



**PROPERTY PRACTITIONERS
REGULATORY AUTHORITY**

17 March 2026

NOTICE TO ALL COMMUNITY SCHEME EXECUTIVES

1. The PPRA calls on community scheme executives to take note of the following provisions in the Property Practitioners Act 22 of 2019 (“the Act”) which require all managing agents to be registered with the PPRA and be in possession of valid Fidelity Fund Certificates issued for the managing agent industry before they are allowed to practise as such:
 - 1.1. Section 48(1) of the Act, which provides that:

“No person or entity may act as a property practitioner unless, in addition to any other requirements provided for in or under this Act-

 - (a) he or she or it has been issued with a Fidelity Fund certificate contemplated in section 47; or*
 - (b) if he or she or it employs any other person as a property practitioner, that person has also been issued with a Fidelity Fund certificate contemplated in section 47.”*
 - 1.2. Regulation 26.2 of the Property Practitioners Regulations of 2022 (as published under Proclamation 47 in *Government Gazette* 45735 of 14 January 2022) which stipulates that Fidelity Fund Certificates should be industry specific and that property practitioners shall hold separate Fidelity Fund Certificates in respect of each different industry in which they operate.
2. Despite the above provisions, the PPRA has been receiving numerous complaints regarding managing agents who are appointed by scheme executives without being in possession of the requisite Fidelity Fund Certificates or that they pass off their estate agent industry Fidelity Fund Certificates as authorisation to practise as managing agents.
3. Please be advised that all managing agents are required to hold Fidelity Fund Certificates in the managing agent industry before they are allowed to practise as such. A Fidelity Fund Certificate issued in the estate agent industry does not authorise them to practise as managing agents.
4. It should further be noted that section 48(1) of the Act requires the following persons to be in possession of a Fidelity Fund Certificate:
 - 4.1. The managing agent as a natural person;
 - 4.2. The entity that the managing agent represents (the juristic person); and
 - 4.3. All the managing agent’s or entity’s employees who will be performing the functions of a managing agent.

5. Community scheme executives are requested to ensure that they only appoint managing agents who are fully compliant with the provisions of the Act and the Regulations. If they need to verify the registration status of a managing agent, they may do so by contacting our call centre on **087 285 3222**.



Ms Thato Ramaili
Chief Executive Officer