

VOTE: 012 Ministry of Lands, Housing & Urban Development

I. VOTE MISSION STATEMENT

To ensure Sustainable Land Management, Orderly Development and Adequate Housing for all.

II. STRATEGIC OBJECTIVE

- a) To strengthen and implement efficient and effective land administration and management systems
- b) To improve integrated land use Planning, implementation and Development systems in rural and urban areas
- c) To develop livable, productive, inclusive, and environmentally resilient urban systems.
- d) To develop and implement housing delivery programmes and real estate market systems
- e) Strengthen policy, legal, institutional, and coordination frameworks

III. MAJOR ACHIEVEMENTS IN 2025/26

A. Land Sub Programme.

- The Valuation Act, 2026 was assented to by H.E the President.
- Commenced implementation of National Valuation Standards, Guidelines & Manuals.
- Reviewed & revised a Gender-oriented National Land Policy (2025).
- UgNLIS enhanced with additional security features to serve the public better.
- Land Valuation Management Information System (LAVMIS) installed in 6 Ministry Zonal Offices.
- Reviewed & approved compensation rates for Mityana, Kyegegwa, Buhweju, Kabarole & Hoima City.
- Government land acquisition processes supervised for infrastructure projects & property valuations conducted countrywide.
- Ugandas Geodetic Reference Framework modernized, including establishment & maintenance of 40 CORS stations.
- Systematic Land Adjudication & Certification implemented and 391,490 parcels across 19 districts & 2 cities were demarcated & mapped.
- Commenced the review and revision of the National Atlas.
- 193,961 land titles processed and issued to both men & women as well as PWDs.
- Government land protected through issuance of 19 land titles to Ministries, Departments and Agencies.
- Cancelled 30 land titles issued in wetlands and forest reserves across the country.
- 4,961.291ha of land compensated & acquired from absentee landlords in Bunyoro, Buganda, Bugisu & Toro regions.
- Uganda Land Commission managed 325 lease transactions & carried out 30 land inspections across the country to support updating of the Government Land Inventory.
- 24,324 Certificates of Customary Ownership (CCOs) issued to individuals, families, communities & slum dwellers across the country.
- Communal Land Associations established & elections held for managing committees with gender representation.
- Busuulu collection account operationalized through URA
- Land surveys & mapping strengthened, including updating district thematic maps for Budaka & Butaleja and re-surveying district boundaries of Kaabong & Kotido.
- Land awareness campaigns, community dialogues and legal aid clinics conducted to address land disputes and promote land rights across the country.
- 565 land conflict cases mediated to reduce disputes and protect communities.
- Capacity building 7 monitoring of land management institutions carried out across LGs & 22 MZOs.
- Public information & transparency enhanced through the MLHUD Client Charter, Access to Information Manual & translated land information materials.
- Preparations for digital land registry improvements undertaken, including development of blockchain-AI based interventions.

B. Physical Planning & Urban Development Sub Programme

- Finalized the drafting of the Physical Planning Bill, 2026.
- Physical Planners Registration Board inaugurated to commence registration & regulation of Physical Planners in the Country.
- Continued with the implementation of the NPDP 2021/2040 to guide development & land use management in Uganda.
- Disseminated Guidelines for preparation & implementation of Physical Development Plans (PDPs) to Local Governments & stakeholders

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- Disseminated Guidelines for preparation & implementation of Physical Development Plans (PDPs) to Local Governments & stakeholders.
- Supervised the preparation of 24 PDPs for MCs & 77 TCs.
- Commenced implementation of the National Urban Landscape Strategy (2020 to 2040).
- Finalized the Street Address Guidelines & Physical Planning Standards & Guidelines.
- Provided UGX 800m conditional grant to 40DLGs to support physical planning activities.
- Conducted Monitoring & inspection in 16 LGs to assess implementation of PDPs
- Conducted capacity building for urban managers, Physical Planning Committees & enforcement officers.
- Disseminated Physical planning & urban development policies, laws & guidelines to 32 LGs.
- Prepared Engineering Designs & Storm Water Drainage Master Plans for 10 Cities, 11 MCs & 11 Districts.

