

Human Settlements

Adjusted budget summary

2024/25				
R thousand	Appropriation	Adjustments appropriation		Adjusted appropriation
		Decrease	Increase	
Amount to be appropriated	33 145 558	–	534 828	33 680 386
of which:				
Current payments	967 071	–	158 287	1 125 358
Transfers and subsidies	31 677 323	–	22 893	31 700 216
Payments for capital assets	501 164	–	353 648	854 812
Executive authority	Minister of Human Settlements			
Accounting officer	Director-General of Human Settlements			
Website	www.dhs.gov.za			

Vote purpose

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

Performance

Indicator	Programme	MTSF priority	Annual performance		
			Projected for 2024/25 as published in the 2024 ENE	Achieved in the first quarter of 2024/25 (April to June) ¹	Changed target for 2024/25
Number of integrated implementation plans for priority development areas completed per year	Integrated Human Settlements Planning and Development	Priority 5: Spatial integration, human settlements and local government	15	0	–
Number of fully subsidised houses delivered per year	Integrated Human Settlements Planning and Development		41 275	14 496	–
Number of title deeds registered for new (post-2014) developments per year	Integrated Human Settlements Planning and Development		11 434	2 849	–
Number of informal settlements upgraded to phase 3 per year	Informal Settlements		152	0	–
Number of serviced sites delivered per year	Informal Settlements		49 666	8 603	–
Number of affordable rental units delivered per year	Rental and Social Housing		1 935	0	–
Number of community residential units delivered per year	Rental and Social Housing		675	0	–
Number of finance-linked individual subsidy programme subsidies allocated to approved beneficiaries per year	Affordable Housing		5 797	593	–

1. Only data for this first quarter was available at the time of publication.

Progress

The slow mid-year progress for the indicators related to integrated implementation plans, informal settlements upgraded, affordable rental and community residential units delivered and finance-linked individual subsidy programme subsidies allocated is attributable to lower capacity and lengthier than expected procurement processes.

Adjusted estimates

Programme		2024/25							
		Adjustments appropriation							
		Amounts announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll- overs	Use of funds in emergency situations	Other adjustments ¹	Total adjustments appropriation	Adjusted appropriation
R thousand	Appropriation								
Administration	520 495	–	–	–	17 883	–	–	17 883	538 378
Integrated Human Settlements Planning and Development	22 796 437	–	–	–	–	–	–	–	22 796 437
Informal Settlements	8 367 277	–	426 900	–	90 045	–	–	516 945	8 884 222
Rental and Social Housing	942 915	–	–	(19 000)	–	–	–	(19 000)	923 915
Affordable Housing	518 434	–	–	19 000	–	–	–	19 000	537 434
Total	33 145 558	–	426 900	–	107 928	–	–	534 828	33 680 386
Economic classification									
Current payments	967 071	–	–	140 404	17 883	–	–	158 287	1 125 358
Compensation of employees	433 287	–	–	–	–	–	–	–	433 287
Goods and services	533 784	–	–	140 404	17 883	–	–	158 287	692 071
Transfers and subsidies	31 677 323	–	–	22 893	–	–	–	22 893	31 700 216
Provinces and municipalities	30 126 737	–	–	–	–	–	–	–	30 126 737
Departmental agencies and accounts	1 540 561	–	–	–	–	–	–	–	1 540 561
Foreign governments and international organisations	4 305	–	–	19 000	–	–	–	19 000	23 305
Households	5 720	–	–	3 893	–	–	–	3 893	9 613
Payments for capital assets	501 164	–	426 900	(163 297)	90 045	–	–	353 648	854 812
Buildings and other fixed structures	496 765	–	426 900	(170 000)	90 045	–	–	346 945	843 710
Machinery and equipment	4 399	–	–	6 703	–	–	–	6 703	11 102
Total	33 145 558	–	426 900	–	107 928	–	–	534 828	33 680 386

1. Other adjustments include the shifting of funds between votes, the shifting of funds within a vote following a function shift, self-financing expenditure, declared unspent funds, and significant and unforeseeable economic and financial events.

