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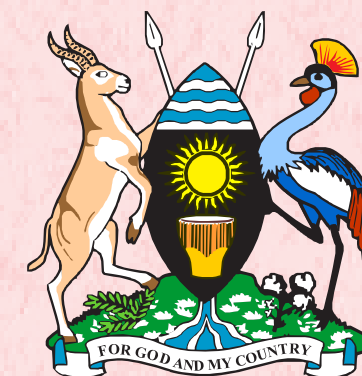
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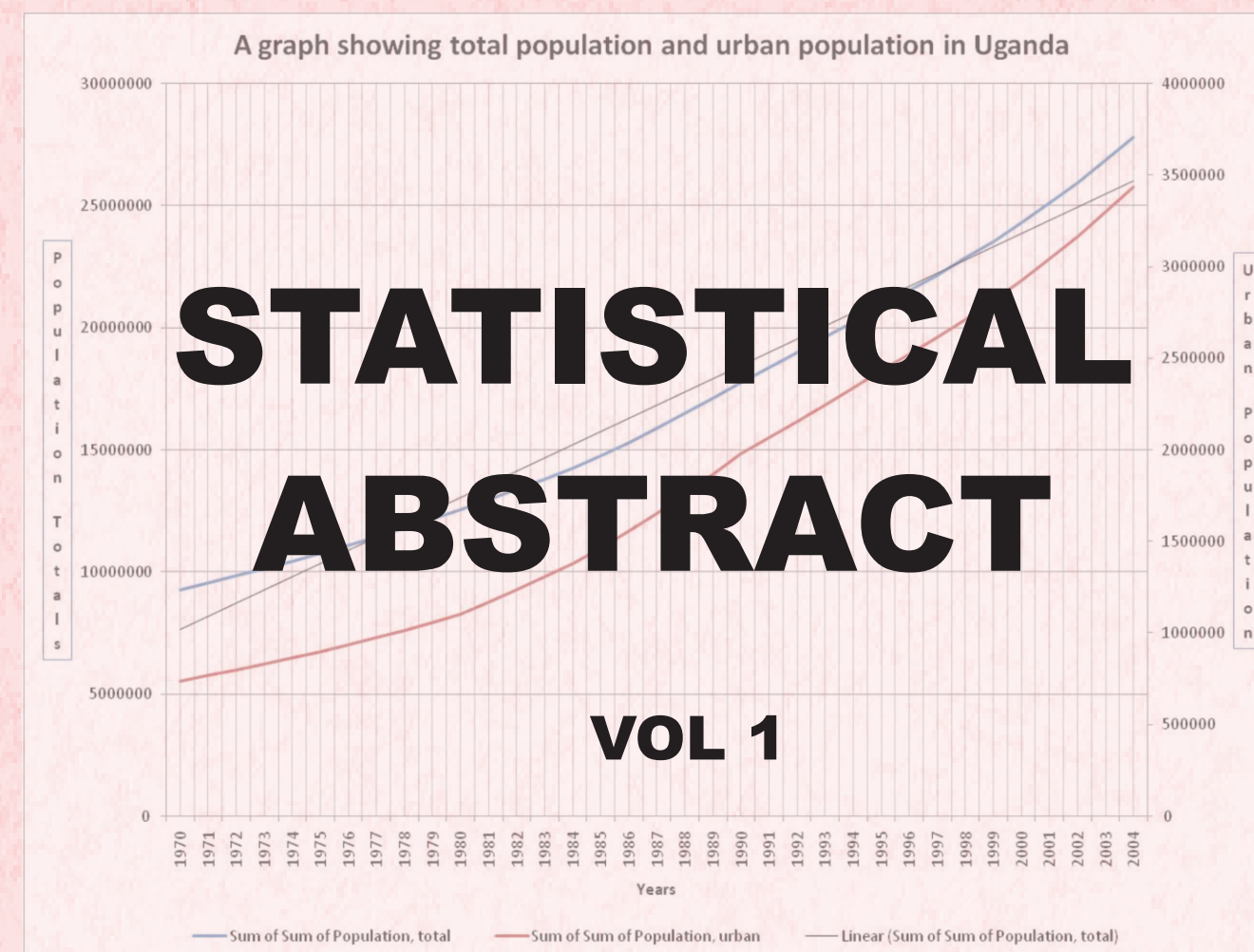
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THE REPUBLIC OF UGANDA

MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT



**DECEMBER 2010**



**THE REPUBLIC OF UGANDA**

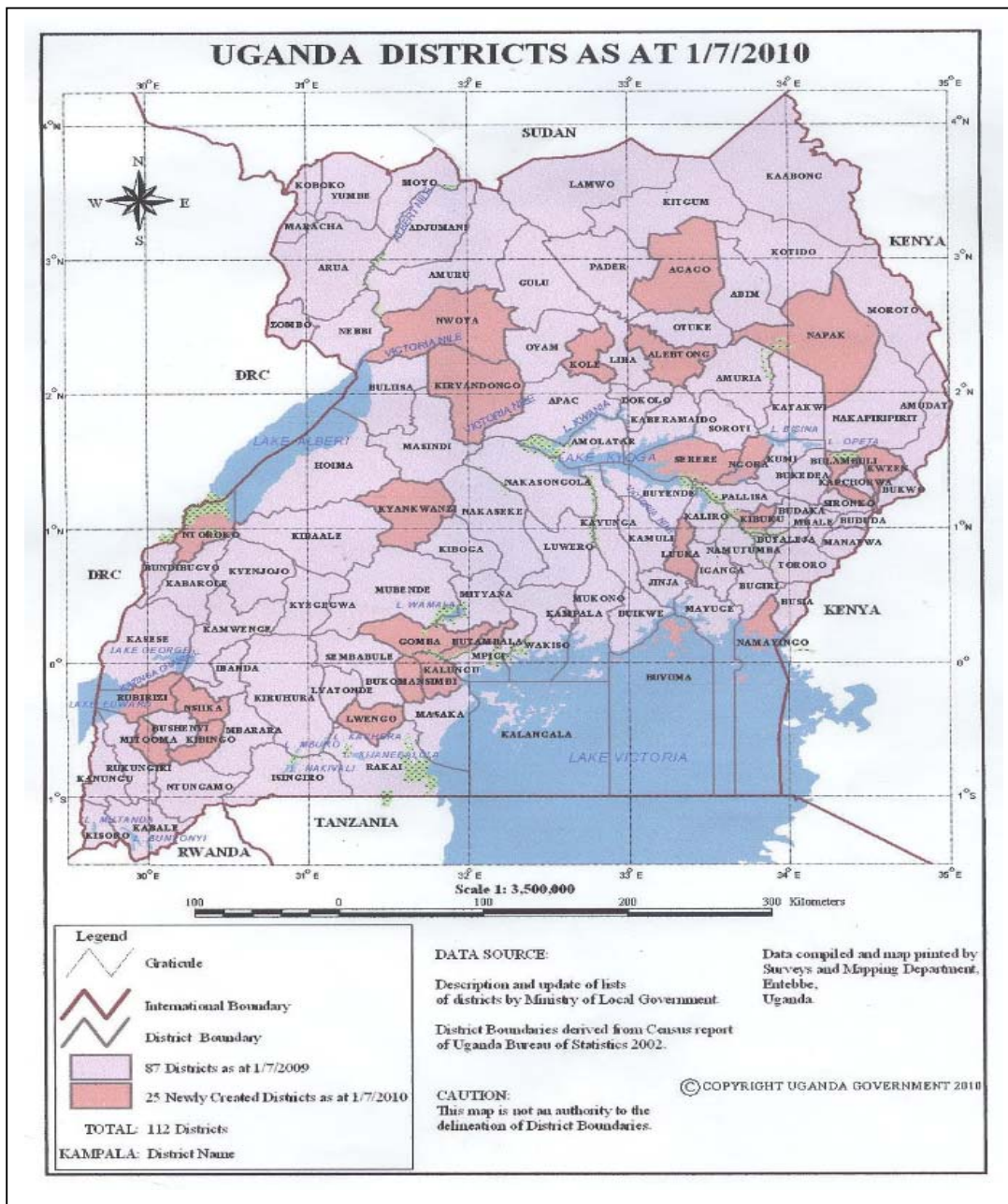
# **STATISTICAL ABSTRACT**

**VOL 1**

**Kampala; Ministry of Lands, Housing and Urban Development**

**DECEMBER 2010**

# MAP OF THE REPUBLIC OF UGANDA



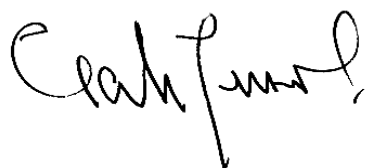
## FOREWORD

There is a growing need in Uganda for statistics related to the Lands, Housing and Urban Development sector. This need arises out of the current position whereby the available statistics are not only limited, inaccurate but are also not timely. My Ministry working with the Uganda Bureau of Statistics is striving to address this problem. It is not debatable that quality statistical information plays a key role in achieving better sector development results. Such statistical information is required to identify development issues; inform policy design and facilitate planning, implementation, monitoring and measurement of the impact of development interventions. This sector Statistical Abstract, therefore, will be handy in filling the gap of providing statistics to users.

This abstract has therefore been compiled by MLHUD to provide summary and detailed statistics on the transactions, trends, current status of its various indicators. The data was collected from Primary and Secondary sources, which included published reports, administrative records and UBOS household surveys and Census reports.

This abstract forms a basis for documenting baseline statistics to monitor progress of participation in development activities under the MLHUD sector.

The Ministry therefore urges its stakeholders and sector statistics users to put to use this very important and vital information. The Ministry looks forward to receiving feedback on this publication, in order to ensure an even improved production of quality and timely official statistics in the future.



Gabindadde - Musoke

**PERMANENT SECRETARY**

## **ACKNOWLEDGEMENTS**

The development of this 2010 MLHUD Statistical Abstract was crosscutting amongst stakeholders whose dedication and participation has contributed to its successful accomplishment. It involved a large number of individuals and sector partner organizations.

Special thanks go to the MLHUD Sector Committee Members under the direction of the Commissioner Planning and Quality Assurance Department and his staff who played a leading role in the review of the Abstract and offered all the necessary guidance to have a well thought out and informative Abstract.

A vote of thanks is extended to the Heads of Departments, Directors, Ministry Staff and other key stakeholders for the dedication and support they have provided during this entire process of formulating the statistical abstract.

A vote of thanks also goes to the Uganda Bureau of Statistics which, in partnership with the Department For International Development, has among other things played a vital role in the coordination, funding and offering of technical guidance throughout the entire process of compiling the data and publishing the Statistical Abstract.

Lastly, special thanks go to the Government of Uganda, Research bodies and private agencies whose research and Statistical information has contributed to the formulation of a comprehensive and detailed Statistical Abstract for the Ministry of Lands, Housing and Urban Development Sector.

## HOW TO READ THE STATISTICS

### A GUIDE ON UTILIZING THE ABSTRACT

The statistics used in this abstract were obtained from primary sources and secondary data from censuses, surveys and administrative records. The statistics are presented in a simple way so that they are easy to understand and interpret. This Abstract therefore is a quick reference document depicting the land use, land tenure, housing and urban development statistics in Uganda.

#### **Explanation of words and symbols used is therefore given as follows:**

Proportion	Is the ratio which indicates the relation in magnitude of a part to a whole
Percentage	Expressing a number as a fraction of 100. Percentages are used to express how large/small one quantity is, relative to another quantity
Rate	Is a ration showing relative change of an event in a specified time frame
“_”	Missing Data

## **ACRONYMS AND ABBREVIATIONS**

ALCs	-	Area Land Committees
CPQAD	-	Commissioner, Planning and Quality Assurance Department
CSO	-	Civil Society Organization
DFID	-	Department For International Development
DLBs	-	District Land Boards
GIS	-	Geographical Information System
HHs	-	Households
HoDs	-	Heads of Departments
ICT	-	Information Communication Technology
IDPs	-	Internally Displaced Persons
LCs	-	Local Councils
LGs	-	Local Governments
LIS	-	Land Information System
LO	-	Land Officers
LTRP	-	Land Tenure Reform Project
MC	-	Municipal Council
MLHUD	-	Ministry of Lands, Housing and Urban Development
NGOs	-	Non-Government Organizations
NLP	-	National Land Policy
NPA	-	National Planning Authority
NSDS	-	National Service Delivery Survey
PQAD	-	Planning and Quality Assurance Department
PRDP	-	Peace, Recovery and Development Plan
SAP	-	Slum Aid Project
SD	-	Systematic Demarcation
Sq. Kms	-	Square Kilometers
TC	-	Town Council
UBOS	-	Uganda Bureau of Statistics
UNDP	-	United Nations Development Programme
USAID	-	United States of Agency for International Development
VIP	-	Ventilated Improved Pit latrine

## **EXECUTIVE SUMMARY**

The Statistical Abstract is the first edition of the Ministry of Lands, Housing and Urban Development. The abstract gives a statistical summary of the transactions within the Ministry.

The publication is divided into three major chapters which are followed by a glossary of definitions from all chapters and it ends with a set of appendices.

### **Land as per 2005**

- Area of Uganda was 241,550.7 sq. km.
- Land was 199,807.4 sq. km.
- Open water and swamps cover around 41.743 sq. km

### **Transactions on land**

#### **A) Mailo land**

- Special tittles issued increased from 457 in 2007/2008 to 871 in 2009/2010.
- Number of substitute tittles dropped slightly from 157 in 2007/2008 to 151 in 2009/2010.
- Number of tittles transferred increased from 15,284 in 2007/2008 to 18,764 in 2009/2010.
- Number of mortgages registered increased from 5,304 in 2007/2008 to 14,561 in 2009/2010.
- Number of caveats lodged decreased from 4,821 in 2007/2008 to 1,589 in 2009/2010.
- Number of certificates issued increased from 6,600 in 2007/2008 to 11,545 in 2009/2010.
- Number of titles entered in computer data bank increased from 55,466 in 2007/2008 to 171,068 in 2009/2010.

#### **B) Lease hold**

- Caveats registered reduced from 803 in 2007/2008 to 517 in 2009/2010.
- Lease tittles issued decreased from 7,300 in 2007/2008 to 5,230 in 2009/2010.
- Number of mortgages registered increased from 2,453 in 2007/2008 to 3,766 in 2009/2010.
- Special certificate of tittles issued reduced from 183 in 2007/2008 to 162 in 2009/2010.
- Number of people who applied for lease extension dropped from 708 in 2007/2008 to 464 in 2009/2010.
- Substitute titles increased from 36 in 2007/2008 to 103 in 2009/2010.

#### **C) Land offices**

- The headquarters are at the Ministry of Lands, Housing and Urban Development.
- There are 21 regional land offices located in different parts of the country. These are located in Masindi, Arua, Gulu, Lira, Soroti, Moroto, Mbale, Tororo, Jinja, Mukono, Bukalasa, Mityana, Masaka, Fort Portal, Mbarara, Rukungiri, Kampala, Wakiso, Kibaale, Mpigi and Kabale districts.

#### **D) Land tenure system in Uganda comprises the following by percentage**

Customary 68.6%  
Freehold 18.6%  
Mailo 9.2%  
Leasehold 3.6%



**E)** Forged land titles seized from the public by the Ministry increased from 8 in 2007 to 63 in 2009 and decreased to 55 in 2010.

**F) Physical planning status in Uganda**

- The number of Town Boards was 165 as per June 2010.
- The number of gazetted Town Councils was 165 as per June 2010.
- The number of Municipal councils was 22 as per June 2010.
- One city as per June 2010.
- 89 Urban Councils had both the structure and detailed plan.
- 3 had only the detailed plan.
- 6 had only the structure plan.
- 13 did not have both the structure and the detailed plan.

**G) Current housing status**

- On average 600 housing units are constructed countrywide every day.
- Approximately 47% of urban households live in tenements, 31% in detached dwellings, 18% in semi-detached units and 4% in other unspecified housing types.
- Nationally, 71% of housing stock is constructed in temporary materials, 11% in semi-permanent and 18% used permanent materials.
- 60% of the dwelling units are roofed with iron sheets with 58% in rural areas and 85% in urban areas as per 2008.

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## LAND STATISTICS

Uganda covers a total area of 241,550.7 sq. Kms.

18.2% is open water and swamps and 81.7% is land.

### 1.1 NATIONAL LAND COVER STATISTICS

Uganda has an area of 241,550.7 square kilometres (sq. Kms) of which 18.2% is open water and swamps, and 81.8% is land. The altitude above sea level ranges from 620 metres (Albert Nile) to 5,111 metres (Mt. Rwenzori peak). A total of 42% of the available land is arable land although only 21% is currently utilised, mostly in the southern parts of the country. Land is fairly evenly distributed throughout the country with the average land holding being about 1.6 to 2.8 hectares in the south and 3.2 hectares in the north.

The vegetation is mainly composed of savannah, grassland, woodland, bush land and tropical high forest.

Table 1 below shows the national land cover in sq. Km by type. The cultivated land cover being the largest increased from 84,010 sq. Km in 1990 to 99,018.4 sq.km in 2005. The second in size are the grasslands but which remained constant at 51,152.7 sq. Km for the same periods. Notably, the bush lands and woodlands decreased from 14,223.9 sq. Km and 39,740.9 sq.km in 1990 to 11,893.6 and 29,528.1 sq. Km in 2005 respectively. Similarly, plantations (hard and soft woods), tropical high forest have decreased over the period, calling for the need to strengthen the land use interventions that will curb environmental degradation and depletion of vegetation cover.

**Table 1: National land cover statistics (sq. Kms)**

<b>Vegetation types</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>
Built up areas	365.7	365.7	365.7
Bush lands	14,223.9	12,624.5	11,893.6
Commercial Farmlands	684.5	684.5	684.5
Cultivated lands	84,010.0	94,526.7	99,018.4
Grasslands	51,152.7	51,152.7	51,152.7
Impediments	37.1	37.1	37.1
Plantations –Hardwoods	186.8	153.3	138.8
Plantations-Softwoods	163.8	80.0	192.0
Tropical High Forest	2,740.6	2,248.2	2,036.3
Tropical High Forest Normal	6,501.5	5,333.5	4,830.7
Water bodies	36,902.8	36,902.8	36,902.8
Wetlands	4,840.4	4,840.4	4,840.4
Woodlands	39,740.9	32,601.4	29,528.1

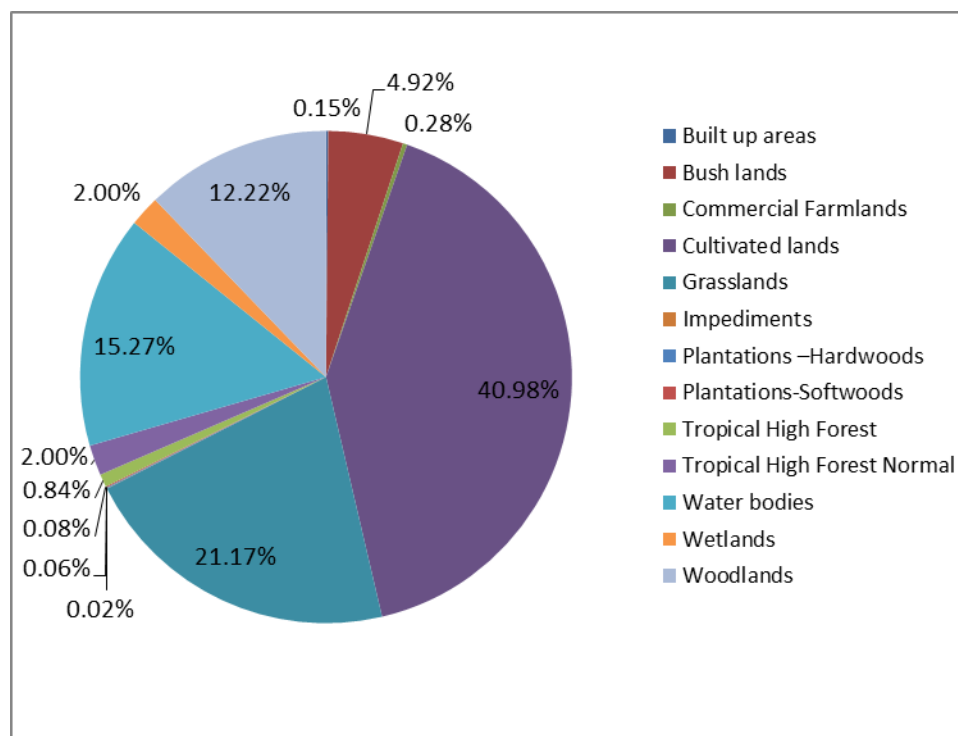
**Source: National Forestry Authority, 2005**

Note: The figures indicated in the above table are based on projections. Actual vegetation studies were undertaken in 1994 based on 1992 satellite imagery.

By 2005, the cultivated land cover was 99,018.4 sq. Kms and it occupied the largest part of the country. It was closely followed by grasslands which covered 51,152.7 sq. Kms.

**Figure 1: A pie chart showing percentage Land use in 2005**

The pie chart clearly indicates that the greatest proportion of the country area was occupied by cultivated lands which covered 40.98%.



The four major tenure systems in Uganda include: Customary, Freehold, Mailo and Leasehold.

