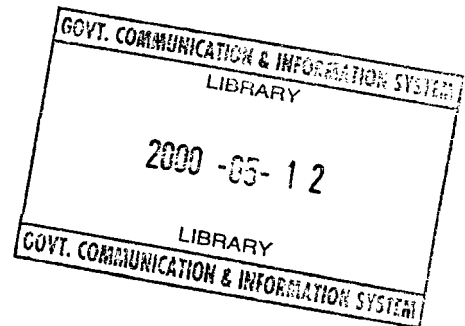


REPUBLIC OF SOUTH AFRICA

PROPERTY VALUERS PROFESSION BILL

(As introduced in the National Assembly as a section 75 Bill; explanatory summary of Bill published in Government Gazette No. 20994 of 24 March 2000) (The English text is the official text of the Bill)

(MINISTER OF PUBLIC WORKS)



BILL

To provide for the establishment of a juristic person to be known as the South African Council for the Property Valuers Profession; to provide for the registration of professionals, candidates and specified categories in the property valuation profession; to provide for the regulation of the relationship between the South African Council for the Property Valuers Profession and the Council for the Built Environment; and to provide for matters connected therewith.

BE IT ENACTED by the Parliament of the Republic of South Africa, as follows:—

Definitions

1. In this Act, unless the context otherwise indicates—
 - (i) “accredit” means the process of evaluation and recognition by the council of 5 education programmed offered by education institutions relating to the property valuation profession, and “accreditation” has a corresponding meaning;
 - (ii) “actively practise” means to practise on an ongoing basis in one of the categories contemplated in section 19, and includes a person qualified in the 10 property valuation profession who is employed by any sphere of government or an educational institution;
 - (iii) “candidate” means a person who is registered in terms of section 20(2)(b);
 - (iv) “CBE” means the Council for the Built Environment established by section 2 of the Council for the Built Environment Act, 2000; 15
 - (v) “committee” means a committee established in terms of section 18;
 - (vi) “council” means the South African Council for the Property Valuers Profession established by section 2;
 - (vii) “department” means the national department responsible for public works;
 - (viii) “disciplinary tribunal” means a tribunal appointed in terms of section 31; 20
 - (ix) “immovable property” includes a right in respect of, or an interest in, immovable property;
 - (x) “Minister” means the Minister responsible for public works;
 - (xi) “prescribe” means prescribed by a rule made by the council under section 37, and “prescribed” has a corresponding meaning; 25
 - (xii) “professional” means a person who is registered in terms of section 20(2)(u);
 - (xiii) “property valuation” means the determination of the value of immovable property;
 - (xiv) “registered person” means a person registered under one of the categories referred to in section 19; 30
 - (xv) “registrar” means the person appointed as registrar under section 8(1)(a);
 - (xvi) “registration” means the process—
 - (a) of assessment of competency of applicants for the purpose of registration under this Act; and

- (b) of entering the names of the applicants who qualify into the **register** referred to in section 11(c);
- (xvii) “rule” means a rule made and in force under this Act;
- (xviii) “this Act” includes any notice, order or rule issued or made under this Act; and
- (xix) “voluntary association” means any voluntary association recognised by the council in terms of section 26.

Establishment of South African Council for the Property Valuers Profession

2. There is hereby established a juristic person to be **known** as the South African Council for the Property Valuers Profession.

Composition of council

3. (1) The council consists of **the** following members, appointed by the Minister, **taking** into account, among other things, appropriate representation of race, gender and disability—

- (a) six registered persons, excluding candidates, of whom at least three must actively **practise** in the property **valuation profession**—
- (i) who must be nominated by the voluntary associations and any registered person; and
- (ii) who must represent the categories of registered persons contemplated in section 19, in the prescribed **manner**;
- (b) *two* professionals in the service of **the** State nominated by any sphere of government, of whom at least one must be nominated by the department **and**
- (c) two members of the public nominated through an open process of public participation.

(2) A maximum of a third of the members of the South African Council for Valuers, established in terms of the Valuers’ Act, 1982 (Act No. 23 of 1982), who are nominated by that council bearing in mind the composition of the council determined in subsection (1), remain in office for the first term of the council.

Nomination procedure

4. (1) When any nomination in terms of section 3(1)(a) or (b) becomes necessary, the council must invite registered persons, the voluntary associations, education institutions and the State, respectively, in the prescribed manner, to nominate within a period of at least 60 days from the date of the invitation, persons who qualify for nomination in terms of section 3(1)(a) or (b), respectively.

(2) When any nomination in terms of section 3(1)(c) becomes **necessary**, the council must invite the public, by notice in the *Gazette* and any newspaper the council considers necessary, but at least **in** a leading newspaper in each province, to nominate persons, in the prescribed **manner**, within a period of at least 60 days from the date of the notice.

(3) On receipt of any nomination, the council must, within 30 days from the **expiry** date specified in the invitation or the notice, **make** and submit its recommendations to **the** Minister.

(4) The Minister must, within 60 days from the date of the receipt of the nominations from the outgoing council, appoint the members of the council.

(5) **If** the council receives no or insufficient nominations within the period specified in the invitation or the notice, the Minister may, after consultation with the council, appoint the required number of persons who qualify to be appointed in terms of this Act.

(6) The Minister must, as soon as practicable after the appointment of the members of the council, by notice in the *Gazette*, **publish**—

- (a) the name of every person appointed as a **member**;
- (b) the date from which the appointment **takes** effect; and
- (c) the period for which the appointment is made.

(7) The Minister must, within 30 days from the date of the appointment of the council, determine the time and place of its first meeting, and, thereafter, the council must determine the time and place of any future meeting.

Term of **office** of members of council

5. (1) The term of office for members of the council is four years, but members 5 continue in office until the succeeding council is properly constituted.

(2) Subject to section 43(12), a member of the council may not serve for more than two consecutive terms of office.

(3) Despite subsection (1), the Minister may, by notice in the *Gazette*, after consultation with the council, extend the period of office of all the members of the 10 council for a period of six months, but he or she may only extend the period of office twice.

(4) Despite subsection (1), the Minister may, by notice in the *Gazette*, after consultation with the council, terminate the period of office of a member or all the members of the council. 15

(5) The Minister may only act in terms of subsection (4) if a new member or a new council has been appointed, on nominations invited by the Minister in the manner provided for in section 4, to take the over the functions of the member or the council concerned.

