

Vote 16

Housing

| | |
|----------------------------|---|
| To be appropriated by Vote | R3 718 333 000 |
| Statutory appropriations | - |
| Responsible Minister | Minister of Housing |
| Administering Department | Department of Housing |
| Accounting Officer | Director-General of Department of Housing |

Aim

The aim of the Department of Housing is to determine, finance, promote, coordinate, communicate and monitor policy in respect of housing and human settlement.

Key objectives and programmes

Access to housing and secure accommodation is an integral part of Government's commitment to reducing poverty and improving people's quality of life over the medium term. This requires a sustainable housing development process that will progressively ensure adequate housing for all, according to the Bill of Rights. The Department of Housing aims to ensure that every South African has access to a permanent residential structure, within sustainable human settlements, that ensures privacy and provides adequate protection against the elements. Housing assistance to the poor is therefore the cornerstone of the Department's approach.

The Department of Housing's key objectives over the medium term are to:

- Develop a national housing policy framework and strategy
- Coordinate housing framework legislation
- Develop and manage a sustainable human settlement policy; promote human settlement integration, effective interdepartmental coordination and integration of human settlement policy and strategy; and manage the special housing and human settlement programmes
- Address the needs of special groups in human settlement policy and promote participation in international housing-related forums
- Establish, fund and maintain capacity building programmes to facilitate the implementation of national housing policy and programmes
- Monitor the housing sector's performance and the management of housing information
- Implement communication strategies to promote the Department's visibility and contact with the various housing stakeholders
- Manage the funding of national housing programmes in terms of the Housing Act of 1997

The Department's objectives are realised through six programmes:

- *Administration*
- *Policy planning*
- *Programme management*
- *Housing performance*
- *Communication*
- *Housing development funding*

Strategic overview and key policy developments: 1997/98 – 2003/04

Since the launch of the White Paper on Housing in December 1994, housing has undergone fundamental changes. More than a million housing opportunities have been created, providing more than 5 million poor people with secure tenure and safe homes. However, resource constraints and changing demographics now necessitate a more rigorous focus on quality, rather than the former quantity-driven approach. This has led to Housing Strategy 2000, which promotes equitable access to housing opportunities for poor and previously disadvantaged persons, systematises land release and development to relieve urbanisation pressures, balances urban and rural development, counters housing fraud, and facilitates urban renewal, especially in inner cities.

In future, more attention will be paid to monitoring and performance evaluation to assess the elements of the national housing strategy. Initially, housing policy placed too much emphasis on ownership, but the lack of a coordinated rental housing policy has now been recognised as a shortcoming. The Rental Housing Act of 1990 and the Social Housing Foundation aim to establish institutions to manage housing stock on a sustainable basis.

The new strategy promotes access to housing through a people-centred approach. Accordingly, the People's Housing Process receives prominence. The National Housing Subsidy Programme is being revised to broaden its equity base, improve its business efficiency, focus financial assistance on real needs, and enhance urban and rural development.

Confronting problems like urban sprawl and backlogs, peripheral settlements and a lack of access to basic urban amenities, the strategy treats the delivery of housing as a component of integrated development planning. The Human Settlement Redevelopment programme succeeds the Special Integrated Presidential Projects as a strategic intervention for urban renewal. Recognising the need to align national, provincial and local budgets and planning processes, and budget coordination across national departments, this programme of pilot projects was initiated in 1999. Its aim is to improve the quality of the urban environment and to address the legacy of dysfunctional urban structures, frameworks and imbalances.

To achieve this, the Department introduced a system of multi-year housing development plans to be applied coherently across the three spheres of government. These plans are to be updated annually on a rolling basis. They have to take account of current housing needs and backlogs, as well as available resources, and on that basis prioritise needs across the various national housing programmes.

It is not yet possible to produce a comprehensive national housing development plan, but the intention is to incorporate these plans incrementally into the medium-term budget. Each national housing programme must therefore have quantifiable targets and performance indicators, and each province should specify in its housing plan its contribution to meeting these targets. Where appropriate, targets and indicators must also be implemented for subprogrammes.

The Minister of Housing needs a source of funds for emergency and other national priorities for which the provincial allocations do not make provision. This flows, inter alia, from the Department's obligations in terms of the ruling in the recent Grootboom case. The Constitutional Court judgement on this case ruled that Government should develop and implement, within available resources, a comprehensive and coordinated programme that progressively realises the right of access to adequate housing. This programme should include reasonable measures to provide access to people without land or housing, and who live in intolerable conditions or crisis situations. Policy guidelines for the provision of emergency housing are being developed. Consequently, provincial housing departments will reserve between 0,5 per cent and 0,75 per cent of their provincial allocations to make provision for a contingency fund from which emergency housing could be financed.

Expenditure estimates

Table 16.1: Housing

| Programme | Expenditure outcome | | | Adjusted appropriation 2000/01 | Revised estimate | Medium-term expenditure estimate | | |
|--------------------------------|---------------------|--------------------|-----------------------------------|-----------------------------------|------------------|----------------------------------|------------------|------------------|
| | Audited 1997/98 | Audited 1998/99 | Preliminary outcome 1999/00 | | | 2001/02 | 2002/03 | 2003/04 |
| R thousand | | | | | | | | |
| Administration ¹ | 21 411 | 22 133 | 24 896 | 47 803 | 43 384 | 51 201 | 49 278 | 38 740 |
| Policy planning | 3 112 | 2 968 | 3 556 | 6 763 | 5 886 | 10 588 | 20 976 | 11 389 |
| Programme management | 1 056 789 | 636 250 | 192 666 | 152 334 | 153 244 | 207 358 | 213 213 | 124 006 |
| Housing performance | 802 494 | 54 045 | 298 983 | 195 933 | 195 899 | 177 265 | 174 331 | 302 105 |
| Communication | 1 375 | 1 021 | 4 119 | 9 245 | 8 017 | 16 366 | 16 602 | 13 667 |
| Housing development funding | 2 634 847 | 3 031 149 | 2 970 156 | 3 027 277 | 3 026 199 | 3 255 555 | 3 469 271 | 3 588 495 |
| Total | 4 520 028 | 3 747 566 | 3 494 376 | 3 439 355 | 3 432 629 | 3 718 333 | 3 943 671 | 4 078 402 |
| Change to 2000 Budget Estimate | | | | 105 984 | 99 258 | 117 079 | 189 026 | |

¹ Authorised losses of R100 000 in 1999/00 included

Economic classification

| | | | | | | | | |
|-------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Current | 158 163 | 159 201 | 412 552 | 402 066 | 395 342 | 389 184 | 398 084 | 408 585 |
| Personnel | 19 571 | 17 324 | 17 810 | 40 032 | 35 122 | 43 432 | 45 988 | 48 483 |
| Transfer payments | 121 130 | 120 957 | 371 941 | 316 451 | 315 373 | 259 851 | 246 071 | 307 991 |
| Other | 17 462 | 20 920 | 22 801 | 45 583 | 44 847 | 85 901 | 106 025 | 52 111 |
| Capital | 4 361 865 | 3 588 365 | 3 081 824 | 3 037 289 | 3 037 287 | 3 329 149 | 3 545 587 | 3 669 817 |
| Transfer payments | 4 357 577 | 3 586 956 | 3 078 244 | 3 036 682 | 3 036 680 | 3 325 960 | 3 543 676 | 3 667 899 |
| Acquisition of capital assets | 4 308 | 1 409 | 3 580 | 607 | 607 | 3 189 | 1 911 | 1 918 |
| Total | 4 520 028 | 3 747 566 | 3 494 376 | 3 439 355 | 3 432 629 | 3 718 333 | 3 943 671 | 4 078 402 |

Standard items of expenditure

| | | | | | | | | |
|-----------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Personnel | 19 571 | 17 324 | 17 810 | 40 032 | 35 122 | 43 432 | 45 988 | 48 483 |
| Administrative | 4 064 | 4 332 | 5 029 | 6 033 | 6 033 | 14 722 | 15 656 | 15 694 |
| Inventories | 670 | 710 | 3 316 | 2 521 | 1 847 | 3 637 | 3 866 | 1 727 |
| Equipment | 4 308 | 1 409 | 4 504 | 956 | 916 | 5 082 | 2 406 | 2 489 |
| Land and buildings | – | – | – | – | – | – | – | – |
| Professional and special services | 12 343 | 15 498 | 13 174 | 36 317 | 36 309 | 65 649 | 86 008 | 34 119 |
| Transfer payments | 4 478 687 | 3 707 913 | 3 450 185 | 3 353 133 | 3 352 053 | 3 585 811 | 3 789 747 | 3 975 890 |
| Miscellaneous | | | | | | | | |
| Thefts and losses | 51 | 133 | 100 | – | – | – | – | – |
| Civil Pensions | 334 | 247 | 258 | 363 | 349 | – | – | – |
| Stabilisation Fund | | | | | | | | |
| Total | 4 520 028 | 3 747 566 | 3 494 376 | 3 439 355 | 3 432 629 | 3 718 333 | 3 943 671 | 4 078 402 |

Departmental receipts

Departmental receipts are estimated at R974 000 for 2000/01, comprising interest earned on housing subsidies, sale of publications and other sales. Income over the medium term is estimated at an average of R1 million per year.

Expenditure trends

In the 2001 Budget, the Housing Vote has expanded its programme structure to six programmes, introducing the *Programme management* programme. Spending on *Housing development funding* dominates the Vote, consuming an average of 80,3 per cent over the seven-year period. This largely reflects transfers to supplement the capital of the South African Housing Fund. The most important trend is the average growth of 24,3 per cent a year on the *Policy planning* programme.

