

The Contribution of the Property Valuation Profession to a Managed Land Reform Program in the Republic of South Africa

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SUMMARY

This paper examines the role of the property valuation profession in supporting a managed and constitutionally compliant land reform programme in South Africa. Grounded in Section 25 of the Constitution and the legislative framework established by the Property Valuation Act 17 of 2014 (PVA), the study positions valuation as a critical mechanism for advancing restitution, redistribution, and land tenure reform. It contrasts the pre-PVA market-centric “willing buyer, willing seller” approach—which constrained land reform delivery—with the current statutory framework aimed at achieving just and equitable outcomes.

The paper outlines the valuation mandate and operational role of the Office of the Valuer-General (OVG), highlighting land reform valuations under Section 12(1)(a) and market-based valuations for state acquisitions and disposals under Section 12(1)(b). It demonstrates how credible, transparent valuations contribute to efficient claim settlement, administrative legitimacy, social stability, and business confidence.

Judicial interpretations, including the Moloto and Makhasaneni judgments, are analysed to clarify the distinction between value and compensation and to confirm the constitutional compatibility of the PVA valuation methodology. The paper concludes by identifying technical and strategic areas for professional improvement and underscores the importance of collaboration between valuers, institutions, and courts in strengthening land governance outcomes.

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