

**DEPARTMENT OF PUBLIC WORKS****NOTICE 653 OF 2019****RULES FOR THE PROPERTY VALUERS PROFESSION, 2020**

The South African Council for the Property Valuers Profession, under section 37 of the Property Valuers Profession Act, 2000, hereby makes the rules in the Schedule.

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## **SCHEDULE**

### **PART 1**

#### **Interpretation**

#### **Definitions**

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

“cluster” means the same type of properties referred to in paragraph (b) of item 4 of Annexure C.1;

"item" refers to any provision in all Annexures;

"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;

"RPVP" means the Rules for the Property Valuers Profession, 2019;

"rule" refers to any provision in the RPVP, excluding an item;

"supervisor" means the professional under the supervision and control of whom a candidate performs work in the property valuers profession, and "mentor" has a corresponding meaning;

"the Act" means the Property Valuers Profession Act, 2000 (Act No. 47 of 2000); and

"types of properties" mean the various types of properties referred to in paragraph (b) of item 4 of Annexure C.1.

[When interpreting and applying the RPVP, the abovementioned definitions as well as the following words as defined in section 1 of the Act must always be borne in mind, namely – "candidate", "professional", "property valuation", "registered person" and "registration".]

## **PART II**

### **Registrar's performance agreement**

#### **Performance agreement**

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

## **PART III**

### **Specific Rules pertain registration in various categories**

#### **Specific rules and specific categories**

3. (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-

	<b>Category</b>	<b>Title</b>	<b>Annexure</b>
(a)	Single residential property assessor	Single residential property assessor	C.2
(b)	Candidate in respect	The word "candidate"	The Annexure

	of any of the following categories	followed by the title of the relevant category	pertaining to the relevant category
(c)	Public sector professional associated valuer	Public sector professional associated valuer	C.3
(d)	Plant and machinery assessor	Plant and machinery assessor	C.4

#### PART IV

#### Scope, variety, nature and standard of practical experience required for registration as professional and specified categories

##### Required practical experience

4. (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 3 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 3(2) are set out in the respective Annexures referred to in that rule.

##### Required scope, variety, nature and standard

5. (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 4 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 3(2) are set out in the respective Annexures referred to in that rule.

##### Assessment of practical experience

6. (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 5 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 3(2) is set out in the respective Annexures referred to in that rule.

##### Application of assessment

7. (1) The application of the outcome of the assessment referred to in rule 6(1) in respect of professional in the categories of professional valuer and professional associated valuer, is set out in item 6 of Annexure C.1.

- (2) The application of the outcome of the assessment referred to in rule 6(2) in respect of the categories specified in rule 3(2), is set out in the respective Annexures referred to in that rule.

## **PART V**

### **Qualifications obtained outside the Republic of South Africa**

#### **Requirements**

8. In addition to the information and documents required in respect of academic qualifications in the application form referred to in rule 9, 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.

## **PART VI**

### **Registration – General matters**

#### **Application form**

9. (1) An application for registration in terms of the Act or the RPVP 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 register an applicant in a category other than the category in which the applicant has been registered, the previous registration lapses by that very fact.

#### **Registration certificates**

10. (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) permitted area of valuation work (restrictions), if any;
  - (e) date of registration;
  - (f) date of issue;
  - (g) period of validity; and
  - (h) registration number.
- (2) A registration certificate referred to in subrule (1) shall be signed by the president and the registrar of the council or their respective nominees.

### **Confirmation of payment and registration card or document**

11. (1) Without derogating from the provisions of section 20(2) of the Act, and in addition, the council may issue to a registered person a registration card or document stating that the registered person is registered in terms of the Act, including—
- (a) the category in which he/ she is so registered; or
  - (b) any other relevant information the Council deems fit.
- (2) The registration card/ document shall be in the form determined by the Council from time to time.
- (3) A registered person shall at all times produce the registration card or document contemplated in subrule (1) if requested to do so by any party requiring details of the registered person's registration in terms of the Act.
- (4) The provisions of section 24 of the Act applies, with the necessary changes, to the registration card or document contemplated in subrule (1).

