

Human Settlements

Budget summary

R million	2026/27				2027/28	2028/29
	Current payments	Transfers and subsidies	Payments for capital assets	Total	Total	Total
MTEF allocation						
Administration	545.2	5.5	1.4	552.1	569.1	585.0
Integrated Human Settlements Planning and Development	231.1	17 613.8	0.3	17 845.2	17 220.2	16 976.3
Informal Settlements	302.8	6 342.4	351.8	6 996.9	7 752.1	7 958.7
Rental and Social Housing	42.5	938.6	0.1	981.2	1 018.2	1 050.5
Affordable Housing	107.8	488.7	0.2	596.7	620.8	641.6
Total expenditure estimates	1 229.5	25 388.9	353.8	26 972.2	27 180.4	27 212.1

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 improvement to household quality of life.

Mandate

In terms of section 26 of the Constitution and section 3 of the Housing Act (1997), the Department of Human Settlements is mandated to establish and facilitate a sustainable national housing development process in collaboration with provinces and municipalities. In fulfilling its mandate, the department determines national policy, norms and standards for the development of housing and human settlements; prescribes national housing delivery goals; oversees provincial and municipal performance outcomes against national targets; and funds, supports and builds capacity in provinces and municipalities in the implementation of human settlements projects.

Selected performance indicators

Table 33.1 Performance indicators by programme and related outcome

Indicator	Programme	MTDP outcome	Audited performance			Estimated performance	MTEF targets		
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Number of fully subsidised houses delivered per year	Integrated Human Settlements Planning and Development	Reduced poverty and improved livelihoods	33 892	35 011	35 457	28 776	62 215	52 093	46 264
Number of title deeds registered for new (post-2014) developments per year	Integrated Human Settlements Planning and Development		6 412	6 955	16 971	23 015	17 027	14 256	12 661
Number of informal settlements upgraded to phase 3 per year	Informal Settlements		21	20	12	51	965	993	1 016
Number of serviced sites delivered per year	Informal Settlements		25 322	21 952	45 788	36 141	83 021	69 514	61 736
Number of affordable rental units delivered per year	Rental and Social Housing		3 182	3 066	1 364	3 000	2 200	2 600	2 500
Number of finance-linked individual subsidy programme subsidies allocated to approved beneficiaries per year	Affordable Housing		5 811	6 761	593	10 230	30 777	32 005	32 999

Expenditure overview

The department's ongoing mission is to create liveable and integrated communities, and expand access to human settlement opportunities. To this end, over the MTEF period, it will focus on developing integrated human settlements, mainly through providing housing subsidies and funding bulk infrastructure projects; providing serviced sites and upgrading informal settlements; increasing access to housing and improving security of tenure; and providing emergency housing in response to disasters.

Funding for these measures is provided mainly through the *human settlements development grant*, the *urban settlements development grant*, the *informal settlements upgrading partnership grant: provinces* and the *informal settlements upgrading partnership grant: municipalities*. However, to improve effectiveness and address blockages to delivery, the department plans to review some of its delivery instruments over the period ahead, including the *human settlements development grant* and *urban settlements development grant* to analyse and reconfigure how priorities are articulated. Similarly, over the medium term, the department will monitor the financial and non-financial achievement of its public entities against their annual performance plan targets on a quarterly basis; design and implement an in-depth evaluation study of the human settlements programme, which encompasses all the department's policies and instruments; and develop financial interventions to improve the delivery of affordable rental housing.

The delivery mandate is predominantly funded through transfers and subsidies to provinces, municipalities and entities, accounting for an estimated 94 per cent (R76.9 billion) of the department's budget over the MTEF period. Total expenditure is set to decrease at an average annual rate of 8 per cent, from R34.9 billion in 2025/26 to R27.2 billion in 2028/2029, mainly driven by a decrease in transfers and subsidies to the *urban settlements development grant*, which funds bulk infrastructure in metropolitan municipalities, amounting to R19.5 billion over the next 3 years. As part of the reforms to improve the infrastructure investment, maintenance and management of trading services, these funds are redirected to the *urban development financing grant* in National Treasury.

Developing integrated human settlements

The department expects to deliver 160 572 fully subsidised houses over the period ahead. The targeted housing projects are funded through provincial allocations to the *human settlements development grant* (made through the *Integrated Human Settlements Planning and Development* programme) amounting to R41.4 billion over the medium term. The *urban settlements development grant* is allocated R9.1 billion over the same period to fund the associated bulk infrastructure projects in metropolitan municipalities.

To enable the delivery of a targeted 43 944 title deeds over the period ahead by strengthening provinces' capacity to register title deeds efficiently and address any bottlenecks that may arise, R121.4 million over the medium term is set aside in the *Integrated Human Settlements Planning and Development* programme, to be spent through the title deeds support programme. Spending in the programme is expected to decrease at an average annual rate of 10.8 per cent due to the shifting of funds from the *urban settlements development grant* to the *urban development financing grant* in National Treasury.

Providing serviced sites and upgrading informal settlements

Over the medium term, the department aims to develop 214 271 stands with municipal bulk infrastructure for housing projects, and upgrade 2 974 informal settlements with permanent bulk infrastructure in water, sewage disposal, access roads, stormwater drainage and electricity. This is funded through the *informal settlements upgrading partnership grant* in the *Informal Settlements* programme, with separate allocations for provinces and municipalities. Allocations to the grant for municipalities amount to an estimated R14.8 billion over the period ahead, increasing at an average annual rate of 3.7 per cent, from R4.7 billion in 2025/26 to R5.3 billion in 2028/29. However, allocations to the grant for provinces decrease at an average annual rate of 10.4 per cent, from R2.8 billion in 2025/26 to R2 billion in 2028/29, due to Cabinet-approved reductions announced in the 2024 Budget. To mitigate the impact of the reductions, R3 billion over the MTEF period will be transferred from the *human settlements development grant* to the *informal settlements upgrading partnership grant: provinces* to enable provinces to achieve their targets for the upgrading of informal settlements. The *informal settlements*

upgrading partnership grant is allocated an estimated R21.2 billion over the MTEF period through the *Informal Settlements* programme.

Increasing access to housing and improving security of tenure

Affordable housing finance is a crucial lever in enabling access to housing for those who are ineligible for fully subsidised housing but do not earn enough to qualify for home loans in the formal mortgage market. To support this segment, the first home finance policy, which is funded through the finance-linked individual subsidy programme's allocation and transferred from the *Affordable Housing* programme to the National Housing Finance Corporation to implement, aims to approve 95 781 subsidies over the period ahead. The policy subsidises applicants' mortgage and other financing costs, and augments savings for home purchases and self-build projects. Of this target, over the period ahead, the corporation aims to approve 10 568 subsidy applications and disburse 8 454 subsidies, with provinces expected to approve and disburse funds for the remaining 85 213 subsidies from their *human settlements development grant* allocations. R1.4 billion over the next 3 years is allocated to the corporation through the programme. Spending in the programme is expected to increase at an average annual rate of 4.7 per cent, from R560 million in 2025/26 to R641.6 million in 2028/29.

To provide affordable rental housing options for low-income and middle-income households, the department plans to deliver 7 300 affordable rental units over the next 3 years. The Social Housing Regulatory Authority delivers affordable rentals and funds the capital costs of the units implemented by social housing institutions and other delivery agents regulated by the entity. Spending for this is through the authority's consolidated capital grant, which has an allocation of R2.6 billion over the medium term. The grant is funded through the *Rental and Social Housing* programme, in which expenditure is expected to increase at an average annual rate of 3.8 per cent, from R939.3 million in 2025/26 to R1.1 billion in 2028/29.

Providing emergency housing

The department implements rapid response after disasters such as floods and fires on behalf of provinces and municipalities. This includes inspecting and providing new building materials to repair damaged homes, relocating and providing temporary emergency accommodation immediately after disasters, and constructing temporary residential units after disasters occur. The Emergency Housing Fund is allocated R1.7 billion over the medium term, through the *Informal Settlements* programme, for these activities.

Expenditure trends and estimates

Table 33.2 Vote expenditure trends by programme and economic classification¹

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 (%)
	2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27		
R million											
Programme 1	482.5	463.5	462.3	581.8	6.4%	1.5%	552.1	569.1	585.0	0.2%	2.1%
Programme 2	21 971.6	21 291.7	22 725.8	23 883.8	2.8%	68.2%	17 845.2	17 220.2	16 976.3	-10.8%	63.6%
Programme 3	8 914.7	8 013.5	8 275.9	8 950.8	0.1%	25.9%	7 487.8	7 752.1	7 958.7	-3.8%	28.3%
Programme 4	906.9	911.6	878.0	939.3	1.2%	2.8%	981.2	1 018.2	1 050.5	3.8%	3.7%
Programme 5	581.9	546.6	507.6	559.7	-1.3%	1.7%	596.7	620.8	641.6	4.7%	2.3%
Subtotal	32 857.5	31 226.9	32 849.6	34 915.3	2.0%	100.0%	27 463.0	27 180.4	27 212.1	-8.0%	100.0%
Total	32 857.5	31 226.9	32 849.6	34 915.3	2.0%	100.0%	27 463.0	27 180.4	27 212.1	-8.0%	100.0%
Change to 2025 Budget estimate				-			(5 854.7)	(6 707.7)	(7 915.2)		

Table 33.2 Vote expenditure trends by programme and economic classification¹ (continued)

Economic classification	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27		
R million											
Current payments	707.4	837.0	831.4	1 214.1	19.7%	2.7%	1 229.5	1 277.5	1 316.3	2.7%	4.7%
Compensation of employees	370.8	389.8	383.4	456.3	7.2%	1.2%	477.2	498.8	514.3	4.1%	1.8%
Goods and services ¹	336.6	447.2	448.1	757.8	31.1%	1.5%	752.2	778.7	802.0	1.9%	2.9%
of which:											
Computer services	50.8	55.6	52.5	105.4	27.6%	0.2%	132.3	130.1	136.0	8.9%	0.5%
Consultants: Business and advisory services	28.8	29.2	30.5	162.1	77.8%	0.2%	166.4	179.3	186.2	4.7%	0.6%
Inventory: Materials and supplies	–	59.4	119.0	82.0	0.0%	0.2%	83.6	85.1	85.9	1.6%	0.3%
Operating leases	45.5	36.4	27.8	45.9	0.3%	0.1%	39.5	41.7	40.2	-4.4%	0.1%
Property payments	14.3	12.2	20.3	79.9	77.4%	0.1%	82.2	82.8	82.9	1.2%	0.3%
Travel and subsistence	63.1	61.6	75.5	103.1	17.8%	0.2%	116.1	121.2	125.7	6.8%	0.4%
Interest and rent on land	0.0	–	–	–	-100.0%	0.0%	–	–	–	0.0%	0.0%
Transfers and subsidies¹	32 141.7	30 364.3	31 699.4	32 528.0	0.4%	96.1%	25 879.7	25 530.6	25 511.9	-7.8%	94.0%
Provinces and municipalities	30 480.7	28 736.0	30 126.7	30 886.3	0.4%	91.2%	24 170.3	23 759.5	23 684.9	-8.5%	87.5%
Departmental agencies and accounts	1 652.5	1 615.8	1 540.6	1 608.5	-0.9%	4.9%	1 673.2	1 739.9	1 794.0	3.7%	6.4%
Foreign governments and international organisations	4.1	3.9	22.2	24.5	81.2%	0.0%	24.6	24.7	26.3	2.4%	0.1%
Households	4.4	8.6	9.9	8.7	25.6%	0.0%	11.7	6.5	6.7	-8.6%	0.0%
Payments for capital assets	8.2	25.3	318.6	1 173.0	423.3%	1.2%	353.8	372.4	383.9	-31.1%	1.4%
Buildings and other fixed structures	–	17.4	308.4	1 160.9	0.0%	1.1%	351.6	370.1	381.6	-31.0%	1.3%
Machinery and equipment	8.2	7.9	10.2	12.1	13.8%	0.0%	2.2	2.3	2.3	-42.2%	0.0%
Payments for financial assets	0.2	0.3	0.1	0.1	-10.0%	0.0%	–	–	–	-100.0%	0.0%
Total	32 857.5	31 226.9	32 849.6	34 915.3	2.0%	100.0%	27 463.0	27 180.4	27 212.1	-8.0%	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 (%)
	2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27		
R thousand											
Households											
Social benefits											
Current	1 677	3 286	5 434	653	-27.0%	–	5 492	–	–	-100.0%	0.0%
Employees social benefit	1 677	3 006	3 110	653	-27.0%	–	–	–	–	-100.0%	–
Transfers to households	–	280	2 324	–	–	–	–	–	–	–	–
Early retirement and voluntary exit programmes	–	–	–	–	–	–	5 492	–	–	–	0.0%
Other transfers to households											
Current	2 725	5 345	4 508	8 076	43.6%	–	6 218	6 466	6 667	-6.2%	0.0%
Transfers to households	514	–	106	2 100	59.9%	–	–	–	–	-100.0%	–
Bursaries for non-employees	2 211	5 345	4 302	5 976	39.3%	–	6 218	6 466	6 667	3.7%	0.0%
Donation (Cap Build)	–	–	100	–	–	–	–	–	–	–	–
Provinces and municipalities											
Municipal bank accounts											
Capital	11 677 797	11 655 358	13 220 318	13 967 439	6.1%	39.9%	8 496 381	7 970 541	7 403 978	-19.1%	31.2%
Urban settlements development grant	7 352 273	7 596 178	8 705 124	9 249 964	8.0%	26.0%	4 079 065	2 866 543	2 141 352	-38.6%	11.9%
Municipal emergency housing grant	52 888	–	–	–	-100.0%	–	–	–	–	–	–
Informal settlements upgrading partnership grant: Municipalities	4 272 636	4 059 180	4 515 194	4 717 475	3.4%	13.9%	4 417 316	5 103 998	5 262 626	3.7%	19.3%
Provincial revenue funds											
Capital	18 802 938	17 080 689	16 906 419	16 918 840	-3.5%	55.0%	15 183 056	15 788 958	16 280 894	-1.3%	61.8%
Human settlements development grant	14 255 610	13 254 681	13 655 425	14 149 080	-0.2%	43.6%	13 258 003	13 826 990	14 288 801	0.3%	54.1%
Provincial emergency housing grant	426 241	–	–	–	-100.0%	0.3%	–	–	–	–	–
Informal settlements upgrading partnership grant: Provinces	4 121 087	3 826 008	3 250 994	2 769 760	-12.4%	11.0%	1 925 053	1 961 968	1 992 093	-10.4%	7.7%

Table 33.3 Vote transfers and subsidies trends and estimates (continued)

R thousand	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average Expenditure/ Total (%)
	2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27		
Departmental agencies and accounts											
Departmental agencies (non-business entities)											
Current	861 343	814 795	777 510	811 823	-2.0%	2.6%	844 445	878 144	905 436	3.7%	3.4%
Housing Development Agency	242 716	243 649	254 591	265 997	3.1%	0.8%	276 747	287 791	296 736	3.7%	1.1%
Community Schemes Ombud Service	24 817	–	–	–	-100.0%	–	–	–	–	–	–
Social Housing Regulatory Authority: Operations	72 738	73 073	76 355	79 776	3.1%	0.2%	83 000	86 313	88 995	3.7%	0.3%
Social Housing Regulatory Authority: Institutional investment grant	23 534	23 623	24 684	25 790	3.1%	0.1%	26 833	27 904	28 771	3.7%	0.1%
National Housing Finance Corporation: Finance-linked individual subsidy programme: Operations	19 510	19 585	20 465	21 382	3.1%	0.1%	22 247	23 134	23 853	3.7%	0.1%
National Housing Finance Corporation: Finance-linked individual subsidy programme	478 028	454 865	401 415	418 878	-4.3%	1.4%	435 618	453 002	467 081	3.7%	1.8%
Capital	791 144	800 958	763 051	796 716	0.2%	2.5%	828 726	861 798	888 582	3.7%	3.4%
Social Housing Regulatory Authority: Consolidated capital grant	791 144	800 958	763 051	796 716	0.2%	2.5%	828 726	861 798	888 582	3.7%	3.4%
Foreign governments and international organisations											
Current	4 120	3 877	22 190	24 498	81.2%	–	24 576	24 662	26 326	2.4%	0.1%
Habitat Foundation	3 192	3 090	21 275	23 479	94.5%	–	23 514	23 557	25 187	2.4%	0.1%
Cities Alliance	928	787	915	1 019	3.2%	–	1 062	1 105	1 139	3.8%	0.0%
Total	32 141 744	30 364 308	31 699 430	32 528 045	0.4%	100.0%	25 388 894	25 530 569	25 511 883	-7.8%	100.0%