Disqualification from membership of council and vacation of office 20

6. (1) A person may not be appointed as a member of the council if that person—
 (a) is not a South African citizen and ordinarily resident in the Republic;
 (b) is an **unrehabilitated** insolvent;
 (c) has been convicted, whether in the Republic or elsewhere, of an **offence** and sentenced to imprisonment **without** an option of a fine, or, in the case of fraud, 25 to a fine or imprisonment or both;
 (d) has, as a result of improper conduct, been removed from an office of trust; or
 (e) has in terms of this Act been found guilty by a **disciplinary** tribunal or the council of improper conduct.

(2) A member of the council must vacate his or her **office** if he or she— 30
 (a) becomes disqualified in terms of subsection (1) from being appointed as a member of the council;
 (b) resigns by written notice addressed to the **registrar**;
 (c) is declared by the High Court to be of unsound mind or mentally disordered or is detained under the Mental Health Act, 1973 (Act No. 18 of 1973); 35
 (d) has, without the leave of the council, been absent from more than two consecutive meetings of the council;
 (e) was appointed in terms of section 3(1)(a) and after that appointment a change in his or her circumstances arises that affects the ratio of the membership referred to in section 3(1); 40
 (f) was appointed in terms of section 3(1)(b) and ceases to be employed by the State; or
 (g) ceases to be permanently resident in the Republic.

(3) (a) [f a member of the council dies or **vacates** his or her office before the expiration of his or her term of office, the Minister may, after consultation with the council, and 45 subject to section 5(1), appoint a person to fill the vacancy for the unexpired portion of the period for which that member was appointed.

(b) If the Minister appoints a person to fill the vacant seat, the appointment must be made within 60 days from the date on which the vacancy occurred.

Election of president and vice-president of council 50

7. (1) (a) The members of the council must at the first meeting of every newly constituted council elect a president and vice-president who must be registered persons and at least one must actively practise in the property valuation profession.

(b) The president and vice-president hold office for a period of four years from the date of their appointment.

(2) The vice-president must, if the president is for any reason unable to act as president, perform all the functions and may exercise all the powers of the president.

(3) (a) If both the president and the vice-president are for any reason unable to preside at a council meeting, the members present must elect a person to preside at that meeting.

(b) The person elected may, during that meeting and until the president or vice-president resumes his or her functions, perform all the functions and exercise all the powers of the president.

Appointment of registrar and other staff members of council 10

8. (1) The council—

(a) must appoint a registrar; and

(b) may employ such other staff members as it may deem necessary for carrying out its functions,

on such conditions, including the payment of remuneration and allowances, as it may determine, and may dismiss any person so appointed. 15

(2) The registrar must perform, in addition to such functions as may otherwise be assigned to him or her by or under this Act, such functions as may from time to time be assigned to him or her by the council.

Decisions of council 20

9. (1) A decision of the majority of the members of the council present at any meeting constitutes a decision of the council.

(2) In the event of an equality of votes the person presiding at the meeting has a casting vote in addition to his or her deliberative vote.

(3) A decision taken by the council or an act performed under the authority of the council is not invalid by reason only of a vacancy on the council, or that a person who is not entitled to sit as a member of the council sat as a member at the time when the decision was taken or the act was authorised, if the decision was taken or the act was authorised by the requisite majority of the members of the council who were present at the time and entitled to sit as members. 30

Administrative powers of council

10. The council may—

(a) determine the remuneration and allowances payable to its members or the members of any committee of the council;

(b) arrange for the payment of pension and other benefits to any staff of the council or the registrar and to his or her dependants on the termination of the service of that staff member or the registrar;

(c) determine where its head office must be situated;

(d) determine the manner in which meetings of the council or any committee of the council must be convened, the procedure and quorum at such meetings and the manner in which the minutes of such meetings must be kept; and 40

(e) print, circulate, sell and administer the publication of, and generally take any steps necessary to publish, any publication relating to the property valuation profession and related matters.

Powers of council with regard to registration 45

11. The council may, subject to this Act—

(a) consider and decide on any application for registration;

(b) prescribe the period of validity of the registration of a registered person;

(c) keep a register of registered persons and decide on—

- (i) the form of certificates and the register to be kept;
- (ii) the maintenance of the register or issuing of certificates; and
- (iii) the reviewing of the register and the manner in which alterations *thereto* may be effected.

Power of council with regard to fees and charges 5

12. (1) The council may, with regard to fees and charges, which are payable to the council, determine—

- (a) application fees;
- (b) registration fees;
- (c) annual fees, or portion thereof, in respect of a part of a year; 10
- (d) the date on which any fee or charge is payable;
- (e) the fees, or portion thereof, payable in respect of any extinction referred to in section 20, conducted by or on behalf of the council;
- (f) any charge payable for the purposes of the education fund referred to in section 16(5); 15
- (g) fees payable for a service referred to in section 15(c); or
- (h) any other fee or charge it considers necessary.

(2) The council may grant exemption from payment of application fees, registration fees, annual fees, charges, or a portion thereof referred to in subsection (1).

Powers of council with regard to education in property valuation 20

13. The council may—

- (a) subject to sections 5 and 7 of the Higher Education Act, 1997 (Act No. 101 of 1997), conduct accreditation visits to any educational institution which has a department, school or faculty which offers property valuation education programmed, but must conduct at least one such visit every five years. If the 25 council does not conduct an accreditation visit within the five-year period, it must notify the Minister accordingly and provide him or her with reasons for the failure to do so;
- (b) either conditionally or unconditionally grant, refuse or withdraw accreditation with regard to all educational institutions and their educational programmed 30 with regard to property valuation;
- (c) consult with the Council on Higher Education established in terms of the Higher Education Act, 1997, regarding matters relevant to education in property valuation;
- (d) consult with the South African Qualifications Authority established by the 35 South African Qualifications Authority Act, 1995 (Act No. 58 of 1995), or any body established by it and the voluntary associations, to determine competency standards for the purpose of registration;
- (e) establish mechanisms for registered persons to gain recognition of their qualifications and professional status in other countries; 40
- (f) liaise with the relevant National Standards Body established in terms of Chapter 3 of the regulations under the South African Qualifications Authority Act, 1995, with a view to the establishment of a standards generating body in terms of those regulations;
- (g) recognise or withdraw the recognition of any examination contemplated in 45 section 20;
- (h) enter into an agreement with any person or body of persons, within or outside the Republic, with regard to the recognition of any examination or qualification for the purposes of this Act;
- (i) give advice or render assistance to any education institution, voluntary 50 association or examining body with regard to educational facilities for and the training and education of registered persons and prospective registered persons;
- (j) conduct any examination for the purposes of section 20; and

- (k) determine, after consultation with the voluntary associations and registered persons, conditions relating to and the nature and extent of continuing education and training.

