

Human Settlements

Adjusted budget summary

2025/26					
R thousand	Appropriation	Special appropriation	Adjustments appropriation		Adjusted appropriation
			Decrease	Increase	
Amount to be appropriated	34 042 797	–	–	872 528	34 915 325
<i>of which:</i>					
Current payments	1 178 134	–	–	35 994	1 214 128
Transfers and subsidies	32 526 352	–	–	1 693	32 528 045
Payments for capital assets	338 311	–	–	834 714	1 173 025
Payments for financial assets	–	–	–	127	127
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	MTDP outcome	Annual performance		
			Projected for 2025/26 as published in the 2025 ENE	Achieved in the first six months of 2025/26 (April to September) ¹	Changed target for 2025/26
Number of fully subsidised houses delivered per year	Integrated Human Settlements Planning and Development	Outcome 10: Reduced poverty and improved livelihoods	28 776	11 196	–
Number of title deeds registered for new (post-2014) developments per year	Integrated Human Settlements Planning and Development		23 015	6 291	–
Number of informal settlements upgraded to phase 3 per year	Informal Settlements		51	2	–
Number of serviced sites delivered per year	Informal Settlements		36 141	8 305	–
Number of affordable rental units delivered per year	Rental and Social Housing		3 506	1 242	–
Number of community residential units delivered per year	Rental and Social Housing		649	0	–
Number of finance-linked individual subsidy programme subsidies allocated to approved beneficiaries per year	Affordable Housing		10 230	2 697	–

1. At the time of publication, verified data was available only for the first quarter of 2025/26. The department is in the process of verifying data for the second quarter.

Progress

Although the department received performance information for the second quarter from provinces and municipalities, it is still in the process of verifying the outputs. Regardless, most annual targets were not on track by mid-year. Notably, there was no achievement on the targeted number of community residential units delivered because the delivery model is being revised to increase the number of units delivered per site. Despite the slow mid-year progress, the department will continue to work with provinces and municipalities to ensure that targets are met by year-end, in accordance with its annual performance plan.

Adjusted estimates

Programme		2025/26							
		Adjustments appropriation							
		Expenditure announced						Total adjustments appropriation	Adjusted appropriation
R thousand	Appropriation	in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Self-financing	Other adjustments ¹		
Administration	532 915	–	–	–	48 900	–	–	48 900	581 815
Integrated Human Settlements	23 855 908	–	–	28 720	–	–	(863)	27 857	23 883 765
Planning and Development									
Informal Settlements	8 126 334	–	313 588	–	511 100	–	(197)	824 491	8 950 825
Rental and Social Housing	967 975	–	–	(28 720)	–	–	–	(28 720)	939 255
Affordable Housing	559 665	–	–	–	–	–	–	–	559 665
Total	34 042 797	–	313 588	–	560 000	–	(1 060)	872 528	34 915 325
Economic classification									
Current payments	1 178 134	–	–	(12 906)	48 900	–	–	35 994	1 214 128
Compensation of employees	456 279	–	–	–	–	–	–	–	456 279
Goods and services	721 855	–	–	(12 906)	48 900	–	–	35 994	757 849
Transfers and subsidies	32 526 352	–	–	2 753	–	–	(1 060)	1 693	32 528 045
Provinces and municipalities	30 887 339	–	–	–	–	–	(1 060)	(1 060)	30 886 279
Departmental agencies and accounts	1 608 539	–	–	–	–	–	–	–	1 608 539
Foreign governments and international organisations	24 498	–	–	–	–	–	–	–	24 498
Households	5 976	–	–	2 753	–	–	–	2 753	8 729
Payments for capital assets	338 311	–	313 588	10 026	511 100	–	–	834 714	1 173 025
Buildings and other fixed structures	336 260	–	313 588	–	511 100	–	–	824 688	1 160 948
Machinery and equipment	2 051	–	–	10 026	–	–	–	10 026	12 077
Payments for financial assets	–	–	–	127	–	–	–	127	127
Total	34 042 797	–	313 588	–	560 000	–	(1 060)	872 528	34 915 325

1. Other adjustments include the shifting of funds between votes, the shifting of funds within a vote following a function shift, declared unspent funds, significant and unforeseeable economic and financial events, and expenditure of an exceptional nature in terms of section 6(1)(b) of the Appropriation Act (2025).

