



**KEYNOTE ADDRESS ON 'TOWARDS A MIDDLE-INCOME STATUS AND
SOCIO-ECONOMIC TRANSFORMATION: THE ROLE OF LANDS,
HOUSING AND URBAN DEVELOPMENT SECTOR''**

By

**EXECUTIVE DIRECTOR
NATIONAL PLANNING AUTHORITY**

Dr. Joseph Muvawala (PhD)

25th-26th October 2017

Conference Hall, Office of the President

Kampala



The Minister of Lands, Housing and Urban Development;
The Minister of State for Lands;
The Minister of State for Housing;
The Minister of State for Urban Development;
All Invited guests;
Distinguished participants;
Members of the Press;
Ladies and Gentlemen;

I have great pleasure to welcome you to this Lands, Housing and Urban Development Joint Sector Review meeting with the theme: **Sustainable Socio-Economic Transformation through Planned Land use, Tenure Security and Housing for All**. I salute all of you who have come to attend this very important function. As you are all aware, the objectives of this joint sector review meeting rhyme well with the Country's aspirations that are enshrined in the Uganda Vision 2040, the NDP II, as well as the SDGs particularly SGD 11: *"Making cities and human settlements inclusive, livable, productive, safe, resilient and sustainable..."*. The lands, housing and urban development sector has got the potential to lead Uganda to the middle-income status and socio-economic transformation by 2040 basing on its significant contribution to GDP, and this justifies the reforms in land, housing, physical planning and urban development that are being proposed in this country.



This joint sector review meeting gives us an opportunity to respond to the challenges that we have experienced, especially inequalities in terms of housing facilities, inadequate access to productive resources, services, transport, job opportunities, public space, as well as failure to provide for participation in decision-making, environmental degradation and disasters. This reflection can enable us to look ahead and determine how we can collectively find solutions that can spur the sector to a higher growth path and offer an opportunity to Ugandans to achieve the middle-income status and socio-economic transformation.

Ladies and Gentlemen,

The Uganda Vision statement reads: “*A Transformed Ugandan Society from a Peasant to a Modern and Prosperous Country within 30 years*”. What the Vision means is that Uganda aspires to become a competitive middle-income country by the year 2020 and an upper middle-income country by 2040. The Vision sets out to achieve a per capita income of USD 9,500 as well as improve the wellbeing of all Ugandans. Therefore, it not only sets out to improve household incomes but also socio-economic indicators for inclusive growth and sustainability. These aspirations will be realized through the implementation of six five-year National Development Plans (NDPs). To date, two NDPs have been developed. NDPII is currently being implemented.



In the Uganda Vision 2040 and indeed NDPII, the importance of Physical Planning, Lands, Housing and the role of Urbanization in Uganda's socio-economic transformation is clearly elaborated. It is also stern on the fact that urbanization has been and continues to be a source of development rather than only an outcome. Because of this, well thought and planned urbanization can be a powerful tool for creating employment and livelihoods in this country.

Countries such as Malaysia, Singapore and china which are highly urbanized have registered significant success in urbanization through integrated physical planning and investment which has led to the establishment of functional zones or clusters. These clusters, such as industrial clusters, commercial clusters, residential clusters and others, have attracted populations, creating agglomerations and making it easier to provide these with social services rather than in silos. In the process, the agglomerations have relieved pressure on land making it free for other economic activities such as commercial agriculture. This is a good modal that can be emulated in this country. The GoU is also committed to pursuing a planned urbanization policy that will bring about better urban systems, enhance productivity, livability and sustainability according to Vision 2040 and NDPII. The planned urbanization is expected to come with increased incomes and widening scope of choices of citizens including mindset change.



Ladies and Gentlemen,

Uganda aspires to become a middle-income country by 2040. NDP II targets a middle-income status with a per capita income of USD 1,039 (UGX 3.5 million per person per year and UGX 290,000 per person per month), it also targets socio-economic indicators commensurate to middle income standards: i) Average household earning: at least each member of a household should be able to earn an equivalent of Ushs 290,000/= per month or 3.5 million per annum from the current Ushs 210,000 per month or 2.5 million per annum. ii) Consumption: at least every household member should be able to afford at least two meals a day. iii) Education: at least every member in the household should be able to complete ordinary level education. iv) Access to electricity: At least 2.2 million out of the current 7.3 million households should have access to electricity by 2020. Currently 1.03 million have access to electricity. v) Safe water coverage: All urban households should have access to safe water. And at least 4.8 million (80%) out of the 6 million rural households to access safe water too.

Ladies and Gentlemen,

The Lands, Housing and Urban Development Sector has got a mandate to deliver to Ugandans and I am happy to note that there is a Sector Development Plan (SDP) that is aligned to the NDP II in terms of context, content and time horizon. The critical issues on which to focus are:

1) Housing: How do we ensure that all Ugandans have access to decent,



safe and affordable housing facilities in accordance with the policy? Can we cultivate the culture of saving, establish cooperatives and community development funds such that the housing needs for workers, slum dwellers, the marginalized groups, displaced persons, widows, etc. are met? How about the rural areas, can we organize them into clusters where they can easily access services, and free land for commercial agriculture?

2) Land: How do we provide Ugandans with access to productive resources? Land tenure constraints—can we establish partnerships with landowners and improve on the available land for development? The issue of Titling land is very important in our socio-economic transformation as it gives more security, ownership and certainty for investment.

3) Physical Planning and Urban development. a) The National Physical Development Plan (NPDP) is long overdue and needs to be fast tracked because of its importance in guiding developments on land. I am happy, though, to note that there is good progress and I do commend the effort that has been directed in that regard. b) Urbanization: Uganda's urban population will increase from six million in 2013 to over 20 million in 2040, this rapid urbanization can contribute to Uganda's sustainable and inclusive growth if managed well. Therefore, the time is now to implement the National Urban Policy.

4) Special Planning Areas, such as the Greater Kampala Metropolitan Area (GKMA): how do we improve accessibility, address the not-so-good state of



roads and traffic congestion? How do we manage the issues that affect both Kampala city and neighboring LGs and sub-nationals? We need a collective effort.

Important to note is the issue of budgeting and implementation of projects, we need to align ourselves with the National Development Plan.

Ladies and gentlemen,

The implementation of the proposed strategies involves multiple Actors. I would like therefore to call upon all the parties involved to take keen interest in their components to ensure their smooth implementation for the benefit of this Country. I wish to confirm our total commitment as the National Planning Authority to support the sector as a critical contribution towards Uganda's development.

I thank you.