Powers of council with regard to insurance

- 14. The council may—** 5
- (a) **arrange insurance with an insurer who is registered or deemed to be registered under the Long Term Insurance Act, 1998 (Act No. 52 of 1998) or the Short Term Insurance Act, 1998 (Act No. 53 of 1998), for the indemnification of registered persons, against claims arising from the performance of their functions.** 10
- (b) **arrange with an insurer referred to in subsection (1) for the provision of insurance cover for—**
- (i) **any member, registrar or staff member of the council in respect of any bodily injury, disablement or death resulting from an accident occurring in the course of the performance of his or her functions in terms of this Act;** 15
- (ii) **the council against any loss, damage, risk or liability which it may suffer or incur, including cover in respect of any loss or damage caused to it by any person in its service and in respect of all property under the control of the council.** 20

General powers of council

- 15. The council may, in addition to other powers in this Act—**
- (a) **acquire, hire, maintain, let, sell or otherwise dispose of movable or immovable property for the effective performance and exercise of its functions, duties or powers;** 25
- (b) **decide upon the manner in which contracts must be entered into on behalf of the council;**
- (c) **perform any service within its competence if it is requested by any person or body of persons, including the State;**
- (d) **determine, subject to section 26, the requirements with which a voluntary association must comply to qualify for recognition by the council;** 30
- (e) **advise the Minister, any other Minister or the CBE on any matter relating to the property valuation profession;**
- (f) **encourage and itself undertake research into matters relating to the property valuation profession;** 35
- (g) **take any steps it considers necessary for the protection of the public in their dealings with registered persons, for the maintenance of the integrity, and the enhancement of the status of the property valuation profession;**
- (h) **take any steps it considers necessary for the improvement of the standards of services rendered by registered persons; and** 40
- (i) **take any measures it considers necessary for the proper performance and exercise of its functions, duties or powers or to achieve the objectives of this Act.**

Funds of council and keeping and auditing of accounts

16. (1) The funds of the council consist of any money received in terms of this Act and 45 all other monies which may accrue to the council from any other legal source, including fines and penalties imposed by the council.

(2) The council may—

- (a) **collect and invest funds of the council;**
- (b) **raise money by way of loan for the purpose of effectively performing its 50 functions;**

- (c) with a view to the promotion of any matter relating to the property valuation profession, lend money against such security as the council considers adequate; and
- (d) mortgage any of its immovable property as security for a loan referred to in paragraph (b). 5
- (3) The council may remunerate its members and committee members from its funds.
- (4) The council may finance any publication referred to in section 10(e).
- (5) The council may establish and administer an education fund for the education, training and continuing education and training of registered persons and students in the property valuation profession. 10
- (6) The council must keep full and correct account of all monies received and expended by it.
- (7) (a) The council must annually prepare a statement of income and expenditure and a balance sheet showing its financial position as at the close of the financial year to which it relates. 15
- (b) The council must have the statement and balance sheet audited by an auditor registered in terms of the Public Accountants' and Auditors' Act, 1991 (Act No. 80 of 1991).
- (c) A copy of the audited statement and balance sheet must be open for inspection at the offices of the council. 20
- (8) The council must, within six months from the close of each financial year, submit the audited statement and balance sheet to the Minister and must provide a copy to the CBE.
- (9) The Minister may, with the concurrence of the Minister of Finance—
- (a) advance or grant to the council, out of money appropriated by Parliament, such amounts as he or she considers necessary in order to enable the council to carry out its functions; and
- (b) determine the conditions to and repayment of the advance.
- (10) The council must determine its financial year.
- (11) The council must apply due care and diligence when investing any money or incurring any expenditure from the funds of the council. 30

Reports to CBE

17. (1) The council must, within six months from the close of each financial year, provide the CBE with a report regarding its activities during that financial year, for the purpose of section 4 of the Council for the Built Environment Act, 2000. 35
- (2) A copy of the report and the register referred to in section 1 l(c) must be open for inspection at the offices of the council.
- (3) The council must, on request by the CBE, provide the CBE with any information regarding a registered person.

Committees of council

18. (1) (a) The council may establish any committee, including an investigating committee, to assist it in the performance of its functions and may appoint any person as a member of that committee.
- (b) If the council does not designate a chairperson for a committee, the committee may, at its first meeting, elect a chairperson from among its members. 45
- (c) The council may at any time dissolve or reconstitute a committee.
- (2) Section 9 may, with the necessary changes, apply in respect of a committee of the council.

Categories of registration

19. (1) The categories in which a person may register in the property valuation profession are— 50

- (a) Professional Valuer;
- (b) Professional Associated Valuer;
- (c) Candidate Valuer; or
- (d) specified categories prescribed by the council.

(2) A person may not **practise** in any of the categories contemplated in subsection (1), 5 unless he or she is registered in that category.

(3) A person who is registered in the category of candidate must only perform work in the property valuation profession **under** the supervision and control of a professional of a category as prescribed.

Registration

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20. (1) (a) A person must apply, in the prescribed application form, to the council for registration in a category **referred to** in section 19(1)

(b) The application form referred to in paragraph (a) must be accompanied by the prescribed fee.

(2) The council must register the applicant in the relevant category and issue a registration certificate to the successful applicant in the prescribed form if, after consideration of an application, the council is satisfied **that the applicant—** 15

(a) in the case of a person applying for registration as a **professional—**

(i) is at least 21 years of age and is ordinarily resident in the Republic;

(ii) has passed the prescribed examinations or any examinations recognised 20 by the council; and

(iii) has gained practical experience in property valuation in the Republic which is of the prescribed scope, variety, nature and standard;

(b) in the case of a person applying for registration as a candidate or a candidate in a specified **category—** 25

(i) is enrolled at an education institution accredited by the council, for a course which includes the prescribed or recognised examinations;

(ii) has passed any other examination that may be determined by the council; and

(iii) has proved that **he** or she has satisfied the relevant education outcomes determined by the council for this purpose by presenting evidence of prior learning in property valuation. 30

(3) The council may **determine** the restrictions and conditions, if any, applicable to an applicant applying in the category of associated valuer, candidate valuer or in a specified category. 35

(4) (a) Despite subsection (2), the council may refuse to register an **applicant—**

(i) if the **applicant** has been removed from an office of trust on account of improper **conduct**;

(ii) if the applicant has been convicted, either in the Republic or elsewhere, of **an offence** and sentenced to imprisonment without an option of a fine, or in the case of fraud, to a fine or imprisonment or both; 40

(iii) if the **applicant** is declared by the High Court to be of unsound mind or mentally disordered, or is detained under the Mental **Health Act, 1973**; ..

