



THE REPUBLIC OF UGANDA

**MINISTRY OF LANDS, HOUSING AND URBAN
DEVELOPMENT**

**STATE OF LAND USE COMPLIANCE
REPORT FOR URBAN LOCAL
GOVERNMENTS IN UGANDA**

2023

Foreword

It gives me great pleasure to present the report on the State of Land Use Compliance for Urban Local Governments in Uganda. The Government of Uganda is committed to ensuring orderly, sustainable and organized urban development as part of the national agenda. It has been observed over time that, urban areas in Uganda have positioned themselves as engines of growth and development due to increased urbanization. Most of these Urban Councils have tried physical development planning as an intervention to ensure orderly and progressive development, but such efforts and plans have surprisingly not yet fully achieved their intended purpose.


The Ministry of Lands, Housing and Urban Development (MLHUD) having realized the challenges before these Urban Authorities as implementing Agencies to ensure orderly development, sought to undertake an assessment in 102 urban Councils to determine the state of compliance to the land use regulatory framework.

The MLHUD through its Consultant M/S GIPEA AFRICA LTD in association with Urban Geodetic Consultants Ltd initiated the process, which covered 10 Cities, 31 Municipalities, 56 Town Councils and 5 Capital City Divisions through interviews and field visits. The report therefore provides analysis of land use compliance situation in Urban Authorities of Uganda and the strategic interventions to improve the situation.

The Urban Authorities continue to face limited resources, inadequate well skilled human resource, lack of streamlined roles and responsibilities for officers, poor supervision of physical developments, high staff turnover and especially regular transfers of accounting officers, lack of clarity and sometimes contradictions in existing laws. Therefore, there is an urgent need to implement the proposed interventions so as to check the sprawl and continued unguided developments in these councils. The report presents ambitious but attainable recommendations to address the existing challenges in the Urban Authorities of Uganda generally. With the concerted effort of everybody within and without the Urban Local Governments this report will act as an opener for purposes of improving the situation.

With the continued usual cooperation, hard work and dedication, I have no doubt whatsoever that our Urban Authorities in Uganda will transform into an orderly, attractive, sustainable and a modern city in the entire country.

Once again, I thank everybody who made this assessment possible; I am greatly humbled and call upon all the Urban Councils to take this assessment as a process geared toward Identifying gaps and bridging them for a better Uganda.


Dorcas W. Okalany
Permanent Secretary
MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

Preface

It is my great pleasure and relief to see the end product of this assessment of Urban Local Governments in Uganda 2023. The recommendations in this report are products of careful consultation, interviews, field visits and analyses by the Consultant M/s. GIPEA AFRICA Limited in association with Urban Geodetic Consultants Ltd. The Report on Land Use Compliance for Uganda's urban authorities gives sight on the situation and guides on how Urban Local Governments should ensure enforcement of land use compliance in their areas of jurisdiction.

The report is a response to the need for regular monitoring and supervision of Urban Local Governments when it comes to ensuring orderly and sustainable development in urban areas of Uganda. The rapid urbanization taking place in Uganda, necessitates the need for periodic assessment and regular guidance so that land which is a scarce resource can optimally be utilized. The quest for orderly development in the Urban Areas of Uganda, especially in the suburban areas and access to services has become more obvious than ever before.

The Report identified several challenges facing the urban areas in relation to enforcement of land use compliance such as; limited resources both financial and human capital, laxity among the urban managers, rapid urban expansion and conflicting legislations among others. This Report therefore strives to provide practical interventions that will guide the overall physical development needs in the urban areas of Uganda.

It has been a long and rewarding experience working with the Consultant Team and I take this opportunity to appreciate and thank all of them individually and collectively for their commitment to the assessment process. I wish to also express my profound gratitude of the staff in Department of Land Use Compliance in the MLHUD who made this assessment process possible. I also thank all those others who made contributions to the successful outcome of this Report including the Urban Council Technical staff who participated in the assessment and guided the consultant during field visits to produce this Final Report.

I commend the recommendations contained in the Report to all the managers of Urban Councils and other relevant MDAs in particular and to the citizens of Uganda in general.



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MINISTRY OF LANDS HOUSING AND URBAN DEVELOPMENT

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List of Acronyms

ATs	Assessment Teams
AWP	Annual Work Plan
BA	Bachelor of Arts
BSc.	Bachelor of Science
DLB	District Land Board
DLGs	District Local Governments
DLRC	Department of Land use Regulation and Compliance
EIA	Environmental Impact Assessment
EN	Enforcement Notice/s
FGDs	Focus Group Discussions
FY	Financial Year
KCCA	Kampala City Council Authority
LDP	Local / Detailed Plan
LGs	Local Governments
LRR	Locally Raised Revenue
MC	Municipal Council
MLHUD	Ministry of Lands Housing and Urban Development
MoLG	Ministry of Local Government
MPPC	Municipal Physical Planning Committee
MZOs	Ministry Zone Offices
NPDP	National Physical Development Plan
NPPB	National Physical Planning Board
PDP	Physical Development Plan
PPA	Physical Planning Act
PPC	Physical Planning Committee
TC	Town Council
ToR	Terms of Reference
TPC	Technical Planning Committee
UGX	Uganda Shillings

Executive Summary

The Government of Uganda is committed to ensuring orderly, sustainable and organized urban development as part of the national agenda. Over time, it has been observed that urban areas in Uganda have positioned themselves as engines of growth and development due to increased urbanization. Currently Uganda has 1 Capital City, 10 cities, 42 Municipalities and 357 Town councils. Most of these urban councils have tried physical development planning as an intervention to ensure orderly and progressive development, but such efforts and plans have surprisingly met challenges which have impacted negatively to the intended purpose. MLHUD, having realized the enormous task before the Urban Authorities as implementing agencies to ensure orderly development of their environments amidst scarce resources, has sought to undertake a study in the selected previous 82 urban councils and also assess the state of land use compliance in the additional 10 urban Councils to determine their level of compliance to the land use regulatory framework which is in place and functional.

The study also investigated the limitations individual Urban Local Government Councils were facing in their quest to effectively implement the physical development plans. This study further sought to provide a scorecard on the level / state of land use compliance within these urban centres as well as provide indicators on what was needed to effectively implement these PDPs if orderly and progressive development was to be achieved in the country.

The inception report contains defined project objectives, activities as defined in the scope of assignments, expected outputs, a detailed implementation plan with clear and efficient communication direction and timelines, a comprehensive approach to methodology together with a work plan.

The overall objective of this consultancy was to prepare, through a consultative and field-based process, a state of land use compliance report covering 102 urban councils in Uganda.

The specific objectives were:

- To assess the efficacy of the existing tools used to assess compliance of urban councils to the land use regulatory framework with a view of improving them where necessary.
- To assess the levels of improvement and or limitations to compliance to the land use regulatory framework of the previous **82** urban councils and also assess the state of land use compliance in the additional **20** urban Councils.
- To recommend best land use practices in the implementation of PDPs for increased compliance with the land use regulatory framework.
- To review the rewards and sanctions of the previous report with a view of streamlining them with the revised PPA.

Key Findings

Institutional Readiness to Enforce Land Use Compliance

This general assessment area had eight (**8**) specific indicators that included: i) Availability of substantively appointed key technical personnel responsible for enforcement of compliance to land use in Council; ii) Availability of law enforcement officers; iii) Existence of a fully constituted and functional Physical Planning Committee; iv) Existence of a functional land use regulation complaints / grievances desk; v) Existence of a system for submission and

timely approval of planning / development applications; vi) Existence of technical tools and equipment; vii) Existence of ordinances (for cities) or bye-laws (for City Divisions, Municipalities and Town Councils) to aid physical planning and enforcement of compliance; and viii) Linkage between the five-year development plan and the Physical Development Plan and budget.

- 1) With respect to the availability of substantively appointed key technical personnel responsible for enforcement of compliance to land use in respective councils, thirty-two¹ (32) urban councils [31.4%] fulfilled the following:
- Had the key technical officers including Physical Planners, Civil Engineers, Building Inspectors, Health Inspectors, Land Officers, and Surveyors in line with the respective approved Urban Councils Staff Structures². In some of the urban councils, the respective district level staffs were assigned responsibilities to fill the void in the PPCs of the lower urban councils (i.e. municipalities and town councils). There were also isolated cases where urban councils were utilising officers from neighbouring districts or MZOs.
 - Key technical officers had been in service for at least two (2) years;
 - Key technical officers had the minimum relevant levels of qualification namely BSc or BA in the respective fields;
 - Key technical officers had attended a minimum of two (2) refresher / upgrading courses;
 - Key technical officers had clearly defined roles and responsibilities on files in respective urban council registries or district registries for some of the Town Councils (i.e. personal and/or general).

In contrast, there were twenty-one (21) urban councils [20.6%] that did not fulfil the minimum requirements with respect to the availability of substantively appointed key technical personnel responsible for enforcement of compliance to land use. These included five (5) KCCA Divisions and sixteen (16) Town Councils.

- 2) For availability of law enforcement officers in the urban councils, eighteen³ (18) urban councils [17.6%] had:
- The minimum required number of enforcement officers appointed i.e. at least 10 for cities; 5 for municipal councils; and 2 for Town Councils
 - Clearly defined roles and responsibilities for the law enforcement officers on files in respective urban council registries or district registries for some of the Town Councils (i.e., personal and/or general)
 - Clear records of all cases handled in FY 2021/2022 - thus ascertaining the number and common type of compliance cases handled was easy.

On a related note, there were thirty (30) urban councils [29.4%] that did not have any law enforcement staffs in place. These included one (1) city, five (5) KCCA Divisions, one (1) municipality and twenty-three (23) town councils.

¹ These included 7 cities, 19 municipalities and 6 town councils.

² The Cities, Municipalities and Town Councils had differing approved staff structures; and some categories in city staff structures were not catered for in municipalities and town councils. On a related note, within the same category of urban councils there were variations in the categories of staff basing on what the MoPS approved for each of them.

³ The councils included 3 cities, 10 municipal councils and 5 town councils.

- 3) Regarding the existence, composition and functionality of Physical Planning Committees (PPCs), forty⁴ (40) urban councils [39.2%] had:
- Properly constituted Physical Planning Committees (i.e., with all the statutory members and appropriately appointed by the respective Chief Executive Officers)
 - Held the four (4) mandatory number of PPC meetings during FY 2021 – 2022 i.e., at least one (1) per quarter;
 - Kept minutes of all the PPC meetings, which clearly spelt out the relevant type of cases discussed and the appropriate recommendations and/or decisions made.

Unfortunately, there were twenty (20) urban councils [19.6%] without PPCs; and these comprised of 5 KCCA Divisions and 15 town councils.

- 4) On the existence and functionality of Land Use Regulation Complaints / Grievances Desks, only twenty-three⁵ (23) urban councils [22.5%]:
- Had put in place complaints / grievances registers and appointed or assigned responsible officers;
 - Properly registered relevant complaints / grievances from developers, which were consequently submitted to respective PPCs for consideration;
 - Had clear processes of handling complaints / grievances.

However, thirty-three (33) urban councils [32.4%] had not established Land Use Regulation Complaint / Grievances Desks. These councils included 3 KCCA Divisions, 4 municipal councils and 26 town councils.

- 5) With respect to the existence of systems for submission and timely approval of planning / development applications, only twenty-eight⁶ (28) urban councils [27.5%]:
- Had established planning applications / development registers
 - Had planning applications schedules
 - Respective PPCs made efforts to consider submitted planning applications schedules - at least one (1) per quarter
 - Clearly documented the applications approved, deferred or rejected by PPCs
 - Followed the statutory application approval process
 - Utilised the appropriate technical tools in the approval process⁷
 - Provided timely feedback to clients / applicants within twenty-eight (28) days after submission of applications.

Nonetheless, in eleven (11) urban councils [10.8%] there were no planning applications / development registers. These councils comprised of 5 KCCA Divisions and 6 town councils.

- 6) For the existence of technical tools and equipment in the urban councils, there were just twenty-five⁸ (25) urban councils [24.5%] that had:
- The required physical planning equipment including topographical maps, PDP, Local Detailed Plans, Planning and Urban Management Information System (PUMIS),

⁴ These comprised of 7 cities, 21 municipalities and 12 town councils.

⁵ These councils included 3 cities, 11 municipalities and 9 town councils.

⁶ These comprised of 7 cities, 12 municipal councils and 9 town councils.

⁷ These included the PDP, detailed plan, physical planning guidelines and regulations, physical planning Act 2010 etc.

⁸ The councils included 6 cities, 11 Municipalities and 8 town councils.

- Office and field tools as well as transport facilities
- Engineering equipment, machinery for demolition and storage for exhibits etc.
- Working equipment for use during enforcement of compliance

However, there were ten (10) urban councils [9.8%] without working equipment for use during enforcement of compliance. These included two (2) KCCA Divisions and eight (8) town councils.

- 7) Regarding formulation of ordinances / bye-laws to support physical planning and land use compliance, there were only ten⁹ (10) urban councils [9.8%] that had approved ordinances or bye-laws to support physical planning and enforcement of compliance. Also, eighteen (18) urban councils [17.6%] were still in the process of formulating the ordinances / bye-laws and appeared to be knowledgeable on the remaining steps to be followed until the approval by the Solicitor General.

However, seventy-four (74)¹⁰ urban councils [72.5%] did not have any ordinances or bye-laws in place. The underlying causes for failure to formulate ordinances / bye-laws included: i) inadequate skills by the councils to formulate ordinances or bye-laws; ii) the high costs¹¹ associated with the entire process of formulating the laws especially the community sensitisation meetings (where community members expected to be provided with meals and drinks), the paper work involved as well as the lengthy approval process of the laws by the Solicitor General; iii) low appreciation of the physical planning function; and iv) mind-set that the existing legal and policy frameworks for physical planning and land use compliance at national level were comprehensive enough.

- 8) On the linkages between respective urban councils' five-year development plans (2020/21 – 2024/25), Annual Work Plans and executed activities / investments in the budgets for FY 2021/2022 as well as their consistency with the approved Urban Council Physical Development Plans, there were fifteen¹² (15) urban councils [14.7%] where:

- Respective Five-Year Development Plans, Annual Work Plans and executed activities / investments in the budgets were consistent with the approved Urban Council Physical Development Plans;
- Respective budgets had provisions towards physical planning and enforcement of compliance to approved land use
- There were budget releases (or expenditures) towards physical planning and enforcement of compliance to approved land use.

In contrast, there were thirty-seven (37) urban councils [36.3%] where all the necessary documents were not availed. These councils comprised of 1 city, 5 KCCA Divisions, 4 municipal councils and 27 town councils.

The Physical Planning Situation

This thematic area had six (6) specific indicators namely: i) Presence of a valid approved physical development plan – PDP by the NPPB; ii) Evidence of submissions of requests for PDP modification (change of use); iii) Council implementation of approved PDP by

⁹ These comprised of 2 cities, 7 municipalities and 1 town council

¹⁰ The councils included 5 cities, 5 KCCA Divisions, 19 municipalities and 45 town councils

¹¹ The costs involved were expected to be funded from locally raised revenue, which was a major bottleneck to numerous urban councils.

¹² These included 3 cities, 8 municipal councils and 4 town councils

preparing local detailed) plans and approved by Council; iv) Local (detailed) plans' coverage as a percentage of the total LG planning area; v) Linkage between the local detailed plans and the Physical Development Plan; and vi) Land sub-division, amalgamation and allocation.

1) On the presence of valid approved PDPs i.e. approved by the NPPB, there were fourteen¹³ **(14)** urban councils [**13.7%**]:

- That had Physical Development Plans covering entire urban councils. However, there were other councils that had expired PDPs but had made efforts to update / prepare new ones; and documentary evidence was available for verification.
- With copies of PDPs available for verification
- With reports accompanying the PDPs available
- With recommendations by respective urban councils and approval by NPPB
- Had followed the Guiding Manual for the PDP process
- Levels of implementation PDPs (detailed plans prepared)

On a bad note, there were thirty-three¹⁴ **(33)** urban councils [**32.4%**] where appropriate information could not be obtained to affirm existence of PDPs. Consequently, the other required information could not be obtained from such urban councils.

2) For submission of requests for PDP modifications (change of use) during FY 2021/2022, in thirty-nine¹⁵ **(39)** urban councils [**38.2%**]:

- Applications received were well recorded and properly filed;
- Statutory process was appropriately followed by the PPCs;
- The number of applications considered by PPCs corresponded to the number received;
- There were proper records of the number of:
 - Applications recommended by PPCs;
 - Applications deferred by PPCs;
 - Applications rejected by PPCs,
 - Applications submitted to the Secretary NPPB and considered by the board

However, there were fifty-four **(54)** urban councils [**52.9%**] where there were no PDPs on which modifications and change of use could be based. The councils included three **(3)** cities, five **(5)** KCCA Divisions, nine **(9)** municipalities and thirty-seven **(37)** town councils.

3) With respect to the level of implementation of approved PDPs by preparing detailed plans and approved by respective urban councils, there were twenty-eight¹⁶ **(28)** urban councils [**27.5%**]:

- That had local detailed physical plans approved by the respective Councils:
- Where copies of the plans and reports were available
- There was evidence of approval of the plans by respective Councils i.e. minutes of councils

¹³ The councils included 4 cities, 7 municipal councils and 3 town councils.

¹⁴ The councils included 5 KCCA Divisions, 3 municipal councils and 25 town councils.

¹⁵ These comprised of 6 cities, 18 municipalities and 15 town councils

¹⁶ The councils included 5 cities, 11 municipal councils and 12 town councils

On a negative note, there were forty-two (42) urban councils [41.2%] where information could not be obtained to ascertain the levels of implementation of approved PDPs. The councils comprised of two (2) cities, five (5) KCCA Divisions, ten (10) municipalities and twenty-five (25) town councils.

4) With respect to the proportion of approved detailed plans to the total LG planning area: Detailed plans covered:

- 80 – 100% in fourteen (14) urban councils [13.7%]. These councils comprised of four (4) cities, five (5) municipalities and five (5) town councils.
- 50 – 79% in fifteen (15) urban councils [14.7%]. These included three (3) Cities, four (4) Municipal Councils and eight (8) Town Councils.
- 30 – 49 in eight (8) urban councils [7.8%]. The councils comprised of one (1) Municipal Council and seven (7) Town Councils.
- 10 – 29% in twelve (12) urban councils [11.8%]. These included one (1) City, six (6) Municipal Councils and five (5) Town Councils.
- Below 10% in fifty-three¹⁷ (53) urban councils [52.0%]. These comprised of two (2) Cities, five (5) KCCA Divisions, fifteen (15) Municipal Councils and thirty-one (31) Town Councils.

5) Regarding linkages between respective detailed plans and PDPs of urban councils, there were forty¹⁸ (40) urban councils [39.2%]:

- Where consistency and compatibility / relationship between the land uses in the respective Detailed Plans and the PDPs was established;
- Had 80% compatibility level (and where there were modifications they were as a result of approval by NPPB);
- Had compatibility level below 80%.

However, there were sixty-two (62) urban councils [60.8%] where the linkages could not be ascertained due to unavailability of PDPs and/or detailed plans. The councils comprised of four (4) cities, five (5) KCCA Divisions, thirteen (13) municipal councils and forty (40) town councils.

6) On the aspect of sub-divisions, amalgamations and land allocations during FY 2021/2022, there were nineteen¹⁹ (19) urban councils [18.6%]:

- Which followed the statutory processes during land allocation;
- Which followed the guidelines, standards and PDPs frameworks during land sub-divisions and amalgamations;
- Where there was appropriate involvement of technical staff and relevant committees.

¹⁷ These also included urban councils where proportions of approved detailed plans to the total LG planning area could not be determined due to unavailability of the necessary documents

¹⁸ The councils comprised of 6 cities, 18 municipalities and 16 town councils.

¹⁹ These included 4 cities, 7 municipalities and 8 town councils.

In contrast, there were fifty-six (56) urban councils [54.9%] where no cases of subdivisions, amalgamations and allocations were registered. The councils included 5 KCCA Divisions, 15 municipalities and 36 town councils.

Enforcement of Land Use Compliance Performance

This thematic area covered two (2) specific indicators namely: i) Evidence that the Council Committee (Urban Planning and Development Committee / Physical Planning Committee) considers new investment applications on time; and ii) New investments implemented in the LG are consistent with the approved Physical Development Plans.

- 1) Regarding the efficiency of the respective urban council committees in considering new investment applications, only fifteen²⁰ (15) urban councils [14.7%]:
 - Endeavours had been made to establish Development Application Registers and were accordingly well utilised.
 - Minutes of PPCs meetings were also well recorded and properly filed.
 - The submissions for new investments were responded to within the 28 days in line with the law
 - The number of approved and deferred applications tallied with applications received.
 - There was evidence of use of registered architects as required by law.

On a poor note, there were ten (10) urban councils [9.8%] where there were no Development Application Registers in place. These included 5 KCCA Divisions and 5 town councils. This made it difficult to determine the number of received, approved, deferred or rejected applications.

- 2) With respect to the extent to which new investments implemented were consistent with the respective approved physical development plans, in fifty-eight²¹ (58) urban councils [56.9%], the sampled approved and implemented physical developments were consistent with the respective approved physical development plans.

Nonetheless, there were thirty-seven (37) urban councils [36.3%] where information on PDPs and new investments implemented could not be obtained. These councils comprised of 2 cities, 5 KCCA Divisions, 8 municipalities and 22 town councils. This made it hard to assess the consistency between the new investments implemented with the approved physical development plans.

Enforcement on Breach of Planning and Development Controls on Planned Land Use

Under this assessment area, three (3) specific indicators were considered namely: i) Evidence of notices served to illegal developers; ii) Evidence of illegal developers actually halted; and iii) Percentage of halted planning and development contraventions out of all illegal enforcement notices served.