Continued growth on the programme highlights the significance of the development and implementation of housing policy and legislation over the medium term.

The 2001 Budget raises the medium-term allocations to the Department of Housing by R49 million in 2001/02 and R120 million in 2002/03. These additional allocations partly contribute towards the reduction of the housing backlog over the medium term.

Programme 1: Administration

The aim of the programme is to provide administrative and management support services to the Department. Apart from the Minister's policy formulation role and overall control in terms of the Public Finance Management Act, the Director-General and management team set the policies for the Department. The centralised administrative support services include financial administration and management, internal audit, human resource management, and legal and other office support services. The programme also oversees the purchase of vehicles for departmental use and maintenance, and rent and acquisition of land, buildings and structures in accordance with Public Works contracts. Finally, it includes a sectoral education and training contribution to the Public Sector SETA.

Table 16.2: Administration

| Subprogramme | Expenditure outcome | | | Adjusted appropriation 2000/01 | Medium-term expenditure estimate | | |
|---|---------------------|--------------------|-----------------------------------|-----------------------------------|----------------------------------|---------------|---------------|
| | Audited 1997/98 | Audited 1998/99 | Preliminary outcome 1999/00 | | 2001/02 | 2002/03 | 2003/04 |
| R thousand | | | | | | | |
| Minister ¹ | 569 | 503 | 518 | 518 | 634 | 669 | 702 |
| Management | 1 941 | 1 439 | 1 752 | 1 614 | 4 380 | 4 540 | 4 933 |
| Corporate services | 18 850 | 20 058 | 22 526 | 45 641 | 45 757 | 43 619 | 32 635 |
| Government motor transport | - | - | - | 1 | 1 | 1 | 1 |
| PSETA | - | - | - | 29 | 429 | 449 | 469 |
| Land, buildings and structures ² | - | - | - | - | - | - | - |
| Thefts and losses | 51 | 133 | 100 | - | - | - | - |
| Total | 21 411 | 22 133 | 24 896 | 47 803 | 51 201 | 49 278 | 38 740 |
| Change to 2000 Budget Estimate | | | | 10 906 | 3 501 | (9 955) | |

¹ Payable as from 1 April 2000: salary: R478 530, car allowance: R119 632

² Spending on land, buildings and maintenance subject to Public Works agreement

Economic classification

| | | | | | | | |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Current | 19 969 | 20 998 | 22 519 | 47 407 | 49 994 | 48 539 | 37 898 |
| Personnel | 10 605 | 9 543 | 9 509 | 25 327 | 17 671 | 18 693 | 19 691 |
| Transfer payments | - | - | - | 29 | 429 | 449 | 469 |
| Other | 9 364 | 11 455 | 13 010 | 22 051 | 31 894 | 29 397 | 17 738 |
| Capital | 1 442 | 1 135 | 2 377 | 396 | 1 207 | 739 | 842 |
| Transfer payments | - | - | - | 1 | 1 | 1 | 1 |
| Acquisition of capital assets | 1 442 | 1 135 | 2 377 | 395 | 1 206 | 738 | 841 |
| Total | 21 411 | 22 133 | 24 896 | 47 803 | 51 201 | 49 278 | 38 740 |

| Standard items of expenditure | | | | | | | |
|-----------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Personnel | 10 605 | 9 543 | 9 509 | 25 327 | 17 671 | 18 693 | 19 691 |
| Administrative | 2 491 | 3 375 | 3 480 | 3 005 | 7 708 | 8 140 | 8 169 |
| Inventories | 354 | 431 | 629 | 591 | 771 | 838 | 866 |
| Equipment | 1 442 | 1 135 | 3 190 | 633 | 2 671 | 1 003 | 1 135 |
| Land and buildings | - | - | - | - | - | - | - |
| Professional and special services | 6 293 | 7 383 | 7 855 | 18 031 | 21 950 | 20 154 | 8 409 |
| Transfer payments | - | - | - | 30 | 430 | 450 | 470 |
| Miscellaneous | - | - | - | - | - | - | - |
| Thefts and losses | 175 | 133 | 133 | 186 | - | - | - |
| Civil Pensions Stabilisation Fund | 51 | 133 | 100 | - | - | - | - |
| Total | 21 411 | 22 133 | 24 896 | 47 803 | 51 201 | 49 278 | 38 740 |

Policy developments

The introduction of the Public Finance Management Act has necessitated the strengthening of financial services. The emphasis on financial management has led to improved financial reporting on and monitoring of the Housing Fund and entities falling under this Department.

Transformation is a major policy challenge. Housing focuses on developing, implementing and monitoring programmes in six key areas. These include transforming service delivery; employment equity, affirmative action, representivity and institution building; implementation of the HIV/Aids policy, including condom distribution and an HIV/Aids awareness campaign; a youth programme; and a programme on disability.

Expenditure trends

Spending on *Administration* increased significantly by an annual average of 30,7 per cent between 1997/98 and 2000/01, but declines by an average of 6,8 per cent over the medium term. High growth during the earlier period was due mainly to the finalisation of the restructured establishment and the setting up of offices to operate at full capacity levels.

Programme 2: Policy planning

The aim of the programme is to ensure an efficient national housing policy framework. It comprises the following subprogrammes:

- The national housing policy and strategy subprogramme undertakes analysis, such as research on housing policy; collects information on demand and supply possibilities and constraints; and studies appropriate institutional, legal and policy frameworks. Its strategic interventions include amending current housing policy and strategy based on research; managing the integrated multi-term housing development; formulating a new national housing policy and strategy; and providing guidance and assistance to other spheres of government in structuring appropriate institutional frameworks and technical aspects of housing policy and strategy.
- Housing framework legislation assesses the impact of legislation on the housing function; drafts housing legislation; facilitates the submission of draft legislation to Parliament; administers, implements and amends housing legislation.
- The Human settlement policy and integration subprogramme focuses on both urban and rural development challenges. The subprogramme undertakes international cooperation on human settlement policy and strategy, including bi-national commissions, international agreements on human settlement development, inputs and reports to national and international human settlement forums, and environmental programmes in the housing sector. The subprogramme

monitors and evaluates the integration of international inputs into human settlement policy strategy. It also manages and integrates the needs of special groups in human settlement policy and provides related inputs to national and international forums.

Expenditure estimates

Table 16.3: Policy planning

| Subprogramme | Expenditure outcome | | | Adjusted appropriation 2000/01 | Medium-term expenditure estimate | | |
|---|---------------------|--------------------|-----------------------------------|-----------------------------------|----------------------------------|---------------|---------------|
| | Audited 1997/98 | Audited 1998/99 | Preliminary outcome 1999/00 | | 2001/02 | 2002/03 | 2003/04 |
| R thousand | | | | | | | |
| National housing policy and strategy | 1 243 | 1 174 | 658 | 3 343 | 5 045 | 5 427 | 5 596 |
| Housing framework legislation | – | – | – | – | 1 499 | 11 337 | 1 369 |
| Human settlement policy and integration | 1 079 | 1 012 | 1 411 | 2 585 | 4 019 | 4 187 | 4 399 |
| Statutory Boards | 790 | 742 | 961 | 810 | – | – | – |
| Contribution ¹ | – | 40 | 526 | 25 | 25 | 25 | 25 |
| Total | 3 112 | 2 968 | 3 556 | 6 763 | 10 588 | 20 976 | 11 389 |
| Change to 2000 Budget Estimate | | | | 54 | 4 619 | 14 803 | |

¹ Includes an amount specifically and exclusively appropriated as contribution to Habitat Foundation: R25 000.

Economic classification

| | | | | | | | |
|-------------------------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|
| Current | 3 082 | 2 933 | 3 413 | 6 673 | 10 267 | 20 750 | 11 151 |
| Personnel | 1 635 | 1 327 | 1 275 | 2 721 | 6 378 | 6 758 | 7 130 |
| Transfer payments | – | 40 | 526 | 25 | 25 | 25 | 25 |
| Other | 1 447 | 1 566 | 1 612 | 3 927 | 3 864 | 13 967 | 3 996 |
| Capital | 30 | 35 | 143 | 90 | 321 | 226 | 238 |
| Transfer payments | – | – | – | – | – | – | – |
| Acquisition of capital assets | 30 | 35 | 143 | 90 | 321 | 226 | 238 |
| Total | 3 112 | 2 968 | 3 556 | 6 763 | 10 588 | 20 976 | 11 389 |

Standard items of expenditure

| | | | | | | | |
|-----------------------------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|
| Personnel | 1 635 | 1 327 | 1 275 | 2 721 | 6 378 | 6 758 | 7 130 |
| Administrative | 399 | 218 | 440 | 573 | 1 193 | 1 295 | 1 226 |
| Inventories | 44 | 6 | 2 | 370 | 420 | 417 | 418 |
| Equipment | 30 | 35 | 144 | 128 | 417 | 274 | 287 |
| Land and buildings | – | – | – | – | – | – | – |
| Professional and special services | 972 | 1 322 | 1 151 | 2 910 | 2 155 | 12 207 | 2 303 |
| Transfer payments | – | 40 | 526 | 25 | 25 | 25 | 25 |
| Miscellaneous | – | – | – | – | – | – | – |
| Civil Pensions Stabilisation Fund | 32 | 20 | 18 | 36 | – | – | – |
| Total | 3 112 | 2 968 | 3 556 | 6 763 | 10 588 | 20 976 | 11 389 |

Policy developments

Major policy developments since 1994 are summarised below:

- The Housing Act of 1997 established a rationalised institutional framework, redefined the roles and functions of the three spheres of government and repealed all racially based housing legislation.
- Housing, constitutionally designated as an area of concurrent national and provincial competency, is now regulated by a single housing Act, a unified national housing policy and strategy, a national Department of Housing and a department responsible for housing in each of the provinces.
- The Housing Consumers Protection Measures Act of 1998 provides for the establishment of a statutory regulating body for home builders. The National Home Builders Registration Council

will in future register every builder and regulate the home building industry by formulating and enforcing a code of conduct. The implementation of the Act is monitored continuously.

