

Human Settlements

Budget summary

R million	2021/22				2022/23	2023/24
	Total	Current payments	Transfers and subsidies	Payments for capital assets	Total	Total
MTEF allocation						
Administration	488.4	486.1	–	2.4	501.1	501.6
Integrated Human Settlements Planning and Development	21 234.5	166.7	21 067.1	0.7	21 650.8	22 588.0
Informal Settlements	8 423.1	109.1	8 313.8	0.2	8 912.2	9 300.1
Rental and Social Housing	936.5	78.7	857.6	0.2	962.3	997.2
Affordable Housing	575.4	83.3	491.8	0.3	593.0	595.7
Total expenditure estimates	31 658.0	923.8	30 730.3	3.8	32 619.3	33 982.6
Executive authority	Minister of Human Settlements					
Accounting officer	Director-General of Human Settlements					
Website	www.dhs.gov.za					

The Estimates of National Expenditure is available at www.treasury.gov.za. Additional tables in Excel format can be found at www.treasury.gov.za and www.vulekamali.gov.za.

Vote purpose

Facilitate the creation of sustainable human settlements and the improvement to household quality of life.

Mandate

The Department of Human Settlements is mandated to establish and facilitate a sustainable process of housing development in collaboration with provinces and municipalities. This mandate is derived from section 3 of the Housing Act (1997). The department's core responsibilities are to: determine national policy and national norms and standards for housing and human settlements development, set broad national housing delivery goals, provide funding resources to provinces and metropolitan municipalities, and monitor the financial and non-financial performance of provinces and municipalities against these goals. In executing these roles and responsibilities, the department also builds capacity for provinces and municipalities, and promotes consultation with all stakeholders in the housing delivery chain.

Selected performance indicators

Table 33.1 Performance indicators by programme and related priority

Indicator	Programme	MTSF priority	Audited performance			Estimated performance	MTEF targets		
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of integrated implementation plans for priority development areas completed per year	Integrated Human Settlements Planning and Development		– ¹	– ¹	– ¹	19	50	15	10
Number of fully subsidised houses delivered per year	Integrated Human Settlements Planning and Development	Priority 5: Spatial integration, human settlements and local government	86 131	77 721	58 721	85 898	90 000	90 000	90 000
Number of title deeds registered for new (post-2014) developments per year	Integrated Human Settlements Planning and Development		1 151	37 021	28 823	103 704	129 368	129 368	129 368

Table 33.1 Performance indicators by programme and related priority

Indicator	Programme	MTSF priority	Audited performance			Estimated performance	MTEF targets		
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of informal settlements upgraded to phase 3 per year	Informal Settlements	Priority 5: Spatial integration, human settlements and local government	–1	–1	–1	300	300	300	300
Number of serviced sites delivered per year	Informal Settlements		49 935	51 214	8 714	44 595	60 000	60 000	60 000
Number of affordable rental units delivered per year	Rental and Social Housing		3 506	2 697	732	6 000	6 000	6 000	6 000
Number of community residential units delivered per year	Rental and Social Housing		3 595	3 535	150	2 400	2 400	2 400	2 400
Number of finance-linked individual subsidy programme subsidies allocated to approved beneficiaries per year	Affordable Housing		2 295	2 218	4 554	6 685	4 000	4 000	4 000

1. No historical data available.

Expenditure overview

Over the medium term, the department will continue to focus on 4 priorities: facilitating the development of integrated human settlements, upgrading informal settlements, providing affordable rental housing, and providing affordable housing finance. Despite Cabinet-approved budget reductions of R486.8 million over the MTEF period, mainly on compensation of employees and transfers to public entities, expenditure is expected to increase at an average annual rate of 5.3 per cent, from R29.1 billion in 2020/21 to R34 billion in 2023/24.

Facilitating the development of integrated human settlements

For the period ahead, the department will continue to review housing legislation and related policies to secure tenure, improve access to the housing market, transform spatial housing patterns, and create inclusive and mixed-use urban living spaces. Investment will be redirected to support the creation of inclusive communities in 94 declared priority development areas, as informed by 75 integrated implementation plans that are set to be developed over the medium term.

In collaboration with provinces and municipalities, the department also expects to deliver 270 000 subsidy housing units. Provincial allocations to subsidise low-income housing through the *human settlements development grant* amount to R41.7 billion over the medium term, while allocations to fund associated bulk infrastructure projects in metropolitan municipalities through the *urban settlements development grant* amount to R22.4 billion. These initiatives are budgeted for in the *Integrated Human Settlements Planning and Development* programme, in which spending is expected to decrease from R26 billion in 2020/21 to R22.6 billion in 2023/24, at an average annual rate of 4.6 per cent. This decrease is due to funding for informal settlements being shifted from components in the *human settlements development grant* and *urban settlements development grant*.

Upgrading informal settlements

In response to rapid urban migration and an increase in the number of informal settlements across South Africa, from 2021/22, informal settlements projects will be funded from the newly created *informal settlements upgrading partnership grant*. The provincial allocation to the grant amounts to R12.3 billion over the MTEF period, and the allocation for metropolitan municipalities amounts to R12.5 billion. These grants are expected to be used to upgrade and formalise 300 settlements in each year over the medium term; and deliver 180 000 stands with access to municipal services. As a result, spending in the *Informal Settlements* programme is expected to increase at an average annual rate of 143 per cent, from R648.2 million in 2020/21 to R9.3 billion in 2023/24.

Providing affordable rental housing

To improve the functioning of the rental housing market, the department expects to provide 18 000 affordable rental units and 7 200 community residential units at a projected cost of R2.9 billion over the medium term in the *Rental and Social Housing* programme. Spending in this programme is expected to decrease at an average annual rate of 5.6 per cent, from R1.2 billion in 2020/21 to R997.2 million in 2023/24, mainly due to the one-off rental relief allocation in 2020/21 and Cabinet-approved reductions on transfers to public entities over the MTEF period. Despite these reductions, the Social Housing Regulatory Authority will continue to invest in the

affordable rental housing market by providing R2.4 billion in capital subsidies over the medium term through the *consolidated capital grant*, and operational support grants worth R69.9 million through the *institutional investment grant*.

Providing affordable housing finance

The *Affordable Housing* programme provides housing finance for households that earn too much to qualify for a full housing subsidy but too little to qualify for a mortgage loan. Through the finance-linked individual subsidy programme, the department will provide a targeted 12 000 subsidies that serve as lump-sum deposits to lower monthly mortgage repayments for qualifying beneficiaries. Spending in the *Affordable Housing* programme is expected to decrease at an average annual rate of 6.7 per cent, from R734.6 million in 2020/21 to R595.7 million in 2023/24, mainly due to the one-off debt relief allocation in 2020/21. The finance-linked individual subsidy programme accounts for R1.4 billion of the programme's budget over the MTEF period.

Expenditure trends and estimates

Table 33.2 Vote expenditure trends and estimates by programme and economic classification

Programmes											
1. Administration											
2. Integrated Human Settlements Planning and Development											
3. Informal Settlements											
4. Rental and Social Housing											
5. Affordable Housing											
Programme	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
R million	2017/18	2018/19	2019/20	2020/21	2017/18 - 2020/21	2020/21	2021/22	2022/23	2023/24	2020/21 - 2023/24	
Programme 1	422.5	413.7	428.4	483.4	4.6%	1.4%	488.4	501.1	501.6	1.2%	1.6%
Programme 2	31 688.1	30 452.9	31 373.1	26 028.3	-6.3%	93.4%	21 234.5	21 650.8	22 588.0	-4.6%	71.9%
Programme 3	86.8	317.9	465.9	648.2	95.4%	1.2%	8 423.1	8 912.2	9 300.1	143.0%	21.4%
Programme 4	940.4	850.9	861.7	1 184.6	8.0%	3.0%	936.5	962.3	997.2	-5.6%	3.2%
Programme 5	232.6	159.9	216.4	734.6	46.7%	1.0%	575.4	593.0	595.7	-6.7%	2.0%
Total	33 370.5	32 195.4	33 345.6	29 079.0	-4.5%	100.0%	31 658.0	32 619.3	33 982.6	5.3%	100.0%
Change to 2020 Budget estimate				(2 245.9)			(130.6)	(171.6)	(184.8)		
Economic classification											
Current payments	658.2	679.2	729.4	851.7	9.0%	2.3%	923.8	937.4	939.5	3.3%	2.9%
Compensation of employees	345.9	345.0	356.2	397.3	4.7%	1.1%	403.2	403.1	403.2	0.5%	1.3%
Goods and services ¹	312.2	334.1	373.2	454.4	13.3%	1.2%	520.7	534.3	536.4	5.7%	1.6%
<i>of which:</i>											
Advertising	22.2	18.8	5.0	19.7	-4.0%	0.1%	24.8	25.7	25.8	9.4%	0.1%
Computer services	33.9	31.1	56.4	66.9	25.4%	0.1%	67.4	70.9	71.2	2.1%	0.2%
Consultants: Business and advisory services	30.8	60.2	67.3	153.0	70.7%	0.2%	213.3	215.2	216.1	12.2%	0.6%
Operating leases	40.2	41.7	43.8	37.1	-2.7%	0.1%	37.6	38.9	39.1	1.7%	0.1%
Property payments	9.9	12.2	13.2	18.6	23.3%	0.0%	17.0	17.6	17.7	-1.7%	0.1%
Travel and subsistence	71.1	68.5	68.2	52.0	-9.9%	0.2%	60.1	62.0	62.2	6.1%	0.2%
Transfers and subsidies¹	32 543.3	31 425.8	32 560.1	28 217.5	-4.6%	97.5%	30 730.3	31 677.9	33 038.9	5.4%	97.1%
Provinces and municipalities	31 351.6	30 334.0	31 374.9	26 185.4	-5.8%	93.2%	29 121.5	30 013.0	31 335.8	6.2%	91.6%
Departmental agencies and accounts	1 167.0	1 079.0	1 172.9	2 024.4	20.2%	4.3%	1 596.8	1 652.5	1 690.7	-5.8%	5.5%
Foreign governments and international organisations	2.1	4.2	3.0	3.6	19.2%	0.0%	3.8	3.9	4.1	4.6%	0.0%
Public corporations and private enterprises	10.9	-	-	-	-100.0%	0.0%	-	-	-	0.0%	0.0%
Households	11.6	8.6	9.4	4.1	-29.4%	0.0%	8.2	8.5	8.3	27.0%	0.0%
Payments for capital assets	18.6	9.8	5.9	9.9	-19.0%	0.0%	3.8	4.0	4.2	-25.0%	0.0%
Machinery and equipment	18.6	9.7	5.9	9.9	-19.0%	0.0%	3.8	4.0	4.2	-25.0%	0.0%
Payments for financial assets	150.5	80.6	50.2	-	-100.0%	0.2%	-	-	-	0.0%	0.0%
Total	33 370.5	32 195.4	33 345.6	29 079.0	-4.5%	100.0%	31 658.0	32 619.3	33 982.6	5.3%	100.0%

1. Tables with expenditure trends, annual budget, adjusted appropriation and audited outcome are available at www.treasury.gov.za and www.vulekamali.gov.za.

Transfers and subsidies expenditure trends and estimates

Table 33.3 Vote transfers and subsidies trends and estimates

	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2017/18	2018/19	2019/20				2020/21	2021/22	2022/23		
R thousand											
Households											
Social benefits											
Current	1 778	1 819	7 045	–	-100.0%	–	–	–	–	–	–
Transfers to households	1 778	1 819	7 045	–	-100.0%	–	–	–	–	–	–
Provinces and municipalities											
Municipal bank accounts											
Capital	11 382 247	11 343 922	11 802 544	10 730 937	-1.9%	36.3%	11 517 684	11 708 215	12 224 241	4.4%	37.3%
Urban settlements development grant	11 382 247	11 306 137	11 655 112	10 572 145	-2.4%	36.0%	7 404 711	7 352 273	7 676 316	-10.1%	26.7%
Municipal emergency housing grant	–	37 785	147 432	158 792	–	0.3%	167 526	175 412	183 143	4.9%	0.6%
Informal settlements upgrading partnership grant: Municipalities	–	–	–	–	–	–	3 945 447	4 180 530	4 364 782	–	10.1%
Departmental agencies and accounts											
Departmental agencies (non-business entities)											
Current	315 373	335 394	449 178	1 298 659	60.3%	1.9%	832 186	861 343	864 707	-12.7%	3.1%
Housing Development Agency	210 668	222 177	229 311	233 604	3.5%	0.7%	235 379	242 716	243 649	1.4%	0.8%
Community Schemes Ombud Service	29 400	31 105	32 847	23 597	-7.1%	0.1%	24 022	24 817	24 912	1.8%	0.1%
Social Housing Regulatory Authority: Operations	46 815	51 980	65 761	69 345	14.0%	0.2%	70 248	72 738	73 073	1.8%	0.2%
Social Housing Regulatory Authority: Institutional investment grant	20 490	20 132	21 259	22 428	3.1%	0.1%	22 725	23 534	23 623	1.7%	0.1%
Social Housing Regulatory Authority: Regulations	8 000	10 000	–	–	-100.0%	–	–	–	–	–	–
Social Housing Regulatory Authority: Rental relief	–	–	–	300 000	–	0.2%	–	–	–	-100.0%	0.2%
National Housing Finance Corporation: Finance-linked individual subsidy programme: Operations	–	–	5 000	15 435	–	–	18 824	19 510	19 585	8.3%	0.1%
National Housing Finance Corporation: Finance-linked individual subsidy programme	–	–	95 000	334 250	–	0.3%	460 988	478 028	479 865	12.8%	1.4%
National Housing Finance Corporation: Debt relief	–	–	–	300 000	–	0.2%	–	–	–	-100.0%	0.2%
Capital	851 658	743 640	723 706	725 747	-5.2%	2.4%	764 646	791 144	825 958	4.4%	2.5%
Social Housing Regulatory Authority: Consolidated capital grant	851 658	743 640	723 706	725 747	-5.2%	2.4%	764 646	791 144	825 958	4.4%	2.5%
Households											
Other transfers to households											
Current	9 820	6 760	2 311	4 078	-25.4%	–	8 220	8 472	8 345	27.0%	–
Transfers to households	–	–	490	–	–	–	–	–	–	–	–
Bursaries for non-employees	9 820	6 760	1 821	4 078	-25.4%	–	8 220	8 472	8 345	27.0%	–
Public corporations and private enterprises											
Other transfers to public corporations											
Current	10 932	–	–	–	-100.0%	–	–	–	–	–	–
Council for Scientific and Industrial Research	10 932	–	–	–	-100.0%	–	–	–	–	–	–
Foreign governments and international organisations											
Current	2 121	4 245	3 031	3 595	19.2%	–	3 770	3 946	4 120	4.6%	–
Habitat Foundation	2 121	3 515	2 307	2 895	10.9%	–	3 050	3 192	3 333	4.8%	–
Cities Alliance	–	730	724	700	–	–	720	754	787	4.0%	–
Provinces and municipalities											
Provincial revenue funds											
Capital	19 969 343	18 990 031	19 572 326	15 454 454	-8.2%	59.3%	17 603 797	18 304 758	19 111 518	7.3%	57.0%
Human settlements development grant	19 969 343	18 266 647	18 779 815	14 892 293	-9.3%	57.6%	13 402 961	13 857 905	14 468 675	-1.0%	45.8%
Title deeds restoration grant	–	518 655	547 700	162 559	–	1.0%	–	–	–	-100.0%	0.1%
Provincial emergency housing grant	–	204 729	244 811	399 602	–	0.7%	311 118	325 764	340 122	-5.2%	1.1%
Informal settlements upgrading partnership grant: Provinces	–	–	–	–	–	–	3 889 718	4 121 089	4 302 721	–	10.0%
Total	32 543 272	31 425 811	32 560 141	28 217 470	-4.6%	100.0%	30 730 303	31 677 878	33 038 889	5.4%	100.0%