## 1.2 LAND TENURE SYSTEMS AND LAND OWNERSHIP IN UGANDA BY STATISTICS

Land in Uganda belongs to the citizens, and is vested in them in accordance with the 1995 Constitution (Article 273) and the Land Act 1998 Cap. 2004. Land tenure is the mode of holding rights in land and specifies how property rights to land are allocated. These rules define how access is granted to rights of use, control and transfer land, as well as associated responsibilities and obligations. In short land tenure systems govern who uses what land resources; for how long; and under what conditions. There are four different types of Land Tenure Systems in Uganda:

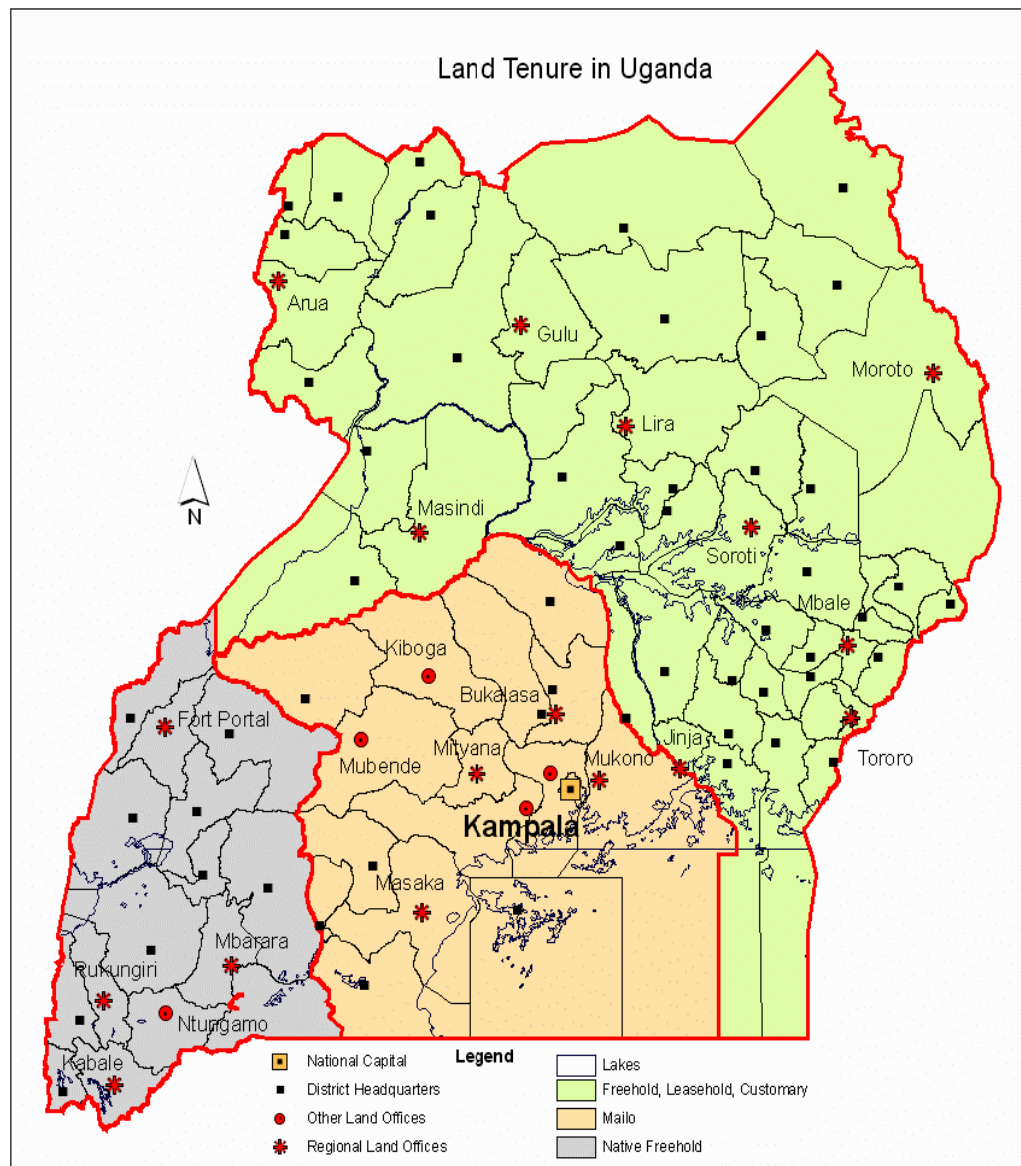
- Customary
- Freehold
- Mailo; and
- Leasehold.

**Figure 2: Tenure systems in Uganda**

*In the map shown, Mailo land tenure system covers the central and parts of the Mid-Western region.*

*Native freehold land tenure system covers the south western region.*

*Customary land tenure covers the Northern, North Eastern and the West Nile regions of the country.*



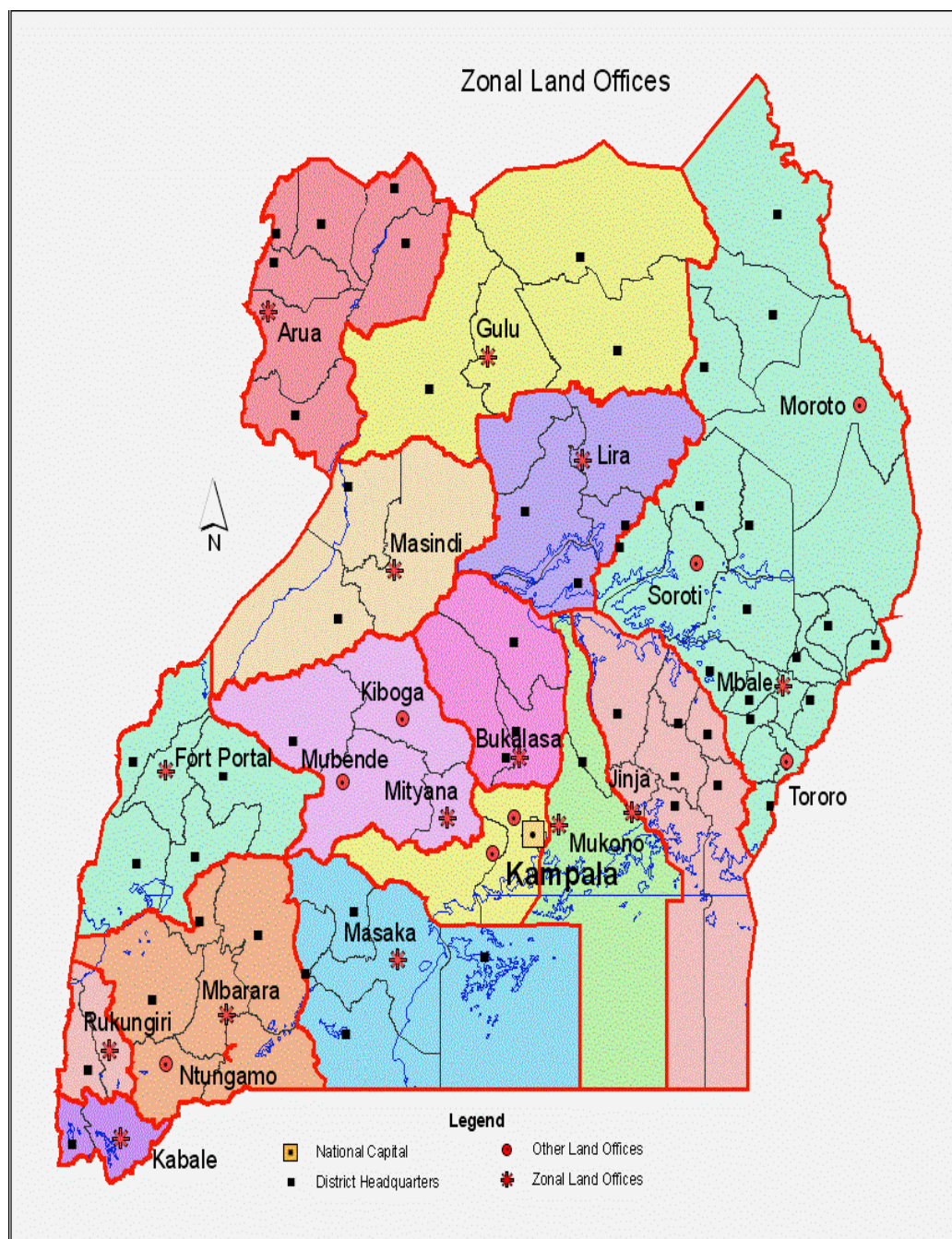
**Source: PSCP II Baseline Evaluation report, 2007**

The map above shows that the Central and parts of Mid-western region mostly have Mailo tenure system; south western has native freehold; leaseholds are scattered around the entire country and mostly in urban settings; while customary tenure is more common in the Northern, North East and West Nile regions of the country.

To ease the land administration, the country has been grouped into zones with each one having a Regional Land Office for decentralized land administration services to be taken nearer to the people.

**Figure 3: Zonal Land Offices in Uganda**

*The zonal land offices are indicated in the map and these help in effective land administration.*

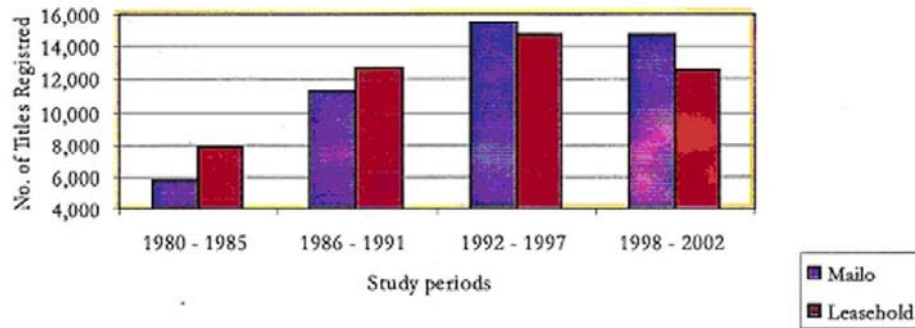


**Source: PSCP II Baseline Evaluation report, 2007**



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**Figure 4: Trends in title registration for Mailo/Freehold and Leasehold for different regions.**



*The graph shows that land title registration increased over the periods (1980-1997) due to the guarantee of ownership after registration and limits land grabbing, provides security for credit among others.*

The increase in land registration from the 1980's up to date has been attributed to the following reasons:

- Land Registration has brought with it guarantee of ownership and security of tenure especially from land grabbing and illegal evictions.
- It has provided security for credit because of certainty of ownership; hence landowners can invest in their land.
- It has supported environmental protection and management through demarcation and titling of conservation areas.
- It has led to easy accessing and availability of land for the land markets; and
- It supports the land and property taxation activities.

**Table 2: Distribution of titles by tenure and region**

Region	Mailo/freehold		Leasehold	
	Number	%	Number	%
Central	45,470	98.04	23,624	50
Western	816	1.75	10,888	23
Eastern	87	0.19	8,338	18
Northern	5	0.01	3,897	8
<b>Totals</b>	<b>46,378</b>	<b>100</b>	<b>46,747</b>	<b>100</b>

**Source:** May 2010 Facts and figures for MLHUD sector.

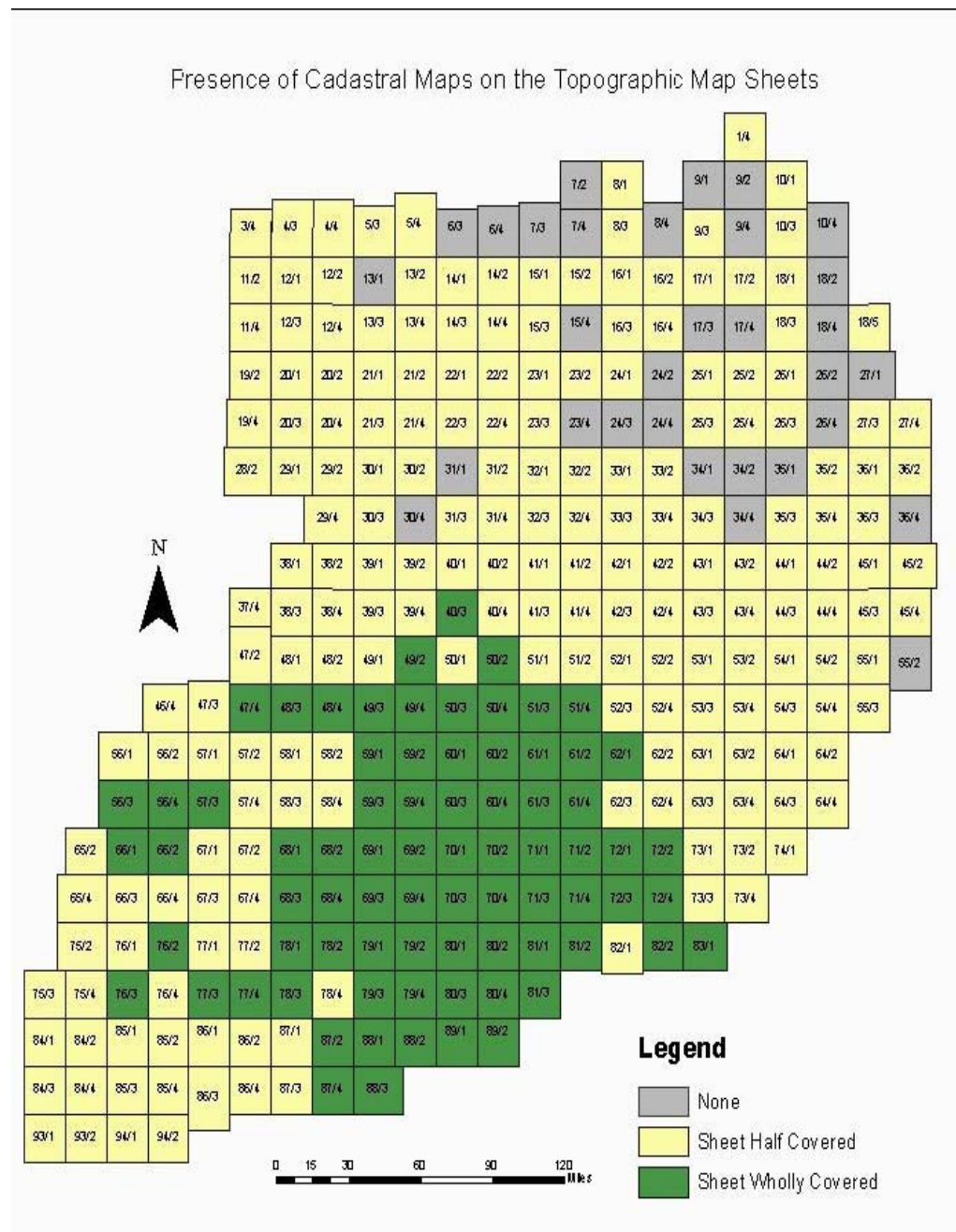
Central region has the greatest percentage of registered titles of 98.04% and 50% in Mailo and Leasehold respectively.

The region with the least percentage was the Northern region with 0.01% and 8% respectively.

Central region has nearly all the land registered in comparison to other regions. The Northern region on the other hand has not had most of its land registered because of its reliance on the customary system. This fact is further evidenced by the map showing the presence of Cadastral sheets that have been fully covered for the central region and yet some areas in the Northern region have none.

**Figure 5: Presence of cadastral maps on the topographic map sheets.**

*Parts of the central region have surveyed land as compared to the other parts of the country.*



**Source: PSCP II Baseline Evaluation report, 2007**

The trend of registration by tenure in both Mailo and Leasehold land increased between 1980 and 1997.

Registration of both Mailo and Leasehold land declined between 1998 and 2002.

**Table 3: Trends of registration by tenure as per May 2001 for Mailo and Lease titles**

Registration Date of title For current owner					Total	
	Mailo		leasehold		No	%
	No	%	No	%		
<b>1980-1985</b>	5,676	12	7,691	17	13,367	14
<b>1986-1991</b>	11,061	24	12,352	26	23,413	25
<b>1992-1997</b>	15,094	33	14,358	31	29,452	32
<b>1998-2002</b>	14,398	31	12,277	26	26,675	29
<b>Total</b>	<b>46,227</b>	<b>100</b>	<b>46,6678</b>	<b>100</b>	<b>92,907</b>	<b>100</b>

Source: PSCP II Baseline Evaluation Report, May 2007

**Table 4: Recorded rates of title transactions by region**

The central region had the greatest number of title registration and the northern region had the least.

In all the regions given, there was generally an increase in the trend over the years.

		Registration period				Total
		1980-1985	1986-1991	1992-1997	1998-2002	
		No.	No.	No.	No.	
Region	Central	9,023	15,972	19,878	17,110	61,983
	Western	196	478	653	797	2124
	Eastern	70	113	202	311	696
	Northern	16	30	40	94	180
Total transactions		9,305	16,593	20,773	18,312	64,983
Totals titles		13,367	23,413	29,452	26,675	92,907

Source: PSCP II Baseline Evaluation Report, May 2007

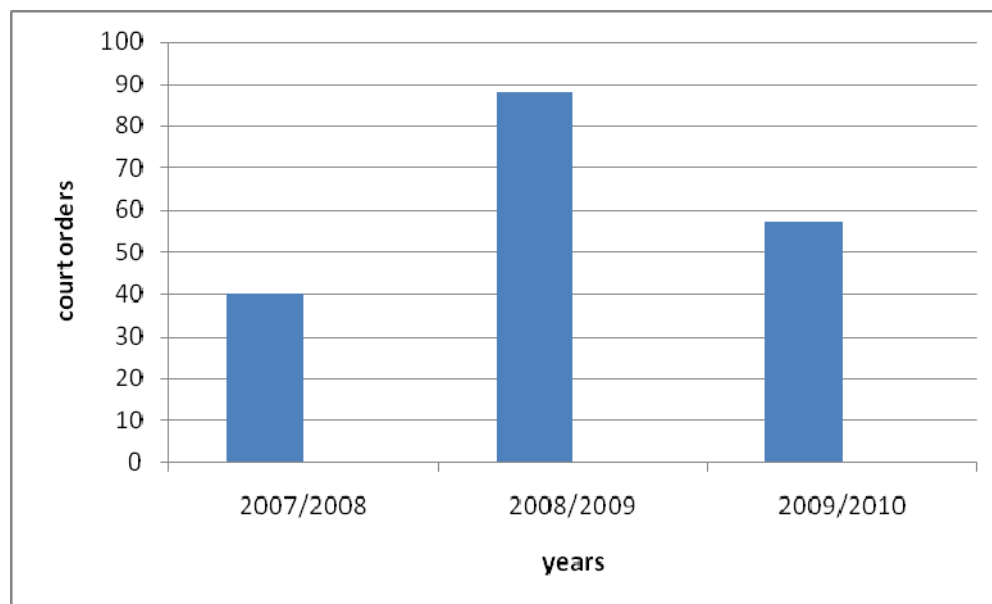
There was an increase in land transactions on Mailo land.

**Table 5: Transactions carried out by the Mailo registries**

Item	2007/08	2008/09	2009/10	Total
Special Certificates of title issued	457	604	871	<b>1,932</b>
Substitute Certificates of title issued	157	124	151	<b>432</b>
Area Land amendments upon the Register	26	143	62	<b>231</b>
Amendment to the Register made	69	129	76	<b>274</b>
Transfers registered	15,284	18,611	18,764	<b>52,659</b>
Letters of Administration registered	639	777	969	<b>2,385</b>
Mortgages registered	5,304	6,959	14,561	<b>26,824</b>
Mortgages released	599	458	1,593	<b>2,650</b>
Caveats registered	4,821	4,545	1,589	<b>10,955</b>
Caveats withdrawn	300	286	1,155	<b>1,741</b>
Court orders registered	40	88	57	<b>185</b>
Correction of errors On land titles	1	9	35	<b>45</b>
Duplicate Certificates of land titles issued	6,600	6,572	11,545	<b>24,717</b>

*Source: Administrative records, MLHUD 2010*

**Figure 6: Court orders on Mailo land**



Court orders registered under Mailo land tenure system increased between FY 2007/08 and 2008/09 and then declined for the next period.

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The major categories of court orders registered include :Vesting orders, Cancellation of titles, issue of special certificate of title, withdrawal of caveats and warrants of attachments and sale.

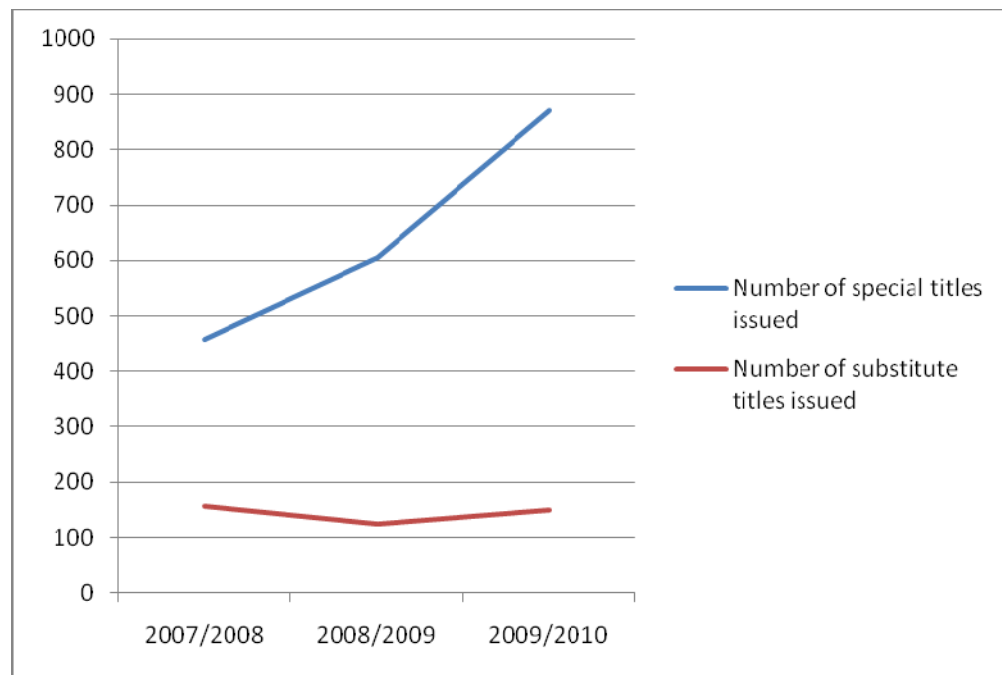
Figure 6 shows that the court orders registered on mailo land transactions significantly increased during the FY 2008/2009, and reduced in FY 2009/2010.

The reduction from FY2008/09-FY 2009/10 may be attributed to the fact that there is a growing desire to settle disputes using alternate dispute resolution mechanisms other than courts because of the hustles, time and expenses it takes to access justice. Some of the dispute resolution mechanisms include the Ministry's dispute resolution desk, office of Resident District Commissioners and the clan systems.

*The number of special titles registered an increasing trend between 2007/08 and 2009/10.*

*The trend of substitute titles was relatively stable ranging between the numbers of 120 and 160.*

**Figure 7: Trends of Special and Substitute mailo titles issued**



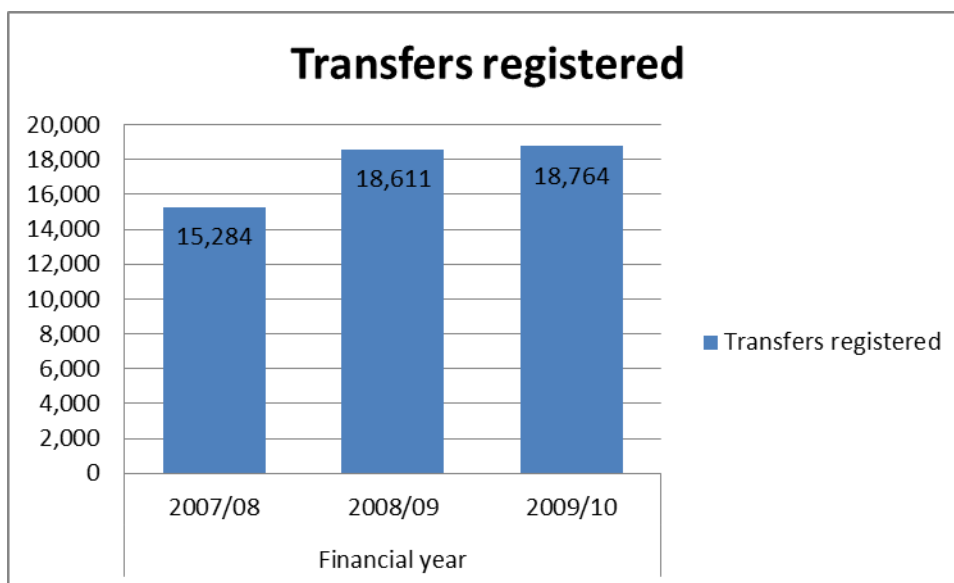
The line graph shows that the number of special titles issued has increased over the years. A special certificate of title is issued at the request of the owner of the land if his/her copy is lost or destroyed. Ugandans have a poor culture of document/record keeping, which is coupled with the high illiteracy levels, leading to numerous cases of lost or destroyed land titles, hence the requests to make new ones, which is acceptable by law.