Programme 1: Administration

Subprogramme		2025/26							
		Adjustments appropriation							Adjusted appropriation
		Expenditure announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Self-financing	Other adjustments	Total adjustments appropriation	
R thousand	Appropriation								
Ministry	60 906	—	—	—	—	—	—	—	60 906
Departmental Management	87 286	—	—	—	—	—	—	—	87 286
Corporate Services	250 059	—	—	—	48 900	—	—	48 900	298 959
Property Management	58 446	—	—	—	—	—	—	—	58 446
Financial Management	76 218	—	—	—	—	—	—	—	76 218
Total	532 915	—	—	—	48 900	—	—	48 900	581 815

Programme 1: Administration (continued)

Economic classification	2025/26								
	Appropriation	Adjustments appropriation							Adjusted appropriation
		Expenditure announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Self-financing	Other adjustments	Total adjustments appropriation	
R thousand									
Current payments	531 572	–	–	(6 794)	48 900	–	–	42 106	573 678
Compensation of employees	258 807	–	–	–	–	–	–	–	258 807
Goods and services	272 765	–	–	(6 794)	48 900	–	–	42 106	314 871
Transfers and subsidies	–	–	–	178	–	–	–	178	178
Households	–	–	–	178	–	–	–	178	178
Payments for capital assets	1 343	–	–	6 546	–	–	–	6 546	7 889
Machinery and equipment	1 343	–	–	6 546	–	–	–	6 546	7 889
Payments for financial assets	–	–	–	70	–	–	–	70	70
Total	532 915	–	–	–	48 900	–	–	48 900	581 815

Programme 2: Integrated Human Settlements Planning and Development

Programme 2: Integrated Human Settlements Planning and Development									
Subprogramme		2025/26							Adjusted appropriation
R thousand	Appropriation	Adjustments appropriation						Total adjustments appropriation	
		Expenditure announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Self-financing	Other adjustments		
Management for Integrated Human Settlements Planning and Development	4 291	–	–	–	–	–	–	–	4 291
Macro Sector Planning	20 249	–	–	–	–	–	–	–	20 249
Macro Policy and Research	55 059	–	–	8 900	–	–	–	8 900	63 959
Monitoring and Evaluation	72 912	–	–	19 820	–	–	–	19 820	92 732
Public Entity Oversight	265 997	–	–	–	–	–	–	–	265 997
Grant Management	23 399 907	–	–	–	–	–	(863)	(863)	23 399 044
Capacity Building and Sector Support	37 493	–	–	–	–	–	–	–	37 493
Total	23 855 908	–	–	28 720	–	–	(863)	27 857	23 883 765
Economic classification									
Current payments	189 755	–	–	26 435	–	–	–	26 435	216 190
Compensation of employees	75 566	–	–	–	–	–	–	–	75 566
Goods and services	114 189	–	–	26 435	–	–	–	26 435	140 624
Transfers and subsidies	23 665 904	–	–	406	–	–	(863)	(457)	23 665 447
Provinces and municipalities	23 399 907	–	–	–	–	–	(863)	(863)	23 399 044
Departmental agencies and accounts	265 997	–	–	–	–	–	–	–	265 997
Households	–	–	–	406	–	–	–	406	406
Payments for capital assets	249	–	–	1 879	–	–	–	1 879	2 128
Machinery and equipment	249	–	–	1 879	–	–	–	1 879	2 128
Total	23 855 908	–	–	28 720	–	–	(863)	27 857	23 883 765

