

VOTE 8

DEPARTMENT OF HUMAN SETTLEMENTS

To be appropriated by vote in 2025/26	R 5 728 727 000
Responsible MEC	MEC for Human Settlements
Administering Department	Department of Human Settlements
Accounting Officer	Head of Department

1. OVERVIEW

Vision

Spatially transformed and sustainable human settlements that prioritise security of tenure within the Gauteng City Region.

Mission

To lead and direct spatial transformation and the creation of integrated human settlements across Gauteng, through accelerated delivery of housing opportunities, ensuring equal access to socio-economic amenities and empowerment of all, including the designated groups.

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 (GDHuS) for the 7th term of the administration are 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 30 years in general and the preceding 7th 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 “spatial integration, human settlements and local government” and ranks 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 7th term of administration.

Core functions and responsibilities

The mandate of the GDHuS 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;
- Modernise the province's human settlements; and
- Consolidating and upscaling the development of mega human settlements is the strategic paradigm within which the GDHuS carries out its work.

Main services

Collectively, the following three outcomes of the department that are presented in the department's 5-year Strategic Plan, 2025/26-2029/30, support the sector specific strategic priorities that are reflected in the Medium-Term Development Plan (MTDP), namely:

- Enhanced delivery of human settlements through innovation and good governance;
- Increased access to integrated, sustainable, spatially transformed human settlements and liveable neighbourhoods; and
- Improved social justice through the promotion and protection of security of tenure for relevant housing stakeholders (beneficiaries, tenants and owners).

Below are the Strategic Priorities that are reflected in the MTDP that the department will be striving to contribute towards during the political cycle that started in May 2024:

- **Strategic Priority 1:** Inclusive growth and job creation.
- **Strategic Priority 2:** Reduce poverty and tackle the high cost of living.
- **Strategic Priority 3:** A capable, ethical and developmental state.

It is through the implementation of the following provincial priorities, among others, that the department will be able to make a meaningful and impactful contribution towards the ideals that the sector has boldly planned to achieve through its plans, which align with the strategic priorities spelt out above:

- 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:

There are five (5) strategic enablers that support the strategic priorities:

- Responsive policies and programmes;
- Strengthening implementation of policies and programmes;
- Adoption of an outcomes-oriented finance and funding model;
- improved monitoring, reporting and evaluation; and
- Realignment of the organisational functioning.

In addition to the above enablers, it is also critical to note the below as part of the enablers to help the department discharge its mandate better, whilst it remains responsive to the strategic priorities:

- 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;

- 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 Executive Committee (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.

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 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 which 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.”

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 7th term of governance. The key focus areas over the 2025 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

- Public Procurement Act (Act No. 28 of 2024).
- 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).
- Construction Industry Development Board Act (Act No. 38 of 2000).
- Public Finance Management Act (Act No. 1 of 1999).
- 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).
- 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 (2024/25)

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 several historical issues such as delivery of housing units and servicing of sites.

Rapid Land Release Programme (RLRP)

The department planned to release serviced erven to qualifying beneficiaries during the 4th quarter of the current financial year. The annual target of 100 percent has been set. 17.86 percent was achieved in 3rd Quarter, however with progress realised in this area it is expected that outputs will be realised during the 4th quarter of the financial year. The Department experienced challenges in meeting the targets due to low turnout by beneficiaries on allocation days. The Department is working over the weekends to reach beneficiaries that are unavailable during the week.

Breaking New Ground (BNG) Houses

A cumulative delivery of BNG houses as at the end of the 3rd quarter of 2024/25 was 5 332 (90 percent progress) BNG houses against an annual target of 5 914. The targets for the first three (3) quarters of the financial year were exceeded as the department was working towards ensuring that the annual targets are timeously addressed. The performance includes 64 households that received subsidies through FLISP (Finance Link Individual Subsidy Programme) by the end of the third quarter. The department surpassed the annual target of 30 set for FLISP for the financial year due to the indicator being demand-driven by nature.

Informal Settlements Upgrading

The informal settlements upgrading targets were set for the 3rd and 4th quarter of the financial year. Whilst implementation of milestones was underway, the indicators were not due for reporting by end of the second quarter. Completed activities under the programme include: 8 social compacts concluded against the annual target of 15. The department has concluded 9 feasibility studies for upgrading informal settlements against the annual target of 10. The department planned to provide 9 informal settlements with access to temporary municipal engineering services during the third and the fourth quarters, however, only 1 was achieved against the set target. To date a compact modular treatment plant has been installed and commissioned in Honningklip Portion 11 and 2 sites are in progress, namely Portion 80 Mulders drift and Soul City.

Title Deeds

The primary objective of the programme is to register new title deeds and hand them over to the rightful homeowners. During the 2024/25 financial year, 127 pre-1994 title deeds were registered against the annual target of 537. In contrast, 2 548 post-1994 title deeds were registered against the annual target of 6 847, 1 101 post-2014 and 1 240 new title deeds were registered against annual targets of 2 085 and 847, respectively. Challenges hampering the achievement of title deeds registrations include: The City Of Ekurhuleni (CoE) imposed a caveat on pre-and post-1994 transfers, which prevented transfers prior to approval by the municipality and in turn delayed the process of finalising title deeds registrations; rejection of the lodged draft deeds due to inadequate submissions by some municipalities; delays in the issuance of the POAs and the issuance of Section 118 (rates clearance certificates) by some municipalities i.e., City Of Johannesburg (CoJ), CoE and Emfuleni LM; and inadequate capacity to attend to submitted POAs and follow up on the outstanding section 118 certificates in the CoE. The department has requested the CoE to issue upliftment letters permitting the Deeds Office to go ahead with the transfers. Submission to the Deeds Office by CoE has now been ratified with the Deeds Registry. POAs have been submitted to

municipalities (CoJ, CoE and Emfuleni LM) for signing. A GDHuS official has been seconded to COE to assist with submitted drafts where there is outstanding POAs and issuance of rates clearance certificates.

Hostel Redevelopment

By the end of the 2nd quarter, six (100 per cent) departmentally owned JHB inner city hostels (i.e. George Goch, Jeppe, Denver, LTA, Murray and Roberts and MBA) received routine maintenance as planned. Furthermore, 4 detailed designs of alternative energy solutions were completed for the Inner-City Hostel Revitalisation.

Urban Renewal

Project activities completed within the sewer network upgrade project under the Bekkersdal URP include Excavation – 7,41; Water – 7,41; Sewer – 7,41; Roads Reinstatement - 0,83; Water yard connection – 442 overall and Sewer yard connection – 280 overall. The project was affected by work stoppages on site, by subcontractors demanding the main contractor to increase the subcontractor rates. Intervention was sought through the engagement of the Rand west Member of the Mayoral Committee (MMC) and the Project Steering Committee (PSC).

Beneficiary Management

The department also allocates completed and quality-assured housing units to approved beneficiaries. For the 2024/25 financial year, a target of 100 per cent of quality assured housing units allocated to approved beneficiaries was set. To date, 99,28 per cent of approved beneficiaries were allocated houses, equivalent to 2 920 of readily available housing units vs. 2 899 beneficiaries allocated. Some challenges experienced by the department in allocating housing units included decease of some beneficiaries earmarked for allocation. The department aims to allocate more houses in the 4th quarter to achieve 100 per cent of the target.