- The Rental Housing Act of 1999 repeals the Rent Control Act of 1976 and defines Government's responsibility for rental housing property. It creates mechanisms to promote the provision of rental housing and the proper functioning of the rental housing market. To facilitate sound relations between tenants and landlords, it lays down general requirements for leases and principles for conflict resolution in the rental housing sector. It also makes provision for the establishment of Rental Housing Tribunals and defines the functions, powers and duties of such Tribunals. The rental housing regulations were approved in October 2000. Provincial housing departments are establishing Rental Housing Tribunals.
- The Home Loan and Mortgage Disclosure Act of 2000 provides for the establishment of the Office of Disclosure and the monitoring of financial institutions serving the housing credit needs of communities. It requires financial institutions to disclose information and identifies discriminatory lending patterns.
- A provincial capacity building programme was implemented in September 1996, and a framework for a multi-year housing capacity building programme approved in 1997.
- The winding down of the South African Housing Trust and the transfer of the functions relating to financial obligations should be completed during 2001/02.
- The Department amended the current programme structure in order to strengthen the policy development and monitoring components, and to increase the policy outputs. It also established an Office of Disclosure.
- The Housing Amendment Bill of 2000 proposes to rectify the current inefficiencies of state institutional arrangements in the Housing Act, 1997. It abolishes the South African and provincial Housing Development Boards, transferring their powers, duties, rights and obligations to the members of the Executive Councils responsible for Housing. The Bill also provides for the establishment of panels to advise the Minister and members of the Executive Councils, and empowers the Minister to determine a procurement policy on housing development. Finally, the Bill puts in place regulatory measures to restrict the sale or alienation of state-subsidised housing.
- The Interdepartmental Task Team on Environmentally Efficient Housing, responsible for promoting environmentally sound housing, achieved a number of milestones. A cost-savings study quantified the benefits of energy efficiency in housing. A feasibility study was undertaken to investigate a financing mechanism to support environmental efficiency in the housing sector. It worked in partnership with non-governmental organisations in the sector, and the Minister of Housing participated in a decision-makers' seminar on environmentally sound housing practices. The Department of Housing also completed its First Edition Environmental Implementation Plan in accordance with the National Environmental Management Act.
- In preparation for the United Nations General Assembly Special Session on the Implementation of the Habitat Agenda ("Istanbul+5"), the Department prepared a South African Country Report on Sustainable Human Settlement, approved by Cabinet in October 2000. As an input to this process, Germany, Brazil, Singapore and South Africa collaborated in the Urban 21 initiative. The outputs of this initiative were four regional conferences on sustainable development (including the African Solutions Conference hosted by the Department and the Department of Environmental Affairs and Tourism in March 2000) and a World Conference on the Urban Future in Berlin in July 2000.
- The Department aligned its procurement policies with the Emerging Contractor Development Programme managed by the Department of Public Works.

- It participated in drafting the Integrated Sustainable Rural Development Strategy coordinated by the President's Office and implemented by the Independent Development Trust.

Expenditure trends

A small share of the Housing Vote, the *Policy planning* programme grows steadily over the period. Spending on the programme increases by an average of 23,7 per cent a year between 1997/98 and 2000/01, as against 24,6 per cent over the medium term. Increased expenditure over the medium term is related largely to personnel expenditure and professional and special services to capacitate the Department to undertake policy research.

Outputs and service delivery trends

Table 16.4: Policy planning: Key outputs and indicators

| Subprogramme | Outputs | Service delivery indicators |
|--|---|--|
| National housing policy and strategy Housing framework legislation | Housing Policy and Strategy for the New Millennium | Number of programmes implemented |
| | Home Loan and Mortgage Disclosure Bill, 2000 | Number of loans granted for subsidised housing |
| | Housing Amendment Bill, 2000 | Number of requests for the sale of houses to provincial governments |
| | Rental Housing Act, 1999 | Number of rental housing units |
| Human settlement and housing land policy Settlement policy coordination and integration | Report on housing land: establishment of Human Settlement Forum | Compliance with United Nations Human Settlement Indicators (Agenda 21) |
| | South African Country Report on Sustainable Human Settlements | Informative report on human settlements |
| | Urban 21 African Regional Conference | Knowledge exchanged; number of resolutions taken |
| | Environmental implementation plan | Environment-friendly housing developments |
| | Cost saving study and feasibility study on environmental efficiency | Number of energy-saving technology changes introduced |
| Special focus groups (Newly established) Statutory boards | Support to Minister at the UNCHS and Istanbul+5 | |
| | Inputs to Chapter 9 institutions – human rights, gender equity | Number of reports produced |
| | National housing policy advice to the Minister Regulation of rental housing in terms of the new Rent Act | Number of cases resolved by Housing Tribunals |

Programme 3: Programme management

The aim of the programme is to manage national housing programmes. It comprises five subprogrammes:

- Housing subsidy scheme develops and manages the national housing subsidy scheme. This deals with ownership, informal land rights, social housing, rental, and special needs subsidy programmes. It also seeks to develop housing normalisation programmes by phasing out old subsidy schemes, in terms of the Housing Act of 1997.
- A special investigative unit was formed to investigate improper administration, irregularities, fraud and theft arising from the implementation of the housing subsidy scheme.
- The Capacity building subprogramme establishes, funds and maintains capacity building programmes to facilitate the implementation of national housing policy and programmes.
- Special programmes support manages the special housing and human settlement programmes. The first of these is the Programme on Rental Housing, a Presidential Project aimed at delivering 50 000 rental housing units over three years. The second is the Human Settlement

Redevelopment Programme, which consists of grant support to municipalities for addressing dysfunctional human settlements.

- The subprogramme on the Phasing out of subsidy programmes serves to phase out subsidy programmes in line with housing legislation and policy developments.

Expenditure estimates

Table 16.5: Programme management

| Subprogramme | Expenditure outcome | | | Adjusted appropriation 2000/01 | Medium-term expenditure estimates | | |
|-----------------------------------|---------------------|--------------------|-----------------------------------|-----------------------------------|-----------------------------------|----------------|----------------|
| | Audited 1997/98 | Audited 1998/99 | Preliminary outcome 1999/00 | | 2001/02 | 2002/03 | 2003/04 |
| R thousand | | | | | | | |
| Housing subsidy scheme | 2 902 | 2 739 | 17 454 | 7 194 | 4 999 | 5 295 | 5 348 |
| Special investigative unit | – | – | – | – | 5 437 | 5 042 | 3 597 |
| Capacity building | 8 011 | 12 883 | 11 728 | 10 933 | 7 800 | 15 869 | 1 949 |
| Special programmes support | 1 007 349 | 582 639 | 137 476 | 115 207 | 177 122 | 181 007 | 111 112 |
| Phasing out of subsidy programmes | 38 527 | 37 989 | 26 008 | 19 000 | 12 000 | 6 000 | 2 000 |
| Total | 1 056 789 | 636 250 | 192 666 | 152 334 | 207 358 | 213 213 | 124 006 |
| Change to 2000 Budget Estimate | | | | 94 054 | 79 267 | 86 779 | |

| Economic classification | | | | | | | |
|-------------------------------|------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Current | 46 480 | 51 645 | 55 567 | 113 301 | 107 253 | 109 073 | 14 999 |
| Personnel | 3 067 | 2 583 | 2 896 | 4 583 | 6 690 | 7 087 | 7 474 |
| Transfer payments | 41 527 | 47 414 | 51 925 | 107 000 | 87 000 | 81 000 | 2 000 |
| Other | 1 886 | 1 648 | 746 | 1 718 | 13 563 | 20 986 | 5 525 |
| Capital | 1 010 309 | 584 605 | 137 099 | 39 033 | 100 105 | 104 140 | 109 007 |
| Transfer payments | 1 010 264 | 584 542 | 137 000 | 39 000 | 100 000 | 104 000 | 109 000 |
| Acquisition of capital assets | 45 | 63 | 99 | 33 | 105 | 140 | 7 |
| Total | 1 056 789 | 636 250 | 192 666 | 152 334 | 207 358 | 213 213 | 124 006 |

| Standard items of expenditure | | | | | | | |
|-----------------------------------|------------------|----------------|----------------|----------------|----------------|----------------|----------------|
| Personnel | 3 067 | 2 583 | 2 896 | 4 583 | 6 690 | 7 087 | 7 474 |
| Administrative | 783 | 264 | 323 | 488 | 878 | 784 | 776 |
| Inventories | 94 | 28 | 1 | 66 | 48 | 54 | 55 |
| Equipment | 45 | 63 | 110 | 41 | 125 | 163 | 34 |
| Land and buildings | – | – | – | – | – | – | – |
| Professional and special services | 952 | 1 316 | 364 | 1 100 | 12 617 | 20 125 | 4 667 |
| Transfer payments | 1 051 791 | 631 956 | 188 925 | 146 000 | 187 000 | 185 000 | 111 000 |
| Miscellaneous | – | – | – | – | – | – | – |
| Civil Pensions Stabilisation Fund | 57 | 40 | 47 | 56 | – | – | – |
| Total | 1 056 789 | 636 250 | 192 666 | 152 334 | 207 358 | 213 213 | 124 006 |

Policy developments

The major policy developments concern housing subsidies and rental housing policy. Foremost among these was the development and enhancement of new housing subsidy programmes, including rental and social housing subsidies. Housing subsidy programmes were revised, including the project-linked subsidies, individual subsidies, consolidation subsidies, people's housing process, rural subsidies, institutional subsidies, hostel subsidies, and special housing needs (e.g. people with HIV/Aids, or young, aged and disabled people). The Department also developed the Phasing out of subsidies subprogramme to address the subsidies of the previous dispensation. It further developed implementation policies on rental housing and for the Human Settlement Development Programme. It also addressed capacity needs in provincial and local government, by training housing managers and administrators through classroom tuition. This programme was developed in collaboration with tertiary institutions.