C. Housing Sub Programme

- Implemented the Landlord & Tenant Act to regulate the relationship between landlords & tenants.
- Finalized the drafting of Real Estate Bill to strengthen regulation of the real estate sector.
- Conducted awareness campaigns on the Condominium Property Act & Regulations (2004) in a number of districts to promote high-rise & condominium housing development.
- Carried out public sensitization on housing & human settlement standards in several LGs to improve housing development practices.
- Conducted awareness campaigns on the National Building Code focusing on residential building standards, fire safety, accessibility for PWDs & climate resilient construction.
- Conducted Housing Needs Assessments in MCs & TCs including Tororo, Busia, Kumi, Kapchorwa, Koboko, Nebbi, Moroto & Buliisa to guide housing project development.
- Slum profiling undertaken in Mbale, Moroto & Jinja to inform slum redevelopment planning.
- Undertook Data collection in Bugisu & Rwenzori regions to support housing sector disaster preparedness & landslide risk mitigation.
- Mobilized & trained communities in Namakwekwe & Namatala (Mbale City) to establish housing savings groups & cooperatives.
- Organised the Uganda Buildcon International Expo 2025

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IV. MEDIUM TERM BUDGET ALLOCATIONS

Table 4.1: Overview of Vote Expenditure (Ushs Billion)

	2025/26		2026/27	MTEF Budget Projections				
	Approved Budget	Spent by End Dec	Budget Estimates	2027/28	2028/29	2029/30	2030/31	
Recurrent	Wage	16.691	6.134	18.000	18.900	19.845	20.837	21.879
	Non-Wage	99.999	87.218	94.454	108.622	130.347	156.416	187.699
Devt.	GoU	42.576	5.966	66.856	73.542	88.250	105.900	127.080
	Ext Fin.	86.454	8.996	21.278	27.052	27.351	0.000	0.000
GoU Total	159.266	99.318	179.310	201.064	238.442	283.154	336.659	
Total GoU+Ext Fin (MTEF)	245.719	108.314	200.589	228.116	265.793	283.154	336.659	
Arrears	90.872	0.000	0.035	0.000	0.000	0.000	0.000	
Total Budget	336.591	108.314	200.624	228.116	265.793	283.154	336.659	
Total Vote Budget Excluding Arrears	245.719	108.314	200.589	228.116	265.793	283.154	336.659	

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Table 4.2: Budget Allocation by Department for Recurrent and Development (Ushs Billion)

<i>Billion Uganda Shillings</i>	Draft Budget Estimates FY 2026/27	
	Recurrent	Development
Programme:06 Natural Resources, Environment, Climate Change, Land and Water Management	36.350	5.000
Vote Function:02 Land, Administration and Management	13.410	5.000
001 Land Administration	1.104	0.000
002 Land Sector Reform Coordination Unit	8.500	0.000
003 Land Registration	1.098	0.000
004 Surveys and Mapping	1.535	0.000
005 Valuation	1.173	5.000
Vote Function:03 Physical Planning and Urban Development	2.940	0.000
001 Land use regulations,compliance and enforcement	2.650	0.000
002 Physical Planning	0.290	0.000
Vote Function:04 Policy, Planning and Support Services	20.000	0.000
001 Finance and administration	20.000	0.000
Programme:08 Sustainable Energy Development	0.400	0.000
Vote Function:02 Land, Administration and Management	0.400	0.000
005 Valuation	0.400	0.000
Programme:10 Sustainable Urbanisation and Housing	75.404	83.135
Vote Function:01 Housing	1.672	0.000
001 Housing Development and Estates Management	0.837	0.000
002 Human Settlements	0.835	0.000
Vote Function:03 Physical Planning and Urban Development	8.917	21.278
001 Land use regulations, compliance and enforcement	5.852	0.000
002 Physical Planning	2.240	0.000
003 Urban Development	0.825	21.278
Vote Function:04 Policy, Planning and Support Services	64.815	61.856
001 Finance and administration	62.660	19.450
004 Statistics, Research, Monitoring and Evaluation	2.156	42.406

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<i>Billion Uganda Shillings</i>	Draft Budget Estimates FY 2026/27	
	Recurrent	Development
Programme:21 Sustainable Extractives Industry Development	0.300	0.000
Vote Function:02 Land, Administration and Management	0.300	0.000
005 Valuation	0.300	0.000
Total for the Vote	112.454	88.135

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V. PERFORMANCE INDICATORS AND PLANNED OUTPUTS

Table 5.1: Performance Indicators

Programme: 06 Natural Resources, Environment, Climate Change, Land and Water Management

Vote Function: 02 Land, Administration and Management

Department: 001 Land Administration

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: NRECCLWM programme Policy frameworks developed/reviewed

Programme Intervention: 065111 Develop, review, update and disseminate programme policies, regulations and standards and laws;

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Policy frameworks developed/ reviewed	Number	2023/24	5	4

Key Service Area: 000078 Land Management

PIAP Output: Land Management and Valuation infrastructure enhanced

Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Land Administration and Management Institutions capacities built	Number	2023/24	75	500

Department: 002 Land Sector Reform Coordination Unit

Key Service Area: 140035 Land Information Management

PIAP Output: Land Management and Valuation infrastructure enhanced

Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of MZOs implementing the Land Valuation Management Information System	Number	2023/24	6	22