Personnel information

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

Programmes												Average growth rate (%)	Average Salary level/ Total (%)						
Number and cost ² of personnel posts filled/planned for on funded establishment																			
Number of funded posts	Number of posts additional to the establishment	Actual		Revised estimate		Medium-term expenditure estimate													
		2024/25	Unit cost	2025/26	Unit cost	2026/27		2027/28		2028/29									
Human Settlements																			
Salary level	528	–	564	383.4	0.7	576	456.3	0.8	574	477.2	0.8	571	498.8	0.9	562	514.3	0.9	-0.8%	100.0%
1 – 6	113	–	127	36.6	0.3	119	43.3	0.4	119	45.5	0.4	119	48.0	0.4	119	50.6	0.4	–	20.9%
7 – 10	192	–	196	113.8	0.6	207	139.0	0.7	206	145.4	0.7	205	152.5	0.7	202	158.3	0.8	-0.8%	35.9%
11 – 12	109	–	118	103.6	0.9	119	127.6	1.1	118	132.7	1.1	117	138.8	1.2	112	139.9	1.2	-2.0%	20.3%
13 – 16	75	–	90	122.8	1.4	92	137.8	1.5	92	144.8	1.6	91	150.5	1.7	90	156.2	1.7	-0.9%	16.0%
Other	39	–	33	6.7	0.2	39	8.7	0.2	39	8.8	0.2	39	9.0	0.2	39	9.3	0.2	–	6.9%
Programme	528	–	564	383.4	0.7	576	456.3	0.8	574	477.2	0.8	571	498.8	0.9	562	514.3	0.9	-0.8%	100.0%
Programme 1	356	–	375	223.4	0.6	364	253.3	0.7	363	265.2	0.7	361	276.4	0.8	354	282.0	0.8	-1.0%	63.1%
Programme 2	70	–	81	67.9	0.8	81	77.9	1.0	80	80.4	1.0	79	83.7	1.1	78	86.8	1.1	-1.3%	13.9%
Programme 3	37	–	41	35.4	0.9	46	43.3	0.9	46	45.5	1.0	46	47.9	1.0	46	50.6	1.1	–	8.1%
Programme 4	10	–	11	10.6	1.0	14	14.7	1.0	14	15.4	1.1	14	16.2	1.2	14	17.1	1.2	–	2.5%
Programme 5	55	–	56	46.1	0.8	71	67.3	0.9	71	70.7	1.0	71	74.5	1.0	70	77.8	1.1	-0.5%	12.4%

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

	Audited outcome			Adjusted estimate	Revised estimate	Average growth rate (%)	Average: Receipt item/ Total (%)	Medium-term receipts estimate			Average growth rate (%)	Average: Receipt item/ Total (%)
	2022/23	2023/24	2024/25					2025/26	2022/23 - 2025/26	2026/27		
R thousand												
Departmental receipts	1 842	1 859	1 694	616	518	-34.5%	100.0%	438	454	457	-4.1%	100.0%
Sales of goods and services produced by department	211	215	203	221	87	-25.6%	12.1%	241	245	247	41.6%	54.3%
Sales by market establishments	55	54	53	55	27	-21.1%	3.2%	73	74	75	40.6%	16.5%
of which:												
Parking	55	54	53	55	27	-21.1%	3.2%	73	74	75	40.6%	16.5%
Administrative fees	156	161	150	165	60	-27.3%	8.9%	167	169	170	41.5%	37.5%
of which:												
Commission on insurance	156	161	150	165	60	-27.3%	8.9%	167	169	170	41.5%	37.5%
Other sales	–	–	–	1	–	–	–	1	2	2	–	0.4%
of which:												
Replacement of security cards	–	–	–	1	–	–	–	1	2	2	–	0.4%
Sales of scrap, waste, arms and other used current goods	4	21	71	5	12	44.2%	1.8%	27	29	30	35.7%	6.4%
of which:												
Wastepaper	4	21	71	5	12	44.2%	1.8%	27	29	30	35.7%	6.4%
Interest, dividends and rent on land	210	842	383	35	64	-32.7%	25.4%	170	180	180	41.2%	39.3%
Interest	210	842	383	35	64	-32.7%	25.4%	170	180	180	41.2%	39.3%
Sales of capital assets	633	–	–	–	–	-100.0%	10.7%	–	–	–	–	–
Transactions in financial assets and liabilities	784	781	1 037	355	355	-23.2%	50.0%	–	–	–	-100.0%	–
Total	1 842	1 859	1 694	616	518	-34.5%	100.0%	438	454	457	-4.1%	100.0%

Programme 1: Administration

Programme purpose

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

Expenditure trends and estimates

Table 33.6 Administration 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 (%)	
	2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27			2027/28
R million												
Ministry	65.2	57.8	60.7	60.9	-2.2%	12.3%	59.9	62.9	65.6	2.5%	11.0%	
Departmental Management	75.6	66.0	55.4	87.3	4.9%	14.3%	89.3	91.9	94.5	2.7%	16.2%	
Corporate Services	233.7	238.2	248.8	299.0	8.6%	51.2%	266.3	275.1	284.7	-1.6%	48.4%	
Property Management	53.2	41.4	38.3	58.4	3.2%	9.6%	52.6	55.5	54.6	-2.3%	9.5%	
Financial Management	54.9	60.2	59.1	76.2	11.6%	12.6%	84.0	83.6	85.7	4.0%	14.8%	
Total	482.5	463.5	462.3	581.8	6.4%	100.0%	552.1	569.1	585.0	0.2%	100.0%	
Change to 2025 Budget estimate				–			(7.4)	(16.3)	(26.6)			

Table 33.6 Administration expenditure trends and estimates by subprogramme and economic classification (continued)

Economic classification	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average Expenditure/ Total (%)
	2022/23	2023/24	2024/25				2025/26	2026/27	2027/28		
R million	2022/23	2023/24	2024/25	2025/26	2022/23 - 2025/26	2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
Current payments	474.4	455.0	450.1	573.7	6.5%	98.1%	545.2	567.6	583.5	0.6%	99.4%
Compensation of employees	221.9	231.5	223.4	258.8	5.3%	47.0%	265.2	276.4	282.0	2.9%	48.3%
Goods and services	252.5	223.5	226.8	314.9	7.6%	51.1%	280.0	291.2	301.4	-1.4%	51.1%
<i>of which:</i>											
Advertising	4.9	11.7	37.9	56.0	124.6%	5.6%	14.8	15.5	16.2	-33.8%	2.7%
Computer services	35.1	30.0	25.8	49.5	12.1%	7.1%	52.2	51.4	53.7	2.8%	9.2%
Consultants: Business and advisory services	6.1	9.6	14.8	23.2	56.1%	2.7%	22.6	24.7	25.8	3.6%	4.3%
Operating leases	45.0	35.9	27.3	44.9	-0.1%	7.7%	38.5	40.8	39.1	-4.5%	6.9%
Property payments	14.3	12.2	16.6	19.9	11.6%	3.2%	20.5	21.4	22.4	4.1%	3.8%
Travel and subsistence	45.4	41.1	33.2	36.8	-6.7%	7.9%	43.9	46.0	48.1	9.3%	8.1%
Interest and rent on land	0.0	-	-	-	-100.0%	0.0%	-	-	-	-	-
Transfers and subsidies	1.3	2.2	5.1	0.2	-48.2%	0.4%	5.5	-	-	-100.0%	0.3%
Households	1.3	2.2	5.1	0.2	-48.2%	0.4%	5.5	-	-	-100.0%	0.3%
Payments for capital assets	6.7	6.3	7.0	7.9	5.6%	1.4%	1.4	1.5	1.6	-41.6%	0.3%
Machinery and equipment	6.7	6.3	7.0	7.9	5.6%	1.4%	1.4	1.5	1.6	-41.6%	0.3%
Payments for financial assets	0.1	0.1	0.1	0.1	-19.1%	0.0%	-	-	-	-100.0%	-
Total	482.5	463.5	462.3	581.8	6.4%	100.0%	552.1	569.1	585.0	0.2%	100.0%
Proportion of total programme expenditure to vote expenditure	1.5%	1.5%	1.4%	1.7%	-	-	2.0%	2.1%	2.1%	-	-
Details of transfers and subsidies											
Households											
Social benefits											
Current	0.8	2.2	5.0	0.2	-39.2%	0.4%	5.5	-	-	-100.0%	0.3%
Employees social benefit	0.8	2.2	2.7	0.2	-39.2%	0.3%	-	-	-	-100.0%	-
Transfers to households	-	-	2.3	-	-	0.1%	-	-	-	-	-
Early retirement and voluntary exit programmes	-	-	-	-	-	-	5.5	-	-	-	0.3%
Other transfers to households											
Current	0.5	-	0.1	-	-100.0%	-	-	-	-	-	-
Transfers to households	0.5	-	0.1	-	-100.0%	-	-	-	-	-	-

Personnel information

Table 33.7 Administration personnel numbers and cost by salary level¹

Administration	Number of posts estimated for 31 March 2026	Number of posts additional to the establishment	Number and cost ² of personnel posts filled/planned for on funded establishment															Average growth rate (%)	Average: Salary level/ Total (%)
			Actual			Revised estimate			Medium-term expenditure estimate										
Salary level			2024/25			2025/26			2026/27			2027/28			2028/29			2025/26 - 2028/29	2026/27 - 2028/29
			Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost		
	356	-	375	223.4	0.6	364	253.3	0.7	363	265.2	0.7	361	276.4	0.8	354	282.0	0.8	-1.0%	100.0%
1 - 6	104	-	111	33.9	0.3	103	36.7	0.4	103	38.6	0.4	103	40.7	0.4	103	43.0	0.4	-	28.7%
7 - 10	117	-	120	72.6	0.6	117	77.3	0.7	116	80.5	0.7	115	84.1	0.7	113	87.0	0.8	-1.1%	31.9%
11 - 12	54	-	61	53.3	0.9	58	59.6	1.0	58	62.7	1.1	58	66.1	1.1	54	64.7	1.2	-2.4%	15.8%
13 - 16	42	-	50	56.9	1.1	47	71.0	1.5	47	74.6	1.6	46	76.5	1.7	45	78.1	1.8	-1.7%	12.8%
Other	39	-	33	6.7	0.2	39	8.7	0.2	39	8.8	0.2	39	9.0	0.2	39	9.3	0.2	-	10.9%

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 development and delivery of spatially integrated housing and human settlements 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 the coordination of planning and strengthen intergovernmental cooperation across and within the different spheres of government on an ongoing basis by:
 - providing support to provinces and municipalities in the development of integrated implementation plans
 - facilitating intergovernmental forums and stakeholder partnerships.

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 national housing code.
- *Public Entity Oversight* provides regulatory, strategic and governance oversight of various public entities. This subprogramme 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 (%)
	2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27		
R million											
Management for Integrated Human Settlements Planning and Development	0.9	3.0	3.5	4.3	67.5%	0.0%	4.5	4.7	4.9	4.6%	0.0%
Macro Sector Planning	12.6	17.0	15.6	20.2	17.1%	0.1%	28.5	27.6	29.9	13.9%	0.2%
Macro Policy and Research	35.1	48.7	40.3	64.0	22.1%	0.2%	58.6	60.6	63.4	-0.3%	0.4%
Monitoring and Evaluation	37.4	49.2	51.1	92.7	35.3%	0.3%	100.9	105.5	109.3	5.6%	0.6%
Public Entity Oversight	267.5	243.6	254.6	266.0	-0.2%	1.1%	276.7	287.8	296.7	3.7%	1.7%
Grant Management	21 607.9	20 850.9	22 360.5	23 399.0	2.7%	98.2%	17 337.1	16 693.5	16 430.2	-11.1%	97.0%
Capacity Building and Sector Support	10.0	79.3	0.1	37.5	55.2%	0.1%	39.0	40.6	41.8	3.7%	0.2%
Total	21 971.6	21 291.7	22 725.8	23 883.8	2.8%	100.0%	17 845.2	17 220.2	16 976.3	-10.8%	100.0%
Change to 2025 Budget estimate				-			(6 785.0)	(7 588.6)	(8 664.2)		

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

Economic classification	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average Expenditure/ Total (%)
	2022/23	2023/24	2024/25				2025/26	2026/27	2027/28		
	R million	2022/23	2023/24	2024/25	2025/26	2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
Current payments	95.1	196.1	109.2	216.2	31.5%	0.7%	231.1	238.7	249.1	4.8%	1.4%
Compensation of employees	57.4	65.2	67.9	75.6	9.6%	0.3%	80.4	83.7	86.8	4.7%	0.5%
Goods and services	37.7	130.9	41.3	140.6	55.1%	0.4%	150.7	154.9	162.3	4.9%	0.9%
<i>of which:</i>											
Minor assets	0.0	0.0	0.0	0.9	203.8%	0.0%	1.8	1.9	1.9	29.5%	0.0%
Communication	1.7	1.6	1.4	1.8	2.6%	0.0%	1.8	1.9	2.0	2.8%	0.0%
Computer services	15.6	25.6	26.7	55.9	52.9%	0.1%	72.1	72.9	76.2	10.9%	0.4%
Consultants: Business and advisory services	7.4	14.7	5.9	56.4	97.0%	0.1%	56.3	58.7	61.8	3.1%	0.3%
Travel and subsistence	5.4	6.2	4.9	11.8	29.3%	0.0%	13.0	13.6	14.2	6.4%	0.1%
Venues and facilities	2.8	0.6	0.8	3.2	4.5%	0.0%	1.8	1.9	1.9	-15.3%	0.0%
Transfers and subsidies	21 875.8	21 094.8	22 615.3	23 665.4	2.7%	99.3%	17 613.8	16 981.3	16 726.9	-10.9%	98.6%
Provinces and municipalities	21 607.9	20 850.9	22 360.5	23 399.0	2.7%	98.2%	17 337.1	16 693.5	16 430.2	-11.1%	97.0%
Departmental agencies and accounts	267.5	243.6	254.6	266.0	-0.2%	1.1%	276.7	287.8	296.7	3.7%	1.7%
Households	0.4	0.3	0.2	0.4	0.6%	0.0%	-	-	-	-100.0%	-
Payments for capital assets	0.7	0.7	1.3	2.1	45.8%	0.0%	0.3	0.2	0.3	-50.6%	0.0%
Machinery and equipment	0.7	0.7	1.3	2.1	45.8%	0.0%	0.3	0.2	0.3	-50.6%	0.0%
Payments for financial assets	-	0.0	-	-	-	0.0%	-	-	-	-	-
Total	21 971.6	21 291.7	22 725.8	23 883.8	2.8%	100.0%	17 845.2	17 220.2	16 976.3	-10.8%	100.0%
Proportion of total programme expenditure to vote expenditure	66.9%	68.2%	69.2%	68.4%			65.0%	63.4%	62.4%		
Details of transfers and subsidies											
Households											
Social benefits											
Current	0.4	0.3	0.1	0.4	0.6%	-	-	-	-	-100.0%	-
Employees social benefit	0.4	0.3	0.1	0.4	0.6%	-	-	-	-	-100.0%	-
Transfers to households	-	0.0	-	-	-	-	-	-	-	-	-
Other transfers to households											
Current	-	-	0.0	-	-	-	-	-	-	-	-
Transfers to households	-	-	0.0	-	-	-	-	-	-	-	-
Provinces and municipalities											
Municipal bank accounts											
Capital	7 352.3	7 596.2	8 705.1	9 250.0	8.0%	36.6%	4 079.1	2 866.5	2 141.4	-38.6%	17.5%
Urban settlements development grant	7 352.3	7 596.2	8 705.1	9 250.0	8.0%	36.6%	4 079.1	2 866.5	2 141.4	-38.6%	17.5%
Provincial revenue funds											
Capital	14 255.6	13 254.7	13 655.4	14 149.1	-0.2%	61.5%	13 258.0	13 827.0	14 288.8	0.3%	79.5%
Human settlements development grant	14 255.6	13 254.7	13 655.4	14 149.1	-0.2%	61.5%	13 258.0	13 827.0	14 288.8	0.3%	79.5%
Departmental agencies and accounts											
Departmental agencies (non-business entities)											
Current	267.5	243.6	254.6	266.0	-0.2%	1.1%	276.7	287.8	296.7	3.7%	1.7%
Housing Development Agency	242.7	243.6	254.6	266.0	3.1%	1.1%	276.7	287.8	296.7	3.7%	1.7%
Community Schemes Ombud Service	24.8	-	-	-	-100.0%	-	-	-	-	-	-

