

Sector: Lands, Housing and Urban Development

Foreword

The Sector Budget Framework comprises of Vote 012- Ministry of Lands, Housing and Urban Development (MLHUD) and Vote 156-Uganda Lands Commission (ULC).

Vote 012 allocation is UGX 98.119 BN which comprises of Wage of UGX 8.103 bn, Non-wage of UGX 21.202 bn, GoU Development of UGX 20.101BN and External financing UGX of UGX 48.713 bn; Vote 0156- Uganda Lands Commission is UGX 15.716 bn which comprises of Wage of UGX 0.614 bn, Non-wage of UGX 0.577 bn and GoU Development of UGX 14.525 bn.

The sector Budget performance as at the end Q1 FY2018/19 is at 57.5%. In consonance with the above resources, the LHUD sector has registered the following outputs during first Quarter of FY 2018/19:

- Sensitization on formation of Communal Land Associations (CLAs) undertaken in Kaabong district.
- Commissioned 313 CLAs in Kaabong district.
- Public sensitized on Land matters and the LIS during the Taxpayers Appreciation week at Kololo.
- Coordinated the review meetings for the National Land Policy Implementation Action Plan and the National Fit For Purpose Strategy on Land Administration for Uganda.
- Proposed compensation rates for 5 Districts of Rubirizi, Ibanda, Omoro, Oyam, Kyankwanzi.
- Rating of 2 Municipal Councils of Fortportal and Nagongera done
- Conducted supervision of 48 land acquisitions for Government projects i.e UNRA: 22 Cases, Ministry of Works and Transport Projects: 7 cases, Ministry of Water and Energy projects: 9 cases, UETCL: 6 Cases, Oil Pipeline projects: 2 cases, Hydro Power Projects: 2 Cases.
- 55 Property Valuation carried out
- 203 geodetic control points established
- 4 Joint border technical committee meetings held i.e UG/TZ Kyotera August 2018, UG/TZ Mutukula Sept 2018, UG/KY Mukono August 2018 and UG/DRC Munyoyo July 2018.
- 53 Buffer pillars established in Kabale, Kigezi area.
- 146 km of UG/TZ boundary surveyed.
- 18 topographic maps for Luwero and Nakaseke Districts updated and disseminated.
- 9500 deed plans approved.
- Supervised surveying activities in 8 districts (Mbale, Tororo, Masindi, Mubende, Mbarara, Rukungiri, Mpigi and Masaka).
- 170 court cases facilitated.
- 758 files committed in Kampala MZO and 2,606 files committed in the rest of the MZOs. -Preparatory activities undertaken to operationalize the MZOs including training of Mpigi MZO staff and completing procurement of furniture and equipment for the MZOs.
- The National Land Use Regulatory and Compliance Framework disseminated in Buikwe, Kakindu, Busunju, Butaleja, Rubaare and Lamwo.
- Greater Kampala Metropolitan areas of Entebbe, Kakiri, Kiira, Wakiso & Mukono monitored and inspected for compliance to the land use regulatory framework.
- Monitored the implementation of Physical Development Plans and the Land Use Regulatory framework in Buikwe, Nkokonjeru Kakindu, Busunju, Butaleja, Busolwe Rubaare, Kitwe Lamwo & Padibe.
- Assessed and evaluated Urban Councils of Nkokonjeru, Butaleja and Busolwe on implementation of approved physical development plans and reports produced.
- Trained and sensitized Physical Planning Committees in Rubaare, Lamwo & Padibe on implementation of Land use regulatory compliance framework and enforcement.
- Provided technical support supervision of Physical planning activities in Kalangala, Buvuma, Mukono, Buikwe, Amuria, Ngora and Bukedea undertaken.
- Preparation of PDPs supervised in Nakaseke, Arua, Kyotera, Wakiso, Mbale and Kamuli. -Trained 3 Physical Planning Committees of Kakumiro, Kotido and Pallisa.
- Sensitization and implementation of the condominium property law and regulations carried out in 2 Municipalities of Iganga and Kamuli.
- 12 Condominium Plans were vetted.
- Disseminated prototype house plans in 10 Local Governments of Kasanda, Kibuube, Kagadi, Bugweri, Butebo, Namisindwa, Rubanda, Rukiga, Kabale and Ntungamo.
- Promoted Green building technology in Iganga, Kamuli, Ntungamo and Kabale Municipalities.
- Reviewed standard procedures for building plan approvals for the districts and town councils of Kasanda, Kibuube, Kagadi, Bugweri, Butebo, Namisindwa, Rubanda, Rukiga, Kabale and Ntungamo.