Programme 3: Informal Settlements

Subprogramme		2025/26							Adjusted appropriation
		Adjustments appropriation						Total adjustments appropriation	
R thousand	Appropriation	Expenditure announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Self-financing	Other adjustments		
Management for Informal Settlements	5 520	–	–	2 100	–	–	–	2 100	7 620
Grant	8 049 415	–	313 588	(2 100)	511 100	–	(197)	822 391	8 871 806
Capacity Building and Sector Support	71 399	–	–	–	–	–	–	–	71 399
Total	8 126 334	–	313 588	–	511 100	–	(197)	824 491	8 950 825
Economic classification									
Current payments	302 488	–	–	(2 435)	–	–	–	(2 435)	300 053
Compensation of employees	49 673	–	–	–	–	–	–	–	49 673
Goods and services	252 815	–	–	(2 435)	–	–	–	(2 435)	250 380
Transfers and subsidies	7 487 432	–	–	2 100	–	–	(197)	1 903	7 489 335
Provinces and municipalities	7 487 432	–	–	–	–	–	(197)	(197)	7 487 235
Households	–	–	–	2 100	–	–	–	2 100	2 100
Payments for capital assets	336 414	–	313 588	310	511 100	–	–	824 998	1 161 412
Buildings and other fixed structures	336 260	–	313 588	–	511 100	–	–	824 688	1 160 948
Machinery and equipment	154	–	–	310	–	–	–	310	464
Payments for financial assets	–	–	–	25	–	–	–	25	25
Total	8 126 334	–	313 588	–	511 100	–	(197)	824 491	8 950 825

Programme 4: Rental and Social Housing

Subprogramme		2025/26							Adjusted appropriation
		Adjustments appropriation						Total adjustments appropriation	
R thousand	Appropriation	Expenditure announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Self-financing	Other adjustments		
Management for Rental and Social Housing	4 805	–	–	–	–	–	–	–	4 805
Public Entity Oversight	902 282	–	–	–	–	–	–	–	902 282
Capacity Building and Sector Support	60 888	–	–	(28 720)	–	–	–	(28 720)	32 168
Total	967 975	–	–	(28 720)	–	–	–	(28 720)	939 255
Economic classification									
Current payments	65 600	–	–	(29 290)	–	–	–	(29 290)	36 310
Compensation of employees	16 444	–	–	–	–	–	–	–	16 444
Goods and services	49 156	–	–	(29 290)	–	–	–	(29 290)	19 866
Transfers and subsidies	902 282	–	–	–	–	–	–	–	902 282
Departmental agencies and accounts	902 282	–	–	–	–	–	–	–	902 282
Payments for capital assets	93	–	–	570	–	–	–	570	663
Machinery and equipment	93	–	–	570	–	–	–	570	663
Total	967 975	–	–	(28 720)	–	–	–	(28 720)	939 255

Programme 5: Affordable Housing

Subprogramme		2025/26							Adjusted appropriation
		Adjustments appropriation						Total adjustments appropriation	
R thousand	Appropriation	Expenditure announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Self-financing	Other adjustments		
Management for Affordable Housing	4 645	–	–	–	–	–	–	–	4 645
Public Entity Oversight	458 191	–	–	–	–	–	–	–	458 191
Capacity Building and Sector Support	96 829	–	–	–	–	–	–	–	96 829
Total	559 665	–	–	–	–	–	–	–	559 665
Economic classification									
Current payments	88 719	–	–	(822)	–	–	–	(822)	87 897
Compensation of employees	55 789	–	–	–	–	–	–	–	55 789
Goods and services	32 930	–	–	(822)	–	–	–	(822)	32 108
Transfers and subsidies	470 734	–	–	69	–	–	–	69	470 803
Departmental agencies and accounts	440 260	–	–	–	–	–	–	–	440 260
Foreign governments and international organisations	24 498	–	–	–	–	–	–	–	24 498
Households	5 976	–	–	69	–	–	–	69	6 045
Payments for capital assets	212	–	–	721	–	–	–	721	933
Machinery and equipment	212	–	–	721	–	–	–	721	933
Payments for financial assets	–	–	–	32	–	–	–	32	32
Total	559 665	–	–	–	–	–	–	–	559 665