- 1) During FY 2021/2022, thirty-three (33)²² urban councils [32.4%]:
 - Issued notices to illegal developers and copies of these were readily available or accessible. The notices related to poor usage of the available facilities, blocking

²⁰ These included 4 cities, 7 municipalities and 4 town councils.

²¹ These comprised of 8 cities, 20 municipalities and 30 town councils.

²² These councils included 5 cities, 12 municipal councils and 16 town councils

access, inadequate health and safety measures, development without approved plans, and deviation from approved plans

- Followed statutory process in issuing planning or development contravention notices
- Documented enforcement actions taken by the respective Councils through meetings and resolutions of PPCs e.g., halting developments, confiscation of tools found on sites, prosecution or convicting illegal developers, demolishing or discontinuation of developments.

On the other hand, there were twenty-two (22) urban councils [21.6%] which lacked evidence of notices issued to illegal developers; the process followed; and enforcement actions taken by the respective Councils. These councils included 1 city, 5 KCCA Divisions, 2 municipal councils and 14 town councils.

2) On the illegal developers actually halted, the assessment results revealed that only seven²³ (7) urban councils [6.9%]:

- Had halted at least 50% of the number of planning and development contraventions served with notices;
- Pursued in courts of law a number of development contraventions served with notices
- Demolished a number of developments contraventions served with notices
- The most common types of developments halted / demolished entailed commercial and residential developments.

On the contrary, there were thirty-six (36) urban councils [35.3%] without any documentary evidence on the illegal developers actually halted. The councils included 2 cities, 5 KCCA Divisions, 4 municipalities and 25 town councils.

3) Three (3) out of the enforcement notices served in each urban council were sampled.

- In thirty-two²⁴ (32) urban councils [31.4%], proof and field evidence of enforcement of compliance by corrective action, halting or demolition were obtained;
- While in twenty-six (26) urban councils [25.5%] there was scanty proof and field evidence of enforcement of compliance by corrective action, halting or demolition and
- Finally in forty-four²⁵ (44) urban councils [43.1%], there was no proof and field evidence of enforcement of compliance by corrective action, halting or demolition majorly due to unavailability of records.

Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance

This specific indicator was to ascertain evidence of sensitization meetings conducted on physical planning and land use compliance.

The results showed that only nineteen (19) urban councils [18.6%] had:

- Planned sensitization workshops / meetings;
- Prepared sensitization materials;

²³ These included 2 cities, 1 municipal council and 4 town councils

²⁴ These comprised of 4 cities, 13 municipalities and 15 town councils

²⁵ The councils included 2 cities, 5 KCCA Divisions, 9 municipalities and 28 town councils

- Held meetings / workshops at least 1 per quarter;
- High level of stakeholder participation

On a poor note, there were forty-three (43) urban councils [42.2%] where there was no evidence of sensitization meetings conducted on physical planning and land use compliance. These included 4 Cities, 5 KCCA Divisions, 7 Municipalities and 27 Town Councils

Innovative Approaches to Enforcement of Land Use Regulations

The assessment exercise endeavoured to find out whether urban councils had come up with innovative approaches to enforce land use regulations.

The results showed that forty-two²⁶ (42) urban councils [41.2%] had come up with proactive or reactive innovations, which were feasible or being implemented. The innovative approaches utilised by these urban councils included:

- 1) Bye-law that requires all access roads to be provided first before individuals obtain land titles, which has helped some urban councils to have bigger roads at a cheaper cost [e.g. Serere TC].
- 2) Enforcement of a Council resolution whereby individuals can not alter sub-divisions as far as the detailed plan is concerned but rather ask individuals to request neighbours and solve that on their own [i.e. Dokolo TC]
- 3) Labelling illegal developments / structures with spray paint marks, which scared the developers to report themselves to the authorities to negotiate and thereafter agree to go through the appropriate procedures [e.g. Busia MC and Namutumba TC].
- 4) PPC utilising Urban Development Forum, which brought together key stakeholders on a regular basis (i.e. quarterly) to discuss issues affecting physical planning [i.e. Soroti City]
- 5) PPCs persuading land owners during road opening to contribute land for free for this cause [e.g. Moroto MC].
- 6) The urban council offering to subsidise the application fees to UGX 100,000 for residential land use in order to encourage the newly annexed wards to follow physical planning process [i.e. Kamuli MC].
- 7) The use of opinion leaders mainly in enforcement and making people accept physical planning ideas [e.g. Mbale City].
- 8) Urban Councils negotiating with architects to handle the building plans of the potential developers at a subsidized cost to encourage use of approved plans [e.g. Kibuku TC].
- 9) In order to reduce on delays of plan approvals, key technical officials hold mini-meetings for quick input from one another and thereafter commencement notices are issued to developers to go ahead with the initial stages - as council pursues the mandatory plan approval process [i.e. Kapchorwa MC]

However, twelve (12) urban councils [11.8%] had come up with proactive or reactive innovations, which were yet to be implemented. These unimplemented innovations include:

- 1) LG Councils drafting bye-laws to ensure all building plans cater for rain water harvesting provisions before approval by the PPCs in order to reduce on flooding during rainy seasons [e.g. Kotido MC].
- 2) Enforcement of painting all buildings, putting respective building numbers as well as Plot numbers for urban council aesthetics and orientation [e.g. Bukedea TC].

²⁶ The councils comprised of 8 cities, 16 municipalities and 18 town councils.

Finally, there were forty-eight (48) urban councils [47.1%] did not have any innovations. These councils included one (1) city, three KCCA Divisions (3), eleven (11) municipalities and thirty-three (33) town councils.

Table 1: Summary of Land Use Compliance Performance by Thematic Area of Assessment

Thematic Area	Scores Range, Number and Proportion of Urban Councils:										Total Urban Councils	
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response			
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.		
1) Institutional Readiness to Enforce Land Use Compliance	19	18.6%	46	45.1%	32	31.4%	5	4.9%	0	0.0%	102	100%
2) The Physical Planning Situation in Urban Councils	16	15.7%	30	29.4%	41	40.2%	14	13.7%	1	1.0%	102	100%
3) Council Enforcement of Land Use Compliance Performance in Urban Councils	46	45.1%	23	22.5%	23	22.5%	9	8.8%	1	1.0%	102	100%
4) Enforcement on Breach of Planning and Development Controls on Planned Land Use	27	26.5%	28	27.5%	27	26.5%	19	18.6%	1	1.0%	102	100%
5) Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance	28	27.5%	20	19.6%	11	10.8%	42	41.2%	1	1.0%	102	100%
6) Innovative Approaches to Enforcement of Land Use Regulations	42	41.2%	7	6.9%	5	4.9%	47	46.1%	1	1.0%	102	100%

Overall Assessment Results

The overall assessment results indicate that twelve (12) urban councils [11.8%] scored in the range of 80 -100%. The urban councils included five (5) cities – Soroti City, Gulu City, Lira City, Hoima City and Mbarara City; six (6) Municipal Councils – Apac MC, Koboko MC, Nebbi MC, Tororo MC, Kira MC and Kasese MC; and one (1) Town Council – Pakwach TC.

Meanwhile, forty-four (44) urban councils [43.1%] scored in the range 50 – <80%. These included four (4) cities, seventeen (17) Municipal Councils, and twenty-three (23) Town Councils.

Table 2: Overall Performance by Categories of Urban Councils

Category of Urban Councils	Score Range, Number and Proportion of Urban Councils Within:								Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Cities	5	50.0%	4	40.0%	1	10.0%	-	-	10
KCCA Divisions	-	-	-	-	4	80.0%	1	20.0%	5
Municipal Councils	6	19.4%	17	54.8%	8	25.8%	-	-	31
Town Councils	1	1.8%	23	41.1%	28	50.0%	4	7.1%	56
Total Urban Councils	12	11.8%	44	43.1%	41	40.2%	5	4.9%	102

Also, forty-one (41) urban councils [40.2%] scored between 0.1 - <50%. These urban councils included one (1) city council, four (4) KCCA Divisions, eight (8) Municipal Councils and Twenty-eight (28) Town Councils.

Lastly, some five (5) urban councils [4.9%] scored zero (i.e. obtained 0%). The urban councils were Kawempe Division, Luwero TC, Kiruhura TC, Kiryandongo TC and Rubirizi TC.

Table 3: Overall Performance of Urban Councils by Region

Region	Score Range, Number and Proportion of Urban Councils Within:								Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Central	1	2.9%	10	28.6%	22	62.9%	2	5.7%	35
Eastern	2	9.1%	13	59.1%	7	31.8%	0	0.0%	22
Northern	6	42.9%	4	28.6%	4	28.6%	0	0.0%	14
Western	3	9.7%	17	54.8%	8	25.8%	3	9.7%	31
Total – Urban Councils	12	11.8%	44	43.1%	41	40.2%	5	4.9%	102

Table 4: Recommendations

ISSUE	RECOMMENDATIONS
1. Appointments of PPCs	<ul style="list-style-type: none"> MLHUD should enforce appointment and functionality of PPCs in all urban councils in the country. Urban councils should formally appoint all PPC members with clear roles and keep copies of schedules on file.
2. Capacity building of councils and technical teams	<ul style="list-style-type: none"> The leaders need to be trained in formulation of ordinances / bye-laws and basics in importance of land use compliance.
3. Functionality of PPCs	<ul style="list-style-type: none"> The AWP should provide for the functions of the PPCs as guided by the PPA
4. Information management / Record keeping in urban councils	<ul style="list-style-type: none"> Build capacity of technical staff in records management. Councils should establish information management and/or record keeping systems in a manner that permits users to access information
5. Linkage of key documents that guide development	<ul style="list-style-type: none"> The annual Budgets (and AWP) for each urban council should be properly linked to respective five-year Development plan, the PDP and the NPDP. This should be included among the LGPA Indicators
6. Review and preparation of urban PDPs and Detailed Plans	<ul style="list-style-type: none"> Council leadership should endeavour to mobilise resources to prepare new and/or review PDPs and detailed plans for effective land use compliance and enforcement.

ISSUE	RECOMMENDATIONS
	<ul style="list-style-type: none"> • MLHUD should lobby Parliament to establish a special fund to support physical development planning and implementation in urban LGs • The Physical Planners must ensure inclusion of the necessary physical planning activities in respective Annual Work Plans and 5 year Development Plans as a basis for support.
7. Sensitization of stakeholders	<ul style="list-style-type: none"> • Councils should plan, budget and implement sensitization of stakeholders so that the physical planning function and investment interventions of the councils are in tandem and support one another
8. Staffing in urban councils	<ul style="list-style-type: none"> • Recruitment plans should include the key staff positions as per approved structures with the required levels of education for effective delivery of services. • Councils should put in place incentives for technical staff to upgrade and attend refresher courses so as to keep in pace with new innovations and technologies.

CHAPTER ONE:

1.0 INTRODUCTION AND BACKGROUND

1.1 Introduction

GIPEA Africa Ltd in association with Urban Geodetic Consultants Limited is pleased to have been entrusted with the task of preparing a state of land use compliance report for Uganda's Cities, Municipalities and Town Councils to ensure orderly, sustainable and organized urban development as part of the national agenda. It has been observed over time that urban areas in Uganda have positioned themselves as engines of growth and development due to increased urbanization. This report provides a rich depiction of consultancy (GIPEA Africa Ltd and Urban Geodetic Consults Limited) execution strategy to bring about the desired deliverable which is part of the national agenda contributing to national development such as acting as centres for development, employment, education, technology, and knowledge transfer and markets for industrial and agricultural products. It has been prepared using a consultative process as well as a desk review of secondary materials.

Currently Uganda has 1 Capital City, 10 cities, 42 Municipalities and 357 Town councils. Most of these urban councils have tried physical development planning as an intervention to ensure orderly and progressive development, but such efforts and plans have surprisingly met challenges which have impacted negatively to the intended purpose. MLHUD having realized the enormous task before the Urban Authorities as implementing agencies to ensure orderly development of their environments amidst scarce resources, is seeking to undertake a study in the selected previous 82 urban councils and also assess the state of land use compliance in the additional 20 urban Councils to determine their level of compliance to the land use regulatory framework which is in place and functional.

The study also investigated the limitations each individual urban centre of the urban councils were facing in their quest to effectively implement the physical development plans. This study further sought to provide a scorecard on the level / state of land use compliance within these urban centres as well as provide indicators on what was needed to effectively implement these PDP's if orderly and progressive development was to be achieved in the country. The inception report, as required in the agreement signed on the 05th January 2023 between Ministry of Lands, Housing and Urban Development and GIPEA Africa Ltd in association with Urban Geodetic Limited for the later to offer consultancy services for the preparation of state of land-use compliance report for Uganda's 31 municipalities and 60 selected Town Councils and 11 Cities. It contains, defined project objectives, activities as defined in the scope of assignments, expected outputs, a detailed implementation plan with clear and efficient communication direction and timelines, a comprehensive approach to methodology together with a work plan.

1.2 Project Objective(s)

The overall objective of this consultancy was to prepare, through a consultative and field-based process, a state of land use compliance report covering 102 urban councils in Uganda.

1.3 Specific Objectives

- To assess the efficacy of the existing tools used to assess compliance of urban councils to the land use regulatory framework with a view of improving them where necessary.

- To assess the levels of improvement and or limitations to compliance to the land use regulatory framework of the previous **82** urban councils and also assess the state of land use compliance in the additional **20** urban Councils.
- To recommend best land use practices in the implementation of Physical Development Plans (PDPs) for increased compliance with the land use regulatory framework.
- To review the rewards and sanctions of the previous report with a view of streamlining them with the revised Physical Planning Act (PPA).

1.4 Project Scope and Location of the Project Area

The consultant assessed the level of compliance with the land use regulatory framework in each of the 102 urban councils. To do this, the consultant physically visited the urban councils as well as reviewed the report of the previous assessment of the 102 urban councils. The consultant also performs / carries out and go in-depth analysis of the achievements of the recommendations proposed in the previous assessment undertaken in 2019. The scorecard concept as used in the first study will be applied to determine the level of land use compliance within these urban councils as well as provide indicators on what is needed to effectively implement these Physical Development Plans if orderly and sustainable development is to be achieved in these and other urban centres of the country. This will be done in close consultation with the Department of Land use Regulation and Compliance. Further still, the study covered 82 urban councils of the previous study as well as additional 20 new ones.

The rationale for the selection of the 20 additional Town Councils was based on the regional representation of a given council, convenience in terms of accessibility, availability of technical staff supporting physical planning activities in that council and those considered to be growing rapidly with a sizable population.

Four main criteria used to select the urban Councils by the MLHUD. These are: (i) National geographical spread, (ii) representation of different categories of Town Councils, mostly using population and type of dominant economic activities, 60 in number, (iii) consideration of mega urban areas like cities 11 in number and (iv) Location in relation to the 31 Municipalities. Here, care was taken not to veer the consultant off the routes to the municipalities, which would increase costs and time necessary to reach them.

1.5 The Background to the Study

Urbanization worldwide is taking a centre stage catering for the world's population. It is estimated that by the year 2025, there will be 410 cities all over the world with 5 million people or more. About 65% of these cities will be in the developing countries. In Africa the level of urbanization has reached 37% (297 million people) with average growth rate of 3.5%. By 2025, it is estimated that 54% of Africa's population will be living in urban areas. In Uganda 12% of the population is urban. In Uganda it is estimated that the urban population has steadily increases from 6.6% in 1969 to more than 22% in 2014. This means that relatively smaller geographical areas will be catering for more than a half of the world's population. A pragmatic planning approach and effective urban management systems is the only way in which to sustain the ever-growing population in these urban areas of Uganda.

Uganda is experiencing rapidly growing urbanization with an urban population growth rate of around 8.8% between 2014 and 2021²⁷. About 18% of the population reside in urban areas of Uganda of which 4 % reside in Kampala (Census 2014). The percentage of the population living in urban areas increased from 12.3% in 2002 to 18.6% in 2014 and is projected to have increased to 26.5% in 2021. The above situation has forced the government of Uganda to prioritise urban development among its 21 first priorities. The Government of Uganda is now more than ever committed to ensuring orderly, sustainable, and organized urban development as part of the national agenda. This is in recognition of the important role that urban areas play in national development as engines of growth and centres of investment, employment, education, knowledge, and technology transfer and ready markets for industrial and agricultural products.

It is under this premise that most planning authorities in these urban areas have endeavoured to develop Physical Development Plans (PDPs) in an effort to allocate scarce resources in strategic intervention areas to ensure planned urbanization which will spur integrated urban development. Most of the Councils have undertaken physical development planning as an intervention at ensuring orderly and progressive development, though such efforts and plans have surprisingly many times failed to achieve their intended purpose. Having realized the enormous task before the Urban Councils as implementing agencies to ensure orderly development of their environments amidst scarce resources, the Ministry of Lands, Housing and Urban Development prepared the first ever state of land use compliance report in 2016 [covering 62 urban councils] and the second one in 2019 [covering 82 urban councils] that highlighted key issues in order to improve compliance to the land use the regulatory framework in the selected Urban Councils. The reports also ascertained various challenges these councils face ranging from understaffing to political interference among others.

The Ministry of Lands Housing and Urban Development has therefore sanctioned another round of study in 102 urban councils to further investigate the limitations / challenges as well as good practices each individual urban centre is facing and also identify measures that have been undertaken to address some of the challenges that were identified in the first study. The assessment also involved the scorecard concept to determine the level of land use compliance within these urban centers as well as provide indicators on what is needed to effectively implement these PDPs if orderly and sustainable development is to be achievable in all urban centres of the country. This too shall provide a basis on which to reward the best performing urban councils and sanction those that have underperformed in land use compliance.

The inception report, as one of the key outputs stated in the TOR, contains; defined project objectives, activities as defined in the scope of the assignment, expected outputs, a detailed implementation plan with clear and efficient communication direction and timelines, a comprehensive approach to the methodology together with the work plan.

1.6 The Land Use Regulatory Framework in Uganda

Land use in Uganda is regulated through the Physical Planning function at the national and lower administrative levels. The Physical Planning function entails provision of spatial frameworks for arrangement and organization of socio-economic activities on land at the National, Regional, District and Local levels to achieve optimal land utilization and sustainable development. Physical planning is therefore the vehicle for streamlining

²⁷ <https://www.macrotrends.net/countries/UGA/uganda/urban-population>

Uganda's Vision 2040 and giving it a spatial framework. No country has had her people transformed from low income to middle income that did not pay attention to its spatial organization. The Vision 2040 identifies key core projects that will propel the country to the envisioned future. Their specific locations and the location of their supporting infrastructure and activities will mostly be determined in the cascaded Physical Development Plans from the national down to the local level.

The main guiding policy framework for land use regulation are the National Land use Policy of 2007 and the Physical Planning Act of 2010. The National Land Policy of 2013 will also play a key role in land use regulation. Two important policies in the making, that is (1) Urban Development, and (2) Housing Policies, will as well play an important role in guiding and regulating land use in Uganda when they come into effect.

The adoption of the National Land use Policy in 2007 heralded a new phase in Uganda's Physical Planning history with government committing to the cause of orderly utilization of the country's land-based resources. This was quickly followed by the promulgation of the Physical Planning Act which introduced significant changes in Uganda's physical planning landscape. Notable among these were; (1) declaration of the whole country a planning area, (2) clarification of the physical planning hierarchy, and (3) introduction of physical planning committees at the district, urban and local levels.

Subsequently, Uganda has prepared her first National Physical Development Plan (NPDP). This is a spatial development framework which will set the agenda for all spatial development interventions, including transport infrastructure, national level services (such as Universities, referral hospitals), settlements (both rural & urban), economic infrastructure (such as industrial zones & strategic tourism infrastructure), and conservation.

On completion of the NPDP, Regional Physical Development Plans will be prepared, articulating regional level details prescribed by the National Physical Development Plans. So far two regional PDPs have been prepared (Albertan, Northern Corridor). These have been followed by District Physical Development Plans (Wakiso, Nwoya, Kabarole and Bunyangabu), which will guide urban and local physical development planning. The first three Physical Development Plans on the hierarchy provide a spatial framework for lower level physical planning and other sectoral planning. The last two are the enforceable plans as they fix land uses on the ground.

Until the promulgation of the Physical Planning Act 2010, physical planning in Uganda was looked at by many as an inherently urban process even though the physical planning structures remotely recognized regional and rural planning. Partly as a result of this, most urban centres in the country have functional Physical Development Plans. However, most such plans have in reality not guided physical developments in the respective towns. It is for this reason that government sought to strengthen the physical planning function at the national level by, among other initiatives, instituting a fully-fledged department to work towards ensuring compliance to the land use regulatory framework countrywide. Under the land use regulatory framework, there are two basic ingredients which need clarification for purposes of proper implementation of the framework. These include; the regulation and the tool for assessment.

1.7 Land Use Policy and Legal Framework in Uganda

Uganda regulates her land use through a number of laws, regulations, standard and Guidelines, Plans, and administrative measures such as circulars (letters). These instruments get their credence straight from the constitution and from a number of policies.

1.8 The Constitution of the Republic of Uganda, 1995 and Land Use Regulation

The constitution is the prime law on which all others are based; it is also the fundamental legal basis of land management in Uganda. According to this 1995 constitution, Article 237 clause (1), Land in Uganda belongs to the citizens of Uganda and shall vest in them in accordance with the land tenure systems provided for in the Constitution. The constitution also recognizes that Government or a local government may, subject to article 26 of this Constitution, acquire land in the public interest; and the conditions governing such acquisition shall be as prescribed by Parliament. The Government or a local government as determined by Parliament bye-law, holds in trust for the people and protect, natural lakes, rivers, wetlands, forest reserves, game reserves, national parks and any land to be reserved for ecological and tourist purposes for the common good of all citizens. In clause 3 of Article 237, Land in Uganda is owned in accordance with the customary, freehold, 'Mailo' and leasehold land tenure systems. This legal framework is useful for further stressing the roles of the urban authorities in land use regulation.

