



THE REPUBLIC OF UGANDA

**SPEECH DELIVERED AT THE 2nd LANDS, HOUSING
AND URBAN DEVELOPMENT JOINT SECTOR REVIEW
MEETING**

By

THE RT. HON. PRIME MINISTER

OF

THE REPUBLIC OF UGANDA

**ON THE 25TH OCTOBER, 2017 AT THE CONFERENCE
HALL, OFFICE OF THE PRESIDENT, KAMPALA**

The Minister of Lands, Housing & Urban Development,
Other Ministers and Ministers of State present,
Members of Parliament,
Representatives of Development Partners,
Representatives of Government Ministries, Departments and Agencies,
Representatives of Local Governments,
Representatives of Civil Society,
Representatives of the Private Sector,
Members of the Press,
Distinguished participants,
Ladies and Gentlemen.

1. It is my pleasure to preside over the opening ceremony of this 2nd Joint Sector Review for the Lands, Housing and Urban Development Sector.
2. This sector is key in ensuring transformation that the country is yearning for and this is a very important forum that is going to review the Sector Performance for the previous financial year

including progress made on the implementation of the jointly agreed undertakings in 2016, notwithstanding the challenges and operational issues that the sector might have faced.

3. As this forum is assessing the performance, planning for the sector as well as providing guidance, there is need for allowing a broad spectrum of stakeholders to get an insight into, discuss and influence sector developments. This cannot only be done by Government Agencies. There is need for involving everyone who has a stake in this sector.
4. This Review should enable the sector stakeholders to discuss and agree on the strategies to guide implementation of Government programs and generate new ideas and inputs into the planning processes and budget preparations for the coming Financial Year.
5. Like we have heard from the previous speakers, this year's Theme is ***“Sustainable Socio-Economic Transformation through Planned Land use, Tenure Security and Housing for All”***. This theme is speaking volumes and needs to be unpacked for us to be able to understand how the planned land use, tenure security and housing for all will lead to sustainable socio-economic transformation of our country.

6. This sector of Lands, Housing and Urban Development is key in contributing to the development of this country. We all know that the country now is targeting being a Middle Income Economy by 2020. There is no way we can reach that status without the contribution of this sector.
7. You will all appreciate that for the country to develop, there is need for proper physical planning, to guide developments and human settlements. Investments cannot come into the country if there is no supporting infrastructure like electricity, roads, railways and other service delivery infrastructure that lower the cost of doing business.
8. This Infrastructure development relies on the efficient acquisition of land that meets the conditions of the existing legal framework, such as the Constitution requirements to Land owners; availability and implementation of plans showing gazetted infrastructure corridors; and the implementation of an urban agenda to prepare for those moving from the rural areas to urban centres, in line with the required international standards and practices.
9. This sector has now put in place all the relevant policies such as the National Land Policy, National Housing Policy and the National Urban Policy. All these policies propose sector reforms that Government seeks to introduce that should provide an opportunity

for the country to progress as it strives to attain middle income status.

10. I hasten to add that the Government acknowledges the fact that Property owners are entitled to a variety of constitutional and statutory procedural rights before their land can be taken over. However, where challenges or delays occur, as in certain circumstances especially if an intervention is needed to address an urgent social and economic problem Government should have a way of mitigating such challenges amicably without depriving the owners of such properties their rights.

11. These delays arising from land owners who either oppose accessing their land or dispute the compensation rates recommended by the office of the Chief Government Valuer not only do they delay government projects but end up escalating the costs of the infrastructure projects.

12. I, therefore, urge the stakeholders to review all options and come out with a solution to this problem, where there is a win-win situation for all the concerned parties. I also wish to urge the local authorities to actively facilitate the acquisition of land for infrastructure projects in their areas so that there is timely implementation of the Government projects.

13. This sector also needs to initiate interventions that will mitigate the challenges and focus on the many opportunities that our country can provide. We need to explore the investment and local economic development opportunities, understand and support sustainable livelihoods strategies, foster partnerships between the public and the private sector, and open a more direct dialogue between the citizens and the sector institutions.

14. At this time, I commend the individual efforts that our Development Partners and Civil Society Organisations who have undertaken to date to improve the living conditions of our citizens particularly those living in rural areas, I want to urge all of you to pursue a more collaborative effort not only among yourselves but also to engage constructively with local and national leadership and where possible in direct consultation with the local citizens for whom the development is intended.

15. I am aware of the efforts by Development Partners and Civil Society to improve land administration and management through introduction of the computerized land information system and registering of customary land. Government can only ask that this mechanism be strengthened and closer collaboration ensued to provide public trust amongst the citizens. The basic or most

common land transactions should also be completed within reasonable time like the case in other countries. We are also waiting for the Report from the Commission of Inquiry into Land Matters headed by Lady Justice Catherine Bamugamereire, to propose recommendations aimed at improving the land sector.

16. Let us all commit to promoting security of tenure for all our citizens regardless of their status, their religion or ethnicity, so that they feel safe to invest in the improvement of their land.

17. Like I said earlier, this sector is key in transforming this country, Ugandans pronounced themselves how they want this country to be as highlighted in Vision 2040 and the National Development Plan (NDP) II. I am challenging this sector to ensure that whatever is highlighted in the said national documents is undertaken. Your sector is the bed rock of development and you must do whatever it takes to contribute positively to national development.

18. As you know, we are the Party in power, and we have a Manifesto to implement. We made pledges to the electorate and we must fulfill them. Your sector is key in fulfilling the pledges and particularly the issue of addressing the escalating land conflicts and disputes, planning the entire country, provision of ready and service land for investment, provision of low cost houses, and eradication of slums,

among others. We want to come back for the next review, to hear from you how far you have gone in addressing the highlighted issues.

19. As I conclude, I want to remind you that your sector is key in championing the development of this country. I want to wish the Ministry of Lands, Housing and Urban Development, Uganda Land Commission, its partners and all stakeholders and participants here fruitful and productive deliberations as you pull your collective and individual resources and capacities together, which shall lead to the implementation of policies, laws, regulations and interventions that will promote the transformation of our country into a middle income society.

20. With these few remarks, I take the honor and privilege to officially declare this two-day Joint Sector Review Meeting for Lands, Housing and Urban Development open and wish you fruitful deliberations.

I thank you.

FOR GOD AND MY COUNTRY