### **Validity of registration**

12. (1) For the purposes of this rule –
- (a) "date of registration" means the date of registration endorsed on a registration certificate referred to in rule 10 or the date deemed to be that date by virtue of sub-rule(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 terms of 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) 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 (4), 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/ 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.

(6) When the council extends the period of registration of a registered person in accordance with sub-rule (5), the council—

- (a) may determine conditions applicable to the extension; and
- (b) must convey the determination to the registered person in writing.

(7) 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 certificate in possession of the applicant; and
- (c) any information or document required by the council.

(8) 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 one year 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.

**Renewal of registration**

13. Notwithstanding anything to the contrary contained in the RPVP, a person who was previously registered and whose registration-
- (i) was cancelled at his/ 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 2 of Annexure C.1, item 2 of Annexure C.2 or item 2 of Annexure C.3 of the Rules as the case may be.

**Granting of continuous education and training (CET) hours**

14. (1) With effect from 1 April 2020 the council shall only allocate CET points to a registered person who has attained such points from and accredited service provider contemplated in subrule (2);
- (2) A service provider wishing to be accredited by the council to offer continuous education and training in property valuation, shall apply to the council to be so accredited; and
- (3) The application contemplated in subrule (2); shall—
- (i) be in writing on the letterhead of the service provider;
  - (ii) be signed by a person having the authority to do so.

**Abbreviations and acronyms**

15. 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 Assoc Val;
  - (c) candidate valuer: Ca Val;
  - (d) single residential property assessor: SRPA; or
  - (e) candidate single residential property assessor: CSRPA.

**PART VII****Candidates and valuations****Candidates prohibited from canvassing valuation work**

16. (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 8 of Annexure C.1 or item 8 of Annexure C.2, as the case may be, which provides clearly that he/ 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/ she or any person or body for or on his/ her behalf-

- (a) shall not canvass or solicit valuation work or publish his/ her services in his/ her capacity as a candidate;
- (b) shall accept an instruction or request to assist in the performance of a property valuation only from his /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 registration particulars and description of the property to be valued; 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/ 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/ 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 sub-rule (1)(b), shall be issued by and in the name of the instructing professional or his/ her practice, and payment thereof shall be made only to him/ her or the practice, as the case may be.

## PART VIII

### Valuation reports

#### International valuation standards

17. Without derogating from any rule or item contained in the RPVP, 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, for a valuation report to comply with the International Valuation Standards—

- (1) The purpose of the valuation, the complexity of the asset being valued and the users' requirements will determine the level of detail appropriate to the valuation report.
- (2) Compliance with this standard does not require a particular form or format of report, however, the report must be sufficient to communicate to the intended users

the scope of the valuation assignment, the work performed and the conclusion reached.

(3) The report should also be sufficient for an appropriately experienced valuation professional with no prior involvement with the valuation engagement to review the report and understand it.

(4) The report must convey at the minimum—

- (a) the scope of work performed;
- (b) the intended use of the report;
- (c) the approach or approaches adopted;
- (d) the method or methods applied;
- (e) the key inputs and considerations;
- (f) the assumptions made;
- (g) the conclusion(s) of value and principal reasons for the conclusions reached; and
- (h) the date of the report (which may differ from the date of valuation).

## PART IX

### Voluntary associations

#### Renewal of recognition

18. 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 letterhead of the voluntary association;
- (b) be signed by the president of the voluntary association or his/ 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 of the 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****Transitional provision**

19. Any act performed, notice given, decision taken, exemption or permission granted in terms of the Rules for the Property Valuers Profession, 2008, as amended, remains valid and is deemed to be performed, given, taken or granted in terms of the corresponding provision of the RPVP until repealed.

**Repeal of Rules**

20. The Rules set out in the Schedule hereinafter are hereby repealed.

**Short title and commencement**

21. These Rules shall be called the Rules for the Property Valuers Profession, 2020, and shall commence on 1 January 2020.

