

(1 June 2017 – to date)

PROPERTY VALUERS PROFESSION ACT 47 OF 2000

(Government Notice 1305 in Government Gazette 21822 dated 1 December 2000. Commencement date: 26 January 2001 – unless otherwise indicated [Proc. No. R9, Gazette No. 22023 dated 26 January 2001 - except sections 4(1), (2) and 27])

Commencement date of sections 4(1), (2) and 27: 1 July 2005 [Proc. No. R40, Gazette No. 27905 dated 15 August 2005].

RULES FOR THE PROPERTY VALUERS PROFESSION, 2008

Board Notice 119 of 2008 in Government Gazette 31604 dated 21 November 2008. Commencement date: 1 December 2008.

As amended by:

Board Notice 45 of 2012 in Government Gazette 35173 dated 30 March 2012. Commencement date: 1 April 2012.

Board Notice 79 of 2013 in Government Gazette 36432 dated 10 May 2013. Commencement date: 1 July 2013.

Board Notice 135 of 2013 in Government Gazette 36637 dated 12 July 2013. Commencement date: 12 July 2013.

Board Notice 235 of 2013 in Government Gazette 37062 dated 29 November 2013. Commencement date: 1 January 2014.

Board Notice 70 of 2014 in Government Gazette 37805 dated 11 July 2014. Commencement date: 11 August 2014.

Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016. Commencement date: 1 November 2016.

Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016. Commencement date: 21 November 2016.

General Notice 319 in Government Gazette 40815 dated 28 April 2017. Commencement date: 1 June 2017.

The South African Council for the Property Valuers Profession, under section 37 of the Property Valuers Profession Act, 2000 (Act No. 47 of 2000), hereby makes the rules in the Schedule.

Prepared by:



SCHEDULE

CONTENTS

PART I

Definitions

1. Definitions

PART II

Nomination Procedure

2.
3.

PART III

Registrar: Performance Agreement

4. Performance agreement

PART IV

Registration

5. Validity of registration
6. Restriction and conditions applicable to candidates and valuation work
7. Registration certificates
- 7A. Abbreviations or acronyms
8. Candidates prohibited from canvassing valuation work
- 8A. Renewal of registration

PART V

Specific Rules Pertaining to Registration in Various Categories

9. Specific rules and specific categories

PART VI

Application Forms

10. Prescribed application form

PART VII

Foreign Examinations

11. Foreign Examinations

PART VIII

Prescribed Scope, Variety, Nature and Standard of Practical Experience Required
For Registration as Professional and in Specified Categories

- 12. Required practical experience
- 13. Required scope, variety, nature and standard
- 14. Assessment of practical experience
- 15. Application of assessment

PART VIIIA

VALUATION REPORTS

- 15A. International valuation standards

PART IX

Renewal of Recognition - Voluntary Associations

- 16. Manner of renewal of recognition

PART X

General

- 17. Repeal of Rules
- 18. Short title and commencement

SCHEDULE

(Rule 17)

ANNEXURE A

Performance Agreement - Registrar

ANNEXURE B

Assessments of Experience in Property Valuation

ANNEXURE C.1

Further Specific Rules - Professional Valuers/Associated Valuers and Candidate Valuers

ANNEXURE C.2

Specific Rules - Single Residential Property Assessors and

Candidate Single Residential Property Assessors

ANNEXURE C.3

Specific Rules - Public Sector Professional Associated Valuers

(Arrangement of Rules/Contents substituted by rule 2 of Board Notice 79 of 2013 in Government Gazette 36432 dated 10 May 2013)

PART 1

1. Definitions

In these rules any word or expression to which a meaning has been assigned to in the Act shall bear the meaning, and unless the context otherwise indicates –

- (i) **“business property cluster”** means the various types of properties referred to in paragraph (b) of item 3 of Annexure C.1;
- (ii) **“cluster”** means the same types of properties (as defined);
- (iii) **“farm or agricultural property cluster”** means the various types of properties as defined in paragraph (b) of item 3 of Annexure C.1;
- (iv) **“restricted”** means to be permitted or registered to perform property valuation work in respect of only a specified field of property valuation, and “restriction” has a corresponding meaning;
- (v) **“single residential property cluster”** means the various types of properties referred to in paragraph (b) of item 3 of Annexure C.1;
- (vi) **“special type or miscellaneous property cluster”** means the various types of properties referred to in paragraph (b) of item 3 of Annexure C.1;
- (vii) **“types of properties”** means the various types comprising a cluster referred to (and listed) in paragraph (b) of item 3 of Annexure C.1; and

- (viii) **“the Act”** means the Property Valuers Profession Act, 2000 (Act No. 47 of 2000),

(Part I of the Rules substituted by Rule 2 of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Part I of the Rules substituted by Rule 2 of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

PART II

NOMINATION PROCEDURE

(Sections 3 and 4)

2.

3.

(Part II of the Rules repealed by Rule 3 of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Part II of the Rules repealed by Rule 3 of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

(Part II of the Rules repealed by Rule 6 (Schedule) of General Notice 319 in Government Gazette 40815 dated 28 April 2017)

PART III

REGISTRAR: PERFORMANCE AGREEMENT

(Section 8(2))

4. Performance Agreement

The performance agreement contemplated in section 8(2) of the Act shall be as referred to in Annexure A.