1.8.1 The National Land Use Policy

The overall goal of the National Land use Policy is "To achieve sustainable and equitable socio-economic development through optimal land management and utilization". The policy sets the agenda for land use regulation in the country.

1.8.2 The Physical Planning Act, 2010

This is the principal Act of parliament that has been put in place to regulate land use in Uganda. It creates the framework within which land use planning is to take place. It also prescribes the institutions mandated to control land use at all levels.

1.8.3 The Local Governments Act

The Local Government Act 1995 (as amended) is the legal framework that mandates Local Governments to prepare or cause to prepare planning schemes for the lower local government. Carry out planning on their area of jurisdiction. The same Act mandates them to regulate activities in their various areas of jurisdiction.

1.8.4 The Land Act, 1998

This Act provides the framework for the various land tenure systems in Uganda and provides for the management of land. Section 43 of the Act provides for a person who owns or occupies land to manage and utilize the land in accordance with the Forest Act, the mining Act, the National Environment Act, the Water act, the Uganda wildlife Act and any other law.

1.8.5 The Public Health Act

This Act consolidates and provides a framework with regard to conservation and preservation of public health in particular; it deals with building regulations, sanitation and the control of nuisances. The Act empowers the local authorities to ensure that the general health standards stipulated by the Act are adhered to through specific regulations.

The Act empowers the minister of health to prohibit erection of premises, which do not meet the minimum standards stipulated in the Act and other regulations. The Act is of relevance to land use regulation because it spells out minimum standards and ensures proper public health through the various sections.

1.8.6 The National Environment Act, Cap 153

The National Environment Act provides tools for environmental management that hitherto had not been deployed, including Environmental Impact Assessments) EIAs. Sections 49 and 46 concern land use planning. Section 35 of the Act prohibits any activity not being a traditional activity, in a wetland without prior written approval. The National Environment (Wetlands, River Banks and Lake Shores Management) Regulations, 2000 stipulates in regulation 34 that a developer who desires to conduct a project which may have adverse impacts on a wetland, river bank or lake shore shall carry out an environmental impact assessment in accordance with the provisions of the Environment Act.

1.8.7 The Physical Planning Regulations

The Physical Planning Regulations give full effect to the Physical Planning Act, 2010. Without them, the Act would not be fully implementable.

1.8.8 The National Physical Planning Standards and Guidelines

The Standards and Guidelines are intended to guide both the formulation of PDPs and their implementation, with the basic aim of ensuring that (spatial) developments take place in an orderly, coordinated and efficient manner. They provide clear verifiable minimum standards for development (spatial) activities.

1.8.9 Physical Planning Guidelines for the Preparation and Implementation of Physical Development Plans

These guidelines are intended to standardize the way physical development plans are prepared and implemented. It guided on the process to be followed, the content and structure.

1.8.10 Physical Development Plans

This is the most commonly used instrument in regulating land use, so much that it is sometimes erroneously understood to be the only instrument available for land use regulation. A Physical Development Plan articulates land use proposals for a given (planning) area. It assigns different land uses to different areas and also assigns specific development standards. In doing this, the plan bases on the other instruments that regulate land use, including laws, regulations and standards. It is no wonder, therefore, that this is arguably the most commonly used point of reference in the assessment of land use compliance.

1.8.11 Ordinances and Bye-Laws

Local Governments have got the prerogative to formulate and implement ordinances and bye-laws for the purpose of better service provision. Such ordinances and bye-laws may include further clarification of processes in land use regulation. For example, a bye-law may stipulate the amount of plan submission fees that prospective developers may pay to the urban authority upon submission of building plans for approval.

CHAPTER TWO:

2.0 METHODOLOGY AND LAND USE REGULATORY INSTRUMENTS

The assignment adopted both qualitative and quantitative methods of data collection in addition to review of relevant documents. The consultant used participatory community surveys or forms of collecting information from relevant stakeholders. The consultant also used a comprehensive detail of approach to each scope of work as defined in the terms of reference.

In general, data collection methods used included but not limited to consultative meetings, desk reviews, Face to face key informant interviews or in-depth interviews for key stakeholders and field inspection or observation.

The consultant carried out the assessment in four major ways:

- Review of relevant Documents (i.e. reports, files etc.) as indicated in the adjusted compliance assessment templet.
- Interview key informants who included but not limited to; Town Clerk, Heads of Physical Planning and Engineering Departments and members of PPC where applicable.
- Focus group discussion targeting relevant committees to the study.
- Carry out Field visits for purposes of verifying physical compliance.
- Taking pictures of some key information for referencing purposes.

2.1 Desk Research Review of All Available Relevant Literature

The consultant conducted a desk review of relevant legal documents to get in-depth understanding of the existing legal and policy regimes guiding the operationalization of enforcement of land use compliance in urban councils in Uganda today. In so doing, the consultant learnt from the challenges and success stories that enriched and enhanced the development of clear recommendations for the preparation of the state of land use in the urban areas in Uganda. Among the documents reviewed included but not limited to the following:

1. National Land Policy of Uganda of 2013 to understand in detail, the relevant strategic policy interventions regarding the management and land use in urban centres.
2. Physical Planning Act of 2010 (as amended 2020) to specifically understand the regulation of land use in Uganda and institutions mandated to control land use at all levels.
3. The Constitution of the Republic of Uganda, 1995: To understand the fundamental legal basis of land management in Uganda.
4. The Local Government Act, 1995: To understand how Local governments are mandated to execute physical planning mandate in their areas of jurisdiction.
5. The Land Act, 1998; To Understand the Land tenure systems and management of Land in Uganda.
6. The Physical Planning Regulations: To understand the full effect to physical planning Act, 2010.
7. The National Physical Planning Standards and Guidelines of 2011 and the revised version 2023. This helped the team to understand the guidelines and standards that are intended to guide local governments (LGs) to enforce land use compliance.
8. The national Physical Planning guidelines for preparing and implementing the physical development plans in LGs.

9. The land use regulatory framework.
10. Report on assessment of local governments' compliance to land use regulatory framework 2019.
11. Physical Development Plans for respective urban councils.

2.2 In-Depth Interviews with Stakeholders

The consultant also conducted in-depth interviews with various stakeholders as suggested in the proposal to respond to the questions in the tool. This helped to reveal divergent experiences and “outlier” attitudes, and to provide a history of behaviour that saw the trend in the development of urban centres in the cities, municipalities and town councils of Uganda. Selection of respondents was based on the stakeholders' experience and influence in urban development.

The consultant also sought the guidance of the national regulator (i.e. Ministry of Lands, Housing and Urban Development). The gaps exhibited in services execution provided benchmarks for appropriate policies. In-depth interviews therefore were adopted to capture the unique issues of different stakeholders.

2.3 Group Discussions

The Focus Group Discussions (FGDs) consisted of 3 - 7 participants that were similar in respect of the study variables. A trained moderator was used to moderate the FGDs. The role of the group moderator was to help the group identify key issues related to the topic under discussion, while allowing sufficient flexibility to cover all aspects of the topic to everyone's satisfaction.

These participatory groups included stakeholder respondents that were involved in the daily development of the urban centres in the study areas.

The group discussions were used to explore the meanings of survey findings that could not be explained statistically, the range of opinions / views on a topic of interest. In bridging research and policy, group discussions were useful in providing an insight into different opinions among different parties involved in the urban development process.

2.4 Field Work Activities

2.4.1 Preparation for Field Work

The consultant mobilised a team of ten (10) experienced physical planners that undertook the exercise. The consultant also organized a one-day orientation workshop in order to bring on board all the team members. Also, the consultant organized for logistics to support field work activities. The consultant also had meetings with the client to agree on some aspects such as fieldwork schedule, the selected councils to be assessed and the data collection tool among others.

- a) Conducting orientation workshop for all the consultants
 - i) Understanding the project Terms of Reference (ToR) and scope of work,
 - ii) Internalizing the assessment tool and its parameters,
 - iii) Internalizing the data capture template,
 - iv) Quality assurance and ethics issues,
 - v) Expected field outputs and their timelines,
 - vi) Introduction of group team members and their group leaders,
 - vii) Communicating the field itinerary to the consultants,
 - viii) Discussing expected challenges and mitigation measures,
 - ix) Signing of individual consultant contracts

- b) Mobilising logistics
- i) Vehicles (preferably one that can carry all the group members at a go and a four wheel),
 - ii) Accommodation issues,
 - iii) Feeding,
 - iv) Field Allowances,
 - v) Digital Cameras,
 - vi) Tape measures,
 - vii) Stationery (i.e. markers, highlighters, pens, notebooks, field data collection sheets, bags etc.),
 - viii) Allocation of vehicles to specific clusters,
 - ix) Lap tops (each consultant is computer literate and has capacity to prepare reports in the field),
 - x) Physical address of the secretariat

2.4.2 Field Itinerary

The filed work was conducted as outlined below:

- The client officially contacted the respective urban councils in writing in order to prepare them for the assessment. It was essential that the accounting officers and relevant officers were made aware in advance of the exercise and what was expected out of them. The client also provided an introductory letter to the consultant before commencement of field work.
- The field work commenced on 26th March 2023 and was completed on 14th April 2023
- Assessment of each urban council was planned to take half ($1/2$) a working day and it was anticipated that the smallest cluster (with 19 urban councils) would take a maximum of 16 days and the biggest (with 21 urban councils) would take a maximum of 18 working days including weekends and public holidays.
- As a contingency measure, in the event that the targeted individuals (officials) were not present, the client requested the affected urban authorities to delegate to a senior officer to handle the exercise.
- Once assessment teams reached their respective urban councils, they did the following:
 - i) Introduced themselves to the accounting officer and also paid a courtesy call to the top political leadership of that urban council.
 - ii) Facilitated a debriefing meeting, which consisted of the members of Technical Planning Committees and/or the Physical Planning Committees.
 - iii) The team leader of a cluster spelt out the objectives of the exercise and called for cooperation among members in providing the relevant information.
 - iv) The team leader presented preliminary findings in an exit meeting for each of the urban councils and the accounting officer signed an exit form, which consisted of the strengths and weaknesses in the urban council as well as agreed areas of improvement.
- In all meetings in each of the urban councils, participants registered and signed in the provided attendance sheet.
- The cluster team leader was given a report templet where preliminary findings were recorded for each urban council.

2.4.3 Urban Council Clustering and Time Schedule

After a careful analysis of the targeted urban councils and their location, the consultant created 5 clusters with the smallest having nineteen (19) Urban Councils and the largest twenty-one (21) Urban Councils. The arrangement of urban councils per cluster started with the farthest on a particular route and ended with the nearest urban council to Kampala; and this guided the itinerary. Each cluster had a team of two – one of whom was the team leader as well as a Physical Planner. The teams set off on 26th March 2023 to their first work station and the last group was back in Kampala on the 14th April 2023 (refer to *Appendix 6*).

CHAPTER THREE:

3.0 FINDINGS - AN ANALYSIS OF TYPICAL LAND USE COMPLIANCE IN URBAN COUNCILS

3.1 Assessment of Urban Councils

3.2 Assessment Schedule

The Assessment of Urban Councils was conducted following the approved schedule by MLHUD that was communicated to the Council well in advance.

3.3 Support from MLHUD

The MLHUD provided support and guidance throughout the assignment. They facilitated a one-day orientation workshop with the Consultant which was held on 24th March 2023 at GIPEA Africa offices in Kampala. They also provided information key to the assessment.

3.4 Reception by Urban Councils

The Town Clerks or their representatives received the Assessment Teams (ATs) at the headquarters of respective urban councils on the scheduled days and dates. Each team leader introduced the team members, explained the purpose of the visit to the council and thereafter agreed on a programme for the assessment.

The Town Clerks, through the respective Urban Council Physical Planners, had been informed by MLHUD regarding the exercise and the schedules had been communicated accordingly. In some of the urban councils, the Town Clerks or their representatives introduced the ATs to the respective Mayors for courtesy call. Team leaders briefed the Town Clerks or their representatives and thereafter embarked on the assessment of the urban councils. The categories of officials consulted and/or interviewed were as outlined in *Appendix 4*.

In the majority of urban councils, most of the relevant documents, reports and minutes for review were availed on time and council officials were available on call. However, in a few urban councils the ATs could not easily access the required documents due to the poor record keeping / information management systems; and some of the key officials could not be consulted because they were on other equally important work.

3.5 Exit Meeting Proceedings

The Town Clerks or their authorised representatives (e.g. Deputy Town Clerks, Assistant Town Clerks, Human Resource Officers and Physical Planners) chaired the de-briefing sessions in the respective urban councils. The meetings were held on the respective days when the ATs conducted the assessment exercise. The exit briefing meetings were attended by members of PPCs and/or TPCs in most of the urban councils. However, in some of the urban councils, it was not possible to have the members of PPCs / TPCs due to other equally important engagements in these councils.

The team leaders made the presentations of the preliminary key findings of the assessment according to the thematic areas; purposely pointing out the areas of strength and weaknesses as well as agree on the action points.

In all the urban councils covered during the assessment, the Town Clerks or their authorised representatives appreciated the exercise as it enabled them to learn more about the areas in which their councils were performing well and others where there were gaps; and thus

necessitated formulation of appropriate strategies to improve performance in physical planning and land use compliance.

3.6 Challenges Faced during the Assessment

The following categories of challenges were faced by the teams during the assessment exercise:

- 1) Failure to access some of the required information due to poor information management systems / record keeping in some urban councils (e.g. Malaba TC), which could not allow their objective assessment.
- 2) In some urban councils, the key officials were busy with other mandatory activities e.g. preparation of Quarter Three reports (e.g. in Mbale City), a situation that led to divided loyalty), holding TPC meetings (e.g. Moroto MC, Kaberamaido TC); attending Council meetings (e.g. Bukedea TC).
- 3) Key officials (of PPC and TPCs) attending belated national day celebrations (e.g. Women's Day in Kibuku District).
- 4) The deliberate absence of key officials at stations as well as documents in some urban councils (e.g. Butaleja TC), which hindered the teams to assess such urban councils.
- 5) The unpreparedness of the key officials in some urban councils for the assessment claiming that they had not been informed (e.g. Sironko TC), which resulted in the failure to access some of the required documents.

3.7 Land Use Compliance Assessment Results

The assessment exercise covered six (6) thematic areas namely: 1) Institutional readiness to enforce land use compliance, 2) the physical planning performance and situation, 3) Council enforcement of land use compliance performance, 4) Enforcement on breach of development and planning controls on planned land use, 5) Sensitisation on physical planning, land use management, development management and enforcement of compliance, and 6) Innovative approaches to enforcement of land use regulations.

3.6.1 Institutional Readiness to Enforce Land Use Compliance

Under this thematic area, there were eight (8) specific indicators that included: i) Availability of substantively appointed key technical personnel responsible for enforcement of compliance to land use in Council; ii) Availability of law enforcement officers; iii) Existence of a fully constituted and functional Physical Planning Committee; iv) Existence of a functional land use regulation complaint / grievance desk; v) Existence of a system for submission and timely approval of planning / development applications; vi) Existence of technical tools and equipment; vii) Existence of ordinances (for cities) or bye-laws (for City Divisions, Municipalities and Town Councils) to aid physical planning and enforcement of compliance; and viii) Linkage between the five-year development plan and the Physical Development Plan and budget.

3.7.1.1 Availability of Substantively Appointed Key Technical Personnel Responsible for Enforcement of Compliance to Land Use in Councils

The assessment exercise endeavoured to establish the availability of substantively appointed key technical personnel (in position and in acting capacity) responsible for enforcement of compliance to land use in respective councils.

The results revealed that thirty-two (32) urban councils fulfilled the following:

- Had the key technical officers including Physical Planners, Civil Engineers, Building Inspectors, Health Inspectors, Land Officers, and Surveyors in line with the respective

approved Urban Councils Staff Structures²⁸. In some of the urban councils, the respective district level staffs were assigned responsibilities to fill the void in the PPCs of the lower urban councils (i.e. municipalities and town councils). There were also isolated cases where urban councils were utilising officers from neighbouring districts or MZOs.

- Key technical officers had been in service for at least two (2) years;
- Key technical officers had the minimum relevant levels of qualification namely BSc or BA in the respective fields;
- Key technical officers had attended a minimum of two (2) refresher / upgrading courses;
- Key technical officers had clearly defined roles and responsibilities on files in respective urban council registries or district registries for some of the Town Councils (i.e. personal and/or general).

It was noted that utilisation of key officials from respective district local governments and/or MZOs posed challenges as assigned officials at times had other priorities focussing on activities for the substantive positions held.

The thirty-two urban councils that fully complied comprised of seven (7) cities [i.e. 70.0% of cities], nineteen (19) municipalities [i.e. 61.3% of municipalities] and 6 town councils [10.7% of Town Councils]. Refer to *Figure 1*.

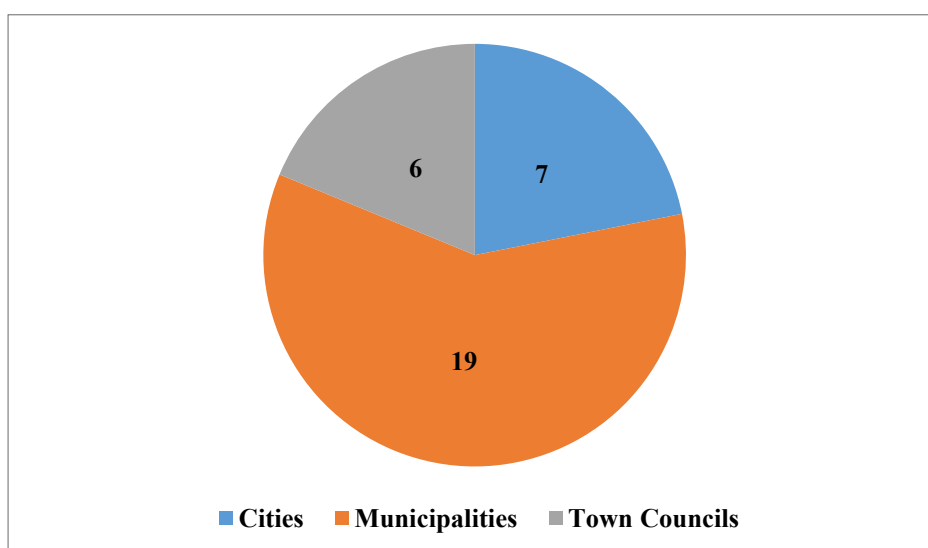


Figure 1: Categories of Urban LGs with Substantively Key Technical Personnel and Associated Requirements

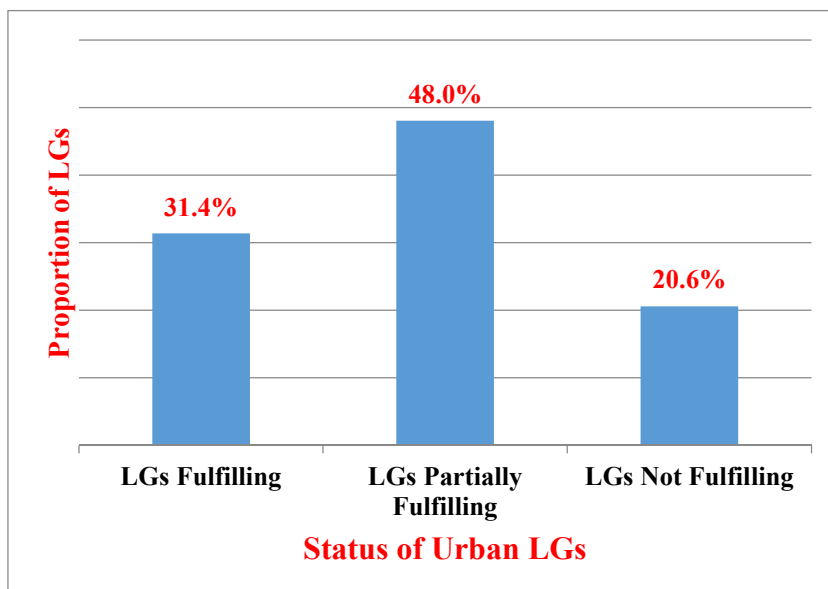
However, there were forty-nine (49) urban councils that partially fulfilled the expected staffing levels. These councils:

- Did not have most of the key technical officers as per respective approved Urban Councils Staff Structures; and the missing staffs were also not available in the staff establishment of respective DLGs.
- Some of the key technical officers had been in service for less than two (2) years;
- Some of the key technical officers did not have the minimum relevant levels of qualification in the respective fields;
- Some of the key technical officers had attended one (1) or no refresher / upgrading courses;
- Key technical officers did not have clearly defined roles and responsibilities on files in respective urban council registries or district registries for some of the Town Councils.

²⁸ The Cities, Municipalities and Town Councils had differing approved staff structures; and some categories in city staff structures were not catered for in municipalities and town councils. On a related note, within the same category of urban councils there were variations in the categories of staff basing on what the MoPS approved for each of them.

Lastly, there were twenty-one (21) urban councils that did not fulfil the minimum requirements with respect to the availability of substantively appointed key technical personnel responsible for enforcement of compliance to land use. These included 5 KCCA Divisions and 16 Town Councils. Refer to *Appendices 1 and 2* for details by region and category respectively.