Programme 1: Administration

Subprogramme		2024/25							
		Adjustments appropriation							
		Amounts announced				Use of funds in		Total	
R thousand	Appropriation	in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	emergency situations	Other adjustments	adjustments appropriation	Adjusted appropriation
Ministry	59 063	–	–	3 291	–	–	–	3 291	62 354
Departmental Management	88 787	–	–	(3 291)	–	–	–	(3 291)	85 496
Corporate Services	244 277	–	–	450	17 883	–	–	18 333	262 610
Property Management	55 940	–	–	(450)	–	–	–	(450)	55 490
Financial Management	72 428	–	–	–	–	–	–	–	72 428
Total	520 495	–	–	–	17 883	–	–	17 883	538 378
Economic classification									
Current payments	517 794	–	–	(7 257)	17 883	–	–	10 626	528 420
Compensation of employees	256 920	–	–	–	–	–	–	–	256 920
Goods and services	260 874	–	–	(7 257)	17 883	–	–	10 626	271 500
Transfers and subsidies	–	–	–	3 718	–	–	–	3 718	3 718
Households	–	–	–	3 718	–	–	–	3 718	3 718
Payments for capital assets	2 701	–	–	3 539	–	–	–	3 539	6 240
Machinery and equipment	2 701	–	–	3 539	–	–	–	3 539	6 240
Total	520 495	–	–	–	17 883	–	–	17 883	538 378

Programme 2: Integrated Human Settlements Planning and Development

Subprogramme		2024/25							Adjusted appropriation
		Adjustments appropriation						Total adjustments appropriation	
R thousand	Appropriation	Amounts announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Use of funds in emergency situations	Other adjustments		
Management for Integrated Human Settlements Planning and Development	4 055	–	–	–	–	–	–	–	4 055
Macro Sector Planning	19 466	–	–	–	–	–	–	–	19 466
Macro Policy and Research	55 638	–	–	–	–	–	–	–	55 638
Monitoring and Evaluation	66 253	–	–	–	–	–	–	–	66 253
Public Entity Oversight	254 591	–	–	–	–	–	–	–	254 591
Grant	22 360 549	–	–	–	–	–	–	–	22 360 549
Management Capacity Building and Sector Support	35 885	–	–	–	–	–	–	–	35 885
Total	22 796 437	–	–	–	–	–	–	–	22 796 437
Economic classification									
Current payments	180 462	–	–	(1 339)	–	–	–	(1 339)	179 123
Compensation of employees	71 766	–	–	–	–	–	–	–	71 766
Goods and services	108 696	–	–	(1 339)	–	–	–	(1 339)	107 357
Transfers and subsidies	22 615 140	–	–	–	–	–	–	–	22 615 140
Provinces and municipalities	22 360 549	–	–	–	–	–	–	–	22 360 549
Departmental agencies and accounts	254 591	–	–	–	–	–	–	–	254 591
Payments for capital assets	835	–	–	1 339	–	–	–	1 339	2 174
Machinery and equipment	835	–	–	1 339	–	–	–	1 339	2 174
Total	22 796 437	–	–	–	–	–	–	–	22 796 437

Programme 3: Informal Settlements

Subprogramme		2024/25							Adjusted appropriation
		Adjustments appropriation						Total adjustments appropriation	
R thousand	Appropriation	Amounts announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Use of funds in emergency situations	Other adjustments		
Management for Informal Settlements	5 256	–	–	–	–	–	–	–	5 256
Grant Management	8 296 052	–	426 900	–	90 045	–	–	516 945	8 812 997
Capacity Building and Sector Support	65 969	–	–	–	–	–	–	–	65 969
Total	8 367 277	–	426 900	–	90 045	–	–	516 945	8 884 222
Economic classification									
Current payments	104 076	–	–	168 722	–	–	–	168 722	272 798
Compensation of employees	37 572	–	–	–	–	–	–	–	37 572
Goods and services	66 504	–	–	168 722	–	–	–	168 722	235 226
Transfers and subsidies	7 766 188	–	–	60	–	–	–	60	7 766 248
Provinces and municipalities	7 766 188	–	–	–	–	–	–	–	7 766 188
Households	–	–	–	60	–	–	–	60	60
Payments for capital assets	497 013	–	426 900	(168 782)	90 045	–	–	348 163	845 176
Buildings and other fixed structures	496 765	–	426 900	(170 000)	90 045	–	–	346 945	843 710
Machinery and equipment	248	–	–	1 218	–	–	–	1 218	1 466
Total	8 367 277	–	426 900	–	90 045	–	–	516 945	8 884 222

