

## Section 3: Lands, Housing and Urban Development Sector

### 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 and Chart S1.1 below summarises the Medium Term Budget allocations for the Sector:

**Table S1.1: Overview of Sector Expenditures (US\$ Billion, excluding taxes and arrears)**

	2014/15 Outturn	2015/16		MTEF Budget Projections			
		Approved Budget	Spent by End Sept	2016/17	2017/18	2018/19	
Recurrent	Wage	2.903	3.685	0.885	3.685	3.870	4.063
	Non Wage	6.960	14.242	3.158	13.655	16.249	19.174
Development	GoU	17.340	53.246	19.166	16.255	19.506	22.432
	Ext. Fin.	0.000	93.468	0.000	191.227	168.035	109.287
<b>GoU Total</b>		<b>27.202</b>	<b>71.174</b>	<b>23.209</b>	<b>33.595</b>	<b>39.625</b>	<b>45.670</b>
<b>Total GoU+Ext Fin. (MTEF)</b>		<b>27.202</b>	<b>164.641</b>	<b>23.209</b>	<b>224.823</b>	<b>207.661</b>	<b>154.957</b>
<i>Non Tax Revenue</i>		<i>0.000</i>	<i>4.945</i>	<i>0.000</i>	<i>1.330</i>	<i>25.568</i>	<i>0.000</i>
<b>Grand Total</b>		<b>27.202</b>	<b>169.586</b>	<b>23.209</b>	<b>226.153</b>	<b>233.229</b>	<b>154.957</b>

\* Excluding Taxes and Arrears

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

Under Land Administration and Management, the strategic objectives include:-

1. Creation of an inclusive and pro-poor policy and legal framework for the land sector and putting land resources to sustainable productive use,
2. Improving livelihoods of poor people through a more equitable distribution of land access and ownership, and greater tenure security for vulnerable groups,
3. Increasing availability, accessibility, affordability and use of land information for planning and implementing development programmes,
4. Establishing and maintaining transparent, accountable and easily accessible institutions and systems for decentralised delivery of land services.

Under Physical Planning and Urban Development, the objectives include:-

1. Attaining orderly and sustained growth of urban and rural areas;
2. Ensuring a well regulated and controlled land use,
3. Enhancing public awareness on planned urban and rural development.

These contribute to NDP in terms of enhancing the availability and quality of gainful employment.

Under Housing the strategic objectives are:-

1. To provide overall guidance to the housing sector,

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2. Improving the quality of housing in Uganda,
3. Increasing home ownership,
4. Improving the security of housing tenure for all especially the vulnerable in society; and
5. Increasing public awareness on human settlements development.

These VF objectives contribute to NDP objective of promoting sustainable population and use of the environment and natural resources.

Under Government Land Administration the strategic objectives are;

1. Resolve all historical land holding injustices in the Country,
2. Ensure that all government land is titled and secure,
3. Put government land to sustainable productive use.
4. These vote function objectives contribute to NDP objective of increasing household incomes and promoting equity.

### (iii) Medium Term Sector Policy Objectives

The sector objectives which guide medium term outputs and resource allocations are:

1. *Efficient and effective administrative systems and management;*
2. *Security of Land tenure and productive use of land resources;*
3. *Efficient, effective and sustainable physical planning and urban development;*
4. *Improved housing quality and increased housing stock that meets the housing needs of the population; and*
5. *Well planned and managed construction of public and private housing estates.*

### (iv) Summary of Sector Performance

The status of the sector in terms of its three priority sector outcomes is set out below:

*Outcome 1: Sustainable land use, security of tenure, having affordable decent housing and organised rural and urban development*

- 4 land related laws, regulations and guidelines , survey Bill, LIS Bill, Registration of Titles Act and Land regulations formulated & implemented; National Land Policy (NLP) gazetted,
- 400 Certificates of lease title and 800 Certificates of freehold issued,
- 1,100 Certificates of Mailo title issued, 5,112 Mailo land transactions registered,
- 852 leasehold land transactions registered;
- 24 court cases handled; 500 lease documents handled,
- 6 Ministry Zonal land offices monitored and evaluated,
- 1 Technical meeting to establish the International boundary between Rwanda/Uganda held.
- 1500 sets of Deed plans from Ministry Zonal Offices (MZO's) approved;-1500 sets of Deed plans from Non affiliated MZO's districts produced and approved;50 sets of technical data and Instructions to Survey issued to private surveyors; 10 Geodetic control points established in Wakiso District;- Survey and Mapping activities supervised in 2 districts of Sembabule and Kiruhura;- Surveyors forum coordinated.
- 2 Topographic maps reprinted; 6 Ministry Zonal Offices equipped together with NLIS;500 Tittles scanned and entered into the LIS database.