Personnel information

Table 33.4 Vote personnel numbers and cost by salary level and programme¹

Number of posts estimated for 31 March 2021		Number and cost ² of personnel posts filled/planned for on funded establishment															Number			
Number of funded posts	Number of posts additional to the establishment	Actual			Revised estimate			Medium-term expenditure estimate						Average growth rate (%)	Average: Salary level/ Total (%)					
		2019/20			2020/21			2021/22		2022/23		2023/24				2020/21 - 2023/24				
		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost				Number	Cost	Unit cost	
Human Settlements		593	–	557	356.2	0.6	589	397.3	0.7	594	403.2	0.7	587	403.1	0.7	555	403.2	0.7	-1.9%	100.0%
Salary level	593	–	557	356.2	0.6	589	397.3	0.7	594	403.2	0.7	587	403.1	0.7	555	403.2	0.7	-1.9%	100.0%	
1 – 6	140	–	127	37.7	0.3	129	37.4	0.3	133	39.1	0.3	133	39.6	0.3	138	40.1	0.3	2.3%	22.9%	
7 – 10	232	–	207	105.9	0.5	206	114.4	0.6	208	117.2	0.6	208	118.7	0.6	209	119.5	0.6	0.6%	35.7%	
11 – 12	128	–	110	102.8	0.9	121	113.5	0.9	126	119.1	0.9	119	115.1	1.0	118	115.1	1.0	-0.9%	20.8%	
13 – 16	91	–	75	102.8	1.4	96	124.4	1.3	91	120.1	1.3	91	121.9	1.3	88	123.7	1.4	-2.8%	15.7%	
Other	2	–	38	7.0	0.2	37	7.6	0.2	37	7.7	0.2	37	7.8	0.2	2	4.8	2.4	-62.2%	4.9%	
Programme	593	–	557	356.2	0.6	589	397.3	0.7	594	403.2	0.7	587	403.1	0.7	555	403.2	0.7	-1.9%	100.0%	
Programme 1	387	–	381	215.4	0.6	401	239.4	0.6	403	239.9	0.6	403	243.2	0.6	372	242.7	0.7	-2.5%	67.9%	
Programme 2	84	–	70	57.9	0.8	76	66.7	0.9	76	67.7	0.9	76	68.7	0.9	75	69.7	0.9	-0.6%	13.1%	
Programme 3	48	–	37	31.6	0.9	40	36.0	0.9	40	36.6	0.9	38	35.4	0.9	38	35.0	0.9	-1.8%	6.7%	
Programme 4	11	–	11	10.1	0.9	10	9.8	1.0	14	13.1	1.0	12	11.7	1.0	11	11.1	1.0	4.8%	2.0%	
Programme 5	63	–	58	41.1	0.7	62	45.3	0.7	62	45.9	0.7	59	44.1	0.8	59	44.8	0.8	-1.5%	10.4%	

1. Data has been provided by the department and may not necessarily reconcile with official government personnel data.

2. Rand million.

Departmental receipts

Table 33.5 Departmental receipts by economic classification

R thousand	Audited outcome			Adjusted estimate	Revised estimate	Average growth rate (%)	Average: Receipt item/ Total (%)	Medium-term receipts estimate			Average growth rate (%)	Average: Receipt item/ Total (%)
	2017/18	2018/19	2019/20					2020/21	2021/22	2022/23		
Departmental receipts	603	1 564	860	338	338	-17.5%	100.0%	346	347	347	0.9%	100.0%
Sales of goods and services produced by department	203	203	201	217	217	2.2%	24.5%	223	224	224	1.1%	64.4%
Sales by market establishments	63	63	60	66	66	1.6%	7.5%	70	70	70	2.0%	20.0%
of which:												
Parking	63	63	60	66	66	1.6%	7.5%	70	70	70	2.0%	20.0%
Administrative fees	–	–	141	150	150	–	8.6%	152	153	153	0.7%	44.1%
of which:												
Commission on insurance	–	–	141	150	150	–	8.6%	152	153	153	0.7%	44.1%
Other sales	140	140	–	1	1	-80.7%	8.4%	1	1	1	–	0.3%
of which:												
Replacement of security cards	140	140	–	1	1	-80.7%	8.4%	1	1	1	–	0.3%
Sales of scrap, waste, arms and other used current goods	4	3	3	3	3	-9.1%	0.4%	4	4	4	10.1%	1.1%
of which:												
Wastepaper	4	3	3	3	3	-9.1%	0.4%	4	4	4	10.1%	1.1%
Interest, dividends and rent on land	53	652	136	118	118	30.6%	28.5%	119	119	119	0.3%	34.5%
Interest	53	652	136	118	118	30.6%	28.5%	119	119	119	0.3%	34.5%
Sales of capital assets	–	174	180	–	–	–	10.5%	–	–	–	–	–
Transactions in financial assets and liabilities	343	532	340	–	–	-100.0%	36.1%	–	–	–	–	–
Total	603	1 564	860	338	338	-17.5%	100.0%	346	347	347	0.9%	100.0%

Programme 1: Administration

Programme purpose

Provide strategic leadership, management and support services to the department.

Table 33.6 Administration expenditure trends and estimates by subprogramme and economic classification

Subprogramme	Audited outcome			Adjusted appropriation 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average Expenditure/Total (%) 2020/21	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average Expenditure/Total (%) 2020/21 - 2023/24
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
R million											
Ministry	73.9	70.0	69.7	61.1	-6.1%	15.7%	60.0	61.0	61.9	0.4%	12.4%
Departmental Management	54.5	62.4	56.1	85.9	16.3%	14.8%	92.3	95.0	96.1	3.8%	18.7%
Corporate Services	191.2	171.6	193.7	219.0	4.6%	44.4%	216.8	222.6	219.9	0.1%	44.5%
Property Management	48.1	50.6	53.5	50.8	1.9%	11.6%	51.5	53.3	53.5	1.7%	10.6%
Financial Management	54.8	59.1	55.5	66.5	6.7%	13.5%	67.8	69.2	70.2	1.8%	13.9%
Total	422.5	413.7	428.4	483.4	4.6%	100.0%	488.4	501.1	501.6	1.2%	100.0%
Change to 2020 Budget estimate				(23.0)			(48.5)	(58.1)	(53.2)		
Economic classification											
Current payments	404.5	404.3	416.9	477.1	5.7%	97.4%	486.1	498.6	499.0	1.5%	99.3%
Compensation of employees	209.3	206.2	215.4	239.4	4.6%	49.8%	239.9	243.2	242.7	0.5%	48.9%
Goods and services ¹	195.2	198.1	201.5	237.8	6.8%	47.6%	246.1	255.4	256.4	2.5%	50.4%
of which:											
Advertising	18.5	16.5	4.8	18.6	0.2%	3.3%	24.3	25.1	25.2	10.7%	4.7%
Computer services	19.4	17.4	38.6	34.5	21.3%	6.3%	35.7	37.2	37.3	2.6%	7.3%
Consultants: Business and advisory services	3.9	9.2	1.8	20.2	72.7%	2.0%	25.3	26.2	26.3	9.1%	5.0%
Operating leases	40.2	41.7	43.8	37.1	-2.7%	9.3%	37.6	38.9	39.1	1.7%	7.7%
Property payments	9.9	12.2	13.2	18.6	23.3%	3.1%	17.0	17.6	17.7	-1.7%	3.6%
Travel and subsistence	42.9	41.0	37.6	29.1	-12.1%	8.6%	32.1	33.3	33.4	4.7%	6.5%
Transfers and subsidies¹	0.7	0.5	6.7	-	-100.0%	0.5%	-	-	-	-	-
Households	0.7	0.5	6.7	-	-100.0%	0.5%	-	-	-	-	-
Payments for capital assets	17.1	8.6	4.7	6.3	-28.5%	2.1%	2.4	2.5	2.6	-25.5%	0.7%
Machinery and equipment	17.1	8.5	4.7	6.3	-28.5%	2.1%	2.4	2.5	2.6	-25.5%	0.7%
Software and other intangible assets	-	0.0	-	-	-	-	-	-	-	-	-
Payments for financial assets	0.3	0.4	0.1	-	-100.0%	-	-	-	-	-	-
Total	422.5	413.7	428.4	483.4	4.6%	100.0%	488.4	501.1	501.6	1.2%	100.0%
Proportion of total programme expenditure to vote expenditure	1.3%	1.3%	1.3%	1.7%	-	-	1.5%	1.5%	1.5%	-	-
Details of transfers and subsidies											
Households											
Social benefits											
Current	0.7	0.5	6.7	-	-100.0%	0.4%	-	-	-	-	-
Transfers to households	0.7	0.5	6.7	-	-100.0%	0.4%	-	-	-	-	-

1. Estimates of National Expenditure data tables are available at www.treasury.gov.za. These tables contain detailed information by goods and services, and transfers and subsidies items by programme.

Personnel information

Table 33.7 Administration personnel numbers and cost by salary level¹

Administration	Number of posts estimated for 31 March 2021		Number and cost ² of personnel posts filled/planned for on funded establishment												Number				
	Number of funded posts	Number of posts additional to the establishment	Actual						Revised estimate						2020/21 - 2023/24	Average growth rate (%)	Average Salary level/Total (%)		
			2019/20		2020/21		2021/22		2022/23		2023/24								
			Number	Unit cost	Number	Unit cost	Number	Unit cost	Number	Unit cost	Number	Unit cost							
Salary level	387	-	381	215.4	0.6	401	239.4	0.6	403	239.9	0.6	403	243.2	0.6	372	242.7	0.7	-2.5%	100.0%
1-6	129	-	115	34.4	0.3	118	34.9	0.3	122	36.6	0.3	122	37.0	0.3	127	37.5	0.3	2.5%	31.0%
7-10	143	-	131	65.7	0.5	129	70.0	0.5	131	72.2	0.6	131	73.1	0.6	135	73.3	0.5	1.5%	33.3%
11-12	63	-	56	50.8	0.9	58	50.7	0.9	59	52.3	0.9	59	53.0	0.9	59	53.8	0.9	0.6%	14.9%
13-16	50	-	41	57.6	1.4	59	76.2	1.3	54	71.2	1.3	54	72.2	1.3	49	73.3	1.5	-5.9%	13.6%
Other	2	-	38	7.0	0.2	37	7.6	0.2	37	7.7	0.2	37	7.8	0.2	2	4.8	2.4	-62.2%	7.2%

1. Data has been provided by the department and may not necessarily reconcile with official government personnel data.

2. Rand million.

Programme 2: Integrated Human Settlements Planning and Development

Programme purpose

Manage the development of policy, planning and research in the creation of sustainable and integrated human settlements, oversee the delivery of the integrated residential development programme, and coordinate intergovernmental partnerships with stakeholders.

Objectives

- Accelerate the delivery of spatially integrated housing and human settlements development by:
 - transferring and monitoring the disbursement of the *human settlements development grant* to provinces, and the *urban settlements development grant* to metropolitan municipalities in terms of the annual Division of Revenue Act
 - undertaking research, and developing housing and human settlements policies and programmes as and when required.
- Promote planning coordination and strengthen intergovernmental cooperation across and within the different spheres of government by:
 - providing support to provinces and municipalities in the development of 75 integrated implementation plans over the medium term
 - facilitating intergovernmental forums and stakeholder partnerships on an ongoing basis.

Subprogrammes

- *Management for Integrated Human Settlements Planning and Development* provides strategic leadership to the programme.
- *Macro Sector Planning* manages the development and evaluation of macro strategy and planning frameworks for human settlements.
- *Macro Policy and Research* undertakes research and develops policy that promotes spatial transformation and integration.
- *Monitoring and Evaluation* monitors and reports on housing and human settlements programmes and projects in terms of the housing code.
- *Public Entity Oversight* provides regulatory, strategic and governance oversight of various public entities. It also oversees compliance with and performance against legislated mandates and responsibilities.
- *Grant Management* manages and transfers conditional grants to provinces and municipalities for the implementation of housing and human settlements programmes.
- *Capacity Building and Sector Support* improves intergovernmental coordination and provides sector-specific technical capacity to provinces and municipalities.

Expenditure trends and estimates

Table 33.8 Integrated Human Settlements Planning and Development expenditure trends and estimates by subprogramme and economic classification

Subprogramme	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2017/18	2018/19	2019/20				2020/21	2021/22	2022/23		
R million											
Management for Integrated Human Settlements Planning and Development	3.3	3.2	2.1	3.7	3.9%	–	3.6	3.7	3.7	-0.6%	–
Macro Sector Planning	20.3	10.5	10.9	16.8	-6.1%	–	18.7	19.2	19.7	5.5%	0.1%
Macro Policy and Research	36.1	36.7	45.0	52.7	13.4%	0.1%	49.4	50.4	50.8	-1.2%	0.2%
Monitoring and Evaluation	36.6	36.0	41.5	57.9	16.5%	0.1%	62.6	65.5	66.0	4.5%	0.3%
Public Entity Oversight	240.1	253.3	262.2	257.2	2.3%	0.8%	259.4	267.5	268.6	1.5%	1.2%
Grant Management	31 351.6	30 091.4	30 982.6	25 627.0	-6.5%	98.8%	20 807.7	21 210.2	22 145.0	-4.8%	98.1%
Capacity Building and Sector Support	0.1	21.8	28.9	13.0	346.5%	0.1%	33.1	34.2	34.3	38.2%	0.1%
Total	31 688.1	30 452.9	31 373.1	26 028.3	-6.3%	100.0%	21 234.5	21 650.8	22 588.0	-4.6%	100.0%
Change to 2020				(2 884.1)			(40.4)	(51.7)	(42.7)		
Budget estimate											

Table 33.8 Integrated Human Settlements Planning and Development expenditure trends and estimates by subprogramme and economic classification