Personnel information

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

Number of funded posts	Number of posts additional to the establishment	Number and cost ² of personnel posts filled/planned for on funded establishment												Average growth rate (%)	Average: Salary level/ Total (%)				
		Actual			Revised estimate			Medium-term expenditure estimate											
		2024/25			2025/26			2026/27		2027/28		2028/29							
		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost						
Integrated Human Settlements Planning and Development	70	-	81	67.9	0.8	81	77.9	1.0	80	80.4	1.0	79	83.7	1.1	78	86.8	1.1	-1.3%	100.0%
1-6	2	-	9	0.2	0.0	9	3.7	0.4	9	3.9	0.4	9	4.1	0.5	9	4.3	0.5	-	11.4%
7-10	31	-	31	13.7	0.4	31	21.7	0.7	31	22.8	0.7	31	24.0	0.8	31	25.3	0.8	-	39.2%
11-12	25	-	25	18.2	0.7	25	29.0	1.2	24	29.0	1.2	23	29.5	1.3	22	29.6	1.3	-4.2%	29.1%
13-16	12	-	16	35.9	2.2	16	23.6	1.5	16	24.8	1.5	16	26.1	1.6	16	27.5	1.7	-	20.3%

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.
- Strengthen cooperation and collaboration among the 3 spheres of government, between government and civil society organisations, and between government and communities 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 grant funding for the upgrading of informal settlements and monitors the expenditure and performance of these grants.
- *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 (%)
	2022/23	2023/24	2024/25				2025/26	2026/27	2027/28		
R million											
Management for Informal Settlements	1.3	3.5	2.6	7.6	79.8%	0.0%	5.7	6.0	6.3	-6.1%	0.1%
Grant Management	8 894.6	7 993.9	8 257.5	8 871.8	-0.1%	99.6%	6 916.8	7 668.8	7 872.5	-3.9%	98.9%
Capacity Building and Sector Support	18.7	16.1	15.8	71.4	56.3%	0.4%	74.4	77.3	79.8	3.8%	1.0%
Total	8 914.7	8 013.5	8 275.9	8 950.8	0.1%	100.0%	6 996.9	7 752.1	7 958.7	-3.8%	100.0%
Change to 2025 Budget estimate				-			466.3	927.1	827.2		

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

Economic classification	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)				
	2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27			2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
	R million														
Current payments	41.6	110.5	200.5	300.1	93.3%	1.9%	302.8	315.9	322.2	2.4%	4.1%				
Compensation of employees	33.2	36.0	35.4	49.7	14.3%	0.5%	45.5	47.9	50.6	0.6%	0.6%				
Goods and services	8.3	74.4	165.1	250.4	210.9%	1.5%	257.3	268.0	271.6	2.7%	3.5%				
<i>of which:</i>															
Communication	0.6	0.7	0.7	1.4	34.3%	0.0%	1.1	1.1	1.1	-7.4%	0.0%				
Consultants: Business and advisory services	4.1	3.7	8.8	57.8	140.9%	0.2%	60.6	67.8	70.1	6.7%	0.9%				
Inventory: Materials and supplies	–	59.4	119.0	82.0	–	0.8%	83.6	85.1	85.9	1.6%	1.1%				
Property payments	–	–	3.6	60.0	–	0.2%	61.7	61.4	60.5	0.3%	0.8%				
Travel and subsistence	2.7	6.0	30.5	41.5	149.5%	0.2%	45.5	47.3	48.4	5.3%	0.6%				
Venues and facilities	0.4	0.6	0.5	1.1	41.2%	0.0%	1.3	1.4	1.5	10.1%	0.0%				
Transfers and subsidies	8 872.9	7 885.4	7 766.2	7 489.3	-5.5%	93.7%	6 342.4	7 066.0	7 254.7	-1.1%	91.0%				
Provinces and municipalities	8 872.9	7 885.2	7 766.2	7 487.2	-5.5%	93.7%	6 342.4	7 066.0	7 254.7	-1.0%	91.0%				
Households	–	0.2	0.1	2.1	–	0.0%	–	–	–	-100.0%	–				
Payments for capital assets	0.2	17.6	309.2	1 161.4	1589.1%	4.4%	351.8	370.3	381.8	-31.0%	4.9%				
Buildings and other fixed structures	–	17.4	308.4	1 160.9	–	4.4%	351.6	370.1	381.6	-31.0%	4.9%				
Machinery and equipment	0.2	0.2	0.9	0.5	24.4%	0.0%	0.2	0.2	0.2	-28.0%	0.0%				
Payments for financial assets	–	0.0	–	0.0	–	0.0%	–	–	–	-100.0%	–				
Total	8 914.7	8 013.5	8 275.9	8 950.8	0.1%	100.0%	6 996.9	7 752.1	7 958.7	-3.8%	100.0%				
Proportion of total programme expenditure to vote expenditure	27.1%	25.7%	25.2%	25.6%	–	–	25.9%	28.5%	29.2%	–	–				
Details of transfers and subsidies															
Households															
Social benefits															
Current	–	0.2	0.1	–	–	–	–	–	–	–	–				
Transfers to households	–	0.2	0.1	–	–	–	–	–	–	–	–				
Other transfers to households															
Current	–	–	–	2.1	–	–	–	–	–	-100.0%	–				
Transfers to households	–	–	–	2.1	–	–	–	–	–	-100.0%	–				
Provinces and municipalities															
Municipal bank accounts															
Capital	4 325.5	4 059.2	4 515.2	4 717.5	2.9%	51.6%	4 417.3	5 104.0	5 262.6	3.7%	65.1%				
Municipal emergency housing grant	52.9	–	–	–	-100.0%	0.2%	–	–	–	–	–				
Informal settlements upgrading partnership grant: Municipalities	4 272.6	4 059.2	4 515.2	4 717.5	3.4%	51.4%	4 417.3	5 104.0	5 262.6	3.7%	65.1%				
Provincial revenue funds															
Capital	4 547.3	3 826.0	3 251.0	2 769.8	-15.2%	42.1%	1 925.1	1 962.0	1 992.1	-10.4%	25.9%				
Provincial emergency housing grant	426.2	–	–	–	-100.0%	1.2%	–	–	–	–	–				
Informal settlements upgrading partnership grant: Provinces	4 121.1	3 826.0	3 251.0	2 769.8	-12.4%	40.9%	1 925.1	1 962.0	1 992.1	-10.4%	25.9%				

Personnel information

Table 33.11 Informal Settlements personnel numbers and cost by salary level¹

Informal Settlements	Number of posts estimated for 31 March 2026	Number of posts additional to the establishment	Number and cost ² of personnel posts filled/planned for on funded establishment															Average growth rate (%)	Average: Salary level/ Total (%)		
			Actual			Revised estimate			Medium-term expenditure estimate											2025/26 - 2028/29	2026/27 - 2028/29
			2024/25	2025/26	2026/27	2027/28	2028/29	2026/27	2027/28	2028/29	2026/27	2027/28	2028/29	2026/27	2027/28	2028/29					
Salary level	37	–	41	35.4	0.9	46	43.3	0.9	46	45.5	1.0	46	47.9	1.0	46	50.6	1.1	–	100.0%		
1 – 6	2	–	2	0.8	0.4	2	0.8	0.4	2	0.9	0.4	2	0.9	0.5	2	1.0	0.5	–	4.3%		
7 – 10	18	–	18	11.3	0.6	22	15.0	0.7	22	15.8	0.7	22	16.6	0.8	22	17.5	0.8	–	47.8%		
11 – 12	12	–	14	14.4	1.0	15	17.0	1.1	15	17.8	1.2	15	18.8	1.2	15	19.8	1.3	–	32.7%		
13 – 16	5	–	7	8.9	1.3	7	10.5	1.5	7	11.0	1.6	7	11.6	1.7	7	12.2	1.7	–	15.2%		

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 authority'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 (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2022/23	2023/24	2024/25				2025/26	2026/27	2027/28		
R million					2022/23 - 2025/26		2026/27	2027/28	2028/29		
Management for Rental and Social Housing	3.2	3.1	3.7	4.8	14.2%	0.4%	5.0	5.3	5.5	4.7%	0.5%
Public Entity Oversight	887.4	897.7	864.1	902.3	0.6%	97.7%	938.6	976.0	1 006.3	3.7%	95.8%
Capacity Building and Sector Support	16.3	10.8	10.2	32.2	25.6%	1.9%	37.6	36.9	38.7	6.3%	3.7%
Total	906.9	911.6	878.0	939.3	1.2%	100.0%	981.2	1 018.2	1 050.5	3.8%	100.0%
Change to 2025 Budget estimate				–			(32.1)	(40.3)	(55.4)		

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

Economic classification	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)				
	2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27			2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
	R million														
Current payments	19.1	13.7	13.3	36.3	23.8%	2.3%	42.5	42.0	44.1	6.7%	4.2%				
Compensation of employees	10.6	8.8	10.6	16.4	15.8%	1.3%	15.4	16.2	17.1	1.4%	1.6%				
Goods and services	8.5	5.0	2.7	19.9	32.6%	1.0%	27.1	25.8	27.0	10.7%	2.6%				
<i>of which:</i>															
Minor assets	0.0	0.0	0.0	0.3	316.5%	0.0%	0.3	0.3	0.3	4.1%	0.0%				
Catering: Departmental activities	0.1	0.9	0.1	0.0	-19.6%	0.0%	0.5	0.5	0.5	132.2%	0.0%				
Computer services	–	–	–	–	–	–	8.0	5.8	6.1	–	0.7%				
Consultants: Business and advisory services	6.5	–	–	13.0	26.3%	0.5%	12.1	12.6	13.2	0.4%	1.2%				
Travel and subsistence	1.6	1.7	1.9	4.2	38.8%	0.3%	4.2	4.4	4.6	3.4%	0.4%				
Venues and facilities	0.1	1.4	0.2	0.3	72.3%	0.1%	1.0	1.1	1.2	50.3%	0.1%				
Transfers and subsidies	887.7	897.7	864.3	902.3	0.5%	97.7%	938.6	976.0	1 006.3	3.7%	95.8%				
Departmental agencies and accounts	887.4	897.7	864.1	902.3	0.6%	97.7%	938.6	976.0	1 006.3	3.7%	95.8%				
Households	0.3	–	0.2	–	-100.0%	0.0%	–	–	–	–	–				
Payments for capital assets	0.0	0.2	0.3	0.7	169.2%	0.0%	0.1	0.1	0.1	-45.1%	0.0%				
Machinery and equipment	0.0	0.2	0.3	0.7	169.2%	0.0%	0.1	0.1	0.1	-45.1%	0.0%				
Payments for financial assets	–	0.0	–	–	–	0.0%	–	–	–	–	–				
Total	906.9	911.6	878.0	939.3	1.2%	100.0%	981.2	1 018.2	1 050.5	3.8%	100.0%				
Proportion of total programme expenditure to vote expenditure	2.8%	2.9%	2.7%	2.7%	–	–	3.6%	3.7%	3.9%	–	–				
Details of transfers and subsidies															
Households															
Social benefits															
Current	0.3	–	0.2	–	-100.0%	–	–	–	–	–	–				
Employees social benefit	0.3	–	0.2	–	-100.0%	–	–	–	–	–	–				
Other transfers to households															
Current	0.0	–	–	–	-100.0%	–	–	–	–	–	–				
Transfers to households	0.0	–	–	–	-100.0%	–	–	–	–	–	–				
Departmental agencies and accounts															
Departmental agencies (non-business entities)															
Current	96.3	96.7	101.0	105.6	3.1%	11.0%	109.8	114.2	117.8	3.7%	11.2%				
Social Housing Regulatory Authority: Operations	72.7	73.1	76.4	79.8	3.1%	8.3%	83.0	86.3	89.0	3.7%	8.5%				
Social Housing Regulatory Authority: Institutional investment grant	23.5	23.6	24.7	25.8	3.1%	2.7%	26.8	27.9	28.8	3.7%	2.7%				
Capital	791.1	801.0	763.1	796.7	0.2%	86.7%	828.7	861.8	888.6	3.7%	84.6%				
Social Housing Regulatory Authority: Consolidated capital grant	791.1	801.0	763.1	796.7	0.2%	86.7%	828.7	861.8	888.6	3.7%	84.6%				

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 2026	Number of posts additional to the establishment	Number and cost ² of personnel posts filled/planned for on funded establishment												Average growth rate (%)	Average: Salary level/ Total (%)				
			Actual			Revised estimate			Medium-term expenditure estimate											
			2024/25			2025/26			2026/27		2027/28		2028/29							
			Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost			Number	Cost	Unit cost	
Salary level	10	–	–	11	10.6	1.0	14	14.7	1.0	14	15.4	1.1	14	16.2	1.2	14	17.1	1.2	–	100.0%
7 – 10	4	–	–	4	2.3	0.6	6	4.2	0.7	6	4.5	0.7	6	4.7	0.8	6	5.0	0.8	–	42.9%
11 – 12	2	–	–	2	2.0	1.0	3	3.0	1.0	3	3.2	1.1	3	3.4	1.1	3	3.5	1.2	–	21.4%
13 – 16	4	–	–	5	6.4	1.3	5	7.4	1.5	5	7.8	1.6	5	8.2	1.6	5	8.6	1.7	–	35.7%

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, develop research and policies that

respond to demand and oversee housing finance entities reporting to the minister.

Objectives

- Accelerate the provision of finance for affordable housing 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 finance for affordable housing 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, 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 (%)	
	2022/23	2023/24	2024/25		2025/26	2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
R million											
Management for Affordable Housing	4.7	2.7	3.1	4.6	-0.4%	0.7%	4.8	5.0	5.3	4.3%	0.8%
Public Entity Oversight	508.6	486.5	434.6	458.2	-3.4%	86.0%	483.5	503.4	519.4	4.3%	81.0%
Capacity Building and Sector Support	68.6	57.4	70.0	96.8	12.2%	13.3%	108.4	112.3	116.9	6.5%	18.2%
Total	581.9	546.6	507.6	559.7	-1.3%	100.0%	596.7	620.8	641.6	4.7%	100.0%
Change to 2025 Budget estimate				-			12.6	10.5	3.9		
Economic classification											
Current payments	77.2	61.7	58.3	87.9	4.4%	13.0%	107.8	113.3	117.5	10.2%	18.2%
Compensation of employees	47.7	48.3	46.1	55.8	5.4%	9.0%	70.7	74.5	77.8	11.7%	12.0%
Goods and services	29.5	13.4	12.3	32.1	2.8%	4.0%	37.1	38.8	39.7	7.3%	6.2%
of which:											
Catering: Departmental activities	3.7	0.4	0.2	1.2	-31.2%	0.2%	1.7	1.8	1.8	14.9%	0.3%
Communication	1.3	1.2	1.2	1.5	6.1%	0.2%	1.4	1.5	1.6	0.7%	0.2%
Consultants: Business and advisory services	4.7	1.0	1.0	11.6	34.8%	0.8%	14.8	15.5	15.3	9.5%	2.4%
Travel and subsistence	8.0	6.7	5.0	8.8	3.2%	1.3%	9.5	9.9	10.4	5.6%	1.6%
Operating payments	0.3	0.4	0.6	1.5	67.1%	0.1%	1.5	1.5	1.6	0.2%	0.2%
Venues and facilities	6.8	2.1	2.7	3.5	-19.7%	0.7%	3.5	3.7	3.8	3.0%	0.6%
Transfers and subsidies	504.1	484.2	448.5	470.8	-2.2%	86.9%	488.7	507.3	523.9	3.6%	81.7%
Departmental agencies and accounts	497.5	474.5	421.9	440.3	-4.0%	83.5%	457.9	476.1	490.9	3.7%	76.6%
Foreign governments and international organisations	4.1	3.9	22.2	24.5	81.2%	2.5%	24.6	24.7	26.3	2.4%	4.1%
Households	2.4	5.9	4.4	6.0	36.0%	0.9%	6.2	6.5	6.7	3.3%	1.0%
Payments for capital assets	0.5	0.5	0.8	0.9	21.5%	0.1%	0.2	0.2	0.2	-37.5%	0.0%
Machinery and equipment	0.5	0.5	0.8	0.9	21.5%	0.1%	0.2	0.2	0.2	-37.5%	0.0%
Payments for financial assets	0.0	0.1	-	0.0	-8.7%	0.0%	-	-	-	-100.0%	-
Total	581.9	546.6	507.6	559.7	-1.3%	100.0%	596.7	620.8	641.6	4.7%	100.0%
Proportion of total programme expenditure to vote expenditure	1.8%	1.8%	1.5%	1.6%	-	-	2.2%	2.3%	2.4%	-	-

