

# VOTE 8

## DEPARTMENT OF HUMAN SETTLEMENTS

To be appropriated by vote in 2024/25	R 5 767 478 000
Responsible MEC	MEC for Human Settlements and Infrastructure Development
Administering Department	Department of Human Settlements
Accounting Officer	Head of Department

### 1. OVERVIEW

#### Vision

To create integrated and sustainable human settlements within a smart Gauteng City Region.

#### Mission

To align national and provincial sector priorities of the 6<sup>th</sup> term administration, reflecting on the impact and outcomes the department will achieve through the implementation of its Strategic Plan.

To lead and direct the delivery of human settlements across Gauteng and the restoration of human dignity through:

- Functional and integrated management and governance of the department,
- Development and implementation of responsive research-based policies, legislation and strategic frameworks that enable speedy, effective, and efficient delivery of human settlements,
- Developing a spatially just, efficient, equitable, sustainable, and transformed human settlements,
- Implementation of an efficient and effective Beneficiary Administration and Title Deeds Programme that provides social justice through security of tenure and asset value for homeowners, and
- Effective, efficient, and compliant management of the department's housing stock/property assets.

#### Values

The department's values are based on the *Batho Pele* (People First) principles of the South African public service, focusing on:

- Integrity,
- Honesty,
- Loyalty,
- Professionalism,
- Human dignity,
- Service delivery,
- Excellence,
- Sanctioning bad behaviour and rewarding good behaviour,
- Accountability, and
- Sound ethical standards.

#### Strategic Goals

The vision, mission, and values of the Gauteng Department of Human Settlements (GDHS) for the 6<sup>th</sup> term of the administration is informed by the following principles:

- Consistent mandate of the department regarding integrated and sustainable human settlements,
- Undertaking by government to improve on its successes over the past 25 years in general and the preceding 6<sup>th</sup> term of the administration,
- Strategic paradigm shifts away from sporadic and uncoordinated development to purposefully planned and developed Mega Projects that are self-sufficient in providing for the housing, social and economic needs of the community,
- Development of human settlements that mainstream economic development and social cohesion and consolidate inter-governmental and stakeholder collaboration and relationships, and
- Achievement of the outcome of a spatially just and transformed economic space that enables equal access to social services and economic opportunities in cities, regions, and rural areas.

This emphasis is due to the fact that “spatial integration, human settlements and local government” rank among the seven national priorities, aiming to identify and release public land suitable for smart and urban settlements. This aligns with the five provincial priorities for the 6<sup>th</sup> term of the administration.

### Core Functions and Responsibilities

The mandate of the GDHS is to provide housing opportunities and facilitate the development of sustainable, integrated human settlements that:

- Respond to the social and economic needs of people,
- Turn the tide against the legacy of apartheid spatial planning,
- Provide safe and secure spaces where people can live, play, relax and work in the same place, and
- Modernise the province’s human settlements.

Consolidating and upscaling the development of mega human settlements is the strategic paradigm within which the GDHS carries out its work.

### Main Services

Collectively, the five outcomes of the department contribute to Priority 4 in the NDP 5-year Plan: Spatial Integration, Human Settlements and Local Government and their related outcomes. The outcome indicators align with the following provincial priority interventions:

- Accelerate the building of houses in townships,
- Accelerate the transformation of habitability of hostels, starting with the 6 GPG hostels, in close collaboration with municipalities,
- Introduce a prototype of hostels,
- Release land to young people to build their own houses, and
- Improve the quality of lives of citizens in townships, informal settlements, and hostels (TISH).

The above is not limited to the below critical interventions:

- Township formalisation and proclamation,
- Stopping land invasions through the counter land invasion strategy and its implementation,
- Completion of incomplete and abandoned housing projects,
- Student accommodation through GPF,
- Bulk infrastructure support,
- Urban Renewal Programme, and
- Job creation.

### The key enablers of achievements are as follows:

- A revised organisational structure designed to deliver on the department’s strategy,
- A revised structure appropriately staffed with the requisite skills, capacity, and knowledge within its human capital resources,
- Successful implementation of the Integrated Service Delivery Model (IDMS), including its adaptation to suit the needs of the construction value chain of human settlements and training of departmental staff on the use of the system,
- A successful structured inter-governmental planning system and processes that ensures integrated spatial planning and budgeting in respect of human settlements. This includes planning and budgeting for bulk infrastructure and waste-water treatment solutions,
- Fast-tracking human settlement matters on the agendas of GPG EXCO and GPL committees, and Legislature sittings of matters identified as requiring decision-making and/or adoption at these political levels, and
- An adopted Gauteng Human Settlement Spatial Master Plan applicable to all related provincial and local government structures, in relation to which programmes, projects and budgets will be aligned and consolidated, with the project bank/pipeline being one of its significant components.

### External activities and events relevant to budget decisions

The GPF is a Schedule 3 C Public Entity founded in 2002 and 100 per cent owned by the GDHS. Its key mandate is focused on the social housing market. Over the years, this has evolved to include affordable housing. Additionally, it seeks to attract public and private sector capital into the low-income housing sector. Its focus areas are Social Housing, Student Housing, Affordable Housing and Mixed-Use Developments (Mega Projects).

## Acts, Rules and Regulations

The National Housing Code sets out the overall vision for housing in South Africa and the linkages between various policy programmes. The Code was revised to align with the Breaking New Ground (BNG) strategy, to accommodate changes since 2000, and to convert the programmes into flexible and less prescriptive provisions and guidelines.

### The National Spatial Development Framework (NSDF)

The NSDF is a key mechanism of government to reconfigure apartheid spatial relations and implement spatial priorities in ways that meet the stated goal of providing basic services to all and alleviating poverty and inequality. The NSDF recognises the burden that unequal and inefficient spatial arrangements place on communities, especially the poor who, for instance, must bear significant transport costs to commute long distances to and from work. Similarly, the Gauteng Employment, Growth and Development Strategy (GEGDS) and the municipal Integrated Development Plans (IDPs) are central programmes of government's response to its stated aim of growing the economy and addressing the needs of poor people.

#### The four principles of the NSDF are:

- Rapid economic growth that is sustained and inclusive to achieve poverty alleviation,
- Fixed investment focused on localities of economic growth or economic potential,
- Programmes and projects to address poverty and the provision of basic services in areas where low economic potential exists, and
- To channel future settlement and economic development opportunities into activity corridors and nodes adjacent to or linked with main centers.

### The National Development Plan (NDP) 2030

The introduction to the chapter on Human Settlements in the NDP is unambiguous. It states, "Where people live and work matters." The NDP also provides key principles that must underlie the transformation of human settlements. These principles are:

- Human settlements must systematically change the entrenched apartheid spatial patterns that resulted in social inequality and economic inefficiencies,
- Human settlements must be responsive to the unique needs and potentials of rural and urban areas,
- Human settlement policies and legislation must realise people's constitutional right to housing,
- The delivery of housing must restructure towns and cities, strengthen the livelihood prospects of households, and support active citizenship and involvement in conceptual and planning processes,
- Human settlement spaces must be livable, equitable, sustainable, resilient, and efficient and support economic opportunities and social cohesion, and
- Human settlement developments must provide people with a greater choice of where to live.

### The Medium-Term Strategic Framework (MTSF) 2019-2024

One of the key concerns around human settlements is that the form and location of land developments, human settlement projects, and informal settlement upgrades rarely respond directly to government's statements of spatial intent. Human settlement patterns remain inequitable and dysfunctional across the country, with densely settled former homeland areas and insecure tenure. Despite far-reaching efforts over the past 25 years, housing demand has increased dramatically as household size has reduced, and urbanisation has accelerated. To address this, MTSF 2019-2024 focuses on three interrelated outcomes:

- Spatial transformation through multi-programme integration in priority development areas,
- Adequate housing and improved quality living environments, and
- Security of tenure.

### The Integrated Urban Development Framework (IUDF)

The IUDF realises the NDP's directive for an urban development policy that is mindful of increasing urbanisation across the country. According to the IUDF, more than 60 per cent of South Africa's population live in urban areas and it is projected that this number will increase to over 70 per cent by 2030 and to 80 per cent by 2050.

The aim of the IUDF is to reap the benefits of urbanisation and minimise the impact of badly managed urbanisation through proper planning and provision of necessary infrastructure. Urban development requires integrated and coordinated interventions across government and other sectors of society to develop inclusive, resilient, and livable urban settlements that serve as engines of growth. The IUDF is therefore responsive to Sustainable Development Goal (SDG) 11: "Making cities and human settlements inclusive, safe resilient and sustainable." The key intended outcome of the IUDF is spatial transformation and, its objective is to ensure spatial integration, improve access to services, and promote social and economic inclusion.

**The Gauteng City Region (GCR) Perspective: Gauteng 2055**

The GCR seeks to promote Gauteng's development agenda by positioning the province as a globally competitive city region. It also seeks to address inequality and uneven development in the province. The long-term plan for achieving this is contained in the Gauteng 2055 document. Chapter 4 Section 4.3 states the following with regard to human settlements in a GCR, "Our people live in healthy, safe spaces supported by the nutrients for human growth, prosperity and dignity: affordable, accessible and equitable green spaces, recreational facilities, schools, clinics, shops, places of celebration and worship, places to gather, opportunities for work, networks for transit, ICT and economic infrastructure, heritage sites, and spaces in which collective creativities and dreams can be harnessed."

**GPG's Transformation, Modernisation and Re-industrialisation (TMR) Strategy**

The 5<sup>th</sup> term of the democratic administration of Gauteng Province is fortified by its TMR Strategy, which is underscored by ten pillars. Collectively, the pillars advocate equitable socio-economic development, good governance, and development across the continent. The main thrust of each Pillar is transformation and/or modernisation and/or reindustrialisation.

**Growing Gauteng Together (GGT) 2030**

The Growing Gauteng Together 2030 Provincial Plan (GGT2030) aims to construct a sustainable future for all. Specifically, concerning human settlements in Gauteng, the plan focusses on altering apartheid spatial settlement patterns. This involves linking houses with economic opportunities to enable people to reside closer to their workplace, fostering integrated, safer, and more cohesive communities. The department is therefore committed to ensuring that implementation of its policies and programmes deliver the following results:

- The realisation of the constitutional right of people to have access to adequate housing,
- The contribution to GGT as a smart Global City Region,
- The provision of security of tenure and restoration of human dignity,
- The reversal of the apartheid spatial planning with spatially just, efficient, equitable and sustainable human settlement,
- Enabling people to live, work and play in the same area.

