



NATIONAL ASSOCIATION
OF MANAGING AGENTS
SHAPING OUR PROFESSION

NAMA Notice Board

Issue 28 | 28 April 2020



Dear NAMA Member,

Following the announcement by President Ramaphosa that as from 1 May 2020 the country will operate under level 4 of the national lockdown, there remains some uncertainty as to which businesses will be allowed to operate under level 4.

NAMA, the National Property Practitioners Council (NPPC) and other industry associations have engaged with the Minister of Cooperative Governance and Traditional Affairs on the draft framework for all sectors, with specific focus on real estate and property management.

In the available draft framework under real estate, two schedules of services have been identified namely level 3 – commercial property activities and level 2 – all other real estate activities.

We interpret the regulations that all real estate services are professional services and therefore should be classified in the same manner as professional and financial services, i.e. they should fall under level 4.

According to the Risk Adjustment document, real estate scores an overall rating of 10 which apparently places the sector in a medium risk category. We have also addressed this score as we believe that there may have been some mistaken underlying assumptions in the determination of this figure, and we accordingly feel that this should be reconsidered.

Although level 4 allows other operations which have a symbiotic relationship with those sectors defined in level 4, real estate is clearly defined and not specifically segmented. Therefore, the question arises whether the administrative, financial and secretarial services rendered by a managing agent can be assumed to fall under this level as supporting, essential and professional services.

Do the activities of a property management company solely rely on being at the office or as stated in the draft risk assessment policy remain services that can be done remotely?

The submissions by NAMA and industry on these matters will be reviewed by the Disaster Command Council and as soon as we have further clarification or receive any feedback our members will be informed immediately.

NAMA cannot provide an opinion or directive as this does not fall within our mandate.

