



THE REPUBLIC OF UGANDA

WELCOME REMARKS

BY

THE PERMANENT SECRETARY

DELIVERED DURING THE

2ND LANDS, HOUSING AND URBAN

DEVELOPMENT JOINT SECTOR REVIEW

HELD FROM 25th – 26th October, 2017, AT THE

CONFERENCE HALL, OFFICE OF THE

PRESIDENT, KAMPALA

The Rt. Hon. Prime Minister of the Republic of Uganda,
Minister of Lands, Housing and Urban Development and the
Ministers of State- Lands, Housing and Urban Development,
Other Ministers and Ministers of State present,
The Chairman National Planning Authority,
Hon. Members of Parliament present,
The Chairman and Commissioners of Uganda Land Commission,
Representatives of Development Partners,
Government Officials from the Centre and Local Governments,
Representatives of the Civil Society,
Representatives of the Academia,
Representatives of the Private Sector,
Members of the Press,
Distinguished participants,
Ladies and Gentlemen.

I take this opportunity to welcome all the stakeholders and participants to this 2nd Joint Sector Review Meeting for our sector of Lands, Housing and Urban Development. I want to thank you for taking time off your busy schedules to attend this Joint Sector Review where we hope to appraise ourselves on progress of implementation of the many interventions that were pledged in the last Joint Sector Review Meeting.

In a special way allow me to welcome the Rt. Hon. Prime Minister and thank you for accepting to come and preside over this important function. Your presence is an attestation of Government commitment towards the development of the Sector of Lands, Housing and Urban Development.

I also wish to thank our Development Partners, Civil Society Organisations and other stakeholders who have contributed towards the organisation of this Joint Sector Review. Particularly I want to thank the World Bank, European Union, GIZ, Participatory Ecological Land Use Management (PELUM), Actogther, Trocaire, Food Rights Alliance, Shelter and Settlement Alternatives, among others.

Dear Participants, the Theme for this Year's Joint Sector Review is; "***Sustainable Socio-Economic Transformation through Planned Land use, Tenure Security and Housing for All***". This theme builds on the previous Year's theme, which was : "***The Journey to a Middle Income Economy; The Role of the Lands, Housing and Urban Development Sector.***"

As you have heard the Workshop Objectives, we have convened here today to assess our past performance, agree on planning

and budget priorities, as well as propose strategies to improve the Sector performance.

The two days we are going to spend here, we should aim at promoting technical exchange of ideas involving Government Policy makers and implementers, Development Partners, the Civil Society, Academia and researchers, and other stakeholders dealing in land, housing and urban development issues affecting our country, as we all work towards enhanced public service delivery.

You might have seen on the program for this JSR, we are going to have a Key Note Speaker, who is going to speak generally on the role of the Sector in transforming this country. The views and the proposals from the Key Note Speaker, will be analysed and implemented since they are coming from an informed person who is also at the apex of planning in this country.

The Key Note Speech will also be discussed by Eminent Ugandans who are experienced in their respective fields. Their views and proposals will also be studied with a view of implementing them.

The program for two days is rich with presentations and discussions from the sub sectors. I urge all of you to participate actively by proposing solutions and interventions aimed at improving service delivery.

The Government made pledges in the last JSR, some of the pledges were implemented, and others are being implemented while a few are still under study on how best to implement them. The presentation of the status of implementation will bring this out clearly.

In the last one year, the Sector has been able to register tremendous progress in the sub sectors of lands, housing and urban development.

In the lands sub sector, Key achievements include:

1. Continued with the implementation of national and sectoral policies such as the National Land Policy, National Housing Policy, and National Land Use Policy.
2. The National Urban Policy was approved by Cabinet. The policy provides a framework for managing the urbanization process in the country.
3. Continued with the development of the National Land Acquisition, Resettlement and Rehabilitation Policy. The policy will provide a framework for land acquisition, resettlement and rehabilitation of citizens who will be affected by development projects.

