

ANNUAL NEWSLETTER

**THE LANDS, HOUSING
& URBAN
DEVELOPMENT**

News

VOL. 01 JULY 2015 - JUNE 2016 2016



Progress on
computerization of the
Land Registry

**National Housing
policy approved**

USMID Mid-term
review Achievements



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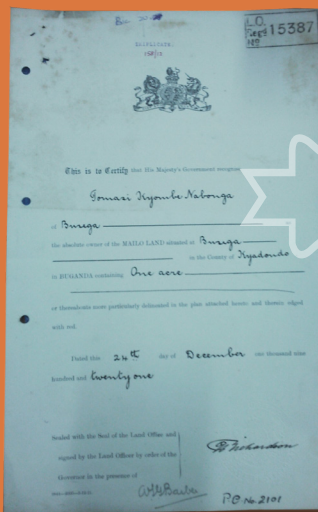
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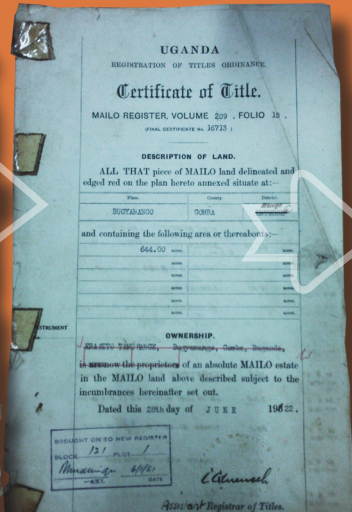
The evolution of Uganda Certificates of title



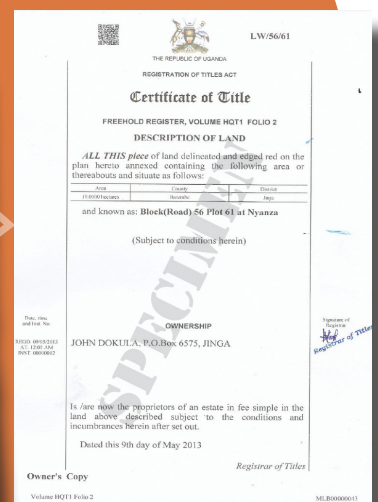
Provisional Certificate(PC)



Final Certificate(FC)



Mailo Register Volume(MRV)



**Block & Plot - Manual
Block & Plot - Digital**

Permanent Secretary's Note

Our achievements for 2015/16 Financial Year



During the Financial Year 2016/17 the Ministry was able to register major achievements which include:

- ⇒ Approval of the National Housing Policy
- ⇒ Finalization of the development of the National Urban Policy;
- ⇒ Finalized stakeholder consultations for the review of five (5) land related laws;
- ⇒ Finalized the drafting of the Uganda Land Commission Bill and Housing Landlord-Tenant Bill;
- ⇒ Coordinated the implementation of the National Land Policy;
- ⇒ Developed an issues paper for the development of the National Acquisition, Resettlement and Rehabilitation Policy;
- ⇒ Continued with the implementation of the Land Sector Strategic Plan II and Competitiveness Enterprise development Project(CEDP);
- ⇒ Held Uganda-South Sudan Boundary demarcation meetings;
- ⇒ Sensitized the public on land matters in the country
- ⇒ Monitored and supervised land related activities for Land Management Institutions;
- ⇒ Disseminated the Land Use Policy and Physical Planning Act, 2010;
- ⇒ Monitored the performance of the 6 Ministry Zonal Offices(MZOs)
- ⇒ Handled emergency land disputes;
- ⇒ Trained and inducted four (4) District Land Boards of (Mbarara, Hoima, Kibaale and Buliisa) and 18 Area Land Committees;
- ⇒ Completed implementation of the major infrastructure investments under the Uganda Support to Municipal Infrastructure Development (USMID) Project in the 14 Municipalities.