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Due to the re-arrangement and rehabilitation of the Mailo office from 2007/08 – 2008/09, an environment was created that saw the clearing of a backlog of registry work and the rehabilitation of registry copies.

The number of titles transferred under Mailo increased between 2007/08 and 2009/10 from 15,284 to 18,764.

**Figure 8: A bar graph showing the trend of Mailo titles transferred.**



According to figure 8 the Mailo titles transferred slightly increased during the financial year 2009/2010. It can be attributed to an increase in the need to secure tenure security on Mailo land.

**Table 6: Showing computerization status of mailo land**

Item	2006/2007	2007/2008	2008/2009	2009/2010
<b>Titles sorted</b>	91,328	102,653	159,536	170,000
<b>Titles entered in data base</b>	55,466	154,346	159,536	171,068

Source: MLHUD department of land registration, 2010

The titles sorted at the Department showed increasing numbers from 91,328 in FY2006/07 to 170,000 in FY2009/10 while those that were entered in the database increased and later became constant in 2009/10.

Land titling is a process which involves registering formal property rights to enhance one's security of tenure. On average, 60 titles are issued on daily by the Mailo registry, 10 leasehold titles and 100 condominium titles by the leasehold and freehold registries.

**Figure 9: Showing the level of computerization of Mailo land titles**

The graph clearly shows that both variables had an increasing trend.

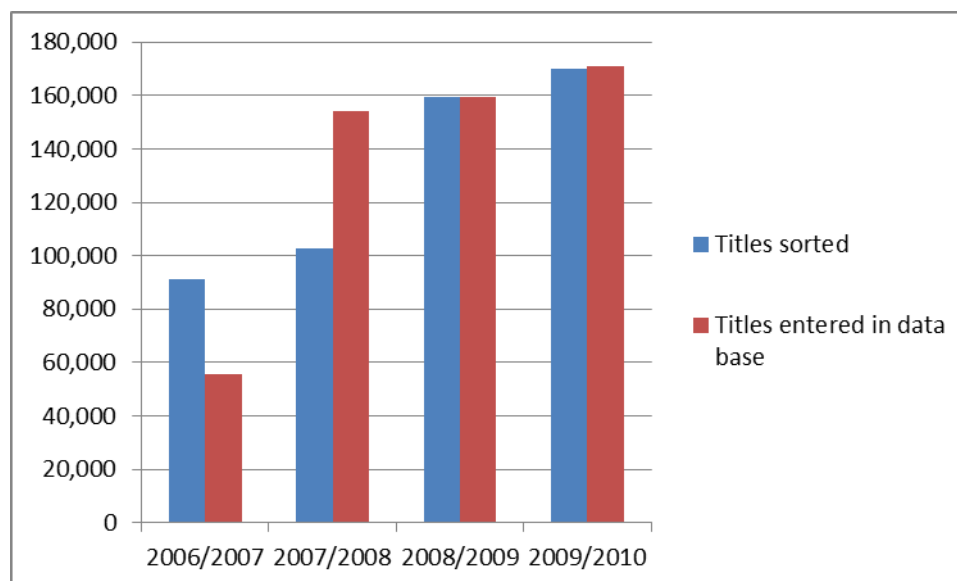
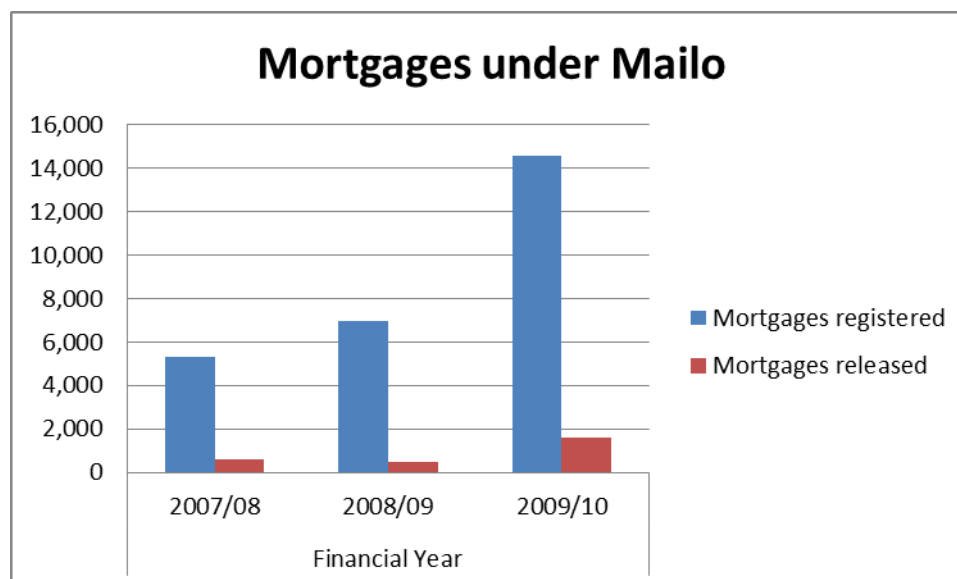


Figure 9 shows that between 2006 and 2010 the number of Mailo titles sorted and entered in the database went on increasing. This implies that the office of titles has progressed with regards to moving away from a manual based system to using ICT to computerize the register. It also shows that the environment for the establishment of the LIS is underway and steadily progressing.

**Figure 10: Figure showing Mortgages registered and released of Mailo**

The number of mortgages released was greatly lower than the number of mortgages registered.

Both variables experienced an increasing trend.

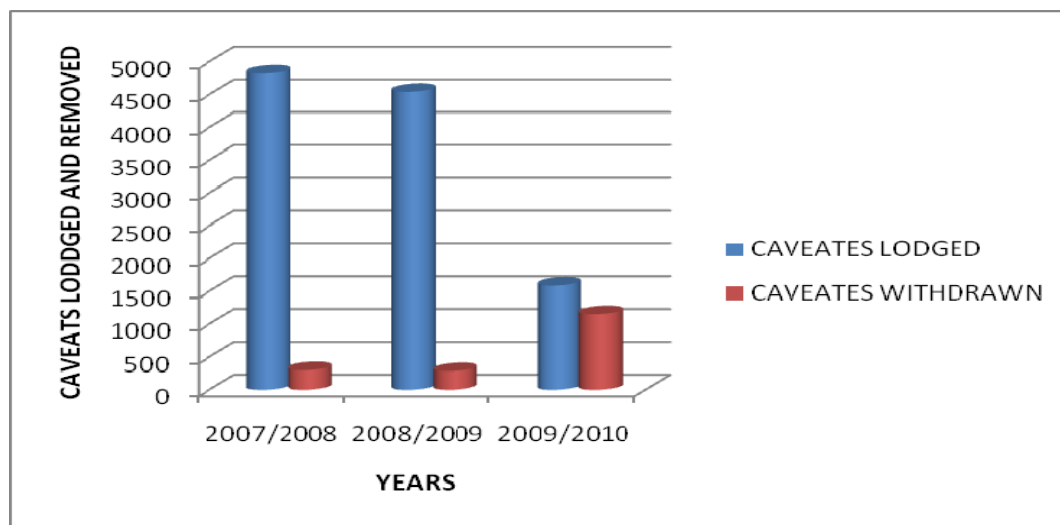


According to the figure 10 & 17, there was an increase in registration of mortgages due to land titles being used as collateral. Banks become comfortable with the laws on security of tenure by titling.

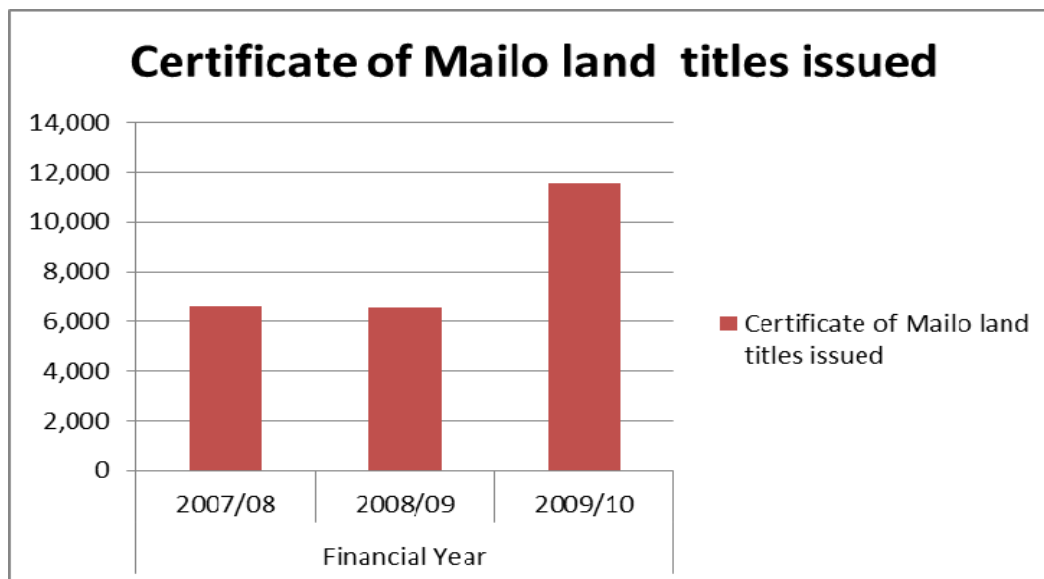


Whereas the caveats lodged had a decreasing trend, the caveats withdrawn had an increasing trend.

**Figure 11: Figure showing caveats lodged and removed of Mailo**



**Figure 12: Showing certificate of Mailo land titles issued**



The issuance of Mailo certificate of titles has been on the increase due to public awareness on the benefits of keeping land records up to date and being able to use land titles to economically empower oneself.

The table shows the transactions under the leasehold land tenure system.

**Table 7: Showing transactions on Leasehold.**

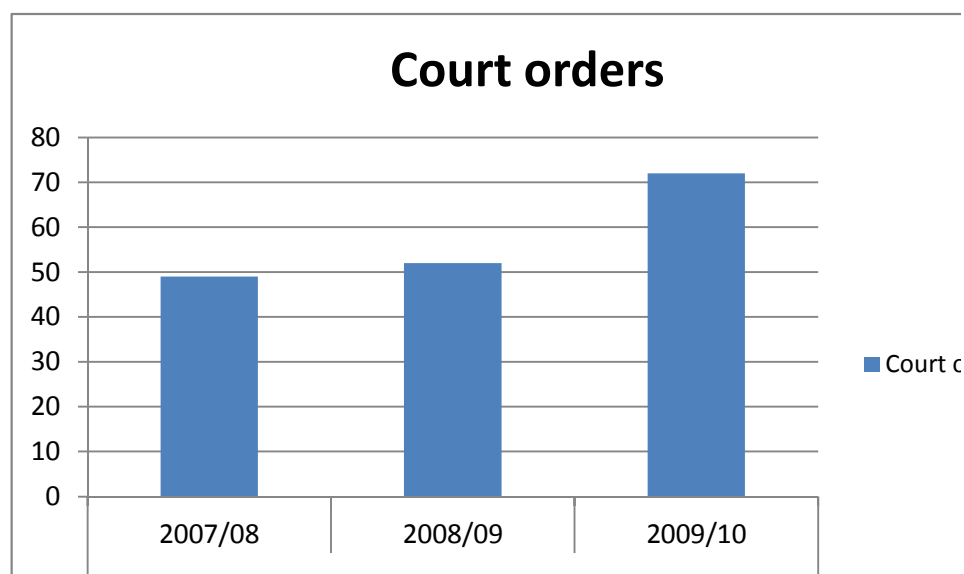
Item	2007/08	2008/09	2009/10	Total
Purchase through custodian board to the register and repossession	12	1	10	23
Correction of errors	16	8	9	33
Court orders	49	52	72	173
Merger of subdivisions	4	6	1	11
Change of name	5	7	8	20
Sub leases	26	5	14	45
Withdrawal of Caveats	97	24	101	222
Released mortgages	1,123	4,555	1,535	7,213
Re-entry	3	10	2	15
surrender	33	16	50	99
Amendment	59	5	46	110
Cancellation	1	1	-	2
Letters of administration	25	215	108	348
Caveats registered	803	710	517	2,030
Mortgages registered	2,453	3,155	3,766	9,374
Lease extension	708	200	464	1,372
Transfer	4,396	4,015	2,328	10,739
Special Certificate of titles	183	112	162	457
Substitutes	36	56	103	195
Vesting orders	5	2	-	7
Lease & free hold titles issued	7,300	6,561	5,230	20,632

Source: MLHUD 2010

Generally the trend under leasehold court orders was increasing.

Between 2007/08 and 2009/10 the number of court orders was increasing.

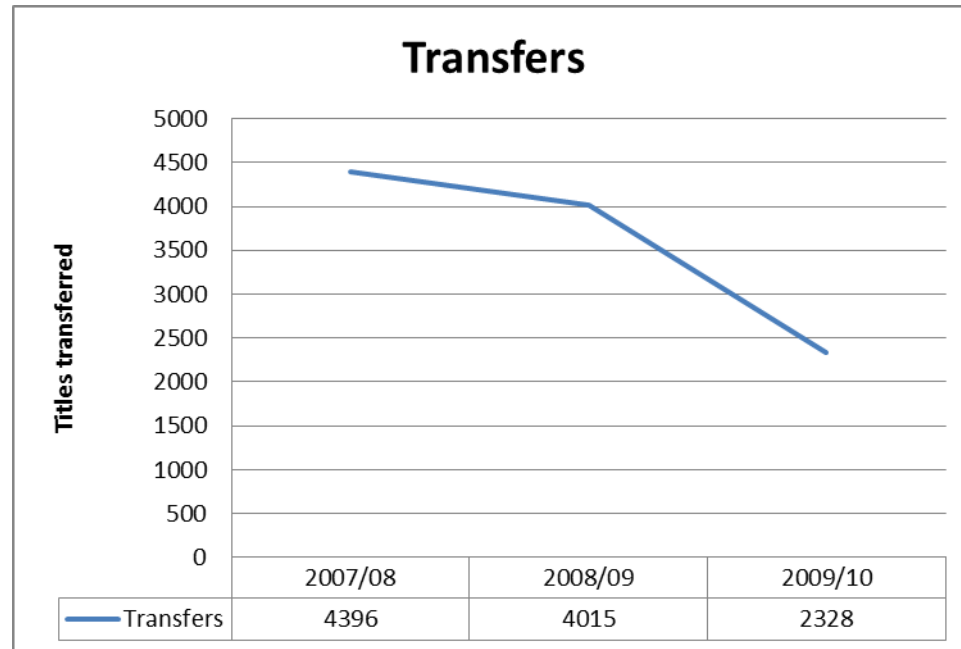
**Figure 13: Registered court orders on leased land**



According to figure 13 the number of court orders registered on leased land by the Office of Titles increased between 2007 and 2010 by 46.9%. the relative increase was mainly due to scarcity of land, fraudulent practices associated with the departed Asian custodian board properties and conflict in land allocation between different Controlling Authorities.

**Figure 14: A line graph showing a trend of leasehold titles transfers**

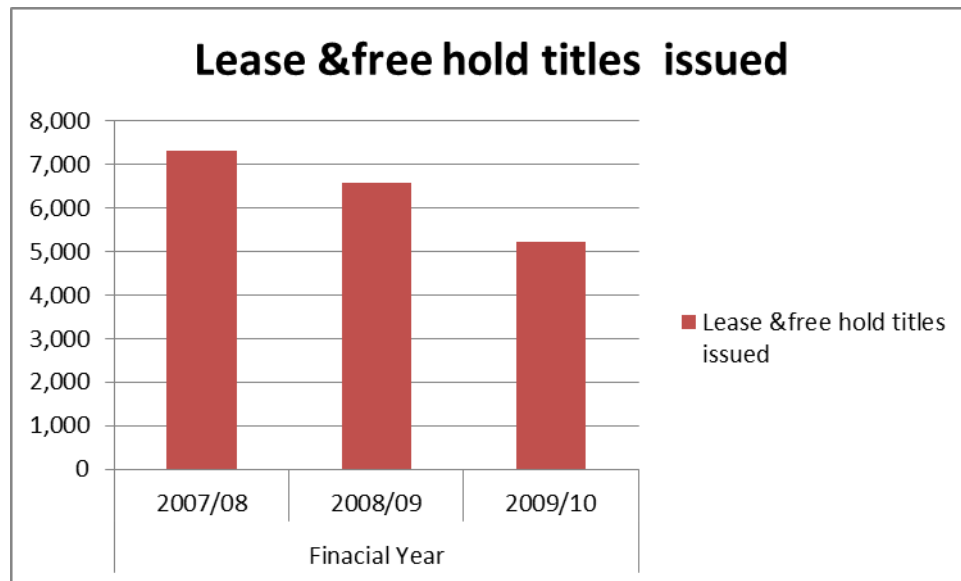
There was a decrease between 2007/08 and 2009/10. Therefore, the trend was generally decreasing over the financial years.



According to figure 14, there was a significant decrease in leasehold transfer of titles from FY 2007/2008 to 2009/2010. Most DLBs' tenure expired and there was a significant delay in their re-appointment hence they could not provide consent to transfer most titles that were there in the initial period

There was a decrease between 2007/08 and 2009/10 of lease and free hold titles issued.

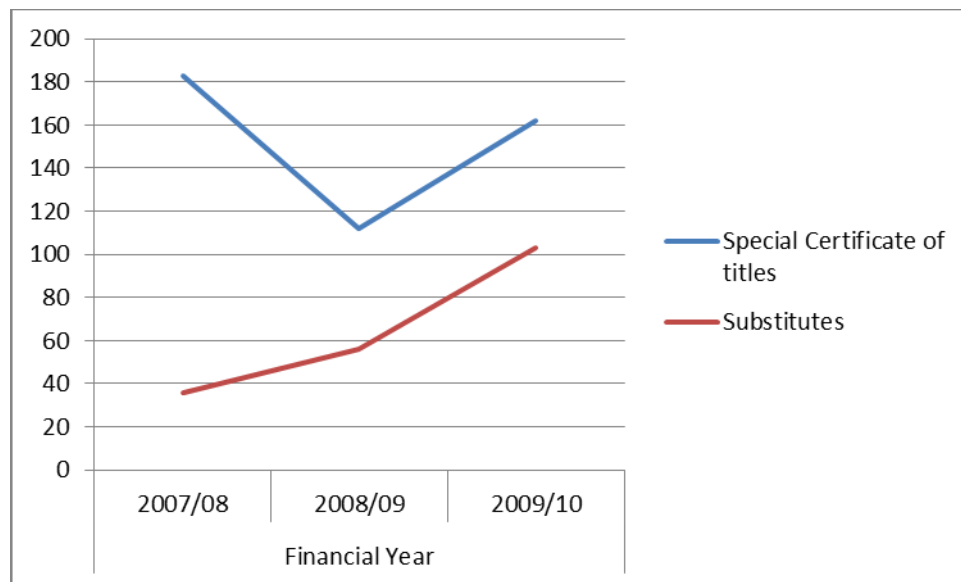
**Figure 15: Showing the lease and free hold titles issues**



The trend of titles is decreasing from 2007/08 to 2009/10. The District Land Boards had expired and there was a delay of their re-appointment.

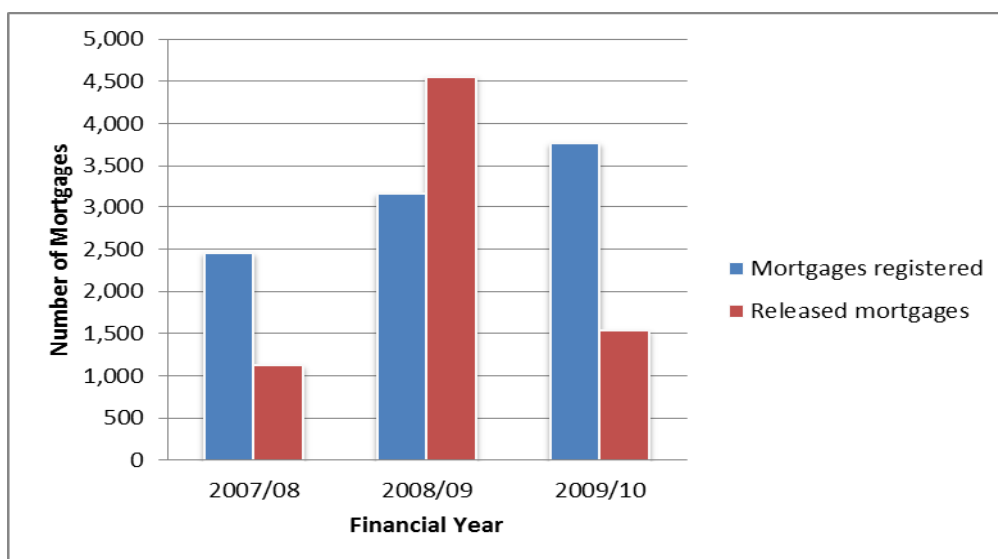
Whereas the trend of substitutes was increasing between 2007/08 and 2009/10, that of special titles first decreased between 2007/08 and 2008/09 then increased between 2008/09 and 2009/10.