**SCHEDULE**

(Rule 20)

<u>Short Title</u>	<u>Board Notice ("BN")</u>	<u>Extent of Repeal</u>
The Rules for the Property Valuers Profession, 2008	BN 119 of 2008	The whole
Rules, First Amendment	BN 45 of 2012	The whole
Rules, Second Amendment	BN 79 of 2013	The whole
Rules, Third Amendment	BN 135 of 2013	The whole
Rules, Fourth Amendment	BN 235 of 2013	The whole
Rules, Fifth Amendment	BN 70 of 2014	The whole
Rules, Sixth Amendment	BN 162 of 2016	The whole

## **ANNEXURE A**

### **Registrar's performance agreement**

The Registrar commits himself/ herself to the following:

- (a) Assisting and supporting the council in performing the 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) managing 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; and
- (d) liaising, co-operating and working with the private and public sectors, other interested persons and bodies, registered persons and members of the public, for the enhancement of the property valuers' profession.

**ANNEXURE B****Assessment of experience in property valuation**

Weights for different types of properties valued for different purposes of property valuation									
		Expropriation	Insurance	Investments & Financial statements	Land reform	Mortgage bonds & Security	Municipal Rating and Endowments	Purchase, Sale, Estates and Municipal Objections	Rental determination
		01	02	03	04	05	06	07	08
Single residential land	01	12	0	8	8	3	1	5	4
General residential land (flats)	02	180	0	120	120	45	15	75	60
Single dwellings	03	60	5	40	40	15	5	25	20
Blocks of flats	04	300	20	200	200	75	25	125	100
Individual single residential units (sectional title & share block)	05	60	5	40	40	15	5	25	20
Sectional title schemes & share block schemes	06	360	20	240	240	90	30	150	120
Timeshare schemes	07	480	20	320	320	120	40	200	160
Leasehold	08	420	20	280	280	105	35	175	140
Commercial & Office land	09	240	0	160	160	60	20	100	80
Commercial & Office buildings	10	420	20	280	280	105	35	175	140
Industrial land	11	120	0	80	80	30	10	50	40
Industrial buildings	12	360	20	240	240	90	30	150	120
Potential township land	13	360	0	240	240	90	30	150	120
Partially developed townships	14	600	0	400	400	150	50	250	200
Small holdings (Agricultural, Commercial, Industrial and Residential)	15	120	5	80	80	30	10	50	40
Servitudes	16	360	0	240	240	0	30	150	120
Land on which mines are situated	17	420	20	280	280	105	35	175	140
Farms (including forest land)	18	420	10	280	280	105	35	175	140
Special type properties	19	420	20	280	280	105	35	175	140

**ANNEXURE C.1****Further specific requirements: Professional valuer, professional associated valuer and candidate valuer****Academic requirements and prior learning**

1. (1) For the purposes of this item "relevant prior learning in property valuation" means the practical process or assessment by or on behalf of the council of what a person applying for registration as a candidate valuer knows and can do and may lead to the recognition of (practical) knowledge and skills, regardless of how it has been required, and includes, but not limited to—
  - (a) confirmed workplace experience and aptitude;
  - (b) oral questioning;
  - (c) oral or written examinations;
  - (d) assignments;
  - (e) essays;
  - (f) workshops and workschools; or
  - (g) any other technique, tool or assessment method the council may determine from time to time so as to assess the candidate's competency and suitability for registration.
- (2) A person wishing to be registered in terms of this Annexure shall submit written proof—
  - (a) in the case of a candidate valuer that, he/ she—
    - (i) is enrolled for an academic qualification recognized by the council; or
    - (ii) has the relevant prior learning in property valuation contemplated in section 20(2) (b) (iii) of the Act; and
  - (b) in the case of a professional, that he/ she is in possession of an academic qualification recognized by the council.
- (3) A person wishing to invoke or rely on the provisions of section 20(2)(b)(iii) of the Act, shall comply with the determinations made by the council from time to time in respect of relevant prior learning in property valuation, which must be satisfied by him/ her.
- (4) Notwithstanding anything contained in the RPVP with regard to section 20(2) (a) (ii) of the Act, a registered person wishing to be registered as a professional valuer, must with effect from 1 October 2020 or such further period as the council may determine in general or in a particular case, be in possession of the following academic qualifications recognised by the council—
  - (a) a four year degree in property valuation recognized by the council; or