Integrated, sustainable human settlements within a Smart Gauteng City Region" remains the vision of the department for the 6<sup>th</sup> term of governance. The key focus areas over the 2024 MTEF continues to be on the implementation and effective functioning of an integrated and holistic human settlements value chain that begins with the planning stage and ends with the issuance of title deeds to homeowners.

**Other relevant Acts, Rules and Regulations**

- Intergovernmental Relations Framework Act (Act No. 13 of 2005),
- National Environmental Management Act (Act No. 107 of 1998 as amended by Act No. 8 of 2004),
- Broad-Based Black Economic Empowerment Act (Act No. 53 of 2003),
- Municipal Finance Management Act (Act No. 56 of 2003),
- Public Finance Management Act (Act No. 1 of 1999),
- Construction Industry Development Board Act (Act No. 38 of 2000),
- Extension of Security of Tenure Act (Act No. 62 of 1997),
- Land Administration Act (Act No. 2 of 1995),
- Reconstruction and Development Programme Fund Act (Act No. 7 of 1994),
- National Building Regulations and Building Standards Act (Act No. 103 of 1977),
- State Land Disposal Act (Act No. 48 of 1961), and
- Deeds Registries Act (Act No. 47 of 1937).

**Legislative and Other Mandates**

The core mandate of the department is to provide housing opportunities and facilitate the development of sustainable, integrated human settlements.

**Other Policies and Strategies**

The department is guided by the following policies and strategies:

- Provincial Growth and Development Strategy (PGDS),
- Gauteng Human Settlements Mega Projects Strategy, and
- National Housing Policy.

## 2. REVIEW OF THE CURRENT FINANCIAL YEAR (2023/24)

The location of housing is critical to ensuring that elements of the NSDF have been considered in an endeavour to transform old patterns of development.

These are:

- Nodal development (high intensity land use),
- Promotion of links between nodes,
- Identification of areas where in-fills and densification could be planned and could best facilitate spatial integration,
- Limitation of inefficient low-density developments, and
- Protection of valuable natural heritage resources, economic wetlands, agricultural land, and future growth areas.

While aiming to significantly alter existing spatial patterns, the department has the responsibility to modernise urban development and human settlements through greening these developments and densifying them to counteract the shortage and cost of land in the province.

Partnerships with the Gauteng Department of Agriculture and Rural Development (GDARD), specific to Mega Projects have already been initiated but are not limited to such interventions. The strategy on densification is of great importance and is relevant in Gauteng, given the scarcity of well-located and suitable land for human settlement development. In its current form, the strategy requires consideration of the governance packages that address: indigents who are unable to pay, sectional title deeds costs as they are not covered by the subsidy, insurance for buildings maintenance, water meter technology (it remains difficult to solicit this from municipalities) and body corporate implications, etc. These are conscious and deliberate efforts, commitments and developed solutions that government needs to consider. The department's five-year targets aligned with national and provincial priorities are unlikely to be met because of a number of historical issues.

### Rapid Land Release Programme (RLRP)

There was no planned target for releasing serviced stands to the beneficiaries during the third quarter. A target of 100% (60% youth and 40% other) has been set for the fourth quarter. On the procurement of serviced erven, the department has set an annual target of 1 497 to be achieved in the fourth quarter. To date, a total of 227 serviced erven has been achieved with a sale agreement for 311 additional serviced erven to be concluded during the third quarter. Installation of services for the new acquisition of RLRP stock of 2 870 partially serviced stands is ongoing. The first consignment of 1 610 stands will be released to the beneficiaries during the fourth quarter.

### Breaking New Ground (BNG) Houses

A cumulative delivery of BNG houses as at the end of the third quarter of 2023/24 was 4 723 (69% progress) BNG houses against an annual target of 6 810. Some of the main challenges experienced in the programme include, but are not limited to poor performance by developers/contractors and projects that are behind schedule due to community unrest, which led to stoppages on service delivery on site. Warning letters were issued to non-performing contractors and some contractors committed to putting more hours to catch up on the implementation programme. Additionally, 80 top structures completed i.r.o. incomplete /abandoned /blocked housing projects against an annual target of 631 by the end of the third quarter. For blocked projects, challenges experienced include poor performance by the contractor, and the department has engaged the service provider to fast-track works on site.

### Informal Settlements Upgrade

As at the end of the second quarter of 2023/24, 50 and 47 informal settlements were provided with interim support services in the form of sanitation services. This indicator was excluded during the adjustment process of the 2023/24 APP. By the conclusion of the third quarter of 2023/24, 8 (80%) of the upgrading plans were completed against the annual target of 10 and 15 (100%). Furthermore, the department successfully concluded social compacts within 15 of the communities, achieving (100%) of the annual target. In addition, 7 (100%) feasibility studies for the upgrading of informal settlements were completed, meeting the annual target of 7.

The department has set a target to provide temporary municipal engineering services to two informal settlements during the fourth quarter. To date, alternative sanitation designs have been submitted to municipalities for approval, and trilateral agreements were submitted to municipalities for sign-off. The draft layout plan has been submitted for approval by the municipality. The approval of the (one) layout plan for informal settlements upgrading is planned for the fourth quarter. Households are anticipated to be relocated to completed units in Mega Projects (based on completed units and allocation by beneficiary management) in the fourth quarter. The Upgrading of Informal Settlements Programme targets are planned for the fourth quarter (as annual targets), and the department is working on milestones towards the achievement of the targets.

**Title Deeds**

The primary objective of the programme is to register new title deeds and hand them over to the rightful homeowners. During the 2023/24 financial year, 13 pre-1994 title deeds were registered against the annual target of 500. In contrast, 1 880 post-1994 title deeds were registered against the annual target of 6 209, no post-2014 and new title deeds registered against annual targets of 800 and 10, respectively. The issuance of purchase orders commenced during the third quarter, and work has commenced on the registrations of post-1994 title deeds. The department will follow-up with municipalities to finalise the outstanding milestones related to the approval of conditions of township establishment.

**Hostel Redevelopment**

By the end of the third quarter, 58 (100%) hostels had benefited from the bulk infrastructure assessment exercise undertaken by the department in the current financial year. Six (100%) departmentally owned JHB inner city hostels (i.e. George Goch, Jeppe, Denver, LTA, Murray and Roberts and MBA) received routine maintenance as at the end of the third quarter.

**Urban Renewal**

The Greater Alexandra Development Area (GADA) projects targeted for completion including KwaNobuhle Hostel Redevelopment (Design approvals) and Social Facilitation: (1 x Community/Stakeholder engagement), were completed by the end of the third quarter. Although the department targeted the Bekkersdal Urban Renewal Programme Projects for the fourth quarter, the following milestones were realised: Earthworks: 2.19km Water pipe laying complete - Sewer pipe laying -1.80km complete against an annual target of 2km Earthworks.

**Beneficiary Management**

The department also allocates completed and quality-assured housing units to approved beneficiaries. For the 2023/24 financial year, a target of 4 157 of quality assured housing units were set for allocation to beneficiaries. To date, a total of 3 808 equivalent to 92% of completed and quality-assured housing unit, were allocated to approved beneficiaries. The department aims to allocate more houses in the fourth quarter to achieve 100% of the target. Some challenges experienced by the department in allocating housing units included invasions of completed houses and community protests.

**Serviced Sites Delivery**

Against the annual target of 256 stands installed with municipal engineering services, a total of 581 (227%) stands were serviced. Furthermore, a total of 3 426 (80%) municipal Engineering Services were installed for walk-up units against an annual target of 4 303 as of the third quarter. None (0%) were delivered against an annual target of 957 serviced sites, with poor performance by the contractor being one of the challenges that led to the under achievement, a warning letter was issued to the contractor.

**Factors that Hampered Projects' Performance:**

- Impact of load shedding on manufacturing and supply of materials,
- Performance of contractors,
- Severe inclement weather,
- Rejection of appointments (citing subsidy quantum limitations),
- SMME disruptions- contractors want to determine their own amounts resulting in resumption of procurement process,
- Land invasions and incomplete units pending electrification (walk-ups), and
- Bulk infrastructure.



### 3. OUTLOOK FOR THE COMING FINANCIAL YEAR (2024/25)

The department will persist in fulfilling its mandate through the various programmes guided by the 5-year Strategic Plan, Annual Performance Plan and the Human Settlements Development Grant Business Plan, among other key plans. The implementation of the Upgrading of Informal Settlements Programme (UISP) continues to act as a catalyst for the upgrading of settlements lacking basic services, with the Informal Settlements Upgrading Partnership Grant (ISUPG) funding this programme.

#### Informal Settlements

Despite several challenges encountered during the Upgrading of Informal Settlements Programme (UISP), the review of the performance for the 2023/24 financial year above indicates substantial progress. In the 2024/25 financial year the programme will continue to deliver in various key areas. In the fourth coming financial year the UISP intends delivering as follows:

- Concluding 15 social compacts with communities,
- Conducting 10 feasibility studies for informal settlements upgrading,
- Benefitting 9 informal settlements from temporary municipal engineering services and/or alternative technology, and
- Decongestion of 250 households to completed Mega Project Units.

This effort will extend into the Medium-Term Expenditure Framework (MTEF) period, ensuring that communities in informal settlements benefit from government services. This work is a top priority on the government's agenda, underscored by the announcement of TISH (Townships, Informal Settlements, and Hostels) by the Premier in 2022. Ultimately, the department's objective is to eliminate informal settlements in the province, recognising this as a painstaking process.

#### Title Deeds

Several activities are planned by the department to facilitate the formalisation of townships, a critical process for resolving the backlog in registering title deeds for townships. The upgrading of informal settlements is intricately related to the issuing of title deeds, which remains a significant challenge in the province. The department will continue to invest resources and efforts in township formalisation in the coming financial year, and well into the MTEF period, to address the title deed backlog gradually. As a result, the department plans to deliver a total of 13 697 title deeds in 2024/25, across various categories.

#### Housing Units / Serviced Stands

The lack of bulk infrastructure in many parts of the province remains a challenge for human settlements development necessitating metropolitan councils to invest the Urban Settlements Development Grant accordingly to address this perennial provincial challenge. The success of the clarion calls on integrated development planning and budgeting would go a long way in unlocking human settlements development in the province. For the financial year 2024/25, the department plans to deliver a total of 10 771 housing opportunities (5 239 housing units and 5 472 serviced sites).

#### Hostel Redevelopment

While the GDHS is only directly responsible for 6 hostels (i.e., George Koch, LTA Rethabile, Denver, Jeppe, MBA, and Murray & Roberts) in the province, the department has successfully conducted bulk infrastructure assessments for the 58 out of the 59 hostels in the province. This is in line with the latest reprioritisation of hostel redevelopment, among other programmes, that seeks to upgrade hostels into habitable family units. To that end, detailed planning work (i.e. Environmental Impact Assessment, Revised Township Layout Plan, Geotech 1, and Preliminary Engineering Designs) will be undertaken as part of upgrading the 6 Johannesburg inner city hostels.