PART IV

REGISTRATION

(Sections 11(b), 20(2), 21(1)(a)(iii) and 23)

5. Validity of registration

(1) Notwithstanding the repeal of the Fifth Amendment to the Rules, for the purposes of this rule –

(a) "date of registration" means the date of registration endorsed on a registration certificate referred to in rule 7 or the date deemed to be that date by virtue of subrule (4);

(b) "effective date" means 1 April 2007; and

(c) "expiry date" means the date on which the validity of the registration of a registered person expires in accordance with this rule.

(2) Subject to subrules (4), (5) and (8), a registration in terms of section 20(2) of the Act shall with effect from the effective date and as a general rule be valid for a period of five years from the date of registration.

- (3) The period of validity of the registration of a registered person prescribed in this rule shall be endorsed on all registration certificates issued with effect from the effective date.
- (4) The date of registration of a person who on the effective date is registered as –
- (a) a professional;
 - (b) a single residential property assessor; or
 - (c) candidate single residential property assessor,
- shall, for the purposes of subrule (1), be deemed to be that of the effective date.
- (5) For the purposes of subrule (1), the following periods of validity shall apply to a candidate valuer who, on the effective date, has already been registered for –
- (a) six years or more, a further one year from the effective date;
 - (b) five years or more but less than six years, a further two years from the effective date;
 - (c) four years or more but less than five years, a further three years from the effective date;
 - (d) three years or more but less than four years, a further four years from the effective date;
 - (e) two years or more but less than three years, a further five years from the effective date; or
 - (f) one year or more but less than two years, a further six years from the effective date.
- (6) The period of validity of the registration of –
- (a) a professional or a registered single residential property assessor may, on the expiry date, be extended for a further period not exceeding five years, if the council is satisfied that the registered person concerned complies with the applicable conditions relating to and the nature and extent of continuing education and training determined by the council under section 13(k) of the Act.
 - (b) A candidate valuer may, on the expiry date of his or her registration referred to in subrule (5), be extended for a further period determined by the council –
 - (i) if the council is convinced that circumstances beyond the control of the candidate valuer prevented him or her from obtaining a recognized academic qualification or from complying with at least the other requirements for registration as a professional person; or

- (ii) if the registration of the candidate valuer as a professional is pending and under consideration by the council or that the candidate valuer is about to apply for that registration; and
 - (c) a candidate single residential property assessor may, on the expiry date, under the circumstances referred to in paragraph (b), with the necessary changes, be extended for a further period not exceeding one year.
- (7) When the council extends the period of registration of a registered person in accordance with subrule (6), the council –
 - (a) may determine conditions applicable to the extension; and
 - (b) must convey the determination to the registered person in writing.
- (8) An application for an extension of the period of validity of a registration shall be made in writing and be accompanied by –
 - (a) any charge determined by the council under section 12 of the Act;
 - (b) any registration certificate in possession of the applicant; and
 - (c) any information or document required by the council.
- (9) If the council refuses to extend the period of validity of the registration of a registered person the registered person may, after a period of two years from the date of the refusal, apply for registration in accordance with section 20(2)(a) or (b), as the case may be, of the Act.
- (10) For the purposes of this rule, the Registrar shall at least four months before the expiry date cause a written notice to be given to a registered person requesting him or her to apply at least two months prior to the expiry date of his or her registration in the manner set out in subrule (8) for the extension of his or her registration.

6. Restriction and conditions applicable to candidates and valuation work

- (1) A candidate in any category of registration must at all times and circumstances comply with section 19(3) of the Act, read with item 9 of Annexure C.1 or item 8 of Annexure C.2, as the case may be, which provides clearly that he or she may perform work in the property valuers profession only under the supervision and control of a professional ("the supervisor or mentor") and, consequently, that he or she or any person or body for or on his or her behalf –

- (a) shall not canvass or solicit valuation work or publish his or her services in his or her *capacity as a candidate*;
 - (b) shall accept an instruction or request to assist in the performance of a property valuation only from his or her supervisor or mentor or another professional ("the instructing professional"), which instruction or request shall –
 - (i) be in writing, stating the name, registration category and postal address of the instructing professional;
 - (ii) contain the name of the person requiring the property valuation ("the client"); the registration particulars and description of the property to be valued; the type of property; the purpose of the valuation; and the work to be performed by the candidate; and
 - (iii) form part of the resulting valuation report;
 - (c) shall, if requested by any person or body ("the client") to perform property valuation work refer the client or the request to an instructing professional;
 - (d) except where a candidate is in fact also the client he or she shall not, directly or indirectly, instruct a professional to perform property valuation work for a client.
- (2) A professional shall not, directly or indirectly, take instructions from a candidate, or any person other than a client or his or her duly appointed agent, to perform property valuation work for that client.
- (3) The statement of account for services rendered in respect of property valuation work performed as a result of an instruction or request referred to in subrule (1)(b), shall be issued by and in the name of the instructing professional or his or her practice, and payment thereof shall be made only to him or her or the practice, as the case may be.

(Rule 6 substituted by rule 2 of Board Notice 70 of 2014 in Government Gazette 37805 dated 11 July 2014)

7. Registration certificates

- (1) A registration certificate issued in terms of the Act shall contain at least the following information:
- (a) Full name of registered person;
 - (b) category of registration;
 - (c) section of Act applicable to registration;

- (d) restrictions or conditions, if any;
 - (e) date of registration;
 - (f) date of issue;
 - (g) period of validity; and
 - (h) registration number.
- (2) A registration certificate contemplated in subrule (1) shall be signed by the president and the registrar of the council or their nominees.

