

VOTE: 156 Uganda Land Commission (ULC)

I. VOTE MISSION STATEMENT

A transparent, efficient, and trusted institution in government land management

II. STRATEGIC OBJECTIVE

- 1 Optimizing Strategic and Service Responsive Management of Government Land
- 2 Leveraging Digital Transformation and Land Data Governance
- 3 Boosting Sustainability and Partnerships
- 4 Enhancing Stakeholder Engagement and Public Trust
- 5 Strengthening Government Land Governance and Institutional Capacity

III. MAJOR ACHIEVEMENTS IN 2025/26

1. ULC titled 5,267.06 Hectares of Government Land and processed 19 titles for MDAs. (Office of the President, Ministry of Works and Transport, Moyo Town Council, Ministry of Education and Sports (Bunyoro University), Ministry of Energy and Mineral Development, Mbarara University of Science and Technology (3) Office of the President, Ministry of Education and Sports (Kitante Hill School), Science, Technology and Innovation Secretariat, Office of the President.
2. ULC acquired and compensated 4,961.291 Hectares of Land from absentee Landlords from Ankole, Buganda, Bunyoro, Bugisu and Toro Kingdom areas through Supplementary Budget, Domestic Arrears and Normal Budget release. Compensation was made to Church of Uganda for their Land at Kibuga, Makerere University and the Kingdom of Buganda for their Land at Kiyuni, Buwekula, Mubende District among others.
3. ULC conducted sensitizations on Government Land Inventory in the 16 cities and municipalities across the country, including Kampala, Masaka, Jinja, Lira, Gulu, Arua, Mbarara, Hoima, Masindi, Kasese, Fortportal, Mbale, Tororo, Soroti, Mubende, and Entebbe.
4. ULC collected 2.455 Bn Non-Tax revenue generated from across the country.
5. ULC processed 325 lease transactions of which 263 were approved 50 deferred and 12 rejected. Of these, 152 were for male, 40 female and 133 registered Companies lessees.
6. The commission conducted 30 Land Inspections from across the country.
7. ULC prepared and submitted all the statutory reports to the authorized MDAs

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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	1.091	0.539	1.198	1.258	1.321	1.387	1.457
	Non-Wage	16.936	4.789	37.261	42.850	51.420	61.704	74.045
Devt.	GoU	26.920	125.253	82.830	91.113	109.336	131.203	157.443
	Ext Fin.	0.000	0.000	0.000	0.000	0.000	0.000	0.000
GoU Total		44.947	130.581	121.289	135.221	162.077	194.294	232.944
Total GoU+Ext Fin (MTEF)		44.947	130.581	121.289	135.221	162.077	194.294	232.944
Arrears		60.000	20.000	8.484	0.000	0.000	0.000	0.000
Total Budget		104.947	150.581	129.773	135.221	162.077	194.294	232.944
Total Vote Budget Excluding Arrears		44.947	130.581	121.289	135.221	162.077	194.294	232.944

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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	38.459	82.830
Vote Function:01 General Administration and Support Services	11.477	82.830
001 Finance and Administration	9.687	82.830
003 Planning and Quality Assurance	1.790	0.000
Vote Function:02 Government Land Administration	26.983	0.000
001 Government Land Management	6.753	0.000
002 Land Fund	20.230	0.000
Total for the Vote	38.459	82.830

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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: 01 General Administration and Support Services

Department: 001 Finance and Administration

Key Service Area: 000001 Audit and Risk Management

PIAP Output: Programme Administration and management supported

Programme Intervention: 065113 Strengthen programme, administration, coordination and management for efficient service delivery

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Recurrent cost paid	Yes/No	2023/24	Yes	YES

Key Service Area: 000004 Finance and Accounting

PIAP Output: Programme Administration and management supported

Programme Intervention: 065113 Strengthen programme, administration, coordination and management for efficient service delivery

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Recurrent cost paid	Yes/No	2023/24	Yes	YES

Key Service Area: 000005 Human Resource Management

PIAP Output: Human resource requirements and capacity development of the Programme undertaken

Programme Intervention: 065112 Strengthen planning, supervision, monitoring, evaluation and human resource capacity of the Programme