The development of these hostels would be guided through the implementation of the inner-city hostel precinct development. The 6 inner-city hostels in Johannesburg will also benefit from major repairs that will be affected therein, including their daily maintenance and environment upkeep, ensuring that they are habitable. Furthermore, the department will be working on a solar energy plan for the inner-city hostels starting with 4 detailed designs of alternative solutions completed in 2024/25. The implementation of this plan is likely to take place over the MTEF period.

#### Urban Renewal Programme

A significant amount of work will also be directed towards the Urban Renewal Programme, particularly in Bekkersdal, whereby the following milestones will be delivered in 2024/25, namely: 15km Earthworks (Pipe trenches, bedding, and finishing), 15km pipe installation for sewer and water and roads re-instatement, and water connection to 900 households.

Beyond 2024/25, more work will continue to take place in the same township: 7km Earthworks (Pipe trenches, bedding, and finishing), 9km pipe installation for sewer and water and roads re-instatement, water connection to 400 households, including landscaping.

The development of sustainable human settlements can never be achieved without a real-time and credible Provincial Project Pipeline. To that end, the department remains committed to an up-to-date Project Pipeline on a financial year-basis. Since the gazetting of the Priority Development Areas (PDAs) by the minister in 2019, it became extremely important that work began in these areas thereafter. In 2024/25, the department continues investing a considerable number of resources in the PDAs: 33% of its Human Settlements Development Grant (HSDG). In the MTEF period, this investment is planned to increase by a 1%.

#### **Operational challenges faced by the department:**

- Title deeds, and township formalisation and proclamation,
- Business forums preventing departmental projects from being carried out,
- Inadequate or lack of bulk infrastructure capacity to enable development, and
- Land invasions: these remain a challenge due to lawlessness by invaders. The land invasion strategy has resumed implementation.

## **4. REPRIORITISATION**

The department follows an inclusive budget process wherein all key stakeholders and budget controllers are tasked with crafting the budget in accordance with the approved Annual Performance Plan (APP) and operational plans. This promotes responsibility and compels budget owners to justify their allocated budgets. Recently, the department conducted a budget reprioritisation exercise to align budget with the GGT 2030 priorities. Importantly, this reprioritisation will not have a negative impact on service delivery.

Funds have been reprioritised between capital assets (land and sub-soil) and transfers and subsidies following the revision of the revised business plan related to the HSDG. Land and subsoil have been reduced from a baseline amount of R1.2 billion to R478 million in 2024/25. Additionally, the budget for transfers and subsidies has been reduced from R4.7 billion in 2023/24 to R4.5 billion in 2024/25 due to compulsory budget cuts implementation as a result of national fiscal constraints.

An amount of R150 million has been reprioritised within goods and services to cover maintenance and payment of rates and taxes for hostels. Some of the funds were reprioritised towards areas experiencing budget pressures due to budget cuts. Areas that benefited from reprioritisation due to pressures are operating leases, fleet services, advertising of untraceable beneficiaries for title deeds, and property payments for payment of municipal services due to tariff increases. The reprioritisation of funds under goods and services is necessitated by the estimated costs pressure including contractual obligations on items such as leases of office buildings. The available budget will be utilised to ensure that planned outcomes are achieved. The department will continue to review its operations to identify potential cost savings and eliminate inefficiencies. Notably, the department has scaled down its legacy projects to upscale implementation of the Mega Projects.

## **5. PROCUREMENT**

The department has initiated the alignment of the Supply Chain Management policy with the Preferential Procurement Regulations of 2022, initially approving the addendum to the existing policy. SCM policy has been revised in accordance with the new regulations, recommended by the Policy Review Committee towards the end of November 2023, and is currently awaiting approval by the Accounting Officer. Procurement efforts are structured towards the designated sectors and the department will collaborate closely with the Gauteng Department of Economic Development (GDED) to enhance spending in this area.

Furthermore, procurement efforts will be intensified to ensure that contractors are in place towards the spending on the Township, Informal Settlements and Hostel (TISH) projects. This will be achieved through prioritisation of allocation contractors and PRT on all such projects from the procurement plan, using the existing framework agreements.

In relation to procurement, in the 2024/25 financial year the department intends to:

- Improve percentage of appointments of service providers in the procurement plan,
- Improve procurement spend and reporting on the designated sectors,
- Significantly improve contract administration to ensure that commitments are valid, complete, and accurate, and
- Implement the new procurement regulations to ensure compliance throughout the procurement processes.



## 6. RECEIPTS AND FINANCING

### 6.1 Summary of receipts

TABLE 8.1: SUMMARY OF RECEIPTS: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Equitable share	1 010 687	981 752	1 195 028	1 057 400	1 217 400	1 217 400	941 129	977 390	1 023 770
Conditional grants	4 464 220	5 004 364	5 212 711	5 363 822	4 704 424	4 704 424	4 826 349	4 824 516	4 352 020
Total receipts	5 477 907	5 986 126	6 407 739	6 421 222	5 921 824	5 921 824	5 767 478	5 801 906	5 375 790

The equitable share and conditional grants are the main source of funding for the Gauteng Department of Human Settlements. The conditional grants and funding made available by the province cater for the implementation of national and provincial housing programmes. The equitable share allocation from the province is primarily utilised for the department's operational activities and earmarked provincial projects. In the 2024/25 financial year, the department will receive a total allocation of R5.8 billion, comprising of R4.8 billion in conditional grants and R941.1 million from the equitable share.

Over the 2024 MTEF, conditional grants allocation will amount to R14 billion, while the equitable share allocation will total R2.9 billion. The funding made available will ensure that the department supports the provincial elevated priorities, including the building of townships, upgrading of informal settlements, issuing of title deeds, and re-development of hostels (TISH). These funds will also cater for the Rapid Land Release Programme (RLP), fast-tracking delivery on urban renewal projects and incomplete housing projects (URP), providing security of tenure through the issuance of Title Deeds and Eradication of Backlog in Registration of pre-1994 and post-1994 Title Deeds, as well as rates and taxes for the 5 provincial assets.

The department receives funding from three conditional grants namely: The Human Settlements Development Grant (HSDG), the Informal Settlements Upgrading Partnership Grant (ISUPG) and the Expanded Public Works Programme Grant (EPWP) for job creation initiatives. These grants aim to provide sustainable human settlement services and infrastructure in accordance with the national access and equity policy and objectives. Through the conditional grants and earmarked allocations from the province, the department will embark on Mega Projects, wind down legacy projects, procure serviced sites for rapid land release, upgrade informal settlements, carry out urban renewal programmes, re-develop hostels, and implement title deeds acquisition and township formalisation.

The budget over the 2024 MTEF period is expected to decrease from R5.8 billion in 2024/25 to R5.4 billion in 2026/27. Conditional grants will decrease from R4.8 billion in 2024/25 to R4.3 billion in 2026/27, while the equitable share funding increases from R 941 million 2024/25 financial year to R1 billion in 2026/27. Included in the allocation for the MTEF is funding made available by the province for the improvement of conditions of service (ICS).

### 6.2 Departmental receipts

TABLE 8.2: DEPARTMENTAL RECEIPTS: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Sales of goods and services other than capital assets	442	420	591	321	321	108	335	350	366
Interest, dividends and rent on land		2	43	378	378	241	395	413	432
Sales of capital assets									
Transactions in financial assets and liabilities	27 874	11 699	2 629	250	250	1 244	261	273	286
Total departmental receipts	28 316	12 121	3 263	949	949	1 593	991	1 036	1 084

The departments revenue is derived from employee parking tariffs, interest on overdue debt accounts, recoveries from previous years' expenditure and servitude rights and commissions. Revenue decreased from R28 million in 2020/21 to R3.3 million in 2022/23 due to a once-off amount recovered from previous financial year and a refund from a developer.

The department received a once-off amount of R 1. million in 2023/24 financial year from department of military veterans under financial assets and liabilities. However, the department paid parking refunds to departmental employees who were wrongly charged parking when they are working from home. The departments revenue is projected to increase from R991 000 in 2024/25 to R1.1 million in the outer year, linked to Consumer Price Index (CPI).

## 7. PAYMENT SUMMARY

### 7.1 Key Assumptions

The assumptions underpinning the department's 2024 MTEF expenditure are summarised below. Anticipated increases in compensation of employees are related to the ICS inclusion over the MTEF. The following elements have been taken into consideration when determining budgets for personnel and other economic classifications for the 2024 MTEF:

- Number of staff and possible changes over the MTEF,
- Equalisation of pay progression across the public service,
- Inflation in the cost of goods and services, based on headline Consumer Price Index (CPI) projections,
- Provision for eradicating informal settlements, and
- Provision for upgrading infrastructure services.

### 7.2 Programme summary.

TABLE 8.3: SUMMARY OF PAYMENTS AND ESTIMATES: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation 2023/24	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
1. Administration	524 338	524 423	723 897	696 086	749 691	711 723	670 623	682 654	715 477
2. Housing Needs, Research and Planning	13 772	13 562	16 007	24 694	22 718	22 718	22 532	23 690	24 778
3. Housing Development	4 534 131	4 975 272	5 291 532	5 465 762	4 950 587	4 950 587	4 887 499	5 053 309	4 591 337
4. Housing Assets Management Property Management	156 935	166 193	316 311	234 680	198 828	236 796	186 824	42 253	44 198
Total payments and estimates	5 251 176	5 679 450	6 347 747	6 421 222	5 921 824	5 921 824	5 767 478	5 801 906	5 375 790

### 7.3 Summary of economic classification

TABLE 8.4 SUMMARY OF PAYMENTS AND ESTIMATES BY ECONOMIC CLASIFICATION: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation 2023/24	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Current payments	795 631	818 004	931 957	1 093 948	957 915	957 915	1 079 120	972 039	1 018 173
Compensation of employees	436 801	447 567	458 689	528 126	507 709	507 709	558 712	589 166	616 267
Goods and services	358 830	370 437	439 913	565 822	448 450	448 450	520 408	382 873	401 906
Interest and rent on land									
Transfers and subsidies to:	3 795 603	3 593 415	4 537 046	5 070 481	4 707 083	4 707 083	4 204 158	4 826 785	4 354 393
Social benefits	3 012	2 290	2 149	2 079	2 079	2 079	2 172	2 269	2 373
Households	3 792 591	3 591 125	4 534 897	5 068 402	4 705 004	4 705 004	4 201 986	4 824 516	4 352 020
Payments for capital assets	659 942	1 267 748	878 491	256 793	256 826	256 823	484 200	3 082	3 224
Land and sub-soil assets	655 978	1 262 623	864 729	249 031	249 031	249 031	478 000		
Building and other fixed structures			6 900						
Machinery and equipment	602	5 055	6 836	7 273	7 495	7 495	6 200	3 042	3 182
Software and other intangible assets	3 362	70	26	489	300	300		40	42
Payments for financial assets		283	253						
Total economic classification	5 251 176	5 679 450	6 347 747	6 421 222	5 921 824	5 921 824	5 767 478	5 801 906	5 375 790

The table above illustrates the department's expenditure and budget per programme and by economic classification over the 7-year horizon. Total expenditure increased from R5.2 billion in the 2020/21 to R6.3 billion in the 2022/23 financial year due to relaxation of Covid-19 restrictions resulting in the improved implementation of infrastructure projects. The increase in total expenditure was primarily driven by an upward trend in spending on the purchase of land during the 2022/23 financial year. The department continues with the implementation of the GGT 2030 priorities to ensure that all the allocations contribute to building a sustainable future for all residents of Gauteng.

