress to date
<b>Managing Agents sub-sector (NAMA)</b>	<p>The last session which was held on the 13<sup>th</sup> of July 2023, and was aimed at obtaining a progress report on the Services Sector Education and Training Authority (SETA)-NAMA engagement on the prioritisation of the qualifications development and to deal with the standard of practical training, code of conduct and Continuing Professional Development (CPD), it was confirmed that the non-principal qualification development has been considered for development which is envisaged to be completed in 2024. The principal qualification for managing agents will not be prioritised for the current financial year, and it will be looked at for 2024/2025 financial year.</p>

Resultantly, it was resolved that the sub-sector will, through NAMA, will apply for the section 4 of the Property Practitioners Act (PPA) exemption - commonly known as s4 exemption - whilst the development of qualification/s for this sub-sector is being finalised.

On the discussion regarding the standard of practical training, Professional Designation Examination (PDE), Course material and CPD, it was resolved that these will be revisited once the qualification has been developed to ensure full alignment.

It was also resolved that a separate forum will be established to discuss the sub-sector's code of Conduct through the office of the Executive Manager, Investigations and Enforcement. Regarding the registration and renewal process for Fidelity Fund Certificate (FFC) issuance, process, it was resolved that S4 Exemption will be applied for by NAMA for all members.

The PPRA has invited NAMA to suggest considerations and criteria for the equivalency exemption process in order to establish and finalise the criterial whilst the qualification development process is underway. It was also resolved that all stakeholder members within the sub-sector who have acquired Real estate qualifications will be accommodated or recognised during the design and implementation of the equivalency matrices.

<p>Real-estate sub-sector (NPPC, PPI, PITCH and IEANSA)</p>	<p>At the last session which was held on the 20<sup>th</sup> of July 2023 and aimed at dealing with practical training, code of conduct and CPD needs, it was resolved that written submissions on the standard of practical training be submitted to the PPRA by the 31 July 2023. The NPPC managed to submit the practical training which accords with the work experience module of the qualification except for minor gaps identified by the PPRA and these gaps are currently being addressed by the PPRA and once finalised, the practical training will be adopted and communicated for implementation across the real estate sub-sector.</p> <p>On the finalisation of PDE, Course material and CPD needs, the PPRA has undertaken to communicate the next steps regarding the development of PDE, the study material and accreditation of CPD providers.</p> <p>On the code of conduct, it was resolved that a separate forum will be established to discuss the sub-sector's code of Conduct through the office of the Executive Manager, Investigations and Enforcement.</p> <p>Regarding the registration and renewal process for FFC issuance, it was agreed that the current registration and renewal processes will remain including the continuation of the current education and training standards until such time that the new qualifications are ready for implementation which the Services SETA has confirmed is envisaged for the financial year 2024/2025. No s4 exemption will be applicable.</p>
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	<p>On the current equivalency exemption matrices, it was agreed that the criteria currently being applied is sufficient however the industry representative bodies are welcome to submit any input to improve the current equivalency exemption process.</p>
<p>Attorney employees (who perform property practitioner activities)</p>	<p>The PPRA has, through the Education, Professionalisation and CPD Task Team, interrogated the activities performed by Attorney employees, concluded that Attorney employees they will be classified within the Real Estate sub-sector and therefore the same qualification, practical training, course material, PDE, CPD and Equivalency exemption criteria applicable for the Real Estate sub-sector will be applicable to Attorney employees category. On the registration process, the prevailing registration process and regime will be applied.</p>
<p>Business Broking sub-sector which includes sales of franchises and business undertakings (CBBC and SABBA)</p>	<p>The last session which was held on the 25th of July 2023 which was aimed at obtaining a progress report on the meeting held between the SSETA and the two associations regarding the proposed business broking qualification which the two associations have a difference in opinion on its relevance to the sub-sector, it was agreed that a further meeting with the SSETA must be arranged to further discuss the qualification standard that will be more applicable and acceptable to the two associations and until such time that this is completed, the associations will apply for the section 4 exemption which will be granted until such time that the qualification standard has been agreed upon and the relevant qualification/s and course material have been developed.</p> <p>The meeting concluded that there will be no need to discuss the standard of practical training, PDE and CPD which was part of the agenda, until such time that two associations have found each other and agreed on the qualification standard/s that must be applied in the sub-sector. The PPRA has emphasised that the Authority will have to intervene and decide on behalf of the sub-sector should the two association's differences continue to impede the progress and spirit of the PPA in</p>