Programme 4: Rental and Social Housing

Subprogramme		2024/25							
		Adjustments appropriation						Total adjustments appropriation	Adjusted appropriation
R thousand	Appropriation	Amounts announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Use of funds in emergency situations	Other adjustments		
Management for Rental and Social Housing	4 480	–	–	–	–	–	–	–	4 480
Public Entity Oversight	864 090	–	–	–	–	–	–	–	864 090
Capacity Building and Sector Support	74 345	–	–	(19 000)	–	–	–	(19 000)	55 345
Total	942 915	–	–	(19 000)	–	–	–	(19 000)	923 915
Economic classification									
Current payments	78 605	–	–	(19 098)	–	–	–	(19 098)	59 507
Compensation of employees	12 548	–	–	–	–	–	–	–	12 548
Goods and services	66 057	–	–	(19 098)	–	–	–	(19 098)	46 959
Transfers and subsidies	864 090	–	–	–	–	–	–	–	864 090
Departmental agencies and accounts	864 090	–	–	–	–	–	–	–	864 090
Payments for capital assets	220	–	–	98	–	–	–	98	318
Machinery and equipment	220	–	–	98	–	–	–	98	318
Total	942 915	–	–	(19 000)	–	–	–	(19 000)	923 915

Programme 5: Affordable Housing

Subprogramme		2024/25							
		Adjustments appropriation						Total adjustments appropriation	Adjusted appropriation
R thousand	Appropriation	Amounts announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Use of funds in emergency situations	Other adjustments		
Management for Affordable Housing	4 409	–	–	–	–	–	–	–	4 409
Public Entity Oversight	439 174	–	–	–	–	–	–	–	439 174
Capacity Building and Sector Support	74 851	–	–	19 000	–	–	–	19 000	93 851
Total	518 434	–	–	19 000	–	–	–	19 000	537 434
Economic classification									
Current payments	86 134	–	–	(624)	–	–	–	(624)	85 510
Compensation of employees	54 481	–	–	–	–	–	–	–	54 481
Goods and services	31 653	–	–	(624)	–	–	–	(624)	31 029
Transfers and subsidies	431 905	–	–	19 115	–	–	–	19 115	451 020
Departmental agencies and accounts	421 880	–	–	–	–	–	–	–	421 880
Foreign governments and international organisations	4 305	–	–	19 000	–	–	–	19 000	23 305
Households	5 720	–	–	115	–	–	–	115	5 835
Payments for capital assets	395	–	–	509	–	–	–	509	904
Machinery and equipment	395	–	–	509	–	–	–	509	904
Total	518 434	–	–	19 000	–	–	–	19 000	537 434

Details of adjustments to the 2024 Estimates of National Expenditure

Unforeseeable and unavoidable expenditure – R426.9 million

Programme 3: Informal Settlements

An additional R426.9 million is allocated to replenish the *emergency housing grant* to assist households affected by disasters and housing emergencies.

Virements and shifts within the vote

Programmes

1. Administration
2. Integrated Human Settlements Planning and Development
3. Informal Settlements
4. Rental and Social Housing

From:			To:		
Programme by economic classification	Motivation	R thousand	Programme by economic classification	Motivation	R thousand
Programme 1		(7 486)	Programme 1		7 486
Goods and services	Various non-core goods and services items	(3 618)	Households	Leave gratuities	3 618
	Various non-core goods and services items	(100)	Households	Donation	100
	Various non-core goods and services items	(3 562)	Machinery and equipment	Office equipment	3 562
	Various non-core goods and services items	(161)	Goods and services	Various non-core goods and services items	161
Machinery and equipment	Finance leases: Other machinery and equipment	(22)	Machinery and equipment	Office equipment	22
	Reclassification of operating leases	(23)	Goods and services	Operating leases	23
Shifts within the programme as a percentage of the programme budget		1.4%			
Virements to other programmes as a percentage of the programme budget		0%			
Programme 2		(1 339)	Programme 2		1 339
Goods and services	Various non-core goods and services items	(1 339)	Machinery and equipment	Office equipment	1 339
Shifts within the programme as a percentage of the programme budget		0%			
Virements to other programmes as a percentage of the programme budget		0%			
Programme 3		(171 278)	Programme 3		171 278
Goods and services	Various non-core goods and services items	(60)	Households	Leave gratuities	60
		(1 218)	Machinery and equipment	Office equipment	1 218
Buildings and other fixed structures	Reclassification of emergency housing grant ¹	(170 000)	Goods and services	Various non-core goods and services items ¹	170 000
Shifts within the programme as a percentage of the programme budget		2%			
Virements to other programmes as a percentage of the programme budget		0%			

