



**PROPERTY PRACTITIONERS
REGULATORY AUTHORITY**

CLARIFICATION ON COMPLIANCE WITH THE REQUIREMENTS OF REGULATIONS 33.2.3 AND 33.4.5 OF THE PROPERTY PRACTITIONERS REGULATIONS, 2022 (PPR)

In accordance with **Regulation 33.2.3** of the **Property Practitioners Regulations (PPR)**, no individual may operate as a **non-principal property practitioner** unless they have first completed a **practical training course**. This requirement ensures that all new entrants into the profession are adequately equipped with the skills and knowledge needed to function effectively in the property industry. The course comprises a minimum of **six workplace-based modules**, which must be completed within a **six-month period**. These modules are designed to impart critical, hands-on experience in areas such as legal compliance, ethics, marketing, client engagement, property operations, and financial management.

The development of these practical training courses is entrusted to **leading industry bodies**, ensuring that the content remains relevant and rigorous. However, these courses are subject to the **oversight and approval of the Property Practitioners Regulatory Authority (PPRA)**, which maintains quality assurance across the sector.

Furthermore, **Regulation 33.4.5** outlines the timeframe within which a person may operate as a **candidate property practitioner**. Without the consent of the PPRA, an individual may not act in this capacity for more than **180 days**. Upon the expiry of this period, candidates are required to sit for the **Professional Designation Examination (PDE)**. However, the regulation allows for an extension of another 180 days, provided that good cause is shown, and permission is granted by the Authority.

To provide further clarity on the different components involved in this training and qualification pathway, it is important to distinguish between **practical training**, **logbook**, and **workplace experience**.

Practical Training is a structured, workplace-based program that officially came into effect on 1 July 2024. It is specifically required for candidates who have received **equivalency exemptions** and do not need to complete a full qualification. This program includes six modules and is designed to ensure that these individuals gain real-world experience in essential functions of property practice. The **practical training program** replaced the previous **logbook system** and must be completed within **180 days** of the candidate receiving their **Fidelity Fund Certificate (FFC)**.

The **logbook**, by contrast, was part of the now-outdated 2008 Education Regulations. It involved the documentation of a **12-month internship**, where candidates logged their workplace learning activities under the supervision of a mentor or principal. This requirement applied only to candidates registered **before 1 July 2024**, and the logbook system was officially **phased out** on **30 June 2024**.

Workplace experience, as defined in the **new Occupational Certificate: Real Estate Agent (NQF 4)**, refers to the **on-the-job learning component** of the full qualification. It forms part of a broader learning structure that includes **knowledge, practical skills, and real-life application** under the guidance of a qualified mentor. Candidates pursuing this qualification are not required to complete the separate practical training modules, as their workplace experience is integrated into the qualification. Once completed, they are required to pass the **External Integrated Summative Assessment (EISA)**, which is a final national examination regulated by the **Quality Council for Trades and Occupations (QCTO)**.

To support candidates in meeting these new standards, the **PPRA has established two structured pathways** for individuals who received their first FFC on or after **1 May 2024**.

The first group includes **candidates without an equivalency exemption**. These individuals must complete the **NQF 4 Occupational Qualification**, which covers theoretical knowledge, practical application, and workplace experience. The PPRA has granted them **360 days (or 12 months)** to complete the qualification. Thereafter, they are given an additional **3 months** to attempt the **PDE**, giving them a total of **15 months** to meet all educational and examination requirements. In addition to passing the PDE, these candidates must also successfully complete the **EISA**, which assesses their ability to integrate and apply what they have learned in a practical context. It is important to note, however, that candidates pursuing the **legacy Further Education and Training Certificate: Real Estate (NQF Level 4)** qualification are not required to complete the EISA.

The second group includes **candidates who were granted an equivalency exemption**. These individuals are exempt from completing the full NQF 4 qualification and EISA but must still undergo **practical training**. They are required to complete the **six practical training modules** (or demonstrate equivalent workplace experience) within **180 days** of being issued their FFC. After that, they are given an additional **3 months** to write the **PDE**. As such, these candidates have a total of **9 months** to fulfil both the practical training and examination requirements.

In conclusion, the implementation of Regulation 33 signifies a shift toward a more structured and quality-assured training framework for property practitioners in South Africa. By differentiating between various training routes—whether through full qualifications, practical training modules, or legacy pathways—the PPRA aims to ensure that all property practitioners enter the profession well-prepared to serve the public and uphold the standards of the industry.

Issued by the Property Practitioners Regulatory Authority

Education, Professionalisation and CPD department

22 May 2025



**PROPERTY PRACTITIONERS
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CLARIFICATION ON THE IMPLEMENTATION OF THE OCCUPATIONAL REAL ESTATE QUALIFICATIONS

The two new occupational qualifications for estate agents, namely the **Occupational Certificate: Real Estate Agent (SAQA QUAL ID 118714)** at **NQF Level 4**, and the **Higher Occupational Certificate: Principal Real Estate Agent (SAQA QUAL ID 121691)** at **NQF Level 5**, officially became effective on 1 July 2024. These qualifications are intended to replace the legacy real estate qualifications and mark a significant shift towards competency-based training and assessment.

