

# VOTE 8

## DEPARTMENT OF HUMAN SETTLEMENTS

---

To be appropriated by vote in 2026/27	R 5 521 017 000
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 7<sup>th</sup> term of the administration.
- Strategic paradigm shifts away from sporadic and uncoordinated development to purposefully planned and developed Mega Projects that are self-sufficient in providing for the housing, social and economic needs of the community.
- Development of human settlements that mainstream economic development and social cohesion and consolidate inter-governmental and stakeholder collaboration and relationships; and
- Achievement of the outcome of a spatially just and transformed economic space that enables equal access to social services and economic opportunities in cities, regions, and rural areas.

This emphasis is due to “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 7<sup>th</sup> 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.
- 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 wastewater treatment solutions.
- Fast-tracking human settlement matters on the agendas of GPG Executive Committee (EXCO) and GPL committees, and Legislature sittings on 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 direct 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 7<sup>th</sup> term of governance. The key focus areas over the 2026 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
- National Housing Policy

## 2. REVIEW OF THE CURRENT FINANCIAL YEAR (2025/26)

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
- 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 significant 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. 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 80 percent of serviced erven to qualifying beneficiaries by the 3<sup>rd</sup> quarter of the current fiscal year. From the annual target of 100 percent that was set at the beginning of the financial year, 67.13 percent was achieved in 3<sup>rd</sup> Quarter. However, given the challenges that have been experienced in this area, the planned annual outputs might not be realised during the 4<sup>th</sup> quarter of the financial year. The department continues to experience challenges in meeting the targets due to low turnout of beneficiaries on allocation days. The review of the programme is currently underway as a remedial action.

### Breaking New Ground (BNG) Houses

The cumulative delivery of BNG houses as at the end of the 3<sup>rd</sup> quarter of 2025/26 is 6 657 or (88 percent progress) BNG houses against an annual target of 7 533. 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 achieved. The performance includes 22 households, against the annual target of 30, that have received subsidies through FHF (First Home Finance) by the end of the third quarter.

### Informal Settlements Upgrading

The informal settlements upgrading targets were set for the 3<sup>rd</sup> and 4<sup>th</sup> quarter of the financial year. Whilst implementation of milestones was underway, some indicators were not due for reporting by end of the third quarter. Completed activities under the programme include: 7 social compacts concluded against the annual target of 8. The department concluded 5 feasibility studies for upgrading informal settlements against the annual target of 5. The following 5 feasibility studies were concluded by the 3<sup>rd</sup> quarter: 1. Ecological Report: Oriental Hills 2. Dolomitic Study: Oriental Hills 3. Flood line: Pikoko 4. Biodiversity: Vlakplaats (Makhulugama) 5. Wetland study: Vlakplaats (Makhulugama). Additionally, the department planned to provide 5 informal settlements with temporary municipal engineering services during the fourth quarter. 4 of the 5 targets were achieved earlier in the 3<sup>rd</sup> quarter. This was made possible by the improved intergovernmental relations between the department and municipalities.

### Title Deeds

During the 2025/26 financial year, 2 666 title deeds were registered against the annual target of 8 623. Challenges hampering the achievement of title deeds registrations include delays in obtaining signed transfer documents (POAs and section 118s), municipal approvals (section 54 and 113 certificates and rates clearance) and missing township register files. The department had engagements with the municipalities and commitment to fast-track approvals were obtained.

### Hostel Redevelopment

As at the end of the 3<sup>rd</sup> quarter, six departmentally owned JHB inner city hostels (i.e. George Goch, Jeppe, Denver, LTA, Murray and Roberts and MBA) received routine maintenance as planned. Furthermore, major repairs were conducted in 5 hostels.

**Beneficiary Management**

The department planned to allocate 4 000 quality assured housing units to qualifying beneficiaries and managed to allocate 3 160 by the end of the 3<sup>rd</sup> quarter, and that amount translates to 79 percent of the 2025/26 annual target. Challenges experienced by the department in allocating housing units included absenteeism of some beneficiaries earmarked for allocation during allocation days. The department aims to allocate more houses in the fourth quarter to achieve 100 per cent of the target.

**Serviced Sites and Municipal Engineering Services Installed for Planned Walk-up Units**

Against the annual target of 31 for serviced sites, 139 was achieved as at the end of the third quarter. Out of 4 982 municipal engineering services planned 4 509 or (91 percent) were serviced. No challenges were experienced, the cumulative targets for the first three quarters were exceeded. 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)
- Bulk infrastructure

**3. OUTLOOK FOR THE COMING FINANCIAL YEAR (2026/27)**

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 2026/27 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 9 250 title deeds in 2026/27, 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 integrated development planning and budgeting will unlock human settlements development in the province. For the financial year 2026/27, the department plans to deliver a total of 8 674 housing units, complete 278 top structures in blocked projects, 611 serviced sites (this is a combination of HSDG and ISUPG serviced sites), and 2 737 municipal engineering services in respect of planned walk-up units.

### **Hostel Redevelopment**

While the GDHuS is 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, which seeks to upgrade hostels into habitable family units. The development of these hostels is guided through the implementation of the inner-city hostel precinct development. The 6 inner-city hostels in Johannesburg will benefit from major repairs that will be effected therein, including their daily maintenance and environment upkeep, ensuring that they are habitable. However, the department will be supporting municipalities in repairing some of the hostels, which include the likes of Mamelodi, Sethokga, Ratanda, and Kagiso.

### **Urban Renewal Programme**

A significant amount of work will be directed towards the Urban Renewal Programme, particularly in Bekkersdal, whereby the following milestones will be delivered in 2026/27 financial year. The development of sustainable human settlements can never be achieved without a real-time and credible Provincial Project Pipeline. The department remains committed to an up-to-date Project Pipeline. 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 2026/27, the department continues investing considerable resources in the PDAs: 33% of the HSDG. Over the MTEF this investment is planned to increase by 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. 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 and goods and services following the revision of the business plan related to the HSDG and ISUPG including the finalisation of the department's operation plan for the 2026/27 financial year. Land and subsoil budget is reduced by an amount of R7.1 million in favour of transfers and subsidies for the financial year 2026/27. In addition, the budget for transfers and subsidies increased from an indicative baseline of R4.176 billion to a revised baseline of R4.202 billion in 2026/27 due to an increase in the allocation for the ISUPG and provincial earmarked allocations made available from the equitable share funding.

An amount of R26.5 million is reprioritised from goods and services to transfers and subsidies within programme 4 to cover costs related to the devolution of departmental properties. Furthermore, an amount of R38.5 million is reprioritised within compensation of employees from programme 1 (R33.6 million) and programme 2 (R4.9 million). The reprioritised funds were reallocated to programme 3 and programme 4 amounting to R20.1 million and R18.4 million respectively 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 advertising, audit costs, legal services, property payments and catering to support MEC outreach programmes. 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. The 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 2026/27 financial year the department intends to:

- Procure office accommodation for the regional offices (R50 million).
- Procurement of laptops (R6.2 million).
- Procurement of security services to prevent land invasions (R15 million).
- EDRMS (Electronic Document and Records Management Systems) (R2 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 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
Equitable share	1 295 028	1 217 400	943 247	1 234 979	1 234 979	1 326 279	1 188 279	952 912	954 792
Conditional grants	5 212 711	4 704 424	4 698 291	4 825 748	4 917 048	4 825 748	4 332 738	4 502 324	4 642 601
<b>Total receipts</b>	<b>6 407 739</b>	<b>5 921 824</b>	<b>5 641 565</b>	<b>6 060 727</b>	<b>6 152 027</b>	<b>6 152 027</b>	<b>5 521 017</b>	<b>5 455 236</b>	<b>5 597 393</b>

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 2022/23 financial year, the department received an allocation of R6.4 billion that included additional funding amount of R100 million to pay for incomplete projects (RDP Houses). The allocation decreased to R5.9 billion in 2023/24 due to budget cuts of R659 million under the conditional grants and whereas an additional budget of R160 million for interim sanitation was received. In the 2024/25 financial year, the department received a total allocation of R5.6 billion, comprising of R4.698 billion in conditional grants and R943 million from the equitable share.