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

Details of transfers and subsidies	Audited outcome			Adjusted appropriation	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)	
	2022/23	2023/24	2024/25				2025/26	2026/27	2027/28			2028/29
	2022/23 - 2025/26	2026/27 - 2028/29	2026/27 - 2028/29				2025/26 - 2028/29	2026/27 - 2028/29	2026/27 - 2028/29			2026/27 - 2028/29
R million												
Households												
Social benefits												
Current	0.2	0.6	0.0	0.1	-29.0%	-	-	-	-	-100.0%	-	
Employees social benefit	0.2	0.6	0.0	0.1	-29.0%	-	-	-	-	-100.0%	-	
Other transfers to households												
Current	2.2	5.3	4.4	6.0	39.3%	0.8%	6.2	6.5	6.7	3.7%	1.0%	
Bursaries for non-employees	2.2	5.3	4.3	6.0	39.3%	0.8%	6.2	6.5	6.7	3.7%	1.0%	
Donation (Cap Build)	-	-	0.1	-	-	-	-	-	-	-	-	
Departmental agencies and accounts												
Departmental agencies (non-business entities)												
Current	497.5	474.5	421.9	440.3	-4.0%	83.5%	457.9	476.1	490.9	3.7%	76.6%	
National Housing Finance Corporation: Finance-linked individual subsidy programme: Operations	19.5	19.6	20.5	21.4	3.1%	3.7%	22.2	23.1	23.9	3.7%	3.7%	
National Housing Finance Corporation: Finance-linked individual subsidy programme	478.0	454.9	401.4	418.9	-4.3%	79.8%	435.6	453.0	467.1	3.7%	72.9%	
Foreign governments and international organisations												
Current	4.1	3.9	22.2	24.5	81.2%	2.5%	24.6	24.7	26.3	2.4%	4.1%	
Habitat Foundation	3.2	3.1	21.3	23.5	94.5%	2.3%	23.5	23.6	25.2	2.4%	3.9%	
Cities Alliance	0.9	0.8	0.9	1.0	3.2%	0.2%	1.1	1.1	1.1	3.8%	0.2%	

Personnel information

Table 33.15 Affordable Housing personnel numbers and cost by salary level¹

Affordable Housing	Salary level	Number of posts estimated for 31 March 2026	Number of posts additional to the establishment	Number and cost ² of personnel posts filled/planned for on funded establishment												Average growth rate (%)	Average: Salary level/ Total (%)			
				Actual			Revised estimate			Medium-term expenditure estimate										
				2024/25	2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29										
				Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost					
	55	-	-	56	46.1	0.8	71	67.3	0.9	71	70.7	1.0	71	74.5	1.0	70	77.8	1.1	-0.5%	100.0%
	1-6	5	-	5	1.7	0.3	5	2.0	0.4	5	2.1	0.4	5	2.2	0.4	5	2.3	0.5	-	7.1%
	7-10	22	-	23	14.0	0.6	31	20.8	0.7	31	21.9	0.7	31	23.1	0.7	30	23.5	0.8	-1.1%	43.4%
	11-12	16	-	16	15.7	1.0	18	19.1	1.1	18	20.0	1.1	18	21.1	1.2	18	22.3	1.2	-	25.5%
	13-16	12	-	12	14.7	1.2	17	25.4	1.5	17	26.7	1.6	17	28.1	1.7	17	29.7	1.7	-	24.1%

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 outcome

Indicator	Programme/Objective/Activity	MTDP outcome	Audited performance			Estimated performance	MTEF targets		
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Percentage of community schemes registered per year	Regulation		98% (1 213/ 1 232)	6.4% (2 570/ 40 000)	100% (2 448)	100%	100%	100%	100%
Percentage of registered community schemes compliant with legislative frameworks per year	Regulation	Reduced poverty and improved livelihoods	60% (726/ 1 213)	69.2% (812/ 1 174)	72% (1 114/ 1 539)	75%	78%	80%	82%
Percentage of governance documents received per year that have been assessed for quality assurance	Regulation		99% (1 752/ 1 773)	99.6% (1 330/ 1 335)	99% (1 624/ 1 637)	95%	95%	95%	98%

Table 33.16 Community Schemes Ombud Service performance indicators by programme/objective/activity and related outcome (continued)

Indicator	Programme/Objective/Activity	MTDP outcome	Audited performance			Estimated performance	MTEF targets		
Percentage of disputes resolved per year through conciliation	Regulation	Reduced poverty and improved livelihoods	100% (3 762)	95.3% (3 027/ 3 177)	92% (3 499/ 3 825)	90%	90%	90%	90%
Percentage of disputes adjudicated within 90 days per year	Regulation		96.6% (5 861/ 6 069)	97.4% (4 326/ 4 442)	73% (3 520/ 4 825)	90%	90%	90%	90%
Percentage of disputes quality assured within 7 days per year	Regulation		100% (6 008)	99.3% (4 738/ 4 769)	99.5% (3 686/ 3 703)	95%	95%	95%	95%
Number of training sessions conducted for adjudicators and conciliators per year	Education and training		16	21	30	24	28	32	36
Number of training and education sessions conducted for scheme executives and owners per year	Education and training		103	125	112	95	100	105	110
Percentage implementation of the advocacy plan per year to raise awareness among stakeholders	Education and training		100% (48)	100% (48)	100% (48)	100%	100%	100%	100%
Percentage of community schemes' requests for executive managing agents awarded to historically disadvantaged individuals per year	Education and training		100% (3)	100% (4)	100% (14)	95%	95%	95%	95%

Entity overview

The Community Schemes Ombud Service was established in June 2011 in terms of the Community Schemes Ombud Service Act (2011) to regulate community schemes. Over the medium term, the ombud will continue to: focus on registering community schemes; providing quality assurance for scheme governance documentation; providing dispute resolution and adjudication services; regulating the conduct of parties in community schemes; and delivering training programmes for adjudicators, conciliators and executive leadership and owners of community schemes.

The ombud expects to generate 97.8 per cent (R1.2 billion) of its total revenue over the medium term through these services. Total revenue over the period ahead is projected to decrease at an average annual rate of 1.3 per cent, from R455.6 million in 2025/26 to R438 million in 2028/29, as the entity struggles to attract new schemes to register. In response, the ombud will reduce operating costs, particularly on education and training, resulting in a projected decrease in expenditure in line with revenue.

Programmes/Objectives/Activities

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

	Audited outcome				Revised estimate	Average growth rate (%)	Average: Expenditure/Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/Total (%)
	2022/23	2023/24	2024/25	2025/26				2026/27	2027/28	2028/29		
R million												
Administration	361.8	419.6	224.2	268.1	-9.5%	65.4%	257.1	250.6	261.4	-0.8%	60.2%	
Regulation	78.3	124.3	99.1	140.4	21.5%	22.7%	146.6	153.0	159.9	4.4%	36.0%	
Education and training	13.7	87.4	82.5	47.1	50.9%	11.9%	15.3	16.0	16.7	-29.2%	3.8%	
Total	453.7	631.3	405.8	455.6	0.1%	100.0%	419.0	419.6	438.0	-1.3%	100.0%	

Statements of financial performance, cash flow and financial position

Table 33.18 Community Schemes Ombud Service statements of financial performance, cash flow and financial position

Statement of financial performance				Revised estimate	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	
Audited outcome					2022/23	2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
R million											
Revenue											
Non-tax revenue	352.0	356.0	413.4	455.6	9.0%	98.4%	419.0	419.6	438.0	-1.3%	100.0%
Sale of goods and services other than capital assets	333.7	330.4	319.8	361.3	2.7%	84.0%	409.8	410.3	428.6	5.9%	97.8%
of which:											
Administrative fees	333.7	330.4	319.8	361.3	2.7%	84.0%	409.8	410.3	428.6	5.9%	97.8%
Community scheme levy income	333.7	330.4	319.8	361.3	2.7%	84.0%	409.8	410.3	428.6	5.9%	97.8%
Other non-tax revenue	18.3	25.6	93.6	94.4	72.6%	14.5%	9.2	9.3	9.4	-53.7%	2.2%
Transfers received	24.8	0.2	0.2	-	-100.0%	1.6%	-	-	-	-	-
Total revenue	376.8	356.2	413.5	455.6	6.5%	100.0%	419.0	419.6	438.0	-1.3%	100.0%
Expenses											
Current expenses	348.5	468.1	405.8	455.6	9.3%	86.2%	419.0	419.6	438.0	-1.3%	100.0%
Compensation of employees	129.7	166.7	204.7	227.5	20.6%	37.4%	236.0	246.3	257.4	4.2%	57.9%
Goods and services	218.4	293.9	191.7	186.0	-5.2%	45.7%	163.4	167.8	175.3	-2.0%	39.7%
Depreciation	0.4	7.2	9.4	42.2	370.4%	3.0%	19.6	5.4	5.3	-49.9%	2.4%
Interest, dividends and rent on land	-	0.3	-	-	-	-	-	-	-	-	-
Transfers and subsidies	105.2	163.2	-	-	-100.0%	13.8%	-	-	-	-	-
Total expenses	453.7	631.3	405.8	455.6	0.1%	100.0%	419.0	419.6	438.0	-1.3%	100.0%
Surplus/(Deficit)	(76.9)	(275.2)	7.8	-	-100.0%	-	-	-	-	-	-
Cash flow statement											
Cash flow from operating activities	71.8	(19.1)	(43.5)	(43.4)	-184.5%	100.0%	19.4	5.2	4.5	-146.8%	100.0%
Receipts											
Non-tax receipts	279.7	318.2	329.1	369.4	9.7%	98.1%	418.1	418.7	437.1	5.8%	100.0%
Sales of goods and services other than capital assets	263.5	296.8	318.3	361.6	11.1%	93.9%	410.2	410.6	429.0	5.9%	98.1%
of which:											
Administrative fees	263.5	296.8	318.3	361.6	11.1%	93.9%	410.2	410.6	429.0	5.9%	98.1%
Community scheme levy income	263.4	296.4	317.3	361.3	11.1%	93.7%	409.8	410.3	428.6	5.9%	98.0%
Other income	0.2	0.5	1.0	-	-100.0%	0.1%	0.3	0.3	0.3	-	0.1%
Sales by market establishment	0.0	-	-	-	-100.0%	-	-	-	-	-	-
Dispute resolution service income	0.0	-	-	-	-100.0%	-	-	-	-	-	-
Other tax receipts	16.2	21.4	10.8	7.9	-21.4%	4.3%	7.9	8.0	8.2	1.3%	1.9%
Transfers received	24.8	-	-	-	-100.0%	1.9%	-	-	-	-	-
Total receipts	304.5	318.2	329.1	369.4	6.6%	100.0%	418.1	418.7	437.1	5.8%	100.0%
Payment											
Current payments	232.8	337.3	372.6	412.8	21.0%	100.0%	398.7	413.4	432.7	1.6%	100.0%
Compensation of employees	130.9	160.0	194.6	227.5	20.2%	52.6%	236.0	246.3	257.4	4.2%	59.4%
Goods and services	101.8	177.0	178.0	185.3	22.1%	47.4%	162.7	167.1	175.3	-1.8%	40.6%
Interest and rent on land	0.0	0.3	-	-	-100.0%	-	-	-	-	-	-
Total payments	232.8	337.3	372.6	412.8	21.0%	100.0%	398.7	413.4	432.7	1.6%	100.0%
Net cash flow from investing activities	(14.8)	(20.4)	0.1	(42.2)	41.8%	100.0%	(19.6)	(5.4)	(5.3)	-49.9%	100.0%
Acquisition of property, plant, equipment and intangible assets	(4.0)	(14.3)	(3.4)	(3.9)	-0.5%	33.1%	(4.6)	(2.9)	(3.0)	-8.2%	34.8%
Acquisition of software and other intangible assets	(10.8)	(5.9)	(17.0)	(38.3)	52.3%	93.2%	(15.0)	(2.5)	(2.3)	-60.8%	65.2%
Proceeds from the sale of property, plant, equipment and intangible assets	0.0	0.1	-	-	-100.0%	-0.1%	-	-	-	-	-
Other flows from investing activities	(0.1)	(0.3)	20.5	-	-100.0%	-26.1%	-	-	-	-	-
Net cash flow from financing activities	(105.2)	-	-	-	-100.0%	100.0%	-	-	-	-	-
Other flows from financing activities	(105.2)	-	-	-	-100.0%	100.0%	-	-	-	-	-
Net increase/(decrease) in cash and cash equivalents	(48.2)	(39.5)	(43.4)	(85.5)	21.1%	100.0%	(0.2)	(0.2)	(0.9)	-78.4%	100.0%

Table 33.18 Community Schemes Ombud Service statements of financial performance, cash flow and financial position (continued)

Statement of financial position		Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
		2022/23	2023/24	2024/25	2025/26	2022/23 - 2025/26		2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
R million												
Carrying value of assets		35.6	48.3	59.0	61.7	20.1%	15.5%	64.3	67.1	70.1	4.3%	29.8%
of which:												
Acquisition of assets		(4.0)	(14.3)	(3.4)	(3.9)	-0.5%	100.0%	(4.6)	(2.9)	(3.0)	-8.2%	100.0%
Receivables and prepayments		138.1	34.1	97.2	104.7	-8.8%	28.4%	112.8	121.5	130.8	7.7%	53.9%
Cash and cash equivalents		309.6	270.1	122.9	37.4	-50.6%	56.1%	37.1	37.0	36.1	-1.1%	16.3%
Total assets		483.4	352.5	279.1	203.8	-25.0%	100.0%	214.2	225.5	237.1	5.2%	100.0%
Accumulated surplus/(deficit)		268.5	(59.3)	(51.5)	(36.2)	-151.3%	9.2%	(8.0)	19.1	44.4	-207.1%	8.2%
Finance lease		42.3	-	-	-	-100.0%	3.2%	-	-	-	-	-
Trade and other payables		15.7	163.0	99.4	40.0	36.6%	24.1%	41.7	43.5	45.5	4.3%	19.3%
Provisions		2.6	65.2	13.0	3.6	11.4%	6.4%	3.7	3.9	4.1	4.3%	1.7%
Derivatives financial instruments		154.2	183.5	218.2	196.4	8.4%	57.0%	176.7	159.1	143.1	-10.0%	70.8%
Total equity and liabilities		483.4	352.5	279.1	203.8	-25.0%	100.0%	214.2	225.5	237.1	5.2%	100.0%

Personnel information

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

Number of posts estimated for 31 March 2026			Number and cost ¹ of personnel posts filled/planned for on funded establishment												Average growth rate of personnel posts (%)	Average: salary level/ Total (%)			
Number of approved funded posts	Number of posts on establishment	Number of posts	Actual			Revised estimate			Medium-term expenditure estimate										
			2024/25		2025/26		2026/27		2027/28		2028/29		2025/26 - 2028/29	2026/27 - 2028/29					
Community Schemes Ombud Service			Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost		
Salary level	252	252	252	204.7	0.8	252	227.5	0.9	252	236.0	0.9	252	246.3	1.0	252	257.4	1.0	-	100.0%
1 – 6	10	10	10	4.5	0.4	10	7.7	0.8	10	7.2	0.7	10	7.5	0.8	10	7.8	0.8	-	4.0%
7 – 10	128	128	128	72.1	0.6	128	75.7	0.6	128	78.8	0.6	128	82.2	0.6	128	85.9	0.7	-	50.8%
11 – 12	69	69	69	62.1	0.9	69	72.8	1.1	69	75.8	1.1	69	79.2	1.1	69	82.7	1.2	-	27.4%
13 – 16	42	42	42	59.9	1.4	42	62.5	1.5	42	65.1	1.5	42	67.9	1.6	42	71.0	1.7	-	16.7%
17 – 22	3	3	3	6.0	2.0	3	8.8	2.9	3	9.1	3.0	3	9.5	3.2	3	9.9	3.3	-	1.2%

1. Rand million.

Housing Development Agency

Selected performance indicators

Table 33.20 Housing Development Agency performance indicators by programme/objective/activity and related outcome

Indicator	Programme/Objective/Activity	MTDP outcome	Audited performance			Estimated performance	MTEF targets		
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Number of hectares of well-located land acquired and/or released for human settlement development per year	Development management operations	Reduced poverty and improved livelihoods	1 659	1 617	1 000	1 000	1 000	1 000	1 000
Number of informal settlements provided with support for upgrading to phase 3 per year	Built environment and operations		200	237	46	47	48	40	0 ¹

1. Target achieved.

Entity overview

The Housing Development Agency was established in 2008 in terms of the Housing Development Agency Act (2008) to identify, hold, develop and release land for the development of integrated human settlements on behalf of provinces and municipalities.