The Job Summit project on housing will inform the process of establishing policy on rental housing. To spearhead the Department's contribution to the decisions taken at the Job Summit, a Section 21 company – Rental Housing Development Company – will be established.

Expenditure trends

Spending on *Programme management* declines by an average of 28,9 per cent a year over the seven-year period, owing to the completion of the Special Integrated Presidential Projects in 1999. The projects were intended to catalyse integrated development in major urban areas, focusing on violence-torn communities and communities in crisis. Thirteen projects benefited through this programme, including Katorus, Duncan Village, Cato Manor, Thabong iSLP, Masoyi, Mahwelereng and others.

A further reason for the decline in spending on the programme is the suspension of the Bulk and Connector Infrastructure Grant in 1998/99 from the Housing Vote and its consolidation into the Consolidated Municipal Infrastructure Programme grant managed by the Department of Provincial and Local Government.

Outputs and service delivery trends

Table 16.6: Programme management: Key outputs and indicators

| Subprogramme | Outputs | Service delivery indicators |
|--|---|--|
| Housing subsidy scheme | Develop implementation manual | Number of revisions to policy |
| | Produce national housing code | Adherence by provinces to norms and standards |
| | Implementation procedures for discount benefits scheme | Compliance by provinces with National Housing Code |
| | Phasing out of old subsidies | Number of discount benefits granted Number of old subsidies phased out |
| Special Investigative Unit | Reduction in fraud and irregularities in the housing subsidy scheme | Number of cases successfully resolved |
| Capacity building | Capacity building programmes | Develop administration and management capacity required for housing development: over 1 973 officials participated in capacity building programmes since February 1996 |
| Special programmes support: Presidential Job Summit: Housing pilot project | Support to the Rental Housing Development Company through the provision of housing subsidies and Job Summit funds | Delivery of 50 000 new residential rental units and 12 000 employment opportunities per year over the next three to four years |
| Human Settlement Redevelopment | Improve human settlements | Number of projects approved |

Programme 4: Housing performance

The aim of the programme is to monitor housing sector performance, manage housing information, administer and manage special projects, render secretarial support services, and support housing institutions. The programme is organised into six subprogrammes:

- Implementation monitoring undertakes monitoring of the implementation of national housing policy and the implementation and performance of national housing programmes and projects. The Department promotes performance within the housing, construction and financial sectors, and coordinates housing policy with macroeconomic and fiscal policy. The monitoring role also focuses on housing institutions, monitoring their activities against set mandates and key performance indicators.
- Information management manages information for housing and human settlement, and maintains a national housing databank and information system.
- Office of Disclosure administers the activities of the Office of Disclosure in terms of the Home Loan and Mortgage Disclosure Act.

- Secretariat support provides secretariat coordination and follows up on matters relating to policy and industry discussions for line functions, the MinMEC and the Heads of Housing. It also administers the activities of the South African Development Board in terms of the Housing Act of 1997. The Board advises the Minister of Housing on any matter relating to housing development and monitors the implementation of national housing policy.
- Contributions provide financial support to housing institutions, such as the National Housing Finance Corporation, Servcon Housing Solutions (Pty) Ltd, the South African Housing Trust and the Social Housing Foundation.

Table 16.7: Housing performance

| Subprogramme | Expenditure outcome | | | Adjusted appropriation 2000/01 | Medium-term expenditure estimate | | |
|--------------------------------|---------------------|-----------------|-----------------------------|--------------------------------|----------------------------------|----------------|----------------|
| | Audited 1997/98 | Audited 1998/99 | Preliminary outcome 1999/00 | | 2001/02 | 2002/03 | 2003/04 |
| R thousand | | | | | | | |
| Implementation monitoring | 1 574 | 1 493 | 2 290 | 3 361 | 5 557 | 6 050 | 6 883 |
| Information management | 7 576 | 6 583 | 4 762 | 10 831 | 21 618 | 20 371 | 12 557 |
| Office of Disclosure | - | - | - | - | 4 682 | 10 170 | 3 888 |
| Secretariat support | 1 088 | 1 112 | 1 353 | 1 282 | 2 047 | 2 157 | 2 268 |
| Housing Development Board | 207 | 89 | | 658 | 560 | 582 | 609 |
| Contributions ¹ | 792 049 | 44 768 | 290 578 | 179 801 | 142 801 | 135 001 | 275 900 |
| Total | 802 494 | 54 045 | 298 983 | 195 933 | 177 265 | 174 331 | 302 105 |
| Change to 2000 Budget Estimate | | | | 94 | (26 732) | (29 296) | |

¹ Includes amounts specifically and exclusively appropriated as contribution to housing institutions: R142 801 000, National Housing Finance Corporation: R1000, Servcon: R71 800 000; Housing Trust: R67 000 and Social Housing Foundation: R4 000

Economic classification

| | | | | | | | |
|-------------------------------|----------------|---------------|----------------|----------------|----------------|----------------|----------------|
| Current | 54 745 | 53 913 | 298 202 | 195 843 | 176 542 | 173 854 | 301 609 |
| Personnel | 3 433 | 3 300 | 3 206 | 5 306 | 9 529 | 10 097 | 10 650 |
| Transfer payments | 47 049 | 44 768 | 290 578 | 179 800 | 142 800 | 135 000 | 275 900 |
| Other | 4 263 | 5 845 | 4 418 | 10 737 | 24 213 | 28 757 | 15 059 |
| Capital | 747 749 | 132 | 781 | 90 | 723 | 477 | 496 |
| Transfer payments | 745 000 | - | - | 1 | 1 | 1 | - |
| Acquisition of capital assets | 2 749 | 132 | 781 | 89 | 722 | 476 | 496 |
| Total | 802 494 | 54 045 | 298 983 | 195 933 | 177 265 | 174 331 | 302 105 |

Standard items of expenditure

| | | | | | | | |
|-----------------------------------|----------------|---------------|----------------|----------------|----------------|----------------|----------------|
| Personnel | 3 433 | 3 300 | 3 206 | 5 306 | 9 529 | 10 097 | 10 650 |
| Administrative | 334 | 280 | 476 | 859 | 1 678 | 1 929 | 1 834 |
| Inventories | 54 | 53 | 65 | 89 | 125 | 129 | 134 |
| Equipment | 2 749 | 132 | 870 | 146 | 1 006 | 607 | 667 |
| Land and buildings | - | - | - | - | - | - | - |
| Professional and special services | 3 820 | 5 464 | 3 743 | 9 664 | 22 126 | 26 568 | 12 920 |
| Transfer payments | 792 049 | 44 768 | 290 578 | 179 801 | 142 801 | 135 001 | 275 900 |
| Miscellaneous | - | - | - | - | - | - | - |
| Civil Pensions Stabilisation Fund | 55 | 48 | 45 | 68 | - | - | - |
| Total | 802 494 | 54 045 | 298 983 | 195 933 | 177 265 | 174 331 | 302 105 |

Policy developments

Monitoring guidelines were developed to enable the Department to report on the implementation of housing policy, programmes and projects. The formal guidelines are supported by a computerised information system, to provide regular monthly reports and to evaluate implementation of policy and programmes.

Expenditure trends

Housing performance is projected to comprise an average of 5,5 per cent of the Vote over the medium term. Spending on the programme declines by an average of 37,5 per cent a year from 1997/98 to 2003/04, but grows by an average of 15,9 per cent a year over the medium term. Increased spending over the medium term reflects Housing's prioritisation of monitoring and information management for housing delivery.

Transfers to the SA Housing Fund have been reclassified as capital expenditure to bring this inline with IGFS classifications.

Outputs and service delivery trends

Table 16.8: Housing performance: Key outputs and indicators

| Subprogramme | Outputs | Service delivery indicators |
|---------------------------|--|---|
| Implementation monitoring | Comprehensive monitoring system for the implementation of housing policy and programmes | Number of queries on system from provinces Reduction in number of helpdesk complaints |
| | Regular reports on performance of national housing programmes | Use of exception reports in provinces |
| | Quarterly reports on the performance of the construction sector | Number and type of interventions |
| | Quarterly reports on the impact of housing on employment and the building industry | Number and type of interventions |
| | Quarterly reports providing information on economic and financial trends, new legislation and progress with housing institutions | Number of hits on Internet web site |
| | Report on economic policies and their impact on housing policies | Number and type of interventions |
| | Questionnaire to micro-lenders | Number and type of interventions |
| | Quarterly or biannual report on the performance of housing institutions | Number and type of interventions |
| Information management | A comprehensive, integrated housing and human settlement information system | Number of queries successfully answered |
| | A housing subsidy management system to assist with the administration of the housing subsidy scheme | Number of complaints from provinces regarding information |
| Office of disclosure | Quarterly reports on the performance of financial institutions in terms of the Home Loan and Mortgage Disclosure Act of 2000 | Greater access to home loan funding Increased private sector investment in particular geographic areas |
| | Regular reports on possible discriminatory lending patterns and recommendations on rectifying them | Number of cases referred for discrimination investigation |
| | Quarterly reports on the compliance of financial institutions with the provisions of the Promotion of Equality and Prevention of Unfair Discrimination Act, 2000 | Reduction in number of institutions in breach of the Act |
| Secretariat support | Professional and effective secretariat support service | Minutes out 14 days after meetings |

Programme 5: Communication

The aim of the programme is to facilitate and promote the free flow of information between the Department and its stakeholders. It comprises the following subprogrammes:

- Housing communication implements communication strategies that promote the vision and mission of the Department.
- Public relations provide strategic vision for the dissemination of housing policy through targeted and focused public relations. Considerable effort goes into building sound relationships with partners and beneficiaries.
- Provincial, media and local liaison maintains effective relationships with stakeholders by managing information flows through links with non-governmental community structures, the academic community, the building industry and the media.

