



**MINISTRY OF LANDS, HOUSING AND  
URBAN DEVELOPMENT**

**PRESENTATION MADE AT**

**THE LOCAL GOVERNMENT  
CONSULTATIVE BUDGET  
FRAMEWORK PAPER  
WORKSHOPS**

**FY 2016/2017**

**30<sup>TH</sup> AUGUST - 18<sup>TH</sup> SEPTEMBER, 2015**



# Background/ Introduction

- The Lands, Housing and Urban Development sector is comprised of three (3) sub sectors namely: Lands, Housing and Urban Development. It is guided by the strategic framework summarized below:
- The **Mandate** is of the Ministry is “To ensure rational and sustainable use, effective management of land and orderly development of urban and rural areas as well as safe, planned and adequate housing for socio-economic development”.



## Background/ Introduction-Cont'd

- The **Vision** of the Ministry is “Sustainable Land Use, Land Tenure Security, Affordable, Decent Housing and Organized Urban Development.”
- While the **Mission** is “To ensure sustainable land management, planned urban and rural development and decent housing for all”

**Sector outcomes** include but not limited to ensuring;

- Security of land tenure and productive use of land resources;
- Planned and adequate housing for socio-economic development;
- Orderly Development of urban and rural areas



# Issues, Recommendations And Responses

## 1. Districts Boundary Disputes:

Ministry of Local Government is responsible for the establishment and description of all LG boundaries while Ministry of Lands, Housing and Urban Development plays a technical role of surveying and establishment of the mark stones. However, Local governments should sensitize the public to understand that boundaries are not aimed at causing division but rather for Administrative purposes (e.g. crime detection), service delivery and planning (e.g. Census) purposes.



# Surveys and Mapping- Border Disputes-cont

- Systematic Land Adjudication and Demarcation which is being piloted in 4 districts of Ntungamo, Iganga, Mbale and Kibaale to reduce costs of land titling will be rolled out during the implementation of the Competitiveness Enterprise Development Project (CEDP).
- The Ministry of Local Government should however take over demarcation of boundaries between Local Governments (Districts, Counties and Sub-Counties) while the Ministry of foreign affairs should look into international border concerns.



## Surveys and Mapping-Cont'd

The following surveys are planned for this FY;

- Uganda-Rwanda border Surveys- (Aug-Sept 2015)
- Uganda-DRC border Surveys- (October-Dec 2015)
- Border meetings between Uganda and Tanzania is planned for October, 2015 and between Uganda and Kenya is to be done as well.
- However nationally, land demarcation is to be undertaken in 61 Local Governments starting in March, 2016.



## 2. Fees charged by the Area Land Committees:

- ALCs- charging differing fees and thus making the process of titling land to be expensive and unaffordable for especially the poor and are not adhering to the physical Planning rules.

### **Response:**

- The Ministry is in the process of amending the Land Act cap 227 to address the fees question among other things and a guideline to that effect shall be put in place.
- In the meantime the Ministry introduced a Training Program for Land Management Institutions where they are guided on the ethical considerations while executing their tasks.



## 2. Fees charged by the Area Land Committees Cont'd

- Fees charged by ALCs: is also grounded in the Land Regulations.
- However, the DLGs should support their respective land sectors by passing Ordinances or whatever instrument they may deem appropriate to allow their land sectors retain a certain percentage of funds generated in the sector to be ploughed back therein, with a view of funding activities of the ALCs especially their allowances, stationery among others.
- Local Governments therefore should plan and Budget for the operations of ALCs





**3. Land Information System (LIS) was slow and reported cases of missing files whenever clients transact at the MZOs.**

**Response:**

- Whereas the Ministry's commitment to serve her clients against the time targets as stipulated in the client's charter, the migration from file based to digital system has automatically subjected us to a total change in the way of conducting business.
- To stamp out the issue of lag in service and reported missing files, the Ministry is carrying a "Verification and commitment" exercise to match physical files and digital copies on the system, and when this is finally accomplished we expect to serve our clients to their expectation.