Over the 2026 MTEF, conditional grants allocation will amount to R13.5 billion, while the equitable share allocation will total R3.1 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 payment of 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 2026 MTEF period is expected to increase from R5.5 billion in 2026/27 to R5.6 billion in 2028/29. Conditional grants will increase from R4.3 billion in 2026/27 to R4.6 billion in 2028/29, while the equitable share funding decreases from R1.2 billion 2026/27 financial year to R955 million in 2028/29. Included in the allocation for the 2026/27 financial year is funding made available by the province for provision of interim sanitation (R252 million).

The budget over the MTEF will support 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.

## 6.2 Departmental receipts

TABLE 8.2: DEPARTMENTAL RECEIPTS: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
Sales of goods and services other than capital assets	591	133	328	350	350	352	366	382	399
Interest, dividends and rent on land	43	19	620	30	5,690	7 815	33	35	37
Transactions in financial assets and liabilities	2 629	38 328	13 046	656	2250	3 228	685	716	748
<b>Total departmental receipts</b>	<b>3 263</b>	<b>38 480</b>	<b>13 994</b>	<b>1 036</b>	<b>8,290</b>	<b>11 395</b>	<b>1 084</b>	<b>1 133</b>	<b>1 184</b>

The departments revenue is derived from employee parking tariffs, interest on overdue accounts, recoveries from previous years’ expenditure and commissions. Revenue increased from R3.3 million in 2022/23 to R38.5 million in 2023/24 due to a once-off amount recovered from previous financial year and a refund from a developer.

The department paid parking refunds to departmental employees who were wrongly charged parking when they are working from home. Revenue is adjusted upwards from R1 million to R8.3 million during the adjustment budget of 2025/26 due to interest received from conveyancers that assisted the department with the transfer of land. The department also received a once off refund from the department of Community Safety in the same period. The department’s revenue is projected to increase from R1.1 million in 2026/27 to R1.2 million in the outer year of the MTEF, linked to Consumer Price Index (CPI). As part of the GPG-wide revenue enhancement strategy, the department will monitor revenue collection monthly and investigate as a corrective measure any deviations in collection to ensure that revenue collection is aligned to projected collections.

## 6.3 Donor funding

N/A

## 7. PAYMENT SUMMARY

### 7.1 Key assumptions

The assumptions underpinning the department’s 2026 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 2026 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 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
1. Administration	723 897	699 868	506 445	646 863	635 837	592 956	533 399	526 180	510 968
2. Housing Needs, Research And Planning	16 007	18 522	102 706	134 566	134 399	134 639	381 983	140 281	145 859
3. Housing Development	5 291 532	4 594 965	4 428 411	5 050 591	5 151 413	5 150 708	4 389 875	4 508 547	4 717 357
4. Housing Assets Management Property Management	316 311	184 563	311 952	228 707	230 378	273 724	215 760	280 228	223 209

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Total payments and estimates</b>	<b>6 347 747</b>	<b>5 497 918</b>	<b>5 349 514</b>	<b>6 060 727</b>	<b>6 152 027</b>	<b>6 152 027</b>	<b>5 521 017</b>	<b>5 455 236</b>	<b>5 597 393</b>

### 7.3 Summary of economic classification

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

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Current payments</b>	<b>931 957</b>	<b>973 887</b>	<b>1 066 603</b>	<b>1 114 607</b>	<b>1 101 238</b>	<b>1 100 857</b>	<b>1 203 017</b>	<b>942 774</b>	<b>944 599</b>
Compensation of employees	458 689	471 521	496 435	529 750	529 750	529 750	559 863	591 562	617 554
Goods and services	439 913	500 323	566 995	584 857	563 989	560 421	643 154	351 212	327 045
Interest and rent on land	33 355	2 043	3 173		7 499	10 686			
<b>Transfers and subsidies to:</b>	<b>4 537 046</b>	<b>4 225 970</b>	<b>3 878 270</b>	<b>4 890 078</b>	<b>4 973 925</b>	<b>4 973 925</b>	<b>4 253 431</b>	<b>4 504 503</b>	<b>4 644 767</b>
Households	4 537 046	4 225 970	3 878 270	4 890 078	4 973 925	4 973 925	4 253 431	4 504 503	4 644 767
<b>Payments for capital assets</b>	<b>878 491</b>	<b>298 046</b>	<b>404 631</b>	<b>56 042</b>	<b>76 864</b>	<b>77 245</b>	<b>64 569</b>	<b>7 959</b>	<b>8 027</b>
Buildings and other fixed structures	6 900								
Machinery and equipment	6 836	5 961	7 698	6 042	12 724	12 724	7 682	7 959	8 027
Software and other intangible assets	26	7							
Land and sub-soil assets	864 729	292 078	396 933	50 000	64 140	64 521	56 887		
<b>Payments for financial assets</b>	<b>253</b>	<b>15</b>	<b>10</b>						
<b>Total economic classification</b>	<b>6 347 747</b>	<b>5 497 918</b>	<b>5 349 514</b>	<b>6 060 727</b>	<b>6 152 027</b>	<b>6 152 027</b>	<b>5 521 017</b>	<b>5 455 236</b>	<b>5 597 393</b>

The table above illustrates the department's expenditure and budget per programme and by economic classification over the 7-year horizon. Total expenditure decreased from R6.3 billion in the 2022/23 to R5.3 billion in the 2024/25 financial year due to budget cuts under conditional grants and equitable share allocations. The decrease in total expenditure was primarily driven by downward trend on transfers and subsidies from R4.5 billion in 2022/23 to R3.9 billion during the 2024/25 financial year. Furthermore, the expenditure for payment for capital assets decreased from R878 million in 2022/23 to R405 million in 2024/25 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 in 2022/23 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. Included in the adjusted budget of R6.2 billion for 2025/26 is additional funding amount of R232 million for provision of interim sanitation, R100 million for security services to safeguard departmental assets and counter land invasion and R91.3 million approved as a rollover to be retained by the Gauteng partnership Fund (GPF) and rolled-over as part of the entities 2025/26 budget to honour commitments on the five mega projects the entity is implementing on behalf of the department.

Over the 2026 MTEF, the budget for the department increases from R5.5 billion in 2026/27 financial year to the R5.6 billion in the outer year. Included in the allocation for the financial year 2026/27 is once off additional funding amount of R252 million made available by the province for provision of interim sanitation in informal settlements as well as an amount of R287 million made available under conditional grants i.e., R283.8 million under the ISUPG and R3.2 million under the EPWP grant.