7A. Abbreviations or acronyms

A registered person may use the following abbreviations or acronyms for the following titles, respectively—

- (a) professional valuer: Pr Val;
- (b) professional associated valuer: Pr AVal;
- (c) candidate valuer: Ca Val;
- (d) single residential property assessor: SRPA;
- (e) candidate single residential property assessor: CSRPA; or

(Rule 7A inserted by Rule 4 of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Rule 7A inserted by Rule 4 of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

8. Candidates prohibited to canvass work

- (1) A candidate valuer or a candidate single residential property assessor –
- (a) may not canvass or solicit property valuation work or advertise his or her professional services; and
 - (b) shall accept an instruction to perform property valuation work only from a professional ("the instructing professional"), which instruction shall -

- (i) be in writing;
 - (ii) state the name, postal address and registration number of the instructing professional;
 - (iii) contain the name of the client requiring the property valuation; the registered or other description of the property to be valued; the type of property; and the purpose of the valuation; and
 - (iv) form part of any resulting valuation report prepared by the candidate valuer or candidate single residential property assessor.
- (2) The statement of account for services rendered in respect of property valuation work performed as a result of an instruction referred to in subrule (1)(b), shall be issued by and in the name of the instructing professional or his or her practice, and payment thereof shall be made only to him or her or the practice, as the case may be.

8A. Renewal of registration

Notwithstanding anything to the contrary contained in the Rules, a person who was previously registered and whose registration-

- (i) was cancelled at his or her request;
- (ii) was cancelled in terms of section 21(1)(a)(iii) of the Act; or
- (iii) was suspended or cancelled in terms of section 33(3)(a) of the Act,

shall not, for a period of one year from the date of the renewal of his/her registration be eligible to write any of the admission examinations referred to in item 1 of Annexure C.1, item 2 of Annexure C.2 or item 2 of Annexure C.3 to the Rules, as the case may be.

(Rule 8A added by rule 2 of Board Notice 235 of 2013 in Government Gazette 37062 dated 29 November 2013)

PART V

SPECIFIC RULES PERTAINING TO REGISTRATION IN VARIOUS CATEGORIES

(Sections 19, 20, 22(2) and 37)

9. Specific rules and specified categories

- (1) The specific rules applying in respect of persons who may be registered in a category referred to in section 19(1)(a), (b) or (c) of the Act, are contained in Annexure C.1.
- (2) The specified categories contemplated in section 19(1)(d) of the Act, the corresponding titles referred to in section 22(2) of that Act, and the corresponding Annexures containing the specific rules (in such Annexures referred to as items) applying in respect of persons who may be registered in such categories, are as follows –

Category		Title	Annexure
(a)	Single residential property assessor	Single residential property assessor	C.2
(b)	Candidate in respect of any of the following categories	The word "Candidate" followed by the title of the relevant category	The Annexure pertaining to the relevant category
(c)	Public Sector Professional Associated Valuer	Public Sector Professional Associated Valuer	C.3

(Category (c) of Rule 9(2) added by rule 3 of Board Notice 79 of 2013 in Government Gazette 36432 dated 10 May 2013)

PART VI

APPLICATION FORMS

(Section 20(1))

10. Prescribed application form

- (1) An application for registration in terms of the Act shall be made on the form approved by the council from time to time.
- (2) An applicant may apply to the council for registration in more than one category referred to or contemplated in section 19(1) of the Act, provided –
 - (a) that separate supporting information and documents accompany the application in respect of each category;
 - (b) that an applicant may not at the same time be registered in more than one category; and
 - (c) that when the council registers an applicant in a category other than the category in which the applicant has been registered, the previous registration lapses by that very fact.

PART VII

FOREIGN EXAMINATIONS

(Section 20(2))

11. Foreign examinations

In addition to the information and documents required in respect of academic qualifications in the application form prescribed in terms of rule 10, an applicant wishing to be registered in a category referred to or contemplated in section 19(1) of the Act, and who is in possession of a foreign examination or academic qualification, must submit the following information in respect thereof to the council –

- (a) curriculum of the course leading to such examination or qualification and a detailed syllabus of each subject in the course;
- (b) duration of the course; and
- (c) any other relevant information.

In some cases, qualifications may be submitted to the South African Qualifications Authority (SAQA) to determine their national academic levels, i.e., degree or diploma.

PART VIII

PRESCRIBED SCOPE, VARIETY, NATURE AND STANDARD OF PRACTICAL EXPERIENCE REQUIRED FOR REGISTRATION AS PROFESSIONAL AND IN SPECIFIED CATEGORIES

(Section 20(2)(a)(iii))

12. Required practical experience including the workschool

- (1) The practical experience in property valuation contemplated in section 20(2)(a)(iii) of the Act and required to have been gained by an applicant for registration as professional in the categories of professional valuer and professional associated valuer, are set out in item 2 of Annexure C.1.
- (2) The practical experience in property valuation contemplated in section 20(2)(a)(iii) of the Act and required to have been gained by an applicant for registration in the categories specified in rule 9(2), are set out in item 2 of the relevant Annexures referred to in that rule.

13. Required scope, variety, nature and standard

- (1) The scope, variety, nature and standard of practical experience in property valuation contemplated in section 20(2)(a)(iii) of the Act and required to have been gained by an applicant for registration as professional in the categories of professional valuer and professional associated valuer, are set out in item 3 of Annexure C.1.