Serviced Sites Delivery

Against the annual target of 233 serviced sites, 115 was achieved as at the end of the third quarter. 5 809 stands were serviced with municipal engineering services, against an annual target of 6 921 stands. No challenges were experienced. The contractor was ahead of the works as some of the milestones were in progress at the end of the financial year. The reprioritisation of funds was undertaken utilising funds from underperforming projects.

Factors that hamper achievement of targets:

- 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 (2025/26)

The department will persist in fulfilling its mandate through the various programmes guided by its newly adopted 5-year strategic plan, APP's, the Human Settlements Development Grant (HSDG) and the Informal Settlements Upgrading Partnership Grant (ISUPG) business plans, 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 through the ISUPG as a funding mechanism, albeit amid a fiscally challenged environment.

Informal Settlements

In the 2025/26 financial year the programme will continue to deliver in various key areas and the following can be enumerated as its focus areas:

- Conclusion of 8 social compacts for the upgrading of informal settlements;
- Conducting 5 feasibility studies for informal settlements upgrading;
- Benefitting 5 informal settlements from temporary municipal engineering services and/or alternative technology; and
- Upgrading of 1 informal settlement to Phase 3.

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 8 263 title deeds in 2025/26, 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 use the Urban Settlements Development Grant (USDG) 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 2025/26, the department plans to deliver a total of 7 503 housing units, 31 serviced sites, and 4 982 municipal engineering services in respect of planned walk-up units.

Hostel Redevelopment

While the GDHuS is only directly responsible for 6 hostels (i.e., George Koch, LTA Rethabile, Denver, Jeppe, MBA, and Murray & Roberts) in the province, the department successfully conducted bulk infrastructure assessments for the 58 out of the 59 hostels in the province in 2023. This was in line with the prioritisation of hostel redevelopment, among other programmes, that seeks to upgrade hostels into habitable family units. 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 effected therein, including their daily maintenance and environment upkeep, ensuring that they are habitable.

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 2025/26. 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 2025/26, the department continues investing a considerable number of resources in the PDAs: 33% of the HSDG. Over the MTEF period, this investment is planned to increase by a 1 per cent.

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 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 and the MTDP. 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 business plan related to the HSDG. Land and subsoil receives an amount of R50 million from transfers and subsidies for the financial year 2025/26 and an amount of R64 million for the financial year 2026/27. Additionally, the budget for transfers and subsidies has been increased from R4.4 billion in 2024/25 to R4.7 billion in 2025/26 due to an increase in the allocation for the HSDG despite a reduced allocation in favour of the ISUPG and provincial earmarked allocations made available from the equitable share funding.

An amount of R186 million has been reprioritised from transfers and subsidies in programme 3 to goods and services and transfers and subsidies in programme 4 to cover maintenance and payment of rates and taxes for hostels in the financial year 2025/26. Furthermore, an amount of R100 million is received by programme 2 from programme 1 and 3 through reprioritisation from compensation of employees due to the implementation of the new structure as well as function shifts. Some of the funds were reprioritised towards areas experiencing budget pressures due to budget cuts. Areas that benefited from reprioritisation due to pressures are audit costs, computer services, contractors, fleet services and venues and facilities to support MEC outreach programmes, provide for the newly established MEC office and to realign budget with expenditure due to function shift from one programme to another. 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 aligned the Supply Chain Management policy with the Preferential Procurement Regulations of 2022. SCM policy has been revised in accordance with the new regulations, recommended by the Policy Review Committee towards the end of November 2023, and has been approved by the Accounting Officer on 24 January 2024.

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. The department has further revised the Procurement Policy to enforce procurement from the designated groups in February 2025. The Policy has been recommended by all the Policy review structures in the organisation and await the final approval by the Accounting Officer. 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 to contractors and PRT on all such projects from the procurement plan, using the existing framework agreements.

In relation to procurement, in the 2025/26 financial year the department intends to:

- Procure office accommodation for the regional offices (R67 million);
- Procurement of lap tops (R6 million);
- Procurement of security services to prevent land invasions (R5 million);
- Procure Cleaning services (R6 million);
- EDRMS (Electronic Document and Records Management Systems) (R4.9 million).

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		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Equitable share	981 752	1 295 028	1 217 400	941 129	1 052 274	1 052 274	902 979	941 023	974 787
Conditional grants	5 004 364	5 212 711	4 704 424	4 826 349	5 039 291	5 039 291	4 825 744	4 352 020	4 548 819
Total receipts	5 986 126	6 407 739	5 921 824	5 767 478	6 091 565	6 091 565	5 728 727	5 293 043	5 523 606

The equitable share and conditional grants are the main sources 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 2021/22 financial year, the department received an allocation of R6 billion that included additional funding amount of R100 million to pay for security services and accruals. The allocation increased to R6.4 billion in 2022/23 due to additional funding for augmenting pressures in the operational budget and the eradication of backlogs in the registration of title deeds. In the 2024/25 financial year, the department received a total allocation of R5.8 billion, comprising of R5 billion in conditional grants and R1 billion from the equitable share.

Over the 2025 MTEF, conditional grants allocation will amount to R13.7 billion, while the equitable share allocation will total R2.8 billion. 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 HSDG, 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 supported by 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 2025 MTEF period is expected to decrease from R5.7 billion in 2025/26 to R5.5 billion in 2027/28. Conditional grants will decrease from R4.8 billion in 2025/26 to R4.5 billion in 2027/28, while the equitable share funding increases from R903 million 2025/26 financial year to R975 million in 2027/28. Included in the allocation for the MTEF is funding made available by the province for the improvement of conditions of service (ICS).

The budget over the MTEF will support Outcomes 2.5 and 2.6 of the MTEF: "Expanded access to adequate and inclusionary housing" and "Equitable access to quality living and environments by ensuring provision to access to inclusionary human settlement opportunities, with a focus on townships, informal settlements, and hostel; optimisation of the use of land and rapid land release; and strengthening the delivery of bulk infrastructure and services.

6.2 Departmental receipts

TABLE 8.2: DEPARTMENTAL RECEIPTS: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Sales of goods and services other than capital assets	420	591	133	335	335	335	350	366	382
Interest, dividends and rent on land	2	43	19	395	25	395	30	33	35
Transactions in financial assets and liabilities	11 699	2 629	38 328	261	1 049	12 903	656	685	715
Total departmental receipts	12 121	3 263	38 480	991	1 409	13 633	1 036	1 084	1 132

The departments revenue is derived from employee parking tariffs, interest on overdue debt accounts, recoveries from previous years' expenditure and commissions. Revenue decreased from R12.1 million in 2021/22 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 R31 million in 2023/24 financial year from department of military veterans as a refund as well as a correction from the previous financial year 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. Revenue is adjusted upwards from R991 000 to R1.4 million during the adjustment budget period of 2024/25 due to contingent assets raised in the previous year and paid in the current year. The departments revenue is projected to increase from R1 million in 2025/26 to R1.1 million in the outer year, linked to Consumer Price Index (CPI).