PIAP Output: Land Surveys and registration programs implemented

Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes

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Vote Function: 02 Land, Administration and Management

Department: 002 Land Sector Reform Coordination Unit

Key Service Area: 140035 Land Information Management

PIAP Output: Land Surveys and registration programs implemented

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of titles and CCOs issued under SLAAC program	Number	2023/24	91000	60000

Department: 003 Land Registration

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: NRECCLWM programme Policy frameworks developed/reviewed

Programme Intervention: 065111 Develop, review, update and disseminate programme policies, regulations and standards and laws;

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Policy frameworks developed/ reviewed	Number	2023/24	5	2

Key Service Area: 000075 Registration Services

PIAP Output: Land Surveys and registration programs implemented

Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Blue pages converted	Number	2023/24	45	40
Number of titles and CCOs issued under SLAAC program	Number	2023/24	91000	40000

Department: 005 Valuation

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: NRECCLWM programme Policy frameworks developed/reviewed

Programme Intervention: 065111 Develop, review, update and disseminate programme policies, regulations and standards and laws;

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Policy frameworks developed/ reviewed	Number	2023/24	5	1

VOTE: 012 Ministry of Lands, Housing & Urban Development**Vote Function: 02 Land, Administration and Management****Department: 005 Valuation****Key Service Area: 140033 Land Valuation Services****PIAP Output: Land Management and Valuation infrastructure enhanced****Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of property valuations conducted	Number	2023/24	254896	80000

Project: 1763 Land Valuation Infrastructure Project**Key Service Area: 140031 Efficient and functional Land Valuation Management Information System (LAVMIS)****PIAP Output: Land Management and Valuation infrastructure enhanced****Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of MZOs implementing the Land Valuation Management Information System	Number	2023/24	6	22

Vote Function: 03 Physical Planning and Urban Development**Department: 001 Land use regulations, compliance and enforcement****Key Service Area: 280006 Land Use Compliance****PIAP Output: Functional Physical Planning Committees****Programme Intervention: 066113 Develop lower level PDPs to operationalise the National physical development Plans**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Physical Planning Committees trained	Number	2023/24	0	40

Department: 002 Physical Planning**Key Service Area: 280002 Physical planning****PIAP Output: Integrated Regional Physical Development Plans implemented****Programme Intervention: 066113 Develop lower level PDPs to operationalise the National physical development Plans**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27

VOTE: 012 Ministry of Lands, Housing & Urban Development

Vote Function: 03 Physical Planning and Urban Development

Department: 002 Physical Planning

Key Service Area: 280002 Physical planning

PIAP Output: Functional Physical Planning Committees

Programme Intervention: 066113 Develop lower level PDPs to operationalise the National physical development Plans

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Physical Planning Committees trained	Number	2023/24	0	12

Vote Function: 04 Policy, Planning and Support Services

Department: 001 Finance and administration

Key Service Area: 280014 Ministry Zonal Offices

PIAP Output: Land Management and Valuation infrastructure enhanced

Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of MZOs implementing the Land Valuation Management Information System	Number	2023/24	6	22

Programme: 10 Sustainable Urbanisation and Housing

Vote Function: 01 Housing

Department: 001 Housing Development and Estates Management

Key Service Area: 000012 Legal and Advisory services

PIAP Output: Real Estate Law

Programme Intervention: 105115 Fast-track the establishment of a legal and institutional framework to regulate and promote the real estate sector

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Real Estate Law in Place	Number	2023/24	0	1

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: Policy and Legal Framework developed, reviewed, and implemented

Programme Intervention: 105112 Improve policy, legal, and institutional framework for sustainable urbanization and housing

VOTE: 012 Ministry of Lands, Housing & Urban Development

Vote Function: 01 Housing

Department: 001 Housing Development and Estates Management

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: Policy and Legal Framework developed, reviewed, and implemented

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Policy and legal frameworks reviewed	Number	2023/24	0	1

Key Service Area: 280005 Housing Development Services

PIAP Output: Partnerships in housing development enhanced

Programme Intervention: 103112 Develop and implement affordable housing programmes for priority categories of people including UPDF, Police, teachers, health workers,

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Hectares of land acquired for housing	Number	2023/24	8.08	20
Number of housing PPPs established	Number	2023/24	0	1
Number of LGs using BIMS	Number	2023/24	57	109

Department: 002 Human Settlements

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: Policy and Legal Framework developed, reviewed, and implemented

Programme Intervention: 105112 Improve policy, legal, and institutional framework for sustainable urbanization and housing

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Policy and legal frameworks implemented	Number	2023/24	0	1