Economic classification	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average: Expenditure/Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/Total (%)
	2017/18	2018/19	2019/20				2020/21	2021/22	2022/23		
R million											
Current payments	84.0	107.2	127.5	142.3	19.2%	0.4%	166.7	172.3	173.7	6.9%	0.7%
Compensation of employees	53.6	54.6	57.9	66.7	7.6%	0.2%	67.7	68.7	69.7	1.4%	0.3%
Goods and services ¹	30.4	52.6	69.5	75.5	35.4%	0.2%	99.0	103.6	104.0	11.3%	0.4%
<i>of which:</i>											
Minor assets	0.1	0.1	0.0	1.2	166.6%	–	1.2	1.2	1.2	1.0%	–
Communication	1.4	1.5	1.2	1.4	-1.0%	–	1.5	1.6	1.6	4.5%	–
Computer services	14.4	13.7	17.8	32.3	31.0%	0.1%	31.7	33.8	33.9	1.6%	0.1%
Consultants: Business and advisory services	3.4	5.2	12.8	26.2	97.5%	–	48.9	50.6	50.8	24.7%	0.2%
Travel and subsistence	8.9	9.9	10.5	9.8	3.1%	–	10.9	11.4	11.4	5.4%	–
Venues and facilities	1.1	15.3	17.1	1.6	12.9%	–	1.6	1.7	1.7	2.0%	–
Transfers and subsidies¹	31 603.4	30 345.3	31 244.9	25 884.2	-6.4%	99.6%	21 067.1	21 477.7	22 413.6	-4.7%	99.3%
Provinces and municipalities	31 351.6	30 091.4	30 982.6	25 627.0	-6.5%	98.8%	20 807.7	21 210.2	22 145.0	-4.8%	98.1%
Departmental agencies and accounts	240.1	253.3	262.2	257.2	2.3%	0.8%	259.4	267.5	268.6	1.5%	1.2%
Public corporations and private enterprises	10.9	–	–	–	-100.0%	–	–	–	–	–	–
Households	0.8	0.5	0.1	–	-100.0%	–	–	–	–	–	–
Payments for capital assets	0.7	0.5	0.6	1.8	39.3%	–	0.7	0.8	0.8	-23.9%	–
Machinery and equipment	0.7	0.5	0.6	1.8	39.3%	–	0.7	0.8	0.8	-23.9%	–
Payments for financial assets	0.0	0.0	0.1	–	-100.0%	–	–	–	–	–	–
Total	31 688.1	30 452.9	31 373.1	26 028.3	-6.3%	100.0%	21 234.5	21 650.8	22 588.0	-4.6%	100.0%
Proportion of total programme expenditure to vote expenditure	95.0%	94.6%	94.1%	89.5%	–	–	67.1%	66.4%	66.5%	–	–
Details of transfers and subsidies											
Households											
Social benefits											
Current	0.8	0.5	0.1	–	-100.0%	–	–	–	–	–	–
Transfers to households	0.8	0.5	0.1	–	-100.0%	–	–	–	–	–	–
Departmental agencies and accounts											
Departmental agencies (non-business entities)											
Current	240.1	253.3	262.2	257.2	2.3%	0.8%	259.4	267.5	268.6	1.5%	1.2%
Housing Development Agency	210.7	222.2	229.3	233.6	3.5%	0.7%	235.4	242.7	243.6	1.4%	1.0%
Community Schemes Ombud Service	29.4	31.1	32.8	23.6	-7.1%	0.1%	24.0	24.8	24.9	1.8%	0.1%
Provinces and municipalities											
Municipalities											
Municipal bank accounts											
Capital	11 382.2	11 306.1	11 655.1	10 572.1	-2.4%	37.6%	7 404.7	7 352.3	7 676.3	-10.1%	36.1%
Urban settlements development grant	11 382.2	11 306.1	11 655.1	10 572.1	-2.4%	37.6%	7 404.7	7 352.3	7 676.3	-10.1%	36.1%
Public corporations and private enterprises											
Public corporations											
Other transfers to public corporations											
Current	10.9	–	–	–	-100.0%	–	–	–	–	–	–
Council for Scientific and Industrial Research	10.9	–	–	–	-100.0%	–	–	–	–	–	–
Provinces and municipalities											
Provinces											
Provincial revenue funds											
Capital	19 969.3	18 785.3	19 327.5	15 054.9	-9.0%	61.2%	13 403.0	13 857.9	14 468.7	-1.3%	62.1%
Human settlements development grant	19 969.3	18 266.6	18 779.8	14 892.3	-9.3%	60.2%	13 403.0	13 857.9	14 468.7	-1.0%	61.9%
Title deeds restoration grant	–	518.7	547.7	162.6	–	1.0%	–	–	–	-100.0%	0.2%

1. Estimates of National Expenditure data tables are available at www.treasury.gov.za. These tables contain detailed information by goods and services, and transfers and subsidies items by programme.

Personnel information

Table 33.9 Integrated Human Settlements Planning and Development personnel numbers and cost by salary level¹

Number of posts estimated for 31 March 2021		Number and cost ² of personnel posts filled/planned for on funded establishment															Number			
Number of funded posts	Number of posts additional to the establishment																Average growth rate (%)	Average: Salary level/ Total (%)		
		Actual			Revised estimate			Medium-term expenditure estimate						2020/21 - 2023/24						
		2019/20		Unit cost	2020/21		Unit cost	2021/22		Unit cost	2022/23		Unit cost		2023/24				Unit cost	
Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost						
Integrated Human Settlements Planning and Development		84	-	70	57.9	0.8	76	66.7	0.9	76	67.7	0.9	76	68.7	0.9	75	69.7	0.9	-0.6%	100.0%
Salary level																				
1-6	4	-	2	1.1	0.5	2	0.6	0.3	2	0.6	0.3	2	0.6	0.3	2	0.6	0.3	-	2.6%	
7-10	34	-	31	16.5	0.5	37	22.5	0.6	37	22.8	0.6	37	23.2	0.6	32	23.5	0.7	-4.4%	46.7%	
11-12	28	-	23	22.8	1.0	24	26.3	1.1	24	26.7	1.1	24	27.1	1.1	25	27.5	1.1	1.8%	31.6%	
13-16	18	-	14	17.5	1.2	14	17.3	1.2	14	17.6	1.3	14	17.8	1.3	16	18.1	1.1	4.6%	19.1%	

1. Data has been provided by the department and may not necessarily reconcile with official government personnel data.

2. Rand million.

Programme 3: Informal Settlements

Programme purpose

Provide policy, planning and capacity support for the upgrading of informal settlements, and oversee the implementation of the informal settlements upgrading programme.

Objectives

- Accelerate the provision of security of tenure, basic services and related infrastructure by:
 - managing the transfer of the *informal settlements upgrading partnership grant* to municipalities and provinces in terms of the annual Division of Revenue Act
 - undertaking evidence-based research and developing responsive policies on an ongoing basis
 - providing capacity support to provinces and municipalities through the national upgrading support programme on an ongoing basis
 - monitoring and evaluating the financial and non-financial performance of provincial and municipal informal settlement upgrading programmes and projects on a monthly and quarterly basis.
- Strengthen cooperation and collaboration by facilitating intergovernmental forums and stakeholder partnerships on an ongoing basis.

Subprogrammes

- Management for Informal Settlements* provides strategic leadership to the programme.
- Grant Management* provides and monitors grant funding for the upgrading of informal settlements.
- Capacity Building and Sector Support* improves coordination and provides sector-specific technical capacity to provinces and municipalities for the upgrading of informal settlements.

Expenditure trends and estimates

Table 33.10 Informal Settlements expenditure trends and estimates by subprogramme and economic classification

Subprogramme	Audited outcome				Adjusted appropriation	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2017/18	2018/19	2019/20	2020/21				2021/22	2022/23	2023/24		
R million												
Management for Informal Settlements	8.1	5.2	4.3	4.8	-15.9%	1.5%	5.1	5.3	5.3	3.4%	0.1%	
Grant Management	23.0	266.5	413.8	587.6	194.6%	85.0%	8 345.7	8 834.0	9 222.3	150.4%	98.9%	
Capacity Building and Sector Support	55.7	46.1	47.8	55.7	-	13.5%	72.2	72.8	72.4	9.1%	1.0%	
Total	86.8	317.9	465.9	648.2	95.4%	100.0%	8 423.1	8 912.2	9 300.1	143.0%	100.0%	
Change to 2020 Budget estimate				80.8			(8.3)	(12.4)	(13.4)			

Table 33.10 Informal Settlements expenditure trends and estimates by subprogramme and economic classification

Economic classification	Audited outcome			Adjusted appropriation 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/Total (%) 2020/21	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/Total (%) 2020/21 - 2023/24
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
	R million										
Current payments	86.5	74.5	73.4	89.3	1.1%	21.3%	109.1	109.2	109.1	6.9%	1.5%
Compensation of employees	30.0	33.7	31.6	36.0	6.3%	8.6%	36.6	35.4	35.0	-1.0%	0.5%
Goods and services ¹	56.5	40.9	41.8	53.3	-2.0%	12.7%	72.6	73.8	74.1	11.6%	1.0%
<i>of which:</i>											
Communication	0.6	0.6	0.6	0.8	11.0%	0.2%	0.8	0.8	0.8	0.1%	-
Consultants: Business and advisory services	20.2	34.1	32.7	40.7	26.2%	8.4%	61.1	62.3	62.5	15.4%	0.8%
Consumables: Stationery, printing and office supplies	0.1	0.0	0.1	2.2	153.0%	0.2%	2.3	2.3	2.3	1.1%	-
Travel and subsistence	7.6	3.7	3.6	4.0	-19.5%	1.2%	5.0	5.1	5.1	8.7%	0.1%
Operating payments	2.8	1.4	2.5	1.1	-26.7%	0.5%	1.1	1.1	1.1	0.2%	-
Venues and facilities	12.2	0.9	1.5	2.2	-43.3%	1.1%	0.7	0.7	0.7	-30.6%	-
Transfers and subsidies¹	-	243.1	392.4	558.4	-	78.6%	8 313.8	8 802.8	9 190.8	154.4%	98.5%
Provinces and municipalities	-	242.5	392.2	558.4	-	78.6%	8 313.8	8 802.8	9 190.8	154.4%	98.5%
Households	-	0.6	0.2	-	-	-	-	-	-	-	-
Payments for capital assets	0.3	0.1	0.1	0.5	18.9%	0.1%	0.2	0.2	0.2	-25.5%	-
Machinery and equipment	0.3	0.1	0.1	0.5	18.9%	0.1%	0.2	0.2	0.2	-25.5%	-
Payments for financial assets	0.0	0.2	0.0	-	-100.0%	-	-	-	-	-	-
Total	86.8	317.9	465.9	648.2	95.4%	100.0%	8 423.1	8 912.2	9 300.1	143.0%	100.0%
Proportion of total programme expenditure to vote expenditure	0.3%	1.0%	1.4%	2.2%	-	-	26.6%	27.3%	27.4%	-	-

Details of transfers and subsidies

Households											
Social benefits											
Current	-	0.6	0.2	-	-	-	-	-	-	-	-
Transfers to households	-	0.6	0.2	-	-	-	-	-	-	-	-
Provinces and municipalities											
Municipalities											
Municipal bank accounts											
Capital	-	37.8	147.4	158.8	-	22.7%	4 113.0	4 355.9	4 547.9	206.0%	48.3%
Municipal emergency housing grant	-	37.8	147.4	158.8	-	22.7%	167.5	175.4	183.1	4.9%	2.5%
Informal settlements upgrading partnership grant: municipalities	-	-	-	-	-	-	3 945.4	4 180.5	4 364.8	-	45.8%
Provinces and municipalities											
Provinces											
Provincial revenue funds											
Capital	-	204.7	244.8	399.6	-	55.9%	4 200.8	4 446.9	4 642.8	126.5%	50.2%
Provincial emergency housing grant	-	204.7	244.8	399.6	-	55.9%	311.1	325.8	340.1	-5.2%	5.0%
Informal settlements upgrading partnership grant: Provinces	-	-	-	-	-	-	3 889.7	4 121.1	4 302.7	-	45.1%

1. Estimates of National Expenditure data tables are available at www.treasury.gov.za. These tables contain detailed information by goods and services, and transfers and subsidies items by programme.

Personnel information**Table 33.11 Informal Settlements personnel numbers and cost by salary level¹**

Informal Settlements	Number of posts estimated for 31 March 2021		Number and cost ² of personnel posts filled/planned for on funded establishment												Number				
	Number of funded posts	Number of posts additional to the establishment	Actual			Revised estimate			Medium-term expenditure estimate						Average growth rate (%) 2020/21 - 2023/24	Average: Salary level/Total (%)			
			2019/20		2020/21		2021/22		2022/23		2023/24								
			Number	Unit cost	Number	Unit cost	Number	Unit cost	Number	Unit cost	Number	Unit cost							
	48	-	37	31.6	0.9	40	36.0	0.9	40	36.6	0.9	38	35.4	0.9	38	35.0	0.9	-1.8%	100.0%
Salary level																			
1-6	2	-	1	0.2	0.2	1	0.3	0.3	1	0.3	0.3	1	0.3	0.3	1	0.3	0.3	-	2.6%
7-10	23	-	17	9.9	0.6	16	8.8	0.5	16	8.9	0.6	16	9.0	0.6	16	9.2	0.6	-	40.9%
11-12	15	-	13	13.3	1.0	16	17.4	1.1	16	17.7	1.1	14	16.2	1.1	14	15.6	1.1	-4.7%	38.7%
13-16	8	-	6	8.2	1.4	7	9.5	1.4	7	9.6	1.4	7	9.8	1.4	7	9.9	1.4	-	17.9%

1. Data has been provided by the department and may not necessarily reconcile with official government personnel data.

2. Rand million.

Programme 4: Rental and Social Housing

Programme purpose

Promote the provision of affordable rental housing, monitor the performance of the Social Housing Regulatory Authority, and develop capabilities in the rental housing sector through intergovernmental collaboration and evidence-based research.

Objectives

- Promote the delivery of affordable rental housing by conducting research, and developing policies and programmes as and when required.
- Accelerate the provision of affordable rental housing by:
 - providing capital and operational funding to the Social Housing Regulatory Authority to support the social housing sector on an ongoing basis
 - monitoring and evaluating the financial and non-financial performance of affordable rental housing programmes and projects on a monthly and quarterly basis.
- Strengthen cooperation and collaboration by facilitating intergovernmental forums and stakeholder partnerships on an ongoing basis.

Subprogrammes

- *Management for Rental and Social Housing* provides strategic leadership to the programme.
- *Public Entity Oversight* provides regulatory, strategic and governance oversight of the Social Housing Regulatory Authority, and oversees compliance with and performance against the entity's mandate and related legislation.
- *Capacity Building and Sector Support* manages capacity development programmes, improves coordination and provides technical support in the affordable rental housing sector.

Expenditure trends and estimates

Table 33.12 Rental and Social Housing expenditure trends and estimates by subprogramme and economic classification

Subprogramme	Audited outcome			Adjusted appropriation	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	
	2017/18	2018/19	2019/20		2020/21	2017/18 - 2020/21	2021/22	2022/23	2023/24	2020/21 - 2023/24	Average: Expenditure/ Total (%)
R million											
Management for Rental and Social Housing	3.7	3.7	3.9	4.5	6.3%	0.4%	4.7	4.8	4.8	2.0%	0.5%
Public Entity Oversight	927.0	825.8	810.7	1 117.5	6.4%	95.9%	857.6	887.4	922.7	-6.2%	92.8%
Capacity Building and Sector Support	9.7	21.4	47.2	62.6	86.1%	3.7%	74.2	70.1	69.7	3.7%	6.8%
Total	940.4	850.9	861.7	1 184.6	8.0%	100.0%	936.5	962.3	997.2	-5.6%	100.0%
Change to 2020 Budget estimate				293.4			(4.9)	(8.8)	(15.5)		
Economic classification											
Current payments	13.4	25.0	50.4	66.5	70.7%	4.0%	78.7	74.7	74.3	3.7%	7.2%
Compensation of employees	10.4	9.5	10.1	9.8	-1.7%	1.0%	13.1	11.7	11.1	4.0%	1.1%
Goods and services ¹	3.0	15.5	40.3	56.7	166.0%	3.0%	65.6	63.0	63.2	3.7%	6.1%
of which:											
Communication	0.3	0.3	0.3	0.4	11.2%	–	0.4	0.4	0.4	0.4%	–
Consultants: Business and advisory services	0.2	6.8	19.7	51.8	553.0%	2.0%	59.5	57.0	57.2	3.4%	5.5%
Contractors	0.2	0.7	1.0	0.3	9.1%	0.1%	0.3	0.3	0.3	0.3%	–
Consumables: Stationery, printing and office supplies	0.2	0.1	0.1	0.5	31.3%	–	0.7	0.7	0.7	12.8%	0.1%
Travel and subsistence	1.9	4.5	6.9	3.0	16.9%	0.4%	4.0	3.9	3.9	9.2%	0.4%
Venues and facilities	0.2	2.1	9.9	0.3	21.3%	0.3%	0.3	0.3	0.3	0.6%	–
Transfers and subsidies¹	927.0	825.8	811.2	1 117.5	6.4%	95.9%	857.6	887.4	922.7	-6.2%	92.8%
Departmental agencies and accounts	927.0	825.8	810.7	1 117.5	6.4%	95.9%	857.6	887.4	922.7	-6.2%	92.8%
Households	–	0.1	0.5	–	–	–	–	–	–	–	–

Table 33.12 Rental and Social Housing expenditure trends and estimates by subprogramme and economic classification

Economic classification	Audited outcome			Adjusted appropriation 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/ Total (%) 2020/21	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/ Total (%) 2020/21 - 2023/24
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
R million											
Payments for capital assets	0.1	0.1	0.1	0.6	88.9%	-	0.2	0.2	0.2	-27.6%	-
Machinery and equipment	0.1	0.1	0.1	0.6	88.9%	-	0.2	0.2	0.2	-27.6%	-
Payments for financial assets	-	0.0	0.0	-	-	-	-	-	-	-	-
Total	940.4	850.9	861.7	1 184.6	8.0%	100.0%	936.5	962.3	997.2	-5.6%	100.0%
Proportion of total programme expenditure to vote expenditure	2.8%	2.6%	2.6%	4.1%	-	-	3.0%	3.0%	2.9%	-	-
Details of transfers and subsidies											
Households											
Social benefits											
Current	-	0.1	0.0	-	-	-	-	-	-	-	-
Transfers to households	-	0.1	0.0	-	-	-	-	-	-	-	-
Departmental agencies and accounts											
Departmental agencies (non-business entities)											
Current	75.3	82.1	87.0	391.8	73.3%	16.6%	93.0	96.3	96.7	-37.3%	16.6%
Social Housing Regulatory Authority: Regulations	8.0	10.0	-	-	-100.0%	0.5%	-	-	-	-	-
Social Housing Regulatory Authority: Operations	46.8	52.0	65.8	69.3	14.0%	6.1%	70.2	72.7	73.1	1.8%	7.0%
Social Housing Regulatory Authority: Institutional investment grant	20.5	20.1	21.3	22.4	3.1%	2.2%	22.7	23.5	23.6	1.7%	2.3%
Social Housing Regulatory Authority: Rental relief	-	-	-	300.0	-	7.8%	-	-	-	-100.0%	7.4%
Capital	851.7	743.6	723.7	725.7	-5.2%	79.3%	764.6	791.1	826.0	4.4%	76.2%
Social Housing Regulatory Authority: Consolidated capital grant	851.7	743.6	723.7	725.7	-5.2%	79.3%	764.6	791.1	826.0	4.4%	76.2%
Households											
Other transfers to households											
Current	-	-	0.5	-	-	-	-	-	-	-	-
Transfers to households	-	-	0.5	-	-	-	-	-	-	-	-

1. Estimates of National Expenditure data tables are available at www.treasury.gov.za. These tables contain detailed information by goods and services, and transfers and subsidies items by programme.