Virements and shifts within the vote (continued)

From:			To:		
Programme by economic classification	Motivation	R thousand	Programme by economic classification	Motivation	R thousand
Programme 4		(19 196)	Programme 4		147
Goods and services	Various non-core goods and services items	(98)	Machinery and equipment	Office equipment	98
	Various non-core goods and services items	(49)	Goods and services	Various non-core goods and services items	49
	Various non-core goods and services items ¹	(19 000)	Programme 5		19 000
			Foreign governments and international organisations	Funding of the UN Habitat Country Office ¹	19 000
			Programme 4		49
Machinery and equipment	Finance leases: Other machinery and equipment, office furniture	(49)	Machinery and equipment	Office equipment	49
Shifts within the programme as a percentage of the programme budget		0%			
Virements to other programmes as a percentage of the programme budget		2%			
Programme 5		(713)	Programme 5		713
Goods and services	Various non-core goods and services items	(15)	Households	Leave gratuities	15
	Various non-core goods and services items	(100)	Households	Donation	100
		(509)	Machinery and equipment	Office equipment	509
Machinery and equipment	Finance leases: Other machinery and equipment	(89)	Machinery and equipment	Office equipment	89
Shifts within the programme as a percentage of the programme budget		0.1%			
Virements to other programmes as a percentage of the programme budget		0%			
Total		(200 012)			200 012

1. National Treasury approval has been obtained.

Rollovers – R107.928 million**Programme 1: Administration**

R17.883 million is rolled over to fund an outdoor media campaign due to the delayed receipt of invoices from service providers.

Programme 3: Informal Settlements

R90.045 million is rolled over to fund the construction of temporary residential units for households affected by disasters or housing emergencies.

Expenditure outcome for 2023/24 and actual expenditure for 2024/25

Programme	2023/24					2024/25			
	Adjusted appropriation	Outcome				Adjusted appropriation	Adjusted appropriation/ Total (%)	Actual expenditure	
		Apr 23 - Sep 23	Apr 23 - Sep 23 % of adjusted appropriation	Apr 23 - Mar 24	Apr 23 - Mar 24 % of adjusted appropriation			Apr 24 - Sep 24	Apr 24 - Sep 24 % of adjusted appropriation
R thousand									
Administration	498 814	218 475	43.8	463 541	92.9	538 378	1.6	228 422	42.4
Integrated Human Settlements Planning and Development	21 268 188	9 307 294	43.8	21 291 687	100.1	22 796 437	67.7	9 913 284	43.5
Informal Settlements	8 473 486	3 289 621	38.8	8 013 495	94.6	8 884 222	26.4	3 343 442	37.6
Rental and Social Housing	933 349	485 006	52.0	911 582	97.7	923 915	2.7	565 528	61.2
Affordable Housing	584 143	296 587	50.8	546 618	93.6	537 434	1.6	454 462	84.6
Total	31 757 980	13 596 983	42.8	31 226 923	98.3	33 680 386	100.0	14 505 138	43.1
Economic classification									
Current payments	856 600	321 626	37.5	837 017	97.7	1 125 358	3.3	392 811	34.9
Compensation of employees	415 003	195 744	47.2	389 802	93.9	433 287	1.3	194 915	45.0
Goods and services	441 597	125 882	28.5	447 215	101.3	692 071	2.1	197 896	28.6
Transfers and subsidies	30 363 870	13 254 602	43.7	30 364 308	100.0	31 700 216	94.1	14 016 119	44.2
Provinces and municipalities	28 736 047	12 386 859	43.1	28 736 047	100.0	30 126 737	89.4	12 897 492	42.8
Departmental agencies and accounts	1 615 753	857 430	53.1	1 615 753	100.0	1 540 561	4.6	1 108 020	71.9
Foreign governments and international organisations	4 120	4 024	97.7	3 877	94.1	23 305	0.1	3 939	16.9
Households	7 950	6 289	79.1	8 631	108.6	9 613	0.0	6 668	69.4
Payments for capital assets	537 490	20 734	3.9	25 338	4.7	854 812	2.5	96 208	11.3
Buildings and other fixed structures	523 265	17 919	3.4	17 409	3.3	843 710	2.5	91 905	10.9
Machinery and equipment	14 225	2 815	19.8	7 929	55.7	11 102	0.0	4 303	38.8
Payments for financial assets	20	21	105.0	260	1 300.0	–	–	–	–
Total	31 757 980	13 596 983	42.8	31 226 923	98.3	33 680 386	100.0	14 505 138	43.1