## S2: Sector Performance and Plans to Improve Sector Outcomes

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This section describes past performance and plans to improve sector outcomes. For each outcome it sets out outcome indicators, key sector outputs and actions to improve sector performance. It then sets out analysis of the efficiency of sector allocations and major capital investments.

### (i) Outcome 1: Sustainable land use, security of tenure, having affordable decent housing and organised rural and urban development

#### Status of Sector Outcomes

The table below sets out the status of sector outcomes in terms of key sector outcome indicators.

**Table S2.1: Sector Outcome Indicators**

<i>Outcome 1: Sustainable land use, security of tenure, having affordable decent housing and organised rural and urban development</i>			
Outcome and Outcome Indicator	Baseline	2016/17 Target	Medium Term Forecast
Number of housing stock	6415000 (2014)	8000000	10000000 (2018)
% of urban councils with physical development plans	70% (2013)	90%	95% (2018)
% of population living in permanent housing	18% (2002)	19	25 (2002)
% of land that is surveyed and registered	10 (2008)	11	15 (2008)
% of compliance to physical development plan in urban areas	60% (2008)	61	70 (2008)

**Table S2.2: Performance Targets FY2016/17 Contributing to the Sector Outcome\***

<i>Outcome 1: Sustainable land use, security of tenure, having affordable decent housing and organised rural and urban development</i>			
<i>Vote, Vote Function Key Output</i>	<i>Approved Budget and Targets</i>	<i>2015/16 Spending and Targets Achieved by End Sept</i>	<i>2016/17 Proposed Budget and Planned Targets</i>
<b>Vote: 012 Ministry of Lands, Housing &amp; Urban Development</b>			
<i>Vote Function: 0201 Land, Administration and Management (MLHUD)</i>			
<b>Output: 020101</b>	<b>Land Policy, Plans, Strategies and Reports</b>		
<i>Performance Indicators:</i>			
Status of the five land related laws, regulations and guidelines handled			Principles of the 5 land related laws submitted to cabinet
Number of districts where the National Land policy and implementation guidelines are disseminated	40	5	20
<i>Output Cost (US\$ bn):</i>	<i>0.694</i>	<i>0.136</i>	<i>1.649</i>
<b>Output: 020102</b>	<b>Land Registration</b>		
<i>Performance Indicators:</i>			
Number of land transactions registered	32,000	32227	100000
Number of titles issued	12,000	12946	15000
<i>Output Cost (US\$ bn):</i>	<i>0.381</i>	<i>0.082</i>	<i>0.346</i>
<b>Output: 020104</b>	<b>Surveys and Mapping</b>		
<i>Performance Indicators:</i>			
Number of Interstate meetings held to establish the international border boundaries	3	0	
Number of kilometers of international borders surveyed			50
Number of geodetic control points established	40	12	40

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<i>Outcome 1: Sustainable land use, security of tenure, having affordable decent housing and organised rural and urban development</i>			
<i>Vote, Vote Function Key Output</i>	<b>Approved Budget and Targets</b>	<b>2015/16 Spending and Targets Achieved by End Sept</b>	<b>2016/17 Proposed Budget and Planned Targets</b>
Number of deed plans approved	2,000	1265	6000
<i>Output Cost (US\$ bn):</i>	<i>1.108</i>	<i>0.261</i>	<i>0.922</i>
<b>Output: 020106</b>	<b>Land Information Management</b>		
<i>Performance Indicators:</i>			
Number of ministry zonal offices equipped and operational	15	6	
Number of transactions processed under Land Information System	600,000	32227	600000
Number of ministry zonal offices equipped and operational			21
Number of MZOs where LIS is implemented			21
<i>Output Cost (US\$ bn):</i>	<i>21.307</i>	<i>1.174</i>	<i>57.318</i>
<b>Vote: 156 Uganda Land Commission</b>			
<i>Vote Function: 0251 Government Land Administration</i>			
<b>Output: 025101</b>	<b>Regulations &amp; Guidelines</b>		
<i>Performance Indicators:</i>			
Status of Uganda Land Commission Bill			6. Printing and Publication in the Gazzett
<i>Output Cost (US\$ bn):</i>	<i>0.075</i>	<i>0.016</i>	<i>0.075</i>
<b>Output: 025103</b>	<b>Government leases</b>		
<i>Performance Indicators:</i>			
Number of lease applications processed for different institutions	600	170	600
Amount of NTR collected (US\$ bn)	4	0.412	3
<i>Output Cost (US\$ bn):</i>	<i>0.154</i>	<i>0.036</i>	<i>0.150</i>
<b>Output: 025104</b>	<b>Government Land Inventory</b>		
<i>Performance Indicators:</i>			
Number of Hectares of land acquired by government	4292	3354	4200
Number of Government land titles processed	40	12	40
<i>Output Cost (US\$ bn):</i>	<i>0.545</i>	<i>0.117</i>	<i>0.570</i>
<b>Output: 025105</b>	<b>Government property rates</b>		
<i>Performance Indicators:</i>			
Hectares of land acquired to secure bonafide occupants	4200	3354	4200
<i>Output Cost (US\$ bn):</i>	<i>0.066</i>	<i>0.005</i>	<i>0.066</i>