Personnel information

Table 33.13 Rental and Social Housing personnel numbers and cost by salary level¹

Rental and Social Housing	Number of posts estimated for 31 March 2021		Number and cost ² of personnel posts filled/planned for on funded establishment												Number				
	Number of funded posts	Number of posts additional to the establishment	Actual			Revised estimate			Medium-term expenditure estimate						Average growth rate (%)	Average: Salary level/ Total (%)			
			2019/20	2020/21	2021/22	2022/23	2023/24	2021/22	2022/23	2023/24	2020/21 - 2023/24								
			Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost		
Salary level	11	-	11	10.1	0.9	10	9.8	1.0	14	13.1	1.0	12	11.7	1.0	11	11.1	1.0	4.8%	100.0%
7 – 10	4	-	4	2.0	0.5	1	0.6	0.6	1	0.6	0.6	1	0.6	0.6	3	0.6	0.2	44.2%	13.1%
11 – 12	3	-	3	2.2	0.7	5	3.5	0.8	9	6.6	0.8	7	5.1	0.8	4	4.4	1.1	-4.2%	51.8%
13 – 16	4	-	4	5.9	1.5	4	5.8	1.5	4	5.9	1.5	4	6.0	1.5	4	6.1	1.5	-	35.1%

1. Data has been provided by the department and may not necessarily reconcile with official government personnel data.

2. Rand million.

Programme 5: Affordable Housing

Programme purpose

Facilitate the provision of affordable housing finance, monitor market trends, and develop research and policy that respond to demand. Oversee housing finance entities reporting to the minister.

Objectives

- Accelerate the provision of affordable housing finance by:
 - providing capital and operational funding to the National Housing Finance Corporation for the administration of the finance-linked individual subsidy programme on an ongoing basis
 - researching and developing policies and programmes that promote the provision of affordable housing finance for households as and when required
 - monitoring and evaluating the financial and non-financial performance of affordable housing programmes and projects on a monthly and quarterly basis.
- Strengthen cooperation and collaboration by facilitating intergovernmental forums and stakeholder partnerships on an ongoing basis.

Subprogrammes

- *Management for Affordable Housing* provides strategic leadership to the programme.
- *Public Entity Oversight* provides regulatory, strategic and governance oversight to the National Housing Finance Corporation. It also oversees compliance with and performance against the corporation's mandate and related legislation, and provides operational and capital transfers to the corporation.
- *Capacity Building and Sector Support* improves coordination in the sector and provides sector-specific technical support.

Expenditure trends and estimates

Table 33.14 Affordable Housing expenditure trends and estimates by subprogramme and economic classification

Subprogramme	Audited outcome			Adjusted appropriation	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2017/18	2018/19	2019/20		2020/21	2017/18 - 2020/21	2021/22	2022/23	2023/24		
R million											
Management for Affordable Housing	3.1	3.2	2.7	3.7	5.9%	0.9%	3.9	4.0	4.1	3.1%	0.6%
Public Entity Oversight	162.3	92.6	157.7	664.5	60.0%	80.2%	492.0	509.4	511.4	-8.4%	87.1%
Capacity Building and Sector Support	67.2	64.2	56.1	66.4	-0.4%	18.9%	79.4	79.6	80.3	6.6%	12.2%
Total	232.6	159.9	216.4	734.6	46.7%	100.0%	575.4	593.0	595.7	-6.7%	100.0%
Change to 2020 Budget estimate				287.1			(28.5)	(40.5)	(60.0)		
Economic classification											
Current payments	69.8	68.1	61.2	76.4	3.1%	20.5%	83.3	82.6	83.4	3.0%	13.0%
Compensation of employees	42.8	41.1	41.1	45.3	1.9%	12.7%	45.9	44.1	44.8	-0.4%	7.2%
Goods and services ¹	27.0	27.0	20.1	31.2	4.9%	7.8%	37.4	38.5	38.7	7.4%	5.8%
<i>of which:</i>											
Minor assets	0.0	0.0	0.0	1.1	399.6%	0.1%	1.1	1.2	1.2	1.2%	0.2%
Catering: Departmental activities	0.9	1.0	2.0	1.2	9.7%	0.4%	1.4	1.4	1.4	5.1%	0.2%
Communication	1.5	1.2	1.2	1.3	-3.5%	0.4%	1.3	1.4	1.4	1.7%	0.2%
Consultants: Business and advisory services	3.0	4.9	0.4	14.1	67.4%	1.7%	18.6	19.2	19.3	10.9%	2.9%
Travel and subsistence	9.8	9.5	9.5	6.2	-14.2%	2.6%	8.2	8.4	8.4	10.8%	1.2%
Venues and facilities	6.4	4.8	5.4	3.1	-21.6%	1.5%	3.2	3.3	3.3	2.1%	0.5%
Transfers and subsidies¹	12.2	11.2	104.9	657.4	277.8%	58.5%	491.8	510.0	511.9	-8.0%	86.9%
Departmental agencies and accounts	–	–	100.0	649.7	–	55.8%	479.8	497.5	499.5	-8.4%	85.1%
Foreign governments and international organisations	2.1	4.2	3.0	3.6	19.2%	1.0%	3.8	3.9	4.1	4.6%	0.6%
Households	10.1	6.9	1.8	4.1	-26.0%	1.7%	8.2	8.5	8.3	27.0%	1.2%
Payments for capital assets	0.5	0.6	0.3	0.8	18.8%	0.2%	0.3	0.4	0.4	-21.7%	0.1%
Machinery and equipment	0.5	0.6	0.3	0.8	18.8%	0.2%	0.3	0.4	0.4	-21.7%	0.1%
Payments for financial assets	150.2	80.1	50.0	–	-100.0%	20.9%	–	–	–	–	–
Total	232.6	159.9	216.4	734.6	46.7%	100.0%	575.4	593.0	595.7	-6.7%	100.0%
Proportion of total programme expenditure to vote expenditure	0.7%	0.5%	0.6%	2.5%	–	–	1.8%	1.8%	1.8%	–	–

Table 33.14 Affordable Housing expenditure trends and estimates by subprogramme and economic classification

Details of transfers and subsidies		Audited outcome			Adjusted appropriation 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/Total (%)	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/Total (%)
		2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
R million												
Households												
Social benefits												
Current												
Transfers to households		0.3	0.2	0.0	–	-100.0%	–	–	–	–	–	–
Departmental agencies and accounts												
Departmental agencies (non-business entities)												
Current												
National Housing Finance Corporation: Finance-linked individual subsidy programme		–	–	95.0	334.3	–	31.9%	461.0	478.0	479.9	12.8%	70.2%
National Housing Finance Corporation: Finance-linked individual subsidy programme: Operations		–	–	5.0	15.4	–	1.5%	18.8	19.5	19.6	8.3%	2.9%
National Housing Finance Corporation: Debt relief		–	–	–	300.0	–	22.3%	–	–	–	-100.0%	12.0%
Households												
Other transfers to households												
Current												
Bursaries for non-employees		9.8	6.8	1.8	4.1	-25.4%	1.7%	8.2	8.5	8.3	27.0%	1.2%
Foreign governments and international organisations												
Current												
Habitat Foundation		2.1	3.5	2.3	2.9	10.9%	0.8%	3.1	3.2	3.3	4.8%	0.5%
Cities Alliance		–	0.7	0.7	0.7	–	0.2%	0.7	0.8	0.8	4.0%	0.1%

1. Estimates of National Expenditure data tables are available at www.treasury.gov.za. These tables contain detailed information by goods and services, and transfers and subsidies items by programme.

Personnel information

Table 33.15 Affordable Housing personnel numbers and cost by salary level¹

Number of posts estimated for 31 March 2021		Number and cost ² of personnel posts filled/planned for on funded establishment												Number								
Number of funded posts	Number of posts additional to the establishment	Actual			Revised estimate			Medium-term expenditure estimate						Average growth rate (%)	Average: Salary level/Total (%)							
		2019/20		2020/21		2021/22		2022/23		2023/24		2020/21 - 2023/24										
		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost						
Affordable Housing		63	–	–	58	41.1	0.7	62	45.3	0.7	62	45.9	0.7	59	44.1	0.8	59	44.8	0.8	-1.5%	100.0%	
Salary level																						
1 – 6	5	–	9	2.0	0.2	8	1.6	0.2	8	1.6	0.2	8	1.6	0.2	8	1.7	0.2	8	1.7	0.2	–	13.3%
7 – 10	28	–	24	11.8	0.5	23	12.5	0.5	23	12.6	0.5	23	12.8	0.6	23	13.0	0.6	23	13.0	0.6	–	38.1%
11 – 12	19	–	15	13.6	0.9	19	15.6	0.8	19	15.9	0.8	16	13.6	0.9	16	13.9	0.9	16	13.9	0.9	-5.1%	28.7%
13 – 16	11	–	10	13.6	1.4	12	15.6	1.3	12	15.8	1.3	12	16.0	1.3	12	16.3	1.4	12	16.3	1.4	–	19.9%

1. Data has been provided by the department and may not necessarily reconcile with official government personnel data.

2. Rand million.

Entities

Community Schemes Ombud Service

Selected performance indicators

Table 33.16 Community Schemes Ombud Service performance indicators by programme/objective/activity and related priority

Indicator	Programme/Objective/Activity	MTSF priority	Audited performance			Estimated performance	MTEF targets		
			2017/18	2018/19	2019/20		2021/22	2022/23	2023/24
Number of community schemes registered per year	Regulation	Entity mandate	17 446	2 423	1 503	5 000	10 000	15 000	2 500
Number of governance documents assessed for quality assurance per year	Regulation		1 523	2 088	1 877	3 000	4 000	5 000	6 000
Number of certificates issued for quality-assured governance documents per year	Regulation		882	1 305	1 206	2 500	3 000	3 500	4 000
Percentage of disputes resolved through conciliation per year	Regulation		33.6% (874/2 598)	87.4% (5 473/6 262)	70.2% (4 891/6 967)	85%	85%	85%	85%

Entity overview

The Community Schemes Ombud Service was established in terms of the Community Schemes Ombud Service Act (2011), and is listed as a schedule 3A public entity in terms of the Public Finance Management Act (1999). The ombud is mandated to provide dispute-resolution services for community schemes; monitor and control the quality of all governance documentation for sectional title schemes; and take custody of, preserve and provide public access to scheme governance documentation.

Over the medium term, the ombud will continue to focus on registering community schemes and providing quality assurance for scheme governance documentation, providing dispute resolution and adjudication services, and regulating the conduct of parties in community schemes. To improve efficiency, the ombud will acquire an enterprise resource planning system to automate registration in its aim to successfully register all community schemes and take over all governance documentation for schemes; and acquire a records management system to allow for the retrieval, extraction and storing of scheme governance documents from deeds offices. These investments are expected to enable the ombud to register 27 500 community schemes over the next three years.

Expenditure is expected to increase at an average annual rate of 8.4 per cent, from R243.3 million in 2020/21 to R309.5 million in 2023/24. The ombud expects to generate R778.3 million of its expected revenue over the MTEF period through service fees and levies for the registration of community schemes. As the ombud transitions to being a self-funded institution, transfers from the department are expected to increase at an average annual rate of 1.8 per cent, from R23.6 million in 2020/21 to R24.9 billion in 2023/24.

