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# Sector: Lands, Housing and Urban Development

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## Foreword

I submit the BFP for Financial Year 2020/21 for Lands, Housing and Urban Development Sector which comprises of vote 012 the Ministry of Lands, Housing and Urban Development, Vote 156 Uganda Land Commission and Vote 122 KCCA.

The sector MTEF Ceiling for FY 2020/21 is UGX 172.316 Bn .The MTEF allocation is as follows: UGX 130.155 bn allocated to vote 012: UGX 40.573 bn is allocated to vote 156 and UGX 1.588bn is allocated to Urban Planning, Security and Land Use under Vote 122

During FY 2020/21, the sector plans to consolidate the achievements registered in the previous year and also carry out the following key activities: Continue with the implementation of the National Land Policy, National Housing Policy, National Urban Policy and National Land Use Policy; Issue 5000 CCOs to women, PWDs and vulnerable people in Kabale and Adjumani; Finalise District Physical Development Plans for Kalagala, Sheema ,Budaka and Nakaseke; Amendment of the Architects Registration Act; Issue 400 Gov't Leases from applicants; Conclude processing of 100 applications from Government institutions for title processing; 1000 households of Lawful and bona fide occupants issued with certificates of title; 2 Boundary Opening surveys concluded in Bunyoro and Toro; Acquire 7,325.746 Hectares of Government Land from absentee Land Lords representing Ankole, Toro, Buganda and Bunyoro; Continue with the implementation of USMID in 22 MCs and 8 refugee hosting Districts.

The following activities however remain unfunded;

- MZO and LIS maintenance -UGX 10bn
  - Implementation of the National Physical Development Plan-UGX 1.0 bn
  - Wage Bill to increase staffing levels- UGX 3bn
  - Support to office of the Chief Government Valuer -UGX 3.5 bn
  - Planning of the Approved 10 Cities- UGX 10 bn
  - Development of the Real Estate Sector legal and regulatory framework -UGX 1.5 bn
  - Operationalization of the National Physical Planning Board-UGX 0.5 bn
  - Retainer for ULC Members- UGX 426 bn
  - Compensation arrears - UGX 140 bn
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## Sector: Lands, Housing and Urban Development

<b>Abbreviations and Acronyms</b>	
DLB	District Land Board
ALC	Area Land Committee
CCOs	Certificate Of Customary Ownership
UGX	Uganda Shillings
COO	Certificate of Ownership
Devt	Development
DLOs	District Land Offices
DRC	Democratic Republic of Congo
EDM	Earthquake Disaster 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
LHUD	Lands,Housing and Urban Development
LIS	Land Information System
M&E	Monitoring and Evaluation
MDFs	Municipal Development Forums
MoFPED	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
NLUP	National Land Use Policy
NPPB	National Physical Planning Board
NHP	National Housing Policy
NTR	Non Tax Revenue
NUF	National Urban Forum
NUP	National Urban Policy
PPA	Physical Planning Act

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PPDA	Public Procurement and Disposal of Assets Authority
PPP	Public Private Partnership
PWD	Persons With Disability
RW	Rwanda
SD	Systematic Demarcation
SU	Sudan
SUDP	Strategic Urban Development Plan
TCs	Town Councils
UG	Uganda
ULC	Uganda Land Commission
UNUF	Uganda National Urban Forum
USMID	Uganda Support to Municipal Infrastructure Development
USMID-AF	Uganda Support to Municipal Infrastructure Development Additional Funding
VF	Vote Function

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## Sector: Lands, Housing and Urban Development

### 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)

	2018/19 Outturn	2019/20		2020/21 Proposed Budget	MTEF Budget Projections				
		Approved Budget	Spent by End Sep		2021/22	2022/23	2023/24	2024/25	
<b>Recurrent</b>									
Wage	7.971	9.294	2.035	9.294	9.294	9.294	9.294	9.294	9.294
Non Wage	21.622	46.185	8.645	46.185	55.423	66.507	79.808	95.770	
<b>Devt.</b>									
GoU	40.481	48.236	9.650	48.236	48.236	48.236	48.236	48.236	48.236
Ext. Fin.	79.102	123.324	19.299	68.599	452.171	401.572	150.784	0.000	
<b>GoU Total</b>	<b>70.074</b>	<b>103.716</b>	<b>20.330</b>	<b>103.716</b>	<b>112.953</b>	<b>124.038</b>	<b>137.339</b>	<b>153.301</b>	
<b>Total GoU+Ext Fin (MTEF)</b>	<b>149.175</b>	<b>227.041</b>	<b>39.629</b>	<b>172.316</b>	<b>565.124</b>	<b>525.610</b>	<b>288.124</b>	<b>153.301</b>	
<b>A.I.A Total</b>	2.339	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000
<b>Grand Total</b>	<b>151.514</b>	<b>227.041</b>	<b>39.629</b>	<b>172.316</b>	<b>565.124</b>	<b>525.610</b>	<b>288.124</b>	<b>153.301</b>	