- Communication production disseminates information in innovative ways, such as event management to launch policy thrusts or by highlighting achievements through campaigns, advertisements and other media.

Expenditure estimates

Table 16.9: Communication

| Subprogramme | Expenditure outcome | | | Adjusted appropriation 2000/01 | Medium-term expenditure estimates | | |
|-------------------------------------|---------------------|--------------------|-----------------------------------|-----------------------------------|-----------------------------------|---------------|---------------|
| | Audited 1997/98 | Audited 1998/99 | Preliminary outcome 1999/00 | | 2001/02 | 2002/03 | 2003/04 |
| R thousand | | | | | | | |
| Housing communication | 1 375 | 1 021 | 4 119 | 9 245 | 3 808 | 4 061 | 4 224 |
| Public relations | - | - | - | - | 4 511 | 4 639 | 4 403 |
| Provincial, media and local liaison | - | - | - | - | 1 598 | 1 678 | 1 774 |
| Communication production | - | - | - | - | 6 449 | 6 224 | 3 266 |
| Total | 1 375 | 1 021 | 4 119 | 9 245 | 16 366 | 16 602 | 13 667 |
| Change to 2000 Budget Estimate | | | | 876 | 7 424 | 7 880 | |

Economic classification

| | | | | | | | |
|-------------------------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|
| Current | 1 333 | 977 | 3 939 | 9 245 | 15 531 | 16 271 | 13 331 |
| Personnel | 831 | 571 | 924 | 2 095 | 3 164 | 3 353 | 3 538 |
| Transfer payments | - | - | - | - | - | - | - |
| Other | 502 | 406 | 3 015 | 7 150 | 12 367 | 12 918 | 9 793 |
| Capital | 42 | 44 | 180 | - | 835 | 331 | 336 |
| Transfer payments | - | - | - | - | - | - | - |
| Acquisition of capital assets | 42 | 44 | 180 | - | 835 | 331 | 336 |
| Total | 1 375 | 1 021 | 4 119 | 9 245 | 16 366 | 16 602 | 13 667 |

Standard items of expenditure

| | | | | | | | |
|-----------------------------------|--------------|--------------|--------------|--------------|---------------|---------------|---------------|
| Personnel | 831 | 571 | 924 | 2 095 | 3 164 | 3 353 | 3 538 |
| Administrative | 57 | 195 | 310 | 1 108 | 3 265 | 3 508 | 3 689 |
| Inventories | 124 | 192 | 2 619 | 1 405 | 2 273 | 2 428 | 254 |
| Equipment | 42 | 44 | 190 | 8 | 863 | 359 | 366 |
| Land and buildings | - | - | - | - | - | - | - |
| Professional and special services | 306 | 13 | 61 | 4 612 | 6 801 | 6 954 | 5 820 |
| Transfer payments | - | - | - | - | - | - | - |
| Miscellaneous | | | | | | | |
| Civil Pensions Stabilisation Fund | 15 | 6 | 15 | 17 | | | |
| Total | 1 375 | 1 021 | 4 119 | 9 245 | 16 366 | 16 602 | 13 667 |

Policy developments

Seeking to ensure effective communication through improved interaction with provincial housing structures and a general improvement of communication in the sector, the *Communications* programme focuses on streamlining functions, enabling directorates to communicate policy decisions as they are processed, and supporting the Minister. The Department plans to have fewer communication campaigns but to increase the effectiveness of the campaigns in the electronic and print media.

Expenditure trends

Spending on *Communication* increases markedly by an average of 53 per cent a year over the seven-year period. This reflects the Department's strategy of targeted information campaigns, particularly in rural areas, and explains the rise in the share of professional and special services to an average of 46,4 per cent of the total over the medium term.

Outputs and service delivery trends

Table 16.10: Communication: Key outputs and indicators

| Subprogramme | Outputs | Service delivery indicators |
|-------------------------------------|--|---|
| Housing communication | Disseminate relevant information to stakeholders and facilitate feedback | Reduction in the number of questions from stakeholders pertaining to housing issues, and an increase in participation by ordinary people |
| Public relations | Formulate a communication strategy to guide and support housing programmes: publications, television and radio campaigns Strategic analysis of the environment to ensure maximum coverage and efficiency in delivering messages | Reduction in the number of questions from stakeholders pertaining to housing issues and an increase in participation by ordinary people Issue at least two press releases per event Publication of positive stories in a national medium at least once a week |
| Provincial, media and local liaison | Project a positive image of the Department and the Ministry Create channels for the effective two-way flow of information between the Department and the nation | Publication of more positive stories, as compared to negative reports in both the electronic and print media At least a 30 minute slot on one or more public radio station(s) every 14 days At least one feature in a national daily newspaper every 14 days Increase in housing projects initiated by communities |
| Communication production | Transmit information to the Department's target audiences at the local level and send feedback for departmental action or policy intervention Write and produce Department's policies, statements and general information for the benefit of the public | Reduction in queries pertaining to housing policies Reduction in number of complaints received by helpdesk At least one positive article in a national newspaper every week |

Programme 6: Housing development funding

The aim of the programme is to manage the funding of national housing programmes in terms of the Housing Act of 1997. The programme comprises the following subprogrammes:

- Addition to the capital of the South African Housing Fund allocates capital funds to the nine provincial governments to finance national and provincial housing programmes.
- Interest and redemption of private loans provide for payment of interest on and the redemption of private loans of the former National Housing Board in terms of the Housing Act of 1997.

Expenditure estimates

Table 16.11: Housing development funding

| Subprogramme | Expenditure outcome | | | Adjusted appropriation 2000/01 | Medium-term expenditure estimate | | |
|---|---------------------|--------------------|-----------------------------------|-----------------------------------|----------------------------------|------------------|------------------|
| | Audited 1997/98 | Audited 1998/99 | Preliminary outcome 1999/00 | | 2001/02 | 2002/03 | 2003/04 |
| R thousand | | | | | | | |
| Addition to the capital of the Housing Fund | 2 574 623 | 3 002 414 | 2 941 244 | 2 997 680 | 3 225 958 | 3 439 674 | 3 558 898 |
| Interest and redemption of private loans | 60 224 | 28 735 | 28 912 | 29 597 | 29 597 | 29 597 | 29 597 |
| Total | 2 634 847 | 3 031 149 | 2 970 156 | 3 027 277 | 3 255 555 | 3 469 271 | 3 588 495 |
| Change to 2000 Budget Estimate | | | | | 49 000 | 118 815 | |

| Economic classification | | | | | | | |
|--------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Current | 32 554 | 28 735 | 28 912 | 29 597 | 29 597 | 29 597 | 29 597 |
| Personnel | - | - | - | - | - | - | - |
| Transfer payments | 32 554 | 28 735 | 28 912 | 29 597 | 29 597 | 29 597 | 29 597 |
| Other current | - | - | - | - | - | - | - |
| Capital | 2 602 293 | 3 002 414 | 2 941 244 | 2 997 680 | 3 225 938 | 3 439 674 | 3 558 898 |
| Transfer payments | 2 602 293 | 3 002 414 | 2 941 244 | 2 997 680 | 3 225 958 | 3 439 674 | 3 558 898 |
| Acquisition of capital assets | - | - | - | - | - | - | - |
| Total | 2 634 847 | 3 031 149 | 2 970 156 | 3 027 277 | 3 255 555 | 3 469 271 | 3 588 495 |

| Standard items of expenditure | | | | | | | |
|--------------------------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Personnel | - | - | - | - | - | - | - |
| Administrative | - | - | - | - | - | - | - |
| Inventories | - | - | - | - | - | - | - |
| Equipment | - | - | - | - | - | - | - |
| Land and buildings | - | - | - | - | - | - | - |
| Professional and special services | - | - | - | - | - | - | - |
| Transfer payments | 2 634 847 | 3 031 149 | 2 970 156 | 3 027 277 | 3 255 555 | 3 469 271 | 3 588 495 |
| Miscellaneous | - | - | - | - | - | - | - |
| Total | 2 634 847 | 3 031 149 | 2 970 156 | 3 027 277 | 3 255 555 | 3 469 271 | 3 588 495 |

Policy developments

The increase in the maximum subsidy in April 1999 had a major impact on the housing subsidy scheme and the availability of funds. The increase compensated for inflation and higher building costs. In addition, national norms and standards for residential structures and engineering services were introduced. Existing housing subsidy instruments are being enhanced and new instruments such as the rural subsidy and rental subsidy have recently been introduced. In addition, the social housing model is being explored to extend the available options in the institutional subsidy programme. Changes to conditional grants guidelines on the transfer of funds and in the allocation formula affected departmental contributions to the South African Housing Fund.

