



MINISTRY OF LANDS, HOUSING & URBAN DEVELOPMENT

2ND JOINT SECTOR REVIEW

Theme: **Sustainable Socio-Economic Transformation through Planned Land use, Tenure Security and Housing for All**



Hon. Amongi Betty Ongom
Minister of Lands, Housing and Urban Development

The 2nd Joint Sector review of the Lands Housing and Urban Development Sector was held to appraise the sector on progress of implementation of the many interventions that were pledged in the 1st Joint Sector Review Meeting.

The Theme for this Year's Joint Sector Review is **"Sustainable Socio-Economic Transformation through Planned Land use, Tenure Security and Housing for All"**.

This theme builds on the previous Year's theme, which was: "The Journey to a Middle Income Economy; The Role of the Lands, Housing and Urban Development Sector."

The sector stakeholders convened to assess past performance, agree on planning and budget priorities, as well as propose strategies to improve the Sector performance.

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

Major Achievements

- Continued with the implementation of national and sectoral policies such as the National Land Policy, National Housing Policy, and National Land Use Policy.
- The National Urban Policy was approved by Cabinet. The policy provides a framework for managing the urbanization process in the country.
- Continued with the development of the National Land Acquisition, Resettlement and Rehabilitation Policy. The policy will provide a framework for land acquisition, resettlement and rehabilitation of citizens who will be affected by development projects.
- Finalized stakeholder consultations on the proposed principles for the amendment of land related laws i.e. the Registration of Titles Act, Survey Act, Land Acquisition Act, Surveyors Registration Act and development of the Land Information and Infrastructure Bill. The review of the land related laws is aimed at making land administration and management services more effective and efficient.
- Finalised the drafting of Uganda Land Commission Bill. The Bill has been cleared by the necessary authorities and will be submitted to Cabinet soon for consideration, and thereafter, it will be submitted to Parliament for enactment into law.
- Commenced the process of developing the Real Estate (Agents & Management) Bill, which will provide a legal framework for regulating the real estate industry.
- Commenced the implementation of the second phase of the computerization of the Land Registry. The Design, Supply, Installation and Implementation of National LIS Infrastructure (DeSINLISI) project fully integrates physical planning, surveying, valuation, land administration and land registration. The launch of the second phase of Land Information System (LIS) coincided with the opening of Lira MZO, Kabarole MZO and Kibaale MZO.
- The Ministry has commenced construction of

the 8 Ministry Zonal Offices in Tororo, Moroto, Mpigi, Kabale, Rukungiri, Mityana, Luwero, Soroti, Wakiso and Mukono; and Multi-purpose Hall and Dormitory for the Institute of Surveys and Land Management. The construction of the 8 Ministry Zonal Offices will increase the number of MZOs to 21 thus benefiting the public by taking services closer to them. The MZOs provide all services previously provided only at the Ministry Headquarters. With the computerization of land records, we have been able to reduce and eliminate forgeries and graft in the land registration system; problems of missing land records have been eliminated, and land transactions are more efficient and speedy thus reducing the cost of doing business.

- Completed the piloting of systematic registration of individual and communally owned land by pretesting Systematic Land Adjudication and Certification (SLAAC) in the districts of Jinja- Buwekula Parish, Mawuuta Village and Walukuba Division, Masese II Cell; Sheema-Kihunda Parish, Nyamiko village and Apac- Chawente Sub county, Adogarya village. The communities will be issued with land titles at a nominal fee of UGX 70,000= thus enhancing on their security of tenure.
- Continued with the processing and issuance of land titles, to enhance security of tenure and reduction in land related conflicts and disputes.
- Started on a program of action for strengthening institutions and mechanisms for land dispute resolution and mediation at the local government level by holding stakeholder meetings with Justice Law and Order Sector (JLOS) institutions and other stakeholders on matters of land dispute resolution and access to land justice for all.
- Continued with the enforcement of the law to protect the rights of lawful and bonafide occupants. A taskforce on illegal land evictions was constituted headed by the Minister of State for Lands, to sensitize and carry out public awareness campaigns on land evictions and other land related matters countrywide. So far public awareness campaigns have been carried out in Mukono, Buliisa, Kayunga, Nakaseke, Nakasongola, Kibaale, Wakiso, and Kampala among others, where sensitization materials and literature on land evictions and other land related matters have been disseminated to the public.
- Developed Guidelines for compensations assessment under the Land Acquisition.
- Government compensated absent Landlords using the Land Fund in the areas of Kibaale, Ankole and Buganda regions to secure land rights of bona fide and lawful occupants.
- Continued with the exercise of regularizing land rights for lawful and bonafide occupants in Kibaale District, Ankole region and Nakasongola District. 324 land titles were issued by H.E the President to lawful land occupants in Kibaale District.
- Issued over 320 leases on Government land for investment purposes. The new

investments will help in reducing the problem of youth unemployment and generate more revenue for the Government.

- Promoted Green Building Technology through hands-on training sessions, as one way of mitigating climate change.
- Embarked on the process of developing institutional/employer housing in collaboration with the Ministry of Defence and Veteran Affairs (MODVA) by preparing a project proposal for the construction of 30,000 institutional houses for the UPDF.
- Undertook a study on rapid physical development planning assessment in the Albertine Graben so as to be able to guide and promote developments, nucleated settlement patterns and land use for large scale commercial farming.
- Commenced the preparation of the National Physical Development Plan (NPDP) that is aimed at guiding developments and human settlements in the country.
- Commenced the preparation of the Regional Plan for Northern Uganda that will guide on socio-economic developments in the region.
- Continued with the implementation and coordination of USMID in 13 Municipalities of of Arua, Gulu, Lira, Mbale, Soroti, Tororo, Jinja, Entebbe, Masaka, Mbarara, Fort Portal, Hoima and Moroto.
- Developed a National Enforcement framework for compliance to physical development plans and strengthened the technical capacity of urban council staff in enforcement and implementation of Physical Development Plans and the Land Use Regulatory Framework.

The New Undertakings

Physical Planning and Urban Development subsector

- Strengthen the capacity of physical planning and plan implementation;
- Strengthen integrated development planning;
- Enhance urban infrastructure development;
- Fast track dissemination and implementation of the NPDP;
- Disseminate and implement the National Urban Policy.

Housing subsector

- Roll out the National Housing Policy implementation;
- Create and strengthen the implanting arm of the Housing subsector;
- Increase funding for housing;
- Review the legal framework;

Lands subsector

- Establish a Government Land inventory;
- Capitalize the Land Fund and acquisition of land settlement of refugees;
- Build the capacities of the professional bodies, train land management institutions and disseminate land related information;
- Implement a program on Gender and Land rights;
- Amend the land laws to fit the current context of land matters;
- Establish and acquire infrastructure corridors



Hon. Persis Namuganza
State Minister for Lands



Hon. Isaac Musumba
State Minister for Urban Development



Hon. Chris Baryomunsi
State Minister of Housing



Mrs. Dorcas W. Okalany
Permanent Secretary

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