

# Regulatory Considerations

Questions to verify before further technology investment

## Why This Matters:

Regulatory non-compliance could invalidate the business model regardless of technology quality.

These questions should be addressed before committing to any development path.

### PPRA / Property Practitioners

#### The Question

Is the 5% sourcing fee actually commission on property sales?

#### Legal Framework

Property Practitioners Act 22 of 2019  
Fidelity Fund Certificate (FFC) required for earning commission on property

#### To Verify

- Is InvestRand PPRA-registered?
- Is Ezra Rastehe registered?
- Are sourcing agents registered?

### FSCA / Financial Services

#### The Question

Is InvestRand providing financial advice?

#### Platform Activities

Calculates ROI, bond repayments  
Presents investment projections  
Connects with financing options

#### Comparator

EasyProperties operates under FSP License 22588  
(via First World Trader)

### Other Compliance

#### FICA

Property transactions > R25,000 require KYC/AML compliance

#### POPIA

Personal data handling  
Privacy policy review needed

#### CISCA

#### NOT APPLICABLE

Full ownership model = no pooled funds. Different from fractional platforms like EasyProperties.

## How Competitors Handle This

### EasyProperties (Purple Group)

FSP License 22588 | SPV structure for fractional shares | Different model from InvestRand

### Crowdprop

Property crowdfunding model | Regulatory status unclear from public information

#### Recommendation:

Consult with a compliance attorney to verify regulatory status before any technology investment decision.