Details of adjustments to the 2025 ENE**Unforeseeable and unavoidable expenditure – R313.588 million****Programme 3: Informal Settlements**

An additional R313.588 million is allocated to the vote to replenish the Emergency Housing Fund to enable the department to provide emergency housing relief for households affected by disasters. The relief provided includes the provision of immediate temporary emergency accommodation, the repair of damaged homes and the construction of temporary residential units.

Virements and shifts within the vote

Programmes

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

From:			To:		
Programme by economic classification	Motivation	R thousand	Programme by economic classification	Motivation	R thousand
Programme 1		(6 794)	Programme 1		6 794
Goods and services	Various non-core goods and services items	(153)	Households	Leave gratuities	153
	Various non-core goods and services items	(25)	Households	Approved losses	25
	Various non-core goods and services items	(6 546)	Machinery and equipment	Office equipment	6 546
	Various non-core goods and services items	(70)	Payments for financial assets	Leave gratuities	70
Shifts within the programme as a percentage of the programme budget		1.3%			
Virements to other programmes as a percentage of the programme budget		0%			
Programme 2		(2 285)	Programme 2		2 285
Goods and services	Various non-core goods and services items	(406)	Households	Leave gratuities	406
	Various non-core goods and services items	(1 879)	Machinery and equipment	Office equipment	1 879
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		(2 435)	Programme 3		2 435
Goods and services	Various non-core goods and services items	(2 100)	Households	Arbitration award	2 100
	Various non-core goods and services items	(310)	Machinery and equipment	Office equipment	310
	Various non-core goods and services items	(25)	Payments for financial assets	Approved losses	25
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 4		(29 290)	Programme 2		28 720
Goods and services	Various non-core goods and services items	(19 820)	Goods and services	Computer services	19 820
	Various non-core goods and services items	(8 900)	Goods and services	Various non-core goods and services items	8 900
	Various non-core goods and services items	(570)	Programme 4		570
			Machinery and equipment	Office equipment	570
Shifts within the programme as a percentage of the programme budget		0.1%			
Virements to other programmes as a percentage of the programme budget		3.0%			
Programme 5		(822)	Programme 5		822
Goods and services	Various non-core goods and services items	(69)	Households	Approved losses	69
	Various non-core goods and services items	(721)	Machinery and equipment	Office equipment	721
	Various non-core goods and services items	(32)	Payments for financial assets	Approved losses	32
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		(41 626)			41 626

Rollovers – R560 million

Programme 1: Administration

R48.9 million is rolled over to cover costs related to the conceptualisation and delivery of programming to publicise the department's subsidies and schemes, with particular focus on the Breaking New Ground programme. A prepayment was made in 2024/25 to the South African Broadcasting Corporation for a multimedia marketing campaign that is under way.

Programme 3: Informal Settlements

R511.1 million is rolled over to fund commitments made in 2024/25 for the construction of temporary residential units for households affected by disasters. Although contractors were appointed timeously, payments could not be completed by the end of 2024/25 as a result of delays in construction.

Other adjustments – R1.059 million

Declared unspent funds

Programme 2: Integrated Human Settlements Planning and Development

R863 018 in unspent funds is declared on the *human settlements development grant* to correct an error that was made during the 2025 ENE process. These funds, which were originally allocated to the grant for cost-of-living adjustments in the KwaZulu-Natal Department of Human Settlements, are now allocated to the province's equitable share.

Programme 3: Informal Settlements

R196 551 in unspent funds is declared on the *informal settlements upgrading partnership grant* to provinces to correct an error that was made during 2025 ENE process. These funds, which were originally allocated to the grant for cost-of-living adjustments in the KwaZulu-Natal Department of Human Settlements, are now allocated to the province's equitable share.

