



**MINISTRY  
HUMAN SETTLEMENTS  
REPUBLIC OF SOUTH AFRICA**

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**NATIONAL ASSEMBLY**

**QUESTION FOR WRITTEN REPLY**

**QUESTION NUMBER: 5933 (NW6632E)**

**DATE OF PUBLICATION: 17 OCTOBER 2025**

**QUESTION:**

**5933. Mr C J Poole (DA) to ask the Minister of Human Settlements:**

With reference to her reply to question 5109 on 19 September 2025, what are the estimated (a) time periods and (b) total costs to eliminate the title deed backlog in terms of the (i) pre-1994, (ii) post-1994 and (iii) post-2014 periods? NW6632E

**REPLY:**

The response provided by the Department in September on a number of title deeds backlog was as follows:

- (i) pre 1994 - 31 458
- (ii) post 1994 - 423 642
- (iii) post 2014 - 774 064

**a) What are the estimated time periods:**

**Response:**

The process that culminates in the registration of a title deed, across all three categories of backlog, follows a generic sequence of activities:

### **Pre-planning and township proclamation**

A pre-planning and township establishment process, including township formalisation and proclamation, must be concluded before any registration can take place. This can take up to thirty-six (36) months to complete.

### **Bulk services installation**

A necessary pre-requisite for township proclamation is the availability of bulk engineering services. Where these are not already in place, installation can take up to twenty-four (24) months, subject to the availability of funding. As previously communicated to the Portfolio Committee, current departmental budgets are insufficient to fully fund bulk services for all

### **Internal services installation**

Following bulk services, internal reticulation (internal services) must be installed. This may take up to twenty-four (24) months, again subject to funding availability.

### **Beneficiary verification and documentation**

Once the township has been proclaimed and all legal requirements have been met, a beneficiary verification process is undertaken.

- a. For a single beneficiary, this may be concluded in one (1) day.
- b. For a typical project of approximately 2 000 households, verification may take up to six (6) months.

During this process, personal documents required for conveyancing are collected. The verification process is often inconclusive due to untraceable beneficiaries, ownership contestations and deceased beneficiaries.

### **Deceased estates and dispute resolution**

- Where beneficiaries are deceased, the local Magistrate's Court must be approached to enable registration of the property into the estate of the deceased beneficiary. This may take up to six (6) months, provided the estate is not contested.
- Where ownership is contested, a dispute resolution process must be concluded to determine the rightful beneficiary. This may take up to twelve (12) months.

### **Conveyancing and Deeds Office registration**

The registration process involves:

- ii. Preparation of transfer documents by the appointed Conveyancer. Depending on whether transfers are lodged in batches or wholesale, this can take up to two (2) months for a project of approximately 2 000 households.
- iii. Lodgement at the relevant Deeds Office. Deeds Offices consistently maintain an approximate ten (10) working day turnaround time (about half a month) for the registration of state-subsidised transfers as a matter of priority. This step is standard across all categories.

On the basis of the above, and assuming all conditionalities are met, a typical project could take up to approximately 110.5 months (about 9.2 years) from pre-planning to final registration, across all three categories of title deed backlogs.

**b) What are the total costs to eliminate the title deed backlogs:**

**Response:**

The total costs associated with the entire property transfer process as described in (a) vary across projects and categories based on the project-specific details.

Our estimation of the costs associated with the provision of bulk services provision for approximately 400 000 post-1919 household is R41 billion.

Internal services provision is costed at R43 626.27 per erf based on the 1 April 2023 approved subsidy quantum.

Pre-planning activities required to enable township proclamation are costed at R10 836 per erf based on the 1 April 2023 approved subsidy quantum.

Beneficiary verification and conveyancing are costed at R2 085 per erf based on the 1 April 2023 approved subsidy quantum.

The costs of resolving ownership disputes averages R10 000 per dispute.

The estimated costs per category, based on the generic costs outlined above, coupled with the peculiarities per categories are thus as follows:

**(i) Pre - 1994**

- Beneficiary verification and conveyancing - R65 589 930
- Pre-planning activities - R 170 439 444
- Dispute resolution at 40% of the backlog - R125 832 000
- Internal services at 50% of the backlog - R686 197 600.83

**(ii) Post - 1994**

- Beneficiary verification and conveyancing - R883 293 570
- Pre-planning activities - R 4 590 584 712
- Dispute resolution at 40% of the backlog - R4 236 420 000
- Internal services at 50% of the backlog - R9 240 960 137.67
- Bulk services provision R41 000 000 000

**(iii) Post - 2014**

- Beneficiary verification and conveyancing - R1 613 923 440
- Pre-planning activities - R 8 387 757 504
- Dispute resolution at 40% of the backlog - R7 740 640 000
- Internal services at 50% of the backlog - R16 884 762 530.64