6.3 Donor funding

N/A

7. PAYMENT SUMMARY

7.1 Key assumptions

The assumptions underpinning the department's 2025 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 2025 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	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
1. Administration	524 423	723 897	699 868	670 623	621 913	570 557	546 863	569 490	579 402
2. Housing Needs, Research And Planning	13 562	16 007	18 522	22 532	95 270	94 309	134 566	139 973	150 271
3. Housing Development	4 975 272	5 291 532	4 594 965	4 887 499	5 055 393	5 055 928	4 818 591	4 399 335	4 550 220
4. Housing Assets Management Property Management	166 193	316 311	184 563	186 824	318 989	318 989	228 707	184 245	243 713
Total payments and estimates	5 679 450	6 347 747	5 497 918	5 767 478	6 091 565	6 039 783	5 728 727	5 293 043	5 523 606

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	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Current payments	818 004	931 957	973 887	1 079 120	1 208 013	1 156 231	1 014 607	1 047 015	1 136 727
Compensation of employees	447 567	458 689	471 521	558 712	558 712	506 930	529 750	559 863	591 562
Goods and services	370 437	439 913	500 323	520 408	646 128	646 128	484 857	487 152	545 165
Interest and rent on land		33 355	2 043		3 173	3 173			
Transfers and subsidies to:									
Households	3 593 415	4 537 046	4 225 970	4 204 158	4 428 982	4 428 982	4 658 078	4 175 846	4 380 420
Payments for capital assets	1 267 748	878 491	298 046	484 200	454 570	454 570	56 042	70 182	6 459
Buildings and other fixed structures		6 900							
Machinery and equipment	5 055	6 836	5 961	6 200	6 200	6 200	6 042	6 182	6 459
Software and other intangible assets	70	26	7						
Payments for financial assets	283	253	15						
Total economic classification	5 679 450	6 347 747	5 497 918	5 767 478	6 091 565	6 039 783	5 728 727	5 293 043	5 523 606

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 R5.7 billion in the 2021/22 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 continued 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 expenditure for the 2023/24 financial year decreases from R6.3 billion to R5.5 billion due to compulsory budget reductions implementation related to conditional grants amounting to R659 million. This comprises the HSDG R519.7

million, ISUPG R138.7 million, and the 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 2025 MTEF, the department's overall budget decreases from an adjusted appropriation of R6.1 billion in 2024/25 to R5.7 billion in 2025/26 financial year mainly due to roll-overs related to the HSDG amounting to R68 million, ISUPG R145 to cater for commitments from the previous financial year and R2.1 million to cater for rates and taxes, water and lights for 5 provincial assets as well as an additional funding amount of R109 million to provide interim sanitation in informal settlements that were allocated during the adjustment budget of 2024/25. 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), 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 2025 MTEF is the conditional grants allocation consist of HSDG with R12.4 billion, ISUPG R1.3 billion and EPWP Integrated Grant from the National Department of Public Work with R1.2 million. The department's budget will further decrease from R5.7 billion in 2025/26 to R5.3 billion in 2026/27 due to the phasing out of the ISUPG grant. The increase from R5.3 billion from 2026/27 to R5.5 billion 2027/28 is linked to inflationary rates.

Programme 1: Administration: Expenditure increases from R524.4 million in 2021/22 to R723.9 million in the 2022/23 financial year due to relaxed Covid 19 restrictions improving the departments service delivery outreach programme. In 2023/24, expenditure in the programme is adjusted downwards from R723.9 million to R699.9 million due to reprioritisation of compensation of employees budget in favour of programme 3: Housing Develop to align the budget with the structure. Additionally, the programme received R53.6 million as follows: R52.5 million was received from programme 3 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 2025 MTEF is expected to decrease from R621.9 million in 2024/25 to R546.9 million in 2025/26 following the reprioritisation of the compensation of employee's budget to programme 2 due to implementation of the new organisational structure as well as a function shift in favour of programme 2. The increase from R546.9 million in 2025/26 to R579 million in the outer year of the MTEF will provide for the improvement of conditions of services. 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: Expenditure under this programme increased from R13.5 million to R18.5 million between 2021/22 and 2023/24. The increase in expenditure in the programme provided for the draft policy to guide the development of service sites, the research proposal on land acquisition and release as well as the Gauteng Human Settlements Spatial Master Plan to ensure an uninterrupted programme of providing government assisted housing. The budget for this programme increases from a main appropriation of R22.5 million in 2024/25 to an adjusted appropriation amount of R95.3 million due to the implementation of the new organisational structure as well as a function shift in favour of this programme. The increase from R134.6 million in 2025/26 to R150.3 million in the outer year will provide for the improvement of conditions of service and the MOU between the department and the University of Johannesburg (UJ) to establish a research centre to support masters and PhD students as well as to create a competitive edge for research and innovation. The assumption is that the research centre will drive innovation and technological advancements within the build environment.

Programme 3: Housing Development: Expenditure for the programme increased from R5 billion in 2021/22 financial year to R5.3 billion in 2022/23 financial year due to the completion of the registration process of issuing service certificates to beneficiaries occupying houses not approved on the Housing Subsidy System (HSS) which negatively impacted the registration of properties. Expenditure decreases from R5.3 billion in 2022/23 to R4.6 billion in 2023/24 and it provided for the purchase of land to deliver infrastructure related projects among other 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 R5 billion in 2024/25 financial year to R4.6 billion in 2027/28 financial year due to continued implementation of conditional grants budget cuts and the phasing out of the ISUPG. The budget will enable the department to deliver on Outcomes 2.5 and 2.6 of the MTDP: "Expanded access to adequate and inclusionary housing" and "Equitable access to quality living and environments by ensuring provision to access to inclusionary human settlement opportunities, with a focus on townships, informal settlements, and hostel; optimisation of the use of land and rapid land release; and strengthening the delivery of bulk infrastructure and services.

Programme 4: Housing Assets Management and Property Management: Under this programme, expenditure was R166.2 million in 2021/22. 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 to R186.8 million in the 2024/25 financial year 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 the programme is adjusted upwards during the adjustment budget of 2024/25 due to reprioritisation of R126 million of the HSDG budget from programme 3 to this programme in favour of property payments to provide for maintenance of state assets as well as payment of rates and taxes of these properties. Other factors that contributed to the increase of the budget are MEC outreach programmes, Rental Housing Tribunal board members fees and leave gratuity and injury on duty claims. Over the MTEF, the budget for the programme will increase from R228.7 million in 2025/26 to R243.7 million in 2027/28 to continue to provide for the maintenance of state assets, sectionalisation and transfer of flats, devolution of properties to municipalities and individual beneficiaries, update immovable assets and WIP Inventory register for all constructed RDP houses and payment of rates and taxes of these properties.