**Programme 1: Administration:** Expenditure decreases from R724 million in 2022/23 to R506 million in the 2024/25 financial year. The decrease was due to the budget cuts under the equitable share related to wage freeze under compensation of employees as well as non-COE fiscal consolidation. The decline in budget between these periods can also be attributed to once off additional funding of R16 million in respect eradication of backlog in registration of pre and post 1994 title deeds.

The budget over the 2026 MTEF is expected to decrease from R533 million in 2026/27 to R511 million in 2028/29 financial year. The decrease is due to baseline adjustments as implemented to maintain fiscal stability. 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 R16 million in 2022/23 financial year to R103 million in 2024/25 financial year. The increase in expenditure in the programme was due to the new approved organisational structure and 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. Over the MTEF, the budget for the programme decreases from R382 million in 2026/27 to R146 million in the outer year. The decrease is due to the once off additional allocation of R252 million made available for the 2026/27 financial year for provision of interim sanitation. The budget for the programme 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 master's 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 decreased from R5.3 billion in 2022/23 financial year to R4.4 billion in 2024/25 due to the budget cuts related to conditional grants as well as the discontinuation of provincial funding beyond 2022/23 in respect of the Rapid Land Release programme, fast-tracking delivery on urban renewal projects and incomplete housing projects, providing security of tenure through issuance of title deeds and eradication of backlog in registration of pre and post 1994 title deeds.

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 increase from R4.4 billion in 2026/27 financial year to R4.7 billion in 2028/29 financial year in line with inflationary rates. The departments conditional grants budget is increased by an amount of R856 million over the 2026 MTEF to provide for adequate housing and to improve quality living environment and enhance institutional capabilities for effective coordination of spatial investment decisions and security of tenure. The available 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 R316 million in 2022/23 financial year and it decreased to R184 million in the 2023/24 financial year, due to the revision of the business plan where funding was redirected from this programme to programme 3: Housing Development. Over the MTEF, the budget for the programme will increase from R216 million in 2026/27 to R223 million in 2028/29 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 R459 million in 2022/23 to R496 million in 2024/25. The increase was due to the improvement of conditions of services and the filling of critical vacant positions. The budget for compensation of employees increases from R559.9 million in 2026/27 to R617.6 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 R440 million in 2022/23 financial year to R567 million in 2024/25 financial year. The increase in expenditure was due to the payment of rates and taxes to municipalities for departmentally owned immovable assets, audit cost, legal fees and the venues and facilities for MEC service delivery outreach programmes. The budget for goods and services decreases from R643 million in 2026/27 financial year to R327 million in the outer year due to once off additional funding that was received by the programme in the financial year 2026/27 for provision of interim sanitation in informal settlements across the province.

**Transfers and subsidies** expenditure decreased from R4.5 billion in 2022/23 financial year to R3.9 billion in 2024/25 financial year. The decrease in expenditure was due to the implementation budget cuts due to fiscal consolidation. The budget increases from R4.3 billion in 2026/27 financial year to R4.6 billion in the outer year due to continuous implementation of budget cuts as well as inflationary increases in line with the treasury guidelines.

Payment for **capital assets** expenditure decreases from R878 million in 2022/23 to R405 million in 2024/25 financial year due to reduced allocation for land and subsoil in line with the approved business plan. The budget declines from R64.6 million in 2026/27 to R8 million in the outer year. The decreases are due to the alignment of the budget with the approved business plan for the 2026 MTEF.

## 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 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
Gauteng Partnership Fund	968 005	467 285	624 489	1 218 507					
<b>Total departmental transfers</b>	<b>968 005</b>	<b>467 285</b>	<b>624 489</b>	<b>1 218 507</b>					

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 functioned as a financing vehicle and implementation agent of the department for Mega Human Settlements projects, it also acted 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 decreased from R968 million in the 2022/23 to R624.5million in 2024/25 financial year due to the revision of the business plan, mainly aimed at facilitating the delivery of Mega Projects across all corridors of the GCR. The department will not make any transfers in favour of GPF over the 2026 MTEF as pre-payments are no longer permissible in terms of treasury regulations. However, the department will continue to pay GPF management fees for the projects it is implementing on behalf of the department. This process will be facilitated as a normal services provider payment for services rendered.

### 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 CATERGORY

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
Category A	196 088	12 045							
Category B	238 343	211 701	28 000	112 041	112 041	112 041			
<b>Total departmental transfers</b>	<b>434 431</b>	<b>223 746</b>	<b>28 000</b>	<b>112 041</b>	<b>112 041</b>	<b>112 041</b>			

Transfers to local government decreased from R434.4 million in 2022/23 to R28 million in 2024/25 financial year. 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 in 2022/23 financial year million 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 were predominantly utilised for infrastructure upgrades in the areas, which do not receive funding from the USDG. The funding was provided for these targeted areas to unblock development bottlenecks. Over the MTEF, the department is not planning to transfer funds to local government due to implementation of treasury regulations which prohibits pre-payments.

## 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 is 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 2024/25	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2025/26	2026/27	2027/28
1. Office of the MEC				13 467	11 003	11 033	10 856	11 460	11 863
2. Corporate Services	723 897	699 868	506 445	633 396	624 834	581 923	522 543	514 720	499 105
<b>Total payments and estimates</b>	<b>723 897</b>	<b>699 868</b>	<b>506 445</b>	<b>646 863</b>	<b>635 837</b>	<b>592 956</b>	<b>533 399</b>	<b>526 180</b>	<b>510 968</b>

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

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Current payments</b>	<b>541 758</b>	<b>542 003</b>	<b>497 927</b>	<b>638 852</b>	<b>615 975</b>	<b>572 148</b>	<b>523 944</b>	<b>516 355</b>	<b>501 088</b>
Compensation of employees	225 693	232 348	205 239	218 338	208 438	208 438	199 594	209 461	218 258
Goods and services	284 666	309 361	289 515	420 514	400 038	353 024	324 350	306 894	282 830
<b>Transfers and subsidies to:</b>	<b>175 024</b>	<b>151 882</b>	<b>810</b>	<b>1 969</b>	<b>7 138</b>	<b>8 084</b>	<b>1 773</b>	<b>1 866</b>	<b>1 853</b>
Households	175 024	151 882	810	1 969	7 138	8 084	1 773	1 866	1 853
<b>Payments for capital assets</b>	<b>6 862</b>	<b>5 968</b>	<b>7 698</b>	<b>6 042</b>	<b>12 724</b>	<b>12 724</b>	<b>7 682</b>	<b>7 959</b>	<b>8 027</b>
Machinery and equipment	6 836	5 961	7 698	6 042	12 724	12 724	7 682	7 959	8 027
Software and other intangible assets	26	7							
<b>Payments for financial assets</b>	<b>253</b>	<b>15</b>	<b>10</b>						
<b>Total economic classification</b>	<b>723 897</b>	<b>699 868</b>	<b>506 445</b>	<b>646 863</b>	<b>635 837</b>	<b>592 956</b>	<b>533 399</b>	<b>526 180</b>	<b>510 968</b>

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.

The expenditure under this programme decreased from R724 million in 2022/23 to R506 million in 2024/25 financial year. The decrease in expenditure was due to transfers and subsidies that decreased from R175 million in 2022/23 to R810 000 in 2024/25, mainly because of the once off transfer payment to Rand West Local Municipality for provision of bulk infrastructure. Furthermore, the programme recorded a decrease in expenditure on operating leases due to the delays in the procurement of office accommodation.