Over the medium term, the agency aims to upgrade 88 informal settlements projects with permanent bulk infrastructure, and facilitate the acquisition, development and release of a targeted 3 000 hectares of well-located land for human settlements projects on behalf of provinces and municipalities. Expenditure is expected

to decrease at an average annual rate of 0.7 per cent, from R537.9 million in 2025/26 to R526.9 million in 2028/29, driven by an expected decrease in expenditure in the built environment and operations programme at an average annual rate of 10.6 per cent from R298.9 million in 2025/26 to R213.8 million in 2028/29 due to operational projects that came to an end in 2025/26. Spending on compensation of employees accounts for an estimated 55.1 per cent (R839.3 million) of total expenditure over the medium term, increasing at an average annual rate of 3.7 per cent.

The agency is expected to generate 42.2 per cent (R642.6 million) of its total revenue over the period ahead through the services it provides and derive the remainder through transfers from the department. Revenue is expected to be in line with expenditure over the next 3 years.

Programmes/Objectives/Activities

Table 33.21 Housing Development Agency expenditure trends and estimates by programme/objective/activity

	Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2022/23	2023/24	2024/25	2025/26	2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29	
R million											
Administration	125.1	202.3	108.9	169.5	10.6%	33.8%	204.8	212.7	218.3	8.8%	41.8%
Strategic support	15.6	30.5	28.2	28.0	21.4%	5.7%	43.1	44.9	47.0	18.9%	8.9%
Development management operations	28.7	32.1	40.6	41.5	13.0%	8.0%	43.8	45.7	47.8	4.8%	9.0%
Built environment and operations	210.7	199.2	232.9	298.9	12.4%	52.5%	196.1	204.6	213.8	-10.6%	40.4%
Total	380.1	464.1	410.6	537.9	12.3%	100.0%	487.8	508.0	526.9	-0.7%	100.0%

Statements of financial performance, cash flow and financial position

Table 33.22 Housing Development Agency 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 (%)
	2022/23	2023/24	2024/25	2025/26	2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29	
R million											
Revenue											
Non-tax revenue	237.7	220.7	241.2	272.1	4.6%	49.1%	211.0	220.2	230.1	-5.4%	43.4%
Sale of goods and services other than capital assets	220.8	186.7	210.8	264.9	6.2%	44.6%	205.0	214.0	223.6	-5.5%	42.2%
<i>of which:</i>											
Administrative fees	54.9	54.9	34.9	38.9	-10.9%	9.3%	12.5	13.0	13.6	-29.6%	2.6%
Management fees	54.9	54.9	34.9	38.9	-10.9%	9.3%	12.5	13.0	13.6	-29.6%	2.6%
Sales by market establishments	165.9	131.8	175.9	226.0	10.8%	35.4%	192.6	201.0	210.0	-2.4%	39.6%
Provincial projects	165.9	131.8	175.9	226.0	10.8%	35.4%	192.6	201.0	210.0	-2.4%	39.6%
Other non-tax revenue	16.8	34.0	30.5	7.2	-24.6%	4.5%	6.0	6.3	6.5	-3.1%	1.2%
Transfers received	242.7	243.6	254.6	266.0	3.1%	50.9%	276.7	287.8	296.7	3.7%	56.6%
Total revenue	480.4	464.4	495.8	538.1	3.9%	100.0%	487.8	508.0	526.9	-0.7%	100.0%
Expenses											
Current expenses	380.1	464.1	410.6	538.1	12.3%	100.0%	487.8	508.0	526.9	-0.7%	100.0%
Compensation of employees	172.9	188.6	200.1	261.8	14.8%	45.9%	267.8	279.5	292.0	3.7%	55.1%
Goods and services	200.8	257.2	204.3	276.3	11.2%	52.3%	220.0	228.6	234.8	-5.3%	44.9%
Depreciation	6.4	18.3	6.3	-	-100.0%	1.7%	-	-	-	-	-
Total expenses	380.1	464.1	410.6	538.1	12.3%	100.0%	487.8	508.0	526.9	-0.7%	100.0%
Surplus/(Deficit)	100.3	-	85.2	-	-100.0%		-	-	-	-	-

Table 33.22 Housing Development Agency statements of financial performance, cash flow and financial position (continued)

Cash flow statement		Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
		2022/23	2023/24	2024/25				2025/26	2026/27	2027/28		
R million												
Cash flow from operating activities		3.2	(248.5)	(461.3)	2.0	-14.0%	100.0%	0.0	0.0	(24.9)	-330.3%	100.0%
Receipts												
Non-tax receipts		178.3	131.7	462.4	270.9	15.0%	50.4%	210.0	219.2	229.0	-5.4%	43.1%
Sales of goods and services other than capital assets		169.2	107.5	449.9	264.9	16.1%	47.9%	205.0	214.0	223.6	-5.5%	42.0%
<i>of which:</i>												
<i>Administrative fees</i>		40.9	54.9	34.9	38.9	-1.6%	8.2%	12.5	13.0	13.6	-29.6%	2.6%
<i>Management fees</i>		40.9	54.9	34.9	38.9	-1.6%	8.2%	12.5	13.0	13.6	-29.6%	2.6%
<i>Sales by market establishment</i>		128.3	52.6	415.0	226.0	20.8%	39.7%	192.6	201.0	210.0	-2.4%	39.5%
<i>Provincial projects</i>		128.3	52.6	415.0	226.0	20.8%	39.7%	192.6	201.0	210.0	-2.4%	39.5%
Other tax receipts		9.1	24.2	12.5	6.0	-13.0%	2.5%	5.0	5.2	5.5	-3.1%	1.0%
Transfers received		242.7	243.6	254.6	266.0	3.1%	48.6%	276.7	288.8	301.8	4.3%	56.7%
Financial transactions in assets and liabilities		2.8	9.4	6.5	1.2	-25.0%	1.0%	1.0	1.0	1.1	-3.1%	0.2%
Total receipts		423.9	384.8	723.5	538.1	8.3%	100.0%	487.8	509.1	531.9	-0.4%	100.0%
Payment												
Current payments		420.6	633.3	1 184.8	536.0	8.4%	100.0%	487.8	509.1	556.8	1.3%	100.0%
Compensation of employees		173.0	174.5	186.7	261.8	14.8%	28.7%	267.8	279.5	317.0	6.6%	55.6%
Goods and services		247.6	458.8	998.2	274.2	3.5%	71.3%	219.9	229.5	239.8	-4.4%	44.4%
Interest and rent on land		0.0	-	-	-	-100.0%	-	-	-	-	-	-
Total payments		420.6	633.3	1 184.8	536.0	8.4%	100.0%	487.8	509.1	556.8	1.3%	100.0%
Net cash flow from investing activities		(4.9)	(111.5)	(5.4)	(1.2)	-38.3%	100.0%	(12.3)	(12.8)	(13.4)	126.3%	100.0%
Acquisition of property, plant, equipment and intangible assets		(3.9)	(111.2)	(3.4)	-	-100.0%	96.3%	-	-	-	-	-
Acquisition of software and other intangible assets		(1.1)	(0.3)	(2.0)	(1.2)	1.4%	3.7%	(12.3)	(12.8)	(13.4)	126.3%	100.0%
Proceeds from the sale of property, plant, equipment and intangible assets		0.0	-	-	-	-100.0%	-	-	-	-	-	-
Net cash flow from financing activities		-	(731.9)	-	1.2	-	100.0%	12.3	12.8	38.3	221.3%	100.0%
Other flows from financing activities		-	(731.9)	-	1.2	-	100.0%	12.3	12.8	38.3	221.3%	100.0%
Net increase/(decrease) in cash and cash equivalents		(1.7)	(1 091.9)	(466.7)	2.0	-206.1%	100.0%	0.0	0.0	(0.0)	-102.3%	100.0%
Statement of financial position												
Carrying value of assets		49.8	142.7	151.9	148.1	43.8%	7.1%	159.2	166.1	173.6	5.4%	10.7%
<i>of which:</i>												
<i>Acquisition of assets</i>		(3.9)	(111.2)	(3.4)	-	-100.0%	100.0%	-	-	-	-	-
Receivables and prepayments		768.7	895.2	654.5	436.1	-17.2%	39.9%	428.4	445.0	465.0	2.2%	28.8%
Cash and cash equivalents		1 963.7	871.8	404.7	410.1	-40.7%	52.9%	897.8	937.0	979.1	33.7%	60.5%
Total assets		2 782.2	1 909.8	1 211.1	994.3	-29.0%	100.0%	1 485.5	1 548.2	1 617.7	17.6%	100.0%
Accumulated surplus/(deficit)		270.3	270.6	355.8	455.1	19.0%	19.6%	483.0	501.9	524.5	4.8%	32.5%
Finance lease		-	1.8	1.5	1.3	-	0.1%	1.3	1.4	1.4	2.9%	0.1%
Deferred income		1 141.6	32.0	-	-	-100.0%	17.0%	-	-	-	-	-
Trade and other payables		1 363.6	1 586.3	823.7	513.4	-27.8%	62.2%	971.2	1 013.6	1 059.1	27.3%	65.4%
Provisions		6.7	19.0	30.1	24.5	53.9%	1.2%	30.0	31.3	32.7	10.2%	2.0%
Total equity and liabilities		2 782.2	1 909.8	1 211.1	994.3	-29.0%	100.0%	1 485.5	1 548.2	1 617.7	17.6%	100.0%

Personnel information

Table 33.23 Housing Development Agency personnel numbers and cost by salary level

Number of posts estimated for 31 March 2026			Number and cost ¹ of personnel posts filled/planned for on funded establishment												Average growth rate of personnel posts (%)	Average: salary level/ Total (%)			
Number of funded posts	Number of approved establishment	Number of posts on approved establishment	Actual			Revised estimate			Medium-term expenditure estimate										
			2024/25			2025/26			2026/27		2027/28		2028/29		2025/26 - 2028/29	2026/27 - 2028/29			
			Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost		
Housing Development Agency			187	200.1	1.1	248	261.8	1.1	253	267.8	1.1	253	267.9	1.1	253	268.0	1.1	0.7%	100.0%
Salary level	248	248	187	200.1	1.1	248	261.8	1.1	253	267.8	1.1	253	267.9	1.1	253	268.0	1.1	0.7%	100.0%
1 – 6	7	7	4	1.9	0.5	7	1.8	0.3	4	1.2	0.3	4	1.2	0.3	4	1.2	0.3	-17.0%	1.6%
7 – 10	108	108	81	52.1	0.6	108	66.6	0.6	127	80.8	0.6	127	80.9	0.6	127	80.9	0.6	5.6%	50.2%
11 – 12	63	63	48	52.0	1.1	63	69.4	1.1	50	57.1	1.1	50	57.1	1.1	50	57.1	1.1	-7.4%	19.8%
13 – 16	65	65	49	80.0	1.6	65	107.3	1.7	67	112.7	1.7	67	112.8	1.7	67	112.8	1.7	1.0%	26.5%
17 – 22	5	5	5	14.1	2.8	5	16.7	3.3	5	16.0	3.2	5	16.0	3.2	5	16.0	3.2	–	2.0%

1. Rand million.

National Home Builders Registration Council

Selected performance indicators

Table 33.24 National Home Builders Registration Council performance indicators by programme/objective/activity and related outcome

Indicator	Programme/Objective/Activity	MTDP outcome	Audited performance			Estimated performance	MTEF targets		
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Number of home builders registered per year	Regulation	Reduced poverty and improved livelihoods	3 535	3 690	4 499	3 600	3 900	4 095	4 218
Number of home builders' registrations renewed per year	Regulation		14 080	14 265	15 869	14 000	14 880	15 624	16 093
Percentage of home enrolment applications approved in the subsidy sector per year	Regulation		100% (29 247)	100% (49 521)	100% (27 149)	100%	100%	100%	100%
Percentage of home enrolment applications approved in the non-subsidy sector per year	Regulation		100% (49 833)	100% (37 977)	100% (27 149)	100%	100%	100%	100%
Number of home builders trained per year	Regulation		2 045	2 369	2 582	2 600	2 730	2 870	3 000
Number of technical professionals trained per year	Regulation		933	859	737	800	840	885	1 000
Number of inspections in the subsidy sector per year	Protection		19 369	25 990	27 149	24 000	26 250	27 562	28 389
Number of inspections in the non-subsidy sector per year	Protection		22 077	32 404	31 712	27 000	28 350	29 767	30 660

Entity overview

The National Home Builders Registration Council was established in 1998 in terms of the Housing Consumers Protection Measures Act (1998), as amended. Over the medium term, the council will continue to focus on regulating the home-building industry, increasing the enrolment of state-subsidised and non-subsidy homes, increasing the number of home inspections conducted, and professionalising the sector by training builders and technical professionals in the construction sector. Accordingly, over the period ahead, the council expects to register 12 213 new home builders, renew the registration of 46 597 registered home builders, and conduct 88 777 inspections on non-subsidy homes and 82 201 inspections on subsidy homes it plans to enrol.

Compensation of employees is projected to constitute 63.6 per cent (R2 billion) of the council's spending over the period ahead. Total expenditure is expected to increase at an average annual rate of 2.2 per cent, from R996.2 million in 2025/26 to R1.1 billion in 2028/29. The council generates revenue by charging fees for home enrolment, registrations and renewals, and for technical services, as well as through interest and dividends earned on the warranty fund. Revenue over the period ahead is expected to increase at an average annual rate of 2.5 per cent, from R1.7 billion in 2025/26 to R1.9 billion in 2028/29.

Programmes/Objectives/Activities

Table 33.25 National Home Builders Registration Council expenditure trends and estimates by programme/objective/activity

	Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2022/23	2023/24	2024/25	2025/26	2022/23 - 2025/26		2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
R million											
Administration	973.0	1 211.7	606.5	349.4	-28.9%	56.6%	358.0	369.7	371.6	2.1%	35.1%
Regulation	374.1	324.7	371.9	342.2	-2.9%	25.4%	350.3	357.7	364.1	2.1%	34.2%
Protection	235.2	240.4	218.9	304.7	9.0%	18.0%	311.7	321.8	326.3	2.3%	30.7%
Total	1 582.3	1 776.8	1 197.2	996.2	-14.3%	100.0%	1 020.0	1 049.3	1 062.1	2.2%	100.0%

Statements of financial performance, cash flow and financial position

Table 33.26 National Home Builders Registration Council 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 (%)
	2022/23	2023/24	2024/25	2025/26	2022/23 - 2025/26		2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
R million											
Revenue											
Non-tax revenue	1 978.6	2 211.9	2 426.8	1 717.8	-4.6%	100.0%	1 746.1	1 792.5	1 851.6	2.5%	100.0%
Sale of goods and services other than capital assets	751.4	804.2	705.6	986.8	9.5%	39.0%	1 008.6	1 032.9	1 067.0	2.6%	57.7%
<i>of which:</i>											
<i>Sales by market establishments</i>	727.7	787.5	677.9	910.8	7.8%	37.2%	930.3	952.2	983.7	2.6%	53.2%
<i>Insurance premium revenue</i>	644.6	638.0	520.6	691.6	2.4%	29.9%	727.0	744.6	769.2	3.6%	41.6%
<i>Fee revenue</i>	73.0	97.7	145.8	99.1	10.7%	5.0%	79.7	80.3	82.9	-5.8%	4.5%
<i>Technical services revenue</i>	10.1	51.8	11.5	120.0	128.4%	2.3%	123.6	127.3	131.5	3.1%	7.1%
Other sales	23.7	16.7	27.7	76.0	47.5%	1.7%	78.3	80.6	83.3	3.1%	4.5%
Other non-tax revenue	1 227.2	1 407.7	1 721.2	731.0	-15.9%	61.0%	737.5	759.6	784.7	2.4%	42.3%
Total revenue	1 978.6	2 211.9	2 426.8	1 717.8	-4.6%	100.0%	1 746.1	1 792.5	1 851.6	2.5%	100.0%
Expenses											
Current expenses	1 582.3	1 776.8	1 197.2	996.2	-14.3%	100.0%	1 020.0	1 049.3	1 062.1	2.2%	100.0%
Compensation of employees	581.1	609.8	612.5	640.0	3.3%	44.0%	651.7	669.9	671.3	1.6%	63.6%
Goods and services	978.1	1 164.9	567.3	339.1	-29.8%	54.9%	350.7	361.2	372.0	3.1%	34.6%
Depreciation	23.2	2.1	17.4	17.2	-9.6%	1.1%	17.7	18.2	18.7	3.0%	1.7%
Interest, dividends and rent on land	0.0	-	-	-	-100.0%	-	-	-	-	-	-
Total expenses	1 582.3	1 776.8	1 197.2	996.2	-14.3%	100.0%	1 020.0	1 049.3	1 062.1	2.2%	100.0%
Surplus/(Deficit)	396.2	435.0	1 229.6	721.5	22.1%		726.1	743.2	789.5	3.0%	