- (b) another relevant or equivalent degree recognized by the council together with a (national) diploma in real estate recognized by the council.
- (5) (a) A professional associated valuer who, on 30 September 2020, is not in possession of a qualification referred to or contemplated in subitem (4), but wishing to sit for the admission examination referred to in item 2(1) must, within a period of five years from 1 October 2020, or a further period as the council may determine in general or in particular, attend, complete and pass a course, programme or advanced diploma from an educational institution offering an accredited property valuation programme in order to attain the following competencies—
  - (i) advanced property valuation
  - (ii) property investment analysis and
  - (iii) property market analysis.
- (b) The council may, pending the commencement of the requirements referred to in paragraph (a), exempt the professional associated valuer concerned from complying with the time limits or minimum periods referred to in the condition to rule 13 or item 2(2)(b).

### Admission examinations

- 2. (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.
- (2) The following minimum periods of registration apply to a registered person wishing to be admitted to an examination referred to in sub-item (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 or re-registration if he/ she was registered with a prescribed or recognized academic examination or qualification.
- (3) A failure to comply with any instruction or condition governing or regulating any examination in terms or contemplated in the RPVP, constitutes improper conduct.

**Required practical experience**

3. 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, 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, and passed the examination conducted at the end thereof; and
  - (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) has passed either a practical examination approved by the council or the admission examination referred to in sub-item (1) (a) or (b), as the case may be.

**Required scope, variety, nature and standard of practical experience**

4. It is the responsibility of a candidate valuer and his/ her supervisor, recorded and confirmed as such in terms of item 8 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/ her exposed to as many of the following as possible:
- (a) Purposes of property valuation
    - (i) expropriation;
    - (ii) insurance;
    - (iii) investment and financial statements;
    - (iv) land reform (restitution, development, tenure and redistribution);
    - (v) mortgage bonds and security;
    - (vi) municipal rating (mass valuations) and endowments;
    - (vii) purchase, sale, estate and municipal objection; and
    - (viii) rental determination.
  - (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 (flats);
      - (gg) leaseholds;
      - (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;
      - (mm) servitudes;
    - (ii) farms or agricultural property cluster, comprising—
      - (aa) farms (including forests);



- (bb) agricultural small holdings;
  - (cc) land on which mines are situate; and
  - (dd) servitudes;
- (iii) single residential property cluster, comprising—
- (aa) individual single residential sectional title units;
  - (bb) single dwellings;
  - (cc) single residential land (including land for special type properties); and
  - (dd) small holdings/ plots; (residential use);
  - (ee) servitudes; and
- (iv) special type or miscellaneous property cluster, such as museums, public schools, public health facilities and any other properties of a specific or special nature.

### Assessment of practical experience

5. (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 valuations so listed, shall be applied to the number of property valuations provided and substantiated by the applicant in his/ her application form submitted by him/ her, and shall be processed 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 of the assessment.
- (2) In the assessment 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.

### Application of assessment outcome

6. As a general norm, the minimum outcome reached in the assessment referred to in item 5, shall be —
- (a) an assessed weighted score of 80 and three types of property valued for one purposes of property valuation, in the case of registration as a professional associated valuer (registered with restrictions or conditions) permitted to performing valuations for the following—
    - (i) single residential property cluster;
    - (ii) mortgage bond and security;
    - (iii) insurance; or
    - (iv) municipal rating and endowment;
  - (b) an assessed weighted score of 130 and four types of properties valued for three purposes of property valuation, in the case of registration as a professional associated valuer (registered with restrictions or conditions) permitted to performing more than one of the valuations referred to in item 4; and

- (c) an assessed weighted score of 190 and nine types of properties valued for four purposes of property valuation, in the case of registration as a professional valuer.