Other achievements were: handled 11,986 property valuations; supervised Land acquisition for 18 Infrastructure Projects; Processed and issue 718 Certificates of Leasehold Processed and issued; 6,315 Certificates of Freehold processed and issued; 10,694 certificates of Mailo Title registered; 59,210 other land transactions completed; 135 Court cases handled; 63,991 transactions under the Land Information System(LIS) Processed, compensated 3,354ha of land under the Land Fund; processed and issued 306 Government leases; processed 20 Government Land Titles; with support from FAO

launched the issuance of Certificate of Customary Ownership (CCOs) in Kasese District and over 5,000 CCOs were issued to beneficiaries; sensitized lawful and bonafide occupants in Ankole and Kibaale districts and issued Land Titles prepared under the Systematic Demarcation exercise in Kibaale district.

Approved 1,565 Electronic Deed plans; issued 96 sets of technical data and instructions to survey to Private Surveyors; established 10 Geodetic Control Points; carried out Public Information and Awareness Campaigns on computerization of



the land records and other land related matters; conducted benchmarking studies on the use of LIS in Georgia, United Kingdom, Scotland, France and Australia; pre-tested the Systematic Land Adjudication and Certification (SLAAC) exercise in Jinja, Sheema and Apac.

Monitored and supervised Physical Planning and Urban development activities in Masaka, Mpigi, Hoima, Masindi, Lira, Mukono, Gulu, Arua, Kasese, Bushenyi, Fort Portal, Mitooma, Kiruhura, Bukomero, Gomba, Luwero, Wobulenzi, Nakaseke, Semuto and Ngoma. Other urban areas included Zombo, Nebbi, Moyo, Pader, Oyam, Otuke, Yumbe, Ayur, Semuto, Butalangu, Kakooge, Migyeera, Butemba and Ntwetwe; commenced the review of Physical Planning Standards and Guidelines; Collected data on Urban Indicators to assess the status of urban development in the country; produced status reports on the development and implementation of physical development plans covering Buliisa Town Council, Nebbi Town Council, Panyamur, Sebigolo and Butiaba Urban growth centres.

Other sector achievements were included the Production and dissemination of Prototype house plans for Local Governments and Urban Councils of Jinja, Kamuli, Iganga, Rakai, Lwengo, Masaka and Mayuge; provided technical services to Government institutions undertaking construction projects; carried out Monitoring and evaluation of Housing and Real Estate sector in the districts of Jinja, Mbale, Tororo and Arua; partnered with the National Housing and Construction Company and other stakeholders

to construct houses; developed a database of Housing Cooperatives and also launched two Housing Cooperatives in Mukono and Wakiso districts; organized and participated in the national celebrations of World Habitat Day 2015; prepared and disseminated to stakeholders a National Report and the African common position on Habitat III; organized two (2) Housing Construction Exhibitions in collaboration with Uganda Manufacturers Association; continued with negotiations for development of institutional housing projects under the Public Private Partnership (PPP) arrangement at the Old Kampala Pool Housing land; and carried out monitoring, evaluation and supervision and produced reports for sector related projects and programmes; collected Non Tax Revenue (NTR) of about UGX 2.6bn and facilitated collection of taxable revenue from stamp duty amounting to UGX 66.7bn.

Due to budget constraints, the Sector's budget performance stood at 65.18%

The Ministry is indebted to all those stakeholders for the support extended during the last Financial Year 2015/16 and look forward to maintaining the partnership and support to enable us implement the envisaged reforms.

Mr. Gabindadde - Musoke



Progress on computerization of the Land Registry

The Ministry has been implementing a computerization program of the land records and information since February 2010, with the support of a Consortium led by a French company IGN France International.

The computerization is being implemented under what is known as the Project for Design, Supply, Installation and Implementation of the Land Information System and Securing of Land Records.

The project's aim is to contribute to establishment of an efficient and effective land administration system in Uganda to facilitate and improve the delivery of basic land services to the population and improve land tenure security.

To date, six zonal offices are operational and these include KCCA, Mukono, Jinja, Wakiso, Masaka and Mbarara, where services have been taken closer to the people.