Vote Function: 03 Physical Planning and Urban Development

Department: 001 Land use regulations, compliance and enforcement

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: Policy and Legal Framework developed, reviewed, and implemented

Programme Intervention: 105112 Improve policy, legal, and institutional framework for sustainable urbanization and housing

VOTE: 012 Ministry of Lands, Housing & Urban Development

Vote Function: 03 Physical Planning and Urban Development

Department: 001 Land use regulations, compliance and enforcement

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: Policy and Legal Framework developed, reviewed, and implemented

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Policy and legal frameworks developed	Number	2023/24	16	2

Department: 002 Physical Planning

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: Policy and Legal Framework developed, reviewed, and implemented

Programme Intervention: 105112 Improve policy, legal, and institutional framework for sustainable urbanization and housing

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Policy and legal frameworks reviewed	Number	2023/24	0	1

Key Service Area: 280002 Physical planning

PIAP Output: Physical and detailed development plans developed and implemented

Programme Intervention: 101111 Develop urban PDPs to operationalise the National Physical Development Plan

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Detailed Physical Development Plans developed for respective LGs	Number	2023/24	11	3

Department: 003 Urban Development

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: Policy and Legal Framework developed, reviewed, and implemented

Programme Intervention: 105112 Improve policy, legal, and institutional framework for sustainable urbanization and housing

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Policy and legal frameworks implemented	Number	2023/24	0	1
Number of Policy and legal frameworks reviewed	Number	2023/24	0	1

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Vote Function: 03 Physical Planning and Urban Development

Department: 003 Urban Development

Key Service Area: 280010 Urban Development Services

PIAP Output: Waste management systems established

Programme Intervention: 102111 Develop Waste management systems

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Proportion of Cities and Municipalities implementing customised Waste Management Strategies (percent)	Percentage	2023/24	0%	2%

Project: 1850 Uganda Cities and Municipalities Infrastructure Development Project (UCMID)

Key Service Area: 280010 Urban Development Services

PIAP Output: Waste management systems established

Programme Intervention: 102111 Develop Waste management systems

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of urban LGs with gazetted solid waste disposal sites	Number	2023/24	42	21
Proportion of Cities and Municipalities implementing customised Waste Management Strategies (percent)	Percentage	2023/24	0%	58%
Tonnage of urban waste disposed at waste management facilities	Number	2023/24	0	608852

Vote Function: 04 Policy, Planning and Support Services

Department: 001 Finance and administration

Key Service Area: 000001 Audit and Risk Management

PIAP Output: Audit and Risk Management undertaken

Programme Intervention: 105116 Improve administrative infrastructure

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of internal audit reports prepared	Number	2023/24	4	4

VOTE: 012 Ministry of Lands, Housing & Urban Development**Vote Function: 04 Policy, Planning and Support Services****Department: 001 Finance and administration****Key Service Area: 000005 Human Resource Management****PIAP Output: Human Resource Management undertaken****Programme Intervention: 105116 Improve administrative infrastructure**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Staff training plan in place	Number	2023/24	1	1

Key Service Area: 000006 Planning and Budgeting services**PIAP Output: Planning and Budgeting Services undertaken****Programme Intervention: 105116 Improve administrative infrastructure**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Budget documents (BFP and MPS) prepared	Number	2023/24	2	02

Key Service Area: 000007 Procurement and Disposal Services**PIAP Output: Procurement management****Programme Intervention: 105116 Improve administrative infrastructure**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
No of procurement reports prepared	Number	2023/24	12	12

Key Service Area: 000008 Records Management**PIAP Output: Efficient Records management****Programme Intervention: 105116 Improve administrative infrastructure**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
An electronic records management system established and managed	Number	2023/24	No	1

Key Service Area: 000011 Communication and Public Relations**PIAP Output: Communication and Public Relations strengthened****Programme Intervention: 105116 Improve administrative infrastructure**

VOTE: 012 Ministry of Lands, Housing & Urban Development

Vote Function: 04 Policy, Planning and Support Services

Department: 001 Finance and administration

Key Service Area: 000011 Communication and Public Relations

PIAP Output: Communication and Public Relations strengthened

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
No. of programme publications produced	Number	2023/24	4	4

Key Service Area: 000013 HIV/AIDS Mainstreaming

PIAP Output: Cross cutting issues mainstreamed

Programme Intervention: 105116 Improve administrative infrastructure

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of crosscutting performance reports prepared	Number	2023/24	5	4

Key Service Area: 000014 Administrative and Support Services

PIAP Output: Enhanced coordination and programme secretariat services

Programme Intervention: 105111 Strengthen planning, coordination, monitoring, and evaluation for improved service delivery

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Programme engagements organized	Number	2023/24	10	10
Number of programme M&Es undertaken	Number	2023/24	4	04