Figure 2: Status of Urban LGs on Availability of Substantively Appointed Technical Officers and Associated Requirements



3.7.1.2 Availability of Law Enforcement Officers

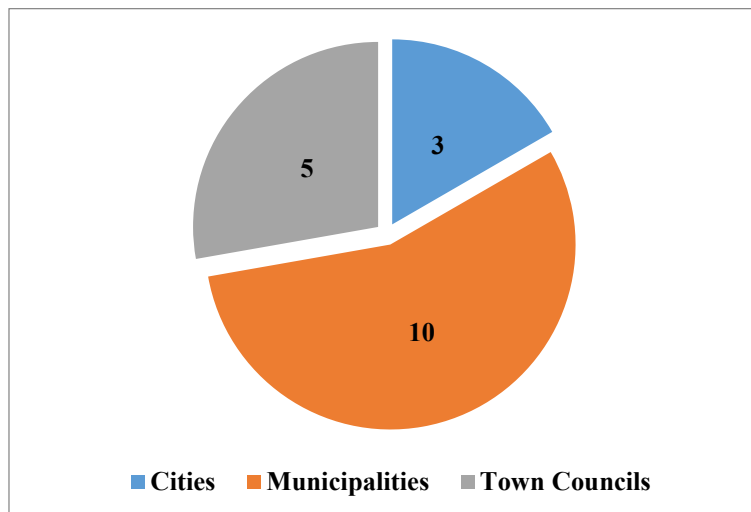
Availability of law enforcement officers in the urban councils was probed during the assessment exercise.

The results showed that eighteen (18) urban councils [17.6%] had:

- The minimum required number of enforcement officers appointed i.e. at least 10 for cities; 5 for municipal councils; and 2 for Town Councils
- Clearly defined roles and responsibilities for the law enforcement officers on files in respective urban council registries or district registries for some of the Town Councils (i.e. personal and/or general)
- Clear records of all cases handled in FY 2021/2022 - thus ascertaining the number and common type of compliance cases handled was easy.

The eighteen urban councils with law enforcement officers and associated requirements included 3 cities [30.0% of cities], 10 municipalities [32.3% of MCs] and 5 town councils [8.9% of TCs]. Refer to *Figure 3*.

Figure 3: Categories of Urban LGs with Law Enforcement Officers and Associated Requirements



On the other hand, there were fifty-four (54) urban councils [52.9%] which:

- Had less than the minimum required number of enforcement officers appointed;
- Did not have clearly defined roles and responsibilities for the law enforcement officers on files in respective urban council registries or district registries for some of the Town Councils;
- Had scanty or no clear records of the cases handled in FY 2021/2022 - thus making it hard to ascertain the number and common type of compliance cases handled.

Finally, there were thirty (30) urban councils [29.4%] that did not have any law enforcement staffs in place. These included one (1) city, five (5) KCCA Divisions, one (1) municipality

and twenty-three (23) town councils. Refer to *Appendices 1 and 2* for details by region and category respectively.

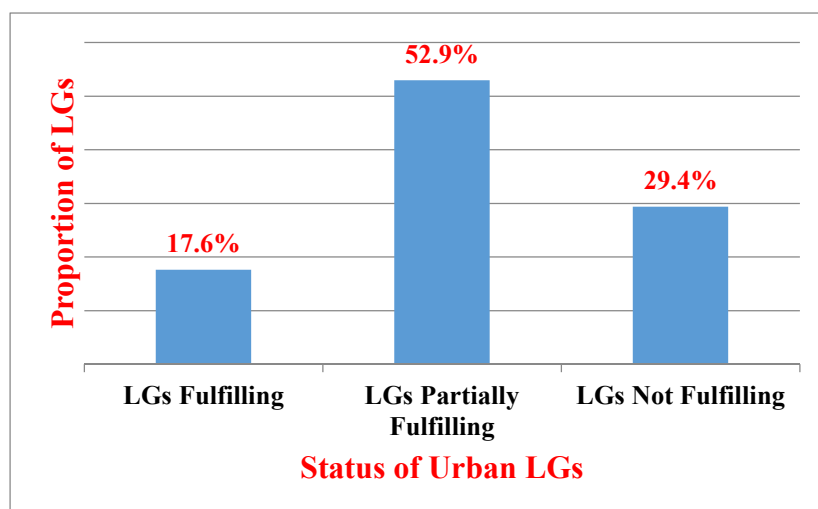


Figure 4: Status of Urban LGs on Availability of Law Enforcement Officers

Generally, the assessment results revealed there were weak enforcement teams which culminated into less enforcement in various urban councils [Figure 4]. This has been revealed through: i) absence of law enforcement staff; ii) low numbers of enforcement

staff; and iii) availability of ‘law enforcement staff’ without appropriate qualifications (i.e. at least a Diploma in Law). The situation was further aggravated by low facilitation of law enforcement teams as well as failure of law enforcement teams to take necessary action on developers who continued to construct even when stopped / served with enforcement notices,

3.7.1.3 Existence of Fully Constituted and Functional Physical Planning Committees

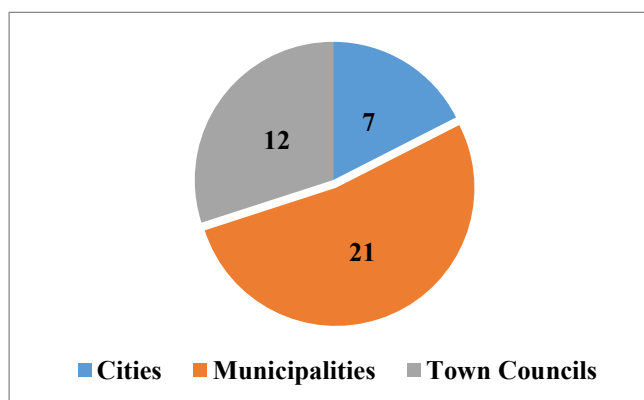
The existence, composition and functionality of Physical Planning Committees (PPCs) in the various urban councils were probed. The findings were as outlined below.

Forty (40) urban councils [39.2%] had:

- Properly constituted Physical Planning Committees (i.e. with all the statutory members and appropriately appointed by the respective Chief Executive Officers)
- Held the four (4) mandatory number of PPC meetings during FY 2021 – 2022 i.e. at least one (1) per quarter;
- Kept minutes of all the PPC meetings, which clearly spelt out the relevant type of cases discussed and the appropriate recommendations and/or decisions made.

The forty urban councils consisted of 7 cities [70% of cities], 21 municipalities [67.7% of MCs] and 12 town councils [21.4% of TCs]. Refer to *Figure 5*.

Figure 5: Categories of Urban LGs with Fully Constituted and Functional PPCs



Nonetheless, there were also forty-two (42) urban councils [41.2%] where:

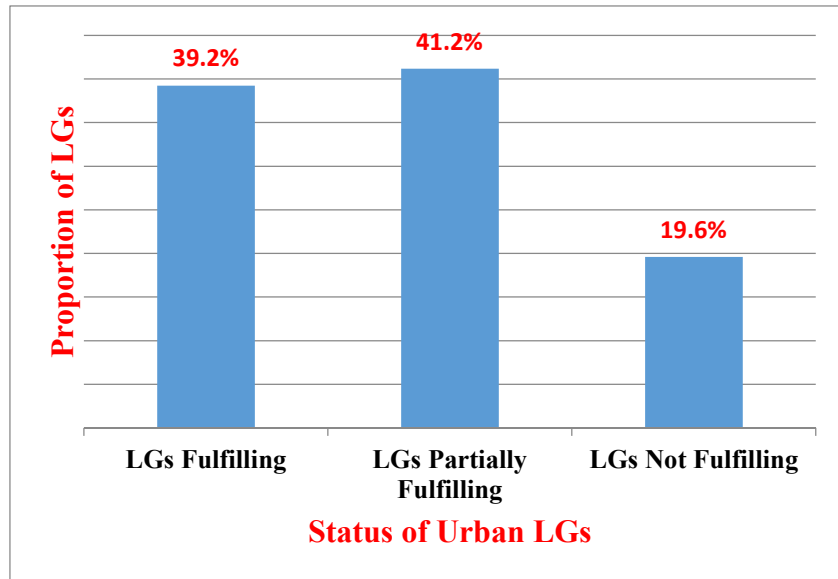
- There were no properly constituted Physical Planning Committees (i.e. PPCs without all the statutory members and had not been appointed by the respective Chief Executive Officers)
- Had not held the four (4) mandatory number of PPC meetings during FY 2021 – 2022 i.e. at least one (1) per quarter;

- Had not kept minutes of all the PPC meetings (*and some were without any minutes*), which made it hard to ascertain (for FY 2021/22) the relevant type of cases discussed and the appropriate recommendations and/or decisions made.

Unfortunately, there were twenty (**20**) urban councils [**19.6%**] without PPCs; and these comprised 5 KCCA Divisions and 15 town councils. Refer to *Appendices 1 and 2* for details by region and category respectively.

On the whole, the assessment results revealed mal-functioning of PPCs in a number of councils [*Figure 6*]. This was demonstrated through: i) unavailability of minutes of the PPC meetings held during FY 2021/2022²⁹; ii) failure to regularly attend PPC meetings by some members; iii) failure to hold PPCs meetings at least once per quarter; and iv) bureaucracy involved in the plan approval process, which discouraged some developers. v) Failure to fully constitute and appoint requisite PPC members as well as work with all of them.

Figure 6: Status of Urban LGs on Constitution and Functionality of PPCs



3.7.1.4 Existence of Functional Land Use Regulation Complaints / Grievance Desk

The exercise also assessed the existence and functionality of Land Use Regulation Complaint / Grievances Desks in urban councils. The following were the findings.

Only twenty-three (**23**) urban councils [**22.5%**]:

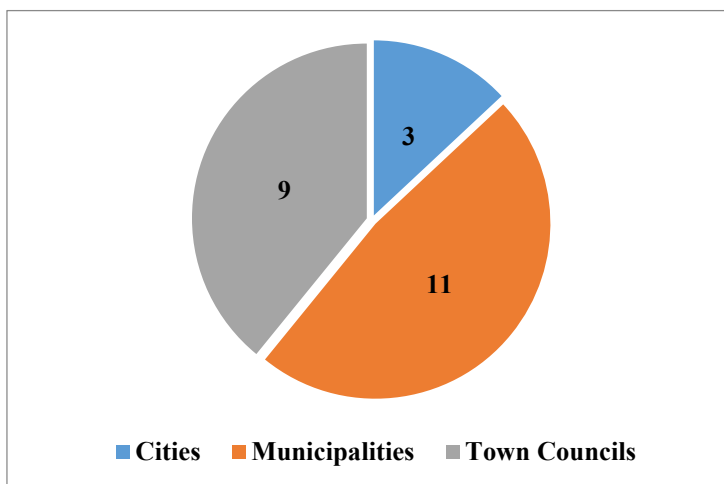
- Had put in place complaints / grievances registers and appointed or assigned responsible officers;
- Properly registered relevant complaints / grievances from developers, which were consequently submitted to respective PPCs for consideration;
- Had clear processes of handling complaints / grievances.

The twenty-three urban councils included 3 cities [30% of cities], 11 municipalities [35.5% of MCs] and 9 town councils [16.1% of TCs]. Refer to *Figure 7*.

²⁹ Poor record keeping and information management systems were prevalent in urban councils, which made it hard to access the required documents – minutes and appointment letters of PPC members. The situation was further complicated by the absence mini-registries especially in Town Councils.

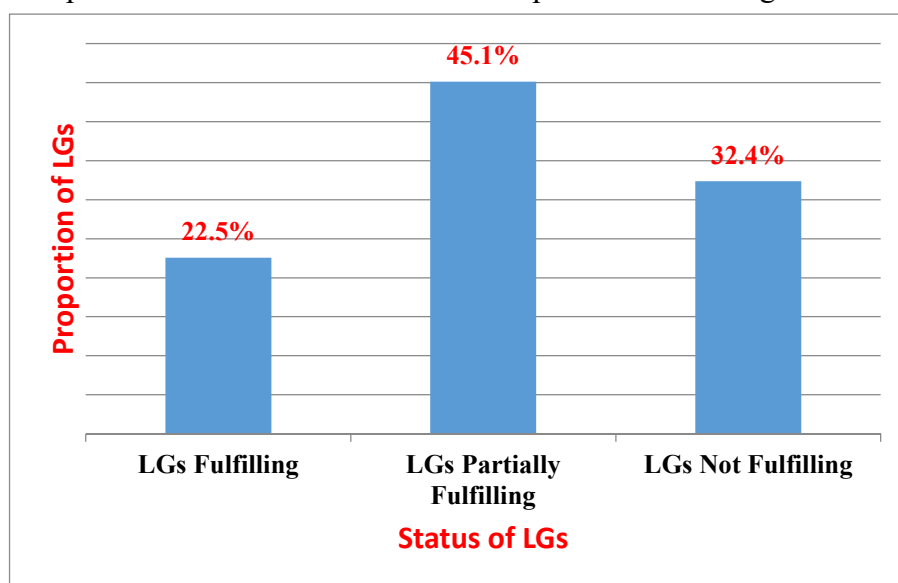
Figure 7: Categories of Urban LGs with Functional Land Use Regulation Complaints / Grievance Desks

However, in forty-six (46) urban councils [45.1%] the results revealed that complaints / grievances registers had been established but they were not properly managed i.e. scantily registered relevant complaints / grievances from developers; which were hardly submitted to respective PPCs for consideration.



Furthermore, there were no clear processes of handling complaints / grievances. Refer to Figure 8.

Lastly, thirty-three (33) urban councils [32.4%] had not established Land Use Regulation Complaint / Grievances Desks and complaints were being handled in uncoordinated ways.



These councils included 3 KCCA Divisions, 4 municipal councils and 26 town councils. Refer to Appendices 1 and 2 for details by region and category respectively.

Figure 8: Status of Urban LGs with Respect to Land Use Regulation Complaints / Grievance Desks

3.7.1.5 Existence of Systems for Submission and Timely Approval of Planning / Development Applications

The existence of systems for submission and timely approval of planning / development applications was assessed. The findings were as given below.

Only twenty-eight (28) urban councils [27.5%]:

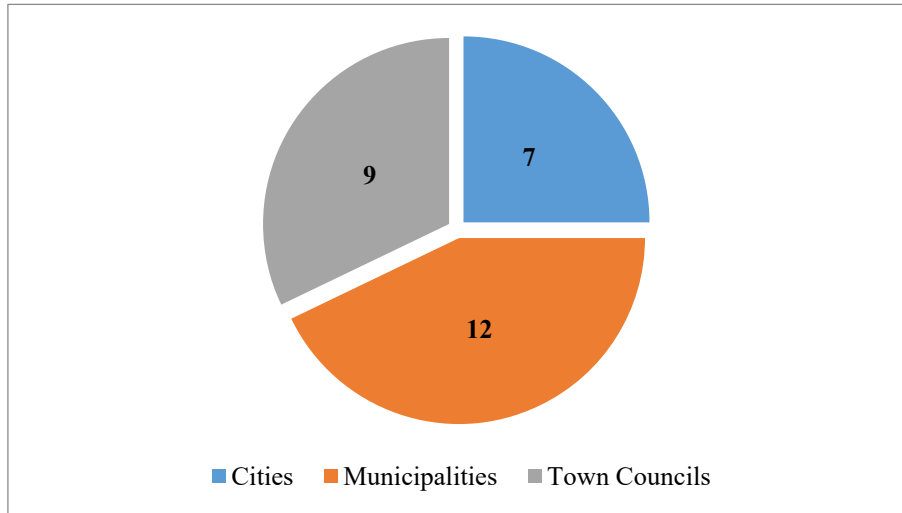
- Had established planning applications / development registers
- Had planning applications schedules
- Respective PPCs made efforts to consider submitted planning applications schedules - at least one (1) per quarter
- Clearly documented the applications approved, deferred or rejected by PPCs
- Followed the statutory application approval process
- Utilised the appropriate technical tools in the approval process³⁰

³⁰ These included the PDP, detailed plan, physical planning guidelines and regulations, physical planning Act 2010 etc.

- Provided timely feedback to clients / applicants within twenty-eight (28) days after submission of applications.

The twenty-eight urban councils comprised of 7 cities [70% of cities], 12 municipal councils [38.7% of MCs] and 9 town councils [16.1% of TCs]. Refer to *Figure 9*.

Figure 9: Categories of Urban Councils with Systems for Submission and Timely Approval of Planning / Development Applications



Nonetheless, there were sixty-three (63) urban councils [61.8%] with low performances in this respect.

Consequently, these councils:

- Had established planning applications / development registers which were not properly managed
- Had no planning applications schedules
- Respective PPCs had not made efforts to consider submitted planning applications schedules - at least one (1) per quarter
- Scantly documented the applications approved, deferred or rejected by PPCs
- Had not properly followed the statutory application approval process
- Had not utilised the appropriate technical tools in the approval process
- Had not provided timely feedback to clients / applicants within twenty-eight (28) days after submission of applications.

Finally, in eleven (11) urban councils [10.8%] there were no planning applications / development registers. These councils comprised of 5 KCCA Divisions and 6 town councils [Figure 10]. Refer to *Appendices 1 and 2* for details by region and category respectively.

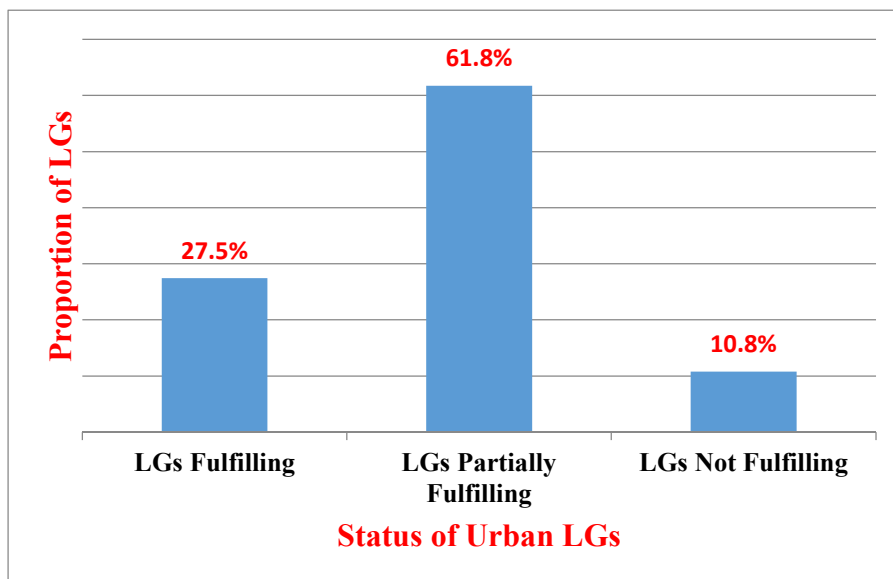


Figure 10: Status of Urban LGs Regarding Systems for Submission and Timely Approval of Planning / Development Applications

The major bottlenecks under this aspect included:

- Inadequate facilitation for field inspections and monitoring,
- Low appreciation of the

- physical planning function
- Partially planned urban councils
- Political interference
- Poor perception of developers, who thought that plan approval ought to be a free service

3.7.1.6 Existence of Technical Tools and Equipment

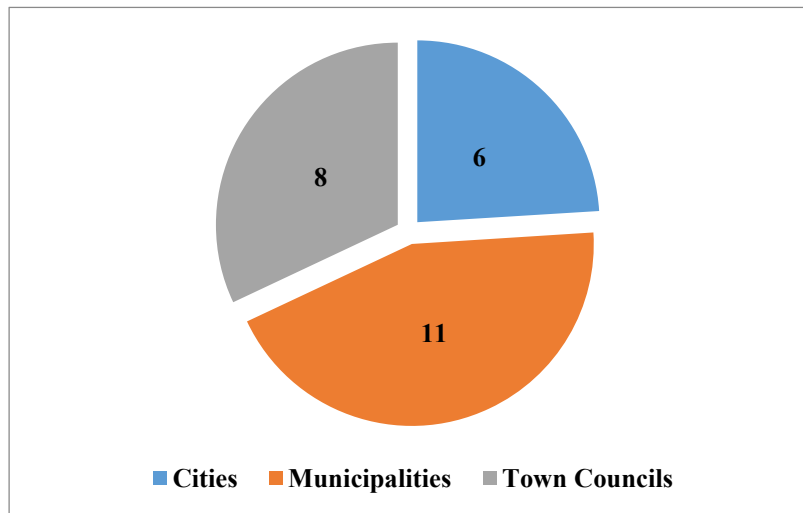
The existence of technical tools and equipment in the urban councils was probed. The assessment findings were as given below.

There were just twenty-five (25) urban councils [24.5%] that had:

- The required physical planning equipment including topographical maps, PDP, Local Detailed Plans, Planning and Urban Management Information System (PUMIS),
- Office and field tools as well as transport facilities
- Engineering equipment, machinery for demolition and storage for exhibits etc.
- Working equipment for use during enforcement of compliance

The urban councils included 6 cities [60% of cities], 11 Municipalities [36.5% of MCs] and 8 town councils [14.3% of TCs].

Figure 11: Category of Urban Councils with Technical Tools and Equipment



However, there were also sixty-seven (67) urban councils [65.7%] that:

- Did not have all the necessary physical planning equipment,
- Lacked some office and field tools as well as transport facilities
- Lacked some engineering equipment, machinery for demolition and storage for exhibits etc.