- (2) The scope, variety, nature and standard of practical experience in property valuation contemplated in section 20(2)(a)(iii) of the Act and required to have been gained by an applicant for registration in the categories specified in rule 9(2), are set out in item 3 of the relevant Annexures referred to in that rule.

14. Assessment of practical experience

- (1) The assessment of the practical experience in property valuation, contemplated in section 20(2)(a)(iii) of the Act and required to have been gained by an applicant for registration as professional in the categories of professional valuer and professional associated valuer, is set out in item 4 of Annexure C.1.
- (2) The assessment of the practical experience in property valuation, contemplated in section 20(2)(a)(iii) of the Act and required to have been gained by an applicant for registration in the categories specified in rule 9(2), is set out in item 4 of the relevant Annexures referred to in that rule.

15. Application of assessment

- (1) The application of the outcome of the assessment referred to in rule 14(1) in respect of professional in the categories of professional valuer and professional associated valuer, is set out in item 5 of Annexure C.1.
- (2) The application of the outcome of the assessment referred to in rule 14(2) in respect of the categories specified in rule 9(2), is set out in item 5 of the relevant Annexures referred to in that rule.

PART VIIIA VALUATION REPORTS

15A. International valuation standards

Without derogating from any provision contained in the Rules, the Code of Conduct for Registered Persons or any other determination or resolution made or adopted by the council with regard to property valuation reports, the following minimum requirements extracted from the International Valuation Standards endorsed by the council, must also be included in all motivated property valuation reports prepared by registered persons –

- (a) Instruction, including the name and postal and e-mail addresses of the person requesting the valuation.
- (b) Property description as per title deed, including type of property and physical description.
- (c) Purpose of valuation.

- (d) Date of inspection of property including the effective date of valuation.
- (e) Town planning information.
- (f) Method of valuation (including where applicable, market research and comparables).
- (g) Assumptions and special assumptions that are reasonable and relevant to the valuation.
- (h) Any other relevant information of particulars having a bearing on the property concerned.
- (i) Determination of values, including motivation thereof and certificate of value.
- (j) Signature of professional concerned, including his or her category of registration (title), registration number, business, email and postal addresses as well as telephone and fax numbers.
- (k) In the case of a candidate valuer, the counter-signature of the supervising professional, including all the particulars set out in paragraph (j) in respect of the said persons.
- (l) Caveats or qualifications for the report.

(Part VIIIA inserted by Rule 5 of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Part VIIIA inserted by Rule 5 of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

PART IX

RENEWAL OF REGISTRATION - VOLUNTARY ASSOCIATION

(Section 26(7))

16. Manner of Renewal of Recognition

An application by a voluntary association for renewal of its recognition as a voluntary association in terms of section 26(7) of the Act shall –

- (a) be in writing on the letter-head of the voluntary association;
- (b) be signed by the President of the voluntary association or his or her nominee;
- (c) state –
 - (i) that the voluntary association complies with the requirements determined by the Council in terms of section 15(d) of the Act; and

- (ii) that it will at all times comply with the said requirements; and
- (d) be accompanied by –
 - (i) the current constitution of the voluntary association;
 - (ii) a list containing the names and postal and e-mail addresses and telephone and fax numbers of the voluntary association's executive (committee) and its office-bearers; and
- (e) a list of the voluntary association's members and the category of membership of each member

PART X GENERAL

17. Repeal of rules

- (1) The rules set out in the Schedule hereinafter are hereby repealed.
- (2) Anything done in terms of a provision repealed by subrule (1), which may be done in terms of a corresponding provision in this rules, shall be deemed to have been done in terms of that corresponding provision.

18. Short title and commencement

These Rules shall be called the Rules for the Property Valuers Profession, 2008, and shall commence on 1 December 2008.

SCHEDULE (Rule 17)

Short Title	Board Notice	Extent of Repeal
Rules for the Property Valuers Profession, 2003 ("Rules")	Board Notice ("BN") 77 of 8 August 2003, Government Gazette ("GG") 25275	The whole
First Amendment to Rules	BN 48 of 26 April 2004, GG 26263	The whole
Second Amendment to Rules	BN 113 of 26 November 2004, GG 27006	The whole
Third Amendment to Rules	BN 47 of 27 May 2005, GG 27599	The whole
Fourth Amendment to Rules	BN 73 of 5 August 2005, GG 27846	The whole
Fifth Amendment to Rules	BN 96 of 25 August 2006, GG 29133	The whole
Sixth Amendment to Rules	BN 74 of 8 August 2008, GG 31301	The whole

ANNEXURE A

PERFORMANCE AGREEMENT BETWEEN THE SOUTH AFRICAN COUNCIL FOR THE PROPERTY VALUERS PROFESSION ("the Council") AND THE REGISTRAR ("the Registrar")

(Section 8(2): Performance Agreement)

The Registrar commits himself or herself to the following:

- (a) Assisting and supporting the Council in performing its duties and exercising its powers in terms of the Act
- (b) As Accounting Officer, to effectively manage the Council's budget and financial affairs
- (c) Manage the Council's Office effectively by ensuring that the maximum potential of each employee is utilised properly in an environment in which the employees work and communicate harmoniously, productively, and are given opportunities to display initiative and develop their skills
- (d) Liaise, co-operate and work with the private and public sector, other interested persons and bodies, registered persons and members of the public, for the enhancement of the property valuers profession.

