



PPRA

**PROPERTY PRACTITIONERS
REGULATORY AUTHORITY**

**HOW DOES ONE QUALIFY
TO BECOME A**

PROPERTY PRACTITIONER



WHAT IS A PROPERTY PRACTITIONER ?

A Property Practitioner is any person (natural or legal) who in the ordinary course of business, for gain (i.e. any remuneration), holds out (i.e. represents to someone), that he / she, on behalf of another person, performs property practitioner activities as listed in the definition in Section 1 of the PPA. It also includes some who perform these activities for their own business owned properties.

The Property Practitioners Regulatory Authority regulates existing estate agents and newly introduced categories for the following industries according to the new Property Practitioners Act, 22 of 2022:

- Estate agents and attorney employees;
- Auctioneers;
- Bond and bridging finance originators;
- Managing agents;
- Developers, and development managers unless exempted as specified in the Act;
- Property facilitators and intermediaries;
- Electronic or other property advertising platforms;
- Time share and fractional ownership practitioners;
- Home owners' associations who perform property practitioner activities;
- Business brokers, including sale of franchises and business undertakings;
- Payment processing agents (property practitioners who specialise in collecting and distributing trust monies in terms of Regulation 2.4.1.)



HOW DOES ONE QUALIFY TO BECOME A PROPERTY PRACTITIONER ?

While the professional qualifications required for each industry within the property sector require consultation with the industry and finalisation, the estate agency sector remains currently subject to the Standard of Training of Estate Agents Regulations, 2008.

EDUCATIONAL REQUIREMENTS FOR CANDIDATE ESTATE AGENTS/NEWCOMERS

Regulation 2 of the Education Regulations prescribes that, as from 15 July 2008, any person intending to become an estate agent:

- Must serve as an intern estate agent for a period of 12 months;
- The PPA Regulation 33.2.9.1 prescribes that an estate agent who, on the date on which the PPA comes into effect, is already registered as either a non-principal or principal will be exempted from the requirements of the any qualification standards under new Regulation 33.2.1;
- The intern estate agent must maintain a logbook (accessed from the PPA website);
- The intern estate agent is required to complete the Further Education and Training Certificate: Real Estate (NQF Level 4) ("FETC: Real Estate"), during the internship period;
- Entrants holding a relevant tertiary qualification may apply for an equivalency exemption in certain circumstances. (See website for more information);
- After the completion of these qualifications, the PDE exam must be completed for candidate agents to be upgraded to full status agents.

These requirements may be changed after Regulation 33 of the new Property Practitioners Regulations, 2022 has been phased in.





EDUCATION REQUIREMENTS FOR NON-ESTATE AGENT PROPERTY PRACTITIONERS AND NEW ENTRANTS

(eg: Auctioneers, bond originators, Business Brokers, time share brokers etc)

All non-estate agent property practitioners will be registered using their existing qualification status until the provisions of the education regulations have been complied with by the PPRA. Currently, non-estate agent property practitioners may register with the PPRA as either a principal or director practitioner, depending on their existing position, or a non-principal or employee practitioner. This will continue until the education standards for each industry have been finalised.



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Block A & B, 63 Wierda Road East, Wierda Valley, Sandton

Tel: 087 285 3222 | www.theppra.org.za