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of capacity development trainings carried out	Number	2023/24	0	20
Wages, pension and gratuity paid	Yes/No	2023/24	Yes	YES

Key Service Area: 000007 Procurement and Disposal Services

PIAP Output: Programme Administration and management supported

Programme Intervention: 065113 Strengthen programme, administration, coordination and management for efficient service delivery

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Recurrent cost paid	Yes/No	2023/24	Yes	YES

Key Service Area: 000008 Records Management

PIAP Output: Programme Administration and management supported

Programme Intervention: 065113 Strengthen programme, administration, coordination and management for efficient service delivery

VOTE: 156 Uganda Land Commission (ULC)**Vote Function: 01 General Administration and Support Services****Department: 001 Finance and Administration****Key Service Area: 000008 Records Management****PIAP Output: Programme Administration and management supported**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Recurrent cost paid	Yes/No	2023/24	Yes	YES

Key Service Area: 000010 Leadership and Management**PIAP Output: Programme Administration and management supported****Programme Intervention: 065113 Strengthen programme, administration, coordination and management for efficient service delivery**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of senior management Meetings held	Number	2023/24	0	12
Recurrent cost paid	Yes/No	2023/24	Yes	YES

Key Service Area: 000011 Communication and Public Relations**PIAP Output: Programme Administration and management supported****Programme Intervention: 065113 Strengthen programme, administration, coordination and management for efficient service delivery**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Recurrent cost paid	Yes/No	2023/24	Yes	YES

Key Service Area: 000013 HIV/AIDS Mainstreaming**PIAP Output: Crosscutting issues mainstreamed in the programme****Programme Intervention: 065114 Integrate crosscutting issues in the programme**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of HIV/AIDS mainstreaming interventions undertaken.	Number	2023/24	0	2

Department: 003 Planning and Quality Assurance**Key Service Area: 000006 Planning and Budgeting services****PIAP Output: Planning, budgeting, supervision, monitoring and evaluations undertaken****Programme Intervention: 065112 Strengthen planning, supervision, monitoring, evaluation and human resource capacity of the Programme**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of planning and budgeting documents produced	Number	2023/24	0	7

VOTE: 156 Uganda Land Commission (ULC)**Vote Function: 01 General Administration and Support Services****Department: 003 Planning and Quality Assurance****Key Service Area: 000015 Monitoring and Evaluation****PIAP Output: Planning, budgeting, supervision, monitoring and evaluations undertaken****Programme Intervention: 065112 Strengthen planning, supervision, monitoring, evaluation and human resource capacity of the Programme**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of M&E reports produced	Number	2023/24	0	4

Project: 1924 Institutional Development of Uganda Land Commission**Key Service Area: 000003 Facilities and Equipment Management****PIAP Output: Human resource requirements and capacity development of the Programme undertaken****Programme Intervention: 065112 Strengthen planning, supervision, monitoring, evaluation and human resource capacity of the Programme**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of capacity development trainings carried out	Number	2023/24	0	20

Key Service Area: 140044 Land Fund Services**PIAP Output: Land Fund capitalized and accessed by lawful and bonafide occupants****Programme Intervention: 066112 Promote land consolidation, titling and banking**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Hectares of land purchased from absentee landLords	Number	2023/24	2034.39	13455

Vote Function: 02 Government Land Administration**Department: 001 Government Land Management****Key Service Area: 000012 Legal and Advisory Services****PIAP Output: Government Land Managed****Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of grievances on Government land addressed	Number	2023/24	290	218

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;**

VOTE: 156 Uganda Land Commission (ULC)**Vote Function: 02 Government Land Administration****Department: 001 Government Land Management****Key Service Area: 000039 Policies, Regulations and Standards****PIAP Output: NRECCLWM programme Policy frameworks developed/reviewed**

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

Key Service Area: 000089 Climate Change Mitigation**PIAP Output: Wetland boundaries surveyed and demarcated****Programme Intervention: 063131 Protect and increase the wetland cover**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Length (Km) of wetlands boundaries demarcated.	Number	2023/24	0	2

Key Service Area: 140005 Government Land Inventory**PIAP Output: Government Land Managed****Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Hectares of Government Land Titled	Number	2023/24	552360	1000