#### (ii) Sector Contributions to the National Development Plan

- Increase access to housing for all income groups, for rental and owner occupation.
- Reduce slums and informal settlements
- Increase access to affordable housing finance
- Improve utilization, protection and management of land and land based resources for transforming Uganda's economy.
- Improve availability of land for development.
- Improve and Modernize land administration services/system.
- Improve capacity and proper Institution of Land Valuation Services
- Improve equity in access to land, livelihood opportunities and tenure security of vulnerable groups.
- Operationalise the Physical Planning Act, 2010 to support orderly and sustainable development.
- Improve urban and rural development through comprehensive physical planning.
- Improve the policy framework for the establishment and management of cities and other urban areas
- Improve and strengthen a competitive Urban economy
- Increase availability of and access to serviced land for urban expansion and investment

#### (iii) Medium Term Sector Policy Objectives

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

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### (iv) Sector Investment Plans

- Monumentation of the boarder and emplacing of 600 border pillars at the boarder.
- Develop and install an integrated revenue management system in the 22 Municipalities
- Maintenance of the Land Information System Infrastructure in all the 23 LIS sites (21 MZOs, NLIC and Surveys & mapping)
- Specialized equipment for valuation
- MZO vehicles servicing and maintenance
- Development of the android Land Information Application
- Renovation , redesign, supply and installation of LAN and WIFI for MLHUD
- 2 Sets of Solar powered lights for Ministry parking procured
- Assorted ICT equipment for the Ministry procured
- E-governance framework for cities, Municipalities and towns developed.
- Assorted Office furniture for the Ministry procured
- Data base on housing production created and maintained
- Digitization of records such that ULC in future will be able to trace each and every record under its custody conveniently

**Table S1.2 SECTOR OUTCOMES AND OUTCOME INDICATORS**

<b>Sector Outcome : Adequate housing</b>							
<b>Sector Objectives contributed to by the Sector Outcome</b>							
1. Increase access to housing for all income groups, for rental and owner occupation							
Sector Outcome Indicators	Q4 Actual 2018/19	Performance Targets					
		2019/20	Base year	Baseline	2020/21	2021/22	2022/23
Proportion of housing units with approved housing plans			2017	50%	65%	70%	75%
<b>Sector Outcome : Orderly and sustainable rural and urban development</b>							
<b>Sector Objectives contributed to by the Sector Outcome</b>							
1. Operationalize the Physical Planning Act, 2010 to support orderly and sustainable development.							
Sector Outcome Indicators	Q4 Actual 2018/19	Performance Targets					
		2019/20	Base year	Baseline	2020/21	2021/22	2022/23
Percentage compliance to Physical Planning Regulatory framework	47%	50%	2016	35%	55%	60%	65%
<b>Sector Outcome : Increased land tenure security</b>							
<b>Sector Objectives contributed to by the Sector Outcome</b>							
1. Improve equity in access to land, livelihood opportunities and tenure security of Vulnerable groups							
Sector Outcome Indicators	Q4 Actual 2018/19	Performance Targets					
		2019/20	Base year	Baseline	2020/21	2021/22	2022/23
Proportion of titled land (by sex and region)	21.6%	25%	2016	21.09%	22%	23%	23.5%
Proportion of land titles issued by type (region, gender and rural urban)			2017	22%	45%	50%	55%

### **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**

## Sector: Lands, Housing and Urban Development

### Vote 012 :Ministry of Lands, Housing & Urban Development

**Programme :** 01 Land, Administration and Management (MLHUD)

**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

**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				
	2019/20 Plan	2019/20 Q1 Actual	2020/21 Target	2021/22 Target	2022/23 Target
• Average time of land tiling	14	15	12	10	9
• Percentage of land registered			22.0%	23%	23.5%
• Percentage awareness of provisions of the National Land Policy			45%	48%	50%

**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 awareness on urban land use and regional development among all categories of people;

**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				
	2019/20 Plan	2019/20 Q1 Actual	2020/21 Target	2021/22 Target	2022/23 Target
• Percentage compliance to physical planning regulatory framework in the urban councils.	50%	48%	55%	60%	65%
• Percentage of Districts with District Physical Development Plans			18%	20%	25%

**Programme :** 03 Housing

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**Programme Objective :**

- Provide overall guidance to the housing sector;
- Improve the quality of housing for the poor and vulnerable groups in Uganda;
- Increase home ownership to all individuals;
- Improve the security of housing tenure for all especially the vulnerable in society
- Increase public awareness on human settlements development in rural and urban areas
- Build capacity among stakeholders for housing development and management.