(iv) for as long as the applicant is disqualified from registration as a result of any punishment imposed on him or her under this **Act**; 45

(v) if the applicant is an **unrehabilitated** insolvent whose insolvency was caused by his or her negligence or incompetence in **performing** work falling **within** the scope of the category in respect of which he or she is applying for registration.

(b) The council must provide the applicant with a notice of a refusal referred to in paragraph (a). 50

Cancellation of registration

21. (1) (a) The council may cancel the registration of a registered person if he or she—
- (i) becomes disqualified from registration as contemplated in section 20(4);
 - (ii) has erroneously been registered, or has been registered on information subsequently proved to be false; or
 - (iii) fails to pay the prescribed annual fee or portion thereof, within 60 days from it becoming due or within such further period as the council may allow, either before or after expiry of the 60 days.
- (b) The council must provide the registered person with a notice of a cancellation referred to in paragraph (a).
- (2) If a person who is registered as a candidate qualifies to be registered as a professional in terms of section 20(2)(a), the council must cancel his or her registration as a candidate.
- (3) The council must at the written request of any registered person cancel his or her registration, but where an investigation into alleged improper conduct by that person is in progress or is to be held, the registration may not be cancelled until the investigation has been concluded.
- (4) Despite the cancellation of the registration of a registered person in terms of this section, that person remains liable for any fee, arrears or penalty imposed by the council for the period that he or she was registered.

Authorised titles

22. (1) A person who is registered in any of the categories referred to in section 19(1) may describe himself or herself and use the title—
- (a) Professional Valuer;
 - (b) Professional Associated Valuer; or
 - (c) Candidate Valuer.
- (2) A registered person may use a title prescribed by the council for the specified category.
- (3) A registered person must use his or her title in all property valuation reports and other documentation relating to his or her work in the property valuation profession, prepared by or for him or her.
- (4) The council may determine abbreviations or acronyms for the titles referred to in subsection (1).

Renewal of registration

23. (1) A registered person must, at least three months prior to the prescribed expiry date of his or her registration, apply in the prescribed manner to the council for the renewal of his or her registration.
- (2) The council may determine conditions for the renewal of registration.
- (3) Subject to section 20, the council must, on application, register a person who was previously registered and whose registration was cancelled in terms of section 21(1)(a)(iii), if he or she has paid—
- (a) the prescribed fee;
 - (b) any arrear annual fee or portion thereof;
 - (c) any expenses incurred by the council in connection with the recovery of any arrear fees; and
 - (d) any penalties imposed on him or her by the council.

Return of registration certificate

24. Any person whose registration has been cancelled in terms of this Act, must return his or her registration certificate to the registrar within 30 days from the date on which he or she is directed by the registrar in writing to do so.

Grievance **procedure** in relation to **registration**

25. (1) If an applicant is of the opinion that a committee, in its refusal to register him or her, or to cancel his or her registration, other than a cancellation in terms of section 21(1)(a)(iii) or 33(3)(a)(iv), did not comply with section 33 of the Constitution, that applicant may, on payment of the prescribed fees and within 30 days from the date on which the refusal or cancellation came to his or her knowledge, appeal to the council against that decision. 5

(2) The council must, at its first ensuing meeting, within 60 days from the date of the receipt of the appeal, decide on the appeal and provide the appellant with reasons for its decision. 10

(3) If an appeal lies against a refusal of a committee to renew the registration of a registered person, the registration of that person may not be cancelled until the appeal has been decided.

Recognition of voluntary associations

26. (1) The council must, within 90 days from the date of its first meeting, submit the framework for the requirements for recognition of a voluntary association to the CBE for approval. 15

(2) Any voluntary association may apply to the council to be recognised as such.

(3) The council may, if the voluntary association complies with the requirements determined in terms of section 15(d), recognise that association and issue it with a certificate of recognition. 20

(4) A certificate of recognition is valid for a period of five years from the date of issue.

(5) A voluntary association must display its certificate of recognition in a prominent place at its head office.

(6) The recognition of a voluntary association lapses— 25

(a) if that association no longer complies with the requirements contemplated in section 15(d); or

(b) at the expiry of the five-year period referred to in subsection (4).

(7) A voluntary association must, at least three months prior to the expiry of its recognition, apply in the prescribed manner to the council for the renewal thereof. 30

(8) A voluntary association whose recognition has lapsed must on written demand return its certificate of recognition to the council.

Identification of work

27. (1) The council must consult with—

(a) all voluntary associations; 35

(b) any person;

(c) any body; or

(d) any industry,

that may be affected by any laws regulating the built environment professions regarding the identification of the type of property valuation work which may be performed by 40 persons registered in any of the categories referred to in section 19, including work which may fall within the scope of any other profession regulated by the professions' Acts referred to in the Council for the Built Environment Act, 2000.

(2) After the process of consultation the council must submit recommendations to the CBE regarding the work identified in terms of subsection(1), for its consideration and 45 identification in terms of section 4 of the Council for the Built Environment Act, 2000.

(3) A person who is not registered in terms of this Act, may not—

(a) perform any kind of work identified for any category of registered persons;

(b) pretend to be, or in any manner hold or allow himself or herself to be held out as a person registered in terms of this Act; 50

(c) use the name of any registered person or any name or title referred to in section 19 or 22; or

(d) perform any act indicating, or calculated to lead persons to believe, that he or she is registered in terms of this Act.

(4) Subsection (3)(a) may not be construed as prohibiting any person from performing work identified in terms of this section, if such work is performed in the service of or by order of and under the direction, control, supervision of or in association with a registered person entitled to perform the work identified and who must assume responsibility for any work so performed. 5

Professional conduct

28. (1) The council must, in consultation with the CBE, voluntary associations and registered persons, draw up a code of conduct for registered persons.

(2) (a) The council is responsible for administering the code of conduct and must ensure that the code is available to all members of the public at all reasonable times. 10

(b) The council must provide the CBE with a copy of the code of conduct.