The budget increases from R506 million in 2024/25 financial year to R646.9 million in the main budget of 2025/26. The increase in the budget is attributable to once off funding of R100 million made available by the province for security services to counter land invasion. The budget over the 2026 MTEF is expected to decrease from R533 million in 2026/27 to R511 million in the outer year. The decrease is due to the baseline adjustments to maintain fiscal stability. The department will continue to manage expenditure within the programme to align with national and provincial priorities and ensure that cost-containment measures are in place while supporting the core programmes. 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.

Expenditure under compensation of employees decreased from R226 million in 2022/23 to R205 million in 2024/25, mainly due to the implementation of the newly approved organisational structure, where employees have been moved in between programmes.

Expenditure under goods and services increases from R285 million in 2022/23 financial year to R289 million in 2024/25 financial year. The decrease is due to the baseline adjustments to maintain fiscal stability. The main drivers of expenditure included payment of rates and taxes, security services, operating leases and legal services. The budget for goods and services decreases from R324 million in 2026/27 to R283 million in the outer year due to continuous Baseline adjustments. The budget available is mainly for payments to lease office buildings, software licenses such as Microsoft Office, fleet services, property payments (municipal rates and electricity), audit fees, communication costs, and provision of managerial support services to the department.

The programme's transfers and subsidies item incurred once-off expenditure of R175 million and R151 million in 2022/23 and 2023/24 financial years respectively to provide for interim sanitation in informal settlements across the province. The expenditure decreased to R810 000 in the 2024/25 financial year due to the budget for interim sanitation being transferred and allocated to the responsible programme (programme 3). The budget under transfers and subsidies over the MTEF will provide for leave gratuity and injury on duty claims and it increases from R1.8 million in 2026/27 financial year to R1.9 million in the outer year of the MTEF.

Over the 2026 MTEF, R23.7 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 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
1. Administration	10 505	12 644	1 998	834	79	79	370	410	387
2. Policy	2 908	3 084	1 582	11 204	11 204	11 175	7 007	7 514	7 320

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
3. Planning	2 594	2 794	99 126	122 528	123 116	123 385	374 606	132 357	138 152
<b>Total payments and estimates</b>	<b>16 007</b>	<b>18 522</b>	<b>102 706</b>	<b>134 566</b>	<b>134 399</b>	<b>134 639</b>	<b>381 983</b>	<b>140 281</b>	<b>145 859</b>

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

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Current payments</b>	<b>16 007</b>	<b>18 522</b>	<b>102 488</b>	<b>134 466</b>	<b>134 246</b>	<b>134 346</b>	<b>381 883</b>	<b>140 176</b>	<b>145 754</b>
Compensation of employees	14 904	17 244	97 876	118 482	118 482	118 482	119 476	129 071	134 880
Goods and services	1 103	1 278	4 612	15 984	15 764	15 864	262 407	11 105	10 874
<b>Transfers and subsidies to:</b>			<b>218</b>	<b>100</b>	<b>153</b>	<b>293</b>	<b>100</b>	<b>105</b>	<b>105</b>
Households			218	100	153	293	100	105	105
Payments for capital assets									
Payments for financial assets									
<b>Total economic classification</b>	<b>16 007</b>	<b>18 522</b>	<b>102 706</b>	<b>134 566</b>	<b>134 399</b>	<b>134 639</b>	<b>381 983</b>	<b>140 281</b>	<b>145 859</b>

Expenditure under this programme increased from R16 million in 2022/23 financial year to R103 million in 2024/25, due to the implementation of the newly approved organisational structure. Over the MTEF, the budget for the programme decreases from R382 million in 2026/27 financial year to R146 million in the outer year, the decrease is due to the once off additional allocation of R252 million for provision of interim sanitation made available under the programme in the 2026/27 financial year. The budget for the 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 and to provide for the MOU between the University of Johannesburg and GDHuS for the establishment of a Research Centre to support masters and PhD students to create a competitive edge for research and innovation.

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. The budget allocated under the planning sub-programme supports 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

Programme performance measures	Estimated performance	Medium-term estimates		
	2025/26	2026/27	2027/28	2028/29
	<b>RESEARCH</b>			
Number of Human Settlements research reports completed	2 Research Report completed	2 Research Reports completed	2 Research Reports completed	2 Research Reports completed
	<b>POLICY</b>			
Number of Gauteng Department of Human Settlements policies developed	1 Policies developed	1 Policy developed	1 Policy developed	1 Policy developed
	<b>PLANNING</b>			
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	33%	33%	35%	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 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
1. Administration	187 505	438 799	225 880	386 232	390 060	390 060	181 370	191 787	200 307
2. Financial Interventions	311 058	104 053	482 501	162 112	145 119	144 414	86 879	18 240	3 239
3. Incremental Interventions	4 792 969	4 052 113	3 720 030	4 502 247	4 616 234	4 616 234	4 121 626	4 298 520	4 513 811
<b>Total payments and estimates</b>	<b>5 291 532</b>	<b>4 594 965</b>	<b>4 428 411</b>	<b>5 050 591</b>	<b>5 151 413</b>	<b>5 150 708</b>	<b>4 389 875</b>	<b>4 508 547</b>	<b>4 717 357</b>

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

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Current payments</b>	<b>187 380</b>	<b>278 799</b>	<b>154 284</b>	<b>154 132</b>	<b>157 960</b>	<b>157 960</b>	<b>181 270</b>	<b>191 683</b>	<b>200 203</b>
Compensation of employees	183 648	185 652	153 532	152 020	156 020	156 020	179 638	189 950	198 497
Goods and services	1 776	91 398	752	2 112	1 940	1 940	1 632	1 733	1 706
<b>Transfers and subsidies to:</b>	<b>4 239 423</b>	<b>4 024 088</b>	<b>3 877 194</b>	<b>4 846 459</b>	<b>4 929 313</b>	<b>4 928 227</b>	<b>4 151 718</b>	<b>4 316 864</b>	<b>4 517 154</b>
Households	4 239 423	4 024 088	3 877 194	4 846 459	4 929 313	4 928 227	4 151 718	4 316 864	4 517 154
<b>Payments for capital assets</b>	<b>864 729</b>	<b>292 078</b>	<b>396 933</b>	<b>50 000</b>	<b>64 140</b>	<b>64 521</b>	<b>56 887</b>		
Land and sub-soil assets	864 729	292 078	396 933	50 000	64 140	64 521	56 887		
<b>Payments for financial assets</b>									
<b>Total economic classification</b>	<b>5 291 532</b>	<b>4 594 965</b>	<b>4 428 411</b>	<b>5 050 591</b>	<b>5 151 413</b>	<b>5 150 708</b>	<b>4 389 875</b>	<b>4 508 547</b>	<b>4 717 357</b>

The programme constitutes the majority share of the department's budget and expenditure accounting for about 85 per cent. Conditional grants funding is mainly concentrated under the programme. 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 decreased from R5.3 billion in 2022/23 financial year to R4.4 billion in the 2024/25 financial year due to the implementation of budget cuts related to conditional grants. Both the HSDG and the ISUPG budgets were reduced by a total amount of R659 million for the periods under review. 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 are the (HSDG), (ISUPG), and EPWP grants 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.