# Slow service and Missing files at Land offices

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# Slow service and Missing files at

## Land offices-Cont'd

- LIS was introduced is fully operational in 6 MZOs (Wakiso, Masaka, Mbarara, Mukono, Jinja and KCCA, Entebbe, National Land Information Center and Ministry Headquarters which serves the rest of the districts in the country which are not covered by the MZOs. This has minimized the time taken before the file is cleared
- The Ministry with support from WB has engaged IGN-France International to lead a consortium to finalize the computerization of land administration and mgt and will be decentralized to 21 MZOs across the Country .



# Ministry Zonal Offices

- Wakiso : Wakiso District
- Mukono : Mukono, Kayunga, Buikwe and Buvuma district
- Masaka : Masaka, Ssembabule, Lyantonde, Rakai, Kalangala, Lwengo, Bukomansimbi and Kalungu district
- Jinja : Districts in Busoga region
- KCCA : Kampala city
- Mbarara : Districts in Ankole region



## 4. DLBs illegally selling public land

### Response

- Government land is managed by ULC. It is illegal for DLBs to give out such land. Such transactions are therefore illegal.
- The Ministry has trained and will continue to do so to DLBs about their roles and responsibilities and hence are not expected to operate outside the confines of the law
- Before an application is taken to the DLB there should be evidence that the physical planning committee approved it by way of a minute as per the Physical Planning Act, 2010.



## **5. Delays in approval of some members of the District Land Boards.**

- The Ministry has always endeavored to approve the DLBs in time for whose members conform to the minimum requirements as enshrined in the Land Act, Cap 227, and section 57.
- Delays emanate from non-compliance by the District Councils with the provisions of the law or when petitions against certain names are received; in such circumstances, districts are usually informed of the reason for delayed approvals or rejections.



**6. Area Land Committees (ALCs) in Urban areas seem not to adhere to the physical development plans while making recommendations to DLBs and approval of members of the ALCs be decentralized to the division and sub county levels.**

## **Response**

- Government enacted the Physical Planning Act, 2010 to streamline matters of physical planning and compliance to land use. Therefore urban authorities should make use of the Act.



## Issue Number 6- Cont'd

- The Ministry developed and disseminated physical planning standards and guidelines as well as regulations to address the same. These can be downloaded from the Ministry website: [www.mlhud.go.ug](http://www.mlhud.go.ug)
- Decentralization needs a constitutional amendment which can be explored





## 7. Land titling is centralized & expensive

### Response

- Computerization of the land registry and the decentralized Land Information System (LIS).
- Decentralization of land titling services to regional centers and the creation and planned establishment of more centers is expected to improve efficiency in land titling services.
- We hope to have the next seven (07) centers operational soon as recruitment, furnishing and funds for operationalization are realized.
- The National Land Information Center and Ministry Headquarters will continue to serve the rest of the districts in the country not covered by the MZOs.



## 8. Delays in operationalization of MZOs

- The Ministry Zonal Offices (MZOs) constructed/renovated will bring land services nearer to the people instead of sourcing services from the Kampala Land Office. So far 6 MZOs are operational and functional . However Structural works for more 7 MZOs have been completed in Fort Portal, Kibaale, Masindi, Arua, Gulu, Lira and Mbale. These centers will be operationalized as soon as they get ready for commissioning

- Competitive & Enterprise Dev't Project (CEDP) is to construct more 9 MZOs in Rukungiri, Mityana, Mukono, Luwero, Mpigi, Tororo, Soroti, Moroto and Kabaale before 2018. This is expected to start after the design phase is completed within 4 Months.



## District Revenue Collection by MZOs

- Each District falling under the MZOs is required to provide its Revenue collection account number for the deposit of revenue accrued from transactions under them (Districts). Failure to submit the respective accounts shall result into the hosting district not benefiting from the revenue.



## **9. Property rates not paid to urban councils**

- Uganda Land Commission (ULC) has persistently failed to clear up property rates arrears to urban councils. Payment of these rates would be one of the sources of revenue to the urban authorities.

### **Response**

- With the current funding levels, Uganda Land Commission (ULC) is not in position to pay up property rates to the urban authorities. The Ministry has brought this matter to authorities and our view is that either the ceiling for ULC should be increased to cater for the arrears or a new policy change be introduced that requires every MDA to plan and pay up its property rates.