Cash flow statement

Cash flow from operating activities	(0.2)	(95.2)	(3.9)	87.7	-807.4%	100.0%	91.6	90.9	112.2	8.5%	100.0%
Receipts											
Non-tax receipts	876.7	778.9	866.3	1 006.8	4.7%	100.0%	1 031.3	1 057.3	1 089.0	2.7%	100.0%
Sales of goods and services other than capital assets	833.7	733.0	824.6	940.8	4.1%	94.4%	963.3	987.2	1 016.9	2.6%	93.4%
<i>of which:</i>											
<i>Sales by market establishment</i>	810.0	718.9	796.9	910.8	4.0%	91.7%	930.3	952.2	980.8	2.5%	90.1%
<i>Insurance premium revenue</i>	726.9	599.4	639.6	691.6	-1.6%	75.3%	727.0	744.6	767.0	3.5%	70.5%
<i>Fee revenue</i>	73.0	97.7	145.8	99.1	10.7%	11.8%	79.7	80.3	82.7	-5.9%	7.6%
<i>Technical services revenue</i>	10.1	21.8	11.5	120.0	128.4%	4.6%	123.6	127.3	131.1	3.0%	12.0%
Other sales	23.7	14.1	27.7	30.0	8.2%	2.7%	33.0	35.0	36.1	6.3%	3.3%
Other tax receipts	43.0	45.9	41.7	66.0	15.4%	5.6%	68.0	70.0	72.1	3.0%	6.6%
Total receipts	876.7	778.9	866.3	1 006.8	4.7%	100.0%	1 031.3	1 057.3	1 089.0	2.7%	100.0%
Payment											
Current payments	855.8	861.4	870.1	919.1	2.4%	99.0%	939.7	966.4	976.8	2.1%	100.0%
Compensation of employees	581.1	609.8	612.5	640.0	3.3%	69.0%	651.7	669.9	671.3	1.6%	69.1%
Goods and services	274.8	251.6	257.6	279.1	0.5%	30.0%	288.0	296.5	305.5	3.1%	30.9%
Payments for financial assets	21.1	12.6	-	-	-100.0%	1.0%	-	-	-	-	-
Total payments	876.9	874.0	870.1	919.1	1.6%	100.0%	939.7	966.4	976.8	2.1%	100.0%
Net cash flow from investing activities	(47.7)	(123.7)	1 853.4	197.6	-260.6%	100.0%	888.3	156.6	198.0	0.1%	100.0%
Acquisition of property, plant, equipment and intangible assets	(13.6)	(7.5)	(2.5)	(21.8)	17.2%	-2.4%	(2.0)	(2.0)	(4.0)	-43.2%	-0.6%
Acquisition of software and other intangible assets	(0.1)	-	(4.8)	-	-100.0%	-0.3%	(30.0)	(30.0)	-	-	-4.8%
Other flows from investing activities	(34.1)	(116.2)	1 860.7	219.4	-286.1%	102.7%	920.3	188.6	202.0	-2.7%	105.5%
Net increase/(decrease) in cash and cash equivalents	(48.0)	(218.9)	1 849.6	285.3	-281.2%	100.0%	980.0	247.5	310.2	2.8%	100.0%

Table 33.26 National Home Builders Registration Council statements of financial performance, cash flow and financial position (continued)

Statement of financial position		Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
		2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27		
R million												
Carrying value of assets of which:		103.4	114.2	103.5	161.4	16.0%	1.1%	174.6	187.1	178.9	3.5%	1.3%
Acquisition of assets		(13.6)	(7.5)	(2.5)	(21.8)	17.2%	100.0%	(2.0)	(2.0)	(4.0)	-43.2%	100.0%
Investments		8 797.6	9 505.2	10 871.8	10 885.1	7.4%	94.5%	12 396.3	13 229.5	14 431.1	9.9%	96.9%
Inventory		6.6	5.0	3.4	2.3	-29.6%	-	2.4	2.0	1.5	-13.4%	-
Receivables and prepayments		45.8	84.2	68.1	25.2	-18.1%	0.5%	25.9	20.0	23.0	-2.9%	0.2%
Cash and cash equivalents		627.3	361.7	347.3	273.5	-24.2%	3.8%	199.7	250.0	200.0	-9.9%	1.6%
Total assets		9 580.6	10 070.3	11 394.1	11 347.5	5.8%	100.0%	12 798.9	13 688.6	14 834.5	9.3%	100.0%
Accumulated surplus/(deficit)		8 309.2	8 744.9	9 974.4	9 723.9	5.4%	86.7%	11 458.5	12 312.6	13 351.4	11.1%	89.8%
Capital and reserves		3.7	3.1	3.1	3.1	-5.8%	-	2.0	1.0	1.0	-31.1%	-
Trade and other payables		122.5	134.2	114.2	99.1	-6.8%	1.1%	95.8	98.6	108.6	3.1%	0.7%
Provisions		1 099.3	1 128.3	1 241.8	1 469.9	10.2%	11.7%	1 193.4	1 229.2	1 328.3	-3.3%	9.1%
Derivatives financial instruments		45.9	59.8	60.6	51.6	4.0%	0.5%	49.2	47.2	45.2	-4.3%	0.3%
Total equity and liabilities		9 580.6	10 070.3	11 394.1	11 347.5	5.8%	100.0%	12 798.9	13 688.6	14 834.5	9.3%	100.0%

Personnel information

Table 33.27 National Home Builders Registration Council personnel numbers and cost by salary level

Number of posts estimated for 31 March 2026		Number and cost ¹ of personnel posts filled/planned for on funded establishment												Average growth rate of personnel posts (%)	Average: salary level/ Total (%)				
		Actual			Revised estimate			Medium-term expenditure estimate											
Number of approved funded posts	Number of posts on establishment	2024/25		2025/26		2026/27		2027/28		2028/29		2025/26 - 2028/29	2026/27 - 2028/29						
		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost						
National Home Builders Registration Council																			
Salary level	595	595	595	612.5	1.0	595	640.0	1.1	595	651.7	1.1	595	669.9	1.1	595	671.3	1.1	-	100.0%
1 – 6	20	20	20	4.6	0.2	20	4.8	0.2	20	4.9	0.2	20	5.0	0.3	20	5.0	0.3	-	3.4%
7 – 10	305	305	305	233.8	0.8	305	242.1	0.8	305	246.5	0.8	305	253.4	0.8	305	254.0	0.8	-	51.3%
11 – 12	83	83	83	80.3	1.0	83	86.0	1.0	83	87.6	1.1	83	90.0	1.1	83	90.2	1.1	-	13.9%
13 – 16	185	185	185	286.6	1.5	185	299.5	1.6	185	304.9	1.6	185	313.4	1.7	185	314.1	1.7	-	31.1%
17 – 22	2	2	2	7.3	3.6	2	7.6	3.8	2	7.7	3.9	2	7.9	4.0	2	8.0	4.0	-	0.3%

1. Rand million.

National Housing Finance Corporation

Selected performance indicators

Table 33.28 National Housing Finance Corporation performance indicators by programme/objective/activity and related outcome

Indicator	Programme/Objective/Activity	MTDP outcome	Audited performance			Estimated performance	MTEF targets		
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Value of social housing approvals per year	Social and rental housing finance	Reduced poverty and improved livelihoods	R74m	R91m	R105m	R74m	R222m	R443m	R465m
Value of private rental approvals per year	Social and rental housing finance		R206m	R65m	R227m	R159m	R263m	R315m	R331m
Value of finance-linked individual subsidy programme approvals per year	Grant facilitation: Finance-linked individual subsidy programme		R286m	R415m	R934m	R948m	R436m	R453m	R467m
Number of subsidy applications approved per year	Grant facilitation: Finance-linked individual subsidy programme		4 283	4 391	8 193	3 222	3 368	3 521	3 679
Value of finance-linked individual subsidy programme disbursements per year	Grant facilitation: Finance-linked individual subsidy programme		R221m	R315m	R600m	R520m	R348m	R366m	R384m
Number of subsidies disbursed per year	Grant facilitation: Finance-linked individual subsidy programme		4 107	4 623	6 135	2 578	2 695	2 816	2 943
Amount leveraged from financial institutions per year	Grant facilitation: Finance-linked individual subsidy programme		R2.3bn	R1.9bn	R1.7bn	R838m	R876m	R915m	R957m

Entity overview

The National Housing Finance Corporation was established in 1996 in terms of the Companies Act (1973). It is a development finance institution with the principal mandate of enabling access to affordable housing finance for low-income to middle-income South African households. It implements the finance-linked individual subsidy programme under the first home finance policy.

Over the medium term, the corporation will provide affordable housing finance to intermediaries such as social housing institutions to construct affordable rental projects and facilitate the participation of retail financial intermediaries that provide micro-loans for the affordable housing market. To support first-time homeowners who seek to fund their home purchases or self-build projects through savings, mortgage and non-mortgage finance instruments, the corporation expects to approve 10 568 finance-linked individual subsidy applications and disburse 8 454 subsidies at a projected cost of R1.1 billion over the medium term. This accounts for an estimated 32.1 per cent of the corporation's total projected spending over the period ahead.

The corporation's expenditure is set to increase at an average annual rate of 6.6 per cent, from R973.7 million in 2025/26 to R1.2 billion in 2028/29. The corporation derives its revenue through interest on loans and investments, income from controlled entities, management fees, rental income, and transfers from the department for the finance-linked individual subsidy programme. Revenue is expected to increase at an average annual rate of 5.2 per cent, from R1.2 billion in 2025/26 to R1.4 billion in 2028/29.

Programmes/Objectives/Activities

Table 33.29 National Housing Finance Corporation expenditure trends and estimates by programme/objective/activity

	Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27		
R million											
Administration	217.9	214.2	227.2	265.2	6.8%	24.1%	359.0	362.9	377.7	12.5%	32.2%
Programme management	67.2	61.8	19.2	24.1	-28.9%	4.5%	32.2	33.5	34.9	13.1%	2.9%
Subsidy housing	4.0	4.5	–	–	-100.0%	0.2%	–	–	–	–	–
Social and rental housing finance	50.3	76.5	86.0	76.7	15.1%	7.5%	78.8	89.5	88.5	4.8%	7.5%
Grant facilitation: Finance-linked individual subsidy programme	384.9	486.0	416.5	435.7	4.2%	44.9%	465.1	486.1	510.1	5.4%	42.7%
Affordable housing finance	187.3	179.8	181.1	171.9	-2.8%	18.8%	163.2	169.6	168.7	-0.6%	14.7%
Total	911.5	1 022.8	930.0	973.7	2.2%	100.0%	1 098.4	1 141.5	1 180.0	6.6%	100.0%

Statements of financial performance, cash flow and financial position

Table 33.30 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 (%)
	2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27		
R million											
Revenue	709.2	811.9	758.1	741.4	1.5%	61.9%	755.4	788.1	883.5	6.0%	63.0%
Non-tax revenue											
Sale of goods and services other than capital assets	579.1	640.4	579.0	563.1	-0.9%	48.4%	526.4	540.2	636.3	4.2%	44.2%
of which:											
Administrative fees	2.1	2.5	2.4	–	-100.0%	0.1%	–	–	–	–	–
Levies from property sales transactions	2.1	2.5	2.4	–	-100.0%	0.1%	–	–	–	–	–
Sales by market establishments	577.0	637.9	576.6	563.1	-0.8%	48.3%	526.4	540.2	636.3	4.2%	44.2%
Sale of houses	0.2	0.3	–	–	-100.0%	–	–	–	–	–	–
Interest on advances	266.3	366.6	322.4	323.3	6.7%	26.2%	318.0	343.7	438.7	10.7%	28.5%
Rental income, management fees, fees on loans for construction projects	105.7	41.8	37.3	18.8	-43.7%	4.2%	18.7	7.6	10.6	-17.5%	1.0%
Revenue from controlled entities	204.8	229.2	217.0	220.9	2.6%	17.9%	189.7	189.0	187.1	-5.4%	14.7%
Other non-tax revenue	130.2	171.5	179.1	178.4	11.1%	13.5%	229.0	247.9	247.2	11.5%	18.8%
Transfers received	520.1	474.5	421.9	440.3	-5.4%	38.1%	457.9	476.1	492.9	3.8%	37.0%
Total revenue	1 229.3	1 286.3	1 180.0	1 181.7	-1.3%	100.0%	1 213.2	1 264.3	1 376.5	5.2%	100.0%

Table 33.30 National Housing Finance Corporation statements of financial performance, cash flow and financial position (continued)

Statement of financial performance											
	Audited outcome			Revised estimate	Average growth rate (%)	Average Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average Expenditure/ Total (%)
	2022/23	2023/24	2024/25	2025/26	2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29	
R million											
Expenses											
Current expenses	535.0	542.0	526.8	554.8	1.2%	56.2%	660.5	683.8	699.4	8.0%	59.8%
Compensation of employees	123.9	153.2	157.3	203.2	17.9%	16.6%	263.6	274.4	285.7	12.0%	24.1%
Goods and services	283.7	241.3	235.8	226.9	-7.2%	25.7%	286.8	302.0	306.8	10.6%	26.2%
Depreciation	2.4	1.8	1.7	2.2	-2.6%	0.2%	8.5	8.8	9.2	61.7%	0.8%
Interest, dividends and rent on land	124.9	145.7	132.1	122.4	-0.7%	13.7%	101.6	98.6	97.7	-7.2%	8.7%
Transfers and subsidies	376.6	480.7	403.2	418.9	3.6%	43.8%	437.9	457.7	480.6	4.7%	40.2%
Total expenses	911.5	1 022.8	930.0	973.7	2.2%	100.0%	1 098.4	1 141.5	1 180.0	6.6%	100.0%
Surplus/(Deficit)	317.8	263.6	250.0	208.0	-13.2%		114.8	122.8	196.5	-1.9%	
Cash flow statement											
Cash flow from operating activities	251.0	(338.1)	(168.9)	(59.4)	-161.9%	100.0%	47.5	199.0	179.7	-244.6%	100.0%
Receipts											
Non-tax receipts	657.4	753.7	720.4	704.3	2.3%	59.6%	671.3	698.8	788.8	3.8%	42.5%
Sales of goods and services other than capital assets of which:	576.0	640.4	579.0	563.1	-0.8%	49.6%	526.4	540.2	636.3	4.2%	33.5%
Administrative fees	2.1	2.5	2.4	—	-100.0%	0.1%	—	—	—	—	—
Levies from property sales transactions	2.1	2.5	2.4	—	-100.0%	0.1%	—	—	—	—	—
Sales by market establishment	573.9	637.9	576.6	563.1	-0.6%	49.4%	526.4	540.2	636.3	4.2%	33.5%
Sale of houses	0.2	0.3	—	—	-100.0%	—	—	—	—	—	—
Interest on advances	266.3	366.6	322.4	323.3	6.7%	26.9%	318.0	343.7	438.7	10.7%	21.7%
Rental income, management fees, fees on loans for construction projects	105.7	41.7	37.3	18.8	-43.7%	4.3%	18.7	7.6	10.6	-17.5%	0.7%
Revenue from controlled entities	201.8	229.2	217.0	220.9	3.1%	18.3%	189.7	189.0	187.1	-5.4%	11.1%
Other tax receipts	81.4	113.3	141.3	141.2	20.2%	10.0%	144.9	158.6	152.5	2.6%	9.0%
Transfers received	497.5	474.5	421.9	440.3	-4.0%	38.6%	918.1	957.2	995.6	31.3%	56.5%
Financial transactions in assets and liabilities	20.1	26.6	24.6	15.8	-7.8%	1.8%	16.3	17.0	17.6	3.8%	1.0%
Total receipts	1 175.1	1 254.8	1 166.8	1 160.3	-0.4%	100.0%	1 605.8	1 672.9	1 802.0	15.8%	100.0%
Payment											
Current payments	445.1	490.1	444.0	485.7	3.0%	36.8%	577.1	581.2	598.5	7.2%	37.7%
Compensation of employees	143.0	168.4	158.9	203.2	12.4%	13.3%	263.6	274.4	285.7	12.0%	17.7%
Goods and services	173.3	176.0	153.0	160.1	-2.6%	13.1%	211.9	208.2	215.1	10.4%	13.6%
Interest and rent on land	128.7	145.7	132.1	122.4	-1.7%	10.4%	101.6	98.6	97.7	-7.2%	6.4%
Transfers and subsidies	221.0	449.5	401.4	418.9	23.8%	29.4%	437.9	457.7	480.6	4.7%	29.6%
Payments for financial assets	258.0	653.3	490.2	315.1	6.9%	33.8%	543.4	435.1	543.2	19.9%	32.7%
Total payments	924.0	1 592.9	1 335.7	1 219.7	9.7%	100.0%	1 558.3	1 473.9	1 622.3	10.0%	100.0%
Net cash flow from advancing activities (financial institutions only)	(123.0)	599.2	671.0	439.0	-252.8%	100.0%	461.0	327.0	104.8	-38.0%	100.0%
Disbursements and other payments	(780.8)	(415.9)	(381.1)	(595.0)	-8.7%	-137.0%	(551.0)	(945.0)	(1 429.0)	33.9%	-327.6%
Repayments and other receipts	657.7	1 015.0	1 052.0	1 034.0	16.3%	237.0%	1 012.0	1 272.0	1 533.8	14.0%	427.6%
Net cash flow from investing activities	33.1	(150.8)	(315.7)	(69.8)	-228.3%	100.0%	(83.5)	(185.6)	(267.7)	56.5%	100.0%
Acquisition of property, plant, equipment and intangible assets	(1.1)	(1.4)	(4.5)	(9.8)	110.8%	3.3%	(123.5)	(61.6)	(17.7)	21.6%	37.8%
Proceeds from the sale of property, plant, equipment and intangible assets	0.1	0.2	0.2	—	-100.0%	-0.1%	108.0	—	—	—	-20.1%
Other flows from investing activities	34.0	(149.7)	(311.4)	(60.0)	-220.8%	96.8%	(68.0)	(124.0)	(250.0)	60.9%	82.3%
Net cash flow from financing activities	182.7	(226.0)	(270.7)	(779.6)	-262.2%	100.0%	(215.1)	7.5	7.5	-121.3%	100.0%
Borrowing activities	(33.6)	(226.9)	(170.6)	(31.0)	-2.7%	42.3%	(12.5)	(12.5)	(12.5)	-26.2%	18.7%
Other flows from financing activities	216.4	1.0	(100.1)	(748.6)	-251.2%	57.7%	(202.7)	20.0	20.0	-129.9%	81.3%
Net increase/(decrease) in cash and cash equivalents	343.8	(115.7)	(84.4)	(469.9)	-211.0%	100.0%	209.9	348.0	24.3	-137.3%	100.0%