Expenditure trends

Spending on *Housing development funding* increases markedly by an average of 53 per cent a year over the seven-year period. As noted, spending on Addition to the capital of the Housing Fund dominates the Vote and the programme. This programme grows steadily by an average of 5,5 per cent a year. Payment of interest and redemption of private loans declines by an average of 11,2 per cent a year owing to the redemption of a loan in 1997/98.

Transfers to the South African Housing Fund have been reclassified as capital expenditure to bring this in line with the Government Finance Statistics classification standard.

Outputs and service delivery trends

Table 16.12: Housing development funding: Key outputs and indicators

| Subprogramme | Outputs | Service delivery indicators |
|---|---|---|
| Addition to the capital of the South African Housing Fund | Capital housing funds allocated to provincial governments | Funds available to provincial governments to finance national and provincial housing programmes |
| Interest on private loans | Interest on private loans paid | No interest outstanding for current financial year on private loans |

Public entities reporting to the Minister responsible for Housing

Servcon Housing Solutions (Pty) Ltd

Servcon was established in 1994 as a joint venture arising out of the Record of Understanding between the Department of Housing and the Council of South African Banks, represented by the Association of Mortgage Lenders. Servcon was given a renewed mandate in 1998 when the Department of Housing and the Banking Council signed the "Heads of Agreement on the Termination of the Record of Understanding". In terms of the agreement, Government and the Banking Council each hold 50 per cent of the shares in Servcon. Servcon was appointed to provide exclusive management services in terms of the new mandate for the designated or "ringfenced" portfolio comprising properties in possession and non-performing loans. The agreement is for a period of eight years from 1 April 1998.

The mission of Servcon is to normalise the lending environment by managing non-performing loans and the properties repossessed by Banks in areas where the normal legal process has broken down. This normalisation programme was agreed to between the Department of Housing and financial institutions.

National Urban Reconstruction and Housing Agency (Nurcha)

Nurcha's mission is to expedite housing delivery for low-income households over the short to medium term. It was established as a Presidential Lead Project in 1995 by agreement between the Government and the Open Society Institute of New York. Its primary function is to help release finance for low-cost housing from financial institutions. Nurcha's main activity is to offer guarantees to banks to encourage them to make bridging finance loans available to developers, when banks are not prepared to approve such loans without additional security.

National Housing Finance Corporation

The Corporation was established through a Cabinet decision in May 1996, as envisaged in the White Paper on Housing. Its purpose is to search for better ways of mobilising finance for housing from sources outside Government, in partnership with the broadest range of organisations. Its mission is to ensure:

- Development and appropriate funding of institutions providing affordable housing finance to low-income groups at the retail level
- Development and appropriate funding of institutions offering a variety of tenure options for residential purposes, in the under- and unserved segments of the housing market
- Sustained and growing mobilisation of savings into the housing process, through appropriate intermediaries

In terms of its business plan, the Corporation aims to create housing opportunities for low- and medium-income families by:

- Funding intermediaries to promote broader access to housing
- Building adequate and sustainable capacity within the organisations it funds
- Partnering organisations to pioneer new finance and housing delivery

Social Housing Foundation

The Foundation was established by the National Housing Finance Corporation and launched in November 1997, with the aim of developing capacity in housing institutions and encouraging networking both locally and internationally. It aims to bring various players together in a range of

different forums, promoting information and skills exchanges and cooperation, and developing a policy framework for social housing.

South African Housing Trust

The South African Housing Trust is being disestablished, as a result of a Cabinet decision to this effect. Government has now purchased all privately owned shares and the two subsidiary companies of the South African Housing Trust are being sold.

National Home Builders Registration Council

The National Home Builders Registration Council is a Section 21 company established in terms of the Housing Consumers Protection Measures Act of 1998. Its purpose is to provide housing consumers with warranty protection against defects in new homes and to provide protection in respect of any failure of home builders to comply with their obligations in terms of the Act.

Thubelisha Homes

Thubelisha Homes (a Section 21 company) was established in June 1998 as a special purpose financial vehicle to create rightsizing stock. Rightsizing is a process whereby occupants of bank-owned properties in possession of mortgage loans in default are assisted in relocating to more affordable homes.

South African Housing Fund

The South African Housing Fund aims to provide adequate funds to enable provincial governments to establish and maintain habitable, stable and sustainable residential environments. This includes the provision of:

- Permanent residential structures with secure tenure and privacy, and which provide adequate protection against the elements
- Potable water, adequate sanitation facilities and domestic electricity supply

Housing funds for national housing programmes are budgeted for and appropriated in the South African Housing Fund programme. From 2000/01, the funds are allocated through the conditional grant mechanism to the nine provinces in accordance with the provisions of the Housing Act of 1997. Housing funds are now reflected in the revenue funds and expenditure appropriations of provinces, enhancing provincial accountability. The allocation to the provinces is according to a formula based on equity, taking into account the housing backlog and income profile of each province.

The conditions attached to the funds are based on the provisions of the Housing Act and will be agreed upon between the Department and the provinces. The Department developed guidelines to facilitate the process of transferring funds from the South African Housing Fund to provinces and to guide reporting processes in terms of the Public Finance Management Act, the Division of Revenue Act and the Housing Act.

The aims of the housing subsidy assistance scheme have largely been met. Introduced in 1994 on a project-linked basis only, the scheme evolved into a comprehensive instrument providing an array of housing subsidies to a broad spectrum of beneficiaries. It allows several tenure options on an individual or group basis in urban areas.

The scheme's successes include the approval of approximately 1,17 million housing subsidies between April 1994 and December 2000. During the same period, 1,12 million housing units were

built. Approximately 65 000 consolidation subsidies were approved for houses on serviced sites from the previous dispensation.

Approximately R14,6 billion has been spent on housing delivery since 1994 until November 2000. A delivery target of 322 000 units a year was reached during 1997/98. The housing funds provided have averaged approximately R3 billion per year. At the higher subsidy amount of about R16 000 per household, the allocation allows for about 188 000 subsidies a year. About 33 000 beneficiaries of the former first-time home buyers scheme will be supported until the scheme has been completely phased out.

Annexure: Vote 16: Housing

Table 16.13: Summary of expenditure trends and estimates per programme

Table 16.14: Summary of expenditure trends and estimates per economic classification

Table 16.15: Summary of expenditure trends and estimates per standard item

Table 16.16: Summary of transfers and subsidies per programme

Table 16.17: Summary of personnel numbers and costs

Table 16.18: Summary of expenditure on training

Table 16.19: Summary of conditional grants

Table 16.13: Summary of expenditure trends and estimates per programme

| | Expenditure outcome | | | Main appropriation | Adjustments appropriation | | | Revised estimate | Medium-term expenditure estimate | | | | |
|--------------------------------|---------------------|------------------|---------------------|--------------------|---------------------------|---------------------------|------------------------|------------------|----------------------------------|------------------|------------------|------------------|------------------|
| | Audited | Audited | Preliminary outcome | | Rollovers from 1999/00 | Other adjustments 2000/01 | Adjusted appropriation | | Current | Capital | Total | 2002/03 | 2003/04 |
| | 1997/98 | 1998/99 | 1999/00 | 2001/02 | | | | 2002/03 | | | | | |
| R thousand | | | | | | | | | | | | | |
| Administration | 21 411 | 22 133 | 24 896 | 36 897 | 2 500 | 8 406 | 47 803 | 43 384 | 49 994 | 1 207 | 51 201 | 49 278 | 38 740 |
| Policy planning | 3 112 | 2 968 | 3 556 | 6 709 | | 54 | 6 763 | 5 886 | 10 267 | 321 | 10 588 | 20 976 | 11 389 |
| Programme management | 1 056 789 | 636 250 | 192 666 | 58 280 | 94 000 | 54 | 152 334 | 153 244 | 107 253 | 100 105 | 207 358 | 213 213 | 124 006 |
| Housing performance | 802 494 | 54 045 | 298 983 | 195 839 | | 94 | 195 933 | 195 899 | 176 542 | 723 | 177 265 | 174 331 | 302 105 |
| Communication | 1 375 | 1 021 | 4 119 | 8 369 | 846 | 30 | 9 245 | 8 017 | 15 531 | 835 | 16 366 | 16 602 | 13 667 |
| Housing development funding | 2 634 847 | 3 031 149 | 2 970 156 | 3 027 277 | | | 3 027 277 | 3 026 199 | 29 597 | 3 225 958 | 3 255 555 | 3 469 271 | 3 588 495 |
| Total | 4 520 028 | 3 747 566 | 3 494 376 | 3 333 371 | 97 346 | 8 638 | 3 439 355 | 3 432 629 | 389 184 | 3 329 149 | 3 718 333 | 3 943 671 | 4 078 402 |
| Change to 2000 Budget Estimate | | | | | | | 105 984 | 99 258 | | | 117 079 | 189 026 | |