The implementation of these new occupational qualifications by the **Property Practitioners Regulatory Authority (PPRA)** had to align with a Ministerial directive, which provided guidance on transitional arrangements regarding the **pre-2009 educational qualifications**. According to these guidelines, the final enrolment date for the **legacy qualifications**—namely, the **Further Education and Training Certificate: Real Estate (SAQA QUAL ID 59097)** and the **National Certificate: Real Estate (SAQA QUAL ID 20188)**—was 30 June 2024. It was further stipulated that **no extensions** would be allowed beyond this date for enrolment, and the final **certification deadline** for these legacy qualifications was set for 30 June 2027. This transition period was agreed upon in consultation with industry stakeholders and sector representative bodies.

As a result, **new entrants** and existing property practitioners **not yet certified** against the legacy qualifications by 30 June 2024 are now required to complete the **new occupational real estate qualifications**.

EXTENSION OF THE FURTHER EDUCATION AND TRAINING CERTIFICATE: REAL ESTATE (NQF LEVEL 4) TO 30 JUNE 2026

However, in March 2025, an extension was approved allowing **enrolment in certain legacy qualifications**, including the Further Education and Training Certificate: Real Estate, until 30 June 2026, with a final certification deadline of 30 June 2029. This extension provides a grace period for those still wishing to follow the older educational route.

Candidates choosing to enrol for the **Further Education and Training Certificate: Real Estate** must ensure they register with a **Skills Development Provider (SDP)** that is **authorised to deliver** the qualification during the extended period. Prospective learners are encouraged to verify the

accreditation status of their chosen SDP by consulting the QCTO database at www.qcto.org.za/databases-of-sdps.html. It is important to note that while the PPRA does not accredit training providers directly, candidates remain responsible for confirming their provider's qualifications to offer the course.

EXTENSION OF THE NATIONAL CERTIFICATE: REAL ESTATE (NQF LEVEL 5) TO 20 JUNE 2026

To date, no official communication has been issued regarding the extension of the **National Certificate: Real Estate (NQF Level 5)**. Should such an update be received, the PPRA will notify all stakeholders without delay. In the interim, the only available qualification for **aspirant principal estate agents** is the **Higher Occupational Certificate: Principal Real Estate Agent**, which is geared toward those who already hold full status as **non-principal practitioners**.

DEFINITIONS OF KEY LEARNING COMPONENTS

- **Practical Training** refers to a **structured, workplace-based program** introduced on 1 July 2024. It consists of **six modules** covering essential industry topics such as compliance, ethics, marketing, financial principles, and real estate operations. This program mainly applies to candidates who have been granted **equivalency exemptions** and must be completed within **180 days** of registration. It replaced the now-defunct logbook system.
- The **Logbook** system was used under the **2008 Regulations** and required candidates to complete a **12-month internship**, recording their workplace learning under the supervision of a mentor or principal. This requirement applied only to those who registered **before 1 July 2024**, and the system was officially **phased out on 30 June 2024**.
- **Workplace Experience** forms part of the new **Occupational Certificate: Real Estate Agent (NQF 4)**. It includes **real-world, on-the-job learning** completed under mentorship and is integrated into the qualification alongside theoretical and practical training. Candidates are required to pass the **External Integrated Summative Assessment (EISA)** to complete the qualification. Those undergoing this route do **not** need to complete the separate practical training modules.

IN SUMMARY

1. **Aspirant and already registered candidate property practitioners** and **non-principal practitioners** who have **not yet registered** for the new occupational qualifications may still enrol for the **legacy Further Education and Training Certificate: Real Estate (NQF Level 4)**—provided this is done within the extended enrolment period—and be certified by the extended deadline. Importantly, this route remains valid under the current compliance framework of the **Property Practitioners Regulations, 2022**.
2. **Candidate property practitioners** and **full-status non-principal practitioners** who fail to comply with the educational requirements by the time their **Fidelity Fund Certificate (FFC)** expires will be **ineligible for renewal** until compliance is achieved.

3. Those who have already **enrolled for the new occupational qualifications** must complete **all components**—including knowledge, practical skills, and workplace experience—before their **FFC expires**, or they risk losing their registration.
4. Candidate practitioners still required to **complete both logbook and practical training** must ensure all obligations are fulfilled **before their FFC expires**, failing which, they too will be **unable to renew** their certificate.
5. The PPRA only accepts **certified copies** of:
 - Previous qualifications;
 - Statements of results or transcripts;
 - Letters confirming the completion of the internship;
 - Logbooks and documentation evidencing **work-based or practical training**.

Successful certification and documented proof of completion of these requirements remain the **eligibility criteria** for any person wishing to register for the **Professional Designation Examination (PDE)**.

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