Expenditure under compensation of employees increases from R447.6 million in 2021/22 to R458.7 million in 2022/23. It further increases to R471.5 million in 2023/24 due to the improvement of conditions of services and the filling of critical vacant positions. The budget for compensation of employees decreases from R558.7 million in 2024/25 to R529.8 million in 2025/26 financial year due to budget cuts on the equitable share allocation of the department. Over the MTEF, the budget will increase from R529.8 million in 2025/26 to R591.6 million in the outer year. The increases over the period are mainly due to the inclusion of the ICS and the filling 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 R370.4 million in 2021/22 financial year to R439.9 million in 2022/23 financial year. The increase in expenditure was due to the relaxation of Covid-19 restrictions that allowed the department to improve the delivery of services to communities. In 2023/24 financial year, expenditure amounts to R500.3 million and the budget is adjusted upwards to R646.1 million in the adjustment budget of 2024/25 due to reprioritisation of the HSDG from transfers and subsidies to property payments to provide for the payment of rates and taxes of state assets. The budget for goods and services decreases from R646.1 million in 2024/25 to R484.8 in 2025/26 due to equitable share budget cuts and realignment to the approved business plan. Over the MTEF the budget for goods and services increases from R484.8 million in 2025/26 to R545.2 million in the outer year, due to the realignment of the budget, budget cuts, and the revised business plan.

Transfers and subsidies expenditure increased from R3.6 billion in 2021/22 to R4.5 billion in 2022/23 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 R4.4 billion in 2024/25 financial year to R4.6 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 a reduced allocation of the ISUPG over the MTEF.

Payment for capital assets expenditure decreases from R1.3 billion in 2021/22 to R878.5 million in 2022/23 financial year due to reprioritisation of the state assets maintenance budget to goods and services. Expenditure continued to decrease from R878.5 million in 2022/23 to R298 million in 2023/24 mainly to align with the business plan related to the conditional grants. The budget will further decline from R484.2 million in 2024/25 to R70.1 million in 2026/27 due to the revision of the business plan related to the HSDG and 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 2024/25	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Gauteng Partnership Fund	662 444	968 005	467 285	624 489	624 489	624 489	1 218 507	1 681 749	1 504 226
Total departmental transfers	662 444	968 005	467 285	624 489	624 489	624 489	1 218 507	1 681 749	1 504 226

The Gauteng Partnership Fund (GPF) facilitates the investment capital flow for 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 GDHuS donation. The GPF also receives interest from loans extended to borrowers. Transfers in favour of the entity increased from R662.4 million in the 2021/22 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 increase from R624.5 million in 2024/25 to R1.2 billion in the 2025/26 financial year. The increase is due to the revision of the business plan and to facilitate the delivery of mega projects across the province. Over the MTEF, the department will transfer a total of R4.4 billion in favour of GPF.

7.5.2 Transfers to other entities

N/A.

7.5.3 Transfers to local government

TABLE 8.6 SUMMARY OF DEPARTMENTAL TRANSFERS TO LOCAL GOVERNMENT BY CATEGORY

R thousand	Outcome			Main appropriation	Adjusted appropriation 2024/25	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Category A	64 562	196 088	12 045	12 045					
Category B	160 354	238 343	211 701	70 000	28 000	28 000	112 041	40 000	48 000
Total departmental transfers	224 916	434 431	223 746	82 045	28 000	28 000	112 041	40 000	48 000

Transfers to local government increased from R224.9 million to R434.4 million between 2021/22 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 revised downwards from R434.4 million in 2022/23 financial year to R223.7 million in 2023/24 financial year. 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 the areas, which do not receive funding from the USDG. The funding is provided for these targeted areas to unblock development bottlenecks. Transfers to local government increases from R28 million in 2024/25 to R112 million in 2025/26 due to budget cuts under the conditional grants implemented in the financial year 2024/25 as a second adjustment. Over the MTEF, the budget for transfers decreases from R112 million in 2025/26 to R48 million in the outer year of the MTEF due to continuous implementation of budget cuts under the ISUPG. Transfers budgeted for will facilitate delivery of housing unit and infrastructure upgrades. Over the MTEF, transfers to local government will amount to R200 million.

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 Plans;
- 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		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
1. Office of the MEC							13 467	13 374	13 977
2. Corporate Services	524 423	723 897	699 868	670 623	621 913	570 557	553 396	556 116	565 425
Total payments and estimates	524 423	723 897	699 868	670 623	621 913	570 557	546 863	569 490	579 402

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		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Current payments	517 476	541 758	542 003	662 251	614 141	563 071	538 852	561 235	570 777
Compensation of employees	217 414	225 693	232 348	295 497	260 346	208 564	218 338	233 206	243 073
Goods and services	300 062	284 666	309 361	366 754	350 622	351 334	320 514	328 029	327 704
Transfers and subsidies to:									
Households	1 539	175 024	151 882	2 172	1 572	1 286	1 969	2 073	2 166
Households	1 539	175 024	151 882	2 172	1 572	1 286	1 969	2 073	2 166
Payments for capital assets	5 125	6 862	5 968	6 200	6 200	6 200	6 042	6 182	6 459
Machinery and equipment	5 055	6 836	5 961	6 200	6 200	6 200	6 042	6 182	6 459
Software and other intangible assets	70	26	7						
Payments for financial assets	283	253	15						
Total economic classification	524 423	723 897	699 868	670 623	621 913	570 557	546 863	569 490	579 402

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 R524.4 million in the 2021/22 financial year to R723.9 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, expenditure decreased from R723.9 million in the previous year to R699.9 million due to once-off additional funding allocated in 2022/23 for office accommodation and records management. During the 2024/25 financial year, the budget for the programme is adjusted downwards during the adjustment from R670.6 million to R621.9 million due to the implementation of the new structure where the budget from the programme followed expenditure and function to other programmes. Funding received by the programme provided for: MEC outreach programmes, tariff increases in respect of municipal services, and escalation of cleaning services costs.

The budget over the 2025 MTEF is expected to increase from R546.9 million in 2025/26 to R579.4 million in the outer year. The increase is mainly due to additional funding relating to the (ICS) throughout the MTEF period. 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 support services to the department.

Expenditure under compensation of employees increased from R217.4 million to R232.3 million between 2021/22 and 2023/24, mainly to cater for improved conditions of employment and, to a lesser degree the filling of vacant funded positions.

For the period 2024/25, the budget decreases from R295.5 million in the main budget to R260.3 million during the adjustments budget process, stemming from the reprioritisation of R35 million from this programme's compensation of employees to programme 2 due to the implementation of then new organisational structure as well as a function shift. The budget increases from R218.3 million in 2025/26 to R243 million in 2027/28 financial year, primarily attributed to improved conditions of employment and the fulfilment of wage agreements. The personnel budget, throughout the 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 decreases from R300 million in 2021/22 financial year to R284.7 million in 2022/23 financial year. The main drivers of expenditure included payment of rates and taxes, security services, operating leases and legal services. In 2024/25 the budget is set at R366.7 million before being adjusted downwards to R350.6 million in the adjustment budget due to non-availability of office space, remote working arrangements, as well as functions shifts to other programmes. The budget for goods and services increases from R320 million in 2025/26 to R327.7 million in the outer year linked to inflationary rates (CPI). The decreases in the budget over the seven-year horizon for goods and services are mainly informed by continuous restructuring of the departments goods and services budget. The restructuring is done to address pressure as a result of increased costs of operations, continuous implementation of compulsory equitable budget cuts and cost containment implementation.