The department's main appropriation for the 2023/24 financial year decreases from R6.4 billion to an adjusted appropriation of R5.9 billion due to compulsory budget reductions implementation related to conditional grants amounting to R659 million. This comprises the Human Settlements Development Grant (HSDG) R519.7 million, Informal Settlements Upgrading Partnership Grant (ISUPG) R138.7 million, and the Expanded Public Works Programme Grant (EPWP) amounting to R1 million. While the department absorbed conditional grants baseline cuts, the province made funding available to the department amounting to R160 million for interim sanitation services.

Over the 2024 MTEF, the department's overall budget decreases from 5.8 billion in 2024/25 to R5.4 billion in 2026/27 financial year. The largest share of the budget is allocated to the Housing Development Programme, which aims to establish sustainable human settlements where all citizens have access to housing and other social amenities. The departmental budget will fund servicing of stands, provision of housing units, the Finance Linked Individual Programme (FLISP) programme, eradication of informal settlements, urban renewal projects, hostel redevelopment, acceleration of Mega Projects and the winding down of the Legacy Projects, and the Rapid Land Release Programme amongst other activities. Included in the departmental budget for the 2024 MTEF is the conditional grants allocation consist of Human Settlements Development Grant (HSDG) with R3.9 billion, Informal Settlements Upgrading Partnership Grant for Provinces (ISUPG) R927 million and EPWP Integrated Grant from the National Department of Public Work with R5.4 million.

**Programme 1: Administration:** Expenditure increases from R524.3 million in 2020/21 to R723.9 million in the 2022/23 financial year due to relaxed Covid 19 restrictions improving the department's service delivery outreach programme. In 2023/24, the budget in the programme is adjusted upwards from R696.1 million to R749.7 million due to reprioritisation of R53.6 million received by the programme as follows: R52.5 million was received from programme 3: Housing developments and R1.1 million from programme 2: Housing needs, research, and planning. Funding received by the programme provided for sanitation services for 64 district based informal settlements, accruals due to historical billing, MEC outreach programmes, tariff increases in respect of municipal services, and escalation of cleaning services costs.

The budget over the 2024 MTEF is expected to increase from R670.6 million in 2024/25 to R715.5 million in the outer year. The department will continue to manage expenditure within the programme to align with national and provincial priorities, ensuring that cost-containment measures are put in place while supporting the core programmes.

**Programme 2: Housing Needs, Planning and Research:** The expenditure under this programme increased from R13.8 million to R16 million between 2020/21 and 2022/23. The budget for this programme increases from R22.5 million in 2024/25 to R24.8 million in the outer year of the MTEF. The increase relates to the alignment of the compensation of employees' budget with the approved organisational structure.

**Programme 3: Housing Development:** Expenditure increased from R4.5 billion in 2020/21 financial year to R5.3 billion in 2022/23 financial year. The increase in expenditure was attributed to increased purchase of land to deliver infrastructure related projects. The provision of social housing and the provision of housing subsidies remain critical and is budgeted for in this programme.

Over the MTEF, the budget for the programme will decrease from R4.9 billion in 2024/25 financial year to R4.6 billion in the outer year. The budget will enable the department to deliver on Outcomes 3 and 4: "Integrated, sustainable, spatially transformed human settlements and liveable neighbourhoods" and "Social justice through security of tenure and asset value for beneficiaries," respectively. Included in the programme's budget over the MTEF are the Human Settlements Development Grant, the Informal Settlements Upgrading Partnership Grant, the EPWP Grant for job creation initiatives, provincial earmarked allocation for the Rapid Land Release and fast-tracking delivery on urban renewal projects, and incomplete projects (RDP houses).

**Programme 4: Housing Assets Management and Property Management:** Under this programme, expenditure was R156.9 million in 2020/21. It increased to R316.3 million in the 2022/23 financial year, mainly to fund the Extended Enhanced Discount Benefit Scheme (EEDBS) following the reprioritisation of the departmental business plan related to the HSDG. The budget decreases from R186.8 million in the 2024/25 financial year to R44.2 million in the outer year of the MTEF due to the revision of the business plan following budget baseline cuts across all conditional grants and provincial earmarked funding for infrastructure.

The budget for compensation of employees increases from R436.8 million in 2020/21 to R458.7 million in 2022/23. It further increases to R528.1 million in 2023/24 before decreasing to R507.7 during the adjustment budget. Over the MTEF, it continues to increase from R558.7 million in 2024/25 to R616.3 million in the outer year. The increases over the period are mainly due to the inclusion of the ICS and the advertising of critical vacant positions within the department. The personnel budget over the MTEF will keep costs, including overtime, within affordable levels, seek to align the budget with the headcount, be aligned with HR plans, and minimise growth to ensure that compensation of employees does not crowd out critical posts, among other things.

Expenditure under goods and services increased from R358.8 million in 2020/21 financial year to R439.9 million in 2022/23 financial year. The increase in expenditure was due to the relaxation of Covid-19 restriction that allowed the department to improve the delivery of services to communities. In 2023/24, the budget is set at R565.8 million before being adjusted downwards to R448.4 million in the adjustment budget. The budget for goods and services decreases from R520.4 million in 2024/25 to R401.9 million in the outer year, due to the realignment of the budget, budget cuts, and the revised business plan.

Over the MTEF, transfers and subsidies expenditure increased from R3.8 billion in 2020/21 to R4.5 billion in 2022/23 due to due to relaxation of Covid-19 restrictions that resulted in the improved implementation of infrastructure projects. The budget allocation for transfers and subsidies increases from R4.2 billion in 2024/25 financial year to R4.8 billion in 2025/26, mainly due to the increase in the HSDG grant. However, the budget decreases for the outer year to R4.4 billion, mainly due to the reduced ISUPG grants.

Payment for capital assets expenditure fluctuates from R659.9 million in 2020/21 financial year before increasing to R1.3 billion in the 2021/22 financial year and decreasing to R878.5 million in 2022/23 financial year due to the revision of the business plan related to the HSDG. The budget decreases from R484.2 million in 2024/25 financial year to R3.2 million in the outer year of the MTEF, mainly due to once-off additional funding made available in the 2024/25 financial year for the Rapid Land Release Programme.

## 7.4 Infrastructure payments

### 7.4.1 Departmental infrastructure payments:

Please refer to the Estimates of Capital Expenditure (ECE) for details on infrastructure payments.

### 7.4.2 Departmental Public-Private-Partnership (PPP) projects

N/A

## 7.5 Transfers

### 7.5.1 Transfers to public entities

TABLE 8.5: SUMMARY OF DEPARTMENTAL TRANSFERS TO PUBLIC ENTITIES

R thousand	Outcome			Main appropriation	Adjusted appropriation 2023/24	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Gauteng Partnership Fund	1 119 342	662 444	968 005	467 285	467 285	467 285	624 489	333 763	349 116
Total departmental transfers	1 119 342	662 444	968 005	467 285	467 285	467 285	624 489	333 763	349 116

The Gauteng Partnership Fund (GPF) facilitates the investment capital flow to integrated developments in accordance with the Sustainable Human Settlements Policy Framework. It further promotes equitable risk-sharing project financing and engages in social housing projects through innovative funding interventions with social housing institutions, enticing capital investment into this market. The GPF functions as a financing vehicle and implementation agent of the department for Mega Human Settlements projects, it also acts as a custodian of strategic provincial land transferred to the GPF for effective fixed-asset management.

The GPF receives contributions from the GDHS periodically, but it primarily self-funds through interest earned from the original capitalisation of the GDHS donation. The GPF also receives interest from loans extended to borrowers. Transfers in favour of the entity decreases from R1.1 billion in the 2020/21 to R968 million in 2022/23 financial year due to the revised business plan, mainly aimed at facilitating the delivery of Mega Projects across all corridors of the GCR. The GPF received a contribution of R467.3 million in 2023/24 for its strategic objective of increasing and leveraging private sector funding for affordable housing to increase the rate of delivery of sustainable human settlements in the province. The funding for GPF is expected to decrease from R624.5 million in 2024/25 to R349.1 million in the 2026/27 financial year. The decrease is due to budget baseline cuts on conditional grants.

### 7.5.2 Transfers to other entities

N/A.

## Transfers to local government

TABLE 8.6 SUMMARY OF DEPARTMENTAL TRANSFERS TO LOCAL GOVERNMENT BY CATEGORY

R thousand	Outcome			Main appropriation	Adjusted appropriation 2023/24	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Category A	19 500	64 562	196 088	12 045	83 980	83 980	12 045		
Category B	138 500	160 354	238 343	211 701	211 701	211 701	70 000	75 000	73 000
Total departmental transfers	158 000	224 916	434 431	223 746	295 681	295 681	82 045	75 000	73 000

Transfers to local government increased from R158 million to R434.4 million between 2020/21 and 2022/23. In the 2022/23 period, the department transferred R196 million to Category A and R238 million to Category B municipalities. All transfers to Category A municipalities were designated for the delivery of housing stock/units, with the municipality serving as the implementing agent. In the 2023/24 financial year, transfers to local government were adjusted upwards from R223.7 million to R295.7 million. The department entered into subsidy funding agreements with all the municipalities receiving funds, primarily for the construction of top structures and, to a lesser degree for servicing stands. Mining towns' funds are predominantly utilised for infrastructure upgrades in these areas, which do not receive funding from the USDG. The funding is provided for these targeted areas to unblock development bottlenecks. Over the MTEF, the budget for transfers decreases from R82 million in 2024/25 to R73 million due to the implementation of budget cuts related to conditional grants.