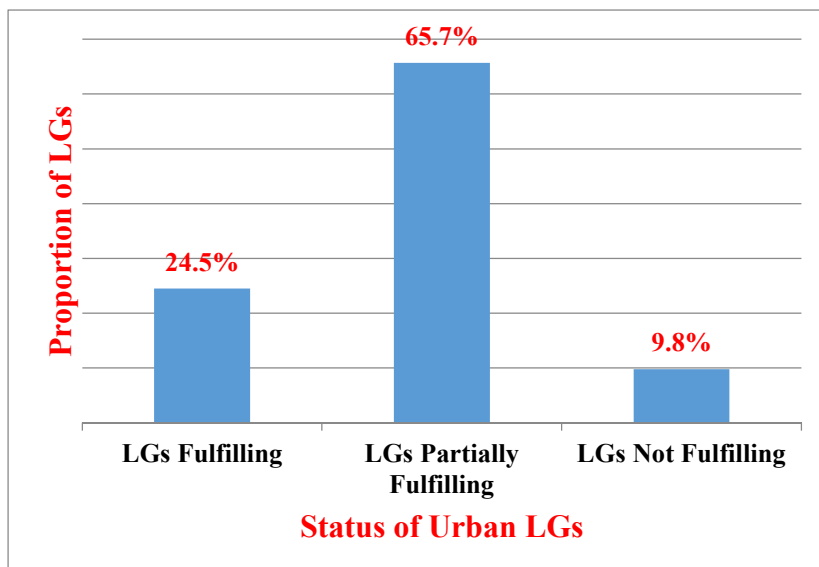


Figure 12: Status of Urban LGs with Respect to Technical Tools and Equipment

Lastly, there were ten (10) urban councils [9.8%] without working equipment for use during enforcement of compliance; and these included 2 KCCA Divisions and 8 town councils [Figure 12]. Refer to Appendices 1 and 2 for

details by region and category respectively.

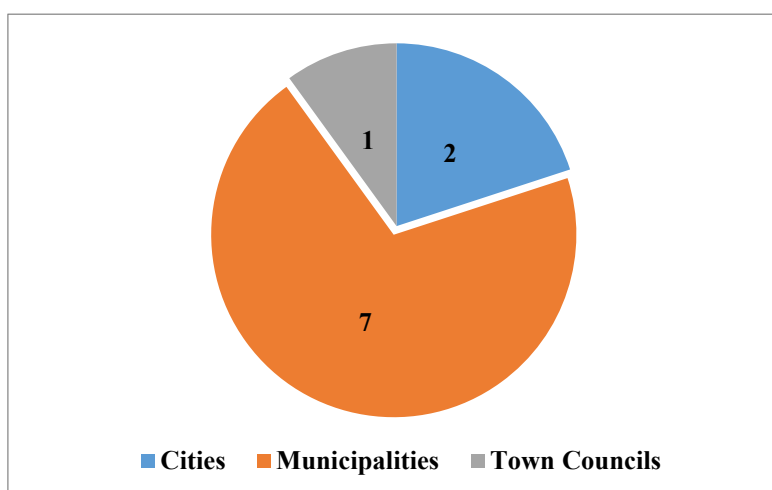
3.7.1.7 Existence of Ordinances / Bye-Laws to Aid physical Planning and Enforcement of Compliance

The assessment exercise endeavoured to find out whether urban councils had endeavoured to formulate ordinances or bye-laws to support physical planning and land use compliance. The results showed that there were only ten (10) urban councils [9.8%] that had approved ordinances (for Cities) or bye-laws (for Municipalities, KCCA Divisions and Town Councils) to support physical planning and enforcement of compliance. These laws had been formulated following the statutory process from the beginning to the last stage of approval by the Solicitor General.

The urban councils comprised of 2 cities [20.0% of Cities], 7 municipalities [22.6% of MCs] and 1 town council [1.8% of TCs]. Refer to *Figure 13*.

Figure 13: Category of Urban LGs with Ordinances / Bye-Laws

It is worth noting that eighteen (18) urban councils [17.6%] were still in the process of formulating the ordinances / bye-laws and appeared to be knowledgeable on the remaining steps to be followed until the approval by the Solicitor General. Refer to *Figure 14*.



However, the majority of urban councils seventy-four (74) i.e. 72.5%, did not have any ordinances or bye-laws in place. The councils included 5 cities, 5 KCCA Divisions, 19 municipalities and 45 town councils. Refer to *Appendices 1 and 2* for details by region and category respectively.

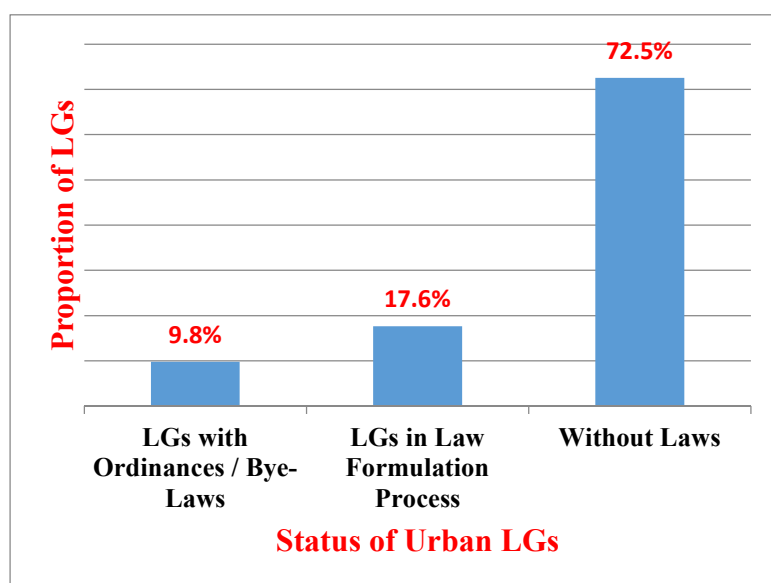


Figure 14: Status of Urban LGs with Respect to Formulation of Ordinances / Bye-Laws

The underlying causes included: i) inadequate skills by the councils to formulate ordinances or bye-laws; ii) the high costs³¹ associated with the entire process of formulating the laws especially the community sensitisation meetings (where community members expected to be provided with meals and drinks), the paper work involved as well as the lengthy

³¹ The costs involved were expected to be funded from locally raised revenue, which was a major bottleneck to numerous urban councils.

approval process of the laws by the Solicitor General; iii) low appreciation of the physical planning function; and iv) mind-set that the existing legal and policy frameworks for physical planning and land use compliance at national level sufficed or were comprehensive enough.

3.7.1.8 Linkage between the Five-Year Development Plans and the Physical Development Plans and Budgets

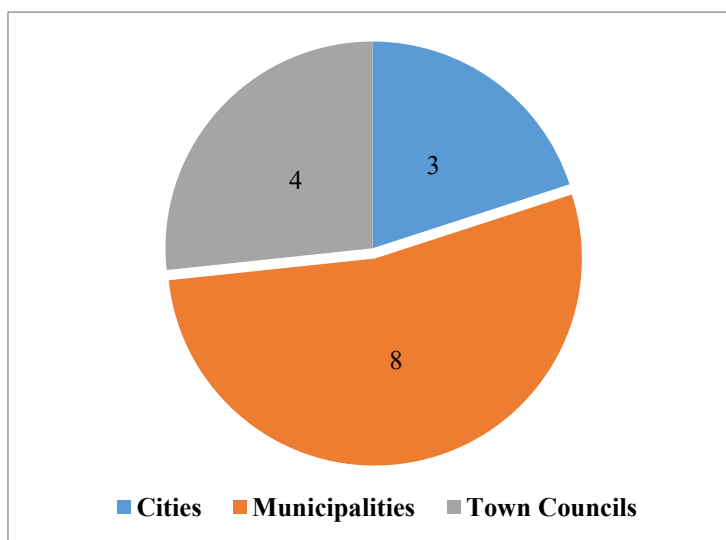
During the assessment, efforts were made to ascertain linkages between respective urban councils' five-year development plans (2020/21 – 2024/25), Annual Work Plans and executed activities / investments in the budgets for FY 2021/2022 and subsequently check their consistency with the approved Urban Council Physical Development Plans,

The results revealed that there were fifteen (15) urban councils [14.7%] where:

- Respective Five-Year Development Plans, Annual Work Plans and executed activities / investments in the budgets were consistent with the approved Urban Council Physical Development Plans;
- Respective budgets had provisions towards physical planning and enforcement of compliance to approved land use
- There were budget releases (or expenditures) towards physical planning and enforcement of compliance to approved land use.

The urban councils included 3 cities [30% of cities], 8 municipal councils [25.8% of MCs] and 4 town councils [7.1% of TCs]. Refer to *Figure 15*.

Figure 15: Categories of Urban LGs with Linkages between Five-Years DP, AWP and Executed Activities as Well as Consistency with Approved PDP



On the other hand, there were also fifty (50) urban councils [49.0%] where it was not possible to conclusively:

- Ascertain whether respective Five-Year Development Plans, Annual Work Plans and executed activities / investments in the budgets were consistent with the approved Urban Council Physical Development Plans or not. This was due to:
 - Absence of PDPs covering the entire urban councils and/or PDPs still under the review process;
 - Expired PDPs
 - Lack of development plans
 - Failure to access Budgets and/or AWP for FY 2021/2022
 - Budgets without any physical planning and land use compliance activities.
- Establish whether or not respective Budgets for FY 2021-2022 had provisions towards physical planning and enforcement of compliance to approved land use due to failure to access the documents
- Establish whether or not there were budget releases towards physical planning and enforcement of compliance to approved land use due to failure to access expenditure vouchers or Quarter Four Financial Reports (FY 2021/2022).

Finally, there were thirty-seven (37) urban councils [36.3%] where all the necessary documents were not availed to the assessment teams. The councils comprised of 1 city, 5 KCCA Divisions, 4 municipal councils and 27 town councils [Figure 16]. Refer to *Appendices 1 and 2* for details by region and category respectively.

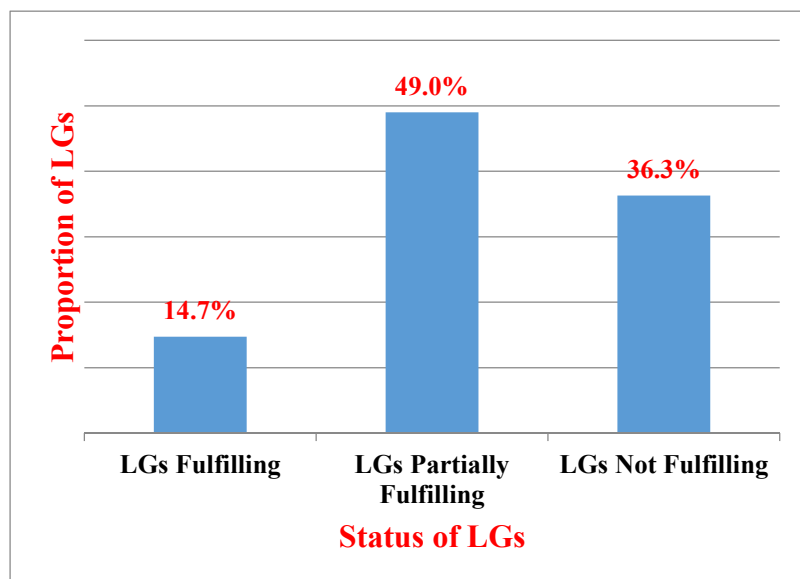


Figure 16: Status of Urban LGs with Respect to Linkages between Five-Years DP, AWP and Executed Activities as Well as Consistency with Approved PDP

The summarised performance of urban councils under the theme / general assessment area is given in *Table 5* and *Figure 17* (by region) and *Table 6* and *Figure 18* (by category); and for detailed performance of each urban council under this indicator, refer to *Appendix 2*.

Table 5: Institutional Readiness to Enforce Land Use Compliance by Region

Region	Number and Proportion (%) of Urban Councils in Score Range:								Total Urban Councils
	80 – 100%		50 – <80%		0.1 – <50%		0%		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Central	4	11.4%	13	37.1%	16	45.7%	2	5.7%	35
Eastern	1	4.5%	15	68.2%	6	27.3%	0	0.0%	22
Northern	7	50.0%	4	28.6%	3	21.4%	0	0.0%	14
Western	7	22.6%	14	45.2%	7	22.6%	3	9.7%	31
Grand Total	19	18.6%	46	45.1%	32	31.4%	5	4.9%	102

Figure 17: Institutional Readiness to Enforce Land Use Compliance by Region

Nineteen (19) urban councils (18.6%) scored in the range of 80 – 100%. The councils included 5 cities, 12 municipalities, and 2 Town Councils, forty-six (46) councils (45.1%) scored in the range of 50 - <80%; and these comprised of 5 Cities, 17 Municipalities and 24 Town Councils. Also, thirty-two (32) councils (31.4%) scored in the range above 0% but below 50% (i.e. 0.1 - <50%); and these entailed 4 KCCA Divisions, 2 Municipalities and 26 Town Councils. Lastly, five (5) urban councils (4.9%) did not score any mark (i.e. 0%). The councils comprised of 1 KCCA Division, and 4 Town Councils.

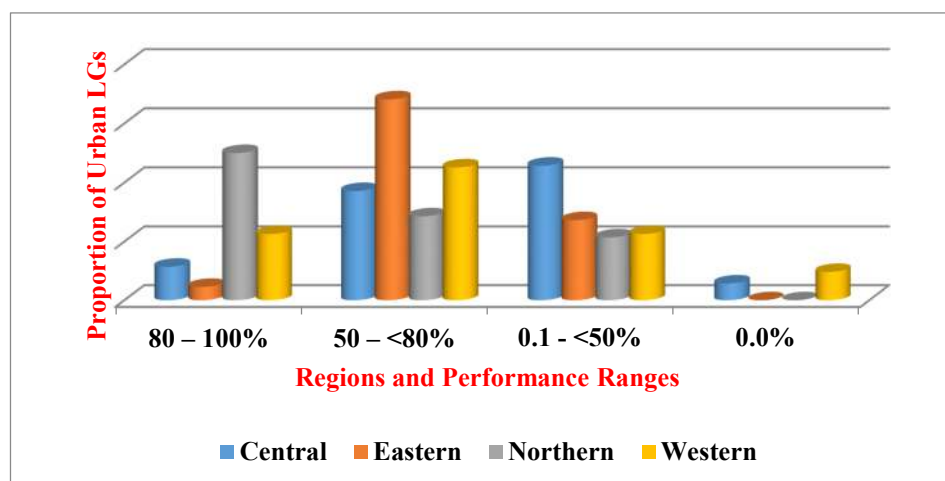


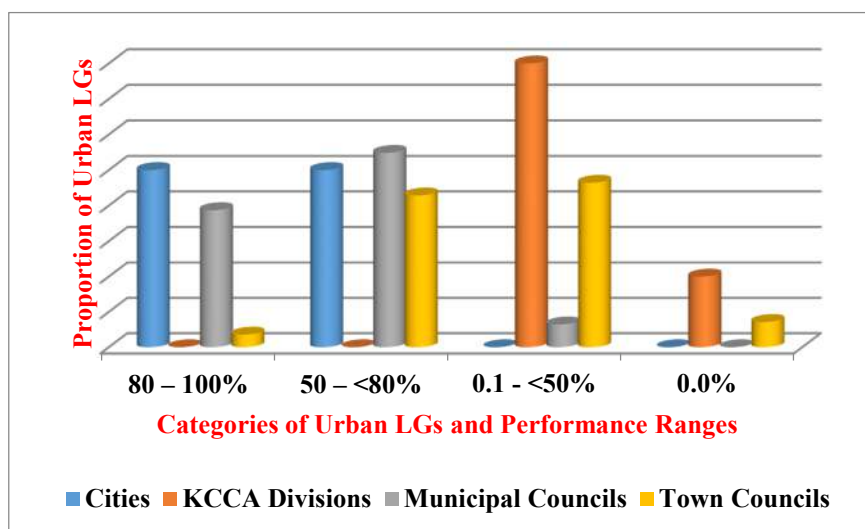
Table 6: Institutional Readiness to Enforce Land Use Compliance by Category of Urban Councils

Category of Urban Council	Number and Proportion (%) of Urban Councils in Score Range:								Total Urban Councils
	80 – 100%		50 – <80%		0.1 – <50%		0%		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Cities	5	50.0%	5	50.0%	0	0.0%	0	0.0%	10
KCCA Divisions	0	0.0%	0	0.0%	4	80.0%	1	20.0%	5
Municipal Councils	12	38.7%	17	54.8%	2	6.5%	0	0.0%	31
Town Councils	2	3.6%	24	42.9%	26	46.4%	4	7.1%	56
Grand Total	19	18.6%	46	45.1%	32	31.4%	5	4.9%	102

Figure 18: Institutional Readiness to Enforce Land Use Compliance by Category of Urban Councils

3.7.1.9 The Physical Planning Performance and Situation

This thematic area had six (6) specific indicators namely: i) Presence of a valid approved physical



development plan – PDP by the National Physical Planning Board; ii) Evidence of submissions of requests for PDP modification (change of use); iii) Council implementation of approved PDP by preparing local (detailed) plans and approved by Council; iv) Local (detailed) plans’ coverage as a percentage of the total LG planning area; v) Linkage between the local detailed plans and the Physical Development Plan; and vi) Land sub-division, amalgamation and allocation.

3.7.1.10 Presence of Valid Approved Physical Development Plans – PDPs by the National Physical Planning Board

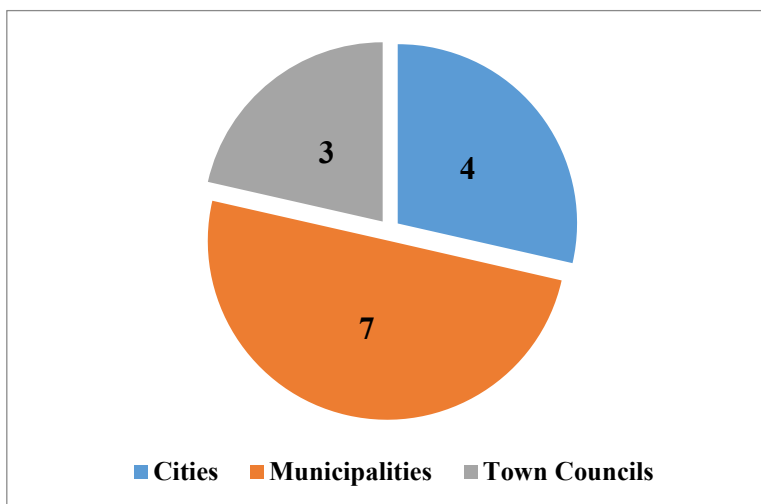
The assessment probed the presence of valid approved PDPs i.e. approved by the NPPB. The results obtained are summarised below.

There were fourteen (14) urban councils [13.7%]:

- That had Physical Development Plans covering entire urban councils. However, there were other councils that had expired PDPs but had made efforts to update / prepare new ones; and documentary evidence was available for verification.
- With copies of PDPs available for verification
- With reports accompanying the PDPs available
- With recommendations by respective urban councils and approval by NPPB
- Had followed the Guiding Manual for the PDP process
- Levels of implementing the implementation strategy in the PDPs

The urban councils included 4 cities [40% of cities], 7 municipal councils [22.6% of MCs] and 3 town councils [5.4% of TCs]. Refer to *Figure 19*.

Figure 19: Categories of Urban LGs with Valid Approved PDPs

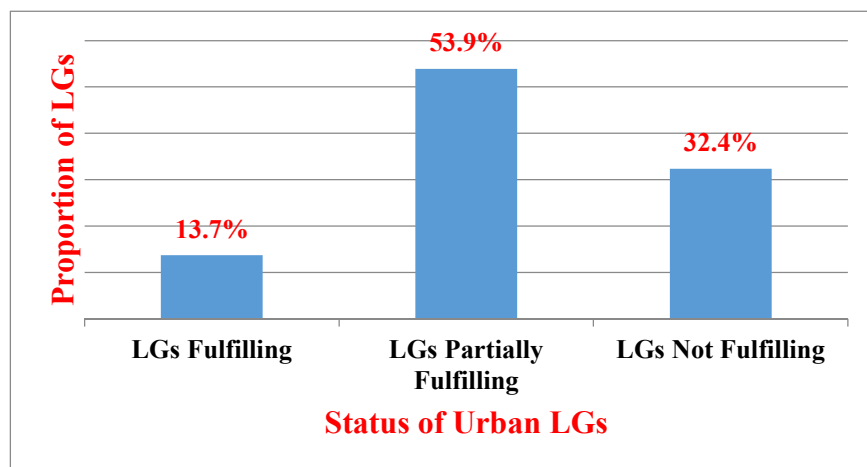


However, there were fifty-five (55) urban councils [53.9%]:

- That had Physical Development Plans not covering entire urban councils (majorly in cities and municipalities).
- Without copies of PDPs available for verification and/or reports accompanying the PDPs available
- Without documentary evidence of recommendations by respective urban councils and approval by NPPB
- Had not properly followed the Guiding Manual for the PDP process
- *Unclear* levels of implementing the implementation strategy in the PDPs

In the worst-case scenario, there were thirty-three (33) urban councils [32.4%] where appropriate information could not be obtained to affirm existence of PDPs. Consequently, the other required information could not be obtained from such urban councils. The councils included 5 KCCA Divisions, 3 municipal councils and 25 town councils. Refer to *Figure 20*.

Figure 20: Status of Urban LGs Regarding Valid Approved PDPs



The challenges cited for the levels performance under this sub-indicator included: i) Limited and/or Lack of funds for renewal of the PDPs especially in Town Councils and Municipalities; ii) Low levels of appreciation

of physical planning and land use compliance; iii) Low staffing levels in Physical Planning Units and Enforcement Units; and iv) Political interference,

3.7.1.11 Evidence of Submissions of Requests for PDPs Modifications (Change of Use)

Endeavours were made during assessment to ascertain submission of requests for PDP modifications (change of use) during FY 2021/2022. The results obtained revealed the following.