**Figure 16: Trends of Special and Substitute leasehold titles**



*Mortgages released increased in number between 2007/08 and 2008/09 and then declined in the following FY 2009/10.*

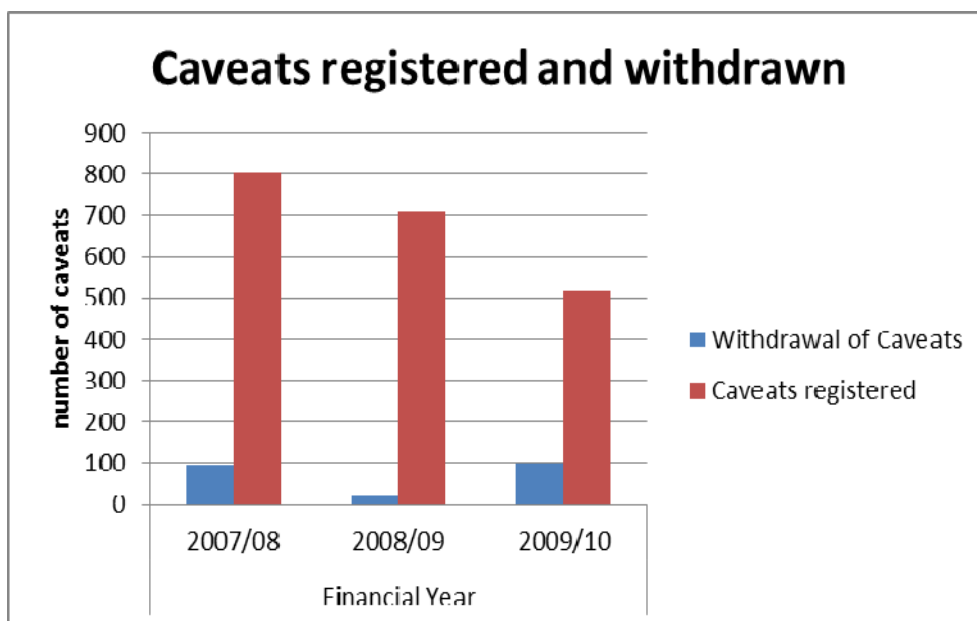
**Figure 17: Mortgages registered and released from 2006 to 2010 on lease hold.**



The number of mortgages registered is on the rise because of the trust which financial institutions have gained in using land titles after due diligence searches are conducted.

**Figure 18: Registered and withdrawn caveats on leaseholds**

*Both Caveats registered and withdrawn had a decreasing trend as shown by figure 18 but the number of caveats registered was greater than the number of caveats withdrawn.*



According to figure 18, the numbers of caveats registered were more than the number of caveats withdrawn on leaseholds.

The numbers of caveats registered are more than the number of caveats withdrawn. This can be attributed to the consciousness and need to protect the land rights of certain categories of people who may feel threatened in case of a new transaction being registered. In addition, registration of caveats may also be due to actions of financial institutions.

The land market and disputes have also contributed to placement of warnings or notes of caution on certificates of title. Third parties such as spouses, ex-spouses, government institutions, CSOs and Courts of law with some stake in the land have had their caveats registered by the Land Office.

Table 8 shows that 37.3% of the urban populations were on customary land and 70.2% of the customary land was in rural areas.

In the central region (excluding Kampala), 2.6% of the population was on customary land.

**Table 8: Land Tenure of Plots by Residence and Region (%)**

Land Tenure	Residence		Region					
	Urban	Rural	Central Excl. K'la	Central	East	North	West	Total
Customary	37.3	70.2	2.6	2.5	8.0	92.0	4.0	68.6
Freehold	0.7	0.3	2.0	0.0	8.6	5.5	6.5	18.6
Mailo	8.4	8.8	5.8	5.8	0.6	0.4	4.0	9.2
Leasehold	9.6	0.7	0.1	7.0	2.0	2.1	3.1	3.6
<b>Total</b>								<b>100</b>

**Source: 2002 Uganda Population and Housing Census Analytical Report**

Table 8 gives the distribution of households in owner occupied dwellings by land tenure arrangement. More than two thirds (68.6%) of the households were on customary land, 18.6% were on freehold land, 9.2% were on Mailo land and 3.6% were on leasehold land.

**Table 9: Estimation of the number of people based on the number of households per district**

NO	DISTRICT 2007	POP 2007	NO HHS	SIZE OF HHs	Regional LIS OFFICE	LAND TENURE TYPE	TOTAL POP	TOTAL NO HHS
1	ADJUMAN ARUA KOBOKO NYADRI MOYO NEBBI YUMBE	273,200 471,400 172,800 350,000 279,500 491,800 365,400	42,900 86,700 27,100 66,700 55,900 101,700 61,800	6.3 5.4 6.4 5.2 5.0 4.8 5.9	ARUA	Freehold, Leasehold Customary	2,403,100	442,800
2	BUSHENYI NTUNGAMO	798,200 412,200	156,000 82,900	5.1 5.0	BUSHENYI	Native Freehold	1,210,400	238,900
3	AMURU GULU KITGUM PADER	200,900 340,900 340,900 411,800	44,200 66,600 67,500 83,100	4.5 5.1 5.0 5.0	GULU	Freehold, Leasehold, customary	1,210,400	238,900
4	BUGIRI IGANGA NAMUTUMBA	511,500 630,000 188,300	102,600 142,100 37,900	5.0 5.1 5.0	IGANGA	Freehold, leasehold customary	1,329,900	264,600
5	JINJA KALIRO KAMULI MAYUGE	433,300 179,700 639,100 380,100	93,000 33,900 124,500 74,900	4.6 5.3 5.1 5.1	JINJA	Freehold, leasehold customary	1,632,200	327,200
6	KABALE KANUNGU KISORO RUKUNGIRI	472,300 179,700 639,100 380,100	93,900 33,900 124,500 74,900	4.8 4.7 4.5 4.9	KABALE	Native freehold	1,224,100	257,100
7	BUNDIBUGYO KABAROLE KAMWENGE KASESE KYENJOJO	265,200 380,300 292,000 616,400 446,100	57,000 81,900 63,300 116,500 95,100	4.7 4.6 4.6 5.3 4.7	KABAROLE	Native freehold	2,000,000	413,800
8	KAMPALA	1,406,600	362,200	3.9	KAMPALA	Mailo	1,406,600	362,200
9	AMOLATOR APAC DOKOLO LIRA OYAM	109,700 486,500 152,500 601,300 315,700	22,400 102,200 30,400 126,700 65,600	4.9 4.8 5.0 4.7 4.8	LIRA	Freehold, leasehold customary	1,666,700	347,300
10	LUWELO NAKASEKE NAKASONGOLA	381,300 159,200 138,700	84,900 35,500 27,900	4.5 4.5 5.0	LUWERO	Mailo	679,200	148,300
11	KALANGALA LYANTONDE MASAKA RAKAI SEMBABULE	47,000 71,700 797,400 435,600 195,600	17,200 15,800 183,000 99,300 42,700	2.7 4.5 4.4 4.4 4.6	MASAKA	Mailo	1,547,300	358,000
12	BULISA HOIMA	70,700 427,700	14,000 87,400	5.1 4.9	MASINDI	Freehold ,Leasehold	1,004,900	202,800

NO	DISTRICT 2007	POP 2007	NO HHS	SIZE OF HHs	Regional LIS OFFICE	LAND TENURE TYPE	TOTAL POP	TOTAL NO HHS
	MASINDI	506,800	101,400	5.0		Customary		
13	BUDUDA BUKWA KAPCHORWA MANAFWA MBALE SIRONKO	146,400 58,800 172,100 305,100 376,500 316,000	33,200 11,700 35,700 67,700 86,400 75,200	4.4 5.0 4.8 4.5 4.4 4.2	MBALE	Freehold, Leasehold Customary	1,374,900	303,900
14	IBANDA ISINGIRO KIRUHURA MBARARA	222,200 359,400 249,000 405,600	45,700 76,700 47,400 85,400	4.9 4.7 5.3 4.7	MBARARA	Native freehold	1,236,200	255,200
15	KIBAAL KIBOGA MITYANA MUBENDE	517,400 277,400 283,400 499,500	108,400 62,000 65,400 111,800	4.8 4.5 4.3 4.5	MITYANA	Mailo	1,577,700	347,600
16	AMURIA KABERAMAIDO KATAKWI KUMI SOROTI	264,400 158,900 142,300 326,000 468,000	57,100 31,400 30,900 64,300 89,200	4.6 5.1 4.6 5.1 5.2	SOROTI	Freehold, Leasehold Customary	1,359,600	272,900
17	KAYUNGA MUKONO	320,000 892,600	67,400 210,900	4.7 4.2	MUKONO	Freehold, leasehold customary, Mailo	1,359,600	278,300
18	ABIM KAABONG KOTIDO MOROTO NAKAPIRIPIT	53,300 279,400 166,500 248,700 203,600	9,500 49,900 29,700 47,900 36,100	5.6 5.6 5.6 5.2 5.6	MOROTO	Freehold, leasehold customary, Mailo	951,500	173,100
19	BUDAKA BUKEDEA BUSIA BUTALEJA PALLISA TORORO	153,600 148,200 254,300 183,300 449,000 423,000	30,000 31,200 54,100 37,200 85,900 89,600	5.1 4.8 4.7 4.9 5.2 4.7	TORORO	Freehold, leasehold, customary	1,611,400	328,000
20	MPIGI WAKISO	430,000 1,096,000	93,500 263,300	4.6 4.2	WAKISO	Mailo	1,526,000	356,800
	TOTAL	28,247,300	5,946,200				5,946,200	5,946,200

Source; PSCPII Final report preliminary system design and architecture, 2007



**Table 10: Comparative levels of registration by selected districts as per may 2001**

Top 5 districts with highest Number of titles		Bottom 5 districts with least Number of titles	
<i>District</i>	<i>Titles</i>	<i>District</i>	<i>Titles</i>
Kampala	40,008	Kaberamaido	11
Mukono	12,587	Pader	5
Masaka	8,654	Nakapiripirit /Kyenjojo	(each )4
Mbarara	4,704	Yumbe	3
Wakiso	4,273	Mayuge	2

Source: PSCP II Baseline Evaluation Report, May, 2007

Complaints on Ministry services by the public are made via a dedicated land line. The complaints provide an opportunity to correct immediate problems clients face. Complaints and complaint trends inform the Ministry on how to do its job better by alerting Management to problems that need prompt attention and correction. The complaints captured data from November 2008 up to November 2010. An analysis of the data captured is provided below:

**Table 11: Complaints lodged by the public**

Gender	Complaints (%)
Male	71
Female	29

Source: Office of the spokesperson, MLHUD, 2010

**Table 12: Showing the Offices/Departments complained about**

Office/Department	Complaints (%)
Department of land registration (Office of titles)	43
Private surveyors and unidentified land agents	18
Land Administration Department	16
Surveys and Mapping Department	16
Others (families, clans, Police, RDCs, spouses)	7

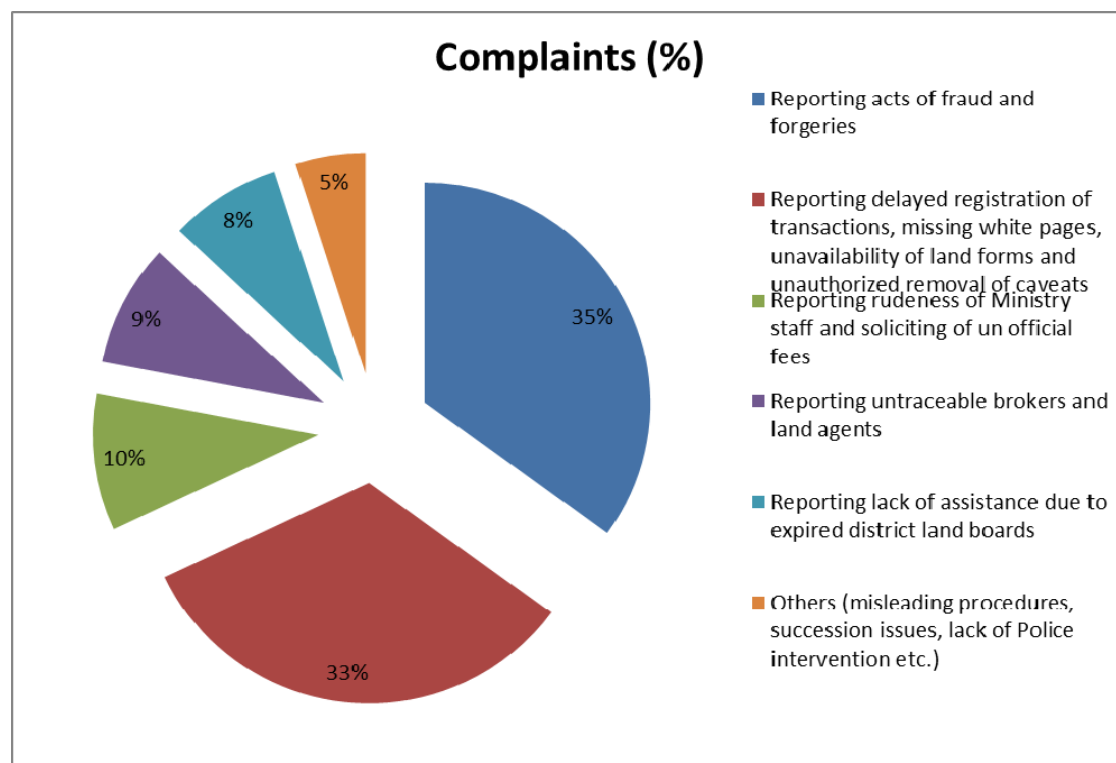
Source: Office of the spokesperson, MLHUD, 2010

**Table 13: Showing the different complaints reported by the public**

Item	Complaints (%)
Reporting acts of fraud and forgeries	35
Reporting delayed registration of transactions, missing white pages, unavailability of land forms and unauthorized removal of caveats	33
Reporting rudeness of Ministry staff and soliciting of un official fees	10
Reporting untraceable brokers and land agents	9
Reporting lack of assistance due to expired district land boards	8
Others (misleading procedures, succession issues, lack of Police intervention etc.)	5

Source: Office of the spokesperson, MLHUD, 2010

**Figure 19: Graph showing complaints made to MLHUD**



The number of forged titles has been increasing over the years from 8 in 2007 to 63 in 2009 and then decreased to 55 in 2010.

**Table 14: Forged titles captured from the public by the Ministry**

Year	2007	2008	2009	2010
Forged titles	8	46	63	55

**Source: MLHUD Administrative records, 2010**

The ministry has detected forgeries in the following areas: signatures of registered proprietors and the land management institutions, letters of administration, court orders, release of mortgages, false affidavits, even by advocates, advocates witnessing signatures of deceased proprietors and forged extensions.

Because of use of a manual system of registration, some of these forgeries and frauds pass the litmus tests and thereby erode the integrity of the register. Some however are done with the connivance and assistance of some ministry staff.

**- Forged certificates of titles**

Certificates of title are issued in duplicate. The office of titles observed that fraudsters had penetrated the system and were tempering with the original certificate of title. This was being abused through certified photo copies. In order to protect the public and to preserve the register, the office of titles put a stop on issuing certified copies of the original certificate of titles and of instruments, except for evidential purposes required in courts of law. A person seeking to know the status of the register is required to do a physical search, which is then followed by a statement of search signed by the registrar of titles.

**- Impersonation**

This has been noted to be committed mainly against estates of persons in the diaspora. However, there are also incidents on estates of people who are "absentee landlords."

Normally, the fraud is effected by the fraudster applying for a special certificate of title, and then multiple transfers are done to beat the principle of bonafide third party for value.

**- Forged Gazettes**

In order for the Gazette to go through without being detected by the public, fraudsters have had the Gazettes forged.

**- Forged court documents**

Incidents here are impersonation and acquiring letters of administration, seemingly using the right procedure, but by an impostor. There are incidents of letters of administration granted to estates of living people. At other times, it is the forged certified copy of the letters of administration.

**- Forged releases of mortgages**

The ministry has had incidents where certificates of titles have been stolen from the banks' strong rooms and forged releases of mortgages presented for registration.

**- Unscrupulous Advocates, Money Lenders and some Banks**

More often than not, titles which have been abused by these vices are handled by particular advocates, and end up with particular money lenders and or banks. These so called mortgagors plead innocence and protection of the bonafide principle.

Other types include:

- Forged Deed plans, bearing wrong signatures of either departed or serving officers.
- Forged signatures of genuine land owners some of whom have passed away.
- Forged Valuation assessments.

**Table 15:Table showing land valuation statistics**

ITEM	Actual achievements		
	2006/07	2007/08	2008/09
Number of pool and institutional houses valued and reports made	50	65	65
Number of condominium properties valued and reports produced	80	85	136
Number of properties for stamp duty assessed	17,000	18,500	28,000
Number of rental valuations for offices and houses rented by government	30	35	35
Number of districts with compensation rates approved.	25	45	20
Number of road projects supervised	-	80	9
Number of probate valuation reports made	300	410	253
Number of Land files transferred to pilot districts	-	-	0
Number of upcountry freeholds processed	-	350	1,435
Number of upcountry leaseholds processed	-	2,200	315
Number of building plans recommended	-	-	900
Number of traditional rulers properties verified and returned	-	-	21
Number of DLB's vetted and approved	-	-	16
Number of DLB's inducted/trained	-	11	16
Number of ALC's inducted and trained	-	203	460
Number of L.O's oriented	-	6	13
Number of consents to transfer granted	-	-	1,075
Number of Land management institutions monitored	-	-	22

**Source: Annual Performance Reports, 2006/07-2008/09**

*The department of Land Valuation gives the following statistics as shown in the table.*

*Most of the variables had an increasing trend between FY 2006/07 and FY 2008/09.*

### 1.3 SYSTEMATIC DEMARCATION, SURVEY AND REGISTRATION OF LAND RIGHTS IN UGANDA

SD is a process by which land rights of people living in a given area are identified, ascertained, established, and marked in an orderly and uniform way. SD encourages mass ascertainment of land rights.

Phase one covered the parishes of Rukarango in Ntungamo District, Kabigi in Masaka District and Aminit, in Soroti District; while the second phase covers the parishes of Bulowooza, in Iganga District; Bumbobi and Bumasiye in Mbale District, Kasingo in Kibaale District, Kinawataka in Kampala District, Rupa in Karamoja District and Gayaza in Wakiso District.

S/No	Classification	Number owning land	% of persons owning land
1	females	41	14
2	Co-owned	08	03
3	males	242	82
4	Institutions/families	05	01
	<b>total</b>	<b>296</b>	<b>100</b>

**Table 16: Bulowooza I and II villages Iganga district**

*Source: LTRP, MLHUD 2010*

S/No	item	Number owning land	% of persons owning land
1	females	77	15
2	Co-owned	29	06
3	males	384	76
4	Institutions/families	14	03
	<b>Total</b>	<b>504</b>	<b>100</b>

**Table 17: Mandhigandere Village Iganga District**

*Source: LTRP, MLHUD 2010*

- 2,444 Parcels were surveyed and plotted for Rukarango parish in Ntungamo district and given to land owners.
- In Bulowooza, Bulamagi sub-county in Iganga district, 785 parcels were surveyed, titled and given to land owners.
- In Bumbobi parish, Mbale district a total of 1,250 parcels have been surveyed and the application forms for issuance of freehold titles have been applied for conversion from customary tenure to grant freehold.
- In Kibaale mobilization, training and sensitization were done. 200 Area Adjudication Team members of Bwanswa Sub County were trained. Detailed SD of Kasingo parish, Bwanswa Sub County started in early January 2009. More than 301 parcels have been adjudicated, demarcated and surveyed.

## URBAN STATISTICS

*The urban population has been growing over the years.*

Urbanization is when large numbers of people become permanently concentrated in relatively small areas, forming cities or towns. A country is considered to be urbanized when over 50% of its population lives in urban areas.

*The urban centre population projections are 3.7%, 7.8% and 25% in 2012, 2022 and 2037 respectively.*

The number of people in urban areas is currently 4.5 million. Kampala is the largest urban center with a population of 1.68 million (2008). Town Council population projections indicate high growth in medium urban centers in the western, eastern and northern regions. The urban population is expected to increase from 3.7% in 2012 to 7.8% in 2022 and to a peak of 25% in 2037 in line with national growth rates, i.e. population of urban areas on course to double every 20 years. Urban population increases between 4-5% a year leading to projected urban population of 7 million in 2020.

Table 16 shows an increasing trend in Uganda's urban population growth rates from 1970 to 2004.

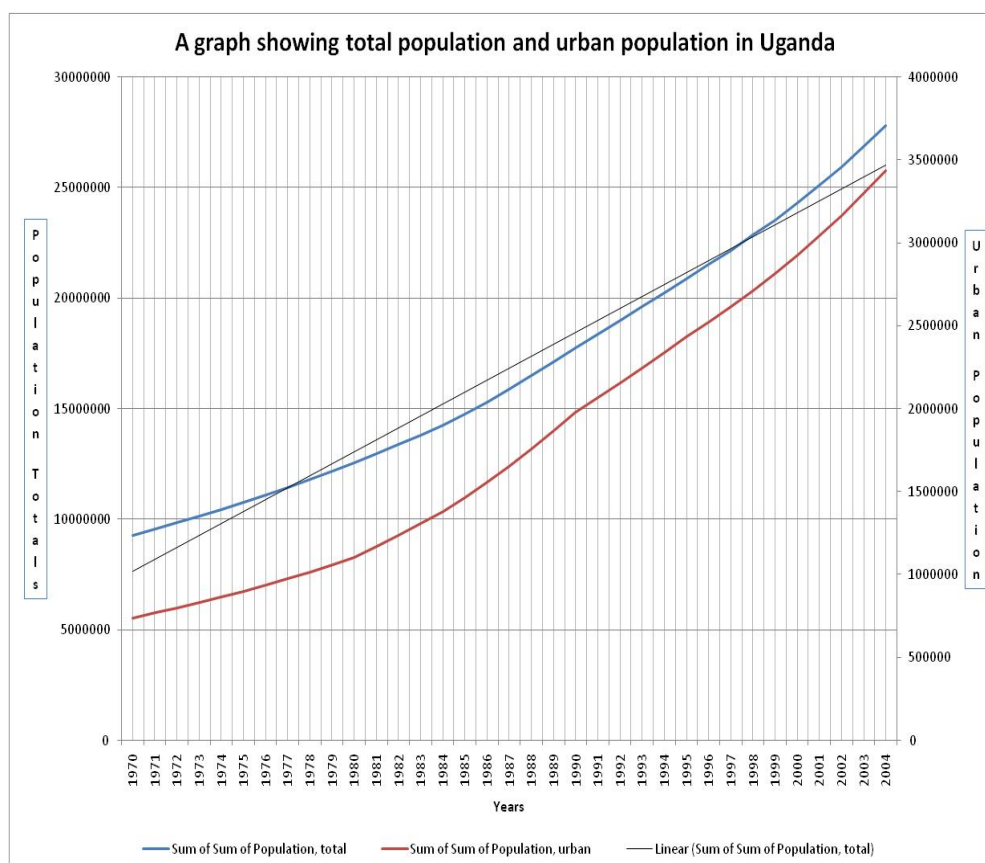
**Table 18: Showing urban and total population growth rates in Uganda.**

<b>Year</b>	<b>TOTAL COUNTRY POPULATION</b>	<b>POPULATION IN URBAN</b>
1970	9,277,700	738,500
1971	9,568,900	769,340
1972	9,857,900	800,460
1973	10,149,000	831,240
1974	10,450,000	864,240
1975	10,766,000	897,870
1976	11,099,000	935,610
1977	11,448,000	975,390
1978	11,813,000	1,017,100
1979	12,190,000	1,061,700
1980	12,578,000	1,106,800
1981	12,974,000	1,170,200
1982	13,382,000	1,236,500
1983	13,810,000	1,307,900
1984	14,271,000	1,382,900
1985	14,772,000	1,465,300
1986	15,316,000	1,556,100
1987	15,899,000	1,655,100
1988	16,511,000	1,760,100
1989	17,135,000	1,869,400
1990	17,758,000	1,981,800
1991	18,380,000	2,069,600
1992	19,003,000	2,156,800
1993	19,628,000	2,247,400
1994	20,257,000	2,337,700
1995	20,892,000	2,431,900
1996	21,533,000	2,523,700
1997	22,183,000	2,615,400
1998	22,853,000	2,712,700
1999	23,558,000	2,815,200
2000	24,309,000	2,924,300
2001	25,111,000	3,040,900
2002	25,965,000	3,165,100
2003	26,869,000	3,296,900
2004	27,821,000	3,435,800

**Source: World Bank Africa Database CD-ROM (2006)**

**Figure 20: Graph showing total and urban population**

*Both the urban and total population has an increasing trend between 1970 and 2004.*



Between 1970 and 1980, urban population in Uganda increased at a constant rate. From 1980, to 2004, the urban population has been increasing at a high rate.