Table 16.14: Summary of expenditure trends and estimates per economic classification

| | Expenditure outcome | | | Main appropriation | Adjustments appropriation | | | Revised estimate | Medium-term expenditure estimate | | | | |
|---|---------------------|------------------|---------------------|--------------------|---------------------------|---------------------------|------------------------|------------------|----------------------------------|------------------|------------------|------------------|------------------|
| | Audited | Audited | Preliminary outcome | | Rollovers from 1999/00 | Other adjustments 2000/01 | Adjusted appropriation | | Current | Capital | Total | 2002/03 | 2003/04 |
| | 1997/98 | 1998/99 | 1999/00 | | | | | | | | | | |
| R thousand | | | | | | | | | | | | | |
| Current | 158 163 | 159 201 | 412 552 | 315 082 | 78 346 | 8 638 | 402 066 | 395 342 | 389 184 | - | 389 184 | 398 084 | 408 585 |
| Personnel | 19 571 | 17 324 | 17 810 | 39 631 | - | 401 | 40 032 | 35 122 | 43 432 | - | 43 432 | 45 988 | 48 483 |
| Salaries and wages | 12 538 | 12 454 | 12 979 | 29 184 | - | 401 | 29 585 | 24 675 | 26 853 | - | 26 853 | 28 435 | 29 973 |
| Other | 7 033 | 4 870 | 4 831 | 10 447 | - | - | 10 447 | 10 447 | 16 579 | - | 16 579 | 17 553 | 18 510 |
| Transfer payments | 121 130 | 120 957 | 371 941 | 241 422 | 75 000 | 29 | 316 451 | 315 373 | 259 851 | - | 259 851 | 246 071 | 307 991 |
| Subsidies to business enterprises | - | 40 000 | 116 000 | 103 000 | - | - | 103 000 | 103 000 | 67 000 | - | 67 000 | 66 000 | 215 000 |
| Extra-budgetary institutions | 43 000 | 6 768 | 175 578 | 76 800 | 75 000 | - | 151 800 | 151 800 | 150 800 | - | 150 800 | 144 004 | 60 900 |
| Provincial government | - | 7 425 | 24 917 | 13 000 | - | - | 13 000 | 13 000 | - | - | - | - | - |
| Households and non-profit institutions | 78 130 | 66 724 | 55 426 | 48 597 | - | 29 | 48 626 | 47 548 | 42 026 | - | 42 026 | 36 046 | 32 066 |
| Foreign countries and international credit institutions | - | 40 | 20 | 25 | - | - | 25 | 25 | 25 | - | 25 | 25 | 25 |
| Other current expenditure | 17 462 | 20 920 | 22 801 | 34 029 | 3 346 | 8 208 | 45 583 | 44 847 | 85 901 | - | 85 901 | 106 025 | 52 111 |
| Capital | 4 361 865 | 3 588 365 | 3 081 824 | 3 018 289 | 19 000 | - | 3 037 289 | 3 037 287 | - | 3 329 149 | 3 329 149 | 3 545 387 | 3 669 817 |
| Capital transfers: | 4 357 557 | 3 586 956 | 3 078 244 | 3 017 682 | 19 000 | - | 3 036 682 | 3 036 680 | - | 3 325 960 | 3 325 960 | 3 543 676 | 3 667 899 |
| Movable capital | 4 308 | 1 409 | 3 580 | 607 | - | - | 607 | 607 | - | 3 189 | 3 189 | 1 911 | 1 918 |
| Motor vehicles | - | - | 576 | - | - | - | - | - | - | - | - | - | - |
| Equipment: Computers | 4 210 | 1 220 | 2 864 | 530 | - | - | 530 | 530 | - | 2 427 | 2 427 | 1 521 | 1 503 |
| Other office equipment | 98 | 189 | 140 | 77 | - | - | 77 | 77 | - | 762 | 762 | 390 | 415 |
| Fixed capital | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Land | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Buildings | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Infrastructure | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Other | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Total | 4 520 028 | 3 747 566 | 3 494 376 | 3 333 371 | 97 346 | 8 638 | 3 439 355 | 3 432 629 | 389 184 | 3 329 149 | 3 718 333 | 3 943 671 | 4 078 402 |

Table 16.15: Summary of expenditure trends and estimates per standard item

| | Expenditure outcome | | | Main appropriation | Adjustments appropriation | | | Revised estimate | Medium-term expenditure estimate | | | | |
|-----------------------------------|---------------------|------------------|---------------------|--------------------|---------------------------|---------------------------|------------------------|------------------|----------------------------------|------------------|------------------|------------------|------------------|
| | Audited | Audited | Preliminary outcome | | Rollovers from 1999/00 | Other adjustments 2000/01 | Adjusted appropriation | | Current | Capital | Total | 2002/03 | 2003/04 |
| | 1997/98 | 1998/99 | 1999/00 | | | | | | | | | | |
| R thousand | | | | | | | | | | | | | |
| Personnel | 19 571 | 17 324 | 17 810 | 39 631 | – | 401 | 40 032 | 35 122 | 43 432 | – | 43 432 | 45 988 | 48 483 |
| Administrative expenditure | 4 064 | 4 332 | 5 029 | 6 062 | – | (29) | 6 033 | 6 033 | 14 722 | – | 14 722 | 15 656 | 15 694 |
| Inventories | 670 | 710 | 3 316 | 2 521 | – | – | 2 521 | 1 847 | 3 637 | – | 3 637 | 3 866 | 1 727 |
| Equipment | 4 308 | 1 409 | 4 504 | 956 | – | – | 956 | 916 | 1 893 | 3 189 | 5 082 | 2 406 | 2 489 |
| Land and buildings | – | – | – | – | – | – | – | – | – | – | – | – | – |
| Professional and special services | 12 343 | 15 498 | 13 174 | 24 734 | 3 346 | 8 237 | 36 317 | 36 309 | 65 649 | – | 65 649 | 86 008 | 34 119 |
| Transfer payments | 4 478 687 | 3 707 913 | 3 450 185 | 3 259 104 | 94 000 | 29 | 3 353 133 | 3 352 053 | 259 851 | 3 325 960 | 3 585 811 | 3 789 747 | 3 975 890 |
| Miscellaneous | 385 | 380 | 358 | 363 | – | – | 363 | 349 | – | – | – | – | – |
| Total | 4 520 028 | 3 747 566 | 3 494 376 | 3 333 371 | 97 346 | 8 638 | 3 439 355 | 3 432 629 | 389 184 | 3 329 149 | 3 718 333 | 3 943 671 | 4 078 402 |

Table 16.16: Summary of transfers and subsidies per programme

| | Expenditure outcome | | | Main appropriation | Adjustments appropriation | | | Revised estimate | Medium-term expenditure estimate | | | | |
|---|---------------------|---------|---------------------|--------------------|---------------------------|-------------------|---------------------------|------------------|----------------------------------|---------|---------|---------|---------|
| | Audited | Audited | Preliminary outcome | | Rollovers from 1999/00 | Other adjustments | Adjustments appropriation | | Current | Capital | Total | | |
| | 1997/98 | 1998/99 | 1999/00 | | 2000/01 | | | 2001/02 | | | 2002/03 | 2003/04 | |
| R thousand | | | | | | | | | | | | | |
| Administration | - | - | - | - | - | - | - | - | - | - | - | - | - |
| SETA | - | - | - | - | - | 29 | 29 | 29 | 429 | - | 429 | 449 | 469 |
| Government motor transport | - | - | - | 1 | - | - | 1 | - | - | 1 | 1 | 1 | 1 |
| Policy planning | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Contribution | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Habitat Foundation ¹ | - | 40 | 20 | 25 | - | - | 25 | 25 | 25 | - | 25 | 25 | 25 |
| Urban 21-African Regional Preparatory Conference | - | - | 506 | - | - | - | - | - | - | - | - | - | - |
| Programme management | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Housing subsidy scheme | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Hostels | - | - | 14 917 | - | - | - | - | - | - | - | - | - | - |
| Resettlement of Dornkop Community | - | - | - | 3 000 | - | - | 3 000 | 3 000 | - | - | - | - | - |
| Phasing out of subsidy scheme | - | - | - | - | - | - | - | - | - | - | - | - | - |
| First-time home buyer interest subsidy scheme | 38 527 | 37 986 | 26 008 | 19 000 | - | - | 19 000 | 19 000 | 12 000 | - | 12 000 | 6 000 | 2 000 |
| State assisted home owner saving scheme | - | 3 | - | - | - | - | - | - | - | - | - | - | - |
| Capacity building | - | - | - | - | - | - | - | - | - | - | - | - | - |
| People's Housing Partnership Trust | 3 000 | 2 000 | 1 000 | - | - | - | - | - | - | - | - | - | - |
| Housing support initiatives | 3 615 | 2 586 | - | - | - | - | - | - | - | - | - | - | - |
| Provincial and local government capacity building | - | 7 425 | 10 000 | 10 000 | - | - | 10 000 | 10 000 | - | - | - | - | - |
| Special programmes support | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Special Integrated Presidential Projects | 545 649 | 581 956 | 136 000 | - | - | - | - | - | - | - | - | - | - |
| Bulk and Connector Infrastructure Grant | 461 000 | - | - | - | - | - | - | - | - | - | - | - | - |
| Presidential Job Summit: Housing pilot project | - | - | - | 75 000 | - | - | 75 000 | 75 000 | 75 000 | - | 75 000 | 75 000 | - |
| Human Settlement Redevelopment | - | - | 1 000 | 20 000 | 19 000 | - | 39 000 | 39 000 | - | 100 000 | 100 000 | 104 000 | 109 000 |