During the adjustment budget process of 2025/26, the budget for the programme increased by R91.3 million from R5.1 billion to R5.2 billion. The R91.3m was considered a prepayment to the Gauteng Partnership Fund (GPF) and was deposited into the Provincial Revenue Fund (PRF) from the equitable share of the Department’s allocation instead of the conditional grant which was transferred to GPF. This amount will be reversed during the second adjustment from a conditional grant rollover to equitable share allocation and will allow the department to spend the funds in line with the purpose for which the surrendered funds were intended.

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 increases from R4.4 billion in 2026/27 to R4.7 billion in 2028/29 due to inflationary increases aligned to the treasury guidelines and the additional allocation of R856 million over the MTEF under the (ISUPG). The conditional grant allocation will assist in reducing the housing backlog, implementation of Mega Projects, and the acceleration of the land release programme.

## SERVICE DELIVERY MEASURES

### PROGRAMME 3: HOUSING DEVELOPMENT

Programme performance measures	Estimated performance	Medium-term estimates		
	2025/26	2026/27	2027/28	2028/29
Number of subsidies disbursed through First Home Finance (FHF)	30	44		
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	100%	100%	100%	100%
Number of Hostels Renovated (Major Repairs)	5	5	5	0
Number of hostels provided with routine maintenance	6	6	6	6
Number of Social compacts concluded with communities	8	8	8	8
Number of feasibility studies completed for upgrading informal settlements	5	3	3	5
Number of Informal settlements benefitted from temporary municipal engineering services	5	3	8	-
Number of informal settlements completed to Phase 1	1	1	2	2
Number of informal settlements completed to Phase 2	1	1	1	1
Number of informal settlements completed to Phase 3	1	3	0	0
Number of Municipal Engineering Services installed for planned walk-up units	7 318	2 737	1 750	2 185
Number of subsidy housing projects enrolled with the NHBRC	8	14	16	16
Number of work opportunities created through Human Settlements Development Grant and the Expanded Public Works	2 579	2 837	3 121	3 421

Programme Incentive Grant (Unskilled Labour)				
Number of work opportunities created through Human Settlements Development Grant (Skilled Labour)	750	1 496	1 646	1 811
Number of housing units completed	7 856	8 674	9 048	9 469
Number of serviced sites completed	31	2 269	3 166	2 980

#### 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 security 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 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
1. Administration	34 444	37 172	56 624	67 318	73 218	72 913	91 527	94 664	97 658
2. Sales And Transfer Of Housing Properties	122 599	50 000					21 405	45 517	29 664
3. Devolution Of Housing Properties							5 000		
4. Housing Properties Maintenance	159 268	97 391	255 328	161 389	157 160	200 811	97 828	140 047	95 887
<b>Total payments and estimates</b>	<b>316 311</b>	<b>184 563</b>	<b>311 952</b>	<b>228 707</b>	<b>230 378</b>	<b>273 724</b>	<b>215 760</b>	<b>280 228</b>	<b>223 209</b>

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

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Current payments</b>	<b>186 812</b>	<b>134 563</b>	<b>311 904</b>	<b>187 157</b>	<b>193 057</b>	<b>236 403</b>	<b>115 920</b>	<b>94 560</b>	<b>97 554</b>
Compensation of employees	34 444	36 277	39 788	40 910	46 810	46 810	61 155	63 080	65 919
Goods and services	152 368	98 286	272 116	146 247	146 247	189 593	54 765	31 480	31 635
<b>Transfers and subsidies to:</b>	<b>122 599</b>	<b>50 000</b>	<b>48</b>	<b>41 550</b>	<b>37 321</b>	<b>37 321</b>	<b>99 840</b>	<b>185 668</b>	<b>125 655</b>
Households	122 599	50 000	48	41 550	37 321	37 321	99 840	185 668	125 655
<b>Payments for capital assets</b>	<b>6 900</b>								
Buildings and other fixed structures	6 900								
<b>Payments for financial assets</b>									
<b>Total economic classification</b>	<b>316 311</b>	<b>184 563</b>	<b>311 952</b>	<b>228 707</b>	<b>230 378</b>	<b>273 724</b>	<b>215 760</b>	<b>280 228</b>	<b>223 209</b>

The programme expenditure was R316 million in 2022/23 and decreased to R185 million in the 2022/23 financial year due to the revision of the business plan that led to the decrease in the allocation for goods and services under the sub programme

Housing Properties Maintenance. During the 2024/25 financial year, the programme expenditure increased to R312 million due to increased allocation for the sub programme Housing Properties Maintenance for payment of rates and taxes for state owned immovable assets. The budget for the current financial year 2025/26 is adjusted upwards from R228.7 million to R230.4 million during the adjustment period due to a virement from programme 1 to implement the new organisational structure as well as reprioritisation that was informed by savings realised due to cost containment implementation and improved internal capacity to provide for rental housing tribunal board members fees.

The budget will increase from R216 million in 2026/27 to R223 million in the outer year. The increase is due to 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 and 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		
	2025/26	2026/27	2027/28	2028/29
Number of title deeds registered	8 623 (consolidated)	5 681	9 250	9 450
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	50	55	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					
	2022/23		2023/24	2024/25		2025/26		2026/27		2027/28		2028/29		2025/26 - 2028/29				
	Personnel numbers <sup>1</sup>	Costs	Personnel numbers <sup>1</sup>	Costs	Personnel numbers <sup>1</sup>	Costs	Additional posts	Filled posts	Personnel numbers <sup>1</sup>	Costs	Personnel numbers <sup>1</sup>	Costs	Personnel numbers <sup>1</sup>	Costs	Personnel growth rate	Costs of growth rate	% of Total	
<b>Salary level</b>																		
1 – 6	432	219 265	432	167 474	245	117 521	4	241	223	77 317	223	80 689	223	83 691	(3)%	(12)%	17%	
7 – 10	260	14 386	260	117 551	221	135 506	4	217	230	120 408	230	125 658	230	131 313	1%	(2)%	23%	
11 – 12	154	189 424	154	108 785	161	161 960	9	152	161	190 667	161	198 980	161	207 934	0%	5%	34%	
13 – 16	53	35 614	53	77 711	54	78 437	4	50	48	74 622	48	77 876	48	81 382	(4)%	(0)%	14%	
Other			41	3 014	41	3 150		41	259	96 849	259	108 359	259	113 234	85%	230%	13%	
<b>Total</b>	<b>899</b>	<b>458 689</b>	<b>899</b>	<b>471 521</b>	<b>722</b>	<b>496 437</b>	<b>21</b>	<b>701</b>	<b>921</b>	<b>559 863</b>	<b>921</b>	<b>591 562</b>	<b>921</b>	<b>617 554</b>	<b>8%</b>	<b>5%</b>	<b>100%</b>	
<b>Programme</b>																		
Direct charges																		
<b>Total</b>	<b>899</b>	<b>458 689</b>	<b>899</b>	<b>471 521</b>	<b>722</b>	<b>496 435</b>	<b>21</b>	<b>701</b>	<b>921</b>	<b>559 863</b>	<b>921</b>	<b>591 562</b>	<b>921</b>	<b>617 554</b>	<b>0%</b>	<b>0%</b>	<b>0%</b>	
Employee dispensation classification																		
Public Service Act appointees not covered by OSDs	664		653		556		1	664	804		804		804	804	7%	0%	0%	
Legal Professionals	7		7		7			7	10		10		10	10	13%	0%	0%	
Engineering Professions and related occupations	68		68		68			68	107		107		107	107	16%	0%	0%	
<b>Total</b>	<b>899</b>	<b>458 689</b>	<b>899</b>	<b>471 521</b>	<b>722</b>	<b>496 437</b>	<b>21</b>	<b>701</b>	<b>921</b>	<b>559 863</b>	<b>921</b>	<b>591 562</b>	<b>921</b>	<b>617 554</b>	<b>1%</b>	<b>5%</b>	<b>100%</b>	