The next 7 zonal offices are being refurbished. These include; Lira, Gulu, Kabarole, Kibaale, Masindi, and Mbale. Construction of another 8 zonal offices is underway which will bring the total to 21.

The computerization of the Land registry has involved changing the business processing of land transactions from a manual orientation to a computer based environment.

This has also affected the other departments that provide information required to make a land title

- ⇒ Surveys and Mapping which provides the deed plans; and
- ⇒ Land administration which check and approve all applications before the Land Registry can make a land title.

To be able to carry out the electronic transactions, which are faster, accurate and avoid human errors, all hard copy documents used by the departments must be entered into the computer and all manual processes stopped.

In doing so, the Project has experienced challenges that have caused delays in service delivery

WHERE DELAYS COME FROM

1. Old, torn and unreadable Survey records: The current paper records for Surveys and Mapping date back to the 1920s. These papers records include old and torn cadastre sheets. Though they are still used, they must be reconstructed and converted to generate digital copies. The reconstruction process takes 6 to 8 months for just cadastral one sheet. This has caused delays especially for subdivisions.

2. Incomplete paper records from the old Manual system: The new computerized system requires complete submission of documents. There are those previous transactions where submissions e.g. Payment of registration fees was not

done of payment receipts was not made. Such transactions cannot proceed until the owners have provided the missing information. A list of titles with missing information is available at each MZO

3. Unsurveyed land: because it's exact size is not known, it was not titled but its owners are known. So until the actual survey is done and the information digitalized, such information cannot be reflected in the LIS.

4. Since the digitalization of the Land Registry information was undertaken by IGN France international, after handing over, the role of the Ministry now is to verify and reconcile that the information captured in the system and ensure that it is a mirror reflection of the physical title records and thereafter all transactions can thereafter be carried without referring to the paper records.

At the Department of Surveys and Mapping in Entebbe, Cartographers are reconstructing the old torn survey maps in order to digitize all Survey information but it is a slow process that requires patience, hence causing delays in completing land transactions.

As long as there are no digital print deeds, no work can be done on computer by the Land Administrators and the Registrars of Title.

As of now, clients submitting such transactions are informed that they shall be inconvenienced, because it is unavoidable but temporary. Their transactions take a much longer time than what is stipulated in the Ministry's Clients Charter.

A computer generated Acknowledgment note is issued which must be presented at all times when seeking an update.

The delays are anticipated to continue until 2019 when all maps and land records shall have been fully digitalized.

Clients may interact with the Ministry technocrats to seek clarification and assurance on the same as the Ministry works towards better service delivery to Ugandans. The benefits arising out of computerization will be appreciated in the near future when the Ministry has resolved these challenges.



PICTORIAL



2



4



5



7



8



9



11

1-2. School of Land Management Entebbe, before and after rehabilitation **3.** Issuing land titles in Bunyoro to resolve historical injustices. **4.** Survey School Resource Centre, Entebbe. **5, 8, 9.** The complaints handling team responding to land owners at the Ministry land Registry open days. **6.** Lira Land MZO **7.** Masindi MZO. **11.** Masindi Strong Room. **10.** TSUPU interventions to help the urban poor in Arua

Achievements of the Uganda Support to Municipal

Nalufenya Clive Road



JINJA MUNICIPAL COUNCIL



Enyau Road

ARUA MUNICIPAL COUNCIL



Yellow Knife Road

MASAKA MUNICIPAL COUNCIL



Republic Street

MBALE MUNICIPAL COUNCIL



Government Road

HOIMA MUNICIPAL COUNCIL



Moroto Bus Terminal

MOROTO MUNICIPAL COUNCIL

Municipal Infrastructure Development (USMID)

