



**MINISTRY  
HUMAN SETTLEMENTS  
REPUBLIC OF SOUTH AFRICA**

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**NATIONAL ASSEMBLY**

**QUESTION FOR WRITTEN REPLY**

**QUESTION NO.: 173**

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**PQ 173. Mr. CJ Poole (DA) to ask the Minister of Human Settlement**

Whether, considering the backlog in the issuance of title deeds, her department has considered an amendment to the allocation policy to ensure that the issuance of title deeds is a mandatory requirement for every new property development, thereby preventing further delays and ensuring that families receive the security and dignity of homeownership; if not, what is the position of her department in this regard; if so, what are the relevant details: NW196E

**Reply:**

The allocation policy determines the criteria for qualifying for a housing subsidy. The department is considering an amendment to the allocation policy by revisiting the income bands, which have been not reviewed for some time.

The factors that compound the title deed backlog can be broadly categorized as challenges emanating from incomplete township establishment processes, some pre-dating 1994, where many Human Settlements Projects were undertaken without the necessary planning approvals and / or township proclamations having been sought with municipalities.

The Department of Human Settlements has introduced a readiness assessment on the provincial business plans to determine the construction-readiness of all projects in the provincial business plans. This assessment evaluates each project's construction readiness by examining critical planning elements such as zoning compliance, environmental impact, geotechnical impact, infrastructure availability and alignment with local municipal spatial development frameworks. This structured approach, ensures that only projects meeting the essential planning and infrastructure requirements advance to the construction phase, thereby mitigating the risk of incomplete or improperly planned developments that could lead to delays or increased costs.

Housing Policy and Implementation Guidelines in respect of Housing Programmes that yield individual property ownership, have intentionally been designed to follow a logical, sequential value chain, that, if followed according to the prescripts, would result in title deeds being issued, before occupation of the property. The title deed backlog arises from provinces completing house construction on unproclaim land, without following planning prescripts and carrying out projects in sequence. There is thus non-compliance to Policy and Implementation Guidelines that the Minister of Human Settlements has attempted to rectify through Ministerial Directives on payment of the last project milestone to ensure that individual property registrations are completed.

These directives have not been successful, because contractors would forfeit the last payment, rather than comply. Another mechanism available to the Department is during the approval of provincial business plans, to ensure that projects listed for construction have completed the prescribed township establishment processes, through the introduction of a project readiness matrix tool.