ANNEXURE B

(Rule 14 Assessment of Experience in Property Valuation)

Weights for different types of properties valued for different purposes of property valuation														
		Purchase, sale and capital gains tax	Rental determination	Mortgage bonds & security	Investments: pension funds, etc.	Leasebacks	Land Bank	Expropriation & land restitution	Endowment	Compensation: town-planning schemes	Rating	Deceased estates	Financial statements	Insurance
		00	01	02	03	04	05	06	07	08	09	10	11	12
Vacant single residential land	01	5	4	3	8	8	0	12	2	5	1	2	3	0
Vacant general residential land (flats)	02	75	60	45	120	120	0	180	30	75	15	30	45	0
Single dwellings	03	25	20	15	40	40	0	60	10	25	5	10	15	5
Blocks of flats	04	125	100	75	200	200	0	300	50	125	25	50	75	20
Individual single residential units (sectional title & share block)	05	25	20	15	40	40	0	60	10	25	5	10	15	5
Sectional title schemes & share block schemes	06	150	120	90	240	240	0	360	60	150	30	60	90	20
Timeshare schemes	07	200	160	120	320	320	0	480	80	200	40	80	120	20
Leasehold	08	175	140	105	280	280	0	420	0	175	35	70	105	20
Vacant business land	09	100	80	60	160	160	0	240	40	100	20	40	60	0
Business properties	10	175	140	105	280	280	0	420	70	175	35	70	105	20
Vacant industrial land	11	50	40	30	80	80	0	120	20	50	10	20	30	0
Industries & warehouses	12	150	120	90	240	240	0	360	60	150	30	60	90	20
Potential township land	13	150	120	90	240	240	0	360	60	150	30	60	90	0

Partially developed townships	14	250	200	150	400	400	0	600	100	250	50	100	150	0
Agricultural holdings (small holdings)	15	50	40	30	80	80	20	120	20	50	10	20	30	5
Servitudes	16	150	120	0	240	240	30	360	0	0	30	60	90	0
Land on which mines are situated	17	175	140	105	280	280	0	420	70	175	35	70	105	20
Farms	18	175	140	105	280	280	70	420	70	175	35	70	105	10
Special type properties	19	175	140	105	280	280	70	420	70	175	35	70	105	20

ANNEXURE C.1

FURTHER SPECIFIC RULES IN RESPECT OF PROFESSIONAL VALUER, PROFESSIONAL ASSOCIATED VALUER AND CANDIDATE VALUER

(REFER TO PART VIII)

A1. Academic examination

Without derogating from anything contained in the Rules, and in addition, a registered person wishing to be registered as a professional valuer must for the purposes of section 20(2)(a)(ii) of the Act, with effect from 1 April 2019, or within such further period as the council may determine in general or in a particular case, be in possession of a four year degree in property valuation recognised or accredited by the council in terms of section 13(b) of the Act, or a degree recognised by the council together with a national diploma in real estate recognised or accredited by the council in terms of section 13(b) of the Act.

(Item A1 inserted by rule 3(a) of Board Notice 235 of 2013 in Government Gazette 37062 dated 29 November 2013)

A2. Application to lift restrictions

With effect from 21 November 2016, a professional associated valuer registered with restrictions may not apply to have the restrictions lifted. A professional associated valuer who qualifies may sit for a professional valuer admission examination and passing the examination will obviate the restrictions.

(Item A2 inserted by rule 3(a) of Board Notice 235 of 2013 in Government Gazette 37062 dated 29 November 2013)

(Item A2 substituted by Rule 6(a) of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Item A2 substituted by Rule 6(a) of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

1. Admission examinations

- (1) Subject to subitem 2 the following examinations are hereby prescribed as a test of practical competence, proficiency and experience in property valuation-
 - (a) for a professional valuer, the admission examination for professional valuers; or
 - (b) for a professional associated valuer, the admission examination for professional associated valuers; and

(2) The following minimum periods of registration apply to a registered person wishing to be admitted to an examination referred to in subitem (1) -

- (a) three years from the date of his/her registration if he/she was registered without a prescribed or recognized academic examination or qualification; or
- (b) two years from the date of his/her registration if he/she was registered with a prescribed or recognized academic examination or qualification.

(Item 1 substituted by rule 3(a) of Board Notice 235 of 2013 in Government Gazette 37062 dated 29 November 2013)

2. Required practical experience

The practical experience in property valuation contemplated in section 20(2)(a)(iii) of the Act in respect of a person applying for registration as a professional is as follows, namely, that the applicant concerned –

- (a) has attended a practice orientated workschool administered by the council or its nominee, and where appropriate and deemed necessary by the council, passed the examination conducted at the end thereof;

(Item 2, paragraph (a), substituted by rule 2(a) of Board Notice 45 of 2012 in Government Gazette 35173 dated 30 March 2012)

- (b) has gained practical experience of work in property valuation in the Republic of the scope, variety, nature and standard set out in this Annexure; and
- (c) if registered as a candidate valuer before 1 April 2002, has passed a practical examination approved by the council, or if registered as such on or after that date, has passed the Admission Examination referred to in item 1(a) or (b), as the case may be.