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- Catalogued Real Estates in Kampala and Wakiso.
- Commenced the integration of NHP strategies into Local Government Development Plans of Kyegegwa, Kabarole, Bundibugyo and Ibanda.
- Disseminated the National Housing Policy, 2016 to Districts of Kyegegwa, Kabarole, Bundibugyo, Ibanda, Bushenyi, Sheema, Kabale, Rukungiri, Masaka and Ntungamo.
- Identified and mobilized communities in Kyegegwa, Kabarole, Bundibugyo and Ibanda into housing cooperatives.
- Collected 0.450bn of Non Tax Revenue.
- Compensated 121hectares of land.

During FY 2019/20, the sector plans to deliver the following outputs;

- Emergency Land Disputes handled;
- Public sensitization on Land matters undertaken;
- 2 valuation guidelines developed:
- Land Acquisition and Resettlement law and policy prepared and disseminated:
- Land regulations finalised and disseminated:
- 15 GCPs established.
- 200KM of international Boarder surveyed:
- 326 passive stations and 12 Continously Operating Stations maintained:
- 45,000 Deed Plans approved:
- 5 Cadastre maps (Border) produced
- 5 border cadastral maps produced:
- Surveys and mapping activities supervised in 24 districts i.e Moroto,Soroti,Kabale,Lira,Gulu,Arua, Masindi, Kibaale, kabarole, Tororo, Mbale,Jinja,Bushenyi,Mbarara, Kampala, Masaka,Mpigi,Mukono,Wakiso, Rukungiri,Buliisa, Mityana, Luweero and Kasese :
- Updated topographic and thematic maps disseminated to 10 districts:
- 150,000 Certificates of titles processed and issued:
- 50,000 certificates of customary ownership issued :
- 20,000 certificates of occupancy issued:
- 200 Court cases facilitated;
- 6000 complaints managed;
- 1500 certificates of title cancelled;
- 2000 Amendments handled;
- 300 fraud cases cases investigated;
- Land registration files committed in Soroti, Tororo, Bukalasa, Moroto, Rukungiri and Mityana:
- Technical supervision of 21 MZOs carried out:
- 300,000 conveyances i.e mortgages,leases, transfers, caveats, court order registration,etc completed:
- 100,000 searches conducted:
- 150bn revenue generated from Registrations, searches and issuance of titles fees 24 statutory notices issued:
- Approved revised Land Regulations in place:
- Guidelines for Land administration developed:
- NLP disseminated in 20 districts:
- LIS Maintained in 21 MZOs:
- Surveys and mapping data rectified in the LIS in the 21 MZOs:
- Basemaps for Land Administration produced and disseminated:
- CLAs formed and registered:
- NPDP implemented:
- Rapid Physical Planning Appraisal undertaken in the 4 districts of Mbarara, Oyam, Kiruhura and Ibanda districts:
- Systematic Land Adjudication and Certification activities undertaken in Mbarara, Oyam, Kiruhura and Ibanda districts:
- The Horizontal Geodetic Reference network completed and modernized:
- The Land Information System rolled out to all the 21 MZOs:
- National Land Use Regulatory and Compliance Framework Disseminated to selected Urban Councils and MDAs:
- National State of Land Use Compliance audit undertaken:
- Real Estate Developers Engaged in Implementation of National Physical Planning Standards and Guidelines:
- Implementation of PDPs, Land Use regulatory and compliance Framework in GKMA and 100 selected Urban Councils across the Country monitored:
- Model Sub-county PDP Prepared and implementation of selected priority areas commenced:

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- National Physical Planning Board strengthened to carry out its activities in Karamoja Region, South Western Region, Central Region and Western Region:
- District Development Plans of Kabale and Kikuube District prepared:
- PDP for Kalangala commenced
- Regional Physical Development Plan for Eastern Region finalized:
- Training of sub-county chiefs in aspects of physical planning and land management carried out.
- Preparation of PDPs for 6 refugee host districts commenced;
- 40 condominium plans vetted:
- Building standards for earthquake prone areas developed Sensitization on Building control Act undertaken in 16 LGs:
- Sensitization on condominium property law and regulations in 12 municipalities undertaken:
- NH P disseminated to 20 selected LGs

The following are the unfunded outputs for FY 2019/20:

- a)Maintenance of Land Information System and MZO (UGX. 6.7bn);
- b)Strengthening the Office of Chief Government Valuer (Staffing, Retooling and Capacity building) (UGX 7bn)
- c)Strengthening the Office of the commissioner Land registration (Staffing, Retooling and Capacity building (UGX 1bn)
- d)Strengthening the Support to Ministry of Lands, Housing and Urban Development Project to provide necessary and requisite facilitation and retooling Ministry Zonal offices and the Headquarters (UGX5bn)
- e)Survey and demarcation of Buliisa land in preparation for production of Oil by 2020 (UGX 3bn)
- f)Compensation of restructured ranches (UGX 38.2 bn)
- g)Wage Shortfall (UGX 3.25bn)
- h)Shelter Afrique (Country subscription) (UGX 1.44bn)
- i)Court awards on land disputes (UGX 2 bn)
- j)Support to Countrywide Physical planning & Plans Implementation (UGX 50bn per FY)
- k) National wide sensitization and training of Physical planning committees (UGX 300m)
- l) Strengthening the National Physical Planning Board (UGX 312m)
- m)Implementation of the National Urban Policy (UGX 1.5bn)
- n)Development of the National Solid Waste management implementation Plan (UGX 400m)
- o)Management Governance Framework for Cities and Metropolitan Area (1.5bn)
- p)Formation of Municipal Development Forums (UGX. 500m)
- q)Strengthen Objector Proceedings by Publication in the mass-media of notices of all grants by ULC and DLB and of land registration statutory notices (UGX. 1b)
- r)Creating Land awareness (UGX 3bn)
- s)Re-establishing the land tribunals (UGX 3bn)
- t)Implementation of the National Housing Policy (UGX 2.12bn)
- u)Salary arrears (UGx 0.25bn)
- v)Regularization of land ownership of purchased land(UGX 1.106 bn)

FOR GOD AND MY COUNTRY

Dorcas W. Okalany
Chairperson- Lands, Housing and Urban Development Sector

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Abbreviations and Acronyms	
ALC	Area Land Committee
DLB	District Land Board
CCOs	Certificate Of Customary Ownership
UGX	Uganda Shillings
BOQs	Bills of quantities
CO	Certificate of Ownership
CUF	Community Urban Fund
Devt	Development
DLOs	District Land Offices
DRC	Democratic Republic of Congo
EALSC	East Africa Land Survey Certificate
EDM	Earthquake Disaster Management
EM	Estates Management
FY	Financial Year
GKMA	Greater Kampala Metropolitan Area
GOU	Government of Uganda
IEC	Information Education and Communication
KCCA	Kampala Capital City Authority
KLA	Kampala
KM	Kilometer
LAA	Land Amendment Act
LC	Local Council
LGs	Local Governments
LHUDS	Lands,Housing and Urban Development Sector
LIS	Land Information System
LSR	Land Sector Reform
LTRP	Land Tenure Reform Project
M&E	Monitoring and Evaluation
MDF	Municipal Development Forum
MFPEd	Ministry of Finance,Planning and Economic Development
MLHUD	Ministry of Lands ,Housing and Urban Development
MPS	Ministerial Policy Statement
MTEF	Medium Term Expenditure Framework
NDP	National Development Plan
NPDP	National Physical Development Plan
NGOs	Non Governmental Organizations
NLIS	National Land Information System
NLP	National Land Policy
NHP	National Housing Policy

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NLUP	National Land Use Policy
NUP	National Urban Policy
NPPB	National Physical Planning Board
NTR	Non Tax Revenue
NUF	National Urban Forum
PPA	Physical Planning Act
PPDA	Public Procurement and Disposal of Assets Authority
PPP	Public Private Partnership
PWDs	Persons With Disability
ROM	Results Oriented Management
RW	Rwanda
TZ	Tanzania
SD	Systematic Demarcation
SUDP	Strategic Urban Development Plan
TCs	Town Councils
TV	Television
ULC	Uganda Land Commission
UNUF	Uganda National Urban Forum
MZO	Ministry Zonal Office
USMID	Uganda Support to Municipal Infrastructure Development
ARSDP	Albertine regional Sustainable Development Plan

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S1: Sector Overview

This section provides an overview of Sector Expenditures and sets out the Sector's contribution to the NDP, its policy objectives, and key performance issues.

(i) Snapshot of Sector Performance and Plans*

Table S1.1 Overview of Sector Expenditure (Ushs Billion)

	2017/18 Outturn	2018/19		2019/20 Proposed Budget	MTEF Budget Projections				
		Approved Budget	Spent by End Sep		2020/21	2021/22	2022/23	2023/24	
Recurrent									
Wage	5.829	8.717	1.842	8.717	9.152	9.610	10.090	10.595	
Non Wage	42.431	22.861	7.480	21.779	25.046	30.056	36.067	43.280	
Devt.									
GoU	43.935	34.626	6.025	34.626	41.552	41.552	41.552	41.552	
Ext. Fin.	45.180	136.216	9.049	48.713	0.000	0.000	0.000	0.000	
GoU Total	92.195	66.204	15.346	65.122	75.750	81.217	87.709	95.427	
Total GoU+Ext Fin (MTEF)	137.375	202.420	24.395	113.836	75.750	81.217	87.709	95.427	
A.I.A Total	0.871	5.902	0.023	3.315	3.415	3.515	3.615	3.715	
Grand Total	138.246	208.323	24.419	117.150	79.165	84.732	91.323	99.141	