Programmes/Objectives/Activities

Table 33.17 Community Schemes Ombud Service expenditure trends and estimates by programme/objective/activity

R million	Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/Total (%)
	2017/18	2018/19	2019/20				2020/21	2021/22	2022/23		
Administration	117.7	61.9	67.9	145.4	7.3%	69.8%	139.5	160.4	162.9	3.9%	54.3%
Regulation	26.3	27.1	29.8	91.1	51.2%	29.1%	121.6	130.2	136.1	14.3%	42.4%
Education and training	2.3	–	–	6.8	43.8%	1.1%	9.4	10.1	10.5	15.8%	3.2%
Total	146.3	88.9	97.7	243.3	18.5%	100.0%	270.5	300.6	309.5	8.4%	100.0%

Statements of financial performance, cash flow and financial position

Table 33.18 Community Schemes Ombud Service statements of financial performance

Statement of financial performance	Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/Total (%)
	2017/18	2018/19	2019/20				2020/21	2021/22	2022/23		
Revenue											
Non-tax revenue	176.8	205.6	231.8	229.0	9.0%	87.7%	251.9	276.0	288.2	8.0%	91.4%
Sale of goods and services other than capital assets of which:	171.0	196.1	217.5	217.4	8.3%	83.5%	239.8	263.4	275.1	8.2%	87.1%
Administrative fees	170.8	195.7	217.1	217.0	8.3%	83.4%	239.4	263.0	274.6	8.2%	86.9%
Community scheme levy income	170.8	195.7	217.1	217.0	8.3%	83.4%	239.4	263.0	274.6	8.2%	86.9%
Sales by market establishment	0.2	0.4	0.4	0.4	25.0%	0.2%	0.4	0.4	0.5	3.6%	0.2%
Dispute resolution service income	0.2	0.4	0.4	0.4	25.0%	0.2%	0.4	0.4	0.5	3.6%	0.2%
Other non-tax revenue	5.7	9.5	14.3	11.6	26.3%	4.2%	12.1	12.6	13.2	4.4%	4.3%
Transfers received	29.4	31.1	32.8	23.6	-7.1%	12.3%	24.0	24.8	24.9	1.8%	8.6%
Total revenue	206.2	236.7	264.7	252.6	7.0%	100.0%	275.9	300.9	313.2	7.4%	100.0%
Expenses											
Current expenses	146.3	88.9	97.7	243.3	18.5%	100.0%	270.5	300.6	309.5	8.4%	100.0%
Compensation of employees	34.4	52.6	61.5	96.1	40.8%	46.3%	137.3	149.4	155.0	17.3%	47.5%
Goods and services	110.0	34.5	34.3	133.8	6.7%	51.0%	119.1	136.3	139.0	1.3%	47.3%
Depreciation	1.8	1.8	1.9	13.4	93.8%	2.7%	14.1	14.9	15.5	5.2%	5.2%
Interest, dividends and rent on land	0.0	–	0.0	–	-100.0%	–	–	–	–	–	–
Total expenses	146.3	88.9	97.7	243.3	18.5%	100.0%	270.5	300.6	309.5	8.4%	100.0%
Surplus/(Deficit)	59.9	147.8	167.0	9.3	-46.3%		5.4	–	3.6	-27.1%	

Personnel information**Table 33.19 Community Schemes Ombud Service personnel numbers and cost by salary level**

Number of posts estimated for 31 March 2020		Number and cost ¹ of personnel posts filled/planned for on funded establishment												Number					
Number of funded posts	Number of posts on approved establishment	Actual			Revised estimate			Medium-term expenditure estimate						Average growth rate (%)	Average: Salary level/Total (%)				
		2019/20		Unit cost	2020/21		Unit cost	2021/22		Unit cost	2022/23		Unit cost			2023/24		Unit cost	
Community Schemes Ombud Service		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	2020/21 - 2023/24		
Salary level	158	158	113	61.5	0.5	158	96.1	0.6	228	137.3	0.6	228	149.4	0.7	228	155.0	0.7	17.3%	100.0%
1 – 6	18	18	16	3.3	0.2	18	3.5	0.2	56	8.0	0.1	56	9.5	0.2	56	9.9	0.2	41.6%	5.5%
7 – 10	75	75	45	15.3	0.3	75	27.6	0.4	85	37.5	0.4	85	41.2	0.5	85	43.0	0.5	16.0%	27.8%
11 – 12	41	41	34	26.6	0.8	41	31.3	0.8	62	53.9	0.9	62	59.3	1.0	62	61.9	1.0	25.5%	37.9%
13 – 16	23	23	17	16.4	1.0	23	30.8	1.3	24	35.0	1.5	24	36.5	1.5	24	37.3	1.6	6.6%	26.5%
17 – 22	1	1	1	0.1	0.1	1	2.9	2.9	1	2.9	2.9	1	2.9	2.9	1	2.9	2.9	-0.1%	2.3%

1. Rand million.

Estate Agency Affairs Board**Selected performance indicators****Table 33.20 Estate Agency Affairs Board performance indicators by programme/objective/activity and related priority**

Indicator	Programme/Objective/Activity	MTSF priority	Audited performance			Estimated performance	MTEF targets		
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of complaints received per year	Compliance	Entity mandate	8 251	10 618	4 982	4 716	4 716	4 716	4 952
Number of complaints resolved per year	Compliance		6 988	8 295	3 690	4 287	4 287	4 287	4 457
Number of Estate Agents Fidelity Fund certificates renewed per year	Compliance		44 453	48 270	46 537	53 098	60 987	64 036	67 238
Number of estate agencies inspected per year	Compliance		108	130	144	150	190	230	280
Value of claims recoveries per year	Compliance		0	R4m	R3.9m	R4.5m	R4.3m	R4.6m	R4.9m
Number of non-principal agents enrolled for the national qualifications framework level 4 professional designation examination per year	Education and training		1 141	1 421	1 593	1 719	1 890	2 080	2 184
Number of principal agents enrolled for the national qualifications framework level 5 professional designation examination per year	Education and training		194	125	217	151	166	183	192
Number of candidates enrolled in the continuous professional development programme per year	Education and training	10 430	14 639	19 995	16 634	18 297	20 127	21 133	

Entity overview

The Estate Agency Affairs Board was established in terms of the Estate Agency Affairs Act (1976) and is listed as a schedule 3A public entity in terms of the Public Finance Management Act (1999). The board is mandated to regulate, maintain and promote the conduct of estate agents, issue fidelity fund certificates, and prescribe the standard of education and training for estate agents. The board manages and controls the Estate Agents Fidelity Fund, and investigates complaints lodged against estate agents.

Over the medium term, the board will focus on professionalising the sector through education and training, and enforcing compliance with legislation and regulations. As such, over the period ahead, the board plans to enrol 6 154 non-principal agents and 541 principal agents in the professional designation examinations, renew 192 261 fidelity fund certificates, and inspect 700 estate agencies. In line with its aim to encourage individuals at the lower end of the property market to enter into formal property transactions and use immovable property as a store of wealth, the board will also provide technical support to reduce the cost of transacting for estate agents and agencies who buy and sell properties in the affordable housing market. As a result of these activities, expenditure is expected to increase at an average annual rate of 1.1 per cent, from R186.9 million in 2020/21 to R193.1 million in 2023/24.

The board generates revenue mainly through levies and contributions from estate agents, examination and management fees, and the administration of the Estate Agency Fidelity Fund. As compliance improves, the board expects revenue from examinations and penalties to decrease, resulting in a decrease in total revenue at an average annual rate of 0.3 per cent, from R200.5 million in 2020/21 to an estimated R198.5 million in 2023/24.

Programmes/Objectives/Activities

Table 33.21 Estate Agency Affairs Board expenditure trends and estimates by programme/objective/activity

R million	Audited outcome			Revised estimate 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/Total (%) 2017/18 - 2020/21	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/Total (%) 2020/21 - 2023/24
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
Administration	70.4	124.2	99.0	118.4	18.9%	65.8%	111.5	119.2	127.0	2.4%	65.2%
Compliance	33.6	30.9	32.5	51.5	15.3%	24.0%	44.4	47.5	50.8	-0.4%	26.6%
Education and training	18.6	15.0	11.3	17.0	-2.8%	10.3%	13.3	14.2	15.2	-3.6%	8.2%
Total	122.5	170.2	142.8	186.9	15.1%	100.0%	169.2	181.0	193.1	1.1%	100.0%

Statements of financial performance, cash flow and financial position

Table 33.22 Estate Agency Affairs Board statements of financial performance, cash flow and financial position

Statement of financial performance											
R million	Audited outcome			Revised estimate 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/Total (%) 2017/18 - 2020/21	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/Total (%) 2020/21 - 2023/24
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
Revenue											
Non-tax revenue	123.2	191.6	144.0	200.5	17.6%	100.0%	174.1	185.6	198.5	-0.3%	100.0%
Sale of goods and services other than capital assets of which:	111.6	136.2	123.7	154.7	11.5%	81.2%	152.8	162.7	174.1	4.0%	85.1%
Administrative fees	52.5	53.6	52.7	61.1	5.2%	34.4%	68.2	73.0	78.1	8.5%	37.1%
Management fees	52.5	53.6	52.7	61.1	5.2%	34.4%	68.2	73.0	78.1	8.5%	37.1%
Sales by market establishment	59.2	82.6	71.0	93.6	16.5%	46.8%	84.6	89.7	96.0	0.9%	48.0%
Contributions	23.8	30.3	29.8	34.5	13.3%	18.3%	36.1	38.7	41.4	6.2%	19.9%
Examinations	35.4	48.0	36.7	51.7	13.4%	26.3%	41.0	43.9	46.9	-3.2%	24.1%
Discretionary funded projects	-	0.6	0.1	0.7	-	0.2%	0.7	-	-	-100.0%	0.2%
Rent and other income	-	3.7	4.4	6.6	-	2.1%	6.7	7.2	7.7	5.2%	3.7%
Other non-tax revenue	11.5	55.4	20.4	45.8	58.3%	18.8%	21.4	22.9	24.5	-18.9%	14.9%
Total revenue	123.2	191.6	144.0	200.5	17.6%	100.0%	174.1	185.6	198.5	-0.3%	100.0%
Expenses											
Current expenses	122.5	170.2	142.8	186.9	15.1%	100.0%	169.2	181.0	193.1	1.1%	100.0%
Compensation of employees	85.9	83.3	88.0	130.6	15.0%	62.6%	115.6	123.7	132.4	0.4%	68.8%
Goods and services	32.7	83.7	51.6	51.3	16.2%	34.9%	49.9	53.4	56.6	3.3%	28.9%
Depreciation	4.0	3.2	3.2	5.0	8.0%	2.5%	3.6	3.9	4.1	-6.1%	2.3%
Total expenses	122.5	170.2	142.8	186.9	15.1%	100.0%	169.2	181.0	193.1	1.1%	100.0%
Surplus/(Deficit)	-	21.5	1.2	13.6	-	-	5.0	4.6	5.5	-26.0%	-

Personnel information

Table 33.23 Estate Agency Affairs Board personnel numbers and cost by salary level

Number of posts estimated for 31 March 2020		Number and cost ¹ of personnel posts filled/planned for on funded establishment												Number					
Number of funded posts	Number of posts on approved establishment	Actual 2019/20			Revised estimate 2020/21			Medium-term expenditure estimate						Average growth rate (%) 2020/21 - 2023/24	Average: Salary level/Total (%) 2020/21 - 2023/24				
		Number	Cost	Unit cost	Number	Cost	Unit cost	2021/22		2022/23		2023/24							
		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost			
Estate Agency Affairs Board	176	176	128	88.0	0.7	176	130.6	0.7	141	115.6	0.8	141	123.7	0.9	141	132.4	0.9	0.4%	100.0%
Salary level	176	176	128	88.0	0.7	176	130.6	0.7	141	115.6	0.8	141	123.7	0.9	141	132.4	0.9	0.4%	100.0%
1-6	7	7	9	1.2	0.1	7	2.3	0.3	2	0.5	0.3	2	0.5	0.3	2	0.6	0.3	-37.0%	0.8%
7-10	110	110	91	48.5	0.5	110	50.4	0.5	93	45.7	0.5	93	48.8	0.5	93	52.2	0.6	1.2%	39.3%
11-12	20	20	8	7.2	0.9	20	17.1	0.9	14	13.4	1.0	14	14.4	1.0	14	15.4	1.1	-3.5%	12.0%
13-16	37	37	19	28.4	1.5	37	55.0	1.5	30	49.7	1.7	30	53.2	1.8	30	56.9	1.9	1.1%	42.8%
17-22	2	2	1	2.7	2.7	2	5.8	2.9	2	6.3	3.2	2	6.8	3.4	2	7.2	3.6	7.8%	5.2%

1. Rand million.

Estate Agents Fidelity Fund

Entity overview

In executing its functions, the Estate Agency Affairs Board administers and manages the Estate Agents Fidelity Fund in the interests of the public and the estate agents registered with the board. The fund derives its revenue

through administrative fees, interest earned on trust accounts held by estate agents, and recovered claims. Expenditure is expected to decrease from R108.3 million in 2020/21 to R94.6 million in 2021/22, then increase to R108.3 million in 2023/24. This fluctuation is mainly due to a decrease in expected revenue from the Services Sector Education and Training Authority for the 3-year internship programme for emerging estate agents, which ends in 2020/21.

Programmes/Objectives/Activities

Table 33.24 Estate Agents Fidelity Fund expenditure trends and estimates by programme/objective/activity

R million	Audited outcome			Revised estimate 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/Total (%) 2017/18 - 2020/21	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/Total (%) 2020/21 - 2023/24
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
Administration	66.6	81.0	88.5	108.3	17.6%	100.0%	94.6	101.2	108.3	-	100.0%
Total	66.6	81.0	88.5	108.3	17.6%	100.0%	94.6	101.2	108.3	-	100.0%

Statements of financial performance, cash flow and financial position

Table 33.25 Estate Agents Fidelity Fund statements of financial performance, cash flow and financial position

Statement of financial performance											
R million	Audited outcome			Revised estimate 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/Total (%) 2017/18 - 2020/21	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/Total (%) 2020/21 - 2023/24
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
Revenue											
Non-tax revenue	79.4	88.0	72.6	108.8	11.1%	100.0%	98.4	105.3	112.6	1.1%	100.0%
Sale of goods and services other than capital assets	71.0	88.0	72.6	108.8	15.3%	97.4%	98.4	105.3	112.6	1.1%	100.0%
<i>of which:</i>											
Administrative fees	46.0	57.7	59.4	76.5	18.5%	68.9%	63.8	68.3	73.1	-1.5%	66.2%
Interest on trust funds	44.1	49.8	52.9	58.1	9.6%	59.6%	58.2	62.3	66.7	4.7%	57.7%
Contribution from estate agents	1.8	2.9	1.4	1.2	-12.2%	2.2%	1.3	1.4	1.5	6.3%	1.3%
Claims recoveries	-	4.0	3.9	4.5	-	3.5%	4.3	4.6	4.9	2.9%	4.3%
Discretionary funded projects	-	1.1	1.1	12.6	-	3.6%	-	-	-	-100.0%	2.9%
Sales by market establishment	25.0	30.3	13.2	32.4	9.0%	28.5%	34.5	37.0	39.5	6.9%	33.8%
Fair value adjustment	25.0	22.0	-	22.9	-3.0%	19.4%	21.0	22.5	24.0	1.7%	21.3%
Interest on investment	-	8.3	12.9	9.3	-	9.0%	13.2	14.1	15.1	17.5%	12.2%
Other income	-	0.0	0.1	0.0	-	-	0.1	0.1	0.1	82.0%	0.1%
Interest: Other	-	-	0.2	0.2	-	0.1%	0.2	0.3	0.3	14.1%	0.2%
Other non-tax revenue	8.4	-	-	-	-100.0%	2.6%	-	-	-	-	-
Total revenue	79.4	88.0	72.6	108.8	11.1%	100.0%	98.4	105.3	112.6	1.1%	100.0%
Expenses											
Current expenses	66.6	81.0	88.5	108.3	17.6%	100.0%	94.6	101.2	108.3	-	100.0%
Goods and services	66.6	81.0	88.5	108.3	17.6%	100.0%	94.6	101.2	108.3	-	100.0%
Total expenses	66.6	81.0	88.5	108.3	17.6%	100.0%	94.6	101.2	108.3	-	100.0%
Surplus/(Deficit)	12.8	6.9	(15.9)	-	-100.0%	-	3.8	4.1	4.4	-	-
Cash flow statement											
Cash flow from operating activities	9.2	(14.1)	(15.3)	(18.5)	-226.1%	100.0%	(13.7)	(14.7)	(15.7)	-5.2%	100.0%
Receipts											
Non-tax receipts	69.8	82.9	62.5	86.0	7.2%	100.0%	77.0	82.4	88.2	0.9%	100.0%
Sales of goods and services other than capital assets	69.8	82.9	62.5	86.0	7.2%	100.0%	77.0	82.4	88.2	0.9%	100.0%
<i>Administrative fees</i>	-	57.7	59.4	76.5	-	63.3%	63.8	68.3	73.1	-1.5%	84.4%
<i>Interest on trust funds</i>	-	49.8	52.9	58.1	-	53.1%	58.2	62.3	66.7	4.7%	73.6%
<i>Contribution from estate agents</i>	-	2.9	1.4	1.2	-	1.8%	1.3	1.4	1.5	6.3%	1.6%
<i>Claims recoveries</i>	-	4.0	3.9	4.5	-	4.1%	4.3	4.6	4.9	2.9%	5.5%
<i>Discretionary funded projects</i>	-	1.1	1.1	12.6	-	4.4%	-	-	-	-100.0%	3.7%
<i>Sales by market establishment</i>	53.5	25.3	3.2	9.5	-43.7%	30.8%	13.2	14.1	15.1	16.6%	15.6%
<i>Fair value adjustment</i>	53.5	-	-	-	-100.0%	19.2%	-	-	-	-	-
<i>Interest on investment</i>	-	8.3	3.1	9.3	-	6.4%	13.2	14.1	15.1	17.5%	15.6%
<i>Other income</i>	-	17.0	0.1	0.0	-	5.2%	-	-	-	-100.0%	-
<i>Interest: Other</i>	-	-	-	0.2	-	0.1%	-	-	-	-100.0%	0.1%
<i>Other sales</i>	16.3	-	-	-	-100.0%	5.8%	-	-	-	-	-
Total receipts	69.8	82.9	62.5	86.0	7.2%	100.0%	77.0	82.4	88.2	0.9%	100.0%
Payment											
Current payments	60.6	97.1	77.9	104.5	19.9%	100.0%	90.8	97.1	104.0	-0.2%	100.0%
Goods and services	60.6	97.1	77.9	104.5	19.9%	100.0%	90.8	97.1	104.0	-0.2%	100.0%
Total payments	60.6	97.1	77.9	104.5	19.9%	100.0%	90.8	97.1	104.0	-0.2%	100.0%
Net cash flow from investing activities	(31.5)	(30.1)	149.2	(12.7)	-26.1%	100.0%	(14.0)	(14.0)	(14.6)	4.8%	100.0%
Other flows from investing activities	(31.5)	(30.1)	149.2	(12.7)	-26.1%	100.0%	(14.0)	(14.0)	(14.6)	4.8%	100.0%
Net cash flow from financing activities	(7.4)	46.4	(11.3)	33.5	-265.8%	100.0%	33.5	33.5	35.0	1.5%	100.0%
Borrowing activities	(7.4)	46.4	(11.3)	33.5	-265.8%	100.0%	33.5	33.5	35.0	1.5%	100.0%
Net increase/(decrease) in cash and cash equivalents	(29.7)	2.2	122.5	2.3	-142.8%	24.7%	5.8	4.8	4.7	26.2%	4.3%