Table 33.30 National Housing Finance Corporation statements of financial performance, cash flow and financial position (continued)

Statement of financial position		Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
		2022/23	2023/24	2024/25	2025/26	2022/23 - 2025/26		2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
R million												
Carrying value of assets		85.8	115.8	131.8	20.4	-38.0%	1.2%	48.2	52.0	56.1	40.1%	0.7%
of which:												
Acquisition of assets		(1.1)	(1.4)	(4.5)	(9.8)	110.8%	100.0%	(123.5)	(61.6)	(17.7)	21.6%	100.0%
Investments		1 138.0	1 274.6	1 748.2	1 654.0	13.3%	19.0%	1 663.5	1 656.5	1 649.5	-0.1%	22.9%
Loans		4 214.0	4 171.5	3 927.3	3 938.8	-2.2%	53.2%	4 013.1	4 297.3	4 996.2	8.2%	61.3%
Receivables and prepayments		49.6	26.5	29.0	29.0	-16.4%	0.4%	29.0	29.0	29.0	-	0.4%
Cash and cash equivalents		2 206.0	2 090.3	2 005.9	1 536.1	-11.4%	25.6%	1 288.1	1 159.9	691.3	-23.4%	14.5%
Taxation		65.6	71.8	16.5	19.2	-33.7%	0.6%	18.2	17.3	16.4	-5.0%	0.2%
Total assets		7 759.2	7 750.4	7 858.8	7 197.5	-2.5%	100.0%	7 060.1	7 212.1	7 438.6	1.1%	100.0%
Accumulated surplus/(deficit)		2 335.5	2 599.7	2 829.2	3 007.8	8.8%	35.2%	3 116.0	3 252.7	3 463.2	4.8%	45.3%
Capital and reserves		1 069.4	1 069.4	1 069.4	1 017.6	-1.6%	13.8%	1 017.6	1 017.6	1 017.6	-	14.1%
Capital reserve fund		1 656.7	1 656.7	1 656.7	1 656.7	-	21.7%	1 656.7	1 656.7	1 656.7	-	22.9%
Borrowings		1 314.4	1 084.2	927.2	903.2	-11.8%	13.8%	846.2	839.3	831.8	-2.7%	11.6%
Trade and other payables		107.5	65.6	74.2	74.2	-11.6%	1.1%	74.2	74.2	74.2	-	1.0%
Taxation		2.7	0.5	0.9	-	-100.0%	-	-	-	-	-	-
Provisions		10.5	9.2	7.5	29.7	41.3%	0.2%	42.8	44.7	47.7	17.1%	0.6%
Managed funds		1 207.5	1 208.5	1 251.2	502.7	-25.3%	13.6%	300.0	320.0	340.0	-12.2%	4.4%
Derivatives financial instruments		55.0	56.7	42.4	5.6	-53.2%	0.5%	6.6	6.9	7.5	9.9%	0.1%
Total equity and liabilities		7 759.2	7 750.4	7 858.8	7 197.5	-2.5%	100.0%	7 060.1	7 212.1	7 438.6	1.1%	100.0%

Personnel information

Table 33.31 National Housing Finance Corporation personnel numbers and cost by salary level

Number of posts estimated for 31 March 2026		Number and cost ¹ of personnel posts filled/planned for on funded establishment												Average growth rate of personnel posts (%)	Average: salary level/ Total (%)		
Number of approved funded establishment posts	Number of posts on approved establishment	Actual			Revised estimate			Medium-term expenditure estimate						2025/26 - 2028/29	2026/27 - 2028/29		
		2024/25		2025/26		2026/27		2027/28		2028/29							
National Housing Finance Corporation		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	
Salary level	179	179	154	157.3	1.0	179	203.2	1.1	179	263.6	1.5	179	274.4	1.5	179	285.7	1.6
1 – 6	24	24	32	7.6	0.2	24	6.8	0.3	24	8.8	0.4	24	9.2	0.4	24	9.6	0.4
7 – 10	58	58	56	37.8	0.7	58	38.2	0.7	58	49.5	0.9	58	51.6	0.9	58	53.7	0.9
11 – 12	44	44	25	30.8	1.2	44	46.2	1.0	44	59.9	1.4	44	62.3	1.4	44	64.9	1.5
13 – 16	45	45	37	67.1	1.8	45	79.4	1.8	45	103.0	2.3	45	107.2	2.4	45	111.6	2.5
17 – 22	8	8	4	13.9	3.5	8	32.7	4.1	8	42.3	5.3	8	44.1	5.5	8	45.9	5.7

1. Rand million.

Property Practitioners Fidelity Fund

Entity overview

The Property Practitioners Fidelity Fund is managed by the Property Practitioners Regulatory Authority. The fund was established in the public interest to protect consumers by providing warranty cover against the negligence of property practitioners when undertaking real estate transactions.

The fund's expenditure is mainly on claims approved by the Property Practitioners Regulatory Authority to pay consumers who have suffered financial loss and been defrauded by property practitioners, as well as the associated legal costs, and management fees for the fund's investments. Expenditure is expected to decrease at an average annual rate of 4.1 per cent, from R131.5 million in 2025/26 to R115.9 million in 2028/29, as fewer payouts are projected.

The fund generates revenue through administrative fees, interest earned on trust accounts and recovered claims. Revenue is expected to increase at an average annual rate of 5 per cent, from R132 million 2025/26 to R152.8 million in 2028/29.

Programmes/Objectives/Activities

Table 33.32 Property Practitioners Fidelity Fund expenditure trends and estimates by programme/objective/activity

	Audited outcome				Revised estimate	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	
	2022/23	2023/24	2024/25	2025/26		2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29	
R million												
Administration	58.5	68.9	98.1	131.5	31.0%	100.0%	106.6	111.1	115.9	-4.1%	100.0%	
Total	58.5	68.9	98.1	131.5	31.0%	100.0%	106.6	111.1	115.9	-4.1%	100.0%	

Statements of financial performance, cash flow and financial position

Table 33.33 Property Practitioners Fidelity Fund statements of financial performance, cash flow and financial position

Statement of financial performance												
	Audited outcome				Revised estimate	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	
	2022/23	2023/24	2024/25	2025/26		2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29	
R million												
Revenue												
Non-tax revenue	107.2	92.4	110.1	132.0	7.2%	100.0%	107.1	145.5	152.8	5.0%	100.0%	
Sale of goods and services other than capital assets	58.3	87.7	106.4	86.9	14.2%	76.8%	107.1	95.8	100.6	5.0%	74.9%	
<i>of which:</i>												
Administrative fees	25.5	36.2	56.1	36.5	12.6%	34.9%	57.9	40.2	42.2	5.0%	34.6%	
Interest on trust funds	21.9	33.3	53.5	35.0	16.9%	32.5%	55.0	38.6	40.5	5.0%	33.1%	
Contribution from estate agents	2.3	2.9	2.6	1.5	-14.0%	2.1%	2.9	1.6	1.7	5.0%	1.5%	
Claims recoveries	1.3	–	–	–	-100.0%	0.3%	–	–	–	–	–	
Sales by market establishments	32.8	51.5	50.3	50.4	15.5%	41.9%	49.2	55.6	58.4	5.0%	40.3%	
Fair value adjustment	14.2	–	–	–	-100.0%	3.2%	–	–	–	–	–	
Interest on investment	18.6	51.4	50.3	50.4	39.5%	38.7%	49.2	55.6	58.4	5.0%	40.3%	
Other income	–	0.1	0.0	–	–	–	–	–	–	–	–	
Other non-tax revenue	48.9	4.7	3.7	45.0	-2.7%	23.2%	0.0	49.6	52.1	5.0%	25.1%	
Total revenue	107.2	92.4	110.1	132.0	7.2%	100.0%	107.1	145.5	152.8	5.0%	100.0%	
Expenses												
Current expenses	58.3	68.9	92.7	124.0	28.6%	96.3%	99.1	103.3	107.8	-4.6%	93.0%	
Goods and services	58.3	68.9	92.7	124.0	28.6%	96.3%	99.1	103.3	107.8	-4.6%	93.0%	
Transfers and subsidies	0.2	–	5.4	7.5	235.3%	3.7%	7.5	7.8	8.2	2.8%	7.0%	
Total expenses	58.5	68.9	98.1	131.5	31.0%	100.0%	106.6	111.1	115.9	-4.1%	100.0%	
Surplus/(Deficit)	48.7	23.5	11.9	–	-100.0%		–	34.4	36.8	–		
Cash flow statement												
Cash flow from operating activities	(34.9)	15.0	32.7	8.4	-162.1%	100.0%	30.6	33.0	35.3	61.6%	100.0%	
Receipts												
Non-tax receipts	55.7	85.1	129.3	103.0	22.8%	100.0%	126.4	132.7	139.3	10.6%	100.0%	
Sales of goods and services other than capital assets	55.7	85.1	129.3	58.0	1.4%	87.9%	79.1	83.1	87.3	14.6%	62.6%	
<i>of which:</i>												
Administrative fees	55.7	36.5	79.0	35.2	-14.1%	55.3%	55.2	58.0	60.9	20.0%	43.7%	
Interest on trust funds	19.3	33.7	76.4	35.0	22.0%	44.0%	55.0	57.8	60.6	20.1%	43.5%	
Contribution from estate agents	36.4	2.9	2.6	1.5	-65.7%	11.6%	0.2	0.3	0.3	-43.1%	0.2%	
Sales by market establishment	–	48.6	50.3	22.8	–	32.6%	23.9	25.1	26.3	5.0%	18.9%	
Interest on investment	–	48.6	50.3	50.4	–	40.0%	23.9	25.1	26.3	-19.5%	18.9%	
Other income	–	–	–	–	–	–	0.0	0.0	0.0	–	–	
Other tax receipts	–	–	–	45.0	–	12.1%	47.3	49.6	52.1	5.0%	37.4%	
Total receipts	55.7	85.1	129.3	103.0	22.8%	100.0%	126.4	132.7	139.3	10.6%	100.0%	
Payment												
Current payments	90.4	70.2	91.2	87.1	-1.2%	96.3%	88.3	91.9	95.9	3.3%	92.2%	
Goods and services	90.4	70.2	91.2	87.1	-1.2%	96.3%	88.3	91.9	95.9	3.3%	92.2%	
Transfers and subsidies	0.2	–	5.4	7.5	235.3%	3.7%	7.5	7.8	8.2	2.8%	7.8%	
Total payments	90.6	70.2	96.6	94.6	1.5%	100.0%	95.8	99.7	104.1	3.2%	100.0%	
Net cash flow from investing activities	512.6	125.6	–	–	-100.0%	100.0%	–	–	–	–	–	
Other flows from investing activities	512.6	125.6	–	–	-100.0%	100.0%	–	–	–	–	–	
Net increase/(decrease) in cash and cash equivalents	477.7	140.6	32.7	8.4	-74.0%	100.0%	30.6	33.0	35.3	61.6%	100.0%	

Table 33.33 Property Practitioners Fidelity Fund statements of financial performance, cash flow and financial position (continued)

Statement of financial position												
	Audited outcome				Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
	2022/23	2023/24	2024/25	2025/26				2022/23 - 2025/26	2026/27	2027/28		
R million												
Investments	123.7	–	–	–	–	-100.0%	4.6%	–	–	–	–	–
Loans	–	4.5	13.5	3.0	–	–	0.8%	3.1	3.3	3.4	5.0%	0.4%
Receivables and prepayments	40.6	19.8	2.3	24.2	-15.9%	–	3.2%	25.4	26.7	28.0	5.0%	3.4%
Cash and cash equivalents	486.4	627.0	659.7	681.0	11.9%	–	91.4%	715.1	750.8	788.4	5.0%	96.2%
Total assets	650.7	651.2	675.4	708.2	2.9%	100.0%		743.6	780.8	819.8	5.0%	100.0%
Accumulated surplus/(deficit)	645.2	634.1	646.1	673.2	1.4%	–	96.8%	706.9	742.2	779.3	5.0%	95.1%
Trade and other payables	4.7	17.1	29.4	35.0	95.4%	–	3.2%	36.7	38.6	40.5	5.0%	4.9%
Provisions	0.4	–	–	–	-100.0%	–	–	–	–	–	–	–
Managed funds	0.4	–	–	–	-100.0%	–	–	–	–	–	–	–
Total equity and liabilities	650.7	651.2	675.4	708.2	2.9%	100.0%		743.6	780.8	819.8	5.0%	100.0%

Property Practitioners Regulatory Authority

Table 33.34 Property Practitioners Regulatory Authority performance indicators by programme/objective/activity and related outcome

Indicator	Programme/Objective/Activity	MTDP outcome	Audited performance			Estimated performance	MTEF targets		
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Number/Percentage of Property Practitioners Fidelity Fund certificates renewed per year	Compliance	Reduced poverty and improved livelihoods	46 866	17 473	17 088	67 238	71 945	76 981	100%
Number of estate agencies inspected per year	Compliance		224	211	309	400	500	600	700
Number of property practitioners qualified for professional designations per year	Education and training		3 622	3 417	2 880	2 000	2 250	2 500	2 750
Number/Percentage of property practitioners compliant with the continuous professional development programme per year	Education and training		14 046	6 366	7 054	15 000	20 000	22 000	100%

1. Target will be reported on only until 2027/28.

Entity overview

The Property Practitioners Regulatory Authority was established in terms of the Property Practitioners Act (2019) and is mandated to regulate the conduct and activities of property practitioners when dealing with the marketing, promotion, management, sale, letting, financing and purchase of immovable property. The authority also manages the Property Practitioners Fidelity Fund and provides education and training programmes to develop candidate property practitioners.