3. Required scope, variety, nature and standard of practical experience

It is the responsibility of a candidate valuer and his or her supervisor, recorded and confirmed as such in terms of item 6, to ensure that the candidate valuer gains a sufficient scope, variety, nature and standard of practical experience of work in property valuation by having him or her exposed to as many of the following as possible:

- (a) Purposes of property valuations:
 - (i) Expropriation;
 - (ii) Insurance;

- (iii) Investment and financial statements;
- (iv) Land reform (restitution, development tenure and redistribution);
- (v) Mortgage bond and security;
- (vi) Municipal rating (mass valuations) and endowments;
- (vii) Purchase, sale, estate and municipal objection; and
- (viii) Rental determination.

(Item 3(a) substituted by Rule 6(b) of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Item 3(a) substituted by Rule 6(b) of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

(b) Types of properties:

- (i) Business property cluster, comprising –
 - (aa) Blocks of flats;
 - (bb) commercial and office land;
 - (cc) commercial and office buildings;
 - (dd) Industrial buildings;
 - (ee) industrial land;
 - (ff) general residential land (for flats);
 - (gg) leasehold;
 - (hh) partially developed townships;
- (ii) potential township land;
- (jj) sectional title schemes and share block schemes;

- (kk) small holdings (commercial and industrial uses); and
- (ll) timeshare scheme.
- (ii) Farm or agricultural property cluster, comprising—
 - (aa) Farms (including forests);
 - (bb) Agricultural small holdings
 - (cc) land on which mines are situated; and
 - (dd) servitudes.
- (iii) Single residential property cluster, comprising –
 - (aa) Individual single residential units;
 - (bb) sectional title & share block;
 - (cc) single dwellings;
 - (dd) single residential land (including land for special type properties); and
 - (ee) small holding/(plots); (residential use)
- (iv) Special type or miscellaneous property cluster, e.g., museums, public schools, public health facilities and any other properties of a specific or special nature.

(Item 3(b) substituted by Rule 6(c) of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Item 3(b) substituted by Rule 6(c) of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

4. Assessment of practical experience

- (1) To assess, for the purposes of section 20(2)(a)(iii) of the Act, the practical experience of work in property valuation of an applicant applying in terms of section 20 of the Act in the category of professional valuer or professional associated valuer, the relative weights set out in Annexure B in respect of the various types of properties listed in item 3, for the different purposes of property valuations so listed, shall be applied to the number of property valuations provided and substantiated by the applicant in his or her application form submitted by him or her, and shall be processed electronically to determine a total

weight, which, together with the various types of properties valued by the applicant for different purposes of property valuations shall form the basis for assessment.

- (2) In the electronic process referred to in subitem (1), the number, to a maximum of 100, provided and substantiated by an applicant in each cell reflected in Annexure B, shall be multiplied by the relative weight concerned and the aggregate of the resulting calculations shall be divided by 100 to determine the final outcome.

5. Application of assessment outcome

As a general norm, the minimum outcome reached in the assessment referred to in item 4, shall –

- (a) in the case of registration as a single residential property assessor, be a weight of 40 and one type of property valued for one purpose of property valuation; and
- (b) in the case of registration as a professional associated valuer (restricted/registered with conditions) permitted to performing valuation for single residential property cluster or valuations for one purpose, be a weight of 80 and three types of properties valued for one purpose of property valuation; and
- (c) in the case of registration as a professional associated valuer (restricted/registered with conditions) permitted to performing valuations other than those referred to in paragraph (b) above, be a weight of 130 and four types of properties valued for three purposes of property valuation; and
- (d) in the case of registration as a professional valuer, be a weight of 190, and nine types of properties valued for four purposes of property valuation;

(Item 5 substituted by Rule 6(d) of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Item 5 substituted by Rule 6(d) of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

5A. Additional requirements

Without derogating from the provisions of this Annexure, the council may, in order to be satisfied that a person applying for registration as a professional, and with due regard to his or her application as a whole, require that that person—

- (a) gain further practical experience of work in property valuation in general or in respect of any purpose of property valuation or type of property valuation referred to in paragraph (a) or (b) of item 3, respectively, including the time during which he or she must gain such experience;

- (b) perform a minimum of one property valuation assignment, consisting of the performance of any type of property referred to in paragraph (b) of item 3, including a fully motivated written valuation report or reports, thereof, determined by the council;
- (c) submit at least one certified copy of a property valuation report done by him or her, as identified by the council;
- (d) appear before the council for a personal interview regarding his or her experience in property valuation work; or
- (e) submit any information or document relevant to his or her application, as identified by the council.

(Item 5A inserted by rule 2(b) of Board Notice 45 of 2012 in Government Gazette 35173 dated 30 March 2012)

6. Supervision and control

- (1) For the purposes of this Annexure, the professional under the supervision and control of whom a candidate valuer must perform his or her work as provided for in section 19(3) of the Act, shall be a professional valuer or professional associated valuer without restrictions, recorded and confirmed as such by the council ("supervisor/mentor").
- (2) The supervisor/mentor shall countersign all property valuation reports and other documentation relating to work in property valuation, prepared by the candidate valuer, as verification of the fact that the supervisor/mentor has exercised the supervision and control contemplated by the said section 19(3) in respect of that work.
- (3) Only work in property valuation done under supervision and control in accordance with subitem (1), shall be taken into account by the council for the purposes of the assessment referred to in item 4.