Table 33.25 Estate Agents Fidelity Fund statements of financial performance, cash flow and financial position

Statement of financial position	Audited outcome			Revised estimate	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	Average Expenditure/ Total (%)
	2017/18	2018/19	2019/20		2020/21	2017/18 - 2020/21	2021/22	2022/23	2023/24		
R million											
Investments	601.9	632.0	482.8	708.2	5.6%	93.3%	668.5	746.2	783.5	3.4%	96.8%
Receivables and prepayments	0.6	5.6	3.0	3.8	86.9%	0.5%	4.1	4.3	4.5	5.7%	0.6%
Cash and cash equivalents	3.8	5.9	128.4	16.5	63.5%	6.2%	25.7	17.6	18.9	4.6%	2.6%
Total assets	606.2	643.6	614.3	728.5	6.3%	100.0%	698.3	768.2	806.9	3.5%	100.0%
Accumulated surplus/(deficit)	577.5	584.4	568.5	688.1	6.0%	93.3%	663.7	736.3	752.7	3.0%	94.7%
Trade and other payables	23.3	6.1	3.1	4.1	-43.9%	1.5%	3.3	4.7	4.9	6.3%	0.6%
Provisions	0.7	2.0	2.9	2.4	50.1%	0.3%	2.6	2.7	28.5	129.1%	1.1%
Managed funds (e.g. Poverty Alleviation Fund)	4.7	51.1	39.8	33.8	92.9%	5.0%	28.8	24.4	20.8	-15.0%	3.6%
Total equity and liabilities	606.2	643.6	614.3	728.5	6.3%	100.0%	698.3	768.2	806.9	3.5%	100.0%

Housing Development Agency

Selected performance indicators

Table 33.26 Housing Development Agency performance indicators by programme/objective/activity and related priority

Indicator	Programme/Objective/Activity	MTSF priority	Audited performance			Estimated performance	MTEF targets		
			2017/18	2018/19	2019/20		2021/22	2022/23	2023/24
Number of national priority programmes provided with programme management and technical support per year	Development management operation	Entity mandate	3	3	3	3	3	3	3
Number of informal settlements provided with implementation support per year	Development management operation		5	5	5	5	5	5	5
Number of hectares of well-located land released for human settlements development per year	Built environment and operation	Priority 5: Spatial integration, human settlements and local government	3 329	4 583	3 045	1 500	625	625	625

Entity overview

The Housing Development Agency was established in terms of the Housing Development Agency Act (2008), and is listed as a schedule 3A public entity in terms of the Public Finance Management Act (1999). The agency is mandated to identify, acquire, hold, develop and release state-owned and privately owned land for residential and community purposes; and manage housing development projects for the creation of sustainable human settlements. The agency also provides provinces and municipalities with project, technical and land geospatial services related to housing developments.

Over the medium term, the agency will focus on preparing provinces and municipalities for housing development projects within declared priority development areas; and facilitating the acquisition, development and release of a targeted 1 875 hectares of well-located land for human settlements. Expenditure and revenue are both expected to increase at an average annual rate of 2.7 per cent, from R375 million in 2020/21 to R406.1 million in 2023/24. The agency expects to derive 60.7 per cent (R721.7 million) of its revenue over the medium term through transfers from the department, and the remainder through provincial projects, and management and professional fees.

Programmes/Objectives/Activities

Table 33.27 Housing Development Agency expenditure trends and estimates by programme/objective/activity

Statement of financial position	Audited outcome			Revised estimate	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	Average Expenditure/ Total (%)
	2017/18	2018/19	2019/20		2020/21	2017/18 - 2020/21	2021/22	2022/23	2023/24		
R million											
Administration	70.2	97.7	153.8	85.3	6.7%	27.6%	88.1	92.5	97.1	4.4%	23.2%
Strategic support	36.0	39.7	26.2	46.0	8.5%	9.9%	48.3	50.7	52.9	4.8%	12.7%
Development management operation	61.1	86.8	27.7	59.7	-0.8%	15.6%	62.6	65.8	68.9	4.9%	16.4%
Built environment and operation	192.3	174.0	146.3	184.1	-1.5%	46.9%	184.8	189.4	187.3	0.6%	47.7%
Total	359.6	398.2	354.0	375.0	1.4%	100.0%	383.8	398.4	406.1	2.7%	100.0%

Statements of financial performance, cash flow and financial position

Table 33.28 Housing Development Agency statements of financial performance, cash flow and financial position

Statement of financial performance				Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
Audited outcome			2020/21				2021/22	2022/23	2023/24		
R million	2017/18	2018/19	2019/20	2020/21	2017/18 - 2020/21		2021/22	2022/23	2023/24	2020/21 - 2023/24	
Revenue											
Non-tax revenue	170.3	163.3	123.1	141.4	-6.0%	39.9%	148.4	155.7	162.5	4.8%	38.9%
Sale of goods and services other than capital assets	170.3	163.3	123.1	141.4	-6.0%	39.9%	148.4	155.7	162.5	4.8%	38.9%
<i>of which:</i>											
Administrative fees	42.9	55.8	20.2	33.8	-7.7%	10.1%	35.5	37.0	38.7	4.6%	9.3%
Management fees	35.1	39.2	13.0	26.4	-9.0%	7.5%	27.7	29.1	30.4	4.8%	7.3%
Other income	2.5	3.3	3.5	2.0	-7.6%	0.8%	2.1	2.2	2.3	4.8%	0.6%
Investment income	5.3	13.3	3.6	5.4	0.3%	1.8%	5.6	5.7	6.0	3.6%	1.4%
Sales by market establishment	127.4	107.5	102.8	107.6	-5.5%	29.8%	113.0	118.6	123.8	4.8%	29.6%
Provincial projects	127.4	107.5	102.8	107.6	-5.5%	29.8%	113.0	118.6	123.8	4.8%	29.6%
Transfers received	210.7	222.2	229.3	233.6	3.5%	60.1%	235.4	242.7	243.6	1.4%	61.1%
Total revenue	381.0	385.5	352.4	375.0	-0.5%	100.0%	383.8	398.4	406.1	2.7%	100.0%
Expenses											
Current expenses	359.6	398.2	354.0	375.0	1.4%	100.0%	383.8	398.4	406.1	2.7%	100.0%
Compensation of employees	199.4	193.0	190.8	215.7	2.7%	53.8%	225.2	236.5	232.1	2.5%	58.2%
Goods and services	157.6	200.9	159.7	156.3	-0.3%	45.3%	155.6	158.8	170.8	3.0%	41.0%
Depreciation	2.5	4.2	3.4	3.0	6.1%	0.9%	3.0	3.1	3.3	3.0%	0.8%
Interest, dividends and rent on land	0.1	0.0	0.1	-	-100.0%	-	-	-	-	-	-
Total expenses	359.6	398.2	354.0	375.0	1.4%	100.0%	383.8	398.4	406.1	2.7%	100.0%
Surplus/(Deficit)	21.4	(12.7)	(1.6)	-	-100.0%	-	-	-	-	-	-

Personnel information

Table 33.29 Housing Development Agency personnel numbers and cost by salary level

Number of posts estimated for 31 March 2020		Number and cost ¹ of personnel posts filled/planned for on funded establishment														Number			
Number of funded posts	Number of posts on approved establishment	Actual			Revised estimate			Medium-term expenditure estimate						Average growth rate (%)	Average: Salary level/Total (%)				
		2019/20		Unit cost	2020/21		Unit cost	2021/22		Unit cost	2022/23		Unit cost			2023/24		Unit cost	
Housing Development Agency		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	2020/21 - 2023/24		
Salary level	239	239	235	190.8	0.8	239	215.7	0.9	239	225.2	0.9	239	236.5	1.0	239	232.1	1.0	2.5%	100.0%
1-6	5	5	5	1.0	0.2	5	0.9	0.2	5	1.0	0.2	5	1.0	0.2	5	1.1	0.2	5.3%	0.4%
7-10	107	107	107	49.7	0.5	107	53.1	0.5	107	68.0	0.6	107	101.8	1.0	107	90.2	0.8	19.3%	34.2%
11-12	74	74	70	54.9	0.8	74	71.1	1.0	74	64.2	0.9	74	50.0	0.7	74	52.8	0.7	-9.5%	26.3%
13-16	45	45	45	68.4	1.5	45	70.1	1.6	45	75.1	1.7	45	65.9	1.5	45	69.5	1.5	-0.3%	30.9%
17-22	8	8	8	16.8	2.1	8	20.5	2.6	8	17.0	2.1	8	17.8	2.2	8	18.6	2.3	-3.2%	8.1%

1. Rand million.

National Home Builders Registration Council

Selected performance indicators

Table 33.30 National Home Builders Registration Council performance indicators by programme/objective/activity and related priority

Indicator	Programme/Objective/Activity	MTSF priority	Audited performance			Estimated performance	MTEF targets		
			2017/18	2018/19	2019/20		2020/21	2021/22	2022/23
Number of home builders registered per year	Regulation	Entity mandate	3 535	3 600	3 880	3 500	2 930	3 032	3 138
Number of home builder registration renewals per year	Regulation		14 438	14 117	14 561	14 000	14 435	14 940	15 463
Number of homes enrolled in the non-subsidy sector per year	Regulation		56 506	51 585	48 166	50 000	40 000	41 400	42 849
Number of homes enrolled in the subsidy sector per year	Regulation		66 691	76 526	69 761	52 641	47 836	49 510	51 243
Number of home builders trained per year	Regulation		2 357	2 541	3 145	1 500	1 500	1 500	1 500
Number of home inspectors trained per year	Regulation		587	602	891	484	484	484	484
Number of inspections in the subsidy sector per year	Protection		46 518	85 263	27 228	81 408	84 257	87 206	90 258
Number of inspections in the non-subsidy sector per year	Protection		57 318	68 009	22 418	55 000	56 925	56 500	59 325
Number of homes enrolled late in the non-subsidy sector per year	Protection		1 052	1 894	1 697	2 000	2 000	2 000	2 000

Entity overview

The National Home Builders Registration Council was established in terms of the Housing Consumers Protection Measures Act (1998), and is listed as a schedule 3A public entity in terms of the Public Finance Management Act (1999). The council is mandated to represent the interests of housing consumers by providing warranty protection against defined defects in new homes, and to regulate the home-building industry. It also provides training and capacity building to promote and ensure compliance with technical standards for building homes.

Over the medium term, the council will focus on regulating the home-building industry, increasing the enrolment of subsidy and non-subsidy homes, and increasing the number of home inspections conducted. Over the next 3 years, the council plans to conduct 261 721 inspections on the 148 589 subsidy homes it plans to enrol, and 172 750 inspections on the 124 249 non-subsidy homes it plans to enrol. The council often conducts multiple inspections on homes during the construction process.

As a result of the projected increase in the number of home inspections conducted and the number of home builders and inspectors trained, the council's expenditure is expected to increase at an average annual rate of 2.1 per cent, from R855.8 million in 2020/21 to R910.7 million in 2023/24. The council receives income from home enrolments, registrations and renewal fees; and from technical services, interest and dividends. Total revenue is expected to increase at an average annual rate of 4.5 per cent, from R1.4 billion in 2020/21 to R1.6 billion in 2023/24.

Programmes/Objectives/Activities

Table 33.31 National Home Builders Registration Council expenditure trends and estimates by programme/objective/activity

R million	Audited outcome			Revised estimate 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/ Total (%)
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
Administration	288.3	268.6	617.7	315.6	3.1%	40.2%	325.8	336.3	345.2	3.0%	37.4%
Regulation	283.1	332.2	356.7	273.5	-1.1%	35.3%	278.1	283.0	287.2	1.6%	31.7%
Protection	194.3	181.1	219.2	266.7	11.1%	24.5%	270.6	274.7	278.2	1.4%	30.8%
Total	765.7	782.0	1 193.6	855.8	3.8%	100.0%	874.4	893.9	910.7	2.1%	100.0%

Statements of financial performance, cash flow and financial position

Table 33.32 National Home Builders Registration Council statements of financial performance, cash flow and financial position

Statement of financial performance											
R million	Audited outcome			Revised estimate 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/ Total (%)
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
Revenue											
Non-tax revenue	1 379.7	1 372.5	1 330.3	1 404.9	0.6%	100.0%	1 456.6	1 532.0	1 601.0	4.5%	100.0%
Sale of goods and services other than capital assets	776.7	908.3	813.5	892.2	4.7%	61.8%	936.8	983.7	1 027.9	4.8%	64.1%
of which:											
Sales by market establishment	769.4	877.9	764.1	889.4	5.0%	60.1%	933.9	980.6	1 024.7	4.8%	63.9%
Insurance premium revenue	718.8	776.2	668.7	835.2	5.1%	54.6%	877.0	920.8	962.3	4.8%	60.0%
Fee revenue	43.5	101.0	80.0	34.2	-7.7%	4.7%	35.9	37.7	39.4	4.8%	2.5%
Technical services revenue	7.1	0.7	15.3	20.0	40.9%	0.8%	21.0	22.1	23.0	4.8%	1.4%
Other sales	7.3	30.4	49.5	2.8	-27.3%	1.7%	2.9	3.1	3.2	4.8%	0.2%
Other non-tax revenue	603.1	464.1	516.8	512.7	-5.3%	38.2%	519.8	548.4	573.1	3.8%	35.9%
Total revenue	1 379.7	1 372.5	1 330.3	1 404.9	0.6%	100.0%	1 456.6	1 532.0	1 601.0	4.5%	100.0%
Expenses											
Current expenses	765.7	782.0	1 193.6	855.8	3.8%	100.0%	874.4	893.9	910.7	2.1%	100.0%
Compensation of employees	453.8	485.7	534.4	522.0	4.8%	56.8%	522.0	522.0	522.0	-	59.1%
Goods and services	289.2	273.6	637.0	306.8	2.0%	40.5%	324.0	341.9	357.3	5.2%	37.6%
Depreciation	22.7	22.6	22.1	26.9	5.9%	2.7%	28.4	30.0	31.3	5.2%	3.3%
Interest, dividends and rent on land	0.0	0.0	-	-	-100.0%	-	-	-	-	-	-
Total expenses	765.7	782.0	1 193.6	855.8	3.8%	100.0%	874.4	893.9	910.7	2.1%	100.0%
Surplus/(Deficit)	614.1	590.5	136.7	549.1	-3.7%		582.2	638.1	690.3	7.9%	