(ii) Sector Contributions to the National Development Plan

1. Increase access to housing for all income groups, for rental and owner occupation.
2. Reduce slums and informal settlements
3. Increase access to affordable housing finance
4. Improve utilization, protection and management of land and land based resource for transforming Uganda's economy.
5. Improve availability of land for development.
6. Improve and modernise land administration services/systems
7. Increase capacity and support proper institution of land valuation services.
8. Improve equity in access to land, livelihood opportunities and tenure security of vulnerable groups.
9. Operationalize the Physical Planning Act,2010 to support orderly and sustainable development.
10. Improve urban and rural development through comprehensive physical planning
11. Improve the policy framework for the establishment and management of cities and other urban areas
12. Improve and strengthen a competitive urban economy
13. Increase availability land access to serviced land for urban expansion and investment

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(iii) Medium Term Sector Policy Objectives

To ensure Sustainable Land Use, Land Tenure Security, Affordable, Decent Housing and Organized Urban Development

(iv) Sector Investment Plans

- Purchase of 2 rugged land cruisers for Surveys and mapping to help in border demarcation.
- 4 Vehicles for MZOs procured
- 1 Vehicle for Valuation-Office of the CGV procured
- 4 Motorcycles for MZOs procured
- Purchase of 2 Pickups for Housing Directorate
- Acquisition of 2,850 Hectares of Land by ULC
- Acquisition of furniture, equipment and ICT equipment for retooling the Ministry

Table S1.2 SECTOR OUTCOMES AND OUTCOME INDICATORS

Sector Outcome : Orderly and sustainable rural and urban development							
Sector Objectives contributed to by the Sector Outcome							
1. Increase access to affordable housing finance							
Sector Outcome Indicators	Q4 Actual 2017/18	Performance Targets					
		2018/19	Base year	Baseline	2019/20	2020/21	2021/22
Percentage compliance to Physical Planning Regulatory framework	39.5%	40%	2017	39.5%	50%	60%	70%
Sector Outcome : Increased land tenure security							
Sector Objectives contributed to by the Sector Outcome							
1. Improve and modernize land administration services/system							
Sector Outcome Indicators	Q4 Actual 2017/18	Performance Targets					
		2018/19	Base year	Baseline	2019/20	2020/21	2021/22
Proportion of titled land (by sex and region)	21.15%	22%	2017	21.15%	25%	30%	35%

S2: PROGRAMME OUTCOMES, OUTCOME INDICATORS AND PROPOSED BUDGET ALLOCATIONS ALIGNED TO THE NDP

Table S2.1: Programme Outcomes and Outcome Indicators Aligned to the NDP

Vote 012 :Ministry of Lands, Housing & Urban Development	
Programme :	01 Land, Administration and Management (MLHUD)

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Programme Objective :

- Create an inclusive and pro-poor policy and legal framework for the land sector; put land resources to sustainable productive use;
- Improve livelihoods of poor people through a more equitable distribution of land access and ownership, and increased tenure security for vulnerable groups;
- Increase availability, accessibility, affordability, and use of land information for planning and implementing development programmes;
- Establish and maintain transparent, accountable and easily accessible institutions and systems for decentralized delivery of land services;and
- Mobilize and utilize public and private resources efficiently and effectively for the development of the land sector;

Responsible Officer: Director , Land Administration and Management

Programme Outcome: Improved land tenure security

Sector Outcomes contributed to by the Programme Outcome

1. Improved land Use for production purposes

2. Reduced land disputes

Programme Performance Indicators	Performance Targets				
	2017/18 Actual	2018/19 Q1 Actual	2019/20 Target	2020/21 Target	2021/22 Target
• Average time of land tiling	24	21	14	10	7
• Percentage of land registered	21.15%	21.20%	22%	25%	30%
• Percentage awareness of provisions of the National Land Policy	21	25%	50%	60%	70%

Programme : 02 Physical Planning and Urban Development

Programme Objective :

- Attain orderly and sustained growth of urban and regional development;
- Attain a well regulated and controlled land use; and
- Enhance public awareness on urban land use and regional development;

Responsible Officer: Director, Physical Planning and urban Development

Programme Outcome: Increased compliance to physical planning regulatory framework