(3) All registered persons must comply with the code of conduct and failure to do so constitutes improper conduct.

Investigation of charge of improper conduct

29. (1) The council must refer any matter brought against a registered person to an investigating committee contemplated in section 18 if— 15

(a) the council has reasonable grounds to suspect that a registered person has committed an act which may render him or her guilty of improper conduct; or

(b) a complaint, charge or allegation of improper conduct has been brought against a registered person by any person. 20

(2) At the request of the council, the investigating committee must—

(a) investigate the matter; and

(b) obtain evidence to determine whether or not in its opinion the registered person concerned may be charged and, if so, recommend to the council the charge or charges that may be preferred against that registered person. 25

(3) An investigating committee may not question the registered person concerned unless the investigating committee informs that registered person that he or she—

(a) has the right to be assisted or represented by another person; and

(b) is not obliged to make any statement and that any statement so made may be used in evidence against the registered person. 30

(4) The investigating committee must, after the conclusion of the investigation, submit a report making its recommendations to the council regarding any matter referred to it in terms of this section.

Charge of improper conduct

30. (1) The council must, after considering a report of the investigating committee in terms of section 29(2)(b) and (4), charge a registered person with improper conduct if the council is convinced that sufficient grounds exist for a charge to be preferred against such a registered person. 35

(2) The council must furnish a charge sheet to the registered person concerned by hand or registered mail. 40

(3) A charge sheet must inform the registered person charged—

(a) of the details and nature of the charge;

(b) that he or she must, in writing, admit or deny the charge;

(c) that he or she may, together with the admission or denial, submit a written explanation regarding the improper conduct with which he or she is charged, and 45

(d) of the period, which must be reasonable, within which his or her plea in terms of paragraph (b) must be submitted to the council.

(4) (a) If a registered person charged admits that he or she is guilty of the charge, he or she is considered to have been found guilty of improper conduct as charged, after he or she has explained his or her conduct. 50

(b) The council may, subject to section 33(2), impose a penalty contemplated in section 33(3)(a) or (b) on a registered person who has admitted guilt in terms of paragraph (a).

(5) The acquittal or the conviction of a registered person by ‘a court of law on a criminal charge is not a bar to proceedings against him or her under this Act on a charge of improper conduct, even if the facts stated in the charge of improper conduct would, if proved, constitute the offence stated in the criminal charge on which he or she was acquitted or convicted or any other offence of which he or she might have been acquitted or convicted at his or her trial on the criminal charge.’ 5

Appointment of disciplinary tribunal 10

31. (1) The council must appoint a disciplinary tribunal to hear a charge of improper conduct if a person charged—

- (a) denies the charge; or
- (b) fails to comply with section 30(3)(6).

(2) The disciplinary tribunal must consist of at least— 15

- (a) a person who specialises in the area concerning the charge;
- (b) a professional who has at least 10 years’ experience; and
- (c) a person qualified in law and who has at least 10 years’ experience.

Disciplinary hearing

32. (1) The disciplinary hearing must be conducted by the disciplinary tribunal. 20

(2) The disciplinary tribunal may, for the purposes of this section, appoint a person to assist it in the performance of its functions.

(3) (a) The disciplinary tribunal may, for the purposes of a hearing, subpoena any person—

- (i) who in its opinion maybe able to give material information concerning the 25 subject of the hearing; or
- (ii) who it suspects or believes has in his or her possession or custody or under his or her control any book, document or object which has any bearing on the subject of the hearing,

to appear before the disciplinary tribunal at the time and place specified in the subpoena, 30 to be questioned or to produce a book, document or object.

(b) A subpoena issued in terms of paragraph (a), must—

- (i) be in the prescribed form;
- (ii) be signed by the chairperson of the disciplinary tribunal or, in his or her 35 absence, any member of the disciplinary tribunal; and
- (iii) be served on the registered person concerned personally or by sending it by registered mail.

(4) The disciplinary tribunal may retain a book, document or object produced in terms of subsection (3) for the duration of the hearing.

(5) The chairperson of the disciplinary tribunal may call upon and administer an oath 40 to, or take an affirmation from, any witness at the hearing who was subpoenaed in terms of subsection (3).

(6) At a hearing the registered person charged—

- (a) (i) may personally be present at the hearing of the proceedings;
- (ii) may be assisted or represented by another person in conducting the 45 proceedings;
- (iii) has the right to be heard;
- (iv) may call witnesses;
- (v) may cross-examine any person called as a witness in support of the 50 charge; and
- (vi) may have access to documents produced in evidence;

(b) (i) may admit at any time before conviction that he or she is guilty of the charge despite the fact that he or she denied the charge or failed to react in terms of section 30(3)(b) or (c);

- (ii) may, in the case where he or she makes an admission in terms of subparagraph (i), be deemed to be guilty of improper conduct as charged.
- (7) The investigating committee may during a **hearing**—
- (a) lead evidence and advance arguments in support of the charge and cross-examine witnesses; 5
 - (b) question any person who was subpoenaed in terms of subsection (3); or
 - (c) call anyone to give evidence or to produce any book, document or object in his or her possession or custody or under his or her control which the investigating committee suspects or believes to have a bearing on the subject of the hearing. 10
- (8) (a) A witness who has been subpoenaed may **not**—
- (i) without sufficient cause, fail to attend the hearing at the time and place specified in the subpoena;
 - (ii) refuse to be sworn in or to be affirmed as a witness;
 - (iii) without sufficient cause, fail to answer fully and satisfactorily to the best of his or her knowledge to all questions lawfully put to him or her; or 15
 - (iv) fail to produce any book, document or object in his or her possession or custody or under his or her control which he or she has been required to produce.
- (b) A witness who has been subpoenaed must remain in **attendance** until excused by the chairperson of the disciplinary tribunal from further attendance. 20
- (c) A witness who has been subpoenaed may request that the names of the members of the disciplinary tribunal be made available to him or her.
- (d) The law relating to privilege, as applicable to a witness subpoenaed to give evidence or to produce a book, document or object in a civil **trial** before a court of law may, with the necessary changes, **apply** in relation to the examination of, or the production of any book, document or object to the disciplinary tribunal by, any person called in terms of this section as a witness. 25
- (e) A witness may not, after having been sworn in or having been **affirmed** as a witness, give a false statement on any matter, knowing that answer or statement to be false. 30
- (f) A person may not prevent another person from complying with a subpoena or from giving evidence or producing a book, document or object which he or she is in terms of this section required to give or produce.
- (9) The record of evidence which has a bearing on the charge before the disciplinary tribunal, and which was presented before any commission which investigated an event or conduct is admissible without further evidence being led if— 35
- (a) the record is **accompanied** by a certificate from the chairperson; and
 - (b) the certificate certifies that the investigation was lawful, reasonable and procedurally fair. 40
- (10) If the improper conduct with which the registered person is charged amounts to an **offence** of which he or she has been convicted by a court of law, a certified copy of the record of his or her trial and conviction by that court is, on the identification of the registered person as the person referred to in the record, sufficient proof of the commission by him or her of that **offence**, unless the conviction has been set aside by a superior court. 45