Key Service Area: 000027 Programme Working Group Secretariat Services

PIAP Output: Enhanced coordination and programme secretariat services

Programme Intervention: 105111 Strengthen planning, coordination, monitoring, and evaluation for improved service delivery

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Annual Programme Performance Report prepared	Number	2023/24	1	1
Number of Programme engagements organized	Number	2023/24	10	4

VOTE: 012 Ministry of Lands, Housing & Urban Development

Vote Function: 04 Policy, Planning and Support Services

Department: 001 Finance and administration

Key Service Area: 000027 Programme Working Group Secretariat Services

PIAP Output: Enhanced coordination and programme secretariat services

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of programme M&Es undertaken	Number	2023/24	4	4

Key Service Area: 000039 Policies, Regulations and Standards

PIAP Output: Policy and Legal Framework developed, reviewed, and implemented

Programme Intervention: 105112 Improve policy, legal, and institutional framework for sustainable urbanization and housing

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Policy and legal frameworks implemented	Number	2023/24	0	3
Number of Policy and legal frameworks reviewed	Number	2023/24	0	1

Key Service Area: 000040 Inventory Management

PIAP Output: Efficient Records management

Programme Intervention: 105116 Improve administrative infrastructure

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
An electronic records management system established and managed	Number	2023/24	No	1

Key Service Area: 000051 Affiliated and professional Bodies

PIAP Output: Cross cutting issues mainstreamed

Programme Intervention: 105116 Improve administrative infrastructure

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of crosscutting performance reports prepared	Number	2023/24	5	4

Key Service Area: 000089 Climate Change Mitigation

PIAP Output: Cross cutting issues mainstreamed

Programme Intervention: 105116 Improve administrative infrastructure

VOTE: 012 Ministry of Lands, Housing & Urban Development**Vote Function: 04 Policy, Planning and Support Services****Department: 001 Finance and administration****Key Service Area: 000089 Climate Change Mitigation****PIAP Output: Cross cutting issues mainstreamed**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of crosscutting performance reports prepared	Number	2023/24	5	4

Key Service Area: 000090 Climate Change Adaptation**PIAP Output: Cross cutting issues mainstreamed****Programme Intervention: 105116 Improve administrative infrastructure**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of crosscutting performance reports prepared	Number	2023/24	5	4

Key Service Area: 080012 Project Management Services**PIAP Output: Enhanced coordination and programme secretariat services****Programme Intervention: 105111 Strengthen planning, coordination, monitoring, and evaluation for improved service delivery**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Annual Programme Performance Report prepared	Number	2023/24	1	1
Number of Programme engagements organized	Number	2023/24	10	10

Department: 004 Statistics, Research, Monitoring and Evaluation**Key Service Area: 000015 Monitoring and Evaluation****PIAP Output: Projects and interventions Monitored and Evaluated****Programme Intervention: 105116 Improve administrative infrastructure**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of monitoring and evaluation reports prepared	Number	2023/24	6	4

VOTE: 012 Ministry of Lands, Housing & Urban Development

Vote Function: 04 Policy, Planning and Support Services

Department: 004 Statistics, Research, Monitoring and Evaluation

Key Service Area: 000022 Research and Development

PIAP Output: Enhanced coordination and programme secretariat services

Programme Intervention: 105111 Strengthen planning, coordination, monitoring, and evaluation for improved service delivery

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of research studies undertaken	Number	2023/24	3	4

PIAP Output: Policy Research and Innovation Development

Programme Intervention: 105116 Improve administrative infrastructure

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of new Innovative solutions and strategies introduced	Number	2023/24	0	2
Number of research studies undertaken	Number	2023/24	0	4

Key Service Area: 000027 Programme Working Group Secretariat Services

PIAP Output: Enhanced coordination and programme secretariat services

Programme Intervention: 105111 Strengthen planning, coordination, monitoring, and evaluation for improved service delivery

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Annual Programme Performance Report prepared	Number	2023/24	1	1
Number of Programme engagements organized	Number	2023/24	10	15

Key Service Area: 000056 Data Management

PIAP Output: Data management and Dissemination

Programme Intervention: 105116 Improve administrative infrastructure

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Data/Statistical Abstract produced	Number	2023/24	Yes	1

Key Service Area: 000063 Quality Assurance Systems

PIAP Output: Quality Assurance systems enhanced

Programme Intervention: 105116 Improve administrative infrastructure

VOTE: 012 Ministry of Lands, Housing & Urban Development**Vote Function: 04 Policy, Planning and Support Services****Department: 004 Statistics, Research, Monitoring and Evaluation****Key Service Area: 000063 Quality Assurance Systems****PIAP Output: Quality Assurance systems enhanced**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of Quality Assurance reports prepared	Number	2023/24	0	2