	<p>professionalising the sub-sector. The associations also committed themselves to engage the PPRA on the development of the practical training modules, the sub-sector code of conduct, which will be done through the relevant forum that the PPRA will establish to specifically deal with the code of conduct, and CPD that should be implemented in the sub-sector to address sub-sector specific training and development needs.</p> <p>It was agreed that the follow up meeting will need to be completed before the end of September 2023.</p>
<p>Timeshare and Fractional ownership practitioners/sub-sector (VOASA)</p>	<p>The last session which was held on the 26<sup>th</sup> of July 2023, and which aimed at obtaining a progress report on the discussions held between the SSETA and VOASA on the qualification standard that VOASA has proposed for development, it was reported that the SSETA is awaiting confirmation of the SIC Code and the process of prioritising the qualification development will then commence. It was emphasised that the qualification will be focusing on both specialisation areas and from entry to time share sales and managing agent level. The SSETA has confirmed that it will do its best to ensure that the process for entry level qualifications is commenced during 2023/2024 financial year and then move towards the development of higher-level qualifications during 2024/2025 financial year. A proposal for an NQF3 qualification for full-status agents at 120 credits was tabled and an NQF5 for Principals will be developed through the SSETA. Resultantly, it was resolved that the sub-sector will, through VOASA, apply for the section 4 exemption until such time that the development of qualification/s for this sub-sector is being finalised.</p> <p>The meeting further deliberated on whether there's a need for the development of the standard of practical training and it was concluded that in the absence of the qualifications (as these are yet to</p>

	<p>be developed), there is no need to implement practical training as referred in regulation 33.2.3 although development may continue with the leadership of VOASA being the current recognised industry representative body and this can be presented to PPRA once ready. A framework of the practical training modules have been submitted to PPRA. It was further concluded that the development of practical training modules can be done once qualifications have been developed, this to ensure that the practical training modules for the subsector are fully aligned with the Work Experience modules of the newly developed qualifications. This was adopted in also aligning with the implementation model and approach adopted by the Real Estate sub-sector.</p> <p>On the Code of conduct and CPD for the subsector, it was agreed that there'll be further engagements with the PPRA. PPRA will set up a separate forum to discuss the code of conduct for the subsector and on CPD, the PPRA will conduct a needs analysis in collaboration with VOASA to determine training that should be completed by the sub-sector through the CPD programme and in line with the regulations.</p>
<p>Auctioneers sub-sector (SAIA and SAPPA)</p>	<p>At the last session held in July 2023 which was aimed at dealing with adopting the agreed upon standard of qualification and to discuss the implementation approach thereof, including dealing with practical training, code of conduct and CPD needs, the new qualification developed for non-principal Auctioneers was adopted.</p> <p>It was resolved that the need for the development of the qualification for Principal Auctioneers which was communicated to the Services SETA will be tabled by the Services SETA to the relevant SSETA structures to motivate that the development be considered for the financial year 2024/2025. The Services SETA will further communicate to the sub-sector associations and the PPRA on the</p>

outcomes of the discussions with its internal structures. The non-principal auctioneer qualification will also be phased in once all the relevant material and accreditation of Skills Development Providers has been concluded.

On the code of conduct, it was resolved that a separate forum will be established to discuss the sub-sector's code of Conduct through the office of the Executive Manager, Investigations and Enforcement.

Regarding the registration and renewal process for FFC issuance, process, it was resolved that S4 Exemption will be applied for by SAIA and SAPPA for their members.