Proceedings after hearing

33. (1) After the conclusion of the hearing the disciplinary tribunal **must**—
- (a) decide whether or not the registered person charged is guilty of improper conduct; 50
 - (b) if the disciplinary tribunal finds that the registered person charged is guilty of improper conduct, take cognizance of any aggravating or mitigating circumstances;
 - (c) inform the registered person charged and the council of the finding; and

- (d) inform the registered person of his or her right of appeal in terms of section 34.
- (2) A registered person found guilty of improper conduct in terms of this section may—
- (a) address the disciplinary tribunal in mitigation of sentence; and
 - (b) call witnesses to give evidence on his or her behalf in mitigation of the sentence.
- (3) (a) If the registered person charged is found guilty of improper conduct, or if he or she admits that he or she is guilty of the charge, the disciplinary tribunal must either—
- (i) caution or reprimand the registered person;
 - (ii) impose on him or her a fine not exceeding the amount calculated according to the ratio for one year imprisonment determined in terms of the Adjustment of Fines Act, 1991 (Act No. 101 of 1991);
 - (iii) suspend the registration of the registered person concerned for a period not exceeding one year; or
 - (iv) cancel the registration of the registered person concerned and remove his or her name from the register referred to in section 1 l(c).
- (b) The disciplinary tribunal may take decisions under more than one of the subparagraphs of paragraph (a).
- (4) At the conclusion of the hearing the disciplinary tribunal must notify the council of its finding. 20
- (5) The council may publish the finding and the sanction imposed in terms of subsection (3) in any manner it considers fit.
- (6) The council must endorse the decision of the disciplinary tribunal.
- (7) The council may set aside the decision of the disciplinary tribunal if satisfied that the decision was wrong. 25

Appeal against decision of disciplinary tribunal

34. (1) (a) A registered person found guilty of improper conduct may appeal to the council against a finding of the disciplinary tribunal or against the sentence, or both.
- (b) The appeal must be lodged, within 30 days after the disciplinary tribunal has informed the registered person of its decision. 30
- (2) The council may—
- (a) dismiss the appeal against the decision of the disciplinary tribunal and confirm the finding or sentence or both; or
 - (b) uphold the appeal against the decision of the disciplinary tribunal wholly or in part and set aside or vary the finding or sentence or both. 35
- (3) If an appeal is dismissed in terms of subsection (2)(a) the appellant may, within 30 days, from the date of the dismissal of the appeal, appeal to the CBE.
- (4) If a registered person found guilty of improper conduct lodges an appeal in terms of subsection (1)—
- (a) the decision of the disciplinary tribunal under section 33(3); or 40
 - (b) the publication by the council in terms of section 33(5),
- may not be put into effect before the council or the CBE, or both, has decided the appeal.
- (5) (a) The appellant whose appeal was dismissed by the CBE may appeal to the appropriate High Court.
- (b) A person referred to in paragraph (a) must, after giving notice to the CBE, lodge 45 a notice of appeal with the registrar of the appropriate High Court within one month from the date of the decision of the CBE.
- (6) (a) The council may appeal to the appropriate High Court against any decision of the CBE with regard to disciplinary matters.
- (b) The council must, after giving notice to the CBE, lodge a notice of appeal with the 50 registrar of the appropriate High Court within one month from the date of the decision of the CBE.

Professional fees

35. (1) The council must, in consultation with the voluntary associations, formulate recommendations with regard to the principles referred to in section 4(k)(vi) of the Council for the Built Environment Act, 2000.

(2) The council must **annually**, after consultation with the voluntary associations, 5 representatives of service providers and clients in the public and private sector, determine professional fees and publish those fees in the Gazette.

(3) The **CBE** may review the guideline professional fees published by the council, and refer the fees back to the council for reconsideration.

(4) If the council, after review by the **CBE** of the guideline professional fees, is 10 aggrieved about that review, it may refer the matter to the Minister for a **final** decision.

(5) Any person who is aggrieved by the guideline **professional** fees published in terms of subsection (2), may bring the matter to the attention of the **CBE** within 60 days from the date of such publication.

Appeal against certain decisions of council

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36. (1) Any member of the public whose interests and rights are affected by a decision made by the council **may**—

(a) within 30 days from that person becoming aware of the decision, request the council in writing to furnish him or her in writing **with** its reasons for that 20 decision;

(b) within 90 days from the date on which the council furnished him or her **with** its reasons for that decision and after giving notice to the council, **appeal** to the **CBE** against that decision in terms of section 21 of the Council for the Built Environment Act, 2000.

(2) A person referred to in subsection (1) may, after giving notice to the council or the 25 **CBE**, as the case may be, lodge a notice of appeal with the registrar of the appropriate High Court within one month from the date of the decision of **the** council or the **CBE**.

Rules

37. (1) The council may, by notice in the *Gazette*, make **rules**, not inconsistent with this Act, with regard to any matter that is required or **permitted** to be prescribed in terms 30 of this Act and any other matter for the better execution of this Act in relation to any power granted or duty imposed by this Act.

(2) (a) Before **the** council makes any rule under this section, it must publish a draft of the proposed rule in the *Gazette* together with a notice **calling** on interested persons to comment in writing within a period stated in the notice, but the period may not be less 35 than 30 days from the date of publication of the notice.

(b) If the council alters the draft rules as a result of any comment it need not publish those alterations before making the rule.

(3) The council may, if circumstances necessitate the immediate publication of a rule, publish that rule **without** consultation as contemplated in subsection (2), provided that 40 the **CBE**, any of the councils for the professions or any person who is aggrieved by the said rule **may**—

(a) comment after such publication; or

(b) appeal to the **CBE** or the appropriate High Court, as the case may be, against 45 such a rule.