*The urban growth rate was 8.17%, 3.93%, 6.35% and 5.2% in 1969, 1980, 1991 and 2002 respectively.*

**Table 19: Trends in Urban Population in Uganda, 1980 – 2002**

Index	1969	1980	1991	2002
Number of towns	58	96	150	174
Total population	9,620,485	12,600,000	16,670,000	24,400,000
Urban population	634,952	938,287	1,889,622	2,921,981
Proportion urban %	6.6	7.4	11.3	12.3
Urban growth rate %	8.17	3.93	6.35	5.2
% in capital city	53.9	47.9	41.0	40.7
% in 20 largest towns	87.4	80.4	74.4	76.6

Source: UBOS data base 2002



The proportion of urban had an increasing trend while the trends of % in capital city and % in 20 largest towns were decreasing.

**Figure 21: Urbanisation Trends in Uganda**

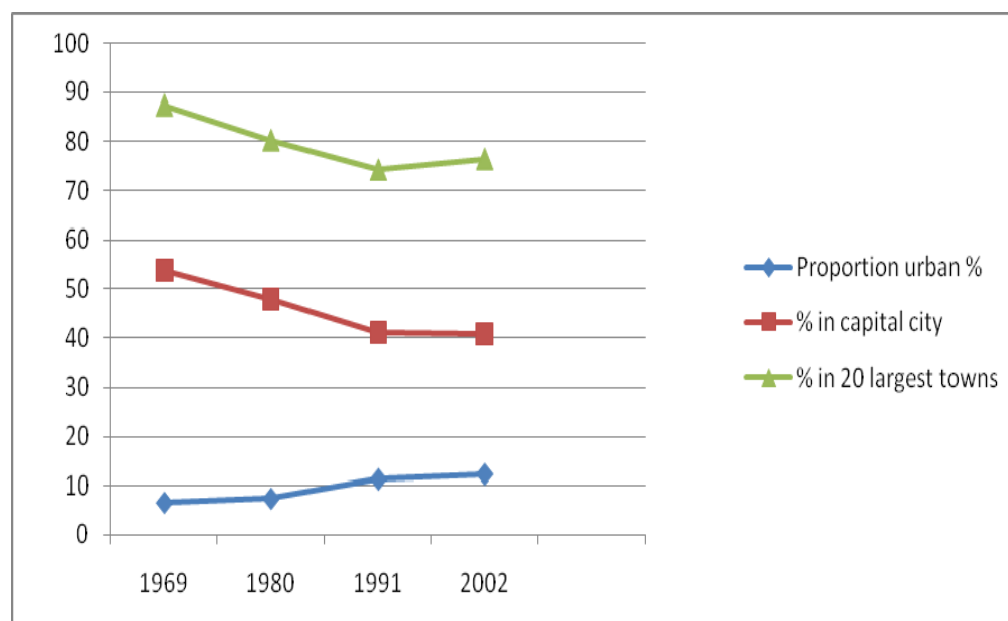


Figure 21 above shows that the rate of urbanisation in Uganda was low. It further shows that; as other urban centers are coming up, the percentage of people living in Kampala is going on reducing.

**Table 20: Population Growth in 15 Towns 1991 – 2002**

Town	Rank in 2002	1991	2002	Average annual growth rate % 1991-2002
Kampala	1	774,241	1,208,544	3.8
Gulu MC	2	38,297	112,944	9.3
Lira MC	3	27,568	89,781	10.1
Jinja MC	4	65,690	86,520	2.4
Mbale MC	5	53,987	70,537	5.96
Mbarara MC	6	41,031	69,208	5.16
Masaka MC	7	49,585	61,300	4.84
Entebbe MC	8	42,763	57,518	2.5
Kasese TC	9	18,750	53,446	9.0
Njeru TC	10	36,731	52,514	3.1
Mukono TC	11	7,406	47,305	15.9
Arua MC	12	22,217	45,883	6.2
Kabale MC	13	29,246	45,757	3.1
Kitgum TC	14	12,978	42,929	10.3
Tororo MC	15	26,783	42,473	4.0

Source: UBOS database 2002

Among the 15 selected towns in the country, Mukono had the highest growth rate of 15.9%.

Kitgum and Lira followed with 10.3% and 10.1% respectively.

Jinja experienced the lowest growth rate of 2.4%.

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The population growth rate in the 15 selected major towns in Uganda has been very high between 1991 and 2002 ranging between an average rate of 2.4% per year to 15.9% per year. Mukono town council experienced the highest rate followed by Kitgum town council with a rate of 10.3%. Jinja experienced the lowest rate of 2.4% followed by Entebbe municipality.

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## PHYSICAL PLANNING STATISTICS

The table below gives the current statistics on Gazetted Urban Councils in Uganda, followed by the detailed information, which gives the specific urban councils and their status:

**Table 21: Showing Gazette Urban Councils in Uganda**

	DESCRIPTION OF STATUS	QUANTITY
1.	Both structure and detailed plans available	89
2.	Only structure plan available but no detailed plans	06
3.	Detailed plan available but no structure plan	03
4.	Both structure and detailed plans not available	13

**Source: Department of Physical Planning, MLHUD as at 30<sup>th</sup> June 2010.**

*The urban councils with both detailed and structure plans are 89 while those without both the structure and detailed plans are 13.*

**Table 22:Gazetted urban councils in Uganda**

	Name of Urban Council	Structure Plan	Detailed Plan
1	Abim	Available	Available
2	Adjumani	Available	Available
3	Amolator	Available	Available
4	Amuria	Available	Available
5	Amuru	Available	Available
6	Arua	Available	Available
7	Budaka	Available	Available
8	Bududa	Available	Available
9	Bugiri	Available	Available
10	Bukedea	Available	Available
11	Bukwo	Available	Available
12	Buliisa	Available	Available
13	Bundibugyo	Available	Available
14	Busembatya	Available	Available
15	Busia	Available	Available
16	Busolwe	Available	Available
17	Butaleja	Available	Available
18	Dokolo	Available	Available
19	Entebbe	Available	Available
20	Fort Portal	Available	Available
21	Gulu	Available	Available
22	Hima	Available	Available
23	Hoima	Available	Available
24	Ibanda	Available	Available
25	Iganga	Available	Available
26	Ishaka-Bushenyi	Available	Available
27	Isingiro	Available	Available
28	Jinja	Available	Available
29	Kabale	Available	Available

	Name of Urban Council	Structure Plan	Detailed Plan
30	Kaberamaido	Available	Available
31	Kabwohe-Itendero	Available	Available
32	Kagadi	Available	Available
33	Kakiri	Available	Available
34	Kalangala	Available	Available
35	Kaliro	Available	Available
36	Kalisizo	Available	Available
37	Kamuli	Available	Available
38	Kamwenge	Available	Available
39	Kanungu	Available	Available
40	Kapchorwa	Available	Available
41	Kasese	Available	Available
42	Katakwi	Available	Available
43	Katwe-Kabatoro	Available	Available
44	Kayunga	Available	Available
45	Kibaale	Available	Available
46	Kiboga	Available	Available
47	Kigorobya	Available	Available
48	Kihihi	Available	Available
49	Kiruhura	Available	Available
50	Kisoro	Available	Available
51	Kitgum	Available	Available
52	Koboko	Available	Available
53	Kotido	Available	Available
54	Kumi	Available	Available
55	Kyenjojo	Available	Available
56	Lira	Available	Available
57	Lugazi	Available	Available
58	Luwero	Available	Available
59	Lyantonde	Available	Available

	Name of Urban Council	Structure Plan	Detailed Plan
60	Malaba	Available	Available
61	Manafwa	Available	Available
62	Masaka	Available	Available
63	Masindi	Available	Available
64	Mayuge	Available	Available
65	Mbale	Available	Available
66	Mbarara	Available	Available
67	Moroto	Available	Available
68	Moyo	Available	Available
69	Mpigi	Available	Available
70	Mubende	Available	Available
71	Nagongera	Available	Available
72	Nakapiripirit	Available	Available
73	Namutumba	Available	Available
74	Nansana	Available	Available
75	Nebbi	Available	Available
76	Njeru	Available	Available
77	Nkokonjeru	Available	Available
78	Ntungamo	Available	Available
79	Oyam	Available	Available
80	Pallisa	Available	Available
81	Rakai	Available	Available
82	Rukungiri	Available	Available
83	Sembabule	Available	Available
84	Sironko	Available	Available
85	Soroti	Available	Available
86	Tororo	Available	Available
87	Wakiso	Available	Available
88	Wobulenzi	Available	Available
89	Yumbe	Available	Available

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	Name of Urban Council	Structure Plan	Detailed Plan
90	Bombo	Available	Not Available
91	Kira	Available	Not Available
92	Lukaya	Available	Not Available
93	Mityana	Available	Not Available
94	Mukono	Available	Not Available
95	Nakaseke	Available	Not Available
96	Pader	Not Available	Available
97	Paidha	Not Available	Available
98	Pakwach	Not Available	Available
99	Apac	Not Available	Not Available
100	Bugembe	Not Available	Not Available
101	Buwenge	Not Available	Not Available
102	Bwera-Mpondwe	Not Available	Not Available
103	Ishongoro	Not Available	Not Available
104	Kaabong	Not Available	Not Available
105	Kakira	Not Available	Not Available
106	Kalongo	Not Available	Not Available
107	Kyotera	Not Available	Not Available
108	Lwakhakha	Not Available	Not Available
109	Maracha/Terego	Not Available	Not Available
110	Nakasongola	Not Available	Not Available
111	Nyahuka	Not Available	Not Available

**Source: Department of Physical Planning, MLHUD as at 30<sup>th</sup> June 2010**

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## HOUSING STATISTICS:

### HOUSING CONDITIONS

Housing conditions are of significant importance in the understanding of the sanitation and health status of the households. Poor housing conditions are associated with pests and diseases that are a menace to the health of the household members. Inadequate sanitation and hygiene arising out of poor housing and sanitary facilities is a major cause of poor health and poverty. Also the condition of the house is an indicator of the welfare status of its occupants.

The Shelter Sector Situation Analysis report (William, et al 2009:16) defines density in terms of people per room, rather than people per hectare. It cites UN-HABITAT recommendations of a maximum of two persons per room of 12 feet x 12 feet (3.5m x 3.5m).

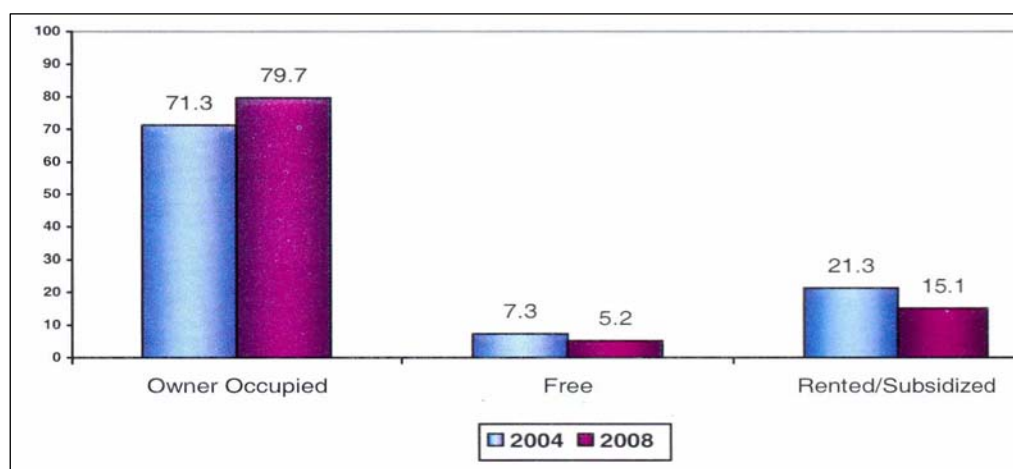
69.7% of all urban households in Uganda live in over-crowded housing, with an average household size of 4.2 persons living in dwellings with an average unit size (rooms) of 1.6, yielding an occupancy density of 2.6.

The 2008 NSDS analyzed types of housing focusing mainly on the materials used for roof, wall and floor in rural and urban households of Uganda. The types of power/fuel used for lighting, cooking and ironing were also analyzed.

*Figure 22* presents the percentage distribution of households by occupancy and residence. Owner occupied was still the most common form of housing occupancy tenure. The proportion of owner occupied households increased from 71% in 2004 to 80% in 2008, whereas the proportion of households staying in rented and free houses reduced slightly.



**Figure 22: Distribution of Households by Occupancy Tenure (%)**



Source: 2008 National Service Delivery Survey

### CURRENT HOUSING STOCK

- An average of 600 housing units constructed country wide every day i.e. for both rural and urban areas.
- Housing types in urban areas are mainly tenements, traditional bungalows or flats.
- Approximately 47% of urban households live in tenements, 31% in detached dwellings, 18% in semi-detached units and 4% in other unspecified housing types.
- Nationally, 71% of housing stock is constructed of temporary materials, 11% semi- permanent and 18% uses permanent construction materials.
- Most common housing units are substandard one roomed houses accommodating over 60% of households in Kampala where congestion is common and the average household size is 5 people.
- Mode of acquisition of dwelling units is through inheritance, rental purchase or self- construction.

**Table 23: Basic Indicators of Settlements in Uganda (% of Total Dwellings), 2005/06**

Indicator	Urban	Rural	Total
Detached house	31.1	65.2	65.2
Semi-detached house/flat	18.4	15.1	15.1
Tenements/Muzigo	46.9	12.8	12.8
Other type of houses	3.5	7.0	7.0
Owned	29.9	86.1	78.3
Rented	57.0	7.9	14.8
Temporary	26.0	78.5	71.1
Semi-permanent	14.3	10.9	11.4
Housing backlog	27.0	31.0	30.0

Source: UBOS, UNHS 2005/6

**Table 24: distribution of households by cooking fuel and residence (%)**

	Residence	Firewood	Charcoal	Kerosene	Electricity	Other*	Total
I	Rural/Urban						
1.	Rural	89.4	8.2	0.8	0.1	1.6	100.0
2.	Urban	22.9	66.1	3.5	0.8	6.8	100.0
II	Region						
3.	Kampala	5.8	77.7	5.2	1.4	9.9	100.0
4.	Central	70.2	24.5	2.0	0.2	3.2	100.0
5.	Eastern	86.1	11.4	0.7	0.1	1.7	100.0
6.	Northern	88.3	10.7	0.4	0.0**	0.7	100.0
7.	Western	89.5	7.8	0.5	0.1	2.1	100.0
	Uganda	77.8	18.2	1.2	0.2	2.5	100.0

\*includes LP gas, saw dust, biogas

\*\* Value is not zero, but the percentage is less than 0.1%.

Source: UNHS 2005/2006

**Table 25: Table showing Distribution of Households by Type of Construction Materials and Residence (%)**

Material used	2002/03			2005/06		
	Rural	Urban	Uganda	Rural	Urban	Uganda
Iron sheets roof	58.6	86.4	63.3	55.9	82.7	60.6
Grass thatched	40.9	8.2	35.4	43.2	14.2	38.2
other roof	0.5	5.5	1.3	0.9	3.1	1.3
Brick wall	45.3	77.4	50.7	48.0	79.2	53.4
Mud /poles wall	51.7	17.3	45.8	47.2	17.2	42.0
Other wall	3.1	5.3	3.5	4.8	3.6	4.6
Earth floor	83.1	27.2	73.5	82.8	29.6	73.5
Cement floor	15.2	66.9	24.0	16.5	68.6	25.6
Others floor	2.0	5.9	2.5	0.8	1.8	1.0

Source: UNHS 2005/06-UBOS.

**Table 26: Literacy Rates for Population Aged 10 Years and Above**

Location	1999/00			2002/03			2005/06		
	Male	Female	Total	Male	Female	Total	Male	Female	Total
Uganda	74	57	65	77	63	70	76	63	69
Urban	92	82	86	90	84	87	89	83	86
Rural	72	54	62	74	60	67	74	58	66

*Source: UNHS 2005/06, Uganda Bureau of Statistics*

**Table 27: National level solid waste disposal methods**

Ranking	Method of Waste Disposal	Urban (%)	Rural (%)	Uganda (%)
1.	Garden	12.1	44.7	40.2
2.	Heap	20.4	24.3	23.8
3.	Pit	27.6	21.8	22.6
4.	Burning	13.0	7.4	8.2
5.	Skip Bin	2.9	0.7	4.3
6.	Other	1.0	1.0	1.0

*Source: Urban Housing Profile Sector Report (June 2010)*

### **Construction Materials for Dwelling Units**

The Construction materials of a dwelling not only indicate the durability and permanency of a Dwelling Unit but also serve as a proxy measure of the socio-economic status of the household. Some construction materials also pose a health risk to the occupants since they serve as a good breeding ground and habitat for pests.

### **Housing by Type of Material**

#### **Roofing Materials**

Over 60% of the dwelling structures are roofed with iron sheets. The percentage of households reporting their dwelling structures to be roofed with iron sheets varies from 58% in the rural areas to 85% in the urban areas in 2008 as compared to 51 and 80% respectively in 2004.

#### **Wall Materials**

Concrete, cement blocks, stones, burnt/stabilized bricks are classified as permanent wall materials, while un-burnt bricks (bonded with cement or mud), wood and mud and pole are considered as temporary materials.

#### **Floor Materials**

Floor materials mainly used in Uganda include concrete, brick, stone, cement screed, rammed earth and wood. Concrete, brick, stone, cement screed are permanent floor materials while rammed earth and wood are considered temporary materials.

**Table 28: Distribution of Households by Type of Materials for the Dwelling Structure and Residence**

Housing Characteristics	2004			2008		
	Rural	Urban	Total	Rural	Urban	Total
<b>Roof material</b>						
Thatched	47.7	18.1	37.8	41.3	12.6	36.2
Iron sheets	51.2	79.0	60.4	58.1	84.6	62.8
Other	1.1	2.9	1.8	0.6	2.8	1.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Wall material</b>						
Thatched	2.5	0.7	1.9	0.8	0.1	0.7
Mud and poles	55.0	19.4	43.2	47.7	11.5	41.3
Unburnt bricks	17.1	13.5	15.9	18.7	9.4	17.1
Burnt bricks with mud	8.3	8.7	8.5	9.0	5.1	8.3
Burnt bricks with cement	15.1	52.0	27.4	21.6	69.7	30.1
Other	2.0	5.7	3.1	2.2	4.2	2.5
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Floor material</b>						
Earth	41.3	16.6	33.1	49.8	15.6	43.7
Earth and cow dung	44.0	16.9	34.9	32.6	8.6	28.4
Cement screed	12.4	55.3	26.7	16.2	72.1	26.1
Other	2.3	11.2	5.3	1.4	3.7	1.8
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Source: 2002 Uganda Population and Housing Census Analytical Report**

### State of Permanency

Permanent dwelling units are those built with construction materials (for wall, roof and floor) that can maintain their stability for more than fifteen (15) years. The temporary dwelling units are those that are built with materials that cannot maintain their stability for more than three (3) years, and the semi-permanent are those that are built with a combination of permanent and temporary materials.

Table 29 reveals that the majority of the households live in temporary housing units. A comparative analysis of the distribution of housing units between 1991 and 2002 indicated significant improvements in permanency status of the dwellings.

The proportion of the permanent dwellings in the urban areas rose from 46.5% in 1991 to 59.8% in 2002, compared to the rural areas which registered a modest increase from 6.6% to 10.6%.

The overall proportion of the permanent units increased from 11.8% to 17.5%.

*Under roof materials, iron sheets had an increasing trend while thatched had a decreasing trend.*

*Under wall materials, burnt bricks with cement had an increasing trend while thatched and mud poles had a decreasing trend.*

*This all shows that Uganda is moving towards development.*

Under table 29, permanent and temporary status registered an increasing trend while the semi-permanent registered a decreasing trend.

From table 30, 71.9% of the male lived in temporary housing units while the female were 68.6%.

By region, 38.3% of those in the central region lived in permanent housing units.

**Table 29: Percentage distribution of Dwelling Units by Permanency and Residence, 1991 and 2002**

Permanency Status	1991			2002		
	Urban	Rural	Total	Urban	Rural	Total
Permanent	46.5	6.6	11.8	59.8	10.6	17.5
Semi-Permanent	40.6	28.0	29.7	14.2	10.9	11.4
Temporary	13.0	65.4	58.6	26.1	78.5	71.2
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

**Source: 2002 Uganda Population and Housing Census Analytical Report**

Table 30 shows that there were significant regional differentials with Central region registering comparatively better conditions than the other regions. Central region had the lowest proportion (42.7%) of the units categorized as temporary while the Northern region had the highest proportion of 94.4% followed by Western with 83.4% while the Eastern had 76.0%. There are also large differentials among the regions with regard to the distribution of the permanent units and semi-permanent units. The proportion of the permanent units ranged from 38.3% in Central region to 3.6% in the Northern region, while that of the semi-permanent ranged from 19.8% in the Central region to 2.0% in the Northern region.

**Table 30:Region distribution of housing units by state of permanency**

Characteristics	Temporary	Semi-permanent	Permanent	Total
<b>Sex</b>				
Male	71.9	11.3	16.8	100.0
Female	68.6	11.6	19.8	100.0
<b>Region</b>				
Central	42.7	18.9	38.3	100.0
Central excl	51.1	19.8	29.1	100.0
Eastern	76.0	12.6	11.3	100.0
Northern	94.4	2.0	3.6	100.0
Western	83.4	7.9	8.7	100.0
<b>Uganda</b>	<b>71.2</b>	<b>11.4</b>	<b>17.5</b>	<b>100.0</b>

*Source: 2002 Uganda Population and Housing Census Analytical Report*

#### **Type of Housing Unit**

A Housing Unit was defined as a structure intended for habitation by a single household. It may in reality be housing two or more households as is the case of a flat shared by several households.