The programme's transfers and subsidies item incurred once-off expenditure of R173 million and R150 million in 2022/23 and 2023/24 financial years respectively to provide for interim sanitation in informal settlements across the province. The budget under transfers and subsidies over the MTEF will provide for leave gratuity and injury on duty and it increases from R2 million in 2025/26 financial year to R2.2 million in the outer year of the MTEF.

Over the 2025 MTEF, R18.7 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		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
1. Administration	9 560	10 505	12 644	11 929	11 131	11 131	834	877	917
2. Policy	2 437	2 908	3 084	5 306	5 306	5 306	11 204	11 291	11 798
3. Planning	1 565	2 594	2 794	5 297	78 833	77 872	122 528	127 805	137 556
Total payments and estimates	13 562	16 007	18 522	22 532	95 270	94 309	134 566	139 973	150 271

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		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Current payments	13 493	16 007	18 522	22 532	94 970	94 009	134 466	139 873	150 166
Compensation of employees	13 333	14 904	17 244	17 689	87 340	87 340	118 482	124 332	133 927
Goods and services	160	1 103	1 278	4 843	7 630	6 669	15 984	15 541	16 239
Transfers and subsidies to:									
Households	69				300	300	100	100	105
Households	69				300	300	100	100	105
Payments for capital assets									
Payments for financial assets									
Total economic classification	13 562	16 007	18 522	22 532	95 270	94 309	134 566	139 973	150 271

Expenditure under this programme increased from R13.6 million in 2021/22 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 expenditure for this programme increased to R18.5 million and it provided for the development and implementation of policies to achieve strategic objectives and alignment and compliance with regulatory environment. During the adjustment budget of 2024/25 financial year, the budget for the programme increases from a main budget of R22.5 million to an adjusted budget of R95.3 million due to an increase in the budget for compensation of employees because of the implementation of the newly approved organisational structure. The new organisational structure necessitated shifting of certain functions from other programmes to this programme. Over the MTEF, the budget for the programme increases from R134.6 million in 2025/26 financial year to R150.3 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 and make provision for the MOU between University of Johannesburg and GDHuS for the establishment of a Research Centre to support masters and PhD students as well as to create a competitive edge for research and innovation. The assumption is that the research centre will drive innovation and technological advancements within the build environment.

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	2024/25	2025/26	2026/27	2027/28
	RESEARCH			
Number of Human Settlements research reports completed	1 Research Report completed	2 Research Reports completed	2 Research Reports completed	2 Research Reports completed
	POLICY			
Number of Gauteng Department of Human Settlements policies developed	1 Policies developed	1 Policy developed	1 Policy developed	1 Policy developed
	PLANNING			
Project Pipeline updated annually	Project Pipeline updated	Project Pipeline updated	Project Pipeline updated	Project Pipeline updated
Percentage of investment of the total Human Settlements allocation in PDAs	32%	33%	34%	35%

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		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
1. Administration	191 068	187 505	438 799	207 513	289 213	289 657	154 232	161 862	172 279
2. Financial Interventions	190 348	311 058	104 053	604 326	548 741	548 832	162 112	206 906	158 490
3. Incremental Interventions	4 593 856	4 792 969	4 052 113	4 075 660	4 217 439	4 217 439	4 502 247	4 030 567	4 219 451
Total payments and estimates	4 975 272	5 291 532	4 594 965	4 887 499	5 055 393	5 055 928	4 818 591	4 399 335	4 550 220

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		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Current payments	190 483	187 380	278 799	207 513	180 013	180 262	154 132	161 762	172 175
Compensation of employees	184 162	183 648	185 652	206 370	178 870	178 870	152 020	159 533	169 845
Goods and services	6 321	1 776	91 398	1 143	1 143	1 392	2 112	2 229	2 330
Transfers and subsidies to:	3 522 166	4 239 423	4 024 088	4 201 986	4 427 010	4 427 296	4 614 459	4 173 573	4 378 045
Households	3 522 166	4 239 423	4 024 088	4 201 986	4 427 010	4 427 296	4 614 459	4 173 573	4 378 045
Payments for capital assets	1 262 623	864 729	292 078	478 000	448 370	448 370	50 000	64 000	
Land and sub-soil assets	1 262 623	864 729	292 078	478 000	448 370	448 370	50 000	64 000	
Payments for financial assets									
Total economic classification	4 975 272	5 291 532	4 594 965	4 887 499	5 055 393	5 055 928	4 818 591	4 399 335	4 550 220

The programme constitutes the majority share of the department's budget and expenditure accounting for about 85 per cent for 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 R5 billion in 2021/22 financial year to R5.3 billion in the 2022/23 financial year due to the completion of the registration process of issuing service certificates to beneficiaries occupying houses not approved on the Housing Subsidy System (HSS) which negatively impacted the registration of properties. Expenditure decreases from R5.3 billion in 2022/23 to R4.6 billion in 2023/24 due to implementation of budget cuts related to the HSDG. Expenditure for the period provided for the purchase of land to deliver infrastructure related projects among other projects. 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 increase in the budget for the programme from R4.9 billion to R5 billion in 2024/25 financial year is informed by additional funding received during the adjustment budget period for provision of interim sanitation services in informal settlements, a programme housed within this programme.

The budget over the MTEF will enable the department to deliver on Outcomes 2.5 and 2.6 of the MTDP: "Expanded access to adequate and inclusionary housing" and "Equitable access to quality living and environments by ensuring provision to access to inclusionary human settlement opportunities, with a focus on townships, informal settlements, and hostels; optimisation of the use of land and rapid land release; and strengthening the delivery of bulk infrastructure and services. The budget for the programme decreases from R5 billion in 2024/25 to R4.8 billion in 2025/26, due to once-off additional funding received during the 2024/25 financial year as well as the continued reduction and phasing out of the ISUPG. It is against this background that the budget for the programme will further decrease from R4.8 billion in 2025/26 to R4.6 billion in 2027/28. The conditional grant allocation will assist in reducing the housing backlog, implementation of Mega Projects, and the acceleration of the land release programme.

Included in the budget for the programme is an EPWP grant amount of R1.2 million in 2025/26 for job creation initiatives. For the financial year 2025/26 the programme plans to deliver a total of 7 503 housing opportunities.

SERVICE DELIVERY MEASURES

PROGRAMME 3: HOUSING DEVELOPMENT

Programme performance measures	Estimated performance	Medium-term estimates		
	2024/25	2025/26	2026/27	2027/28
Number of subsidies disbursed through First Home Finance (FHF)	30	30	10	10
Number of hectares of well- located land acquired for human settlements development	200 ha	200 ha	200ha	200ha
Percentage of serviced erven released to beneficiaries as per the Land Release Programme	New Indicator	100%	100%	100%
Number of Hostels Renovated (Major Repairs)	New Indicator	5	5	0
Number of hostels provided with routine maintenance	6	6	6	6
Number of Social compacts concluded with communities	15	8	8	8
Number of feasibility studies completed for upgrading informal settlements	10	5	3	5
Number of Informal settlements benefitted from temporary municipal engineering services	9	5	5	8
Number of informal settlements completed to Phase 1	New Indicator	1	2	2
Number of informal settlements completed to Phase 2	New Indicator	1	2	2
Number of informal settlements completed to Phase 3	1	1	3	0
Number of Municipal Engineering Services installed for planned walk-up units	5 091	5 013	2 493	1 911
Number of subsidy housing projects enrolled with the NHBRC	8	8	8	8
Number of work opportunities created through Human Settlements Development Grant and the Expanded Public Works	4 000	2 579	2 837	3 121

