



**THE REPUBLIC OF UGANDA**

**REMARKS BY THE MINISTER OF LANDS,  
HOUSING AND URBAN DEVELOPMENT  
DURING THE 2<sup>nd</sup> LANDS, HOUSING AND URBAN  
DEVELOPMENT JOINT SECTOR REVIEW  
MEETING  
HELD ON  
25<sup>TH</sup> – 26<sup>TH</sup> OCTOBER, 2017  
AT THE CONFERENCE HALL, OFFICE OF THE  
PRESIDENT, KAMPALA**

The Right Honorable Prime Minister,

My Colleagues, Ministers and Ministers of State,

The Chairman National Planning Authority,

Members of Parliament present,

The Chairman and Commissioners of Uganda Land Commission,

Representatives of Development Partners,

Government Officials from both the Centre and Local Governments,

Representatives of the Civil Society, Academia, and Private Sector,

Members of the Press,

Distinguished participants,

Ladies and Gentlemen.

Allow me to welcome you to this 2<sup>nd</sup> Lands, Housing and Urban Development Joint Sector Review Meeting. Specifically, I want to thank our Chief Guest, the Rt. Hon. Prime Minister of the Republic of Uganda for having accepted to officiate at this 2<sup>nd</sup> Joint Sector Review Meeting.

I say this because we all know the importance you attach to our Sector as a basis for livelihoods of most Ugandans, as well as the importance of land, shelter and urbanization in transforming our country.

I also wish to inform you our Chief Guest that our sector has now put in place all the key policies required to guide the sector – that is the National Land Policy (2013), the National Housing Policy (2016) and the recently approved National Urban Policy (2017).

The National Land Policy provides a framework for managing and administering land and land based resources in the country. The National Housing Policy provides a framework for housing development, while the National Urban Policy provides a framework for managing Uganda's urbanization process.

The Ministry has been implementing the first two policies- the National Land Policy and the National Housing Policy, and we have started seeing some good results. The implementation is not only by Government but we are doing it with the stakeholders and we believe more positive results will be realised.

We are yet to commence the implementation of the National Urban Policy. We are finalizing with the preliminaries such as printing the

policy document. The policy will be launched during the 3<sup>rd</sup> quarter of this Financial Year. I urge all the stakeholders to join hands with the Ministry in the implementation of this important policy.

Our Chief Guest, I want to inform you that our Sector Policies make bold statements and commitments to promote socio-economic transformation and development of our country, since our sector is key and services other productive sectors.

Specifically, the National Urban Policy provides direction for Government agencies and other stakeholders to plan implement and effectively manage the urban growth. We all know, no country in the world has developed without urbanizing. This Urban policy is going to play a critical role as we urbanize and reach the middle income economy. The policy addresses problems associated with the rapid urbanization which include among others: high population growth, urban poverty, urban unemployment, environmental degradation, urban safety and security, urban housing, inadequate urban transportation and traffic management, inadequate urban infrastructure and service delivery, poor urban governance, and inadequate financing. All these are being addressed by the policy. The policy makes it clear that the country will not benefit from the urbanization process without active

participation of the Ugandan society. So I urge all of you here present to participate actively in the transformation and development of our country.

As we are here for the second Joint Sector Review, to assess our performance and come up with strategies to improve our performance, it's critical for the Ministry and stakeholders to think about the following:

- i. Titling of land both private and Government so as to enhance security of tenure, and also reduce on escalating land disputes and conflicts, which are deterring developments.
- ii. Support comprehensive planning for both urban and rural areas to promote orderly development as well as human settlements;
- iii. Complete the development of the National Physical Development Plan (NPDP) including physical plans for all cities, Municipalities and Town Councils;
- iv. Implementation of the Land Fund, as one way of addressing land conflicts between the landlords and tenants.
- v. Promoting housing development so as to address the escalating housing backlog, which is standing at about 2.4 million housing units. There are other areas where the sector needs to put much emphasis, and these will come through in the subsequent

presentations by the Key Note Speaker, the discussants and presentations by the Sub-sectors.

As you are all aware, there is Commission of Inquiry headed by Lady Justice Catherine Bamugemereire which ongoing and looking into land matters. We are eagerly waiting for the Commission Report and we hope that the recommendations shall assist in achieving an efficient and effective land service delivery mechanism. As we all know land is key and plays a critical role in socio-economic transformation and development of any country.

Our Chief Guest, I want to inform you since the last time we held our JSR, we have made some progress but also we have faced challenges. The financing of the sector is still very low, and yet without our interventions in the key sectors such as Roads, Energy, Oil and Gas, Tourism, among others, the country may not achieve all its development goals. My Ministry plays a key role in land acquisition, surveying and mapping, land titling, physical planning, as well as human settlements. All these interventions require adequate funding. It is on this basis that I urge the institutions responsible for planning and budgeting to prioritize funding to the sector.

As we continue to execute our mandate, we are also facing a challenge of delayed acquisition of land for implementation of Government infrastructure development projects. A number of Government projects have stalled and in the end Government has ended up paying heavy penalties in form of fines and this affects Government performance. We are however addressing this challenge through legal reforms. We have proposed Constitution amendment to that effect and we are also reviewing the land acquisition legal framework. We shall be reaching up to you for your views on how best we can acquire land for implementation of Government Projects.

Our Chief Guest, I want to inform you that land disputes have also continued to affect the Sector. As a sector we are calling for the review of the methods of handling land disputes and conflicts so as to solve the case backlog in our Courts of Law, and also involve traditional institutions in the mediation processes. Where Government has taken steps to register land especially of customary owners be it individuals, families or clans, the disputes have tremendously reduced and the owners are more involved in putting the land to more productive uses.

As I conclude, I want to thank our partners for supporting the implementation of reforms in the sector. We look forward to maintaining

the partnership and support to enable us implement all our envisaged reforms in our policy documents.

With these few remarks, it is my pleasure to invite our Guest of Honour to address the meeting and to officially open the 2<sup>nd</sup> Lands, Housing and Urban Development Joint Sector Review Meeting.

I thank you.

For God and My Country!!