Key Service Area: 080012 Project Management Services**PIAP Output: Enhanced coordination and programme secretariat services****Programme Intervention: 105111 Strengthen planning, coordination, monitoring, and evaluation for improved service delivery**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of programme M&Es undertaken	Number	2023/24	4	1

Project: 1829 Land Economic Competitiveness Project**Key Service Area: 140030 Enhanced tenure security****PIAP Output: Enhanced coordination and programme secretariat services****Programme Intervention: 105111 Strengthen planning, coordination, monitoring, and evaluation for improved service delivery**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of equipment procured	Number	2023/24	3000	40

Project: 1898 Institutional Development Project-Ministry of Lands, Housing and Urban Development**Key Service Area: 000003 Facilities and Equipment Management****PIAP Output: Enhanced coordination and programme secretariat services****Programme Intervention: 105111 Strengthen planning, coordination, monitoring, and evaluation for improved service delivery**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of equipment procured	Number	2023/24	3000	500
Number of Programme engagements organized	Number	2023/24	10	10

Programme: 21 Sustainable Extractives Industry Development

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Vote Function: 02 Land, Administration and Management

Department: 005 Valuation

Key Service Area: 140033 Land Valuation Services

PIAP Output: Land for extractives development projects acquired

Programme Intervention: 215118 Strengthen land acquisition for extractives industry infrastructure development projects

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of land titles acquired	Number	2023/24	109	5

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VI. VOTE NARRATIVE

Vote Challenges

1. Inadequate funds to effectively implement the sector policies, laws, regulations, standards and guidelines.
2. Increasing land disputes and conflicts leading to land evictions and destruction of peoples properties and loss of lives.
3. Fraudulent land transactions in the land registration processes.
4. Encroachment on public and Government land.
5. Low levels of land registration across the Country.
6. Resistance by the public to cancellation of land titles in fragile ecosystems and protected areas.
7. Non adherence to physical planning regulations, standards and guidelines.
8. Inadequate serviced land for investment/development purposes.
9. Inadequate descent low and medium cost houses.
10. Growing of slums and informal settlements in urban areas.
11. Increasing housing backlog.
12. Inadequate resources for capacity building, retooling and facilitation of Land Management Institutions in Local Governments to implement decentralized land services, among others.

Plans to improve Vote Performance

- i. Expedite amendments of land related laws, such as RTA, Land Act, Survey laws, among others.
- ii. Undertake stakeholder engagements for buy in sector programs for improved service delivery.
- iii. Scale up systematic land demarcation and adjudication (SLAAC) to increase on land registration in the Country.
- iv. Lobby Government for increased funding for improved service delivery.
- v. Increase on technical backstopping, support supervision, inspection, monitoring and evaluation of the implementation of sectoral policies, laws, regulations, standards and guidelines for better service delivery.
- vi. Undertake public sensitizations and awareness campaigns on sectoral related services.
- vii. Undertake land banking for investment/development purposes.
- viii. Undertake capacity building and training of Ministry staff and Land Management Institutions to improve service delivery.
- ix. Coordinate the development and implementation of physical development plans in Local Governments to guide developments and human settlements.
- x. Protect environmentally sensitive areas, such as wetlands, forest reserves, etc..
- xi. Continue with cancellation of land titles in wetlands and forest reserves.
- xii. Survey and title all Government/Public land.
- xiii. Engage in Public Private Partnerships for housing development.
- xiv. Revenue mobilization through lobbying the Ministry of Finance, Planning and Economic Development for increased funding and approval of projects.
- xv. Strengthen the Litigation Office under the Department of Land Registration to handle land cases including land frauds.
- xvi. Continue supporting statutory regulatory bodies allied to the Ministry to diligently execute their mandate of regulating the various professionals in the sector.

VOTE: 012 Ministry of Lands, Housing & Urban Development

VII. Off Budget Support and NTR Projections

Table 7.1: Off Budget Support by Project and Department

N/A

VOTE: 012 Ministry of Lands, Housing & Urban Development**Table 7.2: NTR Projections(Uganda Shillings Billions)**

Revenue Code	Revenue Name	FY2025/26	Projection FY2026/27
113101	Land Fees	8.000	5.800
Total		8.000	5.800