Table 31 shows that the majority of the households 65.2% live in detached housing units. About 31.1% in urban areas were living in detached housing units compared to 70.7% in rural areas. Only 14.7% of the households were staying in semidetached dwelling units and 12.8% were staying in tenements. The semi-detached units constituted 16.8% in the urban areas compared to 14.3% in the rural areas.

**Table 31: Percent Distribution of Housing Units by Type and Residence**

Type of Housing Unit	1991			2002		
	Urban	Rural	Total	Urban	Rural	Total
Detached House	26.0	52.3	48.9	31.1	70.7	65.2
Semi Detached House	14.2	6.6	7.6	16.8	14.3	14.7
Flat	2.3	0.2	0.4	1.6	0.2	0.4
Tenements	43.3	2.8	8.1	46.9	7.2	12.8
Servants Quarters	4.8	0.6	1.1	-	-	-
Huts	7.8	37.1	33.3	-	-	-
Others	1.6	0.5	0.6	3.5	7.5	7.0
<b>TOTAL</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Table 31 shows that 65.2% of the housing units were in detached houses, 14.7% in semi-detached houses, 0.4% in flats, 12.8% in tenements and 7% were in other options.

**Source: 2002 Uganda Population and Housing Census Analytical Report**

In the urban areas, nearly half of the households 46.9% live in tenements, which are normally found in the informal settlements. The majority of the tenements are constructed in response to the need of the low income earners. Flats constituted a very small proportion of the housing units both in urban and rural areas. It should be noted that flats have several advantages as they optimize on the use of limited land, reduce the unit cost of flats from 2.3% to 1.6% in the urban areas is most likely attributed to the service provision and enhance security. Nevertheless they require substantial initial capital outlay which many individual households do not have.

### **Housing Units by Region**

Table 32 shows that detached houses were the majority in all regions with the Western region having the highest proportion 78.7% while Central had the least 56.1%. The tenements were more prevalent in Central region 27.6% while in the rest of the regions, they accounted for less than 8% of the Housing Units. This is partly attributed to the influence of Kampala City and other urban areas on the region. The Northern Region had a high proportion of Housing Units in the residual category of 'Others'. These were most likely referring to the huts that were not classified among the Housing Unit options.

Most of the housing units in the central region were in detached houses and this applied also to all regions as shown in table 32.

Central region had most of its housing units in detached houses followed by tenements.

**Table 32:Percent distribution of housing units by region**

	Central	Central Excl. Kampala	Eastern	Northern	Western	Total
Detached house	56.1	64.7	64.4	62.6	78.7	65.2
Semi-detached house	13.8	13.8	18.6	11.4	14.1	14.7
Flat	0.7	0.4	0.4	0.3	0.2	0.4
Tenement (muzigo)	27.6	19.2	7.5	5.4	5.6	12.8
Other	1.8	1.9	9.1	20.3	1.4	7
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

**Source: 2002 Uganda Population and Housing Census Analytical Report**

The distribution of Housing Units by permanency status (Table 33) reveals that tenements had the highest share of permanent structures.

**Table 33:Percent distribution of housing units by state of permanency**

Type of Housing Units	Temporary	Semi Permanent	Permanent	Total
Detached house	77.8	11.8	11.0	100.0
Semi-detached house/Flat	65.2	11.8	23.0	100.0
Tenement (muzigo)	31.5	16.8	51.7	100.0
Other	97.2	1.4	1.4	100.0
<b>Total</b>	<b>71.2</b>	<b>11.4</b>	<b>17.5</b>	<b>100.0</b>

**Source: 2002 Uganda Population and Housing Census Analytical Report**

By permanency, temporary housing units had the greatest percentage of 71.2% followed by permanent (17.5%) and semi-permanent followed with 11.4%.

### Dwelling Units

A dwelling unit was defined as a structure that is occupied by a single household. The census collected information about the type of unit and the occupancy tenure.

### Type of Dwelling Units

A dwelling unit was classified as conventional if it was meant for human habitation, and these include a main house, room/rooms of the main house or servants' quarters. Others were regarded as non-conventional. Nearly all the households (97%) were occupying conventional dwelling units. This is true for both rural and urban areas.



The majority of the households (70%) were living in a 'Main House' dwelling unit compared to 27% who were occupying a room (rooms) of the units. Other dwelling types constituted very insignificant proportions (3%). An analysis of the distribution by residence reflects that the nearly two thirds of the households in the urban areas were living in a Room (62%) compared to 21% in the rural areas. On the other hand three out of every four households in the rural areas were living in Main House units. This could be attributed to the ownership status particularly in the rural areas where the majority of the households are owner occupied. Only 32% of the households in the urban areas lived in main house units.

Table 34 shows that 78.5% of the main houses are temporary, while the semi-permanent units constitute equal units of one out of every 10. Among the 'Room' dwelling units, more than half are temporary while one out of three room type dwellings are built in permanent materials. The high proportion of permanent structures among the Servant's Quarters arises because they are usually attached to permanent structures.

**Table 34:Percent Distribution of Dwelling Units by the type and by state of permanency**

Type of Dwelling Unit	Temporary	Semi Permanent	Permanent	Total
Main house	78.5	10.9	10.5	100
Room or rooms	52.4	13	34.6	100
Servants quarters	30.3	15.9	53.8	100
Unconventional Dwellings	88.9	3.8	7.3	100
<b>Total</b>	<b>71.2</b>	<b>11.4</b>	<b>17.5</b>	<b>100</b>

**Source: 2002 Uganda Population and Housing Census Analytical Report**

### **Occupancy Tenure of Dwelling Units**

Occupancy tenure refers to the arrangements under which the household resides in a dwelling. The arrangements include renting, owner occupancy and dwelling supplied free. Ownership of a dwelling unit represents security of tenure of a household.

Under unconventional dwellings, 88.9% were temporary, 7.3% were permanent and the rest (3.8%) were semi-permanent.

Under main houses, the greatest percentage was under the temporary state.

Table 35 indicates that in Uganda, nearly 8 in 10 dwellings units are owner occupied, with higher percentages in the rural areas 86.1% than in the urban areas 30.1%. Rental occupancy tenure was predominantly in urban areas registering almost 57%. Dwellings that are freely occupied (both private and public) constituted about 10% in the urban areas compared to 5% in the rural. Rented and subsidized housing were more of an urban phenomenon while owner occupied were more for the rural areas.

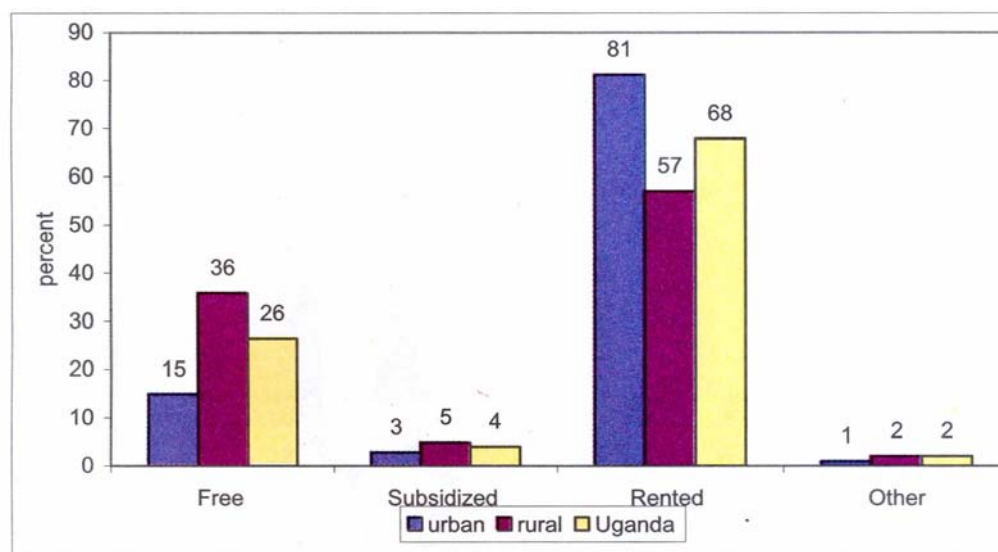
There was a decline in owner occupied from 81% to 78.2% between 1991 and 2002.

**Table 35:Occupancy tenure by Residence and Region (%)**

Occupancy tenure	1991			2002		
	Urban	Rural	Uganda	Urban	Rural	Uganda
Owner Occupied	24.6	89.4	81	30.1	86.1	78.2
Free Public	5.6	1.3	1.8	5.3	2	2.5
Free Private	6.2	3.1	3.5	5	3	3.3
Subsidized public	3.9	0.5	1	0.8	0.1	0.2
Subsidized private	1.7	0.4	0.6	1.1	0.5	0.6
Rented Public	6.8	0.7	1.5	14.8	1.8	3.6
Rented Private	50.9	4.5	10.5	42	6.1	11.2
Other	0.3	0	0.1	0.8	0.3	0.4
Total	100	100	100	100	100	100

Source: 2002 Uganda Population and Housing Census Analytical Report

**Figure 23: Occupancy Status by Residence and Sector**



The figure shows that rented occupancy had the greatest proportion followed by the free occupancy.

Source: 2002 Uganda Population and Housing Census Analytical Report

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### Sanitation Facilities

Information was sought on selected household sanitary facilities and hygienic practices. The focus was on kitchen availability, garbage disposal and availability and use of bathroom facilities. Table 36 presents the percentage distribution of households by type of sanitary facility and residence.

*The greatest proportion has outside built kitchen (57%), 5.4% were in built while 33% had no kitchen.*

#### Kitchens

Slightly over thirty percent of the households (33%) lacked kitchens. Where kitchens existed, 57% of the households reported that they were located outside the dwelling place.

*35.6% used gardens for their garbage disposal while 33.8% used pits.*

#### Garbage Disposal

Pits and gardens were the most common methods for garbage disposal in both rural and urban areas. Forty one (41%) of rural household was disposing garbage in gardens, while 34% of the urban residents were disposing in pits. Another important method of garbage disposal was the bush with 18% of the households reporting using it.

*34.4% had outside built bathrooms while 30.5% had no bathrooms.*

#### Bathrooms

In terms of bathrooms for the households, the analysis shows variations by residence and sub-region. In the rural areas, makeshift bathrooms were common (34%), while in the urban areas, outside built bathrooms were common (64%). In the rural areas, 35% of the households did not have any form of bathroom while only 9% of urban dwellers had none.

*44.9% of the households had covered pit latrines while 4.7% used other means.*

#### Toilet Facilities

Most of the urban households (56%) were using shared covered pit latrines compared to 21% in rural households. The biggest proportion of households in rural areas (50%) had private covered pit latrines. Overall, 12% of the households had no toilet facility. Considering the sub regions, 88% of the households in the North East did not have a toilet facility as compared to less than one percent of Kampala residents.

**Table 36: Distribution of Households by Type of Sanitary Facilities and Residence (%)**

Characteristics	Rural	Urban	Total
<b>Type of Kitchen</b>			
Inside	3.6	13.8	5.4
Outside (Built)	64.7	20.6	57
Makeshift	5.1	2.3	4.6
None	26.6	63.2	33
Total	100	100	100
<b>Garbage Disposal</b>			
Pit	33.7	34.1	33.8
Skip	2.4	32.3	7.7
Bush	20.6	8.5	18.4
Garden	41.1	10.1	35.6
Other	2.2	14.8	4.5
Total	100	100	100
<b>Type of Bathroom</b>			
Inside	3.2	15.6	5.4
Outside Built	28.1	64.2	34.4
Makeshift	33.6	11	29.7
None	35.1	9.1	30.5
Total	100	100	100
<b>Type of Toilet</b>			
Covered pit latrine (private)	49.9	21.6	44.9
Covered pit latrine (shared)	20.5	55.7	26.7
Uncovered pit latrine	13.9	4.6	12.2
Other	2.1	16.2	4.7
No Toilet	13.6	1.9	11.5
Total	100	100	100
<b>Provision of Hand Washing Facility After Toilet Use</b>			
Yes	25.9	28.2	26.3
No	74.1	71.8	73.7
<b>Total</b>	<b>100</b>	<b>100</b>	<b>100</b>

*Source: 2002 Uganda Population and Housing Census Analytical Report*

The findings revealed that ignorance and high cost were the major factors limiting toilet facility construction (*Table 37*). It should be noted that 9% of the households lacked information on the factors limiting community members from constructing toilet facilities.

The rural dwellers were more likely to be limited by ignorance than their urban counterparts, whereas the issue of high cost affected both urban and rural dwellers almost equally (i.e. 32 and 29 percent respectively). Considering the sub-regions, ignorance was highly reported in the Lower West (31%) while high cost was highest in Upper East (59%). Close to 13 percent of households in the North East reported culture as a limiting factor.

**Table 37: Distribution of Households by Factors Limiting Construction of Toilet Facilities (%)**

Location of Residence	Factors Limiting Toilet Construction							
	Ignorance	High Cost	Terrain	Culture	None	Don't know	Other	Total
Rural	19.2	28.9	10	0.8	14.1	8.3	18.8	100
Urban	9.4	31.5	6.1	0.7	19.4	14.9	18.1	100
Region								
Capital	4.3	28.8	6.6	0.1	15.8	18.4	26	100
Mid-Central	7.1	35.3	3	0.5	16.5	19.4	18.2	100
Upper Central	14.8	30.8	14.1	1.2	14.6	8.3	16.3	100
Lower Central	12.2	30.5	9.5	0.6	3.3	8	35.9	100
Near Central	10.8	36.8	13.9	0.2	9.1	8.5	20.6	100
Near East	19.5	25.2	11.3	0.3	17.5	11.2	15.1	100
Far East	28.1	22.3	22.9	0	4.7	9.2	12.8	100
Mid East	27.2	28.1	18	0.3	10.1	4	12.4	100
Upper East	7.3	59.1	12.7	0.2	1.8	3.4	15.3	100
Lower North	20	45.6	3.2	0.5	12.7	4.2	13.8	100
Upper North	10.7	43.8	2.6	0	10.1	1.5	31.5	100
North East	24.8	48.5	9.8	13.3	0.4	0.5	2.7	100
North West	16.1	25.4	13.3	0.5	18.7	10.9	15.2	100
Lower West	30.6	17.3	2.3	0.1	11.8	12	25.9	100
Far West	21	14.2	4.8	0.6	25.3	9.3	24.8	100
Mid West	20	18	4.3	0.1	33.7	9.8	14.1	100
Upper West	22.1	18.4	5.9	0.7	32.6	9.5	10.8	100
<b>Total</b>	<b>17.5</b>	<b>29.3</b>	<b>9.3</b>	<b>0.8</b>	<b>15</b>	<b>9.5</b>	<b>18.7</b>	<b>100</b>

**Source: 2002 Uganda Population and Housing Census Analytical Report**

## **APPENDIX A**

### **Glossary**

#### **HOUSING AND URBAN DEVELOPMENT CONCEPTS AND DEFINITIONS**

##### **Urban Area**

This refers to a gazetted city, municipality or town council.

##### **Tenement**

A low-rent dwelling unit, located in a slum of informal settlement, often ageing and in Substandard condition poorly maintained and overcrowded; it is commonly referred to as "Muzigo".

##### **Tenant (under Housing)**

An occupant of a dwelling unit with the owner's assent, who pays rent to the owner of the Unit in return for the right to occupy the dwelling unit.

##### **Temporary Dwelling Units**

Dwelling units built with non-durable wall floor and roof materials that can maintain stability for no more than 3 years. They require regular replacement. All housing units thatched with untreated natural fibers are classified as temporary irrespective of wall and floor materials.

##### **Building**

Any independent, free-standing structure comprising one or more rooms or other spaces covered by a roof and usually enclosed within external walls or dividing walls which extend from the foundations to the roof. A building may consist of a roof with supports only, that is, without constructed walls. In some cases, a roofless structure consisting of a space enclosed by walls may be considered a building. It may be used as living quarters or for industrial purposes exclusively, or it may be partially used for both purposes. Buildings used entirely or primarily for agricultural purposes such as warehouses, stores, stables, barns, office building, etc. are classified as non-residential buildings.

##### **House**

A house is a structure/building designed for residential or non-residential purposes or both and may be occupied or not.

##### **Housing Unit**

A separate and independent place of abode, intended for habitation by one household, or one not intended for habitation but occupied as living quarters by a household at the time of enumeration.

**Dwelling Unit**

A constructed unit or building comprising one or more rooms or other spaces, covered by a roof and usually enclosed within external walls or dividing walls, which extend from the foundation to the roof.

**Permanent Dwelling Units**

These are built with durable materials (wall, floor and roof) that can maintain their stability for at least 15 years.

**Semi-permanent Dwelling Units**

Semi-permanent dwelling units are those built with construction materials (for roof, floor and wall) using a combination of permanent and temporary materials. They usually have a life span of between 3- 15 years.

**Temporary Dwelling Unit**

Temporary dwelling units are those built with construction materials (for roof, floor and wall) that cannot maintain their stability for more than 3years.

**Residential building**

A building for which the major part (more than 50% of its gross floor area) is built for dwelling purposes, i.e. for habitation of households.

**Non Residential building**

A building where more than 50% of floor space area is not intended for dwelling but for other purposes such as commercial or industrial or for provision of services i.e. factories, office building, government buildings, garages, warehouses, barns etc. It also covers buildings for persons living in institutions, such as hospital building, prisons, military establishments and so forth.

**Condominium Property**

A multi-family dwelling in which each unit is individually owned but the land and common areas and facilities are owned and maintained by all owners on a pro-rated share basis.

**Shack**

A small rough hut or shabby old house.

**Room**

A space in a housing unit or other living quarters enclosed by walls reaching from the floor to the ceiling or roof covering, or at least to a height of 2 meters, of a size large enough to hold a bed for an adult, that is at least 4 square meters. Passage ways, verandahs, lobbies, bath-rooms, and toilet rooms are not expected to be counted as rooms, even if they meet the criteria.

**Kitchen**

A room or space in a dwelling, set apart for storage of food and various operations involved in preparation and service of meals and cleaning of dishes and cooking utensils.

**Toilet**

An installation for the disposal of human excreta

**Flush toilet**

An installation connected with piped water, arranged for humans to discharge their wastes and from which wastes are flushed by water.

**Ventilated Improved Latrine**

A latrine with a pipe inserted to get rid of foul smells and flies.

**Pit Latrine**

A toilet made by digging a ground hole for deposit of excreta.

**Tenure**

The right, terms or mode of holding or occupying property, whether owner-occupied, rental or co-ownership.

**Rent**

The charge for use of land, buildings or other real property, payable by a tenant to a landlord at regular intervals, usually monthly.

**Institutions**

Any set of premises in a structure designed to house groups (usually large) of persons who are bound by either a common public objective or a common personal interest. In this type of living quarters, persons of the same sex frequently share dormitories. Hospitals, barracks, boarding schools, convents, prisons etc. fall within this category.

**Camps**

A set of premises originally intended for accommodation of persons with common activities or interests, e.g. military camps, refugee camps and camps established for the housing of workers in mining, agriculture, public works or other types of enterprises.

**Slum**

A predominantly residential area characterized by high population densities, deteriorated buildings, littered streets, unsanitary and hazardous conditions and economic distress.

**UN-HABITAT** gives the operational definition of a slum as an area that combines to various extents the following characteristics.

- Inadequate access to safe water.
- Inadequate access to sanitation and other infrastructure.
- Insecure residential status.
- Poor structural quality of housing.
- Overcrowding.

Uganda defines a slum as being a place with one or more of the following attributes.



1. An area that attracts a high density of low income earners and or unemployed persons, with low levels of literacy.
2. An area with high rates / levels of noise, crime, drug abuse, immorality, alcoholism and high HIV/AIDS prevalence.
3. An area where houses are in environmentally fragile lands like wetlands.

### **Divested pool & institutional houses**

These refer to the sale or liquidation of public houses to individuals and the private sector.

### **Building plan**

A Building design

### **Proto-type plan**

It is a building design intended to be reproduced and to be adapted to various site conditions.

### **The estimated housing need**

This is the housing stock that is required to accommodate all the households.

### **The housing occupancy density/occupancy ratio)**

It is the average number of households occupying a single housing unit.

### **The housing backlog**

It is the shortfall of housing arising from homelessness and sharing among the current stock and is the difference between the housing need and the existing stock.

### **Upgrading need**

It refers to improving the quality of the existing stock in the rural and urban areas.

New construction is to meet housing loss, homelessness, new households formed, reduction in household size and population increase.

## **LAND CONCEPTS AND DEFINITIONS**

### **Land title**

This is a document in certificate form issued by the Office of Titles which is a proof of ownership for particular parcel of land by the person(s) registered as the owner.

### **Government land**

It is land vested in or acquired by governments in accordance with the 1995 constitution or acquired by government abroad. Government land includes all land lawfully held, occupied and or used by governments and its agencies for purposes of carrying out the core function of government.

### **Private land**

Land owned privately by an individual or a private company.

**Land transaction**

This refers to any dealing in land for example transfer, mortgage.

**Land Registration**

It is the process of identifying, adjudicating and registering land and subsequently registering transactions on that land.

**Leasehold land**

This refers to the holding of land under the contract for a specific period of time and usually for a consideration which can be a premium or a yearly rent to be paid by the lessee.

**Freehold**

System of owning land in perpetuity and is subject to conditions, restrictions and limitations.

**Bonafide occupant**

This is person who before coming into the force of the constitution had occupied and utilized or developed any land unchallenged by the registered owner for 12 years or had been settled on land by the government.

**Lawful occupant**

This means a person occupying land by virtue of the repealed Busuulu and Envujjo law of 1928, Toro landlord and tenant law of 1937, and Ankole landlord and tenant law of 1937, or a person who entered the land with the consent of the registered owner and includes a purchaser or a person who had occupied land as a customary tenant but whose tenancy was not disclosed to the registered owner at the time of acquiring the leasehold certificate of titles.

**Mailo land Tenure**

Holding of registered land in perpetuity.

**Leasehold land**

This is the holding of land under a contract for a specific period of time and usually for a consideration which can be premium and yearly rent to be paid by the lessee to the lessor.

**Freehold land**

This is a system of ownership of land forever and ever which may include conditions, restrictions/limitations.

**Customary land**

Ownership of land according to customs and norms of a specific area and applicable to a specific description of land

## **PHYSICAL PLANNING CONCEPTS AND DEFINITIONS**

### **Urban area:**

This is an area with an increased density of human-created structures in comparison to the areas surrounding it.

### **Structure plan:**

This is a framework that can be used to guide the development or redevelopment of a particular area

### **Gazetted**

Means published in the official gazette by either a statutory instrument or a legal notice issued by the responsible Minister.

