



**SERVICES SETA REAL ESTATE AND RELATED SERVICES CHAMBER PPRA NON-
PRINCIPAL PROPERTY PRACTITIONERS NEW PATHWAY DISCUSSIONS**

14 August 2026

OPERATING ENVIRONMENT



CONTEXT

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- ✓ On **19 July 2026**, the PPRA announced that, effective **1 August 2026**, aspiring Non-Principal Property Practitioners will have an additional route to professional registration.
- ✓ Candidates were required to complete a recognised real estate qualification before writing the Professional Designation Examination (PDE 4), Viz:
 - **Further Education and Training Certificate: Real Estate** (SAQA ID 59097); or
 - **Occupational Certificate: Real Estate Agent** (SAQA ID 118714).

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Under the new framework, candidates may instead:

- ✓ Hold a National Senior Certificate (Matric);
- ✓ Pass the PPRA Competency Examination (equivalent in content to the PDE 4);
- ✓ Successfully complete six prescribed workplace practical modules.

THE PPRA STATED THAT THIS PATHWAY IS INTENDED TO:



- ✓ improve access to the profession;
- ✓ reduce barriers to entry;
- ✓ address the challenge of "perpetual interns";
- ✓ accelerate transformation; and
- ✓ maintain professional competency standards.

The PPRA has indicated that the OC and FET qualification pathway remains available, but no longer a mandatory prerequisite for registration as a Non-Principal Property Practitioner.

WHY IS THIS SIGNIFICANT?

The announcement fundamentally changes the relationship between professional registration and national occupational qualifications.

- ✓ **Previously:** Qualification → EISA → PPRA Registration
- ✓ **The new pathway introduces:** Matric → PPRA Competency Examination (PDE) → Practical Training → PPRA Registration

While this expands access, it also means that an individual may become professionally registered without obtaining the nationally recognised Occupational Certificate.



QUALIFICATION PATHWAY STATUS



IMPACT

01 WHY IT MATTER FOR SERVICES SETA?

Services SETA has invested significantly in developing and implementing occupational qualifications through:

- ✓ discretionary grants;
- ✓ learnerships;
- ✓ internships;
- ✓ workplace-based learning;
- ✓ Skills Development Providers accreditation;
- ✓ External Integrated Summative Assessments (EISA).

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WHAT THIS MEANS:

- ✓ Reduced Qualification Uptake - faster root
- ✓ Impact on Public Investment:
- ✓ Delay skills development Transformation;
- ✓ declining demand for occupational qualifications;
- ✓ reduced utilisation of discretionary grant funding;
- ✓ lower achievement of APP and NSDP 2030 targets.

ADDITIONAL NOTABLE RISKS

- ✓ Sustainability of Skills Development Providers: threaten the viability of accredited providers delivering occupational qualifications.
- ✓ Stakeholder Uncertainty: Employers, learners and providers may be uncertain about:
 - whether qualifications remain necessary;
 - which pathway should be followed;
 - how the two systems relate.
- ✓ Governance Risk: The alternative pathway raises broader questions regarding alignment between:
 - Skills Development Act;
 - National Qualifications Framework;
 - QCTO Occupational Qualifications;
 - Property Practitioners Act;
 - Services SETA mandate.

Without policy alignment, similar approaches may emerge across other regulated sectors, potentially weakening the coherence of the national qualifications system.



IDENTIFIED STRATEGIC NEEDS AND FOCUS AREAS

STRATEGY

- Position the RERS Chamber as the national convenor for property-sector skills development and professionalisation.
- Promote the principle of “**One Profession, Multiple Pathways, One Standard of Competence.**”

PROJECTS

- **Explore RPL and articulation** into nationally recognised qualifications.
- **Establish a Property Skills & Professionalisation Compact** involving Industry expects PPRA, QCTO, SAQA, DHET, industry, organized structures and professional bodies.

TOOLS

- National **Property Career Pathway Map**,
- Stakeholder and **industry mapping** & Labour Market Intelligence and skills-demand data
- PPRA–Services SETA **Implementation Framework & RPL and articulation framework**

Roll-out

- **Structured engagement** with PPRA, QCTO, SAQA, DHET, SDPs, professional bodies and employers.
- **National industry consultation/capacitation** through the Real Estate and Related Services Chamber.
- **Mobilise** learnerships, internships, WBL, WIL, RPL and bursaries around identified skills needs.



CHAMBER POSITION

The Chamber does not oppose improving access into the profession. Rather, the RERS Chamber supports a coordinated approach that ensures:

- ✓ accessibility;
- ✓ transformation;
- ✓ professional competence;
- ✓ qualification integrity;
- ✓ sustainability of the national skills development system.

The Chamber believes regulatory competency and nationally recognised occupational qualifications should complement one another rather than compete.

The Chamber Recommendations: ***Noted the PPRA announcement and its potential implications.***

- ☐ **Support urgent engagements** with the PPRA, QCTO, SAQA and DHET.
- ☐ **Commission a legal and policy assessment** on the implications for the Skills Development Act, the Property Practitioners Act and the National Qualifications Framework.
- ☐ **Defer any decisions regarding existing funding commitments**, pending a comprehensive assessment of the PPRA pathway and its implications.”

Support the development of PROPERTY PROFESSIONAL 2030 COMPETENCY FRAMEWORK Including:
Property knowledge + Ethics + AI + Data + Digital platforms + ESG + Customer experience + Strategic communication + Leadership + Regulatory compliance

Property Industries

The Real Estate and Related Services Chamber

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Our Proud Industries

1. **Real Estate** industry (Residential, Commercial and Agricultural)
2. **Auctioneering Industry** (Moveable and Non-moveable's)
3. **Interior Design and Decorations**
4. **Managing Agents industry** (Community Scheme)
5. **Property Values industry**
6. **Facility Management industry**
7. **Home-Owners Associations**
8. **Property Management industry**

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Our Newest Industries

9. **Bond and Bridging Finance originators**
10. **Attorneys**
11. **Payment Processing Agents**
12. **Property Advertising Platforms**
13. **Time-Share industry**
14. **Business Brokers**
15. **Property Development** (Investment and Entrepreneurship)
16. **Property Inspections industry**

- ✓ The **rollout** is still pending, PPRA still needs to announce and **operationalisation & The first examination dates**.
- ✓ The **detailed processes for candidate admission, practical training and registration** need to be operationalised.
- ✓ **Stakeholder alignment** – The pathway has implications for QCTO, SAQA, DHET, Services SETA, SDPs and existing occupational qualifications.
- ✓ **Workplace training** – Candidates must still complete the prescribed practical training modules before satisfying PPRA registration requirements.
- ✓ **Qualification articulation** – The new route does not replace the existing NQF Level 4 qualification pathways, so the relationship between the regulatory route and the occupational qualification system requires careful alignment.
- ✓ **Industry consultation** moot
- ✓ **Full Assessment Standards** → **Progression** → **Articulation** → **Alignment** is uncertain
- ✓ The pathway could potentially create a **new class of competent entrants who are professionally licensed but disconnected from the national skills-development and lifelong-learning system**.

This strengthens the case to engage the PPRA now, as the implementation architecture is still being operationalised and there is an opportunity to ensure alignment with the NQF, occupational qualifications, workplace learning, RPL & Services SETA funding interventions.



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