\* Excludes taxes and arrears

**Table S2.3: Actions and Medium Term Strategy to Improve Sector Outcome**

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*Sector Outcome 1: Sustainable land use, security of tenure, having affordable decent housing and organised rural and urban development*

**2015/16 Planned Actions:      2015/16 Actions by Sept:      2016/17 Planned Actions:      MT Strategy:**

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

Vote Function: 02 01 Land, Administration and Management (MLHUD)

Roll out the Land information system to 7 Ministry Zonal offices;	Procured firm for the Design and Construction Supervision for the 10 Ministry Zonal Offices (Luwero, Mityana, Moroto, Soroti, Rukungiri, Kabale, Mpigi, Tororo, Mukono and Wakiso)	Roll out LIS in all the 21 MZOs in the Country	Implement the Land information system;
Equip and operationalise the 13 Ministry zonal offices;		Complete Commitment of Land Registration and Administration files in all MZOs	-Computerisation of the land registry
Computerisation of the land registry		Retooling and Staffing of MZOs	
	6 Ministry Zonal Offices equipped and operationalised		
	Procured firm for the production of Digital Aerial Photographs (Orthophotos) for the entire country.		

-Sensitization of the public about land laws;	Sensitization of the Public on land related issues carried out in 5 districts of Kamuli, Nakasongola, Hoima, Gulu and Nwoya	5 DLBs members & 40 ALC's trained & inducted in land matters; 4,000 English & 8,000 Luganda land rights sensitization booklets printed & disseminated to stakeholders.	- Continue with review of existing laws; - Enactment of new laws for the sector.
-Training of Land Management Institutions on existing Land Laws	Public in 4 districts of Kamuli, Nakasongola, Kasese and Nwoya sensitized on CCOs and Cos.		

Vote Function: 02 03 Housing

Promotion of Social Housing	Promotion of Social Housing carried out	Project proposals and concept papers developed for slum redevelopment, PPP, Affordable mortgages, Institutional Houses.	Promote Public Private Partnerships in housing;
Promotion of Housing Cooperatives	Promotion of Housing Cooperatives carried out		Review existing laws on mortgages;
Promotion of affordable alternative technology	Promotion of affordable alternative technology done		Implementation of the housing & real estate policies;
Promotion of type plans	Promotion of type plans done		Mitigate the housing deficit
Promotion of housing Energy efficiency	Promotion of housing Energy efficiency carried out		
Completion of Kasooli housing project	Kasooli housing project to be completed before end of second quarter		
Sensitization on Condominium law	Sensitization on Condominium law carried out in Kampala Capital City		

### Vote: 156 Uganda Land Commission

Vote Function: 02 51 Government Land Administration

Lobby for funds to facilitated	ULC strategic Plan was	Share the ULC strategic plan	Review plans and continue it's
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**Sector Outcome 1: Sustainable land use, security of tenure, having affordable decent housing and organised rural and urban development**

2015/16 Planned Actions:	2015/16 Actions by Sept:	2016/17 Planned Actions:	MT Strategy:
operations of the Commission	developed and is ready for sharing with other ministries and donars	with the MLHUD, MDAs and donars to secure some funds	implementation.

### (ii) Efficiency of Sector Budget Allocations

- Establish budgetary and expenditure controls that allow expenditures on only planned/budgeted outputs;
- Beef up the internal audit especially Value for Money Audits;

### (iii) Sector Investment Plans

**Table S2.4: Allocations to Class of Output over the Medium Term**

Billion Uganda Shillings	(i) Allocation (Shs Bn)				(ii) % Sector Budget			
	2015/16	2016/17	2017/18	2018/19	2015/16	2016/17	2017/18	2018/19
Consumption Expenditure(Outputs Provided)	82.2	83.8	182.2	71.5	81.2%	71.7%	68.3%	47.7%
Grants and Subsidies (Outputs Funded)	0.0	0.0			0.0%	0.0%		
Investment (Capital Purchases)	19.0	33.0	84.5	78.4	18.8%	28.3%	31.7%	52.3%
<b>Grand Total</b>	<b>101.2</b>	<b>116.9</b>	<b>266.7</b>	<b>149.9</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

### S3 Proposed Budget Allocations for 2016/17 and the Medium Term

This section sets out the proposed sector budget allocations for 2016/17 and the medium term, including major areas of expenditures and any notable changes in allocations.