Table 33.32 National Home Builders Registration Council statements of financial performance, cash flow and financial position

Statement of financial performance											
R million	Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2017/18	2018/19	2019/20				2020/21	2021/22	2022/23		
Cash flow statement											
Cash flow from operating activities	170.0	207.9	138.8	132.7	-7.9%	100.0%	45.1	92.9	114.0	-4.9%	100.0%
Receipts											
Non-tax receipts	814.2	864.0	822.9	920.3	4.2%	100.0%	788.2	849.5	879.0	-1.5%	100.0%
Sales of goods and services other than capital assets	801.2	840.1	792.9	889.4	3.5%	97.2%	756.4	816.8	845.2	-1.7%	96.2%
Administrative fees	43.5	-	-	-	-100.0%	1.3%	-	-	-	-	-
Asset management service	43.5	-	-	-	-100.0%	1.3%	-	-	-	-	-
Sales by market establishment	750.6	834.0	748.7	869.4	5.0%	93.5%	741.4	796.1	823.8	-1.8%	94.0%
Insurance premium revenue	750.6	776.2	668.7	835.2	3.6%	88.5%	677.8	722.8	748.1	-3.6%	86.7%
Fee revenue	-	57.8	80.0	34.2	-	5.0%	63.5	73.3	75.7	30.4%	7.3%
Other sales	7.1	6.2	44.2	20.0	40.9%	2.3%	15.0	20.7	21.4	2.3%	2.2%
Other tax receipts	13.0	23.9	30.0	30.9	33.6%	2.8%	31.8	32.8	33.8	3.0%	3.8%
Total receipts	814.2	864.0	822.9	920.3	4.2%	100.0%	788.2	849.5	879.0	-1.5%	100.0%
Payment											
Current payments	644.2	656.1	684.1	787.6	6.9%	100.0%	743.1	756.6	765.0	-1.0%	100.0%
Compensation of employees	453.8	485.7	534.4	522.0	4.8%	72.2%	522.0	522.0	522.0	-	68.4%
Goods and services	190.4	170.4	149.7	265.6	11.7%	27.8%	221.0	234.6	242.9	-2.9%	31.6%
Total payments	644.2	656.1	684.1	787.6	6.9%	100.0%	743.1	756.6	765.0	-1.0%	100.0%
Net cash flow from investing activities	(34.5)	560.9	(457.7)	(395.7)	125.6%	100.0%	(173.9)	242.2	259.6	-186.9%	100.0%
Acquisition of property, plant, equipment and intangible assets	(4.7)	(3.7)	(5.3)	(8.1)	19.3%	4.1%	(8.0)	(8.0)	(8.4)	1.2%	-
Acquisition of software and other intangible assets	-	(0.4)	-	(30.0)	-	1.9%	-	-	-	-100.0%	1.9%
Other flows from investing activities	(29.7)	564.9	(452.4)	(357.6)	129.1%	94.0%	(165.9)	250.2	267.9	-190.8%	98.1%
Net cash flow from financing activities	(9.4)	(3.2)	(10.8)	-	-100.0%	-	-	-	-	-	-
Other flows from financing activities	(9.4)	(3.2)	(10.8)	-	-100.0%	-	-	-	-	-	-
Net increase/(decrease) in cash and cash equivalents	126.1	765.6	(329.7)	(263.0)	-227.8%	14.0%	(128.8)	335.1	373.6	-212.4%	8.3%
Statement of financial position											
Carrying value of assets	179.3	159.7	142.8	199.6	3.6%	2.3%	196.2	171.3	144.8	-10.2%	2.0%
Acquisition of assets	(4.7)	(3.7)	(5.3)	(8.1)	19.3%	100.0%	(8.0)	(8.0)	(8.4)	1.2%	100.0%
Investments	6 208.8	6 043.4	6 642.2	7 400.6	6.0%	87.8%	7 968.2	8 571.3	9 253.2	7.7%	91.3%
Inventory	13.2	11.9	10.5	9.5	-10.4%	0.2%	7.5	6.4	4.9	-19.6%	0.1%
Receivables and prepayments	16.0	60.9	45.9	69.0	62.9%	0.6%	66.5	64.5	61.3	-3.8%	0.7%
Cash and cash equivalents	331.1	1 096.6	766.9	549.3	18.4%	9.1%	526.7	552.9	523.3	-1.6%	6.0%
Total assets	6 748.3	7 372.5	7 608.2	8 228.0	6.8%	100.0%	8 765.2	9 366.4	9 987.6	6.7%	100.0%
Accumulated surplus/(deficit)	5 153.8	5 753.7	5 892.9	6 421.9	7.6%	77.5%	6 919.9	7 469.8	7 806.0	6.7%	78.7%
Capital and reserves	16.7	7.3	4.9	25.0	14.4%	0.2%	14.6	3.6	223.8	107.6%	0.7%
Trade and other payables	121.0	95.6	92.3	107.3	-3.9%	1.4%	99.5	102.3	105.1	-0.7%	1.1%
Provisions	1 445.7	1 499.2	1 594.5	1 649.9	4.5%	20.7%	1 707.2	1 766.5	1 828.3	3.5%	19.2%
Derivatives financial instruments	11.0	16.6	23.7	23.9	29.7%	0.2%	24.1	24.2	24.4	0.7%	0.3%
Total equity and liabilities	6 748.3	7 372.5	7 608.2	8 228.0	6.8%	100.0%	8 765.2	9 366.4	9 987.6	6.7%	100.0%

Personnel information

Table 33.33 National Home Builders Registration Council personnel numbers and cost by salary level

Number of posts estimated for 31 March 2020		Number and cost ¹ of personnel posts filled/planned for on funded establishment												Number					
Number of funded posts	Number of posts on approved establishment	Actual			Revised estimate			Medium-term expenditure estimate						Average growth rate (%)	Average: Salary level/Total (%)				
		2019/20	Unit cost		2020/21	Unit cost		2021/22	Unit cost		2022/23	Unit cost				2023/24	Unit cost		
National Home Builders Registration Council		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost			
Salary level	650	650	634	534.4	0.8	650	522.0	0.8	650	522.0	0.8	650	522.0	0.8	650	522.0	0.8	-	100.0%
1 - 6	46	46	36	4.8	0.1	46	5.3	0.1	46	5.3	0.1	46	5.3	0.1	46	5.3	0.1	-	1.0%
7 - 10	330	330	329	214.3	0.7	330	209.3	0.6	330	209.3	0.6	330	209.3	0.6	330	209.3	0.6	-	40.1%
11 - 12	178	178	177	176.1	1.0	178	171.0	1.0	178	171.0	1.0	178	171.0	1.0	178	171.0	1.0	-	32.8%
13 - 16	90	90	87	120.5	1.4	90	117.9	1.3	90	117.9	1.3	90	117.9	1.3	90	117.9	1.3	-	22.6%
17 - 22	6	6	5	18.7	3.7	6	18.5	3.1	6	18.5	3.1	6	18.5	3.1	6	18.5	3.1	-	3.5%

1. Rand million.

National Housing Finance Corporation

Selected performance indicators

Table 33.34 National Housing Finance Corporation performance indicators by programme/objective/activity and related priority

Indicator	Programme/Objective/Activity	MTSF priority	Audited performance			Estimated performance	MTEF targets		
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of affordable housing opportunities facilitated through disbursements per year	Strategic investment	Priority 5: Spatial integration, human settlements and local government	230	44	0	_1	_1	_1	_1
Number of affordable housing opportunities facilitated through leveraged funds per year	Strategic investment		669	1 546	2 577	1 670	1 625	858	486
Value of funds disbursed per year	Strategic investment		R120m	R98m	R91m	R83m	R142m	R178m	R218m
Value of funds leveraged from the private sector per year	Strategic investment		R1.2bn	R89m	R227m	_1	_1	_1	_1
Number of social housing opportunities facilitated through disbursements per year	Rental lending		2 242	289	485	360	740	857	1 200
Value of funds disbursed for social housing per year	Rental lending		R110m	R77m	R36m	R56m	R141m	R211m	R301m
Number of private rental housing opportunities facilitated through disbursements per year	Rental lending		579	275	247	278	618	605	1 038
Value of funds disbursed for private rental housing per year	Rental lending		R152m	R188m	R109m	R32m	R78m	R205m	R212m
Number of affordable housing opportunities facilitated through disbursements per year	Developer finance		_2	1 334	1 937	875	6 152	7 267	7 634
Value of funds disbursed to developers and emerging contractors per year	Developer finance		_2	R144m	R304m	R378m	R437m	R487m	R513m
Number of rural housing opportunities facilitated through disbursements per year	Incremental lending		_2	14 698	32 687	12 000	22 500	34 825	36 583
Value of funds disbursed to rural households per year	Incremental lending		_2	R63m	R184m	R68m	R183m	R313m	R329m
Number of subsidy applications received per year	Finance-linked individual subsidy programme		_2	_2	3 712	4 653	7 188	8 186	8 566
Number of approved subsidy applications per year	Finance-linked individual subsidy programme		_2	_2	2 212	_1	7 100	8 100	8 500
Number of subsidies disbursed to households per year	Finance-linked individual subsidy programme		_2	_2	1 167	4 334	4 000	4 000	4 000
Value of funds leveraged from financial institutions	Finance-linked individual subsidy programme		_2	_2	R943m	R2.1bn	R3.3bn	R3.7bn	R3.9bn
Value of subsidies disbursed per year	Finance-linked individual subsidy programme		_2	_2	R60m	R249m	R451m	R497m	R520m

1. No projections available.

2. No historical data available.

Entity overview

The National Housing Finance Corporation was established as a development finance institution in 1996, and is listed as a schedule 3A public entity in terms of the Public Finance Management Act (1999). It is mandated to provide access to affordable housing finance for low-income and middle-income households by leveraging private sector funding to finance housing developments and create affordable housing stock.

Over the medium term, the corporation will provide affordable housing finance to intermediaries such as social housing institutions; retail financial intermediaries that provide micro loans for home improvements; and developers and emerging contractors who invest in affordable rental housing stock. It expects to disburse R1.4 billion in finance-linked individual subsidies to 12 000 to qualifying households over the MTEF period.

Expenditure is expected to increase at an average annual rate of 7.9 per cent, from R878.8 million in 2020/21 to R1.1 billion in 2023/24, mainly driven by internal administration costs and the finance-linked individual subsidy programme. An estimated 53.3 per cent of the corporation's revenue over the medium term is expected to be

generated by interest on loans, interest and dividends on investments, and rental income. Total revenue is expected to increase at an average annual rate of 1 per cent, from R1.2 billion in 2020/21 to an estimated R1.3 billion in 2023/24.

Programmes/Objectives/Activities

Table 33.35 National Housing Finance Corporation expenditure trends and estimates by programme/objective/activity

R million	Audited outcome			Revised estimate 2020/21	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/ Total (%)
	2017/18	2018/19	2019/20		2017/18 - 2020/21	2020/21	2021/22	2022/23	2023/24		
Administration	87.2	117.7	151.9	169.7	24.9%	29.0%	234.6	227.0	238.0	11.9%	21.2%
Retail	6.5	5.1	7.5	8.9	11.3%	1.7%	9.5	10.1	10.6	5.9%	1.0%
Strategic investment	5.8	164.1	169.6	190.3	220.7%	22.4%	179.5	183.6	178.3	-2.1%	18.1%
Rental lending	93.7	69.3	129.6	104.8	3.8%	24.3%	84.8	80.8	110.5	1.8%	9.4%
Programme management	–	5.9	7.4	14.9	–	1.1%	16.0	17.0	17.7	6.0%	1.6%
Developer finance	–	39.8	25.6	17.2	–	3.8%	14.3	14.2	18.5	2.4%	1.6%
Incremental lending	–	37.8	25.2	23.3	–	3.8%	25.4	24.4	30.7	9.6%	2.5%
Finance linked individual subsidy programme	–	–	100.0	349.7	–	14.0%	479.8	497.5	499.5	12.6%	44.5%
Total	193.1	439.7	616.7	878.8	65.7%	100.0%	1 043.8	1 054.7	1 103.7	7.9%	100.0%

Statements of financial performance, cash flow and financial position

Table 33.36 National Housing Finance Corporation statements of financial performance, cash flow and financial position

Statement of financial performance											
R million	Audited outcome			Revised estimate 2020/21	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/ Total (%)
	2017/18	2018/19	2019/20		2017/18 - 2020/21	2020/21	2021/22	2022/23	2023/24		
Revenue	287.8	585.3	736.4	578.3	26.2%	83.8%	586.3	621.5	764.7	9.8%	54.5%
Non-tax revenue	198.8	470.4	533.7	480.3	34.2%	63.1%	494.0	521.4	649.9	10.6%	45.9%
Sale of goods and services other than capital assets											
of which:											
Administrative fees	2.2	8.0	18.6	24.4	123.5%	1.6%	43.1	45.1	46.6	24.1%	3.4%
Management fees	0.2	3.6	13.1	19.0	382.9%	0.9%	37.4	39.2	40.3	28.4%	2.9%
Levies from property sales transactions	2.0	1.9	2.1	–	-100.0%	0.3%	–	–	–	–	–
Fees on loans for construction projects	–	2.4	3.4	5.3	–	0.3%	5.6	5.9	6.3	5.5%	0.5%
Sales by market establishment	196.6	462.5	515.1	455.9	32.4%	61.5%	450.9	476.3	603.3	9.8%	42.4%
Sale of houses	1.3	3.4	20.5	29.8	187.7%	1.5%	–	–	–	-100.0%	0.6%
Interest on advances	181.8	248.5	269.1	213.9	5.6%	38.8%	236.0	271.7	395.7	22.8%	23.8%
Rental income	13.5	15.9	15.6	12.7	-2.1%	2.6%	13.4	–	–	-100.0%	0.6%
Revenue from controlled entities	–	194.8	210.0	199.5	–	18.7%	201.5	204.6	207.6	1.3%	17.5%
Other non-tax revenue	89.1	114.9	202.7	98.0	3.2%	20.7%	92.2	100.1	114.8	5.4%	8.7%
Transfers received	–	–	100.0	649.7	–	16.2%	479.8	497.5	499.5	-8.4%	45.5%
Total revenue	287.8	585.3	836.4	1 227.9	62.2%	100.0%	1 066.1	1 119.0	1 264.1	1.0%	100.0%
Expenses	193.1	439.7	521.7	544.6	41.3%	86.6%	582.8	576.7	623.8	4.6%	57.2%
Current expenses	72.0	105.7	132.7	136.5	23.7%	24.6%	154.9	164.5	173.8	8.4%	15.4%
Compensation of employees	102.6	203.7	244.6	250.8	34.7%	41.9%	265.7	252.8	297.2	5.8%	26.2%
Goods and services	–	–	2.1	1.5	–	0.1%	12.3	12.2	10.7	90.6%	0.9%
Depreciation	18.5	130.3	142.3	155.7	103.3%	20.0%	149.9	147.2	142.1	-3.0%	14.7%
Interest, dividends and rent on land	–	–	95.0	334.3	–	13.4%	461.0	478.0	479.9	12.8%	42.8%
Transfers and subsidies	–	–	95.0	334.3	–	13.4%	461.0	478.0	479.9	12.8%	42.8%
Total expenses	193.1	439.7	616.7	878.8	65.7%	100.0%	1 043.8	1 054.7	1 103.7	7.9%	100.0%
Surplus/(Deficit)	94.7	145.7	219.7	349.1	54.5%	–	22.3	64.3	160.4	-22.8%	–
Cash flow statement											
Cash flow from operating activities	157.8	243.7	329.6	465.7	43.4%	100.0%	109.3	170.0	302.9	-13.4%	100.0%
Receipts	282.5	521.9	647.3	551.2	25.0%	82.2%	555.0	588.9	731.3	9.9%	53.3%
Non-tax receipts	4.6	426.3	507.8	459.5	364.2%	46.6%	469.5	495.9	624.0	10.7%	45.0%
Sales of goods and services other than capital assets											
Administrative fees	4.6	5.5	9.7	3.6	-7.8%	1.1%	18.6	19.6	20.7	79.3%	1.4%
Management fees	4.6	3.6	7.5	3.6	-7.8%	0.9%	18.6	19.6	20.7	79.3%	1.4%
Levies from property sales transactions	–	1.9	2.1	–	–	0.2%	–	–	–	–	–
Sales by market establishment	–	420.8	498.1	455.9	–	45.6%	450.9	476.3	603.3	9.8%	43.6%
Sale of houses	–	3.4	20.5	29.8	–	1.4%	–	–	–	-100.0%	0.6%
Interest on advances	–	206.7	252.0	213.9	–	22.4%	236.0	271.7	395.7	22.8%	24.4%
Rental income	–	15.9	15.6	12.7	–	1.5%	13.4	–	–	-100.0%	0.6%
Revenue from controlled entities	–	194.8	210.0	199.5	–	20.2%	201.5	204.6	207.6	1.3%	17.9%
Other tax receipts	277.9	95.6	139.5	91.7	-30.9%	35.5%	85.5	92.9	107.2	5.4%	8.3%

