PROPERTY PRACTITIONERS
REGULATORY AUTHORITY

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NATIONWIDE INCUBATOR PROGRAMME

REFERENCE NUMBER: SMME 30/10/2025

The Property Practitioners Regulatory Authority (PPRA) hereby invites expressions of interest, from currently licensed property practitioners who wish to be part of the (Small, Medium, and Micro Enterprises) SMME incubation or initiative programme. PPRA is a Schedule 3A public entity established in terms of the Property Practitioners Act (PPA), 22 of 2019 and has a legislative mandate to transform the property sector. Section 20(3)(d) of the PPA, 22 of 2019, states: "The authority must, from time to time, (d) introduce measures to be implemented, which may includeincubation and capacity building programmes to redress the imbalances of the past".

1. INTRODUCTION

1.1 The promotion of small businesses in the South African property sector remains of paramount importance to creating jobs and a more equitable economy. As part of a process of continuing to strengthen the economic development of small, micro and medium enterprises (SMME) owned by Previously Disadvantaged Individuals (PDI's) through broadening their participation in the economy, an SMME incubation programme is thereby introduced by the PPRA.

1.2 The SMME incubation programme is introduced as one of the progressive interventions by PPRA to create an environment where targeted property-related businesses can acquire the necessary skills and competencies to compete for opportunities.

1.3 The SMME incubation programme seeks to address and unlock obstacles affecting the growth of black-owned businesses and facilitates interventions that are critical for survival and sustainability during the critical stages of development. The programme aims to attract and assist existing and start-up businesses with long-term potential for steady to highgrowth of revenue and profits.

1.4 Although this incubator programme is an initiative of the PPRA, it however remains one of the support measures meant to encourage private and public sector partnerships between the PPRA, small and large businesses, with larger business assisting SMMEs with, financial and non-financial support such as skills transfer, enterprise development, creating access to networks and marketing opportunities, providing for a licensed business model systems, as well as support in the form of equipped working space, coaching, mentoring, advice and education, depending on the specific needs of the beneficiaries.

1.5 The property market in South Africa has grown exponentially in the past decade. Due tothe imbalances in the property sector, however, the historically disadvantaged communities have found themselves unable to benefit from the growth and subsequent returns.

1.6 The incubator programme will house several enterprises that share an array of services. within the property sector. Without a planned and methodological approach, the ultimate objectives of government as envisaged in the Broad-Based Black Economic Empowerment Act are likely to result in failed projects. It is therefore important that the concerted effort by PPRA presents an approach that will ensure a common vision consistency, effective and efficient attainment of goals, and responsiveness to the legal framework.

1.7 Accordingly, project implementation plan (PIP) has been structured to address the way the candidates will be screened, engaged, developed, and exit the programme. The programme further highlights the roles and responsibilities of various key stakeholders.

1.8 Prospective applicants are therefore invited to apply for the SMME Incubator programme on offer in the manner outlined in these guidelines.

2. OBJECTIVES

2.1 To create an Incubator Programme to facilitate enterprise development programmes for firms that are 100% black owned and controlled.

2.2 To provide funding to SMME's that can assist SMME's to generate revenue through their business were, overtime, they may become self-sustainable

2.3 To identify property-related business opportunities for the SMME incubation programme to expose the participating entities to such opportunities.

2.4 Provide infrastructure, training, and support to SMME incubation Programme beneficiaries through institutional enterprise development programmes which will include the identification and allocation of qualified mentors to participating entities.

2.5 Ensure that PPRA appropriates a portion of its annual spending on black-owned property businesses

2.6 To address the significant funding gap in the market for black-owned start-up enterprises by providing financial and non-financial support.

3. OUTCOMES OF THE PROGRAMMEME

3.1 A progressive and substantial increase in the number of black-owned enterprises who participate in the property sector.

3.2 Improved entrepreneurial skills of existing and future black property practitioners.

3.3 Economically empower beneficiaries of the SMME Incubation Programme.

3.4 Employment opportunities generated through the establishment and growth of new SMMEs

4. ADMISSION/ENTRY REQUIREMENTS

The following criteria will be applied for screening and admitting beneficiaries into the SMME Incubation Programme:

4.1 Submitting a prescribed application form.

4.2 Must be a legal entity registered in terms of the South African Law either as a Trust, Close Corporation, PTY Ltd, Co-operative etc.

4.3 The members, directors, shareholders, trustees, and beneficiaries of the legal entity must be 100% owned, controlled, and managed by a black South African citizen, as defined in the Broad Based Black Economic Empowerment Act, Act No. 53 of 2003.

4.4 Certified copy of ID, certified and not older than 3 months on the date that you are applying. If it is a smart ID, both the back and front must be visible.

4.5 The members, directors, shareholders, and trustees of the legal entity must have one or more of the following qualifications from a recognised and accredited institution: acertificate, diploma, or degree in property studies.

4.6 Demonstrated experience in and knowledge of the property industry, which includes realestate, facility management, and property brokering.

4.7 The entity must submit a Valid Tax Clearance Certificate/Tax Pin.

4.8 The members/directors/shareholders/trustees of the legal entity must:

4.8.1 Be a registered property practitioner in possession of a current valid fidelity fund certificate (FFC).

4.8.2 Have held a valid FFC for a period of more than 12 months.

4.8.3 Have been trading for at least more than 12 months, either at a specific residential address or virtually.

4.8.4 Be active in the entity as a principal and be complaint.

4.8.5 Have resources such as a cell phone, a computer/laptop and an email address.

4.8.6 Be responsible for their own transport.

4.9 The PPRA may require additional information to be supplied, and this would be communicated accordingly.

5. EXCLUSIONS

5.1 No entity or its members, directors, shareholders, or trustees shall be eligible if:

5.1.1 Disqualified under Section 50 of the Property Practitioners Act, 22 of 2019, or any provision of the Estate Agency Affairs Act 112/76,

5.1.2 Have been found guilty of improper conduct at an inquiry held under the ambit of the relevant Property Practitioners Act 22 of 2019 or the Estate Agency Affairs Act 112/76,

5.1.3 Any enterprise/ SMME that is or has already participated and benefitted in any SMME programme or initiative with the PPRA or through the PPRA's collaborative partners.

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APPLICATION DEADLINE: 01 DECEMBER 2025

Applications are now open via email and the closing date for submissions is 01 December 2025.

APPLICATION DOCUMENTS DOWNLOADING	The application documents are attached as an annexure for completion.
ENQUIRIES	Any enquiries must be in writing and can be directed to: smmeinc@theppra.org.za before the closing date
CLOSING DATE	Applications are now open and the closing date for submissions is **01 December 2025 at 12h00** pm (noon). Applicants must ensure that applications are submitted timeously as late applications will not be accepted for consideration and evaluation.
SUBMISSIONS	All applications must be submitted in writing via email to smmeinc@theppra.org.za