VOTE: 012 Ministry of Lands, Housing & Urban Development

VIII. PERSONNEL INFORMATION

Table 8.1: Staff Establishment Analysis

Title	Salary Scale	Number of Approved Positions	Number of filled Positions
Commissioner	U1SE	10	8
Accountant	U4	1	1
Architectural Assistant	U5	1	1
Askari	U8	4	3
Assistant Accountant	U7	3	2
Assistant Commissioner	U1E	9	5
Assistant Commissioner	U1SE	10	3
Assistant Commissioner - Information Science	U1E	1	1
Assistant Commissioner - Planning	U1E	1	1
Assistant Commissioner/ Policy Analysis	U1E	1	1
Assistant Inventory Management Officer	U5	1	0
Assistant Librarian	U6	1	1
Assistant Office Supervisor	U5	1	0
Assistant Photogrammetrist	U5	2	1
Assistant Records Officer	U5	28	22
Assistant Secretary	U4	3	2
Assistant Valuer	U5S	1	1
Cartographer	U5-SC	10	3
Communications Officer	U4	2	1
Darkroom Attendant	U8	2	0
Draughtsman	U5	2	1
Driver	U8	55	37
Economist	U4	5	4
Engineer/ Civil	U4S	2	1
Engineer/ Electrical	U4S	1	1
Environment Officer	U4S	2	0

VOTE: 012 Ministry of Lands, Housing & Urban Development

Title	Salary Scale	Number of Approved Positions	Number of filled Positions
Geodisist	U5S	1	0
Geographer	U4S	2	1
Government Valuer	U4S	11	3
Housing Officer	U4	1	1
Housing Officer/ Estates	U4	1	0
Human Resource Officer	U4	2	1
Hydrographic Surveyor/ Hydrog. Survey Technician	U5-SC	2	0
ICT Officer	U4-SC	24	18
Information Scientist	U4	1	1
Internal Auditor	U4	1	1
Inventory Management Officer	U4	1	1
IT Officer	U4S	3	2
Land Officer	U4	3	0
Land Officer (Inspector)	U4-Legal	3	0
Legal Officer	U4	1	0
Lithographer	U5S	4	1
Machine Operator	U8	1	0
Office Attendant	U8	49	39
Office Supervisor	U6	1	1
Permanent Secretary	U1S	1	1
Personal Secretary	U4	14	11
Photo-Litho Assistant	U7	2	1
Photogrametrist	U5S	1	0
Photographer	U5	1	0
Physical Planner	U4S	4	4
Physical Planner - Physical Planning	U4S	8	2
Policy Analyst	U4	4	0
Pool Stenographer	U6	3	3
Princial Staff Surveyor	U2S	2	0
Principal Accountant	U2	1	1
Principal Architect	U2S	1	0

VOTE: 012 Ministry of Lands, Housing & Urban Development

Title	Salary Scale	Number of Approved Positions	Number of filled Positions
Principal Assistant Secretary	U2	23	17
Principal Economist	U2	2	2
Principal Engineer/ Civil	U2S	1	1
Principal Engineer/ Electrical	U2S	1	0
Principal Government Valuer	U2S	1	0
Principal Housing Officer	U2	2	0
Principal Housing Officer/ Estates	U2	1	0
Principal Human Resource Officer	U2	1	1
Principal Information Scientist	U2 (SC)	3	1
Principal Internal Auditor	U2	1	1
Principal Land Officer	U2-Legal	5	2
Principal Land Officer/ Inspection	U2-Legal	4	3
Principal M&E Officer	U2	1	0
Principal Physical Planner	U2 (SC)	8	1
Principal Physical Planner - Compliance and Enforcement	U2S	1	0
Principal Planner	U2	1	0
Principal Policy Analyst	U2	1	1
Principal Procurement Officer	U2	1	1
Principal Quality Assurance Officer	U2	1	0
Principal Quantity Surveyor	U2 (SC)	1	0
Principal Records Officer	U2	2	0
Principal Registrar of Titles	U2	3	3
Principal Research Officer	U2	2	0
Principal Staff Geodesit	U2S	1	0
Principal staff photogrammetry	U2S	1	0
Principal Urban Development Officer	U2S	2	1
Procurement Officer	U4	1	1
Quality Assurance Officer	U4	1	1
Quantity Surveyor	U4S	1	1
Receptionist	U7	12	2
Records Officer	U4	20	10