Programme Incentive Grant (Unskilled Labour)				
Number of work opportunities created through Human Settlements Development Grant (Skilled Labour)	500	750	850	1 000

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 disposal 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		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
1. Administration	32 755	34 444	37 172	40 461	45 878	45 878	67 318	69 698	72 835
2. Sales And Transfer Of Housing Properties	69 544	122 599	50 000						
3. Housing Properties Maintenance	63 894	159 268	97 391	146 363	273 111	273 111	161 389	114 547	170 878
Total payments and estimates	166 193	316 311	184 563	186 824	318 989	318 989	228 707	184 245	243 713

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		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Current payments	96 552	186 812	134 563	186 824	318 889	318 889	187 157	184 145	243 609
Compensation of employees	32 658	34 444	36 277	39 156	32 156	32 156	40 910	42 792	44 717
Goods and services	63 894	152 368	98 286	147 668	286 733	286 733	146 247	141 353	198 892
Transfers and subsidies to:	69 641	122 599	50 000		100	100	41 550	100	104
Non-profit institutions									
Households	69 641	122 599	50 000		100	100	41 550	100	104
Payments for capital assets		6 900							
Buildings and other fixed structures		6 900							
Payments for financial assets									
Total economic classification	166 193	316 311	184 563	186 824	318 989	318 989	228 707	184 245	243 713

Programme expenditure was R166.2 million in 2021/22 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 increases from R186.8 million in 2024/25 main budget to an adjusted budget of R319 million due to the realignment of conditional grants budgets with the business plan i.e. an amount of R125.8 million was received by the programme from programme 3 as a virement to augment the budget for property payments to provide for the maintenance of state-owned assets and payment of rates and taxes for these properties. The budget will decrease to R228.7 million in 2025/26 and grow with inflationary rates to R243.7 million in the outer year of the MTEF. The decrease is due to 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, sectionalisation and transfer of flats and devolution of properties to municipalities/transferred to individual beneficiaries, update immovable assets and WIP inventory register for all constructed RDP houses including payment of rates and taxes of these properties.

SERVICE DELIVERY MEASURES

PROGRAMME 4: HOUSING ASSETS AND PROPERTY MANAGEMENT

Programme performance measures	Estimated performance	Medium-term estimates		
	2024/25	2025/26	2026/27	2027/28
Number of title deeds registered	10 316 (consolidated)	8 623	8 858	9 932
Percentage of residential rental housing disputes resolved by the Rental Housing Tribunal	70% of received cases resolved	70% of received cases resolved	70% of received cases resolved	70% of received cases resolved
Number of ownership disputes resolved in respect of pre- 1994 title deeds backlog	60	60	60	55

9. OTHER PROGRAMME INFORMATION

9.1 Personnel numbers and costs

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

R thousands	Actual			Revised estimate			Medium-term expenditure estimate						Average annual growth over MTEF						
	2021/22		2022/23	2023/24		2024/25		2025/26		2026/27		2027/28		2024/25 - 2027/28					
	Personnel numbers ¹	Costs	Personnel numbers ¹	Costs	Personnel numbers ¹	Costs	Additional posts	Personnel numbers ¹	Costs	Personnel numbers ¹	Costs	Personnel numbers ¹	Costs	Personnel growth rate	Costs growth rate	% Costs of Total			
Salary level																			
1 – 6	432	215 115	432	219 265	432	167 474	4	245	117 521	245	124 160	245	131 097	245	139 999	0%	6.0%	23.4%	
7 – 10	260	12 236	260	14 386	260	117 551	4	221	135 506	221	140 261	221	151 495	221	161 816	0%	6.1%	26.9%	
11 – 12	154	186 502	154	189 424	154	108 785	9	161	172 453	161	180 214	161	188 324	161	196 798	0%	4.5%	33.7%	
13 – 16	53	33 714	53	35 614	53	77 711	4	54	78 437	54	81 966	54	85 654	54	89 509	0%	4.5%	15.3%	
Other							41	41	3 014	41	3 150	41	3 292	41	3 440	0%	4.5%	0.6%	
Total	899	447 567	899	458 689	899	471 521	701	21	722	506 930	722	529 750	722	559 863	722	591 562	–	5.3%	100.0%
Programme																			
1. Housing Needs, Research And Planning	443	217 414	443	225 693	443	232 348	304	6	310	247 526		258 674	310	276 587	310	295 538	0%	6.1%	49.3%
2. Housing Development	36	13 333	36	14 904	36	17 244	181	–	181	90 796		94 882	181	99 152	181	103 615	0%	4.5%	17.8%
3. Housing Assets Management Property Management	267	184 162	267	183 648	267	185 652	145	15	160	128 491		134 274	160	140 318	160	146 632	0%	4.5%	25.1%
4. Housing Needs, Research And Planning	153	32 658	153	34 444	153	36 277	71	–	71	40 116		41 920	71	43 806	71	45 777	0%	4.5%	7.8%
Total	899	447 567	899	458 689	899	471 521	701	21	722	506 930	722	529 750	722	559 863	722	591 562	0%	5.3%	100.0%

Personnel costs increased from R447.6 million in 2021/22 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 R529.8 million in 2025/26 financial year to R591.6 million in the 2027/28 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	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Number of staff	899	899	899	722	722	1 355	722	722	722
Number of personnel trained	300	300	250	250	250	250	250	250	250
of which									
Male	140	140	100	100	100	100	100	100	100
Female	160	160	150	150	150	150	150	150	150
Number of training opportunities	40	40	40	18	18	18	18	18	18
of which									
Tertiary	12	12	12	10	10	10	10	10	10
Workshops	20	8	8	3	3	3	3	3	3
Seminars	4	3	3	3	3	3	3	3	3
Other	4	2	2	2	2	2	2	2	2
Number of bursaries offered	125	104	120	110	110	110	115	115	115
Number of interns appointed	50	36	36	56	56	56	34	34	34
Number of learnerships appointed	10								
Number of days spent on training	160	60	60	80	80	80	90	90	90
Payments on training by programme	3 799	5 419	5 875	6 070	6 070	6 070	6 313	6 532	6 826

The budget allocation for training and development is 1 per cent of the total compensation of employee's budget. Transformation of the GDHuS 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 2025 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 R3.8 million in 2021/22 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 6.8 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		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Tax receipts									
Sales of goods and services other than capital assets	420	591	133	335	335	335	350	366	382
Sale of goods and services produced by department (excluding capital assets)	420	591	133	335	335	335	350	366	382
Sales by market establishments	420	591	133	335	335	335	350	366	382
Transfers received from:									
Fines, penalties and forfeits									
Interest, dividends and rent on land	2	43	19	395	25	395	30	33	35
Interest	2	43	19	395	25	395	30	33	35
Sales of capital assets									
Other capital assets									
Transactions in financial assets and liabilities	11 699	2 629	38 328	261	1 049	12 903	656	685	715
Total departmental receipts	12 121	3 263	38 480	991	1 409	13 633	1 036	1 084	1 132