Church Road



ENTEBBE MUNICIPAL COUNCIL



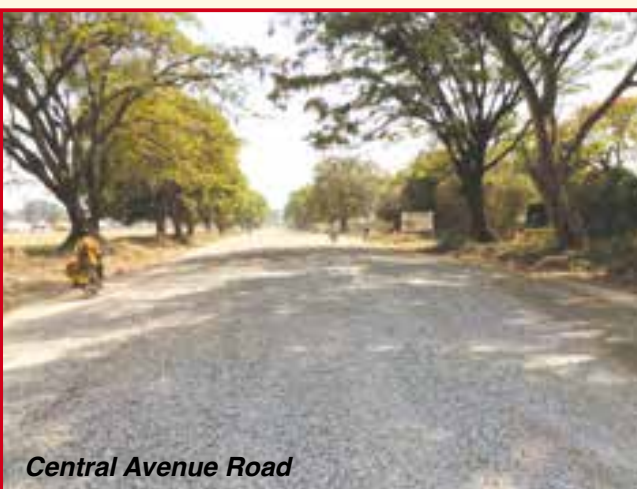
Alokolum Road

GULU MUNICIPAL COUNCIL

Bazaar Street



TORORO MUNICIPAL COUNCIL



Central Avenue Road

SOROTI MUNICIPAL COUNCIL



Kagote Road

FORTPORTAL MUNICIPAL COUNCIL



Maruzi Road

LIRA MUNICIPAL COUNCIL



Cabinet approves the National Housing Policy

**By Amb. Agnes Kadama Kalibala
(Director Housing)**

On May 4 2016, Cabinet approved the Uganda National Housing Policy.

Housing is a basic human right, essential for the well-being of all mankind. In full recognition of this right, the 1995 Constitution of the Republic of Uganda under the General Social and Economic Objectives guarantees the fulfillment of the fundamental rights of all Ugandans to social justice, economic development, enjoying rights and opportunities and access to clean and safe water, health and decent shelter amongst others.

The approved National Housing Policy seeks to promote the progressive realization of adequate housing for all and is premised on the principle

of partnerships, involving the Ministry of Lands, Housing and Urban Development on behalf of Government, the Private Sector, Land Owners, Financial Institutions and Cooperatives, among others.

The role of Government will largely be to provide a conducive policy, legislative and regulatory framework to enable the stakeholders and other actors within the housing sector to act. Under a Public Private Partnership framework Government will provide key inputs such as the installation of utilities such as electricity, water and sewerage on identified real estate development plots of land as well as leverage access to affordable financing for housing development.

Currently the overall housing situation in the country is

characterized by inadequate housing in terms of quality and quantity both in rural and urban areas with a housing deficit of about 1.6 million housing units, out of which 210,000 units are needed in the urban areas.

An estimated 900,000 housing units are sub-standard and need replacement or upgrading. The National Housing Policy lays emphasis on the regular repair and maintenance of properties. The policy advocates for regular property inspections by competent authorities from the Urban and Local Governments for compliance with building standards.

The National Housing Policy has five objectives, which include:

- a)** to increase the production of adequate housing for all income groups from 60,000 to 200,000 housing units per annum so as to meet the housing needs by 2022;
- b)** to improve the quality of the existing housing stock;
- c)** to promote an efficient utilization of energy and other resources in housing;
- d)** to increase access to affordable housing;
- e)** to improve security of tenure for property owners; and
- f)** to improve the mechanisms for development and management of the Real Estate Industry.

The Policy is expected to give direction to the country to achieve six major outputs:

- 1.** Housing related policies, laws and institutional frameworks

harmonized for efficient and effective housing delivery systems;

2. Adequate and affordable housing for both rental and owner occupier;

3. Institutional houses for hard to reach areas and five key institutions namely; the Military, the Police, the Prisons, Teachers and Medical workers.

4. Environmentally-friendly, affordable and orderly development of planned human settlements;

5. Improved security of tenure in human settlements through regularizing land rights of beneficiaries; and

6. Environmental conservation through promotion of efficient utilization of renewable energy and other resources.

In line with the policy vision, goals and objectives, **Cabinet directed the mandatory training of all Sub county Chiefs in matters of physical planning.**

This was on realization that urban centers are developing very fast without any articulated physical plans, and likely to drastically reduce the land available for agricultural production. One of the required skills of a Sub-county Chiefs shall, therefore, be Physical Planning.