## 8. Programme description

### PROGRAMME 1: ADMINISTRATION

#### Programme description

The programme is responsible for strengthening and aligning the department's ability to deliver on its mandate. It enables the department's business units to perform efficiently by providing corporate support through human resources, financial management, supply chain, ICT, risk management, and facilities management and support. The programme ensures effective leadership, management, and administrative support of the core business divisions through continuous refinement of organisational strategy and structure in compliance with relevant legislation and practice. The programme's outputs are in line with government's Outcome 12: "An efficient, effective and developmental-oriented public service and an empowered, fair and inclusive citizenship."

#### Programme objectives.

- Ensure that the department's supply chain processes are conducted in a manner that is fair, transparent, equitable, competitive, and cost effective, and that the management and operation of the function are efficient and effective, adding value to the strategic objectives of the department,
- Ensure that human resources management is a strategic partner to all units in the department,
- Provide effective legal services to the department,
- Provide efficient and effective facilities management to the department,
- Provide effective, efficient, and stable ICT infrastructure and support to the department,
- Ensure prudent financial management and efficient and effective procurement systems ensuring that financial planning and budgeting are aligned with the department's Strategic Plan,
- Provide for the functioning of the Office of the MEC and legislative support services,
- Ensure effective, efficient and transparent risk management, financial systems and controls to safeguard departmental assets, and
- Ensure good corporate governance and improved productivity by promoting discipline, transparency, independence, accountability, fairness and social responsibility in departmental operations.

TABLE 8.7: SUMMARY OF PAYMENTS AND ESTIMATES: ADMINISTRATION

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
1. Corporate Services	546 338	524 423	723 897	696 086	749 691	711 723	670 623	682 654	715 477
Total payments and estimates	546 338	524 423	723 897	696 086	749 691	711 723	670 623	682 654	715 477

TABLE 8.8: SUMMARY OF PROVINCIAL PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: ADMINISTRATION

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Current payments	540 164	517 478	541 758	686 245	589 817	551 849	662 251	677 303	709 880
Compensation of employees	211 011	217 414	225 693	279 973	260 376	260 376	295 497	302 338	316 245
Goods and services	329 153	300 062	284 666	406 452	329 434	291 466	366 754	374 965	393 635
Interest and rent on land			31 399						
Transfers and subsidies to:	2 210	1 539	175 024	2 079	152 079	152 079	2 172	2 269	2 373
Social benefits	2 210	1 539	2 024	2 079	2 079	2 079	2 172	2 269	2 373
Households			173 000		150 000	150 000			
Payments for capital assets	3 964	5 125	6 862	7 762	7 795	7 495	6 200	3 082	3 224
Machinery and equipment	602	5 055	6 836	7 273	7 495	7 495	6 200	3 042	3 182
Software and other intangible assets	3 362	70	26	489	300	300		40	42
Payments for financial assets		283	253						
Total economic classification	546 338	524 423	524 423	696 086	749 691	711 723	670 623	682 654	715 477

The administration programme primarily covers items centralised to corporate services such as lease payments for office buildings, security services, cleaning services, bursaries, telephone payments, LAN upgrades, payment for software licences, fleet services, legal costs, and, internal audit costs allocated within the sub-programme.

Actual expenditure for the programme increased from R546.3 million in the 2020/21 financial year to R524.4 million in the 2022/23 financial year. The increase was attributed to the relaxation of Covid-19 restrictions, resulting in improved project implementation and outputs.

During the 2023/24 financial year the budget increases from R696.1 million to R749.7 million, due to reprioritisation in favour of the programme as follows: R53.6 million was received by the programme i.e. R52.5 million is received from programme 3: housing developments and R1.1 million is received from programme 2: Housing needs, research, and planning. Funding received by the programme provided for: sanitation services for 64 district based informal settlements, accruals due to historical billing, MEC outreach programmes, tariff increases in respect of municipal services, and escalation of cleaning services costs.

The budget over the 2024 MTEF is expected to increase from R670.6 million in 2024/25 to R715.5 million in the outer year. The increase is mainly due to additional funding relating to the (ICS) throughout the MTEF period and reprioritisation from programme 2 and 3. The programme budget over the MTEF will cater for compensation of employees, purchase of goods and services, and payment for capital assets to provide for tools of trade for employees. The budget for goods and services is mainly for payments to lease office buildings, software licences such as Microsoft Office licenses, fleet services, accruals, property payments (municipal rates and electricity), audit fees, communication costs, and provision of managerial and support services to the department.

Expenditure under compensation of employees increased from R211 million to R225.7 million between 2020/21 and 2022/23, mainly to cater for improved conditions of employment and, to a lesser degree the filling of vacant funded positions.

For the period 2023/24, the budget decreases from R280 million in the main budget to R260.4 million during the adjustments budget process, stemming from the reprioritisation of R19.6 million from compensation of employees to goods and services to fund budgetary pressures on certain items. The budget increases from R295.5 million in 2024/25 to R316.2 million in 2026/27 financial year, primarily attributed to improved conditions of employment and the fulfilment of wage agreement of 2023. The personnel budget, throughout MTEF, aims to keep costs, including overtime, at affordable levels, align the budget with the headcount, be aligned with HR plans, and minimise growth to ensure that compensation of employees does not crowd out critical posts, among other considerations.



Expenditure under goods and services increased from R329.1 million in 2020/21 financial year to R284.7 million in 2022/23 financial year. The increase in expenditure was due to the relaxation of covid 19 restriction that allowed the department to improve the delivery of services to communities. In 2023/24 the budget is set at R406.4 million before being adjusted downwards to R291.5 million in the adjustment budget. The budget for goods and services increases from R366.7 million in 2024/25 to R393.6 million in the outer year due to the realignment of the budget.

The budget under transfers and subsidies will provide for leave gratuity and injury on duty and it increases from R2.2 million in 2024/25 financial year to R2.4 million in the outer year of the MTEF. Over the 2024 MTEF, R12.5 million is allocated under payment for capital assets for procuring office furniture and equipment and procurement of laptops for newly appointed employees and replacement of out of warranty laptops.

## PROGRAMME 2: HOUSING NEEDS, RESEARCH AND PLANNING

### Programme description

The purpose of this programme is to facilitate and undertake housing delivery planning, identify housing needs, provide a regulatory framework for housing delivery, develop policy guidelines, provide provincial inputs on housing legislation and any amendments to these, develop provincial multi-year housing delivery plans, ensure alignment of housing plans with IDPs, and conduct research into the demand for housing. The programme promotes effective and efficient delivery of provincial and local government housing programmes, integrated redevelopment of urban communities at scale, and sustainable local economies. It performs several transversal functions, including quality assurance, research and development and inputs into policy development and into planning and housing support.

### Programme objectives

- Development and implementation of departmental policies and to initiate research to achieve strategic objectives,
- Facilitation of the realignment of, and compliance with, the regulatory environment for sustainable human settlements,
- Development of Annual Performance Plans (APPs) and the Five-Year Strategic Plan,
- Implementation, revision and review of the department's Programme of Action (PoA), and
- Provision of support to various directorates in the department on the development of performance indicators for the APP and the PoA.

TABLE 8.9: SUMMARY OF PAYMENTS AND ESTIMATES: HOUSING NEEDS, RESEARCH AND PLANNING

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
1. Administration	8 330	9 560	10 505	12 208	11 039	11 100	11 929	12 501	13 076
2. Policy	3 910	2 436	2 908	6 946	6 946	6 607	5 306	5 632	5 890
3. Planning	1 532	1 565	2 594	5 540	4 733	5 011	5 297	5 557	5 812
4. Research									
Total payments and estimates	13 772	13 562	16 007	24 694	22 718	22 718	22 532	23 690	24 778

TABLE 8.10: SUMMARY OF PROVINCIAL PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HOUSING NEEDS, RESEARCH AND PLANNING

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Current payments	13 772	13 493	16 007	24 694	22 718	22 718	22 532	23 690	24 778
Compensation of employees	12 538	13 333	14 904	16 928	16 928	16 928	17 689	18 482	19 332
Goods and services	1 234	160	1 103	7 766	5 790	5 790	4 843	5 208	5 446
Interest and rent on land									
Transfers and subsidies to:		69							
Households		69							
Total economic classification	13 772	13 562	16 007	24 694	22 718	22 718	22 532	23 690	24 778

Expenditure under this programme increased from R13.8 million in 2020/21 financial year to R16 million in 2022/23 due to relaxed covid 19 restrictions that improved gatherings, making it easy for the department to implement service delivery outreach programmes. In the 2023/24 financial year the budget for this programme is adjusted downwards from R24.7 million to R22.7 million because of a virement of R2 million to programme 1. Over the MTEF, the budget for the programme increases from R22.5 million in 2024/25 financial year to R24.8 million in the outer year, mainly to facilitate and undertake housing delivery planning, identify housing needs, provide a regulatory framework for housing delivery, develop policy guidelines, provide provincial inputs on housing legislation and any amendments to these, develop provincial multi-year housing delivery plans, ensure alignment of housing plans with IDPs, and conduct research into the demand for housing.

The department successfully worked on the draft policy to guide the development of serviced sites and the research proposal on land acquisition and release. During the 2021/22 financial year, the department started developing the Gauteng Human Settlements Spatial Master Plan to ensure an uninterrupted programme of providing government-assisted housing.

The budget available under the policy sub-programme will cater for the development and implementation of policies to achieve strategic objectives and ensure alignment and compliance with the regulatory environment. Funding is made available in respect of the planning sub-programme in an effort to support the development and alignment of the departmental planning frameworks including, the APPs, the integrated multi-year housing development plan, the mid-term budget policy statement and the Programmes of Action in line with national and provincial requirements.