Over the medium term, the authority will focus on ensuring that property practitioners and estate agencies comply with the regulations that govern them, professionalising the sector through education and training to equip new practitioners with the necessary skills, and providing skills development for established practitioners. To this end, by 2027/28, the authority plans to renew 148 926 Property Practitioners Fidelity Fund certificates of registered practitioners, register 32 250 new practitioners and ensure 42 000 practitioners are compliant with the continuous development programme; and, over the medium term, inspect 1 800 estate agencies and certify 7 500 candidate practitioners. In 2028/29, the authority aims to renew all Property Practitioners Fidelity Fund certificates of registered practitioners and ensure that all practitioners are compliant with the continuous development programme.

The marginal growth in expenditure, at an average annual rate of 0.6 per cent over the period ahead, is driven by a decrease in spending on compliance and education and training as the entity minimises expenditure in response to slow projected revenue growth. The authority generates the bulk of its revenue from rendering its services. Revenue is expected to increase at an average annual rate of 1.2 per cent, from R194.5 million in 2025/26 to R201.3 million in 2028/29.

Programmes/Objectives/Activities

Table 33.35 Property Practitioners Regulatory Authority expenditure trends and estimates by programme/objective/activity

	Audited outcome			Revised estimate	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	
	2022/23	2023/24	2024/25		2025/26	2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
R million											
Administration	116.2	105.2	120.3	128.0	3.3%	67.3%	123.1	128.8	135.0	1.8%	68.1%
Compliance	41.9	39.5	44.9	53.2	8.2%	25.7%	46.0	48.1	50.4	-1.7%	25.4%
Education and training	14.1	10.2	11.6	13.2	-2.1%	7.0%	11.9	12.1	12.7	-1.2%	6.5%
Total	172.2	155.0	176.9	194.4	4.1%	100.0%	181.0	189.1	198.2	0.6%	100.0%

Statements of financial performance, cash flow and financial position

Table 33.36 Property Practitioners Regulatory Authority statements of financial performance, cash flow and financial position

	Audited outcome			Revised estimate	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	
	2022/23	2023/24	2024/25		2025/26	2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
R million											
Revenue											
Non-tax revenue	153.1	138.1	174.2	194.5	8.3%	100.0%	182.6	191.7	201.3	1.2%	100.0%
Sale of goods and services other than capital assets	118.9	123.5	150.6	167.1	12.0%	84.9%	159.8	167.7	176.1	1.8%	87.5%
<i>of which:</i>											
<i>Administrative fees</i>	53.9	58.4	78.1	76.9	12.6%	40.5%	77.5	81.4	85.5	3.6%	42.5%
<i>Management fees</i>	53.9	58.4	78.1	76.9	12.6%	40.5%	77.5	81.4	85.5	3.6%	42.5%
<i>Sales by market establishments</i>	65.0	65.1	72.5	90.2	11.5%	44.4%	82.2	86.3	90.7	0.2%	45.0%
<i>Contributions</i>	21.4	29.4	37.0	65.3	45.0%	23.2%	45.2	47.5	49.9	-8.6%	24.8%
<i>Examinations</i>	43.6	35.7	35.4	24.9	-17.1%	21.1%	37.0	38.8	40.8	17.9%	20.3%
Other non-tax revenue	34.2	14.6	23.6	27.4	-7.1%	15.1%	22.8	24.0	25.2	-2.8%	12.5%
Total revenue	153.1	138.1	174.2	194.5	8.3%	100.0%	182.6	191.7	201.3	1.2%	100.0%
Expenses											
Current expenses	172.2	155.0	176.9	194.4	4.1%	100.0%	181.0	189.1	198.2	0.6%	100.0%
Compensation of employees	97.2	96.5	105.0	127.9	9.6%	61.1%	117.0	122.6	128.8	0.2%	64.8%
Goods and services	70.0	53.4	66.1	60.7	-4.6%	35.8%	58.0	60.2	62.9	1.2%	31.9%
Depreciation	5.0	5.0	5.8	5.8	5.0%	3.1%	6.0	6.2	6.5	3.8%	3.3%
Total expenses	172.2	155.0	176.9	194.4	4.1%	100.0%	181.0	189.1	198.2	0.6%	100.0%
Surplus/(Deficit)	(19.1)	(16.9)	(2.7)	-	-100.0%		1.6	2.6	3.1	-	
Cash flow statement											
Cash flow from operating activities	62.6	(33.4)	(5.3)	6.5	-52.9%	100.0%	7.6	8.5	9.3	12.4%	100.0%
Receipts											
Non-tax receipts	186.8	137.6	158.2	194.5	1.4%	100.0%	182.6	191.7	201.3	1.2%	100.0%
Sales of goods and services other than capital assets	154.7	128.6	148.7	167.1	2.6%	88.5%	159.8	167.8	176.1	1.8%	87.5%
<i>of which:</i>											
<i>Administrative fees</i>	53.9	58.4	78.1	76.9	12.6%	39.5%	77.5	81.4	85.5	3.6%	42.5%
<i>Management fees</i>	53.9	58.4	78.1	76.9	12.6%	39.5%	77.5	81.4	85.5	3.6%	42.5%
<i>Sales by market establishment</i>	100.8	70.2	70.6	90.2	-3.6%	49.0%	82.2	86.3	90.7	0.2%	45.0%
<i>Contributions</i>	21.4	37.3	37.0	65.3	45.0%	23.8%	45.2	47.5	49.9	-8.6%	24.8%
<i>Examinations</i>	43.6	32.9	33.6	24.9	-17.1%	19.9%	37.0	38.8	40.8	17.9%	20.3%
<i>Rent and other income</i>	35.8	-	-	-	-100.0%	5.3%	-	-	-	-	-
Other tax receipts	32.1	9.1	9.4	27.4	-5.2%	11.5%	22.8	24.0	25.2	-2.8%	12.5%
Total receipts	186.8	137.6	158.2	194.5	1.4%	100.0%	182.6	191.7	201.3	1.2%	100.0%
Payment											
Current payments	124.1	171.0	163.5	187.9	14.8%	100.0%	175.0	183.2	192.0	0.7%	100.0%
Compensation of employees	94.3	105.7	107.6	127.9	10.7%	67.4%	117.0	122.9	129.0	0.3%	67.1%
Goods and services	29.9	65.3	55.9	60.0	26.2%	32.6%	58.0	60.3	63.0	1.6%	32.9%
Total payments	124.1	171.0	163.5	187.9	14.8%	100.0%	175.0	183.2	192.0	0.7%	100.0%
Net cash flow from investing activities	(3.8)	(1.4)	(4.8)	-	-100.0%	100.0%	-	-	-	-	-
Acquisition of property, plant, equipment and intangible assets	(3.3)	(1.3)	(1.0)	-	-100.0%	55.4%	-	-	-	-	-
Acquisition of software and other intangible assets	(0.5)	(0.2)	(3.8)	-	-100.0%	44.6%	-	-	-	-	-
Net increase/(decrease) in cash and cash equivalents	58.8	(34.8)	(10.1)	6.5	-52.0%	100.0%	7.6	8.5	9.3	12.4%	100.0%

Table 33.36 Property Practitioners Regulatory Authority statements of financial performance, cash flow and financial position (continued)

Statement of financial position		Audited outcome			Revised estimate	Average growth rate (%)	Average: Expenditure/ Total (%)	Medium-term expenditure estimate			Average growth rate (%)	Average: Expenditure/ Total (%)
		2022/23	2023/24	2024/25				2025/26	2022/23 - 2025/26	2026/27		
R million												
Carrying value of assets of which:		141.0	137.3	157.4	148.0	1.6%	69.4%	173.9	181.7	190.7	8.8%	47.9%
Acquisition of assets		(3.3)	(1.3)	(1.0)	–	-100.0%	100.0%	–	–	–	–	–
Inventory		0.2	0.2	0.4	0.3	6.3%	0.1%	0.3	0.3	0.3	4.5%	0.1%
Loans		2.7	4.1	5.9	6.0	30.5%	2.2%	25.0	26.1	27.2	65.6%	6.9%
Receivables and prepayments		37.2	29.3	11.3	7.0	-42.7%	10.1%	81.4	85.0	89.1	133.4%	22.4%
Cash and cash equivalents		67.6	32.8	22.7	30.0	-23.7%	18.2%	82.9	86.6	90.5	44.5%	22.8%
Total assets		248.7	203.7	197.6	191.3	-8.4%	100.0%	363.4	379.7	397.8	27.7%	100.0%
Accumulated surplus/(deficit)		6.1	(29.9)	(32.6)	(20.5)	-249.4%	-9.1%	136.2	142.3	148.7	-293.6%	37.4%
Capital and reserves		77.4	77.4	98.8	98.8	8.5%	41.9%	100.0	104.5	110.2	3.7%	27.6%
Borrowings		1.0	4.0	12.9	10.0	116.2%	3.3%	–	–	–	-100.0%	–
Deferred income		63.8	27.6	10.5	5.5	-55.8%	12.8%	–	–	–	-100.0%	–
Trade and other payables		78.3	105.7	89.1	80.0	0.7%	42.0%	105.0	109.7	114.7	12.7%	28.9%
Provisions		20.8	17.5	17.5	16.8	-7.0%	8.6%	21.5	22.5	23.5	11.9%	5.9%
Derivatives financial instruments		1.2	1.4	1.3	0.7	-17.5%	0.5%	0.7	0.7	0.8	4.5%	0.2%
Total equity and liabilities		248.7	203.7	197.6	191.3	-8.4%	100.0%	363.4	379.7	397.8	27.7%	100.0%

Personnel information

Table 33.37 Property Practitioners Regulatory Authority personnel numbers and cost by salary level

Number of posts estimated for 31 March 2026		Number and cost ¹ of personnel posts filled/planned for on funded establishment											Average growth rate of personnel posts (%)	Average: salary level/ Total (%)					
Number of approved funded posts	Number of posts on establishment	Actual		Revised estimate			Medium-term expenditure estimate												
		2024/25		2025/26			2026/27		2027/28		2028/29		2025/26 - 2028/29	2026/27 - 2028/29					
Property Practitioners Regulatory Authority		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost			
Salary level	153	155	157	105.0	0.7	161	127.9	0.8	164	117.0	0.7	164	122.6	0.7	164	128.8	0.8	0.6%	100.0%
1 – 6	20	20	20	5.9	0.3	20	7.0	0.4	20	5.9	0.3	20	6.2	0.3	20	6.5	0.3	–	12.2%
7 – 10	70	72	70	37.6	0.5	76	45.2	0.6	76	39.3	0.5	76	41.2	0.5	76	43.3	0.6	–	46.3%
11 – 12	54	54	58	47.4	0.8	56	59.6	1.1	56	50.8	0.9	56	53.2	1.0	56	55.9	1.0	–	34.1%
13 – 16	9	9	9	14.1	1.6	9	16.1	1.8	12	21.1	1.8	12	22.0	1.8	12	23.1	1.9	10.1%	7.3%

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 outcome

Indicator	Programme/Objective/Activity	MTDP outcome	Audited performance			Estimated performance	MTEF targets		
			2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
Number of social housing units completed per year	Project development and funding	Reduced poverty and improved livelihoods	3 182	3066	1 364	3 000	2 200	2 600	2 500
Number of social housing units rented out per year	Project development and funding		2 595	2 961	2 661	2 793	2 500	2 900	3 000
Number of social housing institutions supported through institutional investment grant interventions per year	Sector development		100	100	100	100	10	15	18
Number of subsidised housing units' tenancy audits conducted per year	Compliance, accreditation and regulation		3 525	3 944	4 064	4 000	5 500	6 500	7 500

Entity overview

The Social Housing Regulatory Authority was established in 2010 in terms of the Social Housing Act (2008). It is mandated to regulate the social housing sector, ensure the accreditation of social housing institutions, and

ensure sustainable and regulated disbursements to accredited social housing institutions and other delivery agents.

To this end, over the MTEF period, the authority aims to deliver 7 300 social housing units through its consolidated capital grant, which provides subsidies to reduce the capital cost of constructing rental units. This is to be funded through its project development and funding programme, which accounts for 88.3 per cent (R2.6 billion) of total expenditure over the period ahead. To ensure that a targeted 43 accredited social housing institutions and other delivery agents deliver contracted social housing projects, the authority plans to disburse R83.5 million over the next 3 years through its institutional investment grant to build capacity in these institutions.

Expenditure is expected to increase at an average annual rate of 3.7 per cent, from R902.3 million in 2025/26 to R1 billion in 2028/29. The regulator derives all its revenue through transfers from the department. Revenue is expected to increase in line with expenditure.

Programmes/Objectives/Activities

Table 33.39 Social Housing Regulatory Authority expenditure trends and estimates by programme/objective/activity

	Audited outcome			Revised estimate	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	
	2022/23	2023/24	2024/25		2025/26	2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
R million											
Administration	67.4	81.3	77.5	75.3	3.8%	7.8%	79.7	82.8	85.4	4.3%	8.5%
Project development and funding	836.9	1 030.4	803.2	796.7	-1.6%	89.8%	828.7	861.8	888.6	3.7%	88.3%
Sector development	11.8	10.3	21.1	25.8	29.8%	1.8%	26.8	27.9	28.8	3.7%	2.9%
Compliance, accreditation and regulation	7.2	6.7	5.3	4.5	-14.6%	0.6%	3.3	3.5	3.6	-7.1%	0.4%
Total	923.3	1 128.8	907.2	902.3	-0.8%	100.0%	938.6	976.0	1 006.3	3.7%	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											
	Audited outcome			Revised estimate	Average growth rate (%)		Medium-term expenditure estimate			Average growth rate (%)	
	2022/23	2023/24	2024/25		2025/26	2022/23 - 2025/26	2026/27	2027/28	2028/29	2025/26 - 2028/29	2026/27 - 2028/29
R million											
Revenue											
Non-tax revenue	95.1	80.6	45.7	–	-100.0%	5.9%	–	–	–	–	–
Other non-tax revenue	95.1	80.6	45.7	–	-100.0%	5.9%	–	–	–	–	–
Transfers received	887.4	897.7	864.1	902.3	0.6%	94.1%	938.6	976.0	1 006.3	3.7%	100.0%
Total revenue	982.6	978.3	909.8	902.3	-2.8%	100.0%	938.6	976.0	1 006.3	3.7%	100.0%
Expenses											
Current expenses	76.8	91.9	86.9	81.1	1.8%	8.7%	84.4	87.7	90.5	3.7%	9.0%
Compensation of employees	39.5	42.2	43.3	48.5	7.1%	4.5%	55.8	60.6	64.0	9.7%	6.2%
Goods and services	35.3	49.7	42.2	32.6	-2.6%	4.1%	28.6	27.1	26.4	-6.8%	2.8%
Depreciation	2.0	–	1.3	–	-100.0%	0.1%	–	–	–	–	–
Transfers and subsidies	846.5	1 036.9	820.4	821.2	-1.0%	91.3%	854.2	888.3	915.9	3.7%	91.0%
Total expenses	923.3	1 128.8	907.2	902.3	-0.8%	100.0%	938.6	976.0	1 006.3	3.7%	100.0%
Surplus/(Deficit)	59.3	(150.5)	2.6	–	-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 2026		Number and cost ¹ of personnel posts filled/planned for on funded establishment													Average growth rate of personnel posts (%)	Average: salary level/ Total (%)				
Number of funded posts	Number of posts on approved establishment	Actual			Revised estimate			Medium-term expenditure estimate												
		2024/25			2025/26			2026/27		2027/28		2028/29		2025/26 - 2028/29	2026/27 - 2028/29					
		Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost	Number	Cost	Unit cost				
Social Housing Regulatory Authority		52	52	47	43.3	0.9	49	48.5	1.0	51	55.8	1.1	52	60.6	1.2	52	64.0	1.2	2.0%	100.0%
Salary level																				
1 – 6	2	2	2	0.5	0.2	2	0.5	0.3	2	0.5	0.3	2	0.6	0.3	2	0.6	0.3	–	3.9%	
7 – 10	22	22	21	11.5	0.5	22	13.2	0.6	22	14.3	0.6	22	15.1	0.7	22	15.9	0.7	–	42.6%	
11 – 12	9	9	8	7.0	0.9	9	8.4	0.9	9	9.1	1.0	9	9.6	1.1	9	10.2	1.1	–	17.4%	
13 – 16	17	17	14	19.2	1.4	14	20.8	1.5	16	25.8	1.6	17	28.8	1.7	17	30.5	1.8	6.7%	32.3%	
17 – 22	2	2	2	5.1	2.6	2	5.6	2.8	2	6.1	3.1	2	6.5	3.2	2	6.8	3.4	–	3.9%	

1. Rand million.