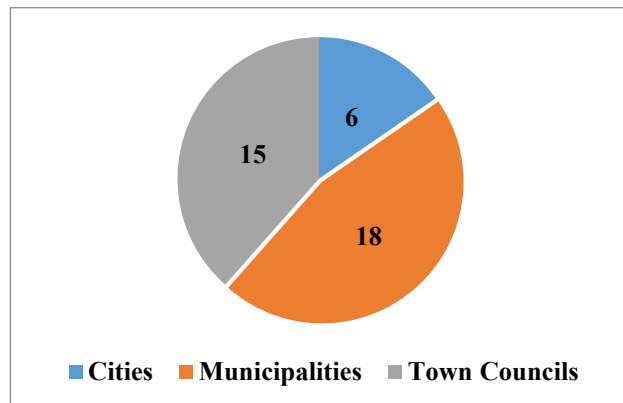
In thirty-nine (39) urban councils [38.2%]:

- Applications received were well recorded and properly filed;

- Statutory process³² was appropriately followed by the PPCs;
- The number of applications considered by PPCs corresponded to the number received;
- There were proper records of the number of:
 - Applications recommended by PPCs;
 - Applications deferred by PPCs;
 - Applications rejected by PPCs,
 - Applications submitted to the Secretary NPPB and considered by the board

The urban councils comprised of 6 cities [60% of cities], 18 municipalities [58.1% of MCs] and 15 town councils [26.8% of TCs]. Refer to *Figure 21*.

Figure 21: Category of Urban LGs with Submissions of Requests for PDPs Modifications



Nonetheless, there were also nine (9) urban councils [8.8%] in which:

- Applications received were not well recorded and properly filed;
- Statutory process was not appropriately followed by the PPCs;
- The number of applications considered by PPCs did not correspond to the number received;
- There were no proper records of the number of:
 - Applications recommended by PPCs;
 - Applications deferred by PPCs;
 - Applications rejected by PPCs,
 - Applications submitted to the Secretary NPPB and considered by the board

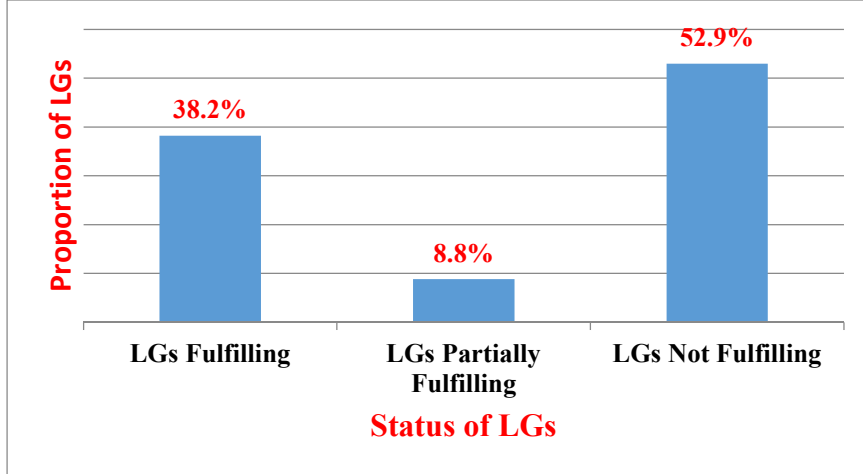
It is worth noting that there were cases where there were no requests for modification / change of use.

Finally, there were fifty-four (54) urban councils [52.9%] where there were no PDPs on which modifications and change of use could be based. The councils included three (3) cities, five (5) KCCA Divisions, nine (9) municipalities and thirty-seven (37) town councils. Refer to *Figure 22*.

Figure 22: Status of LGs with Respect to Submissions of Requests for PDPs Modifications

The main challenge identified on the modification PDPs / change of use was the lengthy bureaucracy.

³² The process entails application by authorized professional, submission, lodgement, investigations & referrals to technical officers, notification on proposed amendment, PPC open forum on objections, consider appeals, decision by PPC, submissions to NPPB secretariat



3.7.1.12 Council Implementation of Approved PDPs by Preparing Local Detailed Plans and Approved by Council

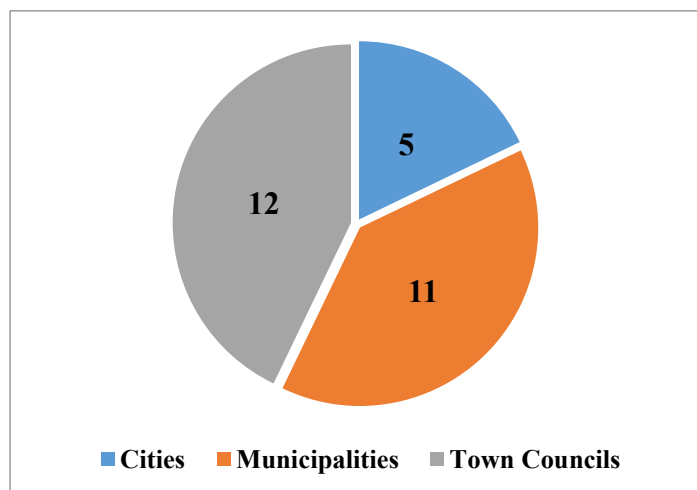
The level of implementation of approved PDPs by preparing detailed (local) plans and approved by respective urban councils was investigated. The results showed the following.

There were twenty-eight (28) urban councils [27.5%]:

- That had local detailed physical plans approved by the respective Councils:
- Where copies of the plans and reports were available
- There was evidence of approval of the plans by respective Councils i.e. minutes of councils

The urban councils included 5 cities [50% of cities], 11 municipal councils [35.5% of MCs] and 12 town councils [21.4% of TCs]. Refer to *Figure 23*.

Figure 23: Category of Urban Councils with Respect to Implementation of Approved PDPs through Preparation of Detailed Plans

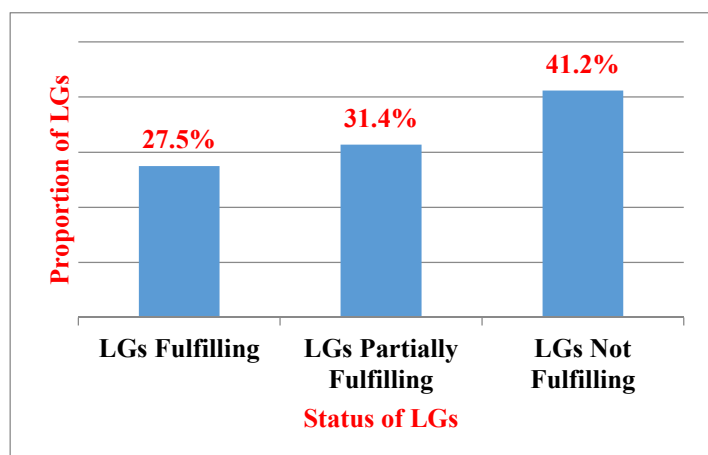


On the other hand, thirty-two (32) urban councils [31.4%]:

- Had local detailed physical plans but were not approved by the respective Urban Councils:
- Did not have all copies of the plans and reports;
- There was only partial evidence of approval of the plans by respective Councils i.e. minutes of councils.

Lastly, there were forty-two (42) urban councils [41.2%] where information could not be obtained to ascertain the levels of implementation of approved PDPs by preparing local (detailed) plans and approved by respective urban councils. The councils comprised of two (2) cities, five (5) KCCA Divisions, ten (10) municipalities and twenty-five (25) town councils. Refer to *Figure 24*.

Figure 24: Status of LGs Regarding Implementation of Approved PDPs through Preparation of Detailed Plans



3.7.1.13 Detailed (Local) Plans' Coverage as a Percentage of the Total LG Planning Area

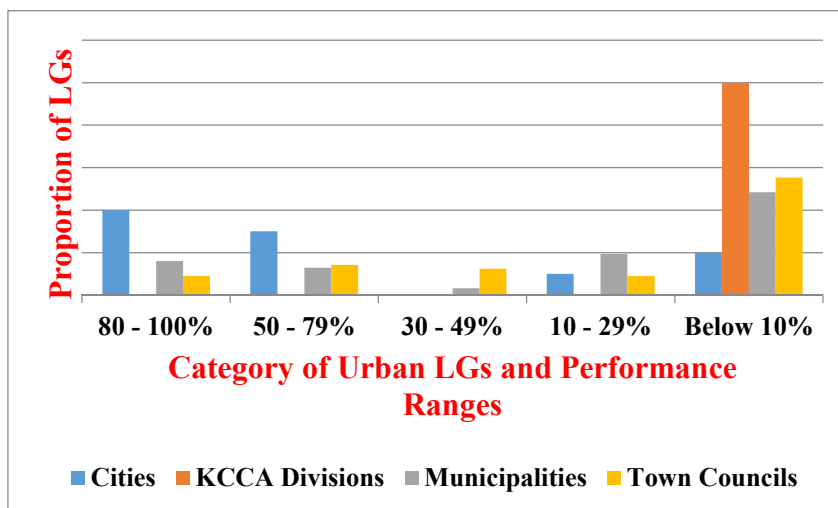
In each urban council, efforts were made to obtain the proportion of approved local (detailed) plans to the total LG planning area. The findings were as summarised below.

Detailed / Local plans covered:

- 80 – 100% in fourteen (14) urban councils. These councils comprised of four (4) cities, five (5) municipalities and five (5) town councils.
- 50 – 79% in fifteen (15) urban councils. These included three (3) Cities, four (4) Municipal Councils and eight (8) Town Councils.
- 30 – 49% in eight (8) urban councils. The councils comprised of one (1) Municipal Council and seven (7) Town Councils.
- 10 – 29% in twelve (12) urban councils. These included one (1) City, six (6) Municipal Councils and five (5) Town Councils.
- Below 10% in fifty-three³³ (53) urban councils. These comprised of two (2) Cities, five (5) KCCA Divisions, fifteen (15) Municipal Councils and thirty-one (31) Town Councils.

Refer to *Figure 25* for illustration.

Figure 25: Proportion of Approved Detailed Plan to Total Urban LG Planning Area



3.7.1.14 Linkages between the Local Detailed and Physical Development Plans

During the assessment, efforts were made to ascertain linkages between respective local / detailed plans and PDPs of urban councils. The findings are summarised below.

There were forty (40) urban councils [39.2%]:

- Where consistency and compatibility / relationship between the land uses in the respective Detailed Plans and the PDPs was established;
- Had 80% compatibility level (and where there were modifications they were as a result of approval by NPPB);

The LG councils comprised of 6 cities [60% of cities], 18 municipalities [58.1% of MCs] and 16 town councils [28.6% of TCs]. Refer to *Figure 26*.

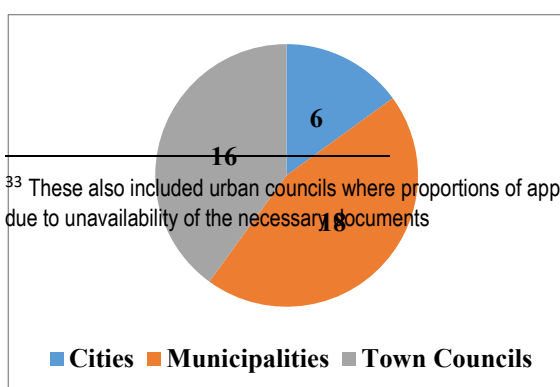
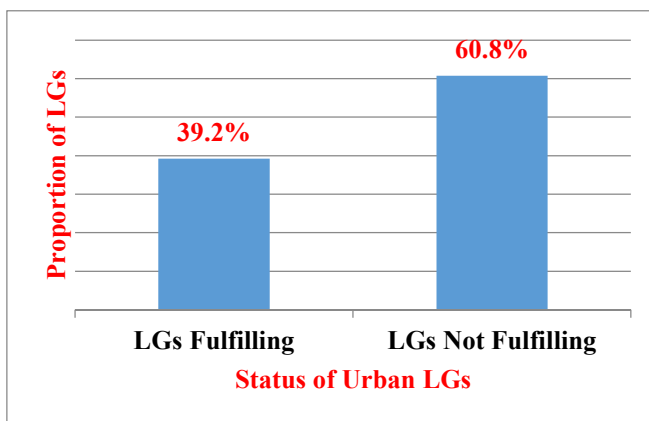


Figure 26: Categories of Urban LGs with Linkages between Detailed Plans and PDPs

³³ These also included urban councils where proportions of approved detailed plans to the total LG planning area could not be determined due to unavailability of the necessary documents

However, there were sixty-two (**62**) urban councils [**60.8%**] where the linkages could not be ascertained due to unavailability of PDPs and/or local / detailed plans. The councils comprised of four (**4**) cities, five (**5**) KCCA Divisions, thirteen (**13**) municipal councils and forty (**40**) town councils. Refer to *Figure 27*.

Figure 27: Status of Urban LGs Regarding Linkages between Detailed Plans and PDPs



3.7.1.15 Land Sub-Divisions, Amalgamations and Allocations

The assessment also covered sub-divisions, amalgamations and land allocations during FY 2021/2022. The findings showed the following.

There were nineteen (19) urban councils [18.6%]:

- Which followed the statutory processes during land allocation;
- Which followed the guidelines, standards and PDPs frameworks during land sub-divisions and amalgamations;
- Where there was appropriate involvement of technical staff and relevant committees.

The LG councils included 4 cities [40% of cities], 7 municipalities [22.6% of MCs] and 8 town councils [14.3% of TCs]. Refer to *Figure 28*.

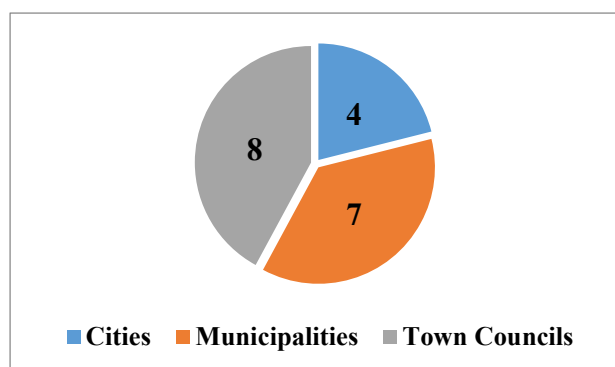


Figure 28: Categories of Urban LGs with Land Sub-Divisions, Amalgamations and Allocations

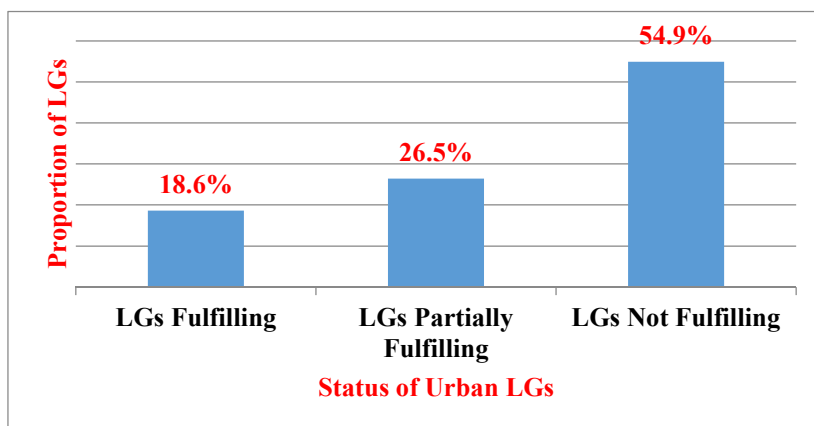
Apart from the above, there were twenty-seven (27) urban councils [26.5%]:

- Which did not properly follow the statutory processes during land allocation;
- Which did not fully follow the guidelines, standards and PDPs frameworks during land sub-divisions and amalgamations;

- Where there was inappropriate involvement of technical staff and relevant committees.

Finally, there were fifty-six (56) urban councils [54.9%] where no cases of sub-divisions, amalgamations and allocations were registered. The councils included 5 KCCA Divisions, 15 municipalities and 36 town councils. Refer to *Figure 29*.

Figure 29: Status of Urban LGs Regarding Land Sub-Divisions, Amalgamations and Allocations



The challenges cited with respect to land sub-divisions, amalgamations and allocations included:

- Land conflicts,
- People submitting sub-standard plots for subdivision.

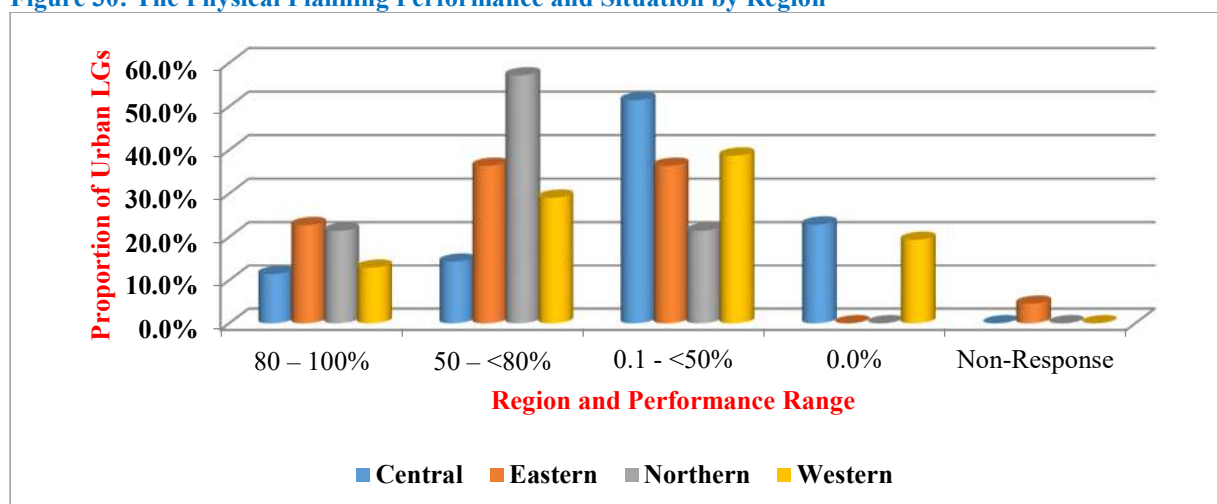
- Poor attitudes by communities,
- Standards which are not clearly spelled out in the standards and guidelines.
- Unimplemented plans,

The summarised performance of urban councils under this theme (*i.e.* 3.6.2) is given in *Table 7* and *Figure 30* (by region) and *Table 8* and *Figure 31* (by category); and for detailed performance of each urban council under this indicator, refer to *Appendix 2*.

Table 7: The Physical Planning Performance and Situation by Region

Region	Number and Proportion (%) of Urban Councils in Score Range:										Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Central	4	11.4%	5	14.3%	18	51.4%	8	22.9%	0	0.0%	35
Eastern	5	22.7%	8	36.4%	8	36.4%	0	0.0%	1	4.5%	22
Northern	3	21.4%	8	57.1%	3	21.4%	0	0.0%	0	0.0%	14
Western	4	12.9%	9	29.0%	12	38.7%	6	19.4%	0	0.0%	31
Grand Total	16	15.7%	30	29.4%	41	40.2%	14	13.7%	1	1.0%	102

Figure 30: The Physical Planning Performance and Situation by Region

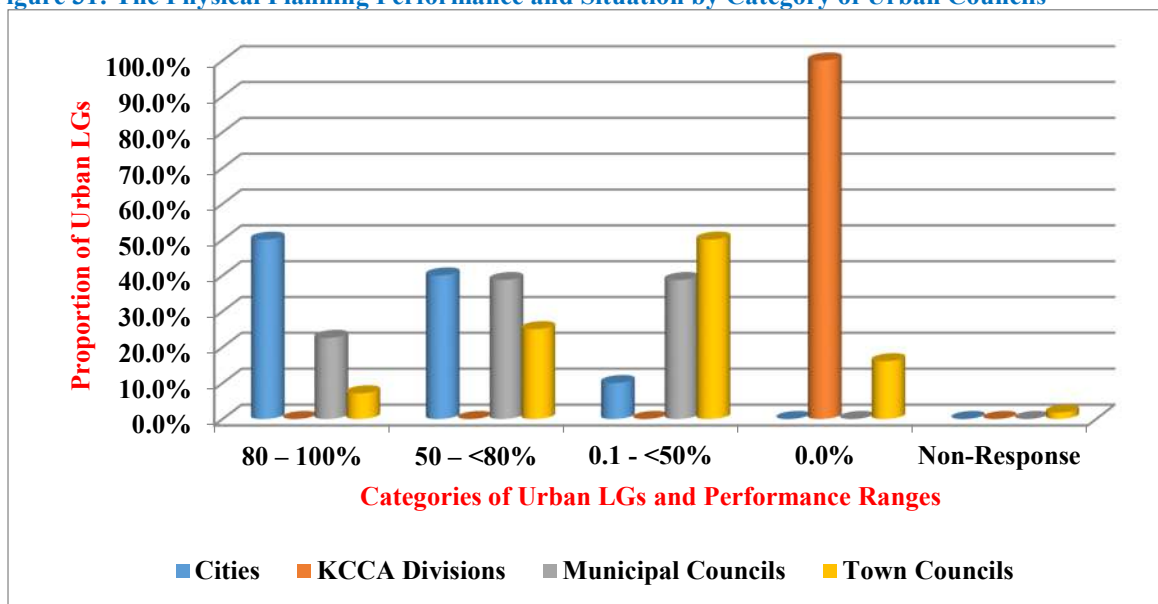


Sixteen (**16**) urban councils (**15.7%**) scored in the range of 80 – 100%. The councils included 5 cities, 7 municipalities, and 4 Town Councils, thirty (**30**) councils (**29.4%**) scored in the range of 50 - <80%; and these comprised of 4 Cities, 12 Municipalities and 14 Town Councils. Also, forty-one (**41**) councils (**40.2%**) scored in the range above 0% but below 50% (*i.e.* 0.1 - <50%); and these comprised 1 city, 12 Municipalities and 28 Town Councils. Lastly, fourteen (**14**) urban councils (**13.7%**) did not score any mark (*i.e.* 0%). The councils comprised of 5 KCCA Divisions, and 9 Town Councils.