**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				
	2019/20 Plan	2019/20 Q1 Actual	2020/21 Target	2021/22 Target	2022/23 Target
• Percentage awareness of the National Housing Policy.	50%	41%	55%	60%	65%
• Percentage of disseminated prototype plans implemented	30%	22%	35%	40%	45%

**Programme :** 49 Policy, Planning and Support Services

**Programme Objective :** -Ensure efficient, effective and optimal use of Government resources for better service delivery at all levels

**Responsible Officer:** Permanent Secretary

**Programme Outcome:** An efficient and effective delivery of services

### *Sector Outcomes contributed to by the Programme Outcome*

#### 1. Strengthened Land valuation

#### 2. Improved land Use for production purposes

#### 3. Improved land administration

Programme Performance Indicators	Performance Targets				
	2019/20 Plan	2019/20 Q1 Actual	2020/21 Target	2021/22 Target	2022/23 Target
• Level of staffing			60%	65%	70%
• Percentage level of performance			90%	100%	100%

### 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

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Programme Performance Indicators	Performance Targets				
	2019/20 Plan	2019/20 Q1 Actual	2020/21 Target	2021/22 Target	2022/23 Target
• Proportion of occupational plans approved	48%	18%	48%	50%	52%
• Proportion of occupational permits issued	53%	21%	55%	59%	62%
• Number of building plans processed	633	146	602	612	622
• Clients seeking the various services	44,000		67%	72%	81%
• Number construction Permits issued	492		511	522	532
• Number other permits issued			43	46	55

### Vote 156 :Uganda Land Commission

<b>Programme :</b>	<b>51 Government Land Administration</b>
<b>Programme Objective :</b>	To effectively hold and manage all Government land and property thereon and resolve all historical land injustices
<b>Responsible Officer:</b>	Secretary
<b>Programme Outcome:</b>	<b>Improved land tenure security</b>

#### Sector Outcomes contributed to by the Programme Outcome

##### 1. Improved land Use for production purposes

Programme Performance Indicators	Performance Targets				
	2019/20 Plan	2019/20 Q1 Actual	2020/21 Target	2021/22 Target	2022/23 Target
• Percentage of Government Land titled			3%	3%	3%

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

Billion Uganda shillings Programme Service	2018/19	2019/20		2020/21	Medium Term Projections			
	Outturn	Approved Budget	Releases by end Q1	Proposed Budget	2021/22	2022/23	2023/24	2024/25
Vote : 012 Ministry of Lands, Housing & Urban Development								
01 Land, Administration and Management (MLHUD)	78.612	50.963	16.829	39.633	51.963	74.533	65.159	26.189
02 Physical Planning and Urban Development	19.983	90.032	5.741	53.311	425.552	356.735	117.947	10.832
03 Housing	1.359	1.658	0.266	1.658	1.658	1.658	1.658	1.658
49 Policy, Planning and Support Services	30.328	35.554	7.452	35.554	43.460	49.796	59.996	70.686
<b>Total for the Vote</b>	<b>130.281</b>	<b>178.206</b>	<b>30.289</b>	<b>130.155</b>	<b>522.633</b>	<b>482.722</b>	<b>244.759</b>	<b>109.365</b>
Vote : 122 Kampala Capital City Authority								
04 Urban Planning, Security and Land Use	3.983	8.262	0.158	1.588	1.790	2.032	2.323	2.672
<b>Total for the Vote</b>	<b>3.983</b>	<b>8.262</b>	<b>0.158</b>	<b>1.588</b>	<b>1.790</b>	<b>2.032</b>	<b>2.323</b>	<b>2.672</b>



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Vote : 156 Uganda Land Commission								
49 Finance, Administration, Planning and Support Services	0.102	0.126	0.000	0.144	0.172	0.177	0.212	0.335
51 Government Land Administration	14.809	40.447	9.182	40.429	40.529	40.679	40.829	40.929
<b>Total for the Vote</b>	<b>14.911</b>	<b>40.573</b>	<b>9.182</b>	<b>40.573</b>	<b>40.701</b>	<b>40.856</b>	<b>41.041</b>	<b>41.264</b>
<b>Total for the Sector</b>	<b>149.175</b>	<b>227.041</b>	<b>39.629</b>	<b>172.316</b>	<b>565.124</b>	<b>525.610</b>	<b>288.124</b>	<b>153.301</b>

### *S3: Sector Challenges in addressing Gender and equity issues for FY 2020/21*

1. Inadequate funding to implement gender policies;
2. Inadequate Gender dis-aggregated data
2. Lack of capacity building and sensitisations
4. Low enforcement of existing gender and equity policies and regulations.