## SERVICE DELIVERY MEASURES

### PROGRAMME 2: HOUSING, NEEDS, RESEARCH AND PLANNING

	Estimated performance	Medium-term estimates		
Programme performance measures	2023/24	2024/25	2025/26	2026/27
	RESEARCH			
Number of Human Settlements research reports completed per financial year	1 Research Report completed	1 Research report completed	2 research reports completed	2 research reports completed
	POLICY			
Number of Gauteng Department of Human Settlements policies developed per financial year	2 Policies developed	1 Policy developed	1 Policy developed	1 Policy developed
Number of Gauteng Department of Human Settlements policies reviewed per financial year	18 Policies reviewed	5 Policies reviewed	1 Policy reviewed	1 Policy reviewed
	PLANNING			
Number of Gauteng Human Settlements Spatial Master Plans reviewed per financial year	1 Gauteng Human Settlements Spatial Master Plan Reviewed	1 Gauteng Human Settlements Spatial Master Plan	1 Gauteng Human Settlements Spatial Master Plan Reviewed	1 Gauteng Human Settlements Spatial Master Plan Reviewed
Number of Gauteng Multi-year Project Pipelines/Project Banks updated per financial year	1 Gauteng Multi-year Project Pipeline/ Project Bank updated	1	1	1
Number of formalised townships per financial year	10	10	12	13
Number of integrated implementations on programmes for priority development areas (PDAs) completed per year	10	10	-	-
Percentage of investment of the total Human Settlements allocation in PDAs	40%	32%	33%	34%
Percentage of land acquired during 2014-2019 within the PDAs rezoned	40%	30%	20%	10%

### PROGRAMME 3: HOUSING DEVELOPMENT

#### Programme description

The core focus of the Housing Development Programme is to build integrated, cohesive, and sustainable communities by ensuring that innovative services and infrastructure are provided to create sustainable human settlements. The programme's emphasis is on provision of individual subsidies and housing opportunities for beneficiaries in accordance with the National Housing Policy. The programme promotes effective and efficient delivery of provincial and local housing programmes. It concentrates on the integrated redevelopment of urban communities at scale and cultivating sustainable local economies. The programme's outputs are reflected in government's Outcome 8 which aims to *achieve* "Sustainable human settlements and improved quality of household life".

#### Programme objectives

- Provide and develop integrated infrastructure for the creation of cohesive communities,
- Promote home ownership,
- Reduce levels of unemployment substantially,
- Create a healthy and clean-living environment,
- Provide engineering services at an affordable and sustainable cost,
- Reduce levels of crime and violence,
- Upgrade existing housing and create additional affordable housing,
- Alleviate poverty,
- Create sustainable livelihood,
- Create a caring and responsive government,
- Create a better life for all, and
- Implement integrated, high-impact, time-bound and targeted interventions.

TABLE 8.11: SUMMARY OF PAYMENTS AND ESTIMATES: HOUSING DEVELOPMENT

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
1. Administration	186 032	191 068	187 505	198 329	356 552	356 552	207 513	228 793	239 317
2. Financial Interventions	195 745	190 348	311 058	491 689	132 092	132 092	604 326	68 799	215 895
3. Incremental Interventions	4 152 354	4 593 856	4 792 969	4 775 744	4 461 943	4 461 943	4 075 660	4 755 717	4 136 125
Total payments and estimates	4 534 131	4 975 272	5 291 532	5 465 762	4 950 587	4 950 587	4 887 499	5 053 309	4 591 337

TABLE 8.12: SUMMARY OF PROVINCIAL PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HOUSING DEVELOPMENT

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Current payments	185 493	190 483	187 380	198 329	196 552	196 552	207 513	228 793	239 317
Compensation of employees	180 050	184 162	183 648	193 931	192 931	192 931	206 370	227 436	237 898
Goods and services	5 443	6 321	1 776	4 398	1 872	1 872	1 143	1 357	1 419
Interest and rent on land									
Transfers and subsidies to:	3 692 660	3 522 166	4 239 423	5 018 402	4 505 004	4 505 004	4 201 986	4 824 516	4 352 020
Social benefits	539	585	125						
Households	3 692 121	3 521 581	4 239 298	5 018 402	4 505 004	4 505 004	4 201 986	4 824 516	4 352 020
Payments for capital assets	655 978	1 262 623	864 729	249 031	249 031	249 031	478 000		
Land and sub-soil assets	655 978	1 262 623	864 729	249 031	249 031	249 031	478 000		
Total economic classification	4 534 131	4 975 272	5 291 532	5 465 762	5 950 587	4 950 587	4 887 499	5 053 309	4 591 337

The programme constitutes the majority share of the department's budget and expenditure accounting for about 85 per cent of both. The purpose of the programme is to establish sustainable human settlements where all citizens have access to housing and other social amenities. The programme encompasses the essential function of the department, including planning, land acquisition, township establishment, delivery of housing opportunities across all housing programmes in the National Housing Code, beneficiary management, and issuing of title deeds. The Mega Projects, accelerating implementation of the RLRP, supporting access to basic services, closing of Legacy Projects, completing all abandoned/incomplete/blocked projects, hostel redevelopment, upgrading of informal settlements, UISP implementation, and, resuscitating URPs are some of the programmes undertaken by the programme.

Expenditure for the programme increased from R4.5 billion in 2020/21 financial year to R5.3 billion in the 2022/23 financial year. Provision of social housing and housing subsidies remains critical and is budgeted for in this programme. Included in the programme's budget over the MTEF is the (HSDG), (ISUPG), and EPWP grant to fund provision of sustainable human settlements where all citizens have access to housing and other social amenities as well as job creation initiatives in communities.

The budget for the programme increases from R4.9 billion in 2024/25 to R5.1 billion in 2025/26, due to the increases in the Human Settlements Development Grant (HSDG), while in 2026/27 the budget for the programme decreases to R4.6 billion due to ISUPG budget cut and the revision of the business plan. The conditional grant allocation will assist in reducing the housing backlog, implementation of Mega Projects, and the acceleration of the land release programme. The budget will thus enable the department to deliver on Outcomes 3 and 4: "Integrated, sustainable, spatially transformed human settlements, liveable neighbourhoods, and "Social justice through security of tenure and asset value for beneficiaries".

Included in the HSDG budget for the programme in 2024/25 are the following allocations: R478 million for the Rapid land Release programme, R46.1 million for the title deeds restoration programme, and R80.2 million for the Urban Renewal programme. For job creation initiatives, the programmes receive an EPWP grant amount of R5.4 million in 2024/25.

For the financial year 2024/25 the programme plans to deliver a total of 10 771 housing opportunities (5 239 housing units and 5 472 serviced sites).

## SERVICE DELIVERY MEASURES

### PROGRAMME 3: HOUSING DEVELOPMENT

Programme performance measures	Estimated performance	Medium-term estimates		
	2023/24	2024/25	2025/26	2026/27
Number of households that received subsidies through FLISP (Finance Linked Individual Subsidy Programme)	31	20	20	200
Number of hectares of well-located land acquired for human settlements development	200 ha	634 ha	0	0
Percentage of serviced erven released to beneficiaries as per the Land Release Programme	New Indicator	100% 60% Youth 40% Other	100% 60% Youth 40% Other	100% 60% Youth 40% Other
Number of serviced stands procured from the private sector	860	2 824	5 000	5 000
Rand value of Bulk Infrastructure funding transferred to local municipalities		R123,400,800.00	R201,735,050.00	R204,343,250.00
Number of family units completed in hostel re-development projects per financial year	28 (Rethabile LTA Hostel)	100 (Rethabile LTA Hostel)	100 (Rethabile LTA Hostel)	-
Number of hostels with completed bulk infrastructure assessment	New indicator	59	-	-
Major repairs completed in the JHB inner-city hostels	6	6	-	-
Number of detailed planning milestones completed for inner city hostel precinct development	4 (Environment Impact Assessment (EIA), Township Layout Plan, Geotech 1, and Preliminary Engineering Designs)			
Number of hostels with completed major repairs	new	6	6	6
Number of hostels provided with routine maintenance and environmental upkeep	new	6	6	6
Number of identified projects implemented in the URP areas per financial year	4 URP Projects Implemented Alexandra: Implementation of the GADA Evaton Phase 1: 3 Sewer network outflow	9 URP Projects Implemented Alexandra: Implementation of key milestones of the GADA:	6 URP Projects Implemented Alexandra: Implementation of key milestones of the GADA:	4 URP Projects Implemented Alexandra: Implementation of key milestones of the GADA

	<p>Evaton 2: Ablution and sanitation –completion of 30 outstandingfacilities</p> <p>Bekkersdal 1: Sewer network upgrade completion</p> <p>Bekkersdal 2: Rehabilitation of various internal infrastrucrure</p> <p>Winterveld: Rehabilitation of various internal infrastructure</p>	<p>KwaNobuhle Hostel Redevelopment (Design approvals)</p> <p>Community Development</p> <p>Social Facilitation</p> <p>Physical verification in support of SOI option 1</p> <p>Evaton 1, and Evaton 2: Phase 3 Sewer Network outflow upgrade, Ablution and sanitation – completion of 30 outstandingfacilities</p> <p>Bekkersdal 1:Sewer network upgrade completion</p> <p>Bekkersdal 2: Rehabilitation of various internal infrastructure</p>	<p>KwaNobuhle Hostel Redevelopment (tender documents)</p> <p>Community Development</p> <p>Social Facilitation</p> <p>Physical verification in support of SOI option 1</p> <p>Evaton 1: Phase 3 Sewer Network outflow upgrade</p> <p>Bekkersdal 1: Sewer network upgrade completion outflow upgrade</p>	<p>KwaNobuhle Hostel Redevelopment (Construction of project)</p> <p>Community Development</p> <p>Social Facilitation</p> <p>Physical verification in support of SOI option 1</p>
Number of informal settlements provided with Interim support services (Categories: A, B1, B2 and C)	63			
Number of Informal settlements upgraded to Phase 2 (Categories: A and B1)	25	25	25	25
Number of households benefited from interim services	9 000	43 000	8 000	7 000
Number of households in informal settlements relocated to completed units in Mega Projects Settlements Programme (UISP)	200			
Number of top structures completed i.r.o. incomplete/ abandoned/ blocked housing projects	692	781	Target to be provided	Target to be provided
Number of socio- economic amenities delivered in human settlements	2 Taxi ranks, 1 Small business(SMME) facility and 1 Sportsfacility	Target to be provided	Target to be provided	Target to be provided
Number of Breaking New Ground (BNG) houses delivered	5923	9 267: (Mega houses =4472 Legacy houses = 4795)	9 119	8 241
Number of serviced sites delivered <sup>19</sup> (Mega & legacy sites)	8 019	8 885 (Mega sites:6549 Legacy sites:2336)	5 136	3 958
Percentage of Quality assured Housing Units allocated to approved beneficiaries	New Indicator	100%	100%	100%
Number of subsidy housing projects enrolled with the National Builders Registration Council (NBRC)	22	22	20	20

## PROGRAMME 4: HOUSING ASSETS AND PROPERTY MANAGEMENT

The purpose of the programme is to promote home ownership in historically disadvantaged communities. It coordinates, manages and oversees the maintenance of departmental immovable assets in the form of flats, hostels, and vacant stands aiming to encourage and support the provision of tools and personnel to maintain these assets. The department motivates, guides, and manages the provision of tenure for occupants and promotes home ownership through sectionalisation of flats. It also handles the disposes of the department's commercial properties.