Table 8: The Physical Planning Performance and Situation by Category of Urban Councils

Category of Urban Council	Number and Proportion (%) of Urban Councils in Score Range:										Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Cities	5	50.0%	4	40.0%	1	10.0%	0	0.0%	0	0.0%	10
KCCA Divisions	0	0.0%	0	0.0%	0	0.0%	5	100.0%	0	0.0%	5
Municipal Councils	7	22.6%	12	38.7%	12	38.7%	0	0.0%	0	0.0%	31
Town Councils	4	7.1%	14	25.0%	28	50.0%	9	16.1%	1	1.80%	56
Grand Total	16	15.7%	30	29.4%	41	40.2%	14	13.7%	1	1.0%	102

Figure 31: The Physical Planning Performance and Situation by Category of Urban Councils



3.7.2 Council Enforcement of Land Use Compliance Performance

This thematic area covered two (2) specific indicators namely: i) Evidence that the Council Committee (Urban Planning and Development Committee / Physical Planning Committee) considers new investment applications on time; and ii) New investments implemented in the LG are consistent with the approved Physical Development Plans.

3.7.2.1 Evidence of Council Committees (Urban Planning and Development Committees / Physical Planning Committees) Consider New Investment Applications on Time

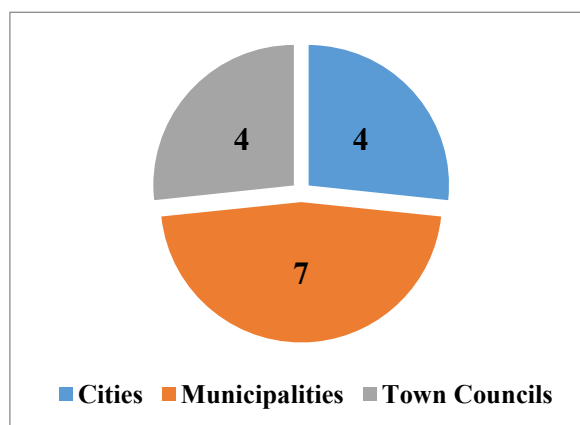
The assessment exercise endeavoured to ascertain the efficiency of the respective urban council committees in considering new investment applications on time. The assessment findings are provided below.

In only fifteen (15) urban councils [14.7%]:

- Endeavours had been made to establish Development Application Registers and were accordingly well utilised.
- Minutes of PPCs meetings were also well recorded and properly filed.
- The submissions for new investments were responded to within the 28 days in line with the law
- The number of approved and deferred applications tallied with applications received.
- There was evidence of use of registered architects as required by law.

The LG Councils included 4 cities [40% of cities], 7 municipalities [22.6% of MCs] and 4 town councils [7.1% of TCs]. Refer to *Figure 32*.

Figure 32: Categories of Urban Councils with Council Committees in Considering New Investment Applications on Time



However, there were also seventy-seven (77) urban councils [75.5%] where:

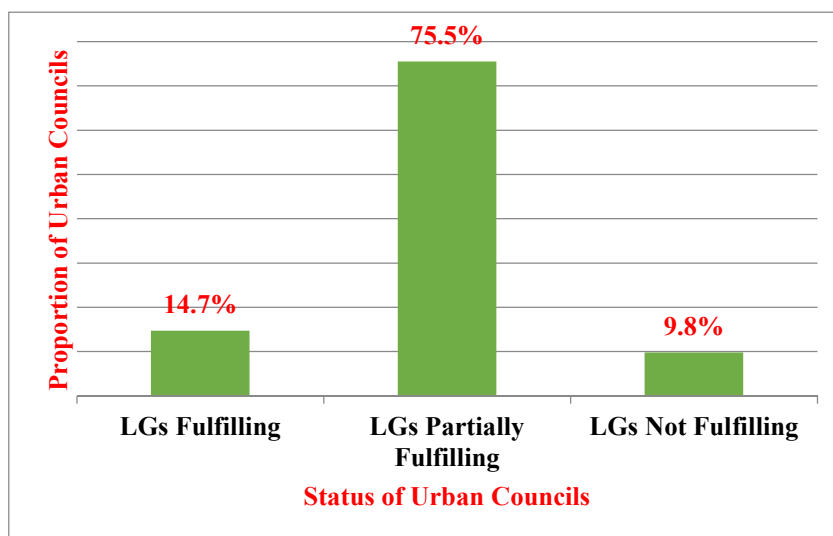
- There were Development Application Registers but had not been properly utilised / kept e.g. some applications

were not entered in the registers, and actions taken on the applications missing.

- Minutes of PPCs meetings were only available for some quarters of FY 2021/2022 and not properly filed. There were also cases where minutes were completely missing.
- The submissions for new investments were not responded to within the 28 days in line with the law
- The number of approved and deferred applications did not tally with applications received.
- There was no evidence of use of registered architects as required by law.

In the worst-case scenarios, there were ten (10) urban councils [9.8%] where there were no Development Application Registers in place. These included 5 KCCA Divisions and 5 town councils. This made it difficult to determine the number of received, approved, deferred or rejected applications. Refer to *Figure 33*.

Figure 33: Status of Urban Councils with Respect to Council Committees in Considering New Investment Applications on Time



3.7.2.2 New Investments Implemented in LGs are Consistent with the Approved Physical Development Plans

During assessment the extent to which new investments implemented were consistent with the respective approved physical development plans was probed.

In fifty-eight (58) urban councils [56.9%], the sampled approved and implemented physical developments were consistent with the respective approved physical development plans. These comprised of 8 cities [80% of cities], 20 municipalities [64.5% of MCs] and 30 town councils [53.6% of TCs]. Refer to *Figure 34*.

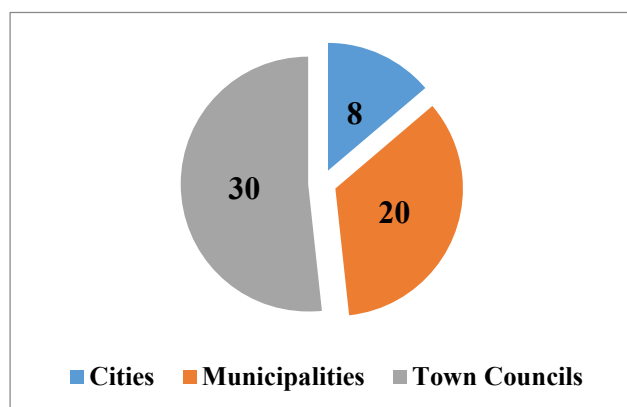


Figure 34: Categories of Urban Councils New Investments Implemented Consistent with Approved PDPs

However, in seven (7) councils [6.9%], it was not possible to ascertain consistency of the sampled approved and implemented physical developments due to:

- Expired PDPs with no effort for review / renew or complete lack of PDPs;
- Partial PDPs not covering the entire areas of urban councils;
- PDPs still undergoing the approval process.

Finally, there were thirty-seven (37) urban councils [36.3%] where information on PDPs and new investments implemented could not be obtained. These councils comprised of 2 cities, 5 KCCA Divisions, 8 municipalities and 22 town councils [Figure 35]. This made it hard to assess the consistency between the new investments implemented with the approved physical development plans.

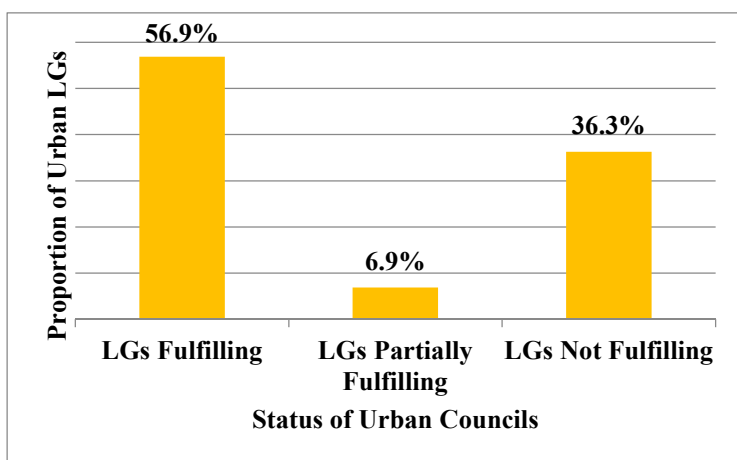


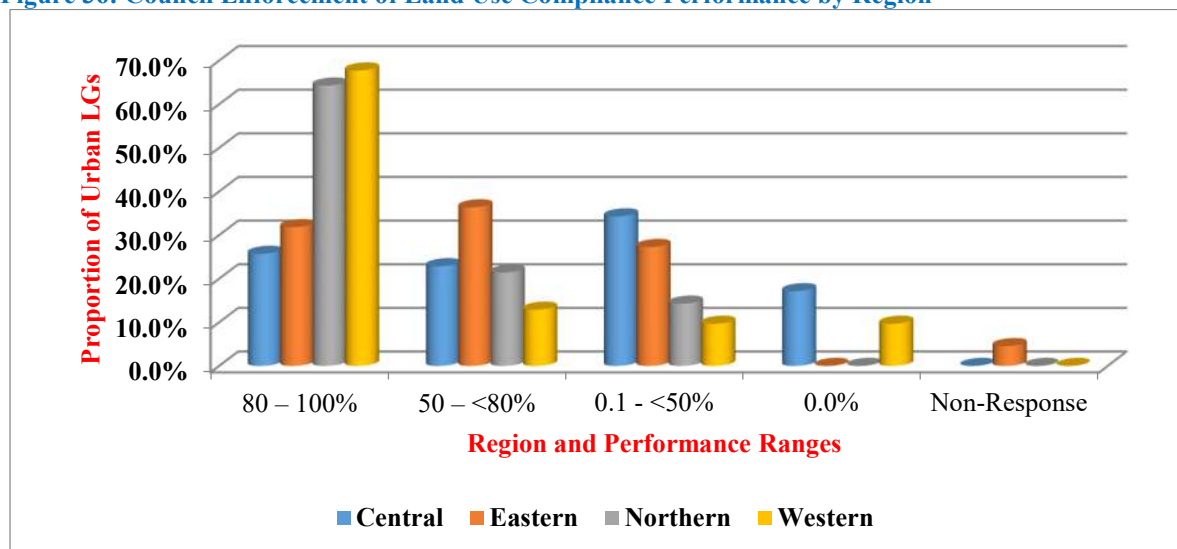
Figure 35: Status of Urban Councils with New Investments Implemented Consistent with Approved PDPs

The summarised performance of urban councils under this general assessment area (i.e., 3.6.3) is given in Table 9 and Figure 36 (by region) and Table 10 and Figure 37 (by category); and for detailed performance of each urban council under this indicator, refer to Appendix 2.

Table 9: Council Enforcement of Land Use Compliance Performance by Region

Region	Number and Proportion (%) of Urban Councils in Score Range:										Total Urban Councils
	80 – 100%		50 – <80%		0.1 – <50%		0%		Non-Response		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Central	9	25.7%	8	22.9%	12	34.3%	6	17.1%	0	0.0%	35
Eastern	7	31.8%	8	36.4%	6	27.3%	0	0.0%	1	4.5%	22
Northern	9	64.3%	3	21.4%	2	14.3%	0	0.0%	0	0.0%	14
Western	21	67.7%	4	12.9%	3	9.7%	3	9.7%	0	0.0%	31
Grand Total	46	45.1%	23	22.5%	23	22.5%	9	8.8%	1	1.00%	102

Figure 36: Council Enforcement of Land Use Compliance Performance by Region

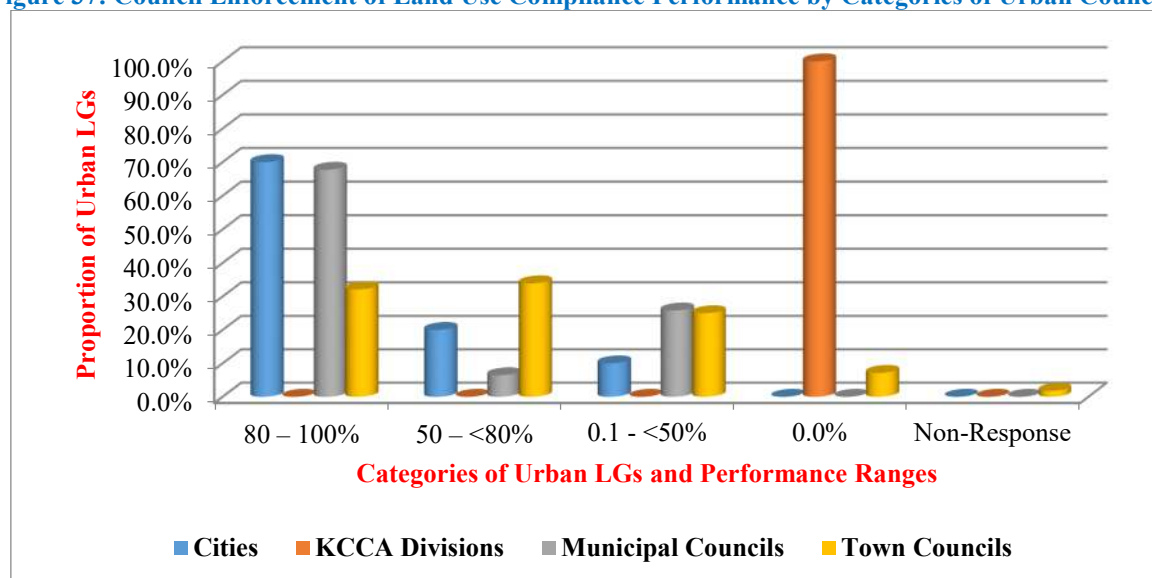


Forty-six (46) urban councils (45.1%) scored in the range of 80 – 100%. The councils included 7 cities, 21 municipalities, and 18 Town Councils, twenty-three (23) councils (22.5%) scored in the range of 50 - <80%; and these comprised of 2 Cities, 2 Municipalities and 19 Town Councils. Also, twenty-three (23) councils (22.5%) scored in the range above 0% but below 50%; and these entailed 1 City, 8 Municipalities and 14 Town Councils. Meanwhile, 9 urban councils (8.8%) did not score any mark (i.e. 0%). The councils comprised of 5 KCCA Divisions and 4 Town Councils.

Table 10: Council Enforcement of Land Use Compliance Performance by Category of Urban Councils

Category of Urban Council	Number and Proportion (%) of Urban Councils in Score Range:										Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Cities	7	70.0%	2	20.0%	1	10.0%	0	0.0%	0	0.0%	10
KCCA Divisions	0	0.0%	0	0.0%	0	0.0%	5	100.0%	0	0.0%	5
Municipal Councils	21	67.7%	2	6.5%	8	25.8%	0	0.0%	0	0.0%	31
Town Councils	18	32.1%	19	33.9%	14	25.0%	4	7.1%	1	1.80%	56
Grand Total	46	45.1%	23	22.5%	23	22.5%	9	8.8%	1	1.00%	102

Figure 37: Council Enforcement of Land Use Compliance Performance by Categories of Urban Councils



3.7.3 Enforcement on Breach of Planning and Development Controls on Planned Land Use

Under this thematic area, three (3) specific indicators were considered, which included: i) Evidence of notices served to illegal developers; ii) Evidence of illegal developers actually halted; and iii) Percentage of halted planning and development contraventions out of all illegal enforcement notices served.

3.7.3.1 Evidence of Notices Served to Illegal Developers

The assessment probed the existence of notices served to illegal developers. The findings were as follows.

During FY 2021/2022, thirty-three (33) urban councils [32.4%]:

- Issued notices to illegal developers and copies of these were readily available or accessible. The notices related to poor usage of the available facilities, blocking access, inadequate health and safety measures, development without approved plans, and deviation from approved plans
- Followed statutory process in issuing planning or development contravention notices
- Documented enforcement actions taken by the respective Councils through meetings and resolutions of PPCs e.g. halting developments, confiscation of tools found on sites, prosecution or convicting illegal developers, demolishing or discontinuation of developments.

These urban councils included 5 cities [50% of cities], 12 municipal councils [37.7% of MCs] and 16 town councils [28.5% of TCs]. Refer to *Figure 38*.

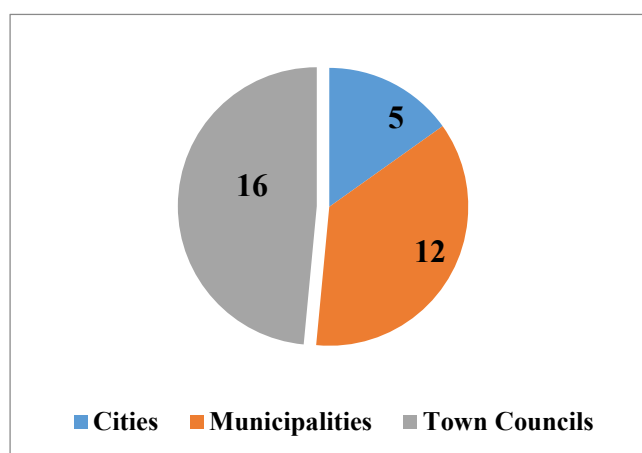


Figure 38: Categories of Urban Councils with Notices Served to Illegal Developers

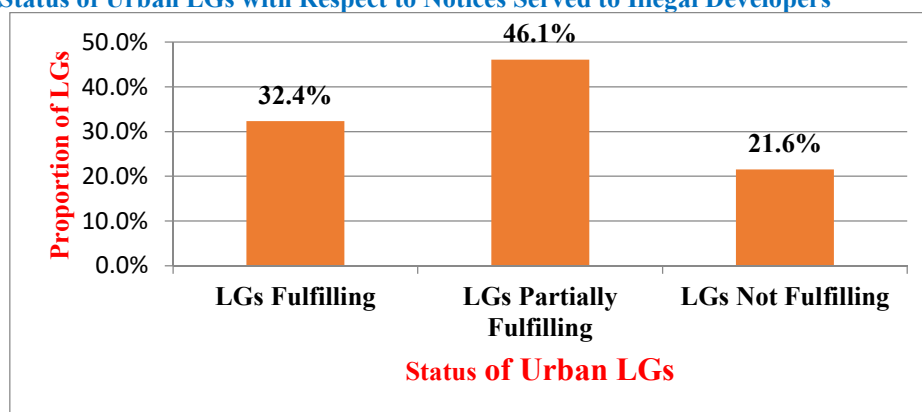
Nonetheless, in forty-seven (47) other urban councils (46.1%):

- A few of the issued notices to illegal developers could be ascertained as some copies were not available;
- It was hard to establish whether the statutory process in issuing planning or development contravention notices was followed or not;
- There were few documented

enforcement actions taken by the respective Councils through meetings and resolutions of PPCs.

Lastly, there were twenty-two (22) urban councils [21.6%] which lacked evidence of notices issued to illegal developers; the process followed; and enforcement actions taken by the respective Councils. These councils included 1 city, 5 KCCA Divisions, 2 municipal councils and 14 town councils [*Figure 39*]. Refer to *Appendices 1 and 2* for details by region and category respectively.

Figure 39: Status of Urban LGs with Respect to Notices Served to Illegal Developers



3.7.3.2 Evidence of Illegal Developers Actually Halted

The assessment endeavoured to solicit documentary evidence on the illegal developers actually halted. The findings were as outlined below.

The assessment results revealed that only seven (7) urban councils [6.9%]:

- Had halted at least 50% of the number of planning and development contraventions served with notices;
- Pursued in courts of law a number of development contraventions served with notices
- Demolished a number of developments contraventions served with notices
- The most common types of developments halted / demolished entailed commercial and residential developments.

These included 2 cities [20% of cities], 1 municipal council [3.2% of MCs] and 4 town councils [7.1% of TCs]. Refer to *Figure 40*.

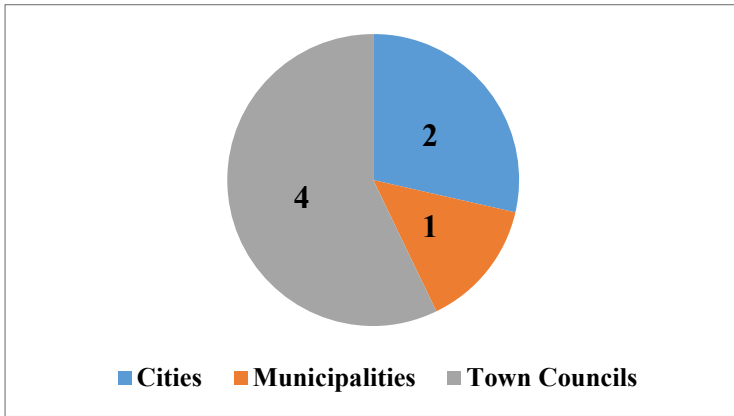


Figure 40: Categories of Urban Councils with Evidence of Illegal Developers Actually Halted

On the other hand, there were fifty-nine (59) urban councils [57.8%]:

- Had halted less than 50% of the number of planning and development contraventions served with notices or none at all;
- Had not pursued in courts

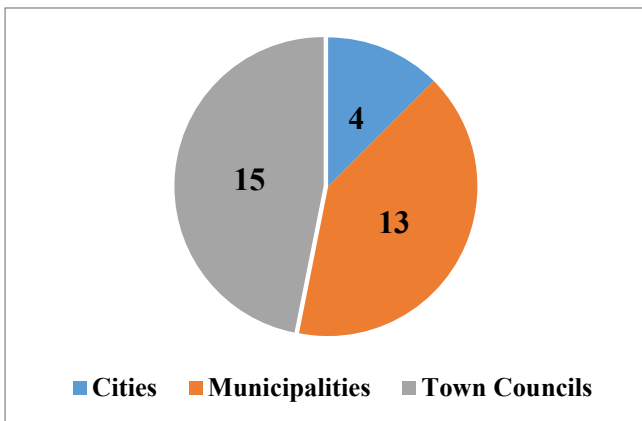
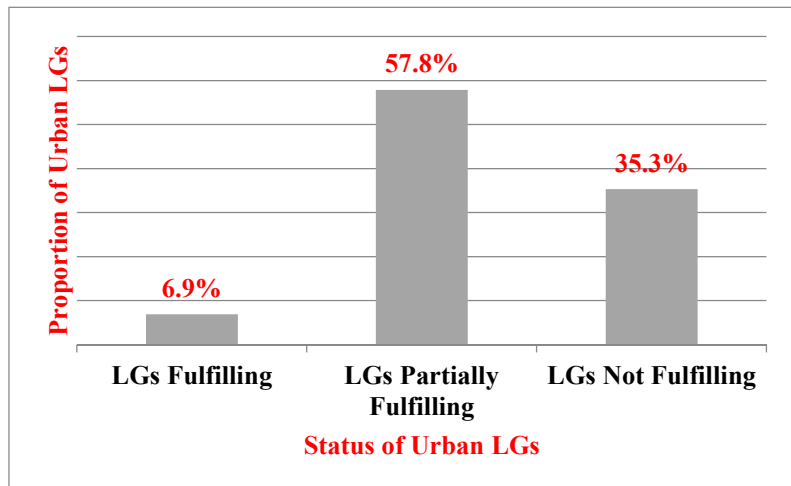
- of law any development contraventions served with notices;
- Had demolished just a few of developments contraventions served with notices or none;
- Where it was hard to establish the most common types of developments halted / demolished since some notices were not available in the respective offices.