**Table S3.1: Past Expenditure and Medium Term Projections by Vote Function**

	2014/15 Outturn	2015/16		Medium Term Projections		
		Appr. Budget	Spent by End Sept	2016/17	2017/18	2018/19
<b>Vote: 012 Ministry of Lands, Housing &amp; Urban Development</b>						
0201 Land, Administration and Management (MLHUD)	7.634	25.292	1.745	60.613	57.373	102.385
0202 Physical Planning and Urban Development	1.804	48.177	7.340	32.436	19.176	23.592
0203 Housing	2.059	3.719	0.770	2.711	2.400	1.381
0249 Policy, Planning and Support Services	3.199	4.793	0.993	5.523	6.621	6.134
<b>Total for Vote:</b>	<b>14.697</b>	<b>81.981</b>	<b>10.847</b>	<b>101.283</b>	<b>85.570</b>	<b>133.492</b>
<b>Vote: 122 Kampala Capital City Authority</b>						
0204 Urban Planning, Security and Land Use	0.000	3.615	0.000	0.000	25.568	0.000
<b>Total for Vote:</b>	<b>0.000</b>	<b>3.615</b>	<b>0.000</b>	<b>0.000</b>	<b>25.568</b>	<b>0.000</b>
<b>Vote: 156 Uganda Land Commission</b>						
0251 Government Land Administration	12.506	15.570	12.362	15.605	18.676	21.465
<b>Total for Vote:</b>	<b>12.506</b>	<b>15.570</b>	<b>12.362</b>	<b>15.605</b>	<b>18.676</b>	<b>21.465</b>
<b>Vote: 500 501-850 Local Governments</b>						
0281 USMID	0.000	68.420	0.000	109.264	103.414	0.000
<b>Total for Vote:</b>	<b>0.000</b>	<b>68.420</b>	<b>0.000</b>	<b>109.264</b>	<b>103.414</b>	<b>0.000</b>
<b>Total for Sector:</b>	<b>27.202</b>	<b>169.586</b>	<b>23.209</b>	<b>226.153</b>	<b>233.229</b>	<b>154.957</b>

\* Excluding Taxes and Arrears and including NTR

### (i) The major expenditure allocations in the sector

**Table S3.2: Major Changes in Sector Resource Allocation**

\* Excluding Taxes and Arrears

### S4: Unfunded Outputs for 2016/17 and the Medium Term

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*This section sets out the highest priority outputs in 2016/17 and the medium term which the sector has been unable to fund in its spending plans.*

**Table S4.1: Additional Output Funding Requests**

Additional Requirements for Funding and Outputs in 2016/17	Justification of Requirement for Additional Outputs and Funding
<i>Vote Function: 0201 Land, Administration and Management (MLHUD)</i>	
<b>Output: 0201 01 Land Policy, Plans, Strategies and Reports</b>	
<b>Funding Requirement (US\$ Bn):</b> 1.000 Implementation of the National land policy	Create an inclusive and pro-poor policy and legal framework for the land sector;
<i>Improve and bring closer service delivery in the Land and private sector</i>	
<b>Output: 0201 05 Capacity Building in Land Administration and Management</b>	
<b>Funding Requirement (US\$ Bn):</b> Funding District land Boards costing UGX1.8bn;  Operationalization of the 13 Zonal Land Offices which are complete and ready-UGX 3.92bn	DLBs do not sit regularly due to meagre resource allocations for their operations and a backlog of land application files. The grant to the DLBs should at least be revised to around UGX 1.6bn to cater for the number of districts which have doubled. At the time of their creation in 1998, there were 56 districts sharing a total of UGX 800m which figure has never been increased ever since to date when there are 112 districts!
<i>Vote Function: 0205 Government Land Administration</i>	
<b>Output: 0251 05 Government property rates</b>	
<b>Funding Requirement (US\$ Bn):</b> 8.400 Payment of Government property rates	Property rates payments is the main contributor to ULC arrears. If we pay all urban councils their property rates, this will be additional revenue to the urban councils which can be used for development
<b>Output: 0251 71 Acquisition of Land by Government</b>	
<b>Funding Requirement (US\$ Bn):</b> 80.000 Acquisition of Land by Government and Registration of Bonafide Occupants	Compensations to land lords whose lands have bonafide occupants is aimed at restoring tenure security of occupants; this increases agricultural production and productivity which enhances employment creation. There is also need to register the Bonafide occupants to enable them acquire registrable interests.