7. Special concession

- (1) Subject to subitems (1) and (4), any professional associated valuer who, on 1 July 2013
 - (a) was registered as such without a restriction or a condition; and
 - (b) complied in all respects with the conditions relating to continuing education and training ("CET"), published in Board Notice 12 of 2007, Government Gazette No. 29611 of 16 February 2007, applicable to him or her,

may, as a once off concession, apply to the council to be exempted from the Admission Examination for Professional Valuers referred to in item 1(a) and/or the minimum outcome referred to in item 5(a);

(Item 7(1) substituted by rule 2(a) of Board Notice 135 of 2013 in Government Gazette 36637 dated 12 July 2013)

(2) The application contemplated in subitem (1), must-

- (a) be in the prescribed application form or any other manner or format determined by the council;
- (b) be made on or before 31 December 2013, or within such further period as the council may determine in a particular case;
- (c) be accompanied by-
 - (i) the prescribed registration fee and any other fee or charge the council considers necessary;
 - (ii) any information or document relevant to the application as identified by the council, including his or her *curriculum vitae*.

(3) The council may-

- (a) require the applicant to appear before the council for a personal interview regarding any matter concerning his or her application; and
- (b) grant, refuse (with written reasons), or defer the application on the conditions it deems fit.

(4) By virtue of section (2)(a)(ii) of the Act concession referred to in subitem (1) does not apply to a person who is not in possession of an academic examination or qualification prescribed or recognized by the council.

(Item 7(4) added by rule 2(b) of Board Notice 135 of 2013 in Government Gazette 36637 dated 12 July 2013)

(5) An application in terms of subitem (1) received from a person referred to in subitem (4) on or before 12 July 2013, or within such further period the council may determine in a particular case, shall be dealt with in accordance with the Act and the Rules.

(Item 7(5) added by rule 2(b) of Board Notice 135 of 2013 in Government Gazette 36637 dated 12 July 2013)

(Item 7 added by rule 4 of Board Notice 79 of 2013 in Government Gazette 36432 dated 10 May 2013)

ANNEXURE C.2
SPECIFIC RULES IN RESPECT OF SINGLE RESIDENTIAL PROPERTY ASSESSORS AND
CANDIDATE SINGLE RESIDENTIAL PROPERTY ASSESSORS

(REFER TO PART VIII)

1. Academic requirements

- (1) Without derogating from anything contained in the Rules, a person wishing to be registered in terms of this Annexure shall submit written proof –
 - (a) in the case of a candidate single residential property assessor, that he/she is enrolled for at least two of the following subjects of the National Diploma in Real Estate (Property Valuation), namely Property Valuation 1; Property Economics and Finance 1; Property Practice 1; Law of Property Valuation; or Principles of Property Law; or
 - (b) in the case of a single residential property assessor, that he/she is in possession of the five subjects or similar subjects referred to in paragraph (a) or any other academic qualification recognised by the council; and
- (2) The following minimum periods of registration apply to a person registered in terms of this Annexure wishing to be admitted to the examination referred to in paragraph (a) of sub-item (1)—
 - (a) three years from the date of his/her registration if he/she was registered without the academic requirement referred to in paragraph (a) of sub-item 1 – *[sic]*
 - (b) two years from the date of his/her registration if he/she was registered with the academic requirement referred to in paragraph (a) of sub-item (1); or
- (3) subject in general to Part IV of the Rules, the period of validity of the registration of a candidate single residential property assessor shall be valid for a period of five years from the date of registration.

(Item 1 substituted by Rule 7(a) of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Item 1 substituted by Rule 7(a) of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

2. Examinations and requirements

(Heading of Item 2 substituted by Rule 7(b) of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Heading of Item 2 substituted by Rule 7(b) of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

The following examinations or requirements are hereby prescribed as a test of practical competence, proficiency and experience in property valuation –

- (a) the Admission Examination for Single Residential Property Assessors; and
- (b) written proof of completion of a practice orientated workschool administered by the council or its nominee;

(Item 2, paragraph (b), substituted by rule 3(a) of Board Notice 45 of 2012 in Government Gazette 35173 dated 30 March 2012)

- (c) a property valuation assignment, consisting of the performance of a single residential property, including a fully motivated written valuation report determined by the council from time to time.

3. Required practical experience

The practical experience in property valuation contemplated in section 20(2)(a)(iii) of the Act in respect of single residential property assessors, is as follows, namely that the applicant concerned has gained practical experience of work in property valuation in the Republic of the scope, variety, nature and standard set out in this Annexure.

4. Required scope, variety, nature and standard of practical experience

It is the responsibility of a candidate single residential property assessor and his or her supervisor, approved in terms of item 7, to ensure that that candidate gains a sufficient scope, variety, nature and standard of practical experience of work in property valuation by having him or her exposed to as many of the following as possible:

- (a) Purposes of property valuation:

As set out in item 3(a) of Annexure C.1.

- (b) Types of properties: The single residential cluster referred to in paragraph (c)(iii) of item 3 of Annexure C.1.

(Item 4(b) substituted by Rule 7(c) of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Item 4(b) substituted by Rule 7(c) of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

5. Assessment of practical experience

- (1) To assess, for the purposes of section 20(2)(a)(iii) of the Act, the practical experience of work in property valuation of an applicant applying in terms of section 20 of the Act in the category of single residential property assessor, the relative weights set out in Annexure B in respect of the various types of single residential properties for the different purposes of property valuations listed in item 4 shall be applied to the numbers of property valuations provided and substantiated by the applicant in his or her application form submitted by him or her, and shall be processed electronically to determine a total weight, which, together with the various types of single residential properties valued by the applicant for different purposes of property valuations shall form the basis for assessment.
- (2) In the electronic process referred to in subitem (1), the number, to a maximum of 100, provided and substantiated by an applicant in each cell reflected in Annexure B, shall be multiplied by the relative weight concerned and the aggregate of the resulting calculations shall be divided by 100 to determine the final outcome.