Procedure and evidence

38. (1) The register referred to in section 1 l(c) serves as evidence of all matters which, in terms of this Act, are required or **permitted** to be noted therein.

(2) A certificate purporting to be signed by the registrar to the effect that an entry has or has not been made in the register or that any other thing authorised by this Act to be done, has or has not been done, is evidence of the matters specified in that certificate.

(3) A copy of an entry in the register or of a document in the custody of the registrar or an extract from the register or from any such document, purporting to be certified by the registrar, may be admitted in evidence in all courts without further proof or production of the original.

Rectification of errors and exemptions

39. (1) When anything which according to this Act is required to be done or performed on or before a specified day or at a specified time or during a specified period, has not been done or performed, the Minister may, if satisfied that the failure was due to error or oversight, authorise it to be done or performed on or before another day, time, or during another period and anything done or performed in this regard is of full force and is deemed to have been lawfully done or performed in accordance with this Act.

(2) The Minister must, after consultation with the council, voluntary associations and 15 any other person he or she considers necessary, make rules regarding exemptions from the provisions of this Act.

(3) (a) The Minister may, after consultation with the council, voluntary associations and any other person he or she considers necessary, exempt any person, council, voluntary association or industry from any provision of this Act for a period not 20 exceeding two years.

(b) The exemption referred to in paragraph (a) must comply with the rules contemplated in subsection (2).

Liability

40. (1) The council, the registrar, or any member, committee or staff member of the 25 council, is not liable for any act performed in good faith.

(2) A registered person who, in the public interest—

(a) refuses to perform an act;

(b) omits to perform an act; or

(c) informs the council or other appropriate authority of an act or omission 30 performed by any other person,

which act or omission endangers or is likely to endanger the safety or health of the public or fellow employees, is not liable for that refusal, omission or information.

(3) Any person who was registered in terms of this Act and whose registration was cancelled, is liable for any action taken by him or her while he or she was registered. 35

Delegation of powers

41. (1) The Minister may delegate any of his or her powers in terms of this Act, excluding the power to appoint the members of the council, to the Director-General or any other member of the staff of the department.

(2) The council may delegate any of its powers in terms of this Act to a committee, a 40 staff member or a member of the council or any other person or body of persons, excluding the power to hear an appeal in terms of sections 25(1) and 34(1)(a).

(3) The registrar may delegate any of his or her powers in terms of this Act, to a member of the staff of the council.

(4) Any delegation under subsection (1), (2) or (3) does not prohibit the exercise of the 45 power or the performance of the duty or function in question by the Minister, council or the registrar.

Offences and penalties

42. (1) A person contravening section 19(2), 24, 26(8), or 32(8)(a),(b),(e) or (f), is 50 guilty of an offence.

(2) A person convicted of an offence in terms of section 19(2), may be liable to a fine equal to double the remuneration received by him or her for work done in contravention of section 19(2), or to a fine equal to the fine calculated according to the ratio determined for three years imprisonment in terms of the Adjustment of Fines Act, 1991.

(3) A person who is convicted of an offence in terms of section 24 or 26(8), may be liable to a fine calculated according to the ratio determined for a period of one month imprisonment in terms of the Adjustment of Fines Act, 1991.

(4) A person who is convicted of an offence in terms of section 32(8)(a),(b),(e) or (f), may be liable to a fine equal to the fine calculated according to the ratio determined for three years imprisonment in terms of the Adjustment of Fines Act, 1991. 10

Transitional provisions

43. (1) For the purposes of this section—

(a) “affected area” means the national territories of the former Transkei, Bophuthatswana, Vends and Ciskei and the territories of the former Gazankulu, KaNgwane, KwaNdebele, KwaZulu, Lebowa and Qwaqwa; and 15

(b) “effective date” means the date of the first meeting of the council.

(2) The South African Council for Valuers established by section 2 of the Valuers’ Act, 1982 (Act No. 23 of 1982), continues to exist and may exercise its powers and perform its functions after the commencement of this Act until the effective date.

(3) The South African Council for Valuers must, within 30 days from the date of commencement of this Act, invite nominations for the first appointment of members in accordance with section 4. 20

(4) For the purpose of the nominations referred to in section 4 and for the first term of office of the council, the existing voluntary associations within the property valuation profession are deemed to be recognised in terms of section 26. 25

(5) From the effective date, all rights, obligations, assets and liabilities acquired or incurred by the South African Council for Valuers in terms of the Valuers’ Act, 1982, vest in the council and the council is deemed to have acquired or incurred those rights, obligations, assets and liabilities in terms of this Act.

(6) Any act performed, decision taken, or rule made or purported to have been so performed, taken or made in terms of the Valuers’ Act, 1982, by the South African Council for Valuers remains valid unless repealed under this Act. 30

(7) Any notice issued or exemption granted by the Minister in terms of the Valuers’ Act, 1982, remains valid unless repealed under this Act.

(8) Any person who at the commencement of this Act is registered in terms of the Valuers’ Act, 1982, is deemed to be registered in the corresponding category provided for in this Act. 35

(9) Any person who at the commencement of this Act, is registered as a valuer or associated valuer and holds a certificate of temporary registration issued in terms of the Valuers’ Act, 1982, is deemed to be registered as a valuer or associated valuer in terms of this Act, until his or her certificate of temporary registration expires, after which the council must determine the category in which he or she is to be registered. 40

(10) From the effective date, any register maintained in terms of the Valuers’ Act, 1982, is incorporated in and is considered to form part of a register to be maintained in terms of this Act. 45

(11) Any action taken in terms of sections 17 to 21 of the Valuers’ Act, 1982, which is pending at the commencement date of this Act, must be finalised in terms of that Act.

(12) At the end of the first term of the council 50 per cent of the members of the council may not be reappointed by the Minister.

(13) (a) The council must on application in the prescribed form and accompanied by the prescribed registration fee and such information as may be required by the council, by any person who, with effect from the effective date— 50

(i) is ordinarily resident in the affected area;

(ii) has, for a continuous period of not less than five years before that date, been regularly engaged in the **affected** area in the performance of property valuation work which in the opinion of the council is of sufficient scope and variety and of a **satisfactory** nature and standard,

register that person as an associated valuer in terms of section 20 and issue to the 5 **applicant** a certificate of registration in the prescribed form.