Relatedly, in order to address the problem of substandard houses and buildings being constructed, which are life threatening, Cabinet directed that a Civil Engineer be posted to every County.

The role of the Engineer will be to assist communities to develop buildings that comply with acceptable building standards and ensure their maintenance in a habitable condition. The country has had a bad culture regarding repair and maintain of properties.

In order to kick start the implementation of the policy and in the interim, priority will be given to the establishment of a revolving fund for construction of low cost houses especially at District headquarters using monies realized from the sale of former Pool Houses and currently residing with the Housing Finance Bank.

Government shall also develop a mortgage framework intended to address the reduction of the payable mortgage interest to a level that can attract more up-takers.

Government shall also mainstream the construction of houses for the Military, the Police, the Prisons, Teachers and Medical workers under an Institutional Housing arrangement.

Government will promote urban housing interventions to encourage Urban Authorities to put in place measures to provide adequate and affordable housing based on the requirements of the urban population in their respective areas. This will require urban authorities to put aside land for housing development. The policy promotes Public Private Partnerships (PPP) framework in housing

development where land owners are encouraged to provide land for the mass production of housing as well as real estate development.

Through this PPP framework the private sector investors working in partnership with financial institutions are also encouraged to provide funding and technology for Housing Development/ Real Estate development.

Slum upgrading and urban renewal programs are envisaged within the National Housing Policy and it also lays emphasis on the utilization of local construction materials in housing development. This will be creating numerous jobs for our people, in particular the youth.

The implementation of this Policy stems from other Government development programs such as; the National Development Plan II, Vision 2040; and the NRM Manifesto 2016 – 2021 and other development agendas with regard to contributing towards achieving the sustainable development goals of this country.

Government has now put in place a framework to enable all stakeholders appreciate the emerging opportunities in the housing sector so as to contribute towards the transformation of the economy for the realization of this country's 2040 vision.

Introducing administrative measures to record and identify real estate agents



In the last few years, there have been tremendous increases in the volume of land transactions mainly due to the rapid growth of the economy not only because many citizens recognize the security of tenure provided when land is registered but also and most importantly because land became a commodity that is tradable.

However, the majority of the people do not understand the land registration process and are therefore, not only easily frustrated by the legal and technical requirements that have to be met in order to complete the registration process, but are at times taken advantage of by unscrupulous people.

A report into the mis-management of the Land Registry in 2006 by the IGG concurred with the fact that mismanagement of transactions at all stages of the land administration process is often due to the specific nature of the requirements for land registration and the confusion created as a result of the tremendous increase in demand for land services.

Most clients prefer to rely on "Agents" to process

their documents. Unfortunately, this has also given rise to unscrupulous "Real Estate Agents" who contribute to the chaos in the handling of land matters and are a principal source of corruption and fraudulent transactions brought the Land Registry.

The law does not stop landowners and private citizens from representing themselves by bringing their own transactions directly to any land office for land services, including the registration of interests of all kinds.

However on a number of occasions, Agents have turned the Land Registry into a place where they easily identify unsuspecting land owners who are ignorant of the land registration procedures and fees payable. They use such opportunities to defraud land owners, congest the registry and at the same time hang around the land offices aimlessly waiting for opportunities to identify the unsuspecting victims.

When one comes with another person's documents, and are acting as an "agent" it is now legally prudent, and in the interest of due diligence that the Ministry knows such agents. It is incumbent upon the Ministry to record information about them for administrative purposes and to ensure a limited number of professional agents accessing the Land Registry. It is the responsibility of the Ministry to establish the legitimacy of the relationship between the agent and the client while conducting business with any person claiming to be an agent.