Table 33.36 National Housing Finance Corporation statements of financial performance, cash flow and financial position

Statement of financial performance		Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
		2017/18	2018/19	2019/20				2020/21	2021/22	2022/23		
R million												
Transfers received	–	–	100.0	649.7	–	16.7%	479.8	497.5	499.5	–8.4%	46.7%	
Tax benefit	–	–	35.0	–	–	1.1%	–	–	–	–	–	
Total receipts	282.5	521.9	782.3	1 200.9	62.0%	100.0%	1 034.8	1 086.4	1 230.7	0.8%	100.0%	
Payment												
Current payments	124.7	278.2	357.7	401.0	47.6%	83.4%	464.5	438.4	448.0	3.8%	50.2%	
Compensation of employees	69.8	75.9	100.9	134.5	24.4%	31.0%	154.9	164.5	173.8	8.9%	17.9%	
Goods and services	36.4	71.0	113.6	110.8	45.0%	23.7%	159.7	126.7	132.1	6.0%	15.1%	
Interest and rent on land	18.5	131.4	143.1	155.7	103.3%	28.7%	149.9	147.2	142.1	-3.0%	17.2%	
Transfers and subsidies	–	–	95.0	334.3	–	16.6%	461.0	478.0	479.9	12.8%	49.8%	
Total payments	124.7	278.2	452.7	735.2	80.7%	100.0%	925.5	916.4	927.8	8.1%	100.0%	
Net cash flow from advancing activities (financial institutions only)	(331.1)	(221.4)	(146.6)	(287.9)	-4.6%	100.0%	(340.8)	(546.5)	(815.2)	41.5%	100.0%	
Loan disbursements	(381.3)	(557.7)	(724.0)	(618.0)	17.5%	268.9%	(982.0)	(1 394.0)	(1 573.0)	36.5%	237.7%	
Loan principal repayments	50.1	336.3	577.4	330.1	87.5%	-168.9%	641.2	847.5	757.8	31.9%	-137.7%	
Net cash flow from investing activities	65.8	43.3	(210.5)	(58.9)	-196.4%	100.0%	146.8	186.4	317.2	-275.3%	100.0%	
Acquisition of property, plant, equipment and intangible assets	(1.1)	(2.1)	(2.8)	(13.2)	131.9%	4.4%	(20.0)	(2.5)	–	-100.0%	1.9%	
Acquisition of software and other intangible assets	(0.4)	(0.2)	–	–	-100.0%	-0.3%	–	–	–	–	–	
Proceeds from the sale of property, plant, equipment and intangible assets	–	0.0	–	–	–	–	66.0	–	–	–	11.2%	
Other flows from investing activities	67.2	45.6	(207.7)	(45.6)	-187.9%	95.9%	100.8	188.9	317.2	-290.8%	86.9%	
Net cash flow from financing activities	79.9	662.5	74.9	(28.5)	-170.9%	100.0%	(6.6)	(55.7)	(77.2)	39.5%	100.0%	
Deferred income	100.0	80.0	50.0	–	-100.0%	51.0%	–	–	–	–	–	
Borrowing activities	(33.6)	53.9	(39.6)	(116.7)	51.5%	80.8%	(37.9)	(38.3)	(38.7)	-30.8%	276.2%	
Other flows from financing activities	13.4	528.6	64.5	88.2	87.2%	-31.8%	31.3	(17.4)	(38.5)	-175.8%	-176.2%	
Net increase/(decrease) in cash and cash equivalents	(27.7)	728.0	47.4	90.4	-248.4%	42.3%	(91.2)	(245.8)	(272.4)	-244.4%	-11.6%	
Statement of financial position												
Carrying value of assets	62.1	68.3	65.3	70.5	4.3%	1.3%	25.3	15.6	4.9	-58.9%	0.5%	
Acquisition of assets	(1.1)	(2.1)	(2.8)	(13.2)	131.9%	100.0%	(20.0)	(2.5)	–	-100.0%	–	
Investments	875.6	1 001.5	1 291.1	1 316.0	14.5%	20.9%	1 290.2	1 200.9	1 028.8	-7.9%	18.9%	
Inventory	17.7	14.7	–	–	-100.0%	0.2%	–	–	–	–	–	
Loans	2 085.4	3 813.0	3 757.9	3 962.0	23.9%	61.8%	4 276.6	4 598.0	5 101.3	8.8%	70.1%	
Receivables and prepayments	16.1	22.8	21.0	32.8	26.8%	0.4%	32.8	32.9	32.9	–	0.5%	
Cash and cash equivalents	330.4	1 058.5	1 105.9	896.3	39.5%	14.8%	805.1	559.3	286.9	-31.6%	10.0%	
Taxation	33.9	35.2	35.2	–	-100.0%	0.5%	–	–	–	–	–	
Total assets	3 421.3	6 013.9	6 276.3	6 277.5	22.4%	100.0%	6 430.0	6 406.6	6 454.7	0.9%	100.0%	
Accumulated surplus/(deficit)	1 424.6	1 724.8	1 901.3	1 924.2	10.5%	32.8%	1 946.5	2 010.8	2 171.2	4.1%	31.5%	
Capital and reserves	931.7	1 131.0	1 069.4	1 069.4	4.7%	20.0%	1 069.4	1 069.4	1 069.4	–	16.7%	
Capital reserve fund	730.0	1 545.0	1 656.7	1 656.7	31.4%	25.0%	1 656.7	1 656.7	1 656.7	–	25.9%	
Borrowings	216.6	1 474.3	1 437.6	1 329.4	83.1%	18.7%	1 428.1	1 357.4	1 283.3	-1.2%	21.1%	
Trade and other payables	4.3	22.1	30.6	28.1	87.0%	0.4%	28.0	27.8	27.7	-0.6%	0.4%	
Provisions	18.0	32.9	36.3	36.1	26.1%	0.6%	36.1	36.1	36.1	–	0.6%	
Managed funds	52.7	43.1	107.5	195.8	54.9%	1.8%	227.1	209.7	171.2	-4.4%	3.1%	
Derivatives financial instruments	43.4	40.6	36.9	37.9	-4.4%	0.8%	38.3	38.7	39.1	1.1%	0.6%	
Total equity and liabilities	3 421.3	6 013.9	6 276.3	6 277.5	22.4%	100.0%	6 430.0	6 406.6	6 454.7	0.9%	100.0%	

Personnel information**Table 33.37 National Housing Finance Corporation personnel numbers and cost by salary level**

Number of posts estimated for 31 March 2020		Number and cost ¹ of personnel posts filled/planned for on funded establishment															Number		
Number of funded posts	Number of posts on approved establishment	Actual			Revised estimate			Medium-term expenditure estimate									Average growth rate (%)	Average: Salary level/Total (%)	
		2019/20		Unit cost	2020/21		Unit cost	2021/22			Unit cost	2022/23		Unit cost	2023/24				Unit cost
National Housing Finance Corporation		Number	Cost		Number	Cost		Number	Cost	Number		Cost	Number		Cost	Number	Cost	Number	
Salary level	135	135	130	132.7	1.0	131	136.5	1.0	141	154.9	1.1	141	164.5	1.2	141	173.8	1.2	8.4%	100.0%
1 – 6	20	20	20	2.7	0.1	20	3.7	0.2	20	4.0	0.2	20	4.2	0.2	20	4.5	0.2	6.7%	2.6%
7 – 10	56	56	54	31.6	0.6	54	35.2	0.7	60	41.2	0.7	60	43.8	0.7	60	46.3	0.8	9.6%	26.4%
11 – 12	24	24	22	22.1	1.0	24	25.6	1.1	24	28.9	1.2	24	30.4	1.3	24	32.1	1.3	7.8%	18.6%
13 – 16	29	29	29	51.0	1.8	27	49.2	1.8	31	56.3	1.8	31	59.6	1.9	31	63.0	2.0	8.6%	36.2%
17 – 22	6	6	5	25.4	5.1	6	22.8	3.8	6	24.6	4.1	6	26.4	4.4	6	27.8	4.6	6.9%	16.2%

1. Rand million.

Social Housing Regulatory Authority**Selected performance indicators****Table 33.38 Social Housing Regulatory Authority performance indicators by programme/objective/activity and related priority**

Indicator	Programme/Objective/Activity	MTSF priority	Audited performance			Estimated performance	MTEF targets		
			2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Number of social housing units delivered per year	Project development and funding	Priority 5: Spatial integration, human settlements and local government	3 519	2 284	3 010	4 006	6 700	8 000	8 000
Number of social housing units approved for capital grant funding per year	Compliance, accreditation and regulation	Entity mandate	6 018	7 656	4 816	3 732	3 875	2 912	3 087
Number of institutional grants approved per year	Sector development		40	36	30	40	40	40	40
Total number of accredited social housing institutions	Compliance, accreditation and regulation		83	97	106	96	100	105	110
Total number of social housing units under regulation	Compliance, accreditation and regulation		32 046	36 305	39 407	40 317	44 317	48 317	52 317

Entity overview

The Social Housing Regulatory Authority was established in terms of the Social Housing Act (2008), and is listed as a schedule 3A public entity in terms of the Public Finance Management Act (1999). The authority is mandated to regulate the social housing sector, and subsidise affordable rental housing units for low-income to middle-income households. Over the medium term, the authority will focus on increasing the supply of new rental stock and building capacity in the sector by providing capital subsidies to accredited social housing institutions. These subsidies reduce the capital cost of constructing rental units, as well as rental costs for tenants.

Expenditure is expected to decrease at an average annual rate of 6.2 per cent, from R1.1 billion in 2020/21 to R922.7 million in 2023/24, due to the one-off rental relief allocation in 2020/21, and Cabinet-approved reductions amounting to R18.1 million over the MTEF period on transfers to public entities. Despite these cuts, the authority plans to deliver 22 700 new social housing units over the medium term. The authority derives all of its revenue through transfers from the department, which are expected to amount to R2.7 billion over the medium term.

Programmes/Objectives/Activities**Table 33.39 Social Housing Regulatory Authority expenditure trends and estimates by programme/objective/activity**

R million	Audited outcome			Revised estimate 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/Total (%)	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/Total (%)
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
Administration	44.9	66.3	69.7	57.9	8.9%	6.2%	60.9	63.7	66.6	4.8%	6.7%
Project Development and Funding	604.5	774.2	1 202.8	725.7	6.3%	84.1%	764.6	791.1	826.0	4.4%	83.2%
Sector Development	19.7	14.3	15.9	322.4	153.9%	8.7%	22.7	23.5	23.6	-58.2%	9.2%
Compliance, Accreditation and Regulation	6.6	10.8	11.6	11.4	20.3%	1.0%	9.4	9.0	6.5	-17.2%	1.0%
Total	675.6	865.6	1 300.0	1 117.5	18.3%	100.0%	857.6	887.4	922.7	-6.2%	100.0%

Statements of financial performance, cash flow and financial position**Table 33.40 Social Housing Regulatory Authority statements of financial performance, cash flow and financial position**

Statement of financial performance											
R million	Audited outcome			Revised estimate 2020/21	Average growth rate (%) 2017/18 - 2020/21	Average: Expenditure/Total (%)	Medium-term expenditure estimate			Average growth rate (%) 2020/21 - 2023/24	Average: Expenditure/Total (%)
	2017/18	2018/19	2019/20				2021/22	2022/23	2023/24		
Revenue											
Non-tax revenue	44.0	62.3	75.8	-	-100.0%	5.0%	-	-	-	-	-
<i>of which:</i>											
Other non-tax revenue	44.0	62.3	75.8	-	-100.0%	5.0%	-	-	-	-	-
Transfers received	927.0	825.8	810.7	1 117.5	6.4%	95.0%	857.6	887.4	922.7	-6.2%	100.0%
Total revenue	971.0	888.1	886.6	1 117.5	4.8%	100.0%	857.6	887.4	922.7	-6.2%	100.0%
Expenses											
Current expenses	52.4	80.6	83.5	70.7	10.5%	7.5%	71.4	73.9	74.3	1.7%	7.8%
Compensation of employees	26.2	35.8	39.9	43.0	18.0%	3.7%	45.2	47.3	49.4	4.7%	5.0%
Goods and services	25.6	43.6	42.0	24.3	-1.8%	3.6%	22.5	22.8	21.0	-4.7%	2.4%
Depreciation	0.6	1.2	1.6	3.4	81.3%	0.2%	3.7	3.9	3.9	3.9%	0.4%
Transfers and subsidies	623.2	784.9	1 216.5	1 046.8	18.9%	92.5%	786.3	813.5	848.4	-6.8%	92.2%
Total expenses	675.6	865.6	1 300.0	1 117.5	18.3%	100.0%	857.6	887.4	922.7	-6.2%	100.0%
Surplus/(Deficit)	295.4	22.5	(413.4)	-	-100.0%		-	-	-	-	-

Personnel information**Table 33.41 Social Housing Regulatory Authority personnel numbers and cost by salary level**

Number of posts estimated for 31 March 2020		Number and cost ¹ of personnel posts filled/planned for on funded establishment												Number					
Number of funded posts	Number of posts on approved establishment	Actual			Revised estimate			Medium-term expenditure estimate						Average growth rate (%) 2020/21 - 2023/24	Average: Salary level/Total (%)				
		2019/20		2020/21		2021/22		2022/23		2023/24									
Social Housing Regulatory Authority		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost			
Salary level	53	53	54	39.9	0.7	53	43.0	0.8	53	45.2	0.9	51	47.3	0.9	51	49.4	1.0	4.7%	100.0%
1-6	6	6	7	1.1	0.2	6	1.1	0.2	7	1.2	0.2	5	1.0	0.2	5	1.0	0.2	-2.1%	2.3%
7-10	25	25	25	11.6	0.5	25	12.6	0.5	23	13.6	0.6	23	14.5	0.6	23	15.2	0.7	6.5%	30.2%
11-12	13	13	13	10.8	0.8	13	12.1	0.9	14	12.7	0.9	14	13.3	1.0	14	13.9	1.0	4.8%	28.1%
13-16	8	8	8	13.3	1.7	8	13.9	1.7	8	14.7	1.8	8	15.4	1.9	8	16.1	2.0	5.0%	32.5%
17-22	1	1	1	3.2	3.2	1	3.4	3.4	1	3.0	3.0	1	3.1	3.1	1	3.3	3.3	-1.4%	6.9%

1. Rand million.