Expenditure trends

Total expenditure in 2023/24 was R31.2 billion, 98.3 per cent of the adjusted appropriation for the year. Mid-year expenditure in 2023/24 was R13.6 billion, 42.8 per cent of the adjusted appropriation, whereas expenditure in the first half of 2024/25 was R14.5 billion, 43.1 per cent of the adjusted appropriation of R33.7 billion. Compared to the first half of 2023/24, expenditure over the same period in 2024/25 increased by R908.2 million, 6.7 per cent. This was mainly due to transfers to entities being higher than anticipated in the first half of the year.

Departmental receipts

R thousand	2023/24					2024/25				
	Adjusted estimate	Outcome				Budget estimate	Adjusted estimate	Adjusted receipts estimate/ Total (%)	Actual receipts	
		Apr 23 - Sep 23	Apr 23 - Sep 23 % of adjusted estimate	Apr 23 - Mar 24	Apr 23 - Mar 24 % of adjusted estimate				Apr 24 - Sep 24	Apr 24 - Sep 24 % of adjusted estimate
Departmental receipts	1 092	546	50.0	1 859	170.2	336	1 646	100.0	1 022	62.1
Sales of goods and services produced by the department	233	109	46.8	215	92.3	222	222	13.5	103	46.4
Sales of scrap, waste, arms and other used current goods	6	3	50.0	21	350.0	4	50	3.0	25	50.0
Interest, dividends and rent on land	110	25	22.7	842	765.5	110	140	8.5	103	73.6
Transactions in financial assets and liabilities	743	409	55.0	781	105.1	–	1 234	75.0	791	64.1
Total	1 092	546	50.0	1 859	170.2	336	1 646	100.0	1 022	62.1

Revenue trends

Mid-year revenue in 2023/24 was R546 000, 50 per cent of the adjusted estimate, whereas revenue for the first half of 2024/25 was R1 million, 62.1 per cent of the adjusted estimate of R1.6 million. Compared to the first half of 2023/24, revenue over the same period in 2024/25 increased by R476 000, 87.2 per cent, due to the department having recovered more staff debt.

Changes to transfers and subsidies

Summary of changes to transfers and subsidies per programme

2024/25									
R thousand	Appropriation	Adjustments appropriation							Adjusted appropriation
		Amounts announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Use of funds in emergency situations	Other adjustments	Total adjustments appropriation	
Administration									
Households									
Social benefits									
Current	–	–	–	3 618	–	–	–	3 618	3 618
Transfers to households	–	–	–	3 618	–	–	–	3 618	3 618
Households									
Other transfers to households									
Current	–	–	–	100	–	–	–	100	100
Transfers to households	–	–	–	100	–	–	–	100	100
Informal									
Settlements									
Households									
Social benefits									
Current	–	–	–	60	–	–	–	60	60
Transfers to households	–	–	–	60	–	–	–	60	60
Affordable Housing									
Foreign governments and international organisations									
Current	3 333	–	–	19 000	–	–	–	19 000	22 333
Habitat Foundation	3 333	–	–	19 000	–	–	–	19 000	22 333
Households									
Social benefits									
Current	–	–	–	115	–	–	–	115	115
Transfers to households	–	–	–	115	–	–	–	115	115