Personnel costs increased from R458.7 million in 2022/23 to R496 million in the 2024/25 financial year. The increase was due to the alignment with 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 R560 million in 2026/27 financial year to R618 million in the 2028/29 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 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
Number of staff	899	899	722	722	722	722	921	921	921
Number of personnel trained	200	250	250	250	250	250	250	250	250
of which									
Male	80	100	100	100	100	100	100	100	100
Female	120	150	150	150	150	150	150	150	150
Number of training opportunities	25	25	18	18	18	18	18	18	18
of which									
Tertiary	12	12	10	10	10	10	10	10	10
Workshops	8	8	3	3	3	3	3	3	3
Seminars	3	3	3	3	3	3	3	3	3
Other	2	2	2	2	2	2	2	2	2
Number of bursaries offered	104	120	110	115	115	115	115	115	115
Number of interns appointed	36	36	56	34	34	34	34	34	34
Number of days spent on training	60	60	80	90	90	90	90	90	90
<b>Total payments on training</b>	<b>5 419</b>	<b>5 875</b>	<b>6 070</b>	<b>6 313</b>	<b>6 313</b>	<b>6 313</b>	<b>5 599</b>	<b>6 532</b>	<b>6 176</b>

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 2026 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 R5.4 million in 2022/23 financial year to R6 million in 2024/25. The increase was driven by a higher intake in internship programmes aimed at addressing youth unemployment. The training budget is set to grow from R5.6 million in 2026/27 to R 6.2 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.

## 9.4 Gender Responsive budgeting

TABLE 8.17: SUMMARY TO GRB PERFORMANCE INDICATORS

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
Percentage of women employed in SMS positions in the department				42 184	42 184	42 184	43 703	45 145	46 544
Percentage of women employed at Salary Level 1-12 within the department				251 544	251 544	251 544	260 600	269 199	277 545
Percentage of procurement for women-owned companies				106 670	106 670	106 670	110 614	114 264	117 806
Other				164 417	164 417	164 417	26 538	24 414	28 264
<b>Total</b>				<b>564 815</b>	<b>564 815</b>	<b>564 815</b>	<b>441 455</b>	<b>453 022</b>	<b>470 159</b>

The total budget for the department amounts to R564.8 million in 2025/26, remaining unchanged during the adjustment process. Over the 2026 MTEF, the allocation increases to R441.5 million in 2026/27, R453 million in 2027/28, and R470.2 million in 2028/29. This progression is not informed by inflationary rates but signals not only fiscal recovery but also sustained institutional growth, reinforcing momentum in advancing gender equity and empowerment objectives.

The budget for the number of women employed in Senior Management Service (SMS) positions remained unchanged at R42.2 million during adjustment process in 2025/26. From 2026/27 onwards, the allocation increases to R43.7 million in 2026/27 and continuing to grow steadily to R45.1 million in 2027/28 and R46.5 million by 2028/29. This sustained increase allocation not only restores the 2025/26 baseline but exceeds it, demonstrating renewed institutional stability and strengthened commitment to advancing women into leadership position.

Employment of women at Salary Levels 1–12 followed a similar trajectory. The figures remained constant at R252 million during adjustment process in 2025/26, suggesting a stable workforce composition. Over the MTEF, the allocation will total R807 million. The steady increase suggests strengthened recruitment and workforce planning aligned with gender equity objectives.

Procurement directed toward women-owned companies shows similar pattern compared to employment indicators. After remaining unchanged at R107 million during adjustment in 2025/26. The allocation increases in the outer years to R111 million in 2026/27 and then increasing gradually to R114 million and R118 million by 2028/29. This trend reflects a return to steady, incremental growth rather than exceptional or once-off expenditure levels.

Other capacity-building initiatives remained consistent at R164.4 million during the 2025/26 adjustment period indicating stable implementation of training and mainstreaming programmes. Over the MTEF, it decreases to R26.5 million in 2026/27, R24.4 million in 2027/28, and R28.3 million by 2028/29. The decline was informed by re-alignment of indicators which combined certain indicators for reporting purposes. The steady increase trend over the MTEF suggests a realigned and more sustainable scaling of mainstreaming efforts, reinforcing long-term institutional capacity in gender equality and GBVF interventions.

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

TABLE 8.18 SPECIFICATION OF RECEIPTS: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Sales of goods and services other than capital assets</b>	<b>591</b>	<b>133</b>	<b>328</b>	<b>350</b>	<b>350</b>	<b>352</b>	<b>366</b>	<b>382</b>	<b>399</b>
Sale of goods and services produced by department (excluding capital assets)	591	133	328	350	350	352	366	382	399
Sales by market establishments	591	133	328	350	350	352	366	382	399
<b>Interest, dividends and rent on land</b>	<b>43</b>	<b>19</b>	<b>620</b>	<b>30</b>	<b>5 690</b>	<b>7 815</b>	<b>33</b>	<b>35</b>	<b>37</b>
Interest	43	19	620	30	5 690	7 815	33	35	37
<b>Transactions in financial assets and liabilities</b>	<b>2 629</b>	<b>38 328</b>	<b>13 046</b>	<b>656</b>	<b>2 250</b>	<b>3 228</b>	<b>685</b>	<b>716</b>	<b>748</b>
<b>Total departmental receipts</b>	<b>3 263</b>	<b>38 480</b>	<b>13 994</b>	<b>1 036</b>	<b>8 290</b>	<b>11 395</b>	<b>1 084</b>	<b>1 133</b>	<b>1 184</b>

TABLE 8.19: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HUMAN SETTLEMENTS