### **Additional requirements**

7. 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/ 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 4, including the time during which he/ 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 4 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/ her, as identified by the council;
  - (d) appear before the council for an interview regarding his/ her experience in property valuation work; or
  - (e) submit any information or document relevant to his/ her application, as identified by the council.

### **Supervision and control**

8.
  - (1) For the purposes of this Annexure and with due regard to the provisions of rule 15, the professional under the supervision and control of whom a candidate valuer must perform his/ her work as provided for in section 19(3) of the Act, shall be a professional valuer, the supervisor or mentor, or professional associated valuer permitted to performing all types of property valuations for all purposes of valuation (previously termed "without restrictions") required by the candidate, recorded and confirmed as such by the council.
  - (2) The supervisor or 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 5.

### **Removal of registration conditions**

9. A professional associated valuer registered with restrictions or conditions may not since 15 November 2016 by virtue of Annexure C.1 to the Rules for the Valuers Profession Act, 2008 (repealed), apply for the removal or lifting of the restrictions or conditions. He/ she may, if he/ she qualifies, sit for a professional valuer examination referred to in item 2, the passing of which shall then permit him or her to perform property valuations of all types and for all purposes.

**ANNEXURE C.2****Specific requirements: single residential property assessor and candidate  
single residential property assessor****Academic requirements and prior learning**

1. (1) Without derogating from anything contained in the RPVP, and in addition, 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—
    - (i) is enrolled for at least two of the following subjects of the (National) Diploma in Real Estate (Property Valuation), namely Property Valuation I; Property Economics and Finance I; Property Practice 1; Law of Property Valuation; and Principles of Property Law; or
    - (ii) has the relevant prior learning in property valuation (as defined in item 1(1) of Annexure C.1) contemplated in section 20(2)(b)(iii) of the Act; and
  - (b) in the case of a single residential property assessor, that he/ she is in possession of the five subjects referred to in paragraph (a)(i) or any other academic qualification recognized by the council;
  - (c) the names of the subjects mentioned in subparagraph (i) may be different according to the educational institution offering the valuation programme;
  - (d) the subject, Law on Property Valuation mentioned in sub-paragraph (i) may be combined with Property Valuation 1; and
  - (e) the provisions of subitem (3) of item 1 of Annexure C.1, shall apply with the necessary changes to a person referred to in paragraph (a) (ii) of item 1.
- (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 subitem (1)—
  - (a) two years from the date of his/ her registration if he/ she was registered without the academic requirement referred to in paragraph (a) of subitem (1); and
  - (b) one years from the date of his/ her registration or re-registration if he/ she was registered with the academic requirement referred to in paragraph (a) of subitem (1); or
- (3) subject in general to rule 12, 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.

**Examinations and requirements**

2. 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; or
- (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.

**Required practical experience**

3. The practical experience in property valuation contemplated in section 20(2)9a)(iii) of the Act in respect of single residential property assessor 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 item 4.

**Required scope, variety, nature and standard of practical experience**

4. It is the responsibility of a candidate single residential property assessor and his/ her supervisor, approved in terms of item 8, to ensure that that candidate gains a sufficient scope, variety, nature and standard of practical experience of work in property valuation by having him/ her exposed to as many purposes of property valuation as is possible as set out in item 4(a) of Annexure C.1 and as many types of properties of the single residential property cluster referred to in paragraph (b) (iii) of item 4 of Annexure C.1.

**Assessment of practical experience**

5. (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/ her application form submitted by him/ her, and shall be processed 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 of assessment.

(2) In the assessment 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.

**Application of assessment outcome**

6. As a general norm, the minimum outcome reached in the assessment referred to in item 5, shall be an assessed weighted score of 40 and one type of property valued for one purpose of property valuation.

**Additional requirements**

7. 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/ her application as a whole, require that that person—
- (a) gain further practical experience of work in the valuation of single residential properties, including the time during which he/ 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 valuation report (other than the one contemplated in paragraph (c) of item 2, done by him/ her;
  - (d) appear before the council for a personal interview regarding his/ her experience in property valuation work; or
  - (e) submit any information or document relevant to his/ her application, as identified by the council.