4. Finalized stakeholder consultations on the proposed principles for the amendment of land related laws i.e. the Registration of Titles Act, Survey Act, Land Acquisition Act, Surveyors Registration Act and development of the Land Information and Infrastructure Bill. The review of the land related laws is aimed at making land administration and management services more effective and efficient.
5. Finalised the drafting of Uganda Land Commission Bill. The Bill has been cleared by the necessary authorities and will be submitted to Cabinet soon for consideration, and thereafter, it will be submitted to Parliament for enactment into law.
6. Commenced the process of developing the Real Estate (Agents & Management) Bill, which will provide a legal framework for regulating the real estate industry.
7. Commenced the implementation of the second phase of the computerization of the Land Registry. The Design, Supply, Installation and Implementation of National LIS Infrastructure (DeSINLISI) project fully integrates physical planning, surveying, valuation, land administration and land registration. The launch of the second phase of Land Information System (LIS) coincided with the opening of Lira MZO, Kabarole MZO and Kibaale MZO.
8. The Ministry has commenced construction of the 8 Ministry Zonal Offices in Tororo, Moroto, Mpigi, Kabale, Rukungiri, Mityana, Luwero, Soroti, Wakiso and Mukono; and Multi-purpose Hall and Dormitory for the Institute of Surveys and Land Management. The construction of the 8 Ministry Zonal Offices will increase the number of MZOs to 21 thus benefiting the public by taking services closer to them. The MZOs provide all services previously provided only at the Ministry Headquarters. With the computerization of land records, we

have been able to reduce and eliminate forgeries and graft in the land registration system; problems of missing land records have been eliminated, and land transactions are more efficient and speedy thus reducing the cost of doing business.

9. Completed the piloting of systematic registration of individual and communally owned land by pretesting Systematic Land Adjudication and Certification (SLAAC) in the districts of Jinja-Buwekula Parish, Mawuta Village and Walukuba Division, Masese II Cell; Sheema-Kihunda Parish, Nyamiko village and Apac- Chawente Sub county, Adogarya village. The communities will be issued with land titles at a nominal fee of UGX 70,000= thus enhancing on their security of tenure.
10. Continued with the processing and issuance of land titles, to enhance security of tenure and reduction in land related conflicts and disputes.
11. Started on a program of action for strengthening institutions and mechanisms for land dispute resolution and mediation at the local government level by holding stakeholder meetings with Justice Law and Order Sector (JLOS) institutions and other stakeholders on matters of land dispute resolution and access to land justice for all.
12. Continued with the enforcement of the law to protect the rights of lawful and bonafide occupants. A taskforce on illegal land ejections was constituted headed by the Minister of State for Lands, to sensitize and carry out public awareness campaigns on land evictions and other land related matters countrywide. So far public awareness campaigns have been carried out in Mukono, Buliisa, Kayunga, Nakaseke, Nakasongola, Kibaale, Wakiso, and Kampala among others, where sensitization materials and literature on land evictions

and other land related matters have been disseminated to the public.

13. Developed Guidelines for compensations assessment under the land acquisition.
14. Government compensated absent Landlords using the Land Fund in the areas of Kibaale, Ankole and Buganda regions to secure land rights of bona fide and lawful occupants.
15. Continued with the exercise of regularizing land rights for lawful and bonafide occupants in Kibaale District, Ankole region and Nakasongola District. 324 land titles were issued by H.E the President to lawful land occupants in Kibaale District.
16. Issued over 320 leases on Government land for investment purposes. The new investments will help in reducing the problem of youth unemployment and generate more revenue for the Government.
17. Promoted Green Building Technology through hands-on training sessions, as one way of mitigating climate change.
18. Embarked on the process of developing institutional/employer housing in collaboration with the Ministry of Defence and Veteran Affairs (MODVA) by preparing a project proposal for the construction of 30,000 institutional houses for the UPDF.
19. Undertook a study on rapid physical development planning assessment in the Albertine Graben so as to be able to guide and promote developments, nucleated settlement patterns and land use for large scale commercial farming.

20. Commenced the preparation of the National Physical Development Plan (NPDP) that is aimed at guiding developments and human settlements in the country.
21. Commenced the preparation of the Regional Plan for Northern Uganda that will guide on socio-economic developments in the region.
22. Continued with the implementation and coordination of USMID in 13 Municipalities of of Arua, Gulu, Lira, Mbale, Soroti, Tororo, Jinja, Entebbe, Masaka, Mbarara, Fort Portal, Hoima and Moroto. .
23. Developed a National Enforcement framework for compliance to physical development plans and strengthened the technical capacity of urban council staff in enforcement and implementation of Physical Development Plans and the Land Use Regulatory Framework.

More achievements have been detailed in the Sector performance report which has been circulated to you in soft copy.

Despite the strides made by the sector, there were a number of challenges encountered, as they will be highlighted in the different sub sector's presentations.

As i conclude, let me implore all of you to dedicate your time to the deliberations of this JSR and come up with interventions that will propel the sector to achieve its objectives in line with the theme of this JSR.

Let me also thank the Organising Committee for their tireless efforts in ensuring this function becomes a success and I want to urge them to capture the deliberations of this meeting, which are going to form the basis for the undertakings that the sector will report on in the next JSR.

With these remarks, I once again thank you for choosing to participate in this JSR and wish you fruitful deliberations.

I thank you.