Notes to the consolidated financial statements continued

for the year ended 30 June

30. Commitments

	2018 R000	2017 R000
30.1 Capital commitments		
Approved and committed	165 912	240 585
Approved but not yet committed	176 236	208 857
	342 148	449 442

The above expenditure will be financed out of available cash resources, banking facilities and debt capital market funding.

30.2 Operating expense commitments

Hyprop has entered into various service contracts for the cleaning, upkeep and general maintenance of its investment property portfolio.

Operating expense commitments payable to service providers in future years have been classified as follows:

	2018 R000	2017 R000
– Short-term contracts (up to one year)	2 768	2 413
– Medium-term contracts (greater than one year and up to five years)		

Contracts which can be terminated on one month's notice have been included for one month only.

31. Minimum lease payments receivable

Minimum lease payments comprise contractual rental income and operating expense recoveries from investment property.
The minimum lease payments receivable from tenants have been classified into the following categories:

	2018 R000	2017 R000
– Short term (up to one year)	1 992 472	1 867 601
– Medium term (greater than one year and up to five years)	3 876 110	4 042 656
– Long term (greater than five years)	1 138 838	1 289 995

32. Retirement benefits

All eligible employees are members of a defined contribution pension fund which is administered by Evolution Corporate Benefits Proprietary Limited. The retirement funding and risk-related benefits are market-related. All benefits from the pension fund accrue to the members. The pension fund complies with all current legislation. The group has no obligations for post-retirement medical aid benefits.

	2018 R000	2017 R000
Contributions to the pension fund for group risk benefits are recognised as an expense	11 508	11 140