VOTE: 012 Ministry of Lands, Housing & Urban Development

Title	Salary Scale	Number of Approved Positions	Number of filled Positions
Registrar of Titles	U4	3	3
Research Officer	U4	1	1
Senior Registrar of Titles	U3	3	3
Senior Staff Surveyor	U3 (SC)	22	12
Senior Accountant	U3	1	1
Senior Architect	U3 (SC)	1	1
Senior Assistant Accountant	U5	2	2
Senior Assistant Secretary	U3	5	5
Senior Assistant Valuer	U4S	2	0
Senior Economist	U3	2	1
Senior Engineer/ Civil	U3S	1	1
Senior Engineer/ Electrical	U3 (SC)	1	0
Senior Environment Officer	U3S	2	0
Senior Government Valuer	U3 (SC)	1	0
Senior Government Valuer/ Principal Assistant Valuer	U3S	5	5
Senior Housing Officer	U3	1	0
Senior Housing Officer/ Estates	U3	1	1
Senior Human Resource Officer	U3	2	2
Senior ICT Officer	U3 (SC)	10	2
Senior ICT Officer (Net Work Administration)	U3 (SC)	1	1
Senior Information Scientist	U3	3	0
Senior Internal Auditor	U3	1	1
Senior Inventory Management Officer	U3	1	1
Senior IT Officer (GIS/ MIS)	U3S	1	1
Senior IT Officer (Systems Admin)	U3S	1	1
Senior Land Officer	U3	4	1
Senior Land Officer/ Inspector	U3	4	0
Senior Legal Officer	U3	1	0
Senior M&E Officer	U3	1	0
Senior Personal Secretary	U3	4	2

VOTE: 012 Ministry of Lands, Housing & Urban Development

Title	Salary Scale	Number of Approved Positions	Number of filled Positions
Senior Physical Planner	U3S	29	13
Senior Policy Analyst	U3	1	0
Senior Procurement Officer	U3	1	1
Senior Quality Assurance Officer	U3	1	0
Senior Quantity Surveyor	U3	1	0
Senior Records Officer	U3	2	2
Senior Sociologist	U3	4	1
Senior Staff Cartographer/ Principal Cartographer	U3 (SC)	1	0
Senior Staff Geodisist / Principal Geodisist	U3 (SC)	1	0
Senior Staff Hydrographic Surveyor/ Principal Hydrographic Surveyor	U3 (SC)	1	0
Senior Staff Lithographer/ Principal Lithographer	U3 (SC)	1	1
Senior Staff Photogrametrist/ Princ. Asst.Photogram.	U3 (SC)	1	0
Senior Staff photographer	U3S	1	0
Senior Staff Surveyor / Principal Surveyor	U3S	2	1
Senior Stastician	U3S	2	1
Senior Urban Development Officer	U3S	2	1
Sociologist	U4	3	1
Staff Cartographer / Senior Cartographer	U4-SC	4	3
Staff Geodisist / Senior Geodisist	U4S	1	0
Staff Hydrographic Surveyor/ Senior Asst. Hydrog. Surveyor.	U4S	2	0
Staff Lithographer / Senior Lithographer	U4S	2	1
Staff Photogramesist / Photogramesist	U4S	2	1
Staff Surveyor	U4S	5	2
Statistician	U4S	2	1

VOTE: 012 Ministry of Lands, Housing & Urban Development

Title	Salary Scale	Number of Approved Positions	Number of filled Positions
Stenographer Secretary	U5	22	7
Surveyor	U5-SC	8	3
Technician	U5S	1	0
Telephone Operator	U7	1	1
Under Secretary	U1SE	1	1
Urban Development Officer	U4S	2	2

VOTE: 012 Ministry of Lands, Housing & Urban Development**Table 8.2: Staff Recruitment Plan**

Post Title	Salary Scale	No. Of Approved Posts	No. Of Filled Posts	No. Of Vacant Posts	No. Of Posts Cleared for Filling FY2026/27	Gross Salary Per Month (UGX)	Total Annual Salary (UGX)
Commissioner	U1SE	1	0	1	1	10,622,398	127,468,776
Askari	U8	2	1	1	1	221,987	2,663,844
Assistant Accountant	U7	3	2	1	1	343,792	4,125,504
Draughtsman	U5	2	1	1	1	462,265	5,547,180
Driver	U8	11	2	9	1	221,987	2,663,844
Government Valuer	U4S	6	0	6	6	4,000,000	288,000,000
Office Attendant	U8	35	26	9	2	221,987	5,327,688
Principal Assistant Secretary	U2	23	17	6	1	1,247,467	14,969,604
Principal Land Officer	U2-Legal	1	0	1	1	4,500,000	54,000,000
Principal Physical Planner	U2 (SC)	4	0	4	1	4,500,000	54,000,000
Records Officer	U4	17	8	9	1	723,868	8,686,416
Senior Staff Surveyor	U3 (SC)	22	12	10	3	4,250,000	153,000,000
Senior Government Valuer	U3 (SC)	1	0	1	1	4,250,000	51,000,000
Senior Staff Surveyor / Principal Surveyor	U3S	2	1	1	1	4,250,000	51,000,000
Staff Surveyor	U4S	3	0	3	3	4,000,000	144,000,000
Stenographer Secretary	U5	14	6	8	3	462,852	16,662,672
Total					28	44,278,603	983,115,528