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

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Current payments	818 004	931 957	973 887	1 079 120	1 208 013	1 156 231	1 014 607	1 047 015	1 136 727
Compensation of employees	447 567	458 689	471 521	558 712	558 712	506 930	529 750	559 863	591 562
Salaries and wages	390 540	400 047	409 780	489 341	492 341	440 559	448 064	470 221	497 886
Social contributions	57 027	58 642	61 741	69 371	66 371	66 371	81 686	89 642	93 676
Goods and services	370 437	439 913	500 323	520 408	646 128	646 128	484 857	487 152	545 165
Administrative fees	9	9	6	147	10	10	27	30	31
Advertising	1 641	1 593	6 205	5 438	4 703	4 703	4 496	4 496	4 496
Minor assets	23	345	117	2 667	1 616	1 616	1 491	1 560	1 630
Audit costs: External	13 874	12 088	13 526	14 815	17 767	17 767	16 232	14 864	15 533
Bursaries: Employees	3 273	3 029	3 078	3 000	3 000	3 000	4 476	4 679	4 890
Catering: Departmental activities	116	725	2 102	1 171	2 806	2 806	2 806	1 889	1 889
Communication (G&S)	13 028	13 257	12 890	14 181	11 181	11 181	10 026	10 026	10 026
Computer services	5 795	11 979	1 946	8 382	9 182	9 182	10 971	9 108	9 518
Consultants: Business and advisory services	19 806	31 651	21 578	27 134	26 680	26 680	66 584	40 790	42 626
Contractors	35 679	34 000	50 036	10 745	20 714	20 714	3 570	3 598	3 760
Agency and support/outsourced services	5 987	1 692	177	200	200	200	312	324	339
Fleet services (including government motor transport)	4 482	5 176	9 460	9 648	7 648	7 648	10 950	10 408	10 876

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Consumable supplies	2 330	1 737	1 544	1 008	908	908	2 231	1 573	1 643
Consumables: Stationery, printing and office supplies	542	728	885	944	3 081	3 081	756	756	756
Operating leases	55 366	77 240	52 984	92 710	82 537	82 537	92 886	110 360	115 326
Property payments	198 949	225 971	300 509	290 390	409 283	409 283	213 025	233 024	281 436
Travel and subsistence	1 316	1 131	1 342	2 336	3 321	3 321	2 948	2 948	2 948
Training and development	526	42	758	4 470	4 470	4 470	4 643	4 842	5 060
Operating payments	483	4 865	6 656	7 636	8 998	8 998	7 704	7 004	7 004
Venues and facilities	1 521	3 541	9 231	8 995	13 632	13 632	13 362	13 362	13 348
Interest and rent on land		33 355	2 043		3 173	3 173			
Transfers and subsidies	3 593 415	4 537 046	4 225 970	4 204 158	4 428 982	4 428 982	4 658 078	4 175 846	4 380 420
Households	3 593 415	4 537 046	4 225 970	4 204 158	4 428 982	4 428 982	4 658 078	4 175 846	4 380 420
Social benefits	2 290	2 149	1 882	2 172	2 172	1 972	2 269	2 373	2 479
Other transfers to households	3 591 125	4 534 897	4 224 088	4 201 986	4 426 810	4 427 010	4 655 809	4 173 473	4 377 941
Payments for capital assets	1 267 748	878 491	298 046	484 200	454 570	454 570	56 042	70 182	6 459
Machinery and equipment	5 055	6 836	5 961	6 200	6 200	6 200	6 042	6 182	6 459
Transport equipment									
Other machinery and equipment	5 055	6 836	5 961	6 200	6 200	6 200	6 042	6 182	6 459
Land and sub-soil assets	1 262 623	864 729	292 078	478 000	448 370	448 370	50 000	64 000	
Software and other intangible assets	70	26	7						
Payments for financial assets	283	253	15						
Total economic classification	5 679 450	6 347 747	5 497 918	5 767 478	6 091 565	6 039 783	5 728 727	5 293 043	5 523 606

TABLE 8.19: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: ADMINISTRATION

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Current payments	517 476	541 758	542 003	662 251	614 141	563 071	538 852	561 235	570 777
Compensation of employees	217 414	225 693	232 348	295 497	260 346	208 564	218 338	233 206	243 073
Salaries and wages	188 239	195 458	200 162	258 480	232 329	180 547	186 395	194 104	202 211
Social contributions	29 175	30 235	32 186	37 017	28 017	28 017	31 943	39 102	40 862
Goods and services	300 062	284 666	309 361	366 754	350 622	351 334	320 514	328 029	327 704
Administrative fees	9	9	6	147	10	10	27	30	31
Advertising	1 641	1 593	5 977	5 038	4 103	4 103	3 743	3 726	3 691
Minor assets	23	345	117	2 667	1 616	1 616	1 491	1 560	1 630
Audit costs: External	13 874	12 088	13 526	14 815	17 767	17 767	16 232	14 864	15 533
Bursaries: Employees	3 273	3 029	3 078	3 000	3 000	3 000	4 476	4 679	4 890
Catering: Departmental activities	116	725	2 099	984	2 191	2 191	1 870	947	905
Communication (G&S)	13 028	13 257	12 890	14 181	11 181	11 181	10 026	10 026	10 026

R thousand	Outcome			Main appropriation	Adjusted appropriation 2024/25	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Computer services	5 795	11 979	1 946	8 382	9 182	9 182	10 971	9 108	9 518
Consultants: Business and advisory services	19 667	29 817	21 578	23 955	12 180	12 180	4 754	4 481	4 683
Contractors	35 679	34 000	50 036	10 745	20 714	20 714	3 570	3 598	3 760
Agency and support/outsource d services		287							
Fleet services (including government motor transport)	4 482	5 176	9 460	9 648	7 648	7 648	10 950	10 408	10 876
Consumable supplies	2 330	1 737	802	1 008	908	908	2 231	1 573	1 644
Consumables: Stationery, printing and office supplies	542	728	885	944	3 081	3 081	756	756	756
Operating leases	55 366	71 495	52 984	92 710	82 537	82 537	92 886	110 360	115 326
Property payments	135 055	80 398	113 038	144 027	136 172	136 172	123 602	118 477	110 558
Travel and subsistence	961	751	893	969	1 976	1 976	1 173	1 051	965
Training and development	526	42	758	4 470	4 470	4 369	4 643	4 842	5 060
Operating payments	483	4 865	6 656	7 509	7 971	7 971	6 855	6 091	6 050
Venues and facilities	1 521	3 231	7 339	7 164	9 524	10 337	9 297	9 941	9 773
Interest and rent on land		31 399	294		3 173	3 173			
Transfers and subsidies	1 539	175 024	151 882	2 172	1 572	1 286	1 969	2 073	2 166
Households	1 539	175 024	151 882	2 172	1 572	1 286	1 969	2 073	2 166
Social benefits	1 539	2 024	1 882	2 172	1 572	1 286	1 969	2 073	2 166
Payments for capital assets	5 125	6 862	5 968	6 200	6 200	6 200	6 042	6 182	6 459
Machinery and equipment	5 055	6 836	5 961	6 200	6 200	6 200	6 042	6 182	6 459
Transport equipment									
Other machinery and equipment	5 055	6 836	5 961	6 200	6 200	6 200	6 042	6 182	6 459
Software and other intangible assets	70	26	7						
Payments for financial assets	283	253	15						
Total economic classification	524 423	723 897	699 868	670 623	621 913	570 557	546 863	569 490	579 402