Sector Outcomes contributed to by the Programme Outcome

1. Orderly and sustainable rural and urban development

Programme Performance Indicators	Performance Targets				
	2017/18 Actual	2018/19 Q1 Actual	2019/20 Target	2020/21 Target	2021/22 Target
• Percentage compliance to physical planning regulatory framework in the urban councils.	40	40%	50%	60%	70%
• Percentage of Districts with District Physical Development Plans	0.82%	0.82%	5%	10%	15%

Programme : 03 Housing

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Programme Objective :

- Provide overall guidance to the housing sector;
- Improve the quality of housing in Uganda;
- Increase home ownership;
- Improve the security of housing tenure for all especially the vulnerable in society
- Increase public awareness on human settlements development
- Build capacity among stakeholders for housing development and management, and
- Promote networking both Local and International.

Responsible Officer: Director, Housing

Programme Outcome: Increased access to adequate housing

Sector Outcomes contributed to by the Programme Outcome

1. Improved Human settlements

Programme Performance Indicators	Performance Targets				
	2017/18 Actual	2018/19 Q1 Actual	2019/20 Target	2020/21 Target	2021/22 Target
• Percentage awareness of the National Housing Policy.	25	26%	50%	60%	70%
• Percentage of disseminated prototype plans implemented	7	10%	30%	40%	45%

Vote 122 :Kampala Capital City Authority

Programme : 04 Urban Planning, Security and Land Use

Programme Objective : To plan, manage and develop the functional design and infrastructure (including the land and buildings) of the City and forecast future development needs of the authority.

Responsible Officer: Director Physical Planning

Programme Outcome: Sustainable land use, security of tenure and organized urban development.

Sector Outcomes contributed to by the Programme Outcome

1. Improved land administration

Programme Performance Indicators	Performance Targets				
	2017/18 Actual	2018/19 Q1 Actual	2019/20 Target	2020/21 Target	2021/22 Target
• Proportion of occupational plans approved	33%	44%	47%	49%	52%
• Clients seeking the various services	43,868	9,720	44,000	45,000	45,700
• Number construction Permits issued	132	486	492	512	623
• Number other permits issued	206	1,056	1,067	1,114	1,228

Vote 156 :Uganda Land Commission

Programme : 51 Government Land Administration

Programme Objective : To effectively hold and manage all Government land and property thereon and resolve all historical land injustices

Responsible Officer: Secretary

Programme Outcome: Improved land tenure security

Sector Outcomes contributed to by the Programme Outcome

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1. Improved land Use for production purposes					
Programme Performance Indicators	Performance Targets				
	2017/18 Actual	2018/19 Q1 Actual	2019/20 Target	2020/21 Target	2021/22 Target
• An updated and maintained Inventory for all Government Land	2,487	25	1,500	1,800	2,000
• Total acreage of government land	1440	121	2858	3000	3200
• Number of Government land titles processed and secured.			80	100	120

Table S2.2: Past Expenditure Outturns and Medium Term Projections by Programme

Billion Uganda shillings Programme Service	2017/18	2018/19		2019/20	Medium Term Projections			
	Outturn	Approved Budget	Releases by end Q1	Proposed Budget	2020/21	2021/22	2022/23	2023/24
Vote : 012 Ministry of Lands, Housing & Urban Development								
01 Land, Administration and Management (MLHUD)	46.250	114.015	8.607	18.494	23.436	26.760	29.760	32.860
02 Physical Planning and Urban Development	20.450	47.136	6.425	54.133	4.678	4.750	5.450	6.850
03 Housing	1.613	1.623	0.328	1.623	1.623	1.723	2.221	3.097
49 Policy, Planning and Support Services	37.138	23.870	7.969	23.870	27.275	29.081	31.181	33.297
Total for the Vote	105.451	186.644	23.328	98.119	57.012	62.314	68.612	76.103
Vote : 156 Uganda Land Commission								
49 Finance, Administration, Planning and Support Services	0.000	0.103	0.000	0.100	0.104	0.107	0.106	0.147
51 Government Land Administration	31.925	15.674	1.068	15.616	18.635	18.797	18.991	19.176
Total for the Vote	31.925	15.776	1.068	15.716	18.739	18.904	19.097	19.323
Total for the Sector	137.375	202.420	24.395	113.836	75.750	81.217	87.709	95.427

S3: Sector Challenges in addressing Gender and equity issues for FY 2019/20

- Limited gender and equity dis-aggregated data to guide planning and budgeting
- Low levels of awareness of women land rights in the country
- Inadequate resources to address critical gender issues
- Lack of in-house gender policy