**Supervision and control**

8. (1) For the purposes of this Annexure and with due regard to the provision of rule (15), the professional under the supervision and control of whom a candidate single residential property assessor must perform his/ 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/ mentor").
- (2) The supervisor or 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 assessment referred to in item 5.

**Restrictions and conditions**

9. (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 cluster referred to in paragraph (b)(iii) of item 4 of Annexure C.1.
- (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.

**Cancellation or variation of restrictions and conditions**

10. A person registered in terms of this Annexure who wishes the restrictions or conditions referred to in item 9 to be cancelled or varied, must comply with all the requirements applicable to the registration of a professional valuer, a professional associated valuer or a candidate valuer, as the case may be, including any other requirements prescribed or determined by the council from time to time.

**ANNEXURE C.3****Specific requirements: Public sector professional associated valuers****Definitions**

1. 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.

**Registration of public sector professional associated valuers**

2. (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 property 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 4 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 professional associated valuer or for public sector professional associated valuer; and
  - (b) written proof of completion of a practice orientated workschool administered 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/ her, if any;
  - (c) submit full details of his/ 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/ her involvement in property valuation educational programmes;
- (d) submit any other information or document relevant to his/ her application, as identified by the council; or
- (e) appear before the council for a personal interview regarding his/ her application.

#### **ANNEXURE C.4**

##### **Specific Rules in respect of Plant and equipment assessors and candidate plant and equipment assessors**

###### **Definitions**

1. For the purposes of this Annexure—
  - (a) "field" refers to any aspect, component, division, element, feature, part, piece, segment, type or unit in respect of or pertaining to plant and equipment; and
  - (b) "plant and equipment" means plant and equipment, including equipment, as defined and applied from time to time by the International Valuation Standards Council.

###### **Registration of an Assessor**

2. (1) Subject to subitems (2) and (3), and without derogating from the provisions of section 20(2)(a) and (3) of the Act and any relevant determination made by the council from time to time, a person wishing to be registered as a plant and equipment assessor, must—
  - (a) apply to the council to be registered as such; and
  - (b) satisfy that he/ she has, for a period of not less than five years been regularly engaged, in the Republic or elsewhere, in the performance of work in the valuation of plant and equipment or of a field thereof, which, in the opinion of the council is of sufficient scope and variety and of a satisfactory nature and standard.
- (2) The council may, for the purposes of subitem (1), require that the applicant—
  - (a) in the case of a professional as defined in section 1 of the Council for the Built Environment Act, 2000 (Act No. 43 of 2000), submit written proof such registration;
  - (b) in the case of membership of a recognised voluntary association, submit written proof of such membership;

- (c) submit proof and details of any academic or other qualification, examination or course obtained or done by him/her;
- (d) provide proof and details of his/her practical experience and to this end furnish a copy of at least one relevant valuation assignment or report;
- (e) supply, when requested to do so by the council, any other relevant information or document;
- (f) attend a practice orientated workschool approved by the council and sit for the examination set at the end thereof;
- (g) sit for any and pass a written examination conducted by the council or any educational institution or body recognised or accredited by the council; and/or
- (h) be interviewed by the council or a committee of the council.

(3) If, after consideration of the application, the council is satisfied that the applicant is a suitable person for registration as an assessor of plant and equipment, or a field thereof, the council shall register the applicant as such, with or without restrictions and conditions.

#### **Registration of Professional**

3. The provisions of Item 2 apply, with the necessary changes, to a professional valuer or professional associated valuer who is engaged in or wishes to be engaged in the performance of work in the valuation of plant and equipment or a field thereof, may apply to the council to have his/ her certificate of registration, after due consideration of the application, be endorsed to that effect.

#### **Registration of Candidate**

4. Subject to section 20(2) (b) and (3) of the Act and with due regard to any relevant provision in Annexure C.1, the council may from time to time make determinations regarding academic or other qualifications or examinations; required practical experience; supervision and control; restrictions; conditions and requirements in respect of a person wishing to be registered as candidate plant and equipment assessor.

#### **Registrar**