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Current payments</b>	<b>931 957</b>	<b>973 887</b>	<b>1 066 603</b>	<b>1 114 607</b>	<b>1 101 238</b>	<b>1 100 857</b>	<b>1 203 017</b>	<b>942 774</b>	<b>944 599</b>
Compensation of employees	458 689	471 521	496 435	529 750	529 750	529 750	559 863	591 562	617 554
Salaries and wages	400 047	409 780	431 206	448 064	449 864	449 864	489 077	516 742	539 367
Social contributions	58 642	61 741	65 229	81 686	79 886	79 886	70 786	74 820	78 187
Goods and services	439 913	500 323	566 995	584 857	563 989	560 421	643 154	351 212	327 045
Administrative fees	9	6	5	27	9	10	11	12	12
Advertising	1 593	6 205	4 575	4 496	4 890	4 890	5 046	5 046	5 072
Minor assets	345	117	179	1 491	1 491	1 491	988	1 058	1 033
Audit costs: External	12 088	13 526	17 062	16 232	18 732	18 732	15 936	16 605	16 609
Bursaries: Employees	3 029	3 078	3 167	4 476	4 476	4 476	4 679	4 890	4 890
Catering: Departmental activities	725	2 102	2 577	2 806	2 706	3 266	3 076	3 077	3 091
Communication (G&S)	13 257	12 890	6 565	10 026	8 067	8 067	6 231	6 231	6 096
Computer services	11 979	1 946	7 531	10 971	8 844	8 844	9 108	9 518	9 518
Consultants: Business and advisory services	31 651	21 578	26 090	66 584	64 737	64 737	38 738	40 574	40 473
Contractors	34 000	50 036	10 761	3 570	580	580	710	872	854
Agency and support/outsourced services	1 692	177	241	312	312	312	300	315	314
Fleet services (including government motor transport)	5 176	9 460	8 064	10 950	9 450	9 450	6 650	7 118	6 949
Consumable supplies	1 737	1 544	912	2 231	1 764	1 764	1 010	1 081	1 056
Consumables: Stationery, printing and office supplies	728	885	1 916	756	756	927	924	924	932
Operating leases	77 240	52 984	54 707	92 886	80 635	76 335	326 500	81 588	80 439
Property payments	225 971	300 509	391 859	313 025	313 025	313 025	184 977	133 311	110 735
Travel and subsistence	1 131	1 342	1 576	2 948	2 838	2 838	3 092	3 091	3 108

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
Training and development	42	758	2 085	4 643	4 863	4 863	3 770	3 988	3 983
Operating payments	4 865	6 656	3 025	7 704	5 462	5 462	3 908	3 908	3 769
<b>Transfers and subsidies</b>	<b>4 537 046</b>	<b>4 225 970</b>	<b>3 878 270</b>	<b>4 890 078</b>	<b>4 973 925</b>	<b>4 973 925</b>	<b>4 253 431</b>	<b>4 504 503</b>	<b>4 644 767</b>
Households	4 537 046	4 225 970	3 878 270	4 890 078	4 973 925	4 973 925	4 253 431	4 504 503	4 644 767
Social benefits	2 149	1 882	1 076	2 269	2 322	2 322	2 073	2 179	2 166
Other transfers to households	4 534 897	4 224 088	3 877 194	4 887 809	4 971 603	4 971 603	4 251 358	4 502 324	4 642 601
<b>Payments for capital assets</b>	<b>878 491</b>	<b>298 046</b>	<b>404 631</b>	<b>56 042</b>	<b>76 864</b>	<b>77 245</b>	<b>64 569</b>	<b>7 959</b>	<b>8 027</b>
Machinery and equipment	6 836	5 961	7 698	6 042	12 724	12 724	7 682	7 959	8 027
Transport equipment					1 522	633	1 300	1 300	1 359
Other machinery and equipment	6 836	5 961	7 698	6 042	11 202	12 091	6 382	6 659	6 668
Land and sub-soil assets	864 729	292 078	396 933	50 000	64 140	64 521	56 887		
Software and other intangible assets	26	7							
<b>Payments for financial assets</b>	<b>253</b>	<b>15</b>	<b>10</b>						
<b>Total economic classification</b>	<b>6 347 747</b>	<b>5 497 918</b>	<b>5 349 514</b>	<b>6 060 727</b>	<b>6 152 027</b>	<b>6 152 027</b>	<b>5 521 017</b>	<b>5 455 236</b>	<b>5 597 393</b>

TABLE 8.20: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: ADMINISTRATION

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Current payments</b>	<b>541 758</b>	<b>542 003</b>	<b>497 927</b>	<b>638 852</b>	<b>615 975</b>	<b>572 148</b>	<b>523 944</b>	<b>516 355</b>	<b>501 088</b>
Compensation of employees	225 693	232 348	205 239	218 338	208 438	208 438	199 594	209 461	218 258
Salaries and wages	195 458	200 162	178 428	186 395	176 495	176 495	173 501	181 608	189 152
Social contributions	30 235	32 186	26 811	31 943	31 943	31 943	26 093	27 853	29 106
Goods and services	284 666	309 361	289 515	420 514	400 038	353 024	324 350	306 894	282 830
Administrative fees	9	6	5	27	9	10	11	12	12
Advertising	1 593	5 977	4 575	3 743	4 290	4 452	4 796	4 761	4 810
Minor assets	345	117	179	1 491	1 491	1 491	988	1 058	1 033
Audit costs: External	12 088	13 526	17 062	16 232	18 732	18 732	15 936	16 605	16 609
Bursaries: Employees	3 029	3 078	3 167	4 476	4 476	4 476	4 679	4 890	4 890
Catering: Departmental activities	725	2 099	1 829	1 870	1 962	2 132	1 898	1 857	1 862
Communication (G&S)	13 257	12 890	6 565	10 026	8 067	8 067	6 231	6 231	6 096
Computer services	11 979	1 946	7 531	10 971	8 844	8 844	9 108	9 518	9 518
Consultants: Business and advisory services	29 817	21 578	9 125	4 754	3 369	3 369	3 006	3 208	3 142
Contractors	34 000	50 036	10 761	3 570	580	580	710	872	854
Agency and support/outsource d services	287								
Fleet services (including government motor transport)	5 176	9 460	8 064	10 950	9 450	9 450	6 650	7 118	6 949
Consumable supplies	1 737	802	912	2 231	1 764	1 764	1 010	1 081	1 056

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
Consumables: Stationery, printing and office supplies	728	885	1 916	756	756	927	924	924	932
Operating leases	71 495	52 984	54 707	92 886	80 635	76 335	74 500	81 588	80 439
Property payments	80 398	113 038	136 531	223 602	223 602	179 951	160 484	133 311	110 735
Travel and subsistence	751	893	984	1 173	1 173	1 606	1 611	1 525	1 551
Training and development	42	758	2 085	4 643	4 643	4 643	3 770	3 988	3 983
Operating payments	4 865	6 656	2 907	6 855	4 620	4 620	3 508	3 467	3 351
<b>Transfers and subsidies</b>	<b>175 024</b>	<b>151 882</b>	<b>810</b>	<b>1 969</b>	<b>7 138</b>	<b>8 084</b>	<b>1 773</b>	<b>1 866</b>	<b>1 853</b>
Households	175 024	151 882	810	1 969	7 138	8 084	1 773	1 866	1 853
Social benefits	2 024	1 882	810	1 969	1 969	1 829	1 773	1 866	1 853
<b>Payments for capital assets</b>	<b>6 862</b>	<b>5 968</b>	<b>7 698</b>	<b>6 042</b>	<b>12 724</b>	<b>12 724</b>	<b>7 682</b>	<b>7 959</b>	<b>8 027</b>
Machinery and equipment	6 836	5 961	7 698	6 042	12 724	12 724	7 682	7 959	8 027
Transport equipment					1 522	633	1 300	1 300	1 359
Other machinery and equipment	6 836	5 961	7 698	6 042	11 202	12 091	6 382	6 659	6 668
Software and other intangible assets	26	7							
<b>Payments for financial assets</b>	<b>253</b>	<b>15</b>	<b>10</b>						
<b>Total economic classification</b>	<b>723 897</b>	<b>699 868</b>	<b>506 445</b>	<b>646 863</b>	<b>635 837</b>	<b>592 956</b>	<b>533 399</b>	<b>526 180</b>	<b>510 968</b>

