

IN THE HIGH COURT OF SOUTH AFRICAGAUTENG DIVISION, JOHANNESBURGCASE NO: 116994/2026DATE: 09-06-2026

DELETE WHICHEVER IS NOT APPLICABLE
 (1) REPORTABLE: YES / NO
 (2) OF INTEREST TO OTHER JUDGES : YES / NO
 (3) REVISED



SIGNATURE

DATE: 9 June 2026

In the matter between

10 ZAP HUB (PTY) LTD

Applicant

and

THE PROPERTY PRACTITIONERS
REGULATORY AUTHORITY

Respondent

J U D G M E N T E X T E M P O R E

20 **WILSON, J:** The applicant is a property practitioner licensed by the first respondent, the Property Practitioners Regulatory Authority. It complains that the regulatory regime to which it is subject is not being properly applied across the property practitioners' industry. In its notice of motion, it claims final relief, declaring that to be so and directing the first respondent to enforce the regulatory regime in the manner that the applicants thinks it should be enforced.

In its notice of motion, the applicant also names various entities that it says are property practitioners who

are not being properly subjected to the regime. These entities include Property24, Booking.com, and Airbnb.

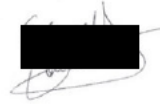
In its founding papers, the applicant does nothing to set out a basis on which I would be inclined to, or could be required to, treat this matter as urgent. There is no suggestion that unless the final relief sought today is granted, the applicant will suffer a prejudice that on its own version it has not been suffering for the last several months. In other words, there is no looming threat to the
10 applicant's business from the ongoing state of affairs of which it complains.

Complaints of regulatory non-enforcement ought only to serve before the urgent court once the stage has been reached where the applicant faces an emergent or catastrophic situation resulting from a failure to enforce. That has not been alleged here. Moreover, the entities listed in the notice of motion have not been joined to these proceedings. To the extent that the applicant wishes this court to make an order that they are subject to a particular
20 regime and may be in breach of it, they are directly and substantially interested parties who ought to have been joined from the outset.

For that reason, too, this matter cannot proceed today.

Accordingly –

1. The application is struck from the roll for want of urgency, with costs.



.....
WILSON, J
JUDGE OF THE HIGH COURT
9 June 2026