| | | | | | | | | | | | | | |
|---|------------------|------------------|------------------|------------------|---------------|-----------|------------------|------------------|----------------|------------------|------------------|------------------|------------------|
| Housing Performance | - | - | - | - | - | - | - | - | - | - | - | - | |
| Contributions | - | - | - | - | - | - | - | - | - | - | - | - | |
| National Housing Finance Corporation ² | 745 000 | - | - | 1 | 1 | 1 | - | 1 | 1 | 1 | 1 | - | |
| Servcon ³ | 40 000 | 4 768 | 163 778 | 68 800 | 68 800 | 68 800 | 71 800 | - | 71 800 | 69 000 | 60 900 | - | |
| South African Housing Trust ⁴ | - | 40 000 | 116 000 | 103 000 | 103 000 | 103 000 | 67 000 | - | 67 000 | 66 000 | 215 000 | - | |
| Social Housing Foundation ⁵ | - | - | - | 8 000 | 8 000 | 8 000 | 4 000 | - | 4 000 | - | - | - | |
| National Home Builders Registration Council | - | - | 10 800 | - | - | - | - | - | - | - | - | - | |
| Mortgage Indemnity Fund | 7 049 | - | - | - | - | - | - | - | - | - | - | - | |
| Housing development funding | - | - | - | - | - | - | - | - | - | - | - | - | |
| Addition to the capital of the Housing fund | 2 574 623 | 3 002 414 | 2 941 244 | 2 997 680 | 2 997 680 | 2 997 680 | - | 3 225 958 | 3 225 958 | 3 439 674 | 3 558 898 | - | |
| Interest and redemption of private loans | 60 224 | 28 735 | 28 912 | 29 597 | 29 597 | 28 519 | 29 597 | - | 29 597 | 29 597 | 29 597 | - | |
| Total | 4 478 687 | 3 707 913 | 3 450 185 | 3 156 014 | 94 000 | 29 | 3 353 133 | 3 352 053 | 259 851 | 3 325 960 | 3 585 811 | 3 789 747 | 3 975 890 |

¹ Amount specifically and exclusively appropriated as contribution to Habitat Foundation R25 000

² Amount specifically and exclusively appropriated as contribution to National Housing Finance Corporation R1000

³ Amount specifically and exclusively appropriated as contribution to Servcon R71 800 000

⁴ Amount specifically and exclusively appropriated as contribution to South African Housing Trust R67 000 000

⁵ Amount specifically and exclusively appropriated as contribution to Social Housing Foundation R4 000 000

Table 16.17: Summary of personnel numbers and costs¹

| Personnel numbers | 1997/98 | 1998/99 | 1999/00 | 2000/01 | 2001/02 |
|-----------------------------------|------------|------------|------------|------------|------------|
| Administration | 118 | 118 | 118 | 120 | 120 |
| Policy planning | 16 | 16 | 16 | 31 | 31 |
| Programme management | 30 | 30 | 30 | 33 | 33 |
| Housing performance | 35 | 35 | 35 | 45 | 51 |
| Communication | 14 | 14 | 14 | 16 | 16 |
| Housing development funding | - | - | - | - | - |
| Total | 213 | 213 | 213 | 245 | 251 |
| Total personnel cost (R thousand) | 19 571 | 17 324 | 17 810 | 40 032 | 43 432 |
| Unit cost (R thousand) | 91,9 | 81,3 | 83,6 | 163,4 | 173,0 |

¹ Full-time equivalent

Table 16.18: Summary of expenditure on training

| R thousand | Preliminary outcome | Adjusted appropriation | Medium-term expenditure estimate | | |
|-----------------------------|---------------------|------------------------|----------------------------------|--------------|--------------|
| | 1999/00 | 2000/01 | 2001/02 | 2002/03 | 2003/04 |
| Administration | 237 | 172 | 1 074 | 1 157 | 1 014 |
| Policy planning | 33 | 75 | 90 | 92 | 96 |
| Programme management | 18 | 41 | 104 | 118 | 111 |
| Housing performance | 136 | 90 | 192 | 200 | 209 |
| Communication | - | 139 | 225 | 236 | 249 |
| Housing development funding | - | - | - | - | - |
| Total | 424 | 517 | 1 685 | 1 803 | 1 679 |

Table 16.19: Summary of conditional grants to provinces

| Programme | Expenditure outcome | | | Adjusted appropriation 2000/01 | Revised estimate | Medium-term expenditure estimate | | |
|------------------------------|---------------------|--------------------|-----------------------------------|-----------------------------------|------------------|----------------------------------|---------|---------|
| | Audited 1997/98 | Audited 1998/99 | Preliminary outcome 1999/00 | | | 2001/02 | 2002/03 | 2003/04 |
| R thousand | | | | | | | | |
| Programme management | | | | | | | | |
| Housing subsidy scheme | | | | | | | | |
| Hostels | - | - | 14 917 | - | - | - | - | - |
| Eastern Cape | - | - | 4 750 | - | - | - | - | - |
| Free State | - | - | 3 750 | - | - | - | - | - |
| Gauteng | - | - | 2 667 | - | - | - | - | - |
| KwaZulu-Natal | - | - | - | - | - | - | - | - |
| Mpumalanga | - | - | - | - | - | - | - | - |
| Northern Cape | - | - | - | - | - | - | - | - |
| Northern Province | - | - | - | - | - | - | - | - |
| North West | - | - | - | - | - | - | - | - |
| Western Cape | - | - | 3 750 | - | - | - | - | - |
| Resettlement Doornkop | - | - | - | 3 000 | 3 000 | - | - | - |
| Community | | | | | | | | |
| Eastern Cape | - | - | - | - | - | - | - | - |
| Free State | - | - | - | - | - | - | - | - |
| Gauteng | - | - | - | 3 000 | 3 000 | - | - | - |
| KwaZulu-Natal | - | - | - | - | - | - | - | - |
| Mpumalanga | - | - | - | - | - | - | - | - |
| Northern Cape | - | - | - | - | - | - | - | - |
| Northern Province | - | - | - | - | - | - | - | - |
| North West | - | - | - | - | - | - | - | - |
| Western Cape | - | - | - | - | - | - | - | - |
| Capacity building | | | | | | | | |
| Provincial and local | - | 7 425 | 10 000 | 10 000 | 10 000 | - | - | - |
| Government Capacity | | | | | | | | |
| Building | | | | | | | | |
| Eastern Cape | - | 750 | 1 020 | 1 000 | 1 000 | - | - | - |
| Free State | - | 750 | 1 001 | 1 200 | 1 200 | - | - | - |
| Gauteng | - | 1 050 | 1 579 | 1 400 | 1 400 | - | - | - |
| KwaZulu-Natal | - | 900 | 1 220 | 1 800 | 1 800 | - | - | - |
| Mpumalanga | - | 675 | 1 060 | 930 | 930 | - | - | - |

| | | | | | | | | |
|---|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| Northern Cape | - | 675 | 1 000 | 1 100 | 1 100 | - | - | - |
| Northern Province | - | 900 | 1 000 | 1 100 | 1 100 | - | - | - |
| North West | - | 825 | 1 000 | 960 | 960 | - | - | - |
| Western Cape | - | 900 | 1 120 | 510 | 510 | - | - | - |
| Special programmes support | | | | | | | | |
| Human Settlement Redevelopment Programme | - | - | 1 000 | 39 000 | 39 000 | 100 000 | 104 000 | 109 000 |
| Eastern Cape | - | - | - | 2 170 | 2 170 | 8 500 | 10 000 | 11 000 |
| Free State | - | - | - | 1 700 | 1 700 | 5 000 | 7 500 | 8 500 |
| Gauteng | - | - | - | 3 500 | 3 500 | 26 000 | 23 000 | 21 000 |
| KwaZulu-Natal | - | - | - | 3 000 | 3 000 | 25 000 | 25 000 | 26 000 |
| Mpumalanga | - | - | - | 500 | 500 | 5 000 | 6 000 | 7 000 |
| Northern Cape | - | - | - | 1 200 | 1 200 | 1 000 | 2 500 | 3 000 |
| Northern Province | - | - | 1 000 | 10 172 | 10 172 | 10 000 | 11 000 | 11 000 |
| North West | - | - | - | 7 758 | 7 758 | 7 000 | 6 000 | 8 000 |
| Western Cape | - | - | - | 9 000 | 9 000 | 12 500 | 13 000 | 13 500 |
| Housing development funding | | | | | | | | |
| Addition to the capital of the Housing Fund | | | | | | | | |
| SA Housing Fund | 3 223 701 | 3 004 507 | 2 720 609 | 2 997 680 | 2 997 680 | 3 225 958 | 3 439 674 | 3 558 898 |
| Eastern Cape | 266 340 | 367 068 | 325 242 | 422 178 | 422 178 | 498 311 | 531 323 | 549 740 |
| Free State | 24 221 | 191 951 | 204 836 | 218 306 | 218 306 | 241 253 | 257 236 | 266 152 |
| Gauteng | 913 107 | 797 628 | 796 489 | 718 904 | 718 904 | 681 831 | 727 002 | 752 201 |
| KwaZulu-Natal | 897 834 | 600 153 | 461 829 | 587 650 | 587 650 | 617 648 | 658 567 | 681 392 |
| Mpumalanga | 179 006 | 108 267 | 105 078 | 173 461 | 173 461 | 208 355 | 222 158 | 229 859 |
| Northern Cape | 125 243 | 70 958 | 62 656 | 58 125 | 58 125 | 65 474 | 69 811 | 72 231 |
| Northern Province | 176 322 | 239 388 | 201 952 | 257 021 | 257 021 | 334 787 | 356 967 | 369 340 |
| North West | 276 481 | 221 364 | 181 382 | 220 569 | 220 569 | 256 735 | 273 743 | 283 232 |
| Western Cape | 365 147 | 407 730 | 381 145 | 341 466 | 341 466 | 321 564 | 342 867 | 354 751 |
| Total | 3 223 701 | 3 011 932 | 2 746 526 | 3 049 680 | 3 049 680 | 3 325 958 | 3 543 674 | 3 667 898 |