TABLE 8.21: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HOUSING NEEDS, RESEARCH AND PLANNING

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Current payments</b>	<b>16 007</b>	<b>18 522</b>	<b>102 488</b>	<b>134 466</b>	<b>134 246</b>	<b>134 346</b>	<b>381 883</b>	<b>140 176</b>	<b>145 754</b>
Compensation of employees	14 904	17 244	97 876	118 482	118 482	118 482	119 476	129 071	134 880
Salaries and wages	13 256	15 502	83 390	102 224	102 224	102 224	102 538	111 435	116 450
Social contributions	1 648	1 742	14 486	16 258	16 258	16 258	16 938	17 636	18 430
Goods and services	1 103	1 278	4 612	15 984	15 764	15 864	262 407	11 105	10 874
Advertising				200	200	202	50	59	53
Catering: Departmental activities		3	718	555	501	891	988	1 012	1 030
Consultants: Business and advisory services	784		181	10 411	9 690	9 690	6 000	6 472	6 270
Operating payments			118	504	647	647	350	375	365
<b>Transfers and subsidies</b>			<b>218</b>	<b>100</b>	<b>153</b>	<b>293</b>	<b>100</b>	<b>105</b>	<b>105</b>
<b>Payments for capital assets</b>									
<b>Payments for financial assets</b>									
<b>Total economic classification</b>	<b>16 007</b>	<b>18 522</b>	<b>102 706</b>	<b>134 566</b>	<b>134 399</b>	<b>134 639</b>	<b>381 983</b>	<b>140 281</b>	<b>145 859</b>

**TABLE 8.22: PAYMENT AND ESTIMATES BY ECONOMIC CLASSIFICATION: HOUSING DEVELOPMENT**

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Current payments</b>	<b>187 380</b>	<b>278 799</b>	<b>154 284</b>	<b>154 132</b>	<b>157 960</b>	<b>157 960</b>	<b>181 270</b>	<b>191 683</b>	<b>200 203</b>
Compensation of employees	183 648	185 652	153 532	152 020	156 020	156 020	179 638	189 950	198 497
Salaries and wages	160 947	162 118	135 271	123 722	130 722	130 722	159 806	168 786	176 381
Social contributions	22 701	23 534	18 261	28 298	25 298	25 298	19 832	21 164	22 116
Goods and services	1 776	91 398	752	2 112	1 940	1 940	1 632	1 733	1 706
Catering: Departmental activities			30	364	226	226	140	157	147
Consultants: Business and advisory services					6	6	10	10	10
Agency and support/outsourced services	1 405	177	241	312	312	312	300	315	314
Consumable supplies		742							
Training and development					220	220			
Operating payments				300	150	150	50	64	53
<b>Transfers and subsidies</b>	<b>4 239 423</b>	<b>4 024 088</b>	<b>3 877 194</b>	<b>4 846 459</b>	<b>4 929 313</b>	<b>4 928 227</b>	<b>4 151 718</b>	<b>4 316 864</b>	<b>4 517 154</b>
Households	4 239 423	4 024 088	3 877 194	4 846 459	4 929 313	4 928 227	4 151 718	4 316 864	4 517 154
Social benefits	125			100	100	100	100	104	104
Other transfers to households	4 239 298	4 024 088	3 877 194	4 846 359	4 929 213	4 928 127	4 151 618	4 316 760	4 517 050
<b>Payments for capital assets</b>	<b>864 729</b>	<b>292 078</b>	<b>396 933</b>	<b>50 000</b>	<b>64 140</b>	<b>64 521</b>	<b>56 887</b>		
Land and sub-soil assets	864 729	292 078	396 933	50 000	64 140	64 521	56 887		
<b>Payments for financial assets</b>									
<b>Total economic classification</b>	<b>5 291 532</b>	<b>4 594 965</b>	<b>4 428 411</b>	<b>5 050 591</b>	<b>5 151 413</b>	<b>5 150 708</b>	<b>4 389 875</b>	<b>4 508 547</b>	<b>4 717 357</b>

**TABLE 8.23: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HOUSING ASSETS AND PROPERTY MANAGEMENT**

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Current payments</b>	<b>186 812</b>	<b>134 563</b>	<b>311 904</b>	<b>187 157</b>	<b>193 057</b>	<b>236 403</b>	<b>115 920</b>	<b>94 560</b>	<b>97 554</b>
Compensation of employees	34 444	36 277	39 788	40 910	46 810	46 810	61 155	63 080	65 919
Salaries and wages	30 386	31 998	34 117	35 723	40 423	40 423	53 232	54 913	57 384
Social contributions	4 058	4 279	5 671	5 187	6 387	6 387	7 923	8 167	8 535
Goods and services	152 368	98 286	272 116	146 247	146 247	189 593	54 765	31 480	31 635
Advertising		228		553	400	236	200	226	209
Catering: Departmental activities				17	17	17	50	51	52
Consultants: Business and advisory services	1 050		16 784	51 419	51 672	51 672	29 722	30 884	31 051
Operating payments				45	45	45		2	
<b>Transfers and subsidies</b>	<b>122 599</b>	<b>50 000</b>	<b>48</b>	<b>41 550</b>	<b>37 321</b>	<b>37 321</b>	<b>99 840</b>	<b>185 668</b>	<b>125 655</b>
Households	122 599	50 000	48	41 550	37 321	37 321	99 840	185 668	125 655
Social benefits			48	100	100	100	100	104	104
Other transfers to households	122 599	50 000		41 450	37 221	37 221	99 740	185 564	125 551

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
Payments for capital assets	6 900								
Payments for financial assets									
<b>Total economic classification</b>	<b>316 311</b>	<b>184 563</b>	<b>311 952</b>	<b>228 707</b>	<b>230 378</b>	<b>273 724</b>	<b>215 760</b>	<b>280 228</b>	<b>223 209</b>

TABLE 8.24: PAYMENTS AND ESTIMATES BY ECONOMIC CLASSIFICATION: HUMAN SETTLEMENTS DEVELOPMENT GRANT PROGRAMME 3

R thousand	Outcome			Main appropriation	Adjusted appropriation 2025/26	Revised estimate	Medium-term estimates		
	2022/23	2023/24	2024/25				2026/27	2027/28	2028/29
<b>Transfers and subsidies</b>	<b>3 964 494</b>	<b>3 606 186</b>	<b>3 023 690</b>	<b>3 864 762</b>	<b>3 864 762</b>	<b>3 864 762</b>	<b>3 602 058</b>	<b>3 771 979</b>	<b>3 903 665</b>
Provinces									
Households	3 964 494	3 606 186	3 023 690	3 864 762	3 864 762	3 864 762	3 602 058	3 771 979	3 903 665
Social benefits									
Other transfers to households	3 964 494	3 606 186	3 023 690	3 864 762	3 864 762	3 864 762	3 602 058	3 771 979	3 903 665
<b>Payments for capital assets</b>			<b>486 509</b>	<b>50 000</b>	<b>50 000</b>	<b>50 000</b>	<b>64 000</b>		
Land and sub-soil assets			486 509	50 000	50 000	50 000	64 000		
<b>Total economic classification</b>	<b>3 964 494</b>	<b>3 606 186</b>	<b>3 656 562</b>	<b>4 034 701</b>	<b>4 034 701</b>	<b>4 034 701</b>	<b>3 780 605</b>	<b>3 942 857</b>	<b>4 074 543</b>