Expenditure outcome for 2024/25 and actual expenditure for 2025/26

Programme	2024/25					2025/26			
	Adjusted appropriation	Outcome				Adjusted appropriation	Adjusted appropriation/Total (%)	Actual expenditure	
		Apr 24 - Sep 24	Apr 24 - Sep 24 % of adjusted appropriation	Apr 24 - Mar 25	Apr 24 - Mar 25 % of adjusted appropriation			Apr 25 - Sep 25	Apr 25 - Sep 25 % of adjusted appropriation
R thousand									
Administration	538 378	228 422	42.4	462 299	85.9	581 815	1.7	201 296	34.6
Integrated Human Settlements Planning and Development	22 796 437	9 913 284	43.5	22 725 783	99.7	23 883 765	68.4	11 643 974	48.8
Informal Settlements	8 884 222	3 343 442	37.6	8 275 937	93.2	8 950 825	25.6	3 339 212	37.3
Rental and Social Housing	923 915	565 528	61.2	877 955	95.0	939 255	2.7	430 495	45.8
Affordable Housing	537 434	454 462	84.6	507 612	94.5	559 665	1.6	250 988	44.8
Total	33 680 386	14 505 138	43.1	32 849 586	97.5	34 915 325	100.0	15 865 965	45.4

Expenditure outcome for 2024/25 and actual expenditure for 2025/26 (continued)

Economic classification	2024/25					2025/26			
	Adjusted appropriation	Outcome				Adjusted appropriation/Total (%)	Actual expenditure		
		Apr 24 - Sep 24	Apr 24 - Sep 24 % of adjusted appropriation	Apr 24 - Mar 25	Apr 24 - Mar 25 % of adjusted appropriation		Apr 25 - Sep 25	Apr 25 - Sep 25 % of adjusted appropriation	
R thousand									
Current payments	1 125 358	392 811	34.9	831 433	73.9	1 214 128	3.5	346 324	28.5
Compensation of employees	433 287	194 915	45.0	383 361	88.5	456 279	1.3	192 404	42.2
Goods and services	692 071	197 896	28.6	448 072	64.7	757 849	2.2	153 920	20.3
Transfers and subsidies	31 700 216	14 016 119	44.2	31 699 430	100.0	32 528 045	93.2	15 315 845	47.1
Provinces and municipalities	30 126 737	12 897 492	42.8	30 126 737	100.0	30 886 279	88.5	14 533 384	47.1
Departmental agencies and accounts	1 540 561	1 108 020	71.9	1 540 561	100.0	1 608 539	4.6	778 282	48.4
Foreign governments and international organisations	23 305	3 939	16.9	22 190	95.2	24 498	0.1	896	3.7
Households	9 613	6 668	69.4	9 942	103.4	8 729	0.0	3 283	37.6
Payments for capital assets	854 812	96 208	11.3	318 586	37.3	1 173 025	3.4	203 671	17.4
Buildings and other fixed structures	843 710	91 905	10.9	308 350	36.5	1 160 948	3.3	198 493	17.1
Machinery and equipment	11 102	4 303	38.8	10 236	92.2	12 077	0.0	5 178	42.9
Payments for financial assets	–	–	–	137	–	127	0.0	125	98.4
Total	33 680 386	14 505 138	43.1	32 849 586	97.5	34 915 325	100.0	15 865 965	45.4

Expenditure trends

Total expenditure in 2024/25 was R32.8 billion, 97.5 per cent of the adjusted appropriation for the year. Mid-year expenditure in 2024/25 was R14.5 billion, 43.1 per cent of the adjusted appropriation, whereas expenditure in the first half of 2025/26 was R15.9 billion, 45.4 per cent of the adjusted appropriation of R34 billion. Compared to the first half of 2024/25, expenditure over the same period in 2025/26 increased by R1.4 billion, 9 per cent. This was mainly due to an increase in transfers to municipalities for the *urban settlements development grant* and the *informal settlements upgrading partnership grant*.