Key Service Area: 140006 Leasing of Government Land**PIAP Output: Government Land Managed****Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
No. of lease transactions processed	Number	2023/24	2685	600

Key Service Area: 140035 Land Information Management**PIAP Output: Government Land Managed****Programme Intervention: 066111 Undertake Land Tenure Security Enhancement Programmes**

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Hectares of Government Land Titled	Number	2023/24	552360	1000

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Vote Function: 02 Government Land Administration

Department: 002 Land Fund

Key Service Area: 140044 Land Fund Services

PIAP Output: Land Fund capitalized and accessed by lawful and bonafide occupants

Programme Intervention: 066112 Promote land consolidation, titling and banking

Indicator Name	Indicator Measure	Base Year	Base Level	Performance Targets
				2026/27
Number of parcels of land subdivided and surveyed	Number	2023/24	20511	20200
Number of titles processed for lawful and bonafide occupants	Number	2023/24	18585	20200

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VI. VOTE NARRATIVE

Vote Challenges

Gaps in the current legal framework- absence of the ULC enabling Law which has made Government not to recognize it as a statutory body and therefore, it has no statutory budget among others.

Uganda Land Commission is grappling with court case awards amounting to about 500Bn, which have constrained implementation of the workplan. These have at times lead to garnishee of our accounts.

The annual Budget provision of Uganda Land Commission is inadequate and hence affecting the implementation of its mandate and targets set out in its strategic plan.

Absence of up-to-date Inventory of Government Land, thereby making it difficult to stop the encroachment on government Land.

Under staffing, only 49% of the approved staff structure is filled and therefore making implementation of some activities difficult.

Plans to improve Vote Performance

Ministry of Lands, Housing and Urban Development and Uganda Land Commission have secured funding from the Intergovernmental Authority on Development (IGAD) for completion of the ULC Bill.

A roadmap for completion of the bill had been developed, the ULC Bill secretariate and working group have been constituted and consultative meetings are currently ongoing. The bill is expected to be in Parliament before the close of FY 2025/26.

ULC will continue to lobby and request the Ministry of Finance, Planning and Economic Development to prioritize allocation for court cases awards.

Develop and operationalize a resource mobilization strategy that will further increase the NTR and fully operationalize the Land Fund.

Computerization of Government Land Records; the Commission through coordination with other MDAs Intends to identify, survey, title government Land and update government land records.

In the meantime, the Commission will ensure optimum recruitment, placement and deployment so as to fill the approved staff structure

VII. Off Budget Support and NTR Projections

Table 7.1: Off Budget Support by Project and Department

N/A

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Table 7.2: NTR Projections(Uganda Shillings Billions)

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

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VIII. PERSONNEL INFORMATION

Table 8.1: Staff Establishment Analysis

Title	Salary Scale	Number of Approved Positions	Number of filled Positions
Accountant	U4	1	1
Assist. Records officer	U5	1	1
Assistant Accountant	U6	2	2
Chairperson	SP2 - SPEC OFF - 3 -	1	1
Communication Officer.	U4	1	1
Driver	U8	5	5
Economist.	U4	1	1
Finance Officer	U4	1	1
Internal Auditor	U4	1	1
IT officer	U4	1	1
Land Officer	U4	2	2
Office Attendant	U8	4	4
Personnel Secretary	U4	1	1
Principal Finance Officer	U3	1	1
Principal Human Resource Officer	U2	1	1
Principal Land Officer	U3	2	2
Procurement Officer	U4	1	1
Receptionist	U7	1	1
Records Officer	U4	1	1
Secretary	U1 - SESC - 5 - 1	1	1
Senior Accountant	U3	1	1
Senior Assistant Secretary.	U3	1	1
Senior Finance Officer	U3	1	1
Senior Human resource Officer	U3	1	1
Senior Internal Auditor	U3	1	1
Senior Land Officer	U3	2	2
Senior Personal Secretary	U3	2	2
Senior Records Officer.	U3	1	1
Stenographer	U5	2	2
Under Secretary	USE	1	1

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Table 8.2: Staff Recruitment Plan

N / A