Finally, there were thirty-six (36) urban councils [35.3%] without any documentary evidence on the illegal developers actually halted; and these included 2 cities, 5 KCCA Divisions, 4 municipalities and 25 town councils [Figure 41]. Refer to *Appendices 1 and 2* for details by region and category respectively.

Figure 41: Status of Urban Councils with Respect to Evidence of Illegal Developers Actually Halted

3.7.3.3 Proportion of Halted Planning and Development Contraventions Out of All Illegal Enforcement Notices Served

Three (3) out of the enforcement notices served in each urban council were sampled.



In thirty-two (32) urban councils [31.4%], proof and field evidence of enforcement of compliance by corrective action, halting or demolition were obtained. These urban councils comprised of 4 cities [40% of cities], 13 municipalities [41.9% of MCs] and 15 town councils [26.8% of TCs]. Refer to *Figure 42*.

Figure 42: Categories of Urban Councils with Proof and Field Evidence of Enforcement of

Compliance

While in twenty-six (26) other urban councils [25.5%] there was scanty proof and field evidence of enforcement of compliance by corrective action, halting or demolition.

Finally in forty-four (44) urban councils, [43.1%] there was no proof and field evidence of enforcement of compliance by corrective action, halting or demolition majorly due to unavailability of records. The councils included 2 cities, 5 KCCA Divisions, 9 municipalities and 28 town councils. Refer to *Figures 43*.

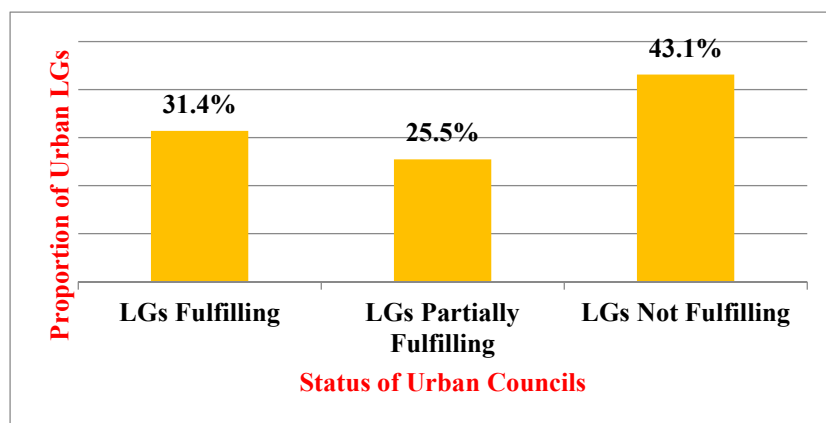


Figure 43: Status of Urban Councils Regarding Proof and Field Evidence of Enforcement of Compliance

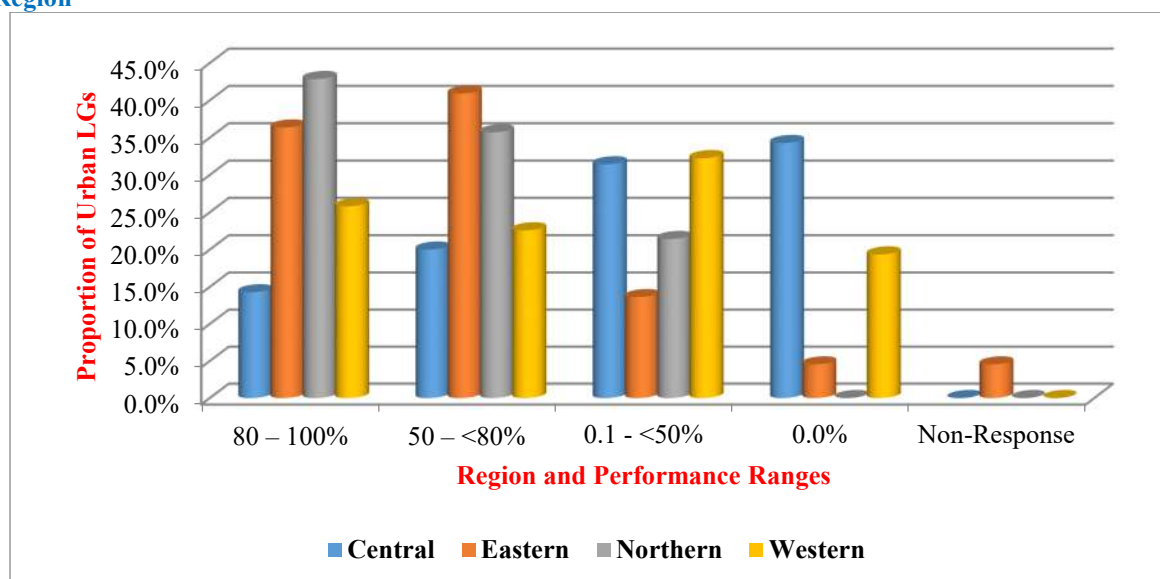
The summarised performance of urban councils under this general assessment area (*i.e. 3.6.4*) is given in *Table 11* and *Figure 44* (by region), *Table 12* (by category) and

Figure 45. For detailed performance of each urban council under this indicator, refer to *Appendix 2*.

Table 11: Enforcement on Breach of Planning and Development Control on Planned Land Use by Region

Region	Number and Proportion (%) of Urban Councils in Score Range:										Total Urban Councils
	80 – 100%		50 – <80%		0.1 – <50%		0%		Non-Response		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Central	5	14.3%	7	20.0%	11	31.4%	12	34.3%	0	0.0%	35
Eastern	8	36.4%	9	40.9%	3	13.6%	1	4.5%	1	4.5%	22
Northern	6	42.9%	5	35.7%	3	21.4%	0	0.0%	0	0.0%	14
Western	8	25.8%	7	22.6%	10	32.3%	6	19.4%	0	0.0%	31
Grand Total	27	26.5%	28	27.5%	27	26.5%	19	18.6%	1	1.0%	102

Figure 44: Enforcement on Breach of Planning and Development Control on Planned Land Use by Region

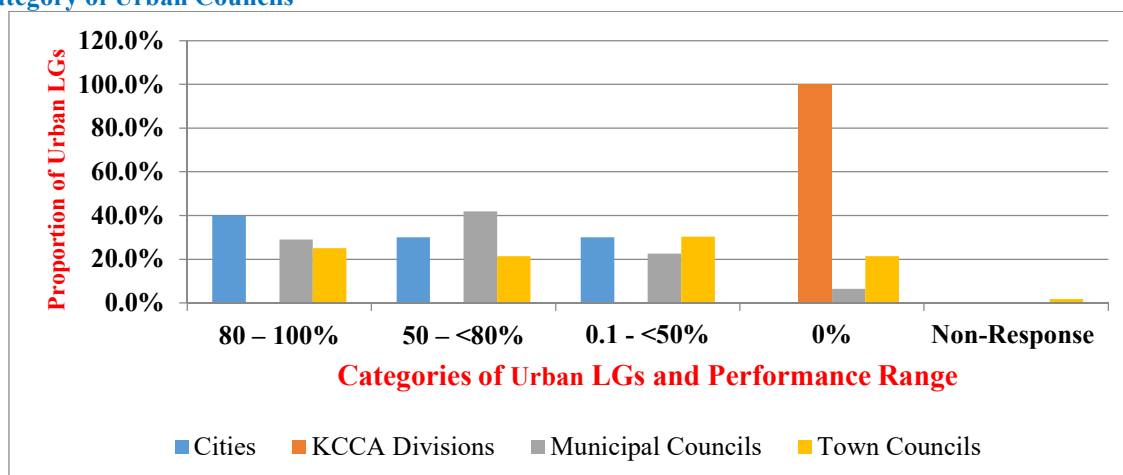


Twenty-seven (27) urban councils (26.5%) scored in the range of 80 – 100%. The councils included 4 cities, 9 municipalities, and 14 Town Councils, twenty-eight (28) councils (27.5%) scored in the range of 50 - <80%; and these comprised of 3 Cities, 13 Municipalities and 12 Town Councils. Meanwhile, twenty-seven (27) councils (26.5%) scored in the range above 0% but below 50% (i.e. 0 %< - <50%); and these entailed 3 Cities, 7 Municipalities and 17 Town Councils. Lastly, 19 urban councils (18.6%) did not score any mark (i.e. 0%). The councils comprised of 5 KCCA Divisions, 2 Municipalities and 12 Town Councils.

Table 12: Enforcement on Breach of Planning and Development Control on Planned Land Use by Category of Urban Councils

Category of Urban Council	Number and Proportion (%) of Urban Councils in Score Range:										Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Cities	4	40.0%	3	30.0%	3	30.0%	0	0.0%	0	0.0%	10
KCCA Divisions	0	0.0%	0	0.0%	0	0.0%	5	100.0%	0	0.0%	5
Municipal Councils	9	29.0%	13	41.9%	7	22.6%	2	6.5%	0	0.0%	31
Town Councils	14	25.0%	12	21.4%	17	30.4%	12	21.4%	1	1.8%	56
Grand Total	27	26.5%	28	27.5%	27	26.5%	19	18.6%	1	1.0%	102

Figure 45: Enforcement on Breach of Planning and Development Controls on Planned Land Use by Category of Urban Councils



3.7.4 Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance

3.7.4.1 Evidence of Sensitisation Meetings Held on Physical Planning / Land Use Compliance

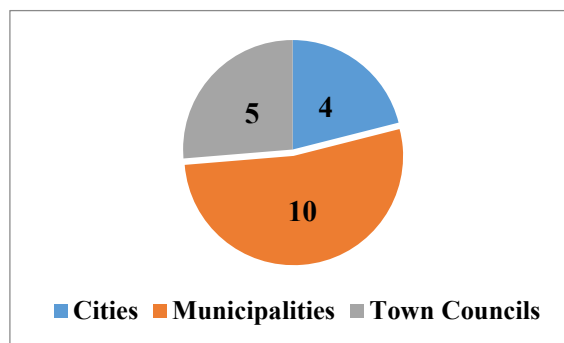
This specific indicator was to ascertain evidence of sensitization meetings conducted on physical planning and land use compliance. The results showed that:

Only nineteen (19) urban councils [18.6%] had:

- Planned sensitization workshops / meetings;
- Prepared sensitization materials;
- Held meetings / workshops at least 1 per quarter;
- High level of stakeholder participation

The urban councils comprised of 4 cities [40% of cities], 10 municipalities [32.3% of MCs] and 5 town councils [8.9% of TCs]. Refer to *Figure 46*.

Figure 46: Categories of Urban Councils with Evidence of Sensitisation Meetings Held on Physical Planning / Land Use Compliance



Nonetheless, there forty (40) urban councils [39.2%]:

- That did not plan sensitization workshops / meetings (but conducted some);
- That did not prepare and/or have sensitization materials;
- That did not hold meetings / workshops at least 1 per quarter;
- Where there was low level of stakeholder participation

On a poor note, there were forty-three (43) urban councils [42.2%] where there was no evidence of sensitization meetings conducted on physical planning and land use compliance. These include 4 Cities, 5 KCCA Divisions, 7 Municipalities and 27 Town Councils. Refer to Figure 47.

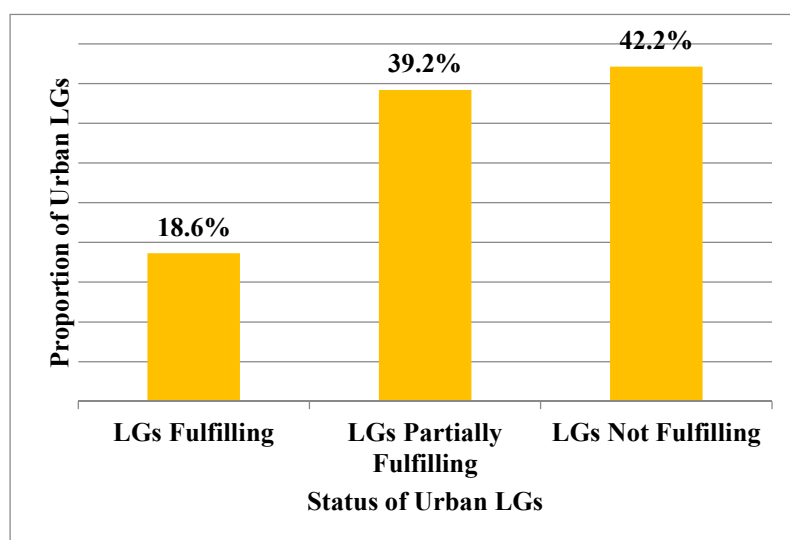


Figure 47: Status of Urban LGs Regarding Sensitisation Meetings Held on Physical Planning / Land Use Compliance

The assessment results revealed that only 28 urban councils (27.5%) out of the 102 covered scored in the range of 80 – 100%; and these included 5 cities, 13 municipalities, and 10 Town Councils, Meanwhile, 42 urban councils (41.2%) out of 102 did not score any mark (i.e. 0%). The councils

comprised of 4 cities, 5 KCCA Divisions, 7 Municipal Councils and 26 Town Councils. For the summarised performance of urban councils refer to Table 13 and Figure 48 (by region) and Table 14 and Figure 49 (by category); and for detailed performance of each urban council under this indicator, refer to Appendix 2.

Table 13: Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance by Region

Region	Number and Proportion (%) of Urban Councils in Performance Range:										Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Central	12	34.3%	2	5.7%	3	8.6%	18	51.4%	0	0.0%	35
Eastern	1	4.5%	7	31.8%	4	18.2%	9	40.9%	1	4.5%	22
Northern	7	50.0%	3	21.4%	0	0.0%	4	28.6%	0	0.0%	14
Western	8	25.8%	8	25.8%	4	12.9%	11	35.5%	0	0.0%	31
Grand Total	28	27.5%	20	19.6%	11	10.8%	42	41.2%	1	1.0%	102

From the results, it is evident that urban councils were not adequately conducting sensitisation of local leaders and communities on physical planning and land use compliance. This was highlighted in the aspects such as alterations of approved plans by developers; developers submitting to the Council sub-standard plots for sub-division; encroachment on

road reserves; and developers suing urban councils in courts of law instead of ascertaining from the urban authorities the issues to be addressed.

Figure 48: Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance by Region

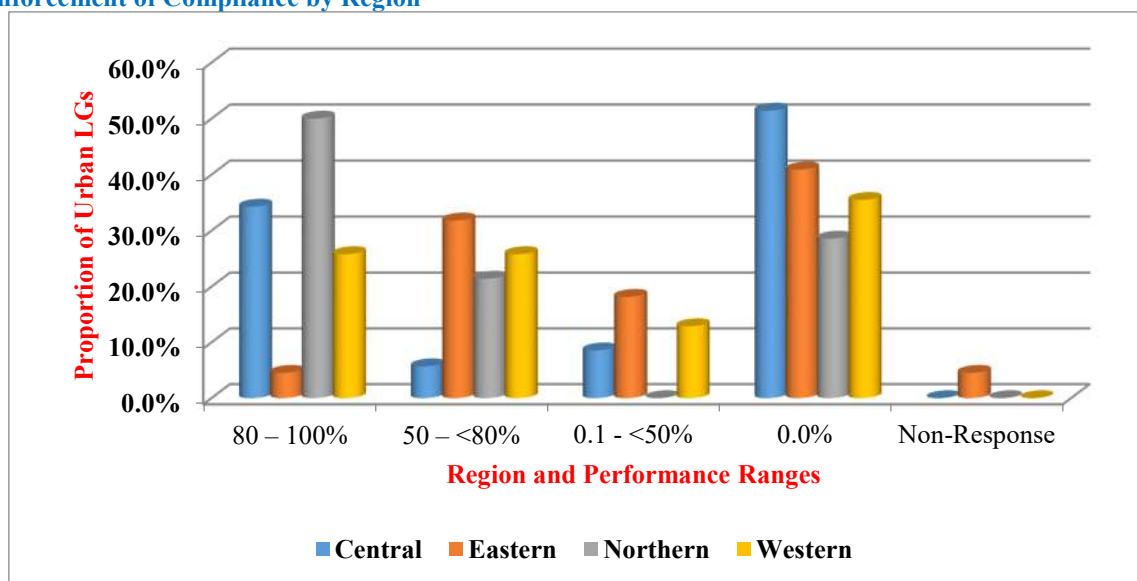
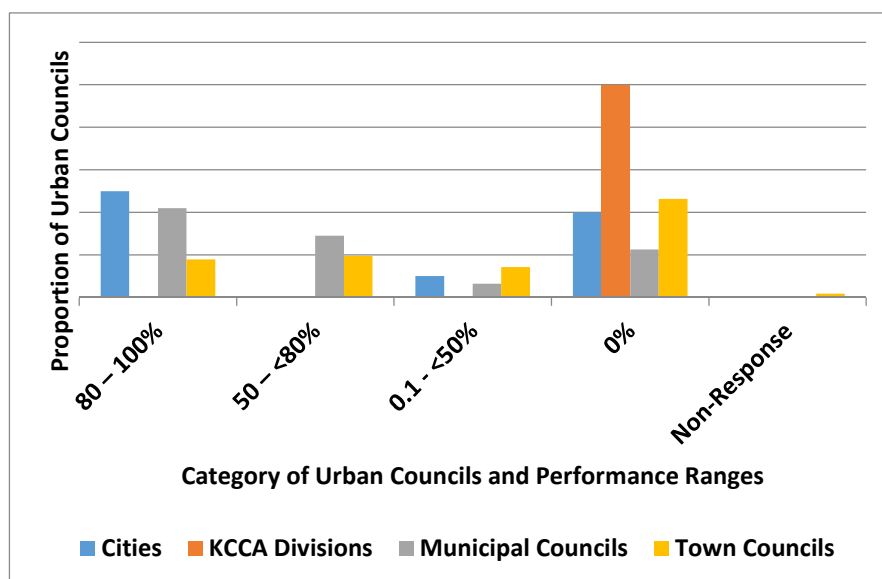


Table 14: Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance by Category of Urban Council

Category of Urban Council	Number and Proportion (%) of Urban Councils in Performance Range:										Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Cities	5	50.0%	0	0.0%	1	10.0%	4	40.0%	0	0.0%	10
KCCA Divisions	0	0	0	0.0%	0	0.0%	5	100.0%	0	0.0%	5
Municipal Councils	13	41.9%	9	29.0%	2	6.5%	7	22.6%	0	0.0%	31
Town Councils	10	17.9%	11	19.6%	8	14.3%	26	46.4%	1	1.8%	56
Grand Total	28	27.5%	20	19.6%	11	10.8%	42	41.2%	1	1.0%	102

Figure 49: Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance by Category of Urban Council



It is worth noting that inadequate sensitisation or lack of it was majorly attributed to the low locally raised revenue (LRR) in most of the urban councils, which frustrated efforts to provide realistic resources towards sensitisation of stakeholders especially the communities in the respective urban councils. The other reason raised for inadequate sensitisation was the unavailability of sensitisation materials.

3.7.5 Innovative Approaches to Enforcement of Land Use Regulations

3.7.5.1 Innovative Approaches for Enforcement of Land Use Regulations

The assessment exercise endeavoured to find out whether urban councils had come up with innovative approaches to enforce land use regulations. The results showed the following.

Forty-two (42) urban councils [41.2%] had come up with proactive or reactive innovations, which were being implemented. The councils comprised of 8 cities, 16 municipalities and 18 town councils. Refer to *Figure 50*.

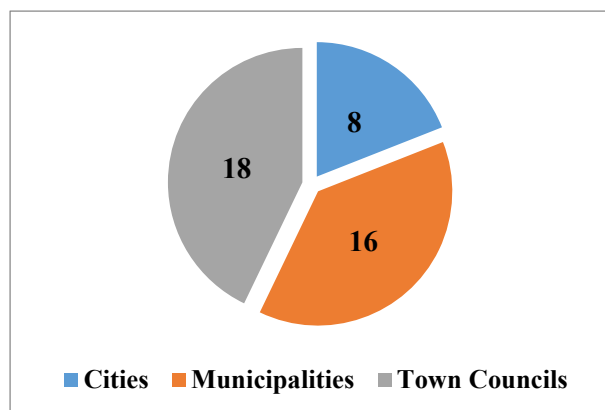


Figure 50: Urban Councils with Innovative Approaches to Enforce Land Use Regulations

The innovative