6. Application of assessment outcome

As a general norm, the minimum outcome reached in the assessment referred to in item 5, shall be a weight of 80 and one type of property valued for one purpose of property valuation.

6A. Additional requirements

Without derogating from the provisions of this Annexure, the council may, in order to be satisfied that a person applying for registration as a single residential property assessor, and with due regard to his or her application as a whole, require that that *[sic]* person—

- (a) gain further practical experience of work in the valuation of single residential properties, including the time during which he or she must gain such experience;
- (b) perform at least one property valuation assignment (other than the one contemplated in paragraph (c) of item 2) of a single residential property determined by the council, including a fully motivated written valuation report or reports thereof;
- (c) submit at least one certified copy of a property valuation report (other than the one contemplated in paragraph (c) of item 2) done by him or her;
- (d) appear before the council for a personal interview regarding his or her experience in property valuation work; or
- (e) submit any information or document relevant to his or her application, as identified by the council.

(Item 6A inserted by rule 3(b) of Board Notice 45 of 2012 in Government Gazette 35173 dated 30 March 2012)

7. Supervision and control

- (1) For the purposes of this Annexure, the professional under the supervision and control of whom a candidate single residential property assessor must perform his or her work as provided for in section 19(3) of the Act, shall be a professional valuer or professional associated valuer or a single residential property assessor, recorded and confirmed as such by the council ("supervisor").
- (2) The supervisor/mentor shall countersign all property valuation reports and other documentation relating to work in property valuation, prepared by the candidate single residential property assessor, as verification of the fact that the supervisor/mentor has exercised the supervision and control contemplated by the said section 19(3) in respect of that work.
- (3) Only work in property valuation performed under supervision and control in accordance with subitem (1), shall be taken into account by the council for the purposes of the determination referred to in item 5.

8. Restrictions and conditions

- (1) A person registered in the category of single residential property assessor or candidate single residential property assessor, shall be permitted to performing property valuation work in respect of only the single residential property cluster referred to in paragraph (c)(iii) of item 3 of Annexure C.1; and

(Item 8(1) substituted by Rule 7(d) of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Item 8(1) substituted by Rule 7(d) of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

- (2) The provisions of subitem (1) shall not derogate from the council's powers under section 20(3) of the Act, in respect of any applicant applying, in terms of section 20(1) of the Act, for registration in the category of single residential property assessor or candidate single residential property assessor.

9. Cancellation or variation of restrictions and conditions

A person registered in terms of this Annexure who wishes the restrictions and conditions referred to in item 8 to be cancelled or varied, must comply with all the requirements applicable to the registration of a candidate valuer as a professional valuer or as a professional associated valuer, as the case may be, including any other requirements prescribed or determined by the council from time to time.

10.

(Item 10 repealed by Rule 7(e) of Board Notice 162 of 2016 in Government Gazette 40312 dated 30 September 2016)

(Item 10 repealed by Rule 7(e) of Board Notice 166 of 2016 in Government Gazette 40359 dated 21 October 2016)

Annexure C.3
SPECIFIC RULES IN RESPECT OF PUBLIC SECTOR
PROFESSIONAL ASSOCIATED VALUERS

(Refer to Part VIII)

1. Definitions

For the purposes of this Annexure "public sector official" includes-

- (a) any person who is employed by any organ of state as defined in section 239 of the Constitution of the Republic of South Africa, 1996; or
- (b) any person who lectures at any educational institution accredited by the council in terms of section 13 of the Act.

2. Registration of public sector professional associated valuers

- (1) Subject to subitems (2) and (3), the council may register a public sector official as a public sector professional associated valuer if the official-
 - (a) is in possession of a recognised qualification in valuation or built environment;
 - (b) assesses property valuation work;
 - (c) lectures in property valuation education programmes; or
 - (d) is deemed to be a person who performs services which fall within the scope of services referred to or contemplated in item 3 of Annexure C.1.
- (2) The following examinations or requirements are hereby prescribed for purposes of section 20(2)(a)(iii) of the Act-
 - (a) the Admission Examination for Public Sector Professional Associated Valuers; and
 - (b) written proof of completion of a practice orientated workschool administrated by the council or its nominee.
- (3) The council may require any public sector official wishing to be registered in terms of this Annexure to-

- (a) perform a property valuation assignment of any type of property referred to in Annexure C.1 or C.2, including a fully motivated written valuation report thereof;
- (b) submit a property valuation report done by him or her, if any;
- (c) submit full details of his or her-
 - (i) employment, including management functions (powers and duties) or other activities in property valuation work; or
 - (ii) academic or educational qualifications, academic publications, scriptures or documents regarding his or her involvement in property valuation educational programmes;
- (d) submit any other information or document relevant to his or her application, as identified by the council; or
- (e) appear before the council for a personal interview regarding his or her application.

(Annexure C.3 inserted by rule 5 of Board Notice 79 of 2013 in Government Gazette 36432 dated 10 May 2013)