### Programme objectives

- The capacitating of social housing institutions to accelerate housing delivery,
- Facilitation of the stabilisation of the sectional title environment,
- Facilitation an enabling environment that allows the delivery of social housing including facilitating the involvement of financial institutions,
- Phase out special needs housing and facilitate interactions with provincial departments,
- Provision of housing assistance to departmental staff,
- Facilitation of medium-density housing (rental, instalment sale and cooperative housing),
- Facilitation of affordable rental accommodation (including the upgrade of backyard rentals and non-transferable stock),
- Promotion of home ownership,
- Disposal of commercial property and vacant land owned by the Department in the most economical way, and
- Delivery of housing units in targeted Presidential projects.

TABLE 8.13: SUMMARY OF PAYMENTS AND ESTIMATES: HOUSING ASSETS AND PROPERTY MANAGEMENT

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
1. Administration	33 485	32 755	34 444	38 290	38 438	38 438	40 461	42 253	44 198
2. Sales and Transfer Of Housing Properties	100 470	69 544	122 599	50 000	50 000	50 000			
4. Housing Properties Maintenance	22 980	63 894	159 268	146 390	110 390	148 358	146 363		
Total payments and estimates	156 935	166 193	316 311	234 680	198 828	236 976	186 824	42 253	44 198

TABLE 8.14: SUMMARY OF PROVINCIAL PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HOUSING ASSETS AND PROPERTY MANAGEMENT

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Current payments	56 202	96 552	186 812	184 680	148 828	186 976	186 824	42 253	44 198
Compensation of employees	33 202	32 658	34 444	37 474	37 474	37 474	39 156	40 910	42 792
Goods and services	23 000	63 894	152 368	147 206	111 354	149 332	147 668	1 343	1 406
Transfers and subsidies to:									
Households	100 733	69 641	122 599	50 000	50 000	50 000			
	100 733	69 641	122 599	50 000	50 000	50 000			
Payment for capital assets			6 900						
Buildings and other fixed structures			6 900						
Total economic classification	156 935	166 193	316 311	234 680	198 828	236 976	186 824	42 253	44 198

Programme expenditure was R156.9 million in 2020/21 and increased to R316.3 million in the 2022/23 financial year due to relaxed Covid-19 restrictions, which allowed for more economic activities. The expenditure for the period under review relates mainly to MEC community outreach programmes i.e. issuance of title deeds and housing handover programmes. The programme's budget decreases from R186.8 million in 2024/25 to R44.2 million in the outer year. The decrease is due conditional grants baseline budget cuts implementation as well as the reprioritisation of the business plan related to the HSDG. The programme will continue to coordinate, manage, and oversee the maintenance of departmental immovable assets in the form of flats, hostels and vacant stands, and encourage and support the provision of tools and personnel to maintain these immovable assets.



**SERVICE DELIVERY MEASURES****PROGRAMME 4: HOUSING ASSETS AND PROPERTY MANAGEMENT**

Programme performance measures	Estimated performance	Medium-term estimates		
	2022/23	2024/25	2025/26	2026/27
Number of pre-1994 title deeds registered	36	600	700	500
Number of post-1994 title deeds registered	3 089	8 209	9 872	10 000
Number of post-2014 title deeds registered	1 825	1 350	2 268	1 000
Number of new title deeds registered	0	-	857	711
Percentage of residential rental housing disputes resolved by the Rental Housing Tribunal	66%	70%	70%	70%
Number of ownership disputes resolved in respect of pre- 1994 title deeds backlog	3	105	80	70

9. OTHER PROGRAMME INFORMATION

9.1 Personnel numbers and costs

TABLE 8.15: SUMMARY OF DEPARTMENTAL PERSONNEL NUMBERS AND COSTS: HUMAN SETTLEMENTS

Actual			Revised estimate			Medium-term expenditure estimate				Average annual growth over MTEF						
2020/21			2022/23			2023/24			2024/25		2025/26		2026/27		2023/24 - 2024/25	
R thousands	Personnel numbers <sup>1</sup>	Costs	Personnel numbers <sup>1</sup>	Costs	Filled posts	Additional posts	Personnel numbers <sup>1</sup>	Costs	Personnel numbers <sup>1</sup>	Costs	Personnel numbers <sup>1</sup>	Costs	Personnel growth rate	Costs growth rate	% Costs of Total	
Salary level																
1 – 7	432	209 908	432	219 265	428	4	432	167 474	432	174 993	432	192 917	432	201 790	6,4%	32,4%
8 – 10	263	11 938	260	14 386	256	4	260	153 739	260	160 288	260	144 479	260	151 125	-0,6%	26,8%
11 – 12	154	182 063	154	189 424	145	9	154	108 785	154	138 232	154	128 108	154	134 001	7,2%	22,4%
13 – 16	53	32 892	53	35 614	49	4	53	77 711	53	85 199	53	123 662	53	129 351	18,5%	18,3%
Other																
Total	902	436 801	899	458 689	878	21	899	507 709	899	558 712	899	589 166	899	616 267	6,7%	100%
Programme																
Direct charges																
Total	902	436 801	899	447 567	878	21	899	507 709	899	558 712	899	589 166	899	616 267	0,6%	
Employee dispensation classification																
Public Service Act appointees not covered by OSDs	673		664		653		664		664		664		664			
Legal Professionals	7		7		7		7		7		7		7			
Engineering Professions and related occupations	74		68		68		68		68		68		68			
Others such as interns, EPWP, learnerships, etc	148	436 801	160	447 567	150	21	160	507 709	160	558 712	160	589 166	160	616 267	-2,2%	100%
Total	902	436 801	899	447 567	878	21	899	507 709	899	558 712	899	589 166	899	616 267	5,3%	100%

Personnel costs increased from R436.8 million in 2020/21 to R458.7 million in the 2022/23 financial year. The increase was due to the alignment of the approved organisational structure. Over the MTEF, the budget allocation for employee compensation will increase due to the improvement of conditions of service. The compensation of employees' budget increases from R558.7 million in 2024/25 financial year to R616.3 million in the 2026/27 financial year, mainly to cater for the improvement of conditions of services.

## 9.2 Training

TABLE 8.16: INFORMATION ON TRAINING: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation 2023/24	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Number of staff	902	899	899	1 334	1 355	1 355	1 355	1 355	1 355
Number of personnel trained	260	300	300	200	250	250	250	300	300
of which									
Male	100	140	140	80	100	100	100	140	140
Female	160	160	160	120	150	150	150	160	160
Number of training opportunities	38	40	40	40	25	25	25	25	25
of which									
Tertiary	12	12	12	12	12	12	12	12	12
Workshops	18	20	20	20	8	8	8	8	8
Seminars	4	4	4	4	3	3	3	3	3
Other	4	4	4	4	2	2	2	2	2
Number of bursaries offered	121	125	125	125	125	125	130	130	130
Number of interns appointed	42	50	50	46	46	46	46	46	46
Number of learnerships appointed	10	10	10	10	10	10	10	10	10
Number of days spent on training	152	160	160	100	100	100	100	100	100
Payments on training by programme	4 365	3 799	5 419	6 322	5 875	5 875	6 070	6 313	6 532

The budget allocation for training and development is 1 per cent of the total compensation of employee's budget. Transformation of the GDHS requires continuous and uncompromising acquisition of the requisite skills. The provided table displays the number of staff participating in the training programmes aimed at enhancing efficiency and service delivery. It includes a gender breakdown for different training types and provides details on the number of bursaries and training developments. The training covers core and support service delivery programmes targeting improved performance and efficiency, technical planning and project management, strategic management and governance, and financial management. Additionally, there is separate cost associated with bursaries for employees pursuing different qualifications at various institutions.

The department will, over the 2024 MTEF, continue to offer bursaries (undergraduate and postgraduate) and support to staff members interested in pursuing their studies. The department grants internal and external bursaries based on the number of applications received each year and the costs attached to them. The department will be conducting a skills audit focusing on the core occupations to inform a new human resource plan over the MTEF.

Expenditure for training rose from R4.4 million in 2020/21 financial year to R5.4 million in 2022/23. The increase was driven by a higher intake in internship programmes aimed at addressing youth unemployment. The training budget is set to grow from R6 million in 2024/25 to R 6.5 million in the outer year. The department remains committed to delivering high-quality training and development to departmental employees, simultaneously creating employment opportunities for young people through internship programmes.

## 9.3 Reconciliation of structural changes

No changes.

## **ANNEXURES TO THE ESTIMATES OF PROVINCIAL REVENUE AND EXPENDITURE**

TABLE 8.17 SPECIFICATION OF RECEIPTS: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Tax receipts									
Sales of goods and services other than capital assets	442	420	591	321	321	108	335	350	366
Sale of goods and services produced by department (excluding capital assets)	442	420	591	321	321	108	335	350	366
Sales by market establishments	442	420	591	321	321	108	335	350	366
Interest, dividends and rent on land		2	43	378	378	241	395	413	432
Interest		2	43	378	378	241	395	413	432
Transactions in financial assets and liabilities	27 874	11 699	2 629	250	250	1 244	261	273	286
Total departmental receipts	28 316	12 121	3 263	949	949	1 593	991	1 036	1 084

TABLE 8.18: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Current payments	795 631	818 004	931 957	1 093 948	957 915	957 915	1 079 120	972 039	1 018 173
Compensation of employees	436 801	447 567	458 689	528 126	507 709	507 709	558 712	589 166	616 267
Salaries and wages	379 517	390 540	400 047	462 479	442 062	442 062	489 341	506 464	529 760
Social contributions	57 284	57 027	58 642	65 647	65 647	65 647	69 371	82 702	86 507
Goods and services	358 830	370 437	439 913	565 822	448 450	448 450	520 408	382 873	401 906
Administrative fees	713	9	9	428	98	98	147	167	175
Advertising	1 957	1 641	1 593	2 262	6 682	6 682	5 438	4 296	4 494
Minor assets		23	345	1 366	776	776	2 667	1 491	1 560
Audit cost: External	12 018	13 874	12 088	14 456	14 249	14 249	14 815	13 732	14 364
Bursaries: Employees	1 624	3 273	3 029	4 183	4 183	4 183	3 000	4 476	4 679
Catering: Departmental activities	100	116	725	950	1 900	1 900	1 171	1 077	1 127
Communication (G&S)	9 976	13 028	13 257	13 763	15 997	15 997	14 181	13 026	13 625
Computer services	5 755	5 795	11 979	13 770	8 787	8 787	8 382	2 971	3 108
Consultants and professional services: Business and advisory services	15 864	19 806	31 651	25 710	34 299	34 299	27 134	27 251	28 503
Legal services	7 312	5 691	9 114	14 341	16 341	16 341	14 391	11 961	12 511
Contractors	94 207	35 679	34 000	38 500	38 350	38 350	10 745	570	598
Agency and support / outsourced services	5 075	5 987	1 692	1 180	580	580	200	263	275
Fleet services (including government motor transport)	2 574	4 482	5 176	4 302	8 752	8 752	9 648	9 950	10 408
Consumable supplies	2 279	2 330	1 737	2 399	1 147	1 061	1 008	916	958
Consumable: Stationery, printin	706	542	728	1 286	726	812	944	656	686