(b) The registration of a person registered in terms of paragraph (a), lapses after a period of two years from the date of that registration or a further period determined by the council, which period may not exceed one year, unless that person complies with section 20(2)(a)(ii). 10

(14) A person may not be registered in terms of subsection (13), unless he or she has within a period of six months after the effective date, or within a period determined by the council, applied to the council to be registered.

Repeal of laws

44. The laws mentioned in the second column of the Schedule are repealed to the 15 extent indicated in the third column of that Schedule.

Act binding on the State

45. This Act binds the State.

Short title and commencement

46. This Act is called the Property Valuers Profession Act, 2000, and commences on 20 a date fixed by the President by proclamation in the *Gazette*.

sCHEDULE

(Section 44)

No. and year of Act	Short title	Extent of repeal
Act No. 23 of 1982	Valuers' Act, 1982	The whole
Act No. 7 of 1985	Valuers' Amendment Act, 1985	The whole
Act No. 67 of 1987	Valuers' Amendment Act, 1987	The whole
Act No. 14 Of 1995	Periods of Office of Members of Councils for Architects, Engineers, Quantity Surveyors and Valuers Act, 1995	The whole

MEMORANDUM ON THE OBJECTS OF THE PROPERTY VALUERS PROFESSION BILL, 2000

Background and main objects of the Bill

1. The Bill seeks to ensure that there is equal application of policy throughout the built environment. It also aims to establish mechanisms for quality control by means of mandatory registration of **all** persons in **the built** environment professions and by identifying work to be performed by the various categories of registered persons. To achieve the aforementioned objectives, the Bill establishes a juristic person to be known as the **South African Council for the Property Valuers Profession**, whose functions **correlate** with that of the main council, the Council for the Built Environment, which is to be established in terms of the Council for the Built Environment Act, 2000.

2. Clause 1 makes **provision for definitions**.

3. **Clause 2 establishes the South African Council for the Property Valuers Profession as a juristic person (hereinafter referred to as the "council")**.

4. **Clause 3 seeks to determine the composition of the council and the bodies and persons who are to nominate the members of such a council**.

5. **Clause 4 aims to provide for the process of nomination of members of the council**.

6. **Clause 5 is aimed at providing for the term of office of members of the council**. It aims, among other things, to provide that the period of office of members is four years. The Minister of Public Works may, by notice in the *Gazette* and after consultation with the council, extend or shorten the period of office of the members of the council.

7. Clause 6 seeks to provide for the disqualification of persons from membership of the council and vacation of office.

8. Clause 7 is aimed at providing for the election of a president and vice-president of the council. The clause further provides for procedures to be followed in the absence of such a president and vice-president.

9. Clause 8 provides for the appointment of a registrar and other staff members of the council.

10. Clause 9 provides for the manner in which decisions are to be taken by the council **and** determines that a decision of the majority of the members of the council present at a meeting constitutes the decision of the council.

11. Clause 10 is aimed at providing for the administrative powers of the council.

12. Clause 11 seeks to provide for the powers of the council **with** regard to registration of persons in the property valuers profession.

13. Clause 12 seeks to give the council powers with regard to fees **and** charges payable to it by registered persons.

14. Clause 13 provides for the powers of **the** council with regard to education in the property valuers profession.

15. Clause 14 seeks to provide for the powers of the council with **regard** to insurance.

16. Clause 15 provides for the general powers of the council.

17. Clause 16 provides for **the** funds of the council and the keeping and auditing of accounts.

18. Clause 17 provides for reporting to the Council for the Built Environment on the financial status and activities of the council.

19. Clause 18 provides for the establishment of committees to assist the council in the performance of its functions or to investigate matters relating to any of its functions.

20. Clause 19 makes provision for the categories in which a person can register in the property valuers profession.

21. Clause 20 provides for matters in respect of registration after the council has considered an application for registration. It also prescribes the necessary qualifications for each category of registered persons.

22. Clause 21 aims to provide for the cancellation of registration.

23. Clause 22 seeks to provide for the authorised titles that may be used in the property valuers profession.

24. Clause 23 provides for the renewal of registration.

25. Clause 24 is aimed at providing for the return of a registration certificate in the event of cancellation of registration.

26. Clause 25 seeks to provide for the grievance procedure in relation to registration.

27. Clause 26 provides for the recognition by **the council** of any **voluntary** association that complies with the guidelines proposed by the council and set by the Council for the Built Environment.

28. Clause 27 provides for a procedure, including extensive consultation, to recommend work to be identified for the different categories of registered persons to the Council for the Built Environment.

29. Clause 28 provides for the drawing up of a code of conduct for the property valuers profession.

30. Clauses 29 to 34 provide for the investigation of a charge of improper conduct against a registered person, the procedure for charging a registered person, **the** appointment of a disciplinary tribunal, the disciplinary hearing, the proceedings after hearing and the appeal against **the** decision of the disciplinary **tribunal**.

31. Clause 35 is aimed at regulating the determination and payment of **professional** fees.

32. Clause 36 provides for appeal to the Council for the Built Environment by any member of the public who is aggrieved by any decision of the council.

33. Clause 37 empowers the council to make **rules** and determines the consultation procedure to be complied with before the publication of such rules.

34. Clause 38 provides for the legal procedure and evidence in respect of property valuation matters.

35. Clause 39 seeks to provide for rectification of errors and exemptions.

36. Clause 40 provides for the liability of the council, the registrar, or any member, committee or a **staff** member of the council and registered persons.

37. Clause 41 provides for the delegation of powers.

38. Clause 42 provides for **offences** and penalties.

39. Clause 43 provides for transitional provisions.

40. Clause 44 is aimed at **repealing** certain laws.

41. Clause 45 determines that the Act will **also** bind the State.

DEPARTMENTS/BODIES/PERSONS CONSULTED

There was extensive consultation with **stakeholders** and interested persons. The Bill was discussed at a forum established by the Department and at bilateral meetings between the Department and the current council. Comments were received from the following:

The Department of Education.

The Chamber of **Mines**.

The Competition Commission.

Councils for the Professions.

Voluntary Associations.

Individual members of the professions.

IMPLICATIONS FOR PROVINCES

None.

FINANCIAL IMPLICATIONS FOR THE STATE

None.

PARLIAMENTARY PROCEDURE

The Department of Public Works and the State Law Advisers are of the opinion that the Bill should be dealt with in **accordance** with section 75 of the Constitution, as it contains no provision to which the procedure set out in section 74 or 76 of the Constitution applies.