Departmental receipts

Economic classification	2024/25					2025/26				
	Adjusted estimate	Outcome				Budget estimate	Adjusted estimate	Adjusted receipts estimate/Total (%)	Actual receipts	
		Apr 24 - Sep 24	Apr 24 - Sep 24 % of adjusted estimate	Apr 24 - Mar 25	Apr 24 - Mar 25 % of adjusted estimate				Apr 25 - Sep 25	Apr 25 - Sep 25 % of adjusted estimate
R thousand										
Departmental receipts	1 646	1 022	62.1	1 694	102.9	423	616	100.0	454	73.7
Sales of goods and services produced by the department	222	103	46.4	203	91.4	238	221	35.9	103	46.6
Sales of scrap, waste, arms and other used current goods	50	25	50.0	71	142.0	25	5	0.8	2	40.0
Interest, dividends and rent on land	140	103	73.6	383	273.6	160	35	5.7	13	37.1
Transactions in financial assets and liabilities	1 234	791	64.1	1 037	84.0	–	355	57.6	336	94.6
Total	1 646	1 022	62.1	1 694	102.9	423	616	100.0	454	73.7

Revenue trends

Mid-year revenue in 2024/25 was R1 million, 62.1 per cent of the adjusted estimate, whereas revenue for the first half of 2025/26 was R454 214, 73.7 per cent of the adjusted estimate of R616 000. Compared to the

first half of 2024/25, revenue over the same period in 2025/26 decreased by R568 000, 55.6 per cent, due to a decrease in the number of staff settling their student debt.

Changes to transfers and subsidies, including conditional grants

Summary of changes to transfers and subsidies per programme

2025/26									
		Adjustments appropriation						Total adjustments appropriation	Adjusted appropriation
		Expenditure announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll-overs	Self-financing	Other adjustments		
R thousand	Appropriation								
Administration									
Households									
Social benefits									
Current	–	–	–	178	–	–	–	178	178
Employees social benefit	–	–	–	178	–	–	–	178	178
Integrated Human Settlements Planning and Development									
Provinces and municipalities									
Provinces									
Provincial Revenue Funds									
Capital	14 149 943	–	–	–	–	–	(863)	(863)	14 149 080
Human settlements development grant	14 149 943	–	–	–	–	–	(863)	(863)	14 149 080
Households									
Social benefits									
Current	–	–	–	406	–	–	–	406	406
Employees social benefit	–	–	–	406	–	–	–	406	406
Informal Settlements									
Provinces and municipalities									
Provinces									
Provincial Revenue Funds									
Capital	2 769 957	–	–	–	–	–	(197)	(197)	2 769 760
Informal settlements upgrading partnership grant: Provinces	2 769 957	–	–	–	–	–	(197)	(197)	2 769 760
Households									
Other transfers to households									
Current	–	–	–	2 100	–	–	–	2 100	2 100
Claims against the state	–	–	–	2 100	–	–	–	2 100	2 100
Affordable Housing									
Households									
Social benefits									
Current	–	–	–	69	–	–	–	69	69
Employees social benefit	–	–	–	69	–	–	–	69	69

Summary of changes to conditional grants: Provinces

		2025/26							Adjusted appropriation
		Adjustments appropriation						Total adjustments appropriation	
R thousand	Appropriation	Expenditure announced in the budget	Unforeseeable /Unavoidable	Virements and shifts	Roll- overs	Self- financing	Other adjustments		
Integrated Human Settlements Planning and Development	14 149 943	–	–	–	–	–	(863)	(863)	14 149 080
Human settlements development grant	14 149 943	–	–	–	–	–	(863)	(863)	14 149 080
Informal Settlements	2 769 957	–	–	–	–	–	(197)	(197)	2 769 760
Informal settlements upgrading partnership grant: Provinces	2 769 957	–	–	–	–	–	(197)	(197)	2 769 760