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
g and office supplies									
Operating leases	52 300	55 366	77 240	156 634	59 184	59 184	92 710	116 986	124 747
Property payments	143 893	198 949	225 971	250 585	209 114	209 114	290 390	152 704	158 770
Travel and subsistence	468	1 316	1 131	3 300	2 737	2 737	2 336	2 418	2 528
Training and development	647	526	42	2 139	4 225	4 225	4 470	4 713	4 932
Operating payments	519	483	4 865	9 045	8 752	8 752	7 636	6 027	6 304
Venues and facilities	843	1 521	3 541	5 223	11 571	11 571	8 995	7 222	7 554
Transfers and subsidies	3 795 603	3 593 415	4 537 046	5 070 481	4 707 083	4 707 083	4 204 158	4 826 785	4 354 393
Households	3 795 603	3 593 415	4 537 046	5 070 481	4 707 083	4 707 083	4 204 158	4 826 785	4 354 393
Social benefits	3 012	2 290	2 149	2 079	2 079	2 079	2 172	2 269	2 373
Other transfers to households	3 792 591	3 591 125	4 534 897	5 068 402	4 705 004	4 705 004	4 201 986	4 824 516	4 352 020
Payments for capital assets	659 942	1 267 748	878 491	256 793	256 826	256 826	484 200	3 082	3 224
Machinery and equipment	602	5 055	6 836	7 273	7 495	7 495	6 200	3 042	3 182
Transport equipment									
Other machinery and equipment	602	5 055	6 836	7 273	7 495	7 495	6 200	3 042	3 182
Land and sub-soil assets	655 978	1 262 623	864 729	249 031	249 031	249 031	478 000		
Software and other intangible assets	3 362	70	26	489	300	300		40	42
Payments for financial assets		283	253						
Total economic classification	5 251 176	5 679 450	6 347 747	6 421 222	5 921 824	5 921 824	5 767 478	5 801 906	5 375 790

TABLE 8.19: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: ADMINISTRATION

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Current payments	540 164	517 476	541 758	686 245	589 817	551 849	662 251	677 303	709 880
Compensation of employees	211 011	217 414	225 693	279 793	260 376	260 376	295 497	302 338	316 245
Salaries and wages	181 902	188 239	195 458	244 281	224 864	224 864	258 480	255 395	267 143
Social contributions	29 109	29 175	30 235	35 512	35 512	35 512	37 017	46 943	49 102
Goods and services	329 153	300 062	284 666	406 452	329 434	291 466	366 754	374 965	393 635
Administrative fees	713	9	9	428	98	98	147	167	175
Advertising	1 957	1 641	1 593	2 262	6 454	6 454	5 038	3 943	4 124
Minor assets		23	345	1 366	776	776	2 667	1 491	1 560
Audit cost: External	12 018	13 874	12 088	14 456	14 249	14 249	14 815	13 732	14 364
Bursaries: Employees	1 624	3 273	3 029	4 183	4 183	4 183	3 000	4 476	4 679
Catering: Departmental activities	94	116	725	454	1 803	1 803	984	865	905
Communication (G&S)	9 976	13 028	13 257	13 763	15 997	15 997	14 181	13 026	13 625
Computer services	5 755	5 795	11 979	13 770	8 787	8 787	8 382	2 971	3 108
Consultants and professional services: Business and advisory services	14 650	19 667	29 817	20 389	20 679	17 176	23 955	23 820	24 914



R thousand	Outcome			Main appropriation	Adjusted appropriation 2023/24	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Legal services	7 312	5 691	9 114	14 341	16 341	16 341	14 391	11 961	12 511
Contractors	94 207	35 679	34 000	38 500	38 350	38 350	10 745	570	598
Agency and support / outsourced services			287						
Fleet services (including government motor transport)	2 574	4 482	5 176	4 302	8 752	8 752	9 648	9 950	10 408
Consumable supplies	2 279	2 330	1 737	2 305	1 127	1 041	1 008	916	958
Consumable: Stationery, printing and office supplies	706	542	728	1 286	726	812	944	656	686
Operating leases	52 300	55 366	71 495	156 634	59 184	59 184	92 710	116 986	124 747
Property payments	120 913	135 055	80 398	104 195	108 724	74 259	144 027	152 704	158 770
Travel and subsistence	66	961	751	676	1 270	1 270	969	878	918
Training and development	647	526	42	2 139	4 225	4 225	4 470	4 713	4 932
Operating payments	519	483	4 865	7 868	8 630	8 630	7 509	5 845	6 114
Venues and facilities	843	1 521	3 231	3 135	9 079	9 079	7 164	5 295	5 539
Transfers and subsidies	2 210	1 539	175 024	2 079	152 079	152 079	2 172	2 269	2 373
Households	2 210	1 539	175 024	2 079	152 079	152 079	2 172	2 269	2 373
Social benefits	2 210	1 539	2 024	2 079	2 079	2 079	2 172	2 269	2 373
Payments for capital assets	3 964	5 125	6 862	7 762	7 795	7 795	6 200	3 082	3 224
Machinery and equipment	602	5 055	6 836	7 273	7 495	7 495	6 200	3 042	3 182
Transport equipment									
Other machinery and equipment	602	5 055	6 836	7 273	7 495	7 495	6 200	3 042	3 182
Software and other intangible assets	3 362	70	26	489	300	300		40	42
Payments for financial assets		283	253						
Total economic classification	546 338	524 423	723 897	696 086	749 691	711 723	670 623	682 654	715 477

TABLE 8.20: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HOUSING NEEDS, RESEARCH AND PLANNING

R thousand	Outcome			Main appropriation	Adjusted appropriation 2023/24	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Current payments	13 772	13 493	16 007	24 694	22 718	22 718	22 532	23 690	24 778
Compensation of employees	12 538	13 333	14 904	16 928	16 928	16 928	17 689	18 482	19 332
Salaries and wages	11 107	11 848	13 256	14 846	14 846	14 846	15 513	16 208	16 953
Social contributions	1 431	1 485	1 648	2 082	2 082	2 082	2 176	2 274	2 379
Goods and services	1 234	160	1 103	7 766	5 790	5 790	4 843	5 208	5 446
Catering: Departmental activities	6			262	75	75	52	65	68
Consultants and professional services: Business and advisory services	1 214	139	784	5 029	3 620	3 620	2 874	3 112	3 255
Travel and subsistence	14	21	9	415	146	146	310	329	343
Operating payments				122	122	122	127	133	139
Venues and facilities			310	1 938	1 827	1 827	1 480	1 569	1 641
Transfers and subsidies		69							
Payments for capital assets									
Payments for financial assets									
Total economic classification	13 772	13 562	16 007	24 694	22 718	22 718	22 532	23 690	24 778

TABLE 8.21: PAYMENT AND ESTIMATES BY ECONOMIC CLASSIFICATION: HOUSING DEVELOPMENT

R thousand	Outcome			Main appropriation	Adjusted appropriation 2023/24	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Current payments	185 493	190 483	187 380	198 329	196 552	196 552	207 513	228 793	239 317
Compensation of employees	180 050	184 162	183 648	193 931	192 931	192 931	206 370	227 436	237 898
Salaries and wages	157 571	161 839	160 947	170 630	169 630	169 630	181 157	199 138	208 298
Social contributions	22 479	22 323	22 701	23 301	23 301	23 301	25 213	28 298	29 600
Goods and services	5 443	6 321	1 776	4 398	1 872	1 872	1 143	1 357	1 419
Catering: Departmental activities				165	22	22	56	64	67
Agency and support / outsourced services	5 075	5 987	1 405	1 180	580	580	200	263	275
Consumable supplies					20	20			
Travel and subsistence	368	334	371	1 998	1 250	1 250	887	981	1 026
Operating payments				1 055				49	51
Transfers and subsidies	3 692 660	3 522 166	4 239 423	5 018 402	4 505 004	4 505 004	4 201 986	4 824 516	4 352 020
Households	3 692 660	3 522 166	4 239 423	5 018 402	4 505 004	4 505 004	4 201 986	4 824 516	4 352 020
Social benefits	539	585	125						
Other transfers to households	3 692 121	3 521 581	4 239 298	5 018 402	4 505 004	4 505 004	4 201 986	4 824 516	4 352 020
Payments for capital assets	655 978	1 262 623	864 729	249 031	249 031	249 031	478 000		

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Buildings and other fixed structures									
Buildings									
Land and sub-soil assets	655 978	1 262 623	864 729	249 031	249 031	249 031	478 000		
Payments for financial assets									
Total economic classification	4 534 131	4 975 272	5 291 532	5 465 762	4 950 587	4 950 587	4 887 499	5 053 309	4 591 337

TABLE 8.22: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HOUSING ASSETS AND PROPERTY MANAGEMENT

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2020/21	2021/22	2022/23				2024/25	2025/26	2026/27
Current payments	56 202	96 552	186 812	184 680	148 828	186 796	186 824	42 253	44 198
Compensation of employees	33 202	32 658	34 444	37 474	37 474	37 474	39 156	40 910	42 792
Salaries and wages	28 937	28 614	30 386	32 722	32 722	32 722	34 191	35 723	37 366
Social contributions	4 265	4 044	4 058	4 752	4 752	4 752	4 965	5 187	5 426
Goods and services	23 000	63 894	152 368	147 206	111 354	149 322	147 668	1 343	1 406
Advertising					228	228	400	353	370
Catering: Departmental activities				69			79	83	87
Consultants and professional services: Business and advisory services			1 050	292	10 000	13 503	305	319	334
Consumable supplies				94					
Property payments	22 980	63 894	145 573	146 390	100 390	134 855	146 363		
Travel and subsistence	20			211	71	71	170	230	241
Venues and facilities				150	665	665	351	358	374
Transfers and subsidies	100 733	69 641	122 599	50 000	50 000	50 000			
Households	100 733	69 641	122 599	50 000	50 000	50 000			
Social benefits	263	97							
Other transfers to households	100 470	69 544	122 599	50 000	50 000	50 000			
Payments for capital assets			6 900						
Payments for financial assets									
Total economic classification	156 935	166 193	316 311	234 680	198 828	236 796	186 824	42 253	44 198