The PPRA informed the two associations that it will continue to engage the two associations to establish the criteria and process for equivalency exemption especially to accommodate members of this sub-sector who have completed the Real estate qualifications to recognise them and enable them to operate as Auctioneers without having to complete the new Auctioneering qualifications. The matrices will also include the previous Auctioneering qualifications which may have been already obtained by some of the stakeholders within the sub-sector.

<p>Homeowners associations sub-sector (ARK and RCC)</p>	<p>Only two associations representing the interests of Homeowners associations were consulted in May and July 2023 and these associations have confirmed that their members do not perform the activities of property practitioner. As result, the Education, Professionalisation and CPD Task Team of the PPRA has resolved that the next step is to coordinate a session with all those who are in the CSOS database to establish and determine education and training standards for those performing property practitioner functions which will more likely be the same as Managing Agents functions.</p> <p>The next session is planned (still to be scheduled) and to be scheduled by the Executive Manager for Licencing, Registrations and Renewals in consultation with the established Community Schemes Ombud Service (CSOS) database of registered Homeowners Associations.</p>
<p>Facilities Management sub-sector (SAFMA)</p>	<p>To date PPRA has consulted with SAFMA in May and July 2023. SAFMA is the professional body for the facilities management fraternity and during the consultations, it was resolved that facilities management sub-sector is not defined in the PPA and therefore not regulated by the PPRA and therefore there is no need to further discuss the Standard of education and training referred to in Regulation 33. It was however resolved that those facilities managers registered with SAFMA and performing property practitioners' functions are required to register with the PPRA and they will be more likely to be classified as Managing agents and as such they will be regulated in the same way that Managing agents are regulated by the PPRA.</p> <p>The PPRA informed SAFMA that the qualifications currently implemented by SAFMA will be included in the equivalency exemption matrices for managing agents in order to accommodate those already certificated against those qualifications.</p>



<p>Property Development sub-sector – i.e., Developers who perform property practitioners’ activities, including project managers, development managers, investment sales agents</p>	<p>The PPRA has to date only consulted with a one developer company due to the fact that there seems to be no Association representing the interest of Developers. AT the meeting, it was agreed that the Project Management qualification applicable to Construction Project management will be more relevant. The Services SETA has also developed a new Property Entrepreneur qualification which was concluded on the 3<sup>rd</sup> of July 2023, and when consultations resume with this sub-sector, this qualification together with the Construction Project management will be proposed for adoption by the sub-sector. The sub-sector will also need to develop practical training and be engaged with the development of course material and PDE for whichever qualification they finally adopt.</p>
<p>Bond Originators and Bridging Finance bodies</p>	<p>This sub-sector has been granted a s4 Exemption which will be revisited by the PPRA and could potentially be extended, as no consultation of the Regulation 33.2.1 has been commenced.</p>
<p>Property practitioners who specialise in collecting and distributing trust monies in terms of Regulation 2.4.1. (Payment processing agents)</p>	<p>This sub-sector has not been consulted on Regulation 33.2.1 and such consultations will need to be kick-started. The recommendation is to grant this subsector a s4 Exemption until such time that the sub-sector consultations have commenced and the relevant resolutions on Regulation 33.2.1 has been agreed upon.</p>
<p>Property Facilitators and intermediaries</p>	<p>This sub-sector has not been consulted on Regulation 33.2.1 and such consultations will need to be kick-started. The recommendation is to grant this subsector a s4 Exemption until such time that the sub-sector consultations have commenced and the relevant resolutions on Regulation 33.2.1 have been agreed upon.</p>
<p>Property advertising platforms</p>	<p>This sub-sector has not been consulted on Regulation 33.2.1 and such consultations will need to be kick-started. The recommendation is to grant this subsector a s4 Exemption until such time that the sub-sector consultations have commenced and the relevant resolutions on Regulation 33.2.1 have been agreed upon.</p>