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

R thousand	Outcome			Main appropriation	Adjusted appropriation 2024/25	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Current payments	13 493	16 007	18 522	22 532	94 970	94 009	134 466	139 873	150 166
Compensation of employees	13 333	14 904	17 244	17 689	87 340	87 340	118 482	124 332	133 927
Salaries and wages	11 848	13 256	15 502	15 513	71 664	71 664	102 224	108 818	117 715
Social contributions	1 485	1 648	1 742	2 176	15 676	15 676	16 258	15 514	16 212
Goods and services	160	1 103	1 278	4 843	7 630	6 669	15 984	15 541	16 239
Advertising					200	200	200	200	209
Catering: Departmental activities			3	52	546	546	555	558	582

Consultants: Business and advisory services	139	784		2 874	1 535	1 535	10 411	10 496	10 968
Consumable supplies									
Operating payments				127	1 027	1 027	504	568	593
Venues and facilities		310	1 228	1 480	4 038	3 077	3 705	3 061	3 199
Transfers and subsidies	69				300	300	100	100	105
Social benefits	69				300	300	100	100	105
Payments for capital assets									
Payments for financial assets									
Total economic classification	13 562	16 007	18 522	22 532	95 270	94 309	134 566	139 973	150 271

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

R thousand	Outcome			Main appropriation	Adjusted appropriation 2024/25	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Current payments	190 483	187 380	278 799	207 513	180 013	180 262	154 132	161 762	172 175
Compensation of employees	184 162	183 648	185 652	206 370	178 870	178 870	152 020	159 533	169 845
Salaries and wages	161 839	160 947	162 118	181 157	161 157	161 157	123 722	129 933	138 913
Social contributions	22 323	22 701	23 534	25 213	17 713	17 713	28 298	29 600	30 932
Goods and services	6 321	1 776	91 398	1 143	1 143	1 392	2 112	2 229	2 330
Catering: Departmental activities				56	56	56	364	367	384
Agency and support/outsourc ed services	5 987	1 405	177	200	200	200	312	324	339
Consumable supplies			742						
Training and development						101			
Operating payments							300	300	314
Venues and facilities						148	360	360	375
Transfers and subsidies	3 522 166	4 239 423	4 024 088	4 201 986	4 427 010	4 427 296	4 614 459	4 173 573	4 378 045
Households	3 522 166	4 239 423	4 024 088	4 201 986	4 427 010	4 427 296	4 614 459	4 173 573	4 378 045
Social benefits	585	125			200	286	100	100	104
Other transfers to households	3 521 581	4 239 298	4 024 088	4 201 986	4 426 810	4 427 010	4 614 359	4 173 473	4 377 941
Payments for capital assets	1 262 623	864 729	292 078	478 000	448 370	448 370	50 000	64 000	
Land and sub-soil assets	1 262 623	864 729	292 078	478 000	448 370	448 370	50 000	64 000	
Payments for financial assets									
Total economic classification	4 975 272	5 291 532	4 594 965	4 887 499	5 055 393	5 055 928	4 818 591	4 399 335	4 550 220

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

R thousand	Outcome			Main appropriation	Adjusted appropriation 2024/25	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Current payments	96 552	186 812	134 563	186 824	318 889	318 889	187 157	184 145	243 609
Compensation of employees	32 658	34 444	36 277	39 156	32 156	32 156	40 910	42 792	44 717

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Salaries and wages	28 614	30 386	31 998	34 191	27 191	27 191	35 723	37 366	39 047
Social contributions	4 044	4 058	4 279	4 965	4 965	4 965	5 187	5 426	5 670
Goods and services	63 894	152 368	98 286	147 668	286 733	286 733	146 247	141 353	198 892
Advertising			228	400	400	400	553	570	596
Catering: Departmental activities				79	13	13	17	17	18
Consultants: Business and advisory services		1 050		305	12 965	12 965	51 419	25 813	26 975
Operating payments							45	45	47
Venues and facilities			664	351	70	70			1
Transfers and subsidies	69 641	122 599	50 000		100	100	41 550	100	104
Households	69 641	122 599	50 000		100	100	41 550	100	104
Social benefits	97				100	100	100	100	104
Other transfers to households	69 544	122 599	50 000				41 450		
Payments for capital assets		6 900							
Payments for financial assets									
Total economic classification	166 193	316 311	184 563	186 824	318 989	318 989	228 707	184 245	243 713

TABLE 8.23: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HUMAN SETTLEMENTS DEVELOPMENT GRANT PROGRAMME 3

R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Transfers and subsidies	3 885 252	3 964 494	3 606 186	3 269 570	3 269 570	3 269 570	3 864 762	3 908 318	4 100 797
Households	3 885 252	3 964 494	3 606 186	3 269 570	3 269 570	3 269 570	3 864 762	3 908 318	4 100 797
Social benefits									
Other transfers to households	3 885 252	3 964 494	3 606 186	3 269 570	3 269 570	3 269 570	3 864 762	3 908 318	4 100 797
Payments for capital assets	1 262 623	864 729	292 078	478 000	478 000	478 000	50 000	64 000	
Land and sub-soil assets	1 262 623	864 729	292 078	478 000	438 370	438 370	50 000	64 000	
Total economic classification	3 885 252	3 964 494	3 606 186	3 893 933	3 893 933	3 893 933	4 034 701	4 086 865	4 271 675

TABLE 8.24: SUMMARY OF DEPARTMENTAL PAYMENTS AND ESTIMATES BY DISTRICT AND LOCAL MUNICIPALITY

BIP_SEL001 R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Ekurhuleni				1 690	1 690	1 690	1 766	1 848	1 931
City of Johannesburg	25 066	30 244	30 244	35 421	35 421	35 421	36 445	37 724	39 344
City of Tshwane				735	735	735	768	804	840
Sedibeng District Municipality				3 009	3 009	3 009	3 145	3 290	3 438
Emfuleni				1 664	1 664	1 664	1 739	1 819	1 901
Midvaal				366	366	366	383	400	418
Lesedi				979	979	979	1 023	1 071	1 119
West Rand District Municipality				3 422	3 422	3 422	3 576	3 743	3 912
Mogale City				935	935	935	977	1 023	1 069

BIP_SEL001 R thousand	Outcome			Main appropriation	Adjusted appropriation	Revised estimate	Medium-term estimates		
	2021/22	2022/23	2023/24				2025/26	2026/27	2027/28
Merafong City				1 721	1 721	1 721	1 798	1 882	1 967
Rand West City				766	766	766	801	838	876
District Municipalities									
Unallocated	522 580	566 315	773 563	629 690	629 690	666 802	536 562	562 454	587 842
Total transfers to municipalities	547 646	596 559	803 807	673 967	673 967	711 079	582 262	609 863	637 307