## 10. Status of Government Land under Uganda Land Commission (ULC)

- ULC does not know exactly which pieces of land are owned, their sizes and location and what belongs to and under control by the DLBs;
- When individuals apply for these pieces of land, ULC neither carries out physical inspections nor consults (local authorities) on physical development plans under which such pieces fall.

**Response :** ULC is carrying out an inventory of Government land as a routine activity. The Commission wrote to all MDAs asking them to inform it of all lands they hold, with a view of updating the Land Inventory. At the end of this exercise, all land owned by Government will be surveyed and titled.



## Status of Government Land under (ULC)-

- The Land regulations are being amended to make it compulsory for ULC and DLBs to work with the Area Land Committees.
- A draft ULC Bill is in place and will soon be submitted to Cabinet for consideration. It has sections for management of Government Land



# Other sector Issues

## 1. Implementation of the National Land Policy

The National Land policy was launched in June 2014, by H.E the President. The NLP provides a framework for Management and administering of Land in Uganda. The policy can be accessed from the Ministry Website: [www.mlhud.go.ug](http://www.mlhud.go.ug). Copies of the policy will be disseminated and distributed to all Local Governments.

- Re establishment of the District Land tribunals to oversee and review the decisions of the DLBs in which they can substitute, vary, postponed a decision on appeal by an aggrieved party
- Mediation Committees shall be established between occupants on registered land and registered owners



## 2. Land Information system

Uganda Support to Municipal Infrastructure Development Program (USMID) is a 5 Year worth US\$ 150 Million

- Implementation of the program is still on in the following MCs of Arua, Gulu, Lira (Northern Uganda); Soroti, Moroto, Mbale, Jinja and Tororo (Eastern Uganda); Entebbe, Masaka (Central); Mbarara, Kabale, Fort Portal and Hoima (Western Uganda).
- The project is not likely to be rolled to other MCs until a mid term review of the project is undertaken in the 2<sup>nd</sup> Half of the current FY and recommendations of the review adopted by the funding agency.





### 3. The prototype house plans

- The plans are produced by the Ministry and are in the following categories; Two bedroom house plans, Three bedroom house plan, Various roofing option, Varied spatial; arrangement, self contained and shared wash rooms
- They are free of charge and can be accessed from the Ministry Website; District and Municipal physical planner's offices.



## 4. Housing Policy for Public servants

The Ministry has developed and reviewed the National Housing Policy and it will soon be submitted to Cabinet. This policy provides a framework for housing development in the Country. It has strategies aimed at reducing the costs of building materials in addition to the promotion of PPP by the Ministry

- Improved technology with Shelter Afrique is in the offing expected to be launched by HE in Quarter 2 of this FY.



## 5. Development of the National Urban Policy (NUP).

- A draft National Urban Policy (NUP) has been developed which provides a framework for guiding the urbanization process in the Country. This will soon be forwarded to Cabinet for consideration. Once approved the policy will provide a framework for organized urban development in the Country.



# State of Physical Planning in the Country

- Districts are urged to formulate District Physical Development Plans, get them approved by their respective Councils and implement them. This involves among others appointing the District Physical Planning Committees.
- Districts are urged to allocate funds for physical planning activities however not withstanding the meager resources. The Ministry in a meantime is advocating for a conditional grant to support physical Planning activities as indicated in NDP1 and NDP2. Already physical Planning activities are being supported in 14 Municipalities under USMID Program



## State of Physical Planning in the Country-Cont'd

- Local Governments that recruit Physical Planners should arrange with the MLHUD to have them inducted.
- LGs should translate Physical Planning Standards & aspirations into clear byelaws/ordinances to facilitate effective delivery, coordination and regulation of Physical Planning services. e.g a schedule of fees charged to prospective developers when they submit dev't applications (incl building plans for approval).
- LGs should enhance their record keeping practices especially on submissions of dev't applications and the respective decisions made on such applications. E.g gender disaggregated data as well as permits issued, e.g Occupation Permits.



**Thanks for  
Listening and  
May the Good  
Lord Bless**