## APPENDIX B

### Meta Data Sheet

Indicator	Definition and Standard Classifications	Scope and Coverage	Sources of data	Compilation Practices	Computation Method	Accessibility and availability of data	Accounting conventions	Comments and limitations
<b>Land Statistics</b>								
<b>Number of land transactions conducted</b>	These are the total number of land titles sorted, scanned & produced.	District level	Individuals, firms & institutions	Information on land transactions is manually extracted from land registry records of individuals, firms & institutions from the districts and submitted to the Ministry, where analysis is done to derive the indicator.	Summation of all land titles from districts in Uganda	<b>Ministry website</b> <a href="http://www.mlhud.go.ug">www.mlhud.go.ug</a> <ul style="list-style-type: none"> <li>Ministerial Policy Statement</li> <li>Budget Frame work paper</li> <li>Baseline survey reports</li> <li>MLHUD Annual reports</li> <li>MLHUD Annual Statistical Abstract</li> <li>MLHUD Monitoring and Evaluation reports</li> <li>Presidential Manifesto Implementation reports</li> </ul>	<b>Periodicity of production:</b> Annually	Lack of a computerized system to generate land registries.
<b>Number of land certificates issued</b>	These are certificates / actual titles processed & issued for:- <ul style="list-style-type: none"> <li>Mailo land: land that was provided by the British colonial government to the royal families and</li> </ul>	District level	Individuals, firms & institutions	Information on land certificates issued is manually extracted from land registry records of individuals, firms & institutions from the districts and	Summation of certificates / actual titles processed & issued by land category	<b>Ministry website</b> <a href="http://www.mlhud.go.ug">www.mlhud.go.ug</a> <ul style="list-style-type: none"> <li>Ministerial Policy Statement</li> <li>Budget Frame work</li> </ul>	<b>Periodicity of production:</b> Annually	Lack of a computerized system to generate land registries.

Indicator	Definition and Standard Classifications	Scope and Coverage	Sources of data	Compilation Practices	Computation Method	Accessibility and availability of data	Accounting conventions	Comments and limitations
	<p>other nobles in units of square miles.</p> <ul style="list-style-type: none"> <li>Leasehold land: system of owning land on contract.</li> <li>Freehold: system of owning land in perpetuity and is set up by agreement between the Kingdoms and the central Government</li> <li>Customary land: system of owning land communally.</li> </ul>			submitted to the Ministry, where analysis is done to derive the indicator.		<p>paper</p> <ul style="list-style-type: none"> <li>Baseline survey reports</li> <li>MLHUD Annual reports</li> <li>MLHUD Annual Statistical Abstract</li> <li>MLHUD Monitoring and Evaluation reports</li> <li>Presidential Manifesto Implementation reports</li> </ul>		
<b>Number of parcels of land owned by Government</b>	This refers to Government land which is surveyed & titled, surveyed & not titled, not surveyed and not titled and infrastructure on private land.	National level	<p>Uganda Land Commission &amp; Inspectorate</p> <p>Ministry of Lands, Housing &amp; Urban Development (MLHUD)</p>	Information on parcels of land owned by Government is obtained from the Government land inventory which is regularly updated and maintained by the Ministry.	Total number of parcels of land owned by the government	<p><b>Ministry website</b> <a href="http://www.mlhud.go.ug">www.mlhud.go.ug</a></p> <ul style="list-style-type: none"> <li>Budget Frame work paper</li> <li>Baseline survey reports</li> <li>MLHUD Annual reports</li> <li>MLHUD Annual Statistical Abstract</li> <li>MLHUD Monitoring and Evaluation reports</li> <li>Presidential Manifesto Implementation reports</li> </ul>	<b>Periodicity of production:</b> Annually	Lack of a computerized system to generate land registries.

Indicator	Definition and Standard Classifications	Scope and Coverage	Sources of data	Compilation Practices	Computation Method	Accessibility and availability of data	Accounting conventions	Comments and limitations
<b>Housing Statistics</b>								
<b>Number of people supported to own houses.</b>	These are persons that have owned homes as a result of a direct and deliberate government intervention e.g. Government HD policy of 1995, SU initiatives, LCH programs etc.	National level	Housing Finance Bank, Mortgage Department  MLHUD	Data is collected through Inspections and tours conducted by the Ministry and analyzed to derive the indicator.  Information is also obtained from the housing project records, DH records for housing programs, PDC records and the Housing Finance Bank, Mortgage Department	Summation of the persons supported to own houses	<b>Ministry website</b> <a href="http://www.mlhud.go.ug">www.mlhud.go.ug</a>  <ul style="list-style-type: none"> <li>Budget Frame work paper</li> <li>MLHUD Annual projection reports</li> <li>MLHUD Annual Statistical Abstract</li> <li>MLHUD Monitoring and Evaluation reports</li> </ul>	<b>Periodicity of production:</b> Annually	Incomplete data  Records are not regularly updated
<b>Number of people living in permanent housing</b>	This is the proportion of the national population whose housing units are built with durable BM that can maintain their stability for 15 years and above.	National level	MLHUD  UBOS	Data is collected through specific housing surveys conducted by the Ministry. The data is centrally captured and analyzed to derive the indicator.  Information is also extracted from housing records at the Ministry and the UNHS – Reports at UBOS.	Summation of the persons living in permanent housing	<b>Ministry website</b> <a href="http://www.mlhud.go.ug">www.mlhud.go.ug</a>  <ul style="list-style-type: none"> <li>MLHUD Annual reports</li> <li>Housing Indicators Status report</li> <li>MLHUD Annual Statistical Abstract</li> </ul>	<b>Periodicity of production:</b> Annually  <b>Periodicity of production:</b> Annually	Projections and estimates are frequently applied.

Indicator	Definition and Standard Classifications	Scope and Coverage	Sources of data	Compilation Practices	Computation Method	Accessibility and availability of data	Accounting conventions	Comments and limitations
<b>National Housing Stock</b>	This refers to the total number of housing units in the country.	National level	MLHUD	Data is collected through specific housing surveys conducted by the Ministry. The data is centrally captured and analyzed to derive the indicator.  Information is also extracted from housing records at the Ministry and the UNHS – Reports at UBOS.	Summation of housing units in the country	<b>Ministry website</b> <a href="http://www.mlhud.go.ug">www.mlhud.go.ug</a>  <ul style="list-style-type: none"> <li>Housing Indicators Status report</li> <li>MLHUD Annual Statistical Abstract</li> </ul>	<b>Periodicity of production:</b> Annually	Projections and estimates are frequently applied.
<b>Housing compliance</b>	This refers to the housing units built according to required standards in the Country.	National level Covers urban areas	Local Governments	Information on housing compliance is derived from Local Government records submitted to the Ministry.	Summation of housing units in the country	Local Governments Annual reports	<b>Periodicity of production:</b> Annually	The scope and coverage of the data is limited to urban areas.
<b>House rent : Income ratio</b>	This is the ratio of average annual rent of a dwelling unit to the average annual household income of renters in the country.	National level Covers urban areas	MLHUD  Local Government planning units	Information on housing compliance is derived from Local Government records submitted to the Ministry.  Specific Housing baseline studies are also undertaken by the Ministry to determine the house rent: income ratio in the country.	Average annual rent of a dwelling unit divided by the average annual household income of renters	<ul style="list-style-type: none"> <li>Housing Indicators Status report</li> </ul>	<b>Periodicity of production:</b> Annually	Specific housing studies are recommended to determine the accuracy of the indicator.

Indicator	Definition and Standard Classifications	Scope and Coverage	Sources of data	Compilation Practices	Computation Method	Accessibility and availability of data	Accounting conventions	Comments and limitations
<b>Number of Houses with basic utilities.</b>	This is the number of households that are connected to piped water, electricity & telephone in the country.	National level	MOLHUD  Utility Companies i.e. <i>NWSC, UMEME etc.</i>	Data is obtained through specific housing surveys undertaken by the Ministry; the data is centrally captured and analyzed at the centre to derive the indicator.  Information on basic utilities is also obtained from utility body records attained from the respective utility companies.	Summation of households connected to piped water, electricity & telephone	<ul style="list-style-type: none"> <li>Housing Indicators Status report</li> <li>MLHUD Annual reports</li> <li>MLHUD Annual Statistical Abstract</li> </ul>	<b>Periodicity of production:</b> Annually	
<b>Floor area per person</b>	This is the average usable living space per person in a household.	National level	MLHUD	Data is obtained through specific housing surveys undertaken by the Ministry; the data is centrally captured and analyzed at the centre to derive the indicator.	Average floor area in Sq meters per person	<ul style="list-style-type: none"> <li>Housing Indicators Status report</li> <li>MLHUD Annual Statistical Abstract</li> </ul>	<b>Periodicity of production:</b> Annually	UN recommends 2 persons per standard room of 12m <sup>2</sup> .
<b>Physical Planning &amp; Urban Development Statistics</b>								
<b>Number of planned urban centres</b>	These are planned areas with an increased density of human-created structures in comparison to the areas surrounding them.	District level	Local Government	Information on planned urban areas is obtained from National survey reports and records from Local Governments.	Summation of urban centres planned in the country	<b>Ministry website</b> <a href="http://www.mlhud.go.ug">www.mlhud.go.ug</a> <ul style="list-style-type: none"> <li>Field inspection reports</li> <li>MLHUD Annual reports</li> <li>MLHUD Annual Statistical Abstract</li> <li>Budget Frame work</li> </ul>	<b>Periodicity of production:</b> Annually	Conflicting data sets produced at the central government and local governments on the current road network



Indicator	Definition and Standard Classifications	Scope and Coverage	Sources of data	Compilation Practices	Computation Method	Accessibility and availability of data	Accounting conventions	Comments and limitations
						<p>paper</p> <ul style="list-style-type: none"> <li>• Baseline survey reports</li> <li>• MLHUD Monitoring and Evaluation reports</li> <li>• Presidential Manifesto Implementation reports</li> </ul>		
<b>Number of structure plans produced</b>	These are instruments/ planning tools that can be used to guide the development or redevelopment of a particular area.	District level	MLHUD – National surveys	<p>Data is collected through Inspections and tours conducted by the Ministry and analyzed to derive the indicator.</p> <p>Information on structure plans produced is also obtained from MLHUD National survey reports and records from Local Governments.</p>	Summation of structure plans produced	<p><b>Ministry website</b>  <a href="http://www.mlhud.go.ug">www.mlhud.go.ug</a></p> <ul style="list-style-type: none"> <li>• MLHUD Progress Reports</li> <li>• Field inspection reports</li> <li>• MLHUD Annual reports</li> <li>• MLHUD Annual Statistical Abstract</li> <li>• Budget Frame work paper</li> <li>• Baseline survey reports</li> <li>• MLHUD Monitoring and Evaluation reports</li> <li>• Presidential Manifesto Implementation reports</li> </ul>	<b>Periodicity of production:</b> Annually	

Indicator	Definition and Standard Classifications	Scope and Coverage	Sources of data	Compilation Practices	Computation Method	Accessibility and availability of data	Accounting conventions	Comments and limitations
<b>Number of Housing estates established</b>	These are established areas with housing units.	National level	MLHUD- National surveys	Information on Housing estates established is obtained from MLHUD National survey reports.	Summation of housing estates established	<b>Ministry website</b> <a href="http://www.mlhud.go.ug">www.mlhud.go.ug</a> <ul style="list-style-type: none"> <li>• MLHUD Annual reports</li> <li>• MLHUD Annual Statistical Abstract</li> </ul>	<b>Periodicity of production:</b> Annually	

*\* Note: MLHUD generates a number of indicators. However, some of these indicators are reflected in the Meta data sheet above*

## APPENDIX C

### STATISTICS PRODUCTION SCHEDULE

			Level of disaggregation			
Indicators		Design	Administrative	Gender	Frequency of production	Publication/Report
<b>Source: Lands sub-sector</b>						
Certificates of Titles issued	Pre-conditioned	Administrative records	National	No	Annually	Report
Land Transactions registered	Pre-conditioned	Administrative records	National	No	Annually	Report
Rehabilitation of Land Registry	Pre-conditioned	Administrative records	National	No	Annually	Report
Training and induction of staff	Pre-conditioned	Administrative records	National	No	Annually	Report
Monitoring and Evaluation of District offices	Pre-conditioned	Administrative records	National	No	Annually	Report
Provision of legal advice	Pre-conditioned	Administrative records	National	No	Annually	Publication
Transfer of records to districts	Pre-conditioned	Administrative records	National	No	Annually	Report
Valuations	Pre-conditioned	Administrative records	National	No	Annually	Report
Supervision of roads under compensation	Pre-conditioned	Administrative records	National	No	Annually	Report
Rent assessment for properties occupied by government	Pre-conditioned	Administrative records	National	No	Annually	Report
Determination of compensation rates	Pre-conditioned	Administrative records	National	No	Annually	Publication

			Level of disaggregation			
Indicators		Design	Administrative	Gender	Frequency of production	Publication/Report
Regional Technical Examinations organized	Pre-conditioned	Administrative records	National	No	Annually	Publication
International boundaries demarcated and surveyed	Pre-conditioned	Administrative records	National	No	Annually	Publication
Survey instruments repaired and serviced	Pre-conditioned	Administrative records	National	No	Annually	Publication
Number of staff trained	Pre-conditioned	Administrative records	National	No	Annually	Publication
Cadastral surveys approved	Pre-conditioned	Administrative records	National	No	Annually	Publication
Field cadastral inspections done	Pre-conditioned	Administrative records	National	No	Annually	Report
Disputed boundaries resolved	Pre-conditioned	Administrative records	National	No	Annually	Report
Training courses for District Surveyors	Pre-conditioned	Administrative records	National	No	Annually	Publication
District boundaries surveyed	Pre-conditioned	Administrative records	National	No	Annually	Publication
Sets of survey records computerized	Pre-conditioned	Administrative records	National	No	Annually	Publication
Urban Centers/Towns mapped	Pre-conditioned	Administrative records	National	No	Annually	Publication
Partially updated maps	Pre-conditioned	Administrative records	National	No	Annually	Publication
Deed plans for titling produced	Pre-conditioned	Administrative records	National	No	Annually	Publication
Maps prepared for reprint	Pre-conditioned	Administrative records	National	No	Annually	Publication

			Level of disaggregation			
Indicators		Design	Administrative	Gender	Frequency of production	Publication/Report
Land Boards vetted and approved	Pre-conditioned	Administrative records	National	No	Annually	Publication
District Land Boards inducted/trained	Pre-conditioned	Administrative records	National	No	Annually	Publication
Land Management institutions monitored and evaluated	Pre-conditioned	Administrative records	National	No	Annually	Publication
<b>Source: Housing sub-sector</b>						
Divested pool & Institutional houses	Pre-conditioned	Administrative records	National	No	Annual	Publication
Inventory of Government Estates	Pre-conditioned	Administrative records	National	No	Annual	Publication
Production of Pro-type plans & construction of demonstration houses	Pre-conditioned	Administrative records	National	No	Annual	Publication
Condominium properties	Pre-conditioned	Administrative records	National	No	Annual	Publication
Implementation of the National Action Plan on Secure Tenure	Pre-conditioned	Administrative records	National	No	Annual	Report
Inventory of building materials	Pre-conditioned	Administrative records	National	No	Annual	Report
Housing database	Pre-conditioned	Administrative records	National	No	Annual	Report
Public Servants Housing Loan Scheme	Pre-conditioned	Administrative records	National	No	Annual	Report

			Level of disaggregation			
Indicators		Design	Administrative	Gender	Frequency of production	Publication/Report
Infrastructural Improvement of Estates in Kampala	Pre-conditioned	Administrative records	National	No	Annual	Report
Public awareness on Earthquake disaster mitigation	Pre-conditioned	Administrative records	National	No	Annual	Report
Construction of demonstration units with earthquake resistant technology	Pre-conditioned	Administrative records	National	No	Annual	Report
Monitor Housing Projects adopted under the NSP	Pre-conditioned	Administrative records	National	No	Annual	Report
<b>Source: Urban Development sub-sector</b>						
Implementation of national policies, laws, standards, regulations & guidelines	Pre-conditioned	Administrative records	National	No	Annual	Statistical Report
Management of national physical planning and urban development information system	Pre-conditioned	Administrative records	National	No	Annual	Publication
Field Inspection	Pre-conditioned	Administrative records	National	No	Annual	Report
Mentoring LG Land use compliance/enforcement staff	Pre-conditioned	Administrative records	National	No	Annual	Report

			Level of disaggregation			
Indicators		Design	Administrative	Gender	Frequency of production	Publication/Report
Plan for Albert oil region as a planning area	Pre-conditioned	Administrative records	National	No	Annual	Report
Town & country planning Board meetings	Pre-conditioned	Administrative records	National	No	Annual	Report
Structural plan for Kampala & Greater Kampala Metropolitan Plan	Pre-conditioned	Administrative records	National	No	Annual	Report
Monitoring and coordination of urban development initiatives among LGs	Pre-conditioned	Administrative records	National	No	Annual	Report
Urban environment audits	Pre-conditioned	Administrative records	National	No	Annual	Report
Technical backstopping to LGs	Pre-conditioned	Administrative records	National	No	Annual	Report

			Level of disaggregation			
Statistics produced (Future)	Indicators	Design	Administrative	Gender	Frequency of production	Publication/Report
<b>Source: Lands sub- sector</b>						
Name of land owners	Pre-conditioned	Administrative records, surveys and censuses	District	Yes	Annual	Publication
Land Management institutions monitored and evaluated	Pre-conditioned	Administrative records	District	Yes	Annual	Publication
Parcels of demarcated land	Pre-conditioned	Administrative records	District	Yes	Annual	Report
No of coordinates/control points established	Pre-conditioned	Administrative records	District	Yes	Annual	Report
Number of persons living and depending on parcel	Pre-conditioned	Administrative records, surveys and censuses	District	Yes	Annual	Report
Number of spouses	Pre-conditioned	Administrative records, surveys and censuses	District	Yes	Annual	Report
Current use of land	Pre-conditioned	Administrative records, surveys and censuses	District	Yes	Annual	Report
Land Tenure Type	Pre-conditioned	Administrative records, surveys and censuses	District	Yes	Annual	Report
Land evictions	Pre-conditioned	Administrative records, surveys and censuses	District	Yes	Annual	Report



			Level of disaggregation			
Statistics produced (Future)	Indicators	Design	Administrative	Gender	Frequency of production	Publication/Report
<b>Source: Housing Sub sector</b>						
Preferred housing types.	Pre-conditioned	surveys and censuses	National	Yes	Annual	Report
Housing Market segmentation	Pre-conditioned	surveys and censuses	National	No	Annual	Report
List of other real estate providers	Pre-conditioned	Administrative records	National	No	Annual	Report
Available mortgage financing in the market	Pre-conditioned	Administrative records, surveys and censuses	National	No	Annual	Report
Sale values at a given point in time.	Pre-conditioned	Administrative records, surveys and censuses	National	No	Annual	Report
<b>Source: Urban Development sub-sector</b>						
<b>Population</b> <ul style="list-style-type: none"> <li>- Population growth</li> <li>- Population density</li> <li>- Migration</li> <li>- Population composition</li> </ul>	Pre-conditioned	Administrative records, surveys and censuses	National	Yes	Annual	Publication

			Level of disaggregation			
Statistics produced (Future)	Indicators	Design	Administrative	Gender	Frequency of production	Publication/Report
Housing	Pre-conditioned	Administrative records, surveys and censuses	National	Yes	Annual	Publication
Infrastructure	Pre-conditioned	Administrative records, surveys and censuses	National	Yes	Annual	Publication
Land	Pre-conditioned	Administrative records, surveys and censuses	National	Yes	Annual	Publication
Urban Economy	Pre-conditioned	Administrative records, surveys and censuses	National	Yes	Annual	Publication
Environment	Pre-conditioned	Administrative records, surveys and censuses	National	Yes	Annual	Publication
<b>Disaster Management</b> - Type of disaster - Availability of disaster committee - Disaster preparedness with respect to ,fire, earthquake, flooding, landslides and accidents	Pre-conditioned	Administrative records, surveys and censuses	National	Yes	Annual	Publication

			Level of disaggregation			
Statistics produced (Future)	Indicators	Design	Administrative	Gender	Frequency of production	Publication/Report
<b>Social Development</b> - Poverty - Health - Education - Crimes - Marginalization` - Social integration	Pre-conditioned	Administrative records, surveys and censuses	National	Yes	Annual	Publication
Transport	Pre-conditioned	surveys and censuses	National	Yes	Annual	Publication
Governance	Pre-conditioned	surveys and censuses	National	Yes	Annual	Publication
Institutional Capacity	Pre-conditioned	Administrative records	National	Yes	Annual	Publication
<b>Cooperation Arrangements</b> -PPP - Twinning arrangements - Alliances - Type of cooperation both local and international	Pre-conditioned	Administrative records	National	Yes	Annual	Publication

## APPENDIX D

### MAPPING AND SURVEYS

CADASTRAL MAPS PER DISTRICT LAND OFFICE:

No	DLO	SCALE			CARTRIDGE	TOTAL PER DLO
		1:50,000	1:10,000	1:2,500		
1	Masaka	14	94	13	124	245
2	Mukono	9	5	19	91	124
3	Jinja	5	13	70	6	94
4	Mbarara	9	56	85	47	197
5	Wakiso	12	32	162	123	329
6	Kampala	1	0	44	0	45
7	Mityana	4	15	17	42	78
8	Luwero	6	20	22	46	94
9	Nakasongola/Nakaseke	5	77	6	82	170
10	Kamuli	9	23	44	23	99
11	Kayunga	4	12	1	31	48
12	Mubende	6	96	23	124	249
13	Rakai	4	72	10	54	140
14	Pallisa	2	29	43	15	89
15	Manafwa	3	33	104	21	161
16	Mpigi	7	30	8	80	125
17	Tororo	4	43	125	19	191
18	Sironko	1	19	64	10	94
19	Mbale	2	23	108	17	150
20	Malaba	1	4	6	0	11
21	Busia	2	11	37	0	50
22	Kiruhura	6	120	38	56	220
23	Ssembabule	4	95	2	62	163
24	Isingiro	5	99	19	62	185
25	Apac	17	231	94	40	382
26	West Nile	23	138	133	11	305
27	Ibanda	4	47	47	24	122
28	Bushenyi	7	79	143	55	284
29	Ntungamo	13	85	141	22	261
30	Kyenjojo	5	37	14	95	151
31	Kibaale	10	71	5	115	201
32	Bundibugyo	4	29	19	9	61
33	Bugiri	3	23	39	0	65

No	DLO	SCALE			CARTRIDGE	TOTAL PER DLO
		1:50,000	1:10,000	1:2,500		
34	Iganga	0	61	227	23	311
35	Soroti	0	54	64	13	131
36	Amolator	1	13	2	1	17
37	Masindi	10	178	85	49	322
38	Gulu	0	70	101	4	175
39	Kiboga	5	92	0	99	196
40	Kamuli	1	2	8	7	18
41	Pader	6	22	10	0	38
42	Kaberamaido	2	17	6	4	29
43	Nakapiripirit	7	36	11	2	56
44	Mayuge	0	17	25	0	42
45	Moroto	7	19	15	0	41
46	Kaabong	6	0	9	0	15
47	Kitgum	14	13	23	0	50
48	Kabarole	3	64	83	48	198
49	Kumi	5	37	19	5	66
50	Kamwenge	5	41	28	26	100
51	Kasese	7	41	49	20	117
52	Kapchorwa	3	12	31	1	47
53	Katakwi	6	13	9	0	28
54	Hoima	6	84	58	28	176
55	Kotido	4	4	4	0	12
56	Kabale & Kisoro	5	44	115	25	189
57	Rukungiri & Kanungu	4	50	99	15	168
<b>GRAND TOTAL</b>		<b>318</b>	<b>2,745</b>	<b>2,786</b>	<b>1,876</b>	<b>7,725</b>

NOTE: There are 240 Microfilms of 35mm in size with 2400 frames kept in Entebbe office. The total number of frames to be converted into digital images is 576,000. There are 54,152 JRJ files.

## APPENDIX E

### 2009 Mid-Year Projected Population for Town Councils

District	Urban Council	2009 Mid-Year Projected Population
<b>Central</b>		
Kalangala	Kalangala TC	4,600
Kampala	Kampala City	1,533,600
Kayunga	Kayunga TC	22,700
Kiboga	Kiboga TC	16,000
Luwero	Bombo TC	19,900
	Luwero TC	28,000
	Wobulenzi TC	22,400
Lyantonde	Lyantonde TC	8,600
Masaka	Lukaya TC	15,000
	Masaka MC	72,300
Mityana	Mityana TC	38,000
Mpigi	Mpigi TC	37,600
Mubende	Mubende TC	20,600
Mukono	Mukono TC	55,700
	Lugazi TC	33,500
	Njeru TC	61,300
	Nkokonjeru TC	13,300
Nakaseke	Nakaseke TC	2,000
Nakasongola	Nakasongola TC	7,500
Rakai	Rakai TC	6,700
	Kalisizo TC	31,400
	Kyotera TC	8,600
Ssembabule	Sembabule TC	4,500
Wakiso	Wakiso TC	19,400
	Entebbe MC	73,100
	Kakiri TC	5,600
	Kira TC	164,700
	Nansana TC	82,400
<b>Eastern</b>		
Amuria	Amuria TC	4,600
Budaka	Budaka TC	20,400
Bududa	Bududa TC	3,800
Bugiri	Bugiri TC	23,500
Bukedea	Bukedea TC	33,500
Bukwo	Bukwo TC	4,400
Busia	Busia TC	44,300
Butaleja	Butaleja TC	5,300
	Busolwe TC	7,900
Iganga	Iganga TC	49,800
	Busembatya TC	14,600
Jinja	Jinja MC	84,700
	Bugembe TC	31,300
	Buwenge TC	17,200
	Kakira TC	8,100
Kaberamaido	Kaberamaido TC	3,200
Kaliro	Kaliro TC	12,700
Kamuli	Kamuli TC	14,200
Kapchorwa	Kapchorwa TC	11,700
Katakwi	Katakwi TC	7,700
Kumi	Kumi TC	11,900

Manafwa	Manafwa TC	14,800
	LwakhakhaTC	10,000
Mayuge	Mayuge TC	11,100
Mbale	Mbale MC	86,200
Namutumba	Namutumba TC	10,000
Pallisa	Pallisa TC	30,000
Sironko	Sironko TC	13,300
Soroti	Soroti MC	59,200
Tororo	Tororo MC	41,300
	Malaba TC	9,000
	Nagongera TC	11,200

#### **Northern**

Abim	Abim TC	15,700
Adjumani	Adjumani TC	30,700
Amolator	Amolatar TC	14,000
Amuru	Amuru TC	-
Apac	Apac TC	12,900
Arua	Arua MC	55,800
Dokolo	Dokolo TC	16,900
Gulu	Gulu MC	146,600
Kaabong	Kaabong TC	20,900
Kitgum	Kitgum TC	55,400
Koboko	Koboko TC	45,700
Kotido	Kotido TC	20,300
Lira	Lira MC	102,200
Moroto	Moroto MC	11,000
Moyo	Moyo TC	20,500
Nakapiripirit	Nakapiripirit TC	2,400
Nebbi	Nebbi TC	27,500
	Paidha TC	29,100
	Pakwach TC	21,300
Oyam	Oyam TC	13,600
Pader	Pader TC	12,200
	Kalongo TC	13,700
Terego/Maracha	Nyadri TC	7,100
Yumbe	Yumbe TC	26,500

#### **Western**

Buliisa	Buliisa TC	26,800
Bundibugyo	Bundibugyo TC	19,500
	Nyahuka TC	-
Bushenyi	Ishaka-Bushenyi TC	25,800
	Kabwohe-Itendero TC	17,700
Hoima	Hoima TC	38,700
	Kigorobya TC	5,200
Ibanda	Ibanda TC	27,100
	Kakinga TC	20,800
	Isingiro Isingiro TC	20,700
Kabale	Kabale MC	43,900
Kabalore	Fort Portal MC	45,600
Kamwenge	Kamwenge TC	15,700
Kanungu	Kanungu TC	14,900
	Kihiihi TC	18,500
Kasese	Kasese TC	69,200
	Bwera – Mpondwe TC	15,500
	Hima TC	27,600

	Katwe Kabatoro TC	7,400
Kibaale	Kibaale TC	6,800
	Kagadi TC	19,500
Kiruhura	Kiruhura TC	13,100
Kisoro	Kisoro TC	12,600
Kyenjojo	Kyenjojo TC	19,400
Masindi	Masindi TC	40,800
Mbarara	Mbarara MC	80,300
Ntungamo	Ntungamo TC	15,700
Rukungiri	Rukungiri TC	14,000
<b>Total</b>		<b>4,524,700</b>

*Source: Uganda Bureau of Statistics*



## **APPENDIX F**

### **Key Players in the Lands, Housing and Urban Development sector**

#### **Ministry of Lands, Housing and Urban Development**

- Land use Management
- Planned and adequate housing

#### **Ministry of Works and Transport**

- Promotes standards in the construction industry
- Plans, develops and maintains efficient transport infrastructure.

#### **Local authorities i.e. Kampala City Council**

- Plays an indirect role through development control.

#### **Non-Governmental Organizations**

- Active in community development and slum upgrading
- NGOs include WFP, ACF-USA, Red cross, AMREF, CPAR
- Activities identified by NGOs are water/sanitation (36%) distribution (23%) nutrition (9%) and school construction (9%)

#### **Community and traditional actors in urban land delivery**

- Improve water supply, drainage systems, roads and Housing microfinance for households

#### **Uganda Land Alliance**

Address the needs of the poor with regard to access to land, protection of land rights and inclusive policy reform

#### **Uganda Women's Land Access Trust**

- Mobilization of capital through community savings
- Partnerships with financial intermediaries using credit guarantees to finance housing development.
- Improve policy changes on tenure security housing
- Promotes affordable housing in an organized environment
- Builds capacity for urban poor.
- UWLAT target is to build about 200 homes in Jinja district.

**Housing Finance Bank of Uganda**

- Assists in buying a finished house
- Lends funds necessary to complete a house
- Approved mortgage of 15-20% annually.
- 80 housing units
- Invests in estates to serve as models

**Real estate developers and agents**

- To develop real estates

**International Organizations****UN Habitat**

- Transforming settlements for the urban poor in Uganda

**USAID**

- Supports voluntary return of IDPs to their homes
- Increases access to information

**UNDP**

- Improving overall conditions of the people living in slums

**Slum Aid Project (SAP)**

- Generate and disseminate information on Uganda's slums

**Good Earth Trust**

- Environmentally sustainable and socially responsive, building construction projects for housing.

## APPENDIX G

### INFRASTRUCTURE AND BASIC URBAN SERVICES

TYPE OF SERVICE	PROVIDERS
Water	National Water and Sewerage Corporation(NWSC) Directorate of Water Development(DWD)
Sanitation	National Water and Sewerage Corporation (NWSC). Private companies for cesspool emptier
Electricity/energy	UMEME Limited PRIVATE COMPANIES
Roads and Drainage	Uganda National Road Authority(UNRA) Ministry of Works and Transport Urban Local Authorities District Local Authorities
Fixed Landlines/Telecommunications	Private Companies
Solid waste management	Urban Local Authority/Public Private Partnership Private

***Source: Urban Housing Profile Sector Report.(June 2010)***

## APPENDIX H

### The districts, number of Town Boards and their names

District	No. of Town Boards	Name of Town Board
1. Masaka	9	1. Kitovu
		2. Kyazanga
		3. Mbirizi
		4. Kyamulibwa
		5. Kinoni
		6. Mukoko
		7. Kalungu
		8. Butenga
		9. Bukomansimbi
2. Nebbi	2	1. Parombo
		2. Panyimur
3. Apac	1	1. Aduku
4. Luwero	5	1. Ziobwe
		2. Bamunanika
		3. Ndejje
		4. Busula
		5. Kikyusa
5. Mbarara	4	1. Biharwe
		2. Bwizibwera-Rutoma
		3. Ruhindi-Rumba
		4. Buteraniro-Nyeihanga
6. Moroto	2	1. Matany
		2. Kangole
7. Ntungamo	6	1. Rwamabondo
		2. Kyamunuka
		3. Kagarama
		4. Rubaale
		5. Kitwe
		6. Rwashamaire
8. Pader	2	1. Patongo
		2. Pajule
9. Kiruhura	3	1. Rushere
		2. Sanga
		3. Kazo
10. Rakai	2	1. Kasansero
		2. Mutukula
11. Nakaseke	5	1. Semuto
		2. Nakaseke
		3. Ngoma
		4. Kapeka
		5. Kiwoko

District	No. of Town Boards	Name of Town Board
12. Iganga	4	1. Idudi
		2. Bulanga
		3. Kiyunga
		4. Namungwale
13. Kaliro	3	1. Bulumba
		2. Nawaikoke
		3. Namwiwa
14. Mukono	4	1. Katosi
		2. Nakifuma
		3. Bwikwe
		4. Kasawo
15. Tororo	2	1. Magodesi / Molo
		2. Meirkit
16. Oyam	2	1. Kamdini
		2. Loro
17. Sironko	4	1. Budadiri
		2. Muyembe
		3. Buyaga
		4. Bulegeni
18. Bushenyi	18	1. Masheruka
		2. Kitagata
		3. Bugongi
		4. Shuuka
		5. Rwentuha
		6. Kizinda
		7. Kashenyi
		8. Butare
		9. Kyabugimbi
		10. Mitoomo
		11. Kashenshero
		12. Mutara
		13. Kabira
		14. Ndekye/Nyakashura
		15. Katerera
		16. Karungu
		17. Kashenyi-Akajani
		18. Yakashaka
19. Manafwa	12	1. Magale
		2. Butiru
		3. Bumbo
		4. Tsakhana
		5. Bukhaweka
		6. Masaka
		7. Buwangani

District	No. of Town Boards	Name of Town Board
		8. Bugobero
		9. Busambatsa
		10. Luuwa
		11. Ikaali
		12. Bututu
20. Bundibugyo	1	1. Karugutu
21. Kisoro	2	1. Bunagana
		2. Rubuguli
22. Masindi	6	1. Bweyale
		2. Karuma
		3. Kabango
		4. Kyatiri
		5. Buliima
		6. Kigumba
23. Mbale	3	1. Busui
		2. Nawuyo
		3. Nakaloke
24. Soroti	2	1. Serere
		2. Tubur
25. Mayuge	1	1. Magamaga
26. Adjumani	1	1. Pakele
27. Kabale	3	1. Katuna
		2. Mulore
		3. Muhanga
28. Pallisa	5	1. Kadama
		2. Kakoro
		3. Kibuku
		4. Tirinyi
		5. Kabwangasi
29. Arua	2	1. Ovisoni
		2. Rhino Camp
30. Isingiro	4	1. Kaberebere
		2. Kikagati
		3. Endizi
		4. Kabuyanda
31. Ibanda	2	1. Rushango
		2. Igorora
32. Wakiso	2	1. Kyengera
		2. Mattuga
33. Bugiri	6	1. Buwuni
		2. Namayembe
		3. Busoowa
		4. Nankoma
		5. Muterere

District	No. of Town Boards	Name of Town Board
		6. Namayingo
34. Butaleja	1	1. Nabiganda
35. Kabarole	5	1. Rwimi
		2. Rubona
		3. Kibiito
		4. Nyakigumba
		5. Karago
36. Mityana	2	1. Busunju
		2. Kakindu
37. Mpigi	5	1. Buwama
		2. Kamengo
		3. Kibibi
		4. Bulu
		5. Kayabwe
38. Kayunga	3	1. Kitwe – Nakyessa
		2. Kangulumira
		3. Busaana
39. Rukungiri	4	1. Buyanja
		2. Kebisoni
		3. Rwerere
		4. Bukurungu
40. Amuria	6	1. Orungo
		2. Wera
		3. Asamuk
		4. Akore Acowa
		5. Kapele byong
		6. Obalanga
41. Amuru	6	1. Atiak
		2. Bibia
		3. Anaka
		4. Koch Goma
		5. Alero
		6. Pabbo
42. Bududa	9	1. Nangako
		2. Kikholo
		3. Bunamubi
		4. Bubiita
		5. Kuushu
		6. Luukhonje
		7. Iki-Iki
		8. Kaderuna
		9. Kamonkoli
43. Bukwo	1	1. Suam

District	No. of Town Boards	Name of Town Board
44. Katakwi	2	1. Toroma
		2. Usuk
45. Kibaale	7	1. Kisiita
		2. Muhooro
		3. Kakumiro
		4. Kakindo
		5. Kyaterekera
		6. Rutete
		7. Mabaale
46. Kasese	5	1. Rugendabara/Kikongo
		2. Kisinga/Kagando
		3. Ibanda/Kyanya
		4. Kinyamaseke
		5. Mubuku
47. Kitgum	5	1. Padibe
		2. Palabek Kal
		3. Madi Opei
		4. Kitgum Matidi
		5. Namokora
48. Kyenjojo	5	1. Katooke
		2. Kyegegwa
		3. Kyarusenzi
		4. Mpara
		5. Rugombe
49. Lira	6	1. Agweng
		2. Barr
		3. Aloii Corner
		4. Amugu
		5. Orum
		6. Adwari
50. Mubende	3	1. Kasambya
		2. Kassada
		3. Bukuya
51. Nakasongola	2	1. Kakooge
		2. Migera
52. Sembabule	2	1. Matete
		2. Ntuusi



## APPENDIX I

### List of Districts, Municipalities and Town Councils

No.	District	Municipality	Town councils
1.	Abim		1. Abim
2.	Adjumani		2. Adjumani
3.	Agago		3. Kalongo
			4. Patongo
			5. New TC
4.	Alebtong		6. Alebtong
5.	Amolatar		7. Amolatar
			8. Namasale (1 <sup>st</sup> July,2011)
6.	Amudat		9. Amudat
7.	Amuria		10. Amuria
8.	Amuru		11. Amuru
9.	Apac		12. Apac
			13. Aduku
10.	Arua	1. Arua	
11.	Budaka		14. Budaka
12.	Bududa		15. Bududa
13.	Bugiri		16. Bugiri
14.	Buhweju		17. Nsiika
15.	Buikwe		18. Lugazi
			19. Njeru
			20. Nkokonjeru
			21. Buikwe
16.	Bukedea		22. Bukedea
17.	Bukomansimbi		23. Bukomansimbi
18.	Bukwo		24. Bukwo
19.	Bulambuli		25. Bulambuli
			26. Bulegeni
20.	Bullisa		27. Bullisa
21.	Bundibugyo		28. Bundibugyo
			29. Nyahuka
22.	Bushenyi	2. Bushenyi-Ishaka	30. Bugongi (1 <sup>st</sup> July, 2011)
23.	Busia	3. Busia	
24.	Butaleja		31. Busolwe
			32. Butaleja
25.	Butambala		33. Gombe
26.	Buvuma		34. Buvuma

No.	District	Municipality	Town councils
27.	Buyende		35. Buyende
28.	Dokolo		36. Dokolo
29.	Gomba		37. Kanoni
30.	Gulu	4. Gulu	
31.	Hoima	5. Hoima	38. Kigorobya
32.	Ibanda		39. Ibanda
			40. Ishongoro
			41. Rushango
			42. Igorora (1 <sup>st</sup> July, 2011)
33.	Iganga	6. Iganga	43. Busembatya
34.	Isingiro		44. Isingiro
			45. Kabarebere
			46. Kabuyanda
35.	Jinja	7. Jinja	47. Bugembe
			48. Buwenge
			49. Kakira
36.	Kaabong		50. Kaabong
37.	Kabale	8. Kabale	51. Hamurwa
			52. Muhanga (1 <sup>st</sup> July, 2011)
			53. Katuna (1 <sup>st</sup> July, 2011)
38.	Kabarole	9. Fort Portal	54. Kibiito
			55. Rwimi
			56. Kijura
			57. Rubona (1 <sup>st</sup> July, 2011)
			58. Kiko (1 <sup>st</sup> July, 2011)
39.	Kaberamaido		59. Kaberamaido
40.	Kalangala		60. Kalangala
41.	Kaliro		61. Kaliro
42.	Kalungu		62. Lukaya
			63. Kalungu
43.	Kampala*		
44.	Kamuli		64. Kamuli
45.	Kamwenge		65. Kamwenge
46.	Kanungu		66. Kanungu

No.	District	Municipality	Town councils
			67. Kihikihi
			68. Butogota (1 <sup>st</sup> July, 2011)
			69. Kambuga (1 <sup>st</sup> July, 2011)
47.	Kapchorwa		70. Kapchorwa
48.	Kasese	10. Kasese	71. Hima
			72. Katwe-Kabatoro
			73. Mpondwe-Lhubiriha
49.	Katakwi		74. Katakwi
50.	Kayunga		75. Kayunga
51.	Kibaale		76. Kagadi
			77. Kibaale
52.	Kiboga		78. Kiboga
			79. Bukomero (1 <sup>st</sup> July, 2011)
53.	Kibuku		80. Kibuku
54.	Kiruhura		81. Kiruhura
			82. Sanga (1 <sup>st</sup> July, 2011)
			83. Kazo (1 <sup>st</sup> July, 2011)
55.	Kiryandongo		84. Kyirandongo
			85. Kigumba
			86. Bweyale
56.	Kisoro		87. Kisoro
57.	Kitgum		88. Kitgum
58.	Koboko		89. Koboko
59.	Kole		90. Ayer
60.	Kotido		91. Kotido
61.	Kumi		92. Kumi
62.	Kween		93. Binyiny
63.	Kyankwanzi		94. Butembe
			95. Ntwentwe
64.	Kyegegwa		96. Kyegegwa
65.	Kyenjojo		97. Kyenjojo
			98. Katooke
			99. Kyarusenzi
			100. Butunduzi (1 <sup>st</sup> July, 2011)
66.	Lamwo		101. Lamwo
67.	Lira	11. Lira	
68.	Luuka		102. Luuka
69.	Luwero		103. Bombo
			104. Luwero
			105. Wobulenzi

No.	District	Municipality	Town councils
70.	Lwengo		106. Kyazanga
			107. Lwengo
71.	Lyantonde		108. Lyantonde
72.	Manafwa		109. Lwakhaka
			110. Manafwa
73.	Maracha		111. Maracha
74.	Masaka	12. Masaka	
75.	Masindi	13. Masindi	
76.	Mayuge		112. Mayuge
77.	Mbale	14. Mbale	113. Nakaloke (1 <sup>st</sup> July, 2011)
78.	Mbarara	15. Mbarara	
79.	Mitooma		114. Kashenshero
			115. Mitooma
80.	Mityana		116. Mityana
81.	Moroto	16. Moroto	
82.	Moyo		117. Moyo
83.	Mpigi		118. Mpigi
84.	Mubende		119. Mubende
85.	Mukono	17. Mukono	
86.	Nakapiripirit		120. Nakapiripirit
87.	Nakaseke		121. Nakaseke
			122. Ngoma
			123. Nakaseke-Butalango
			124. Kiwoko
			125. Semuto
88.	Nakasongola		126. Nakasongola
89.	Namayingo		127. Namayingo
90.	Namutumba		128. Namutumba
91.	Napak		129. Lorengecora
92.	Nebbi		130. Nebbi
			131. Pakwach
93.	Ngora		132. Ngora
94.	Ntooroko		133. Kibuuku
			134. Rwebisengo (1 <sup>st</sup> July, 2011)
			135. Karugutu (1 <sup>st</sup> July, 2011)
			136. Kanara (1 <sup>st</sup> July, 2011)
95.	Ntungamo	18. Ntungamo	137. Rwashameire (1 <sup>st</sup> July, 2011)
			138. Rubare (1 <sup>st</sup> July, 2011)
96.	Nwoya		139. Anaka

No.	District	Municipality	Town councils
97.	Otuke		140. Otuke
98.	Oyam		141. Oyam
99.	Pader		142. Pader
100.	Pallisa		143. Pallisa
101.	Rakai		144. Kalisizo
			145. Kyotera
			146. Rakai
102.	Rubirizi		147. Katerera
			148. Rubirizi
103.	Rukungiri	19. Rukungiri	
104.	Sembabule		149. Sembabule
			150. Mateete (1 <sup>st</sup> July, 2011)
105.	Serere		151. Serere
			152. Kasilo (1 <sup>st</sup> July, 2011)
106.	Sheema		153. Kabwohe-Itendero
			154. Kibingo
107.	Sironko		155. Budadiri
			156. Sironko
108.	Soroti	20. Soroti	
109.	Tororo	21. Tororo	157. Malaba
			158. Nagongera
110.	Wakiso	22. Entebbe	159. Kakiri
			160. Kira
			161. Nansana
			162. Wakiso
111.	Yumbe		163. Yumbe
112.	Zombo		164. Paidha
			165. Zombo

Kampala\* = City

Districts = 112  
Municipalities = 22  
Town councils = 165

## APPENDIX J

### List of MLHUD Sector Statistics Committee Members

NAMES	DESIGNATION
1. Turyomurugyendo William	Commissioner PQAD/ Chairman
2. Parata Roy Luke	Ag. Asst. Commissioner PQAD
3. Swaya Walter	Principal Economist
4. Muhwezi Florence	Principal Training Officer
5. Obbo Denis	Principal Information Scientist
6. Irumba Harrison	Principal Policy Analyst
7. Tuhimbise O.	Principal Housing Statistician
8. Walulya Lawrence	Senior Quality Assurance Officer
9. Mugenyi Stephen	Senior Economist
10. Nsereko David	Senior Development Analyst (Sec.)
11. Olowo Steven	Urban Officer
12. Bomukama Clarence Tim	Economist
13. Bogere Stephen	Sociologist
14. Twinamatsiko Smith	Economist
15. Ataro Louella	Registrar Of Titles
16. Byamukama Wilson Mugasa	Statistician
17. Kihembo Edson	Volunteer Urban Officer
18. Ndawula Nicholas	Volunteer Statistician