Due to the high legal, economic and fiduciary importance of documents handled by the Land Agents on behalf of Land Owners and other third parties, it is in the mutual interest of the Ministry and the Land Owners to ensure adequate protection by requiring "Real Estate Agents" to

formally identify themselves as a first step in their establishment of their legitimacy.

The consequences of failure of effecting due diligence with respect to persons handling assets of such high investment value has been catastrophic as actions by unknown “Real Estate Agents” has resulted in the perpetuation of fraud and/or mistaken registration of transactions with serious financial, emotional and psychological harm to concerned parties.

It is against the above background that the Ministry shall introduce administrative measures that will henceforth require the identification and recording of all Real Estate Agents, as one way of protecting the interests of all citizens, investors, and honest land owners in respect of transactions that are brought forward for processing by agents and hence will have built a basis for public confidence in the delivery of Land Administration services.

Arrangements are underway to partner with AREA – Uganda to implement this intervention.

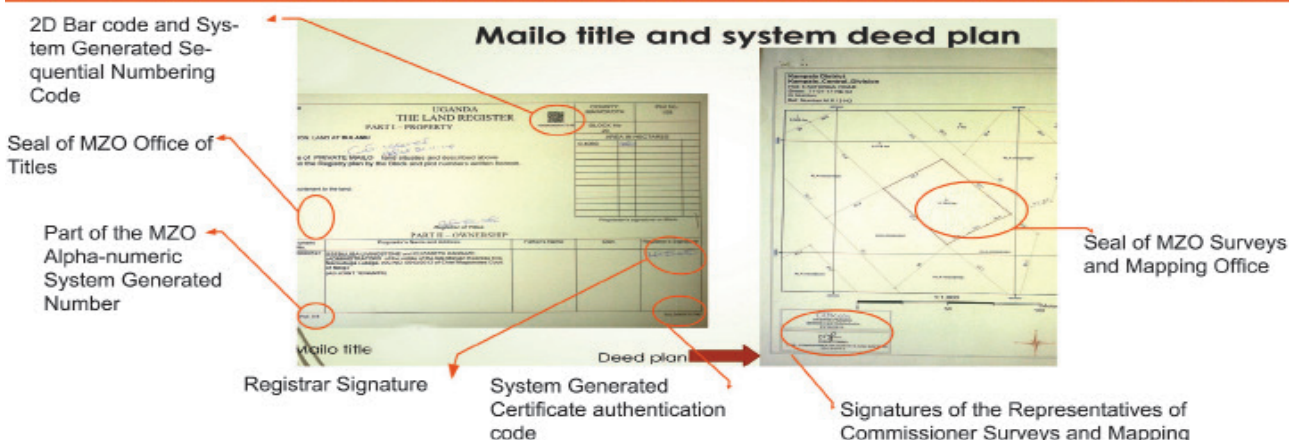
It Pays to have a Land Title

As the population in Uganda gradually grows from 6 million in 1962 to over 35 million in 2015, land has become an increasingly scarce resource. Land registration is important to clarify ownership and to minimize conflicts and disputes that may arise if one does not have a Land title. Land registration is also important for Government for physical planning. Without knowing who owns the land and what that land is being used for, Government may not be able ensure compliance of PP.

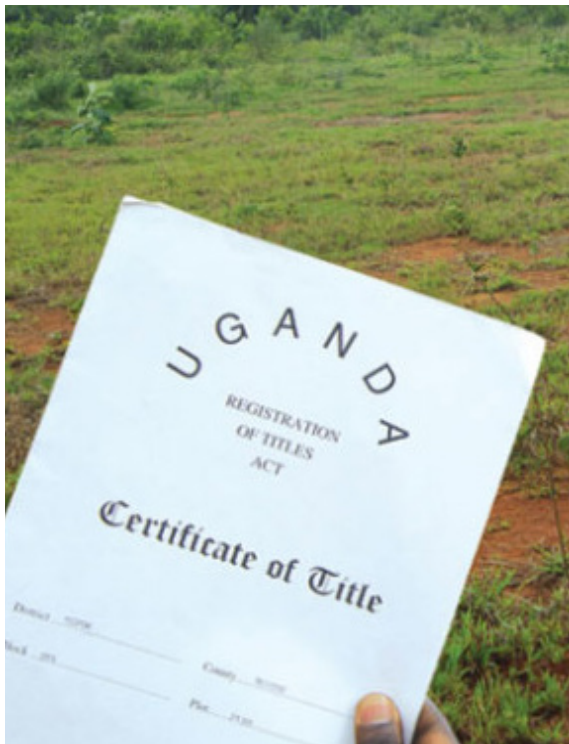
The benefits that from having a Land Title are as follows:

- It reduces the amount of land disputes which currently is a major issue especially in the North and east where there is unrecorded customary land.
- There is security of ownership which in turn stimulates land development.
- The costs of delays during land transfers or any transactions on the land secured.
- A Land Title can be used to create more wealth by acting as collateral for loans. This security has a positive impact on the productivity of the land since it enables the release of financial resources for investment in the land.
- There is improved land use and management as information on land ownership and rights for physical planning facilitate the development of other planning tools such as information on land use, land values and population.

New Security Features on the Land Information System Generated Land Titles



Ugandans should acquaint themselves with the Land Acquisition Procedure



The Land Acquisition Procedure

The land acquisition process begins with planning to determine the different land options available for meeting the public need in a participatory manner. The exact location and size of the land to be acquired is identified.

A notice is published to inform owners and occupants in the designated area that the Government intends to acquire their land. People are requested to submit claims for compensation for land to be acquired. The notice describes the purpose and process, including important deadlines and the procedural rights of people. Public sensitisation and consultative meetings provide people with an opportunity to learn more about the project, and to express their opinions and needs for compensation.

The equivalent compensation for the land to be acquired is determined at the stated date of valuation. Owners and occupants submit their claims. The land is valued by a Government Valuer or by a private Valuer appointed by the acquiring agency under the supervision of the Chief Government Valuer. The acquiring agency considers the submitted claim, and offers what it believes to be appropriate compensation. Disclosure of award and negotiations then follow.

Where there is acceptance of compensation award Government pays people for their land or resettles them on an alternative land. The Government takes ownership and physical possession of the land for the intended purpose.

Owners and occupants are given the chance to contest the compulsory acquisition, including the decision to acquire the land, the process by which the land was acquired, and the amount of compensation offered through a cost effective and equitable complaint redress mechanism. Opportunity for restitution of land is given if the purpose for which the land was acquired is no longer relevant.

Lastly, many people have complained that the compensation rates used by the CGV are low. The CGV only uses compensation rates that are compiled by District Land Boards. Under the Land Act, it is the responsibility of District Land Boards to compile and maintain a list of compensation rates on an annual basis. These rates are reviewed every year by the Boards.

If the Boards do not seek technical advice and input from the Valuation professionals, then the rates may be queried, hence the need to be objective and involve an element of professionalism while compiling the compensation rates.





Competitiveness and Enterprise Development Project

CEDP COMPONENT

LAND ADMINISTRATION

The component is being implemented by the Ministry of Lands, Housing and Urban Development.

The Land Reform components under CEDP is a continuation and scale up of the reform process carried out under the Private Sector Competitiveness Project II (PSCP II), the National Land Policy and the Land Sector Strategic Plan II (LSSP II).

OBJECTIVE:

To improve access and security of land tenure and create incentives for investments and productivity.

PROJECT ACTIVITIES

1. To improving land administration
2. Undertaking systematic registration of

3. communal and individually - owned land
3. Strengthening institutions and mechanisms for land dispute and resolution.
4. Strengthening land administration and management institutions.

EXPECTED RESULTS

- Reduction in the time taken to transfer land from 52 days to 25 days
- Registering and formalizing 800,000 land parcels of which 360,000 parcels are owned by women.
- 571,650 Hectares of land registered/recorded as part of the project benefitting 2.6 million people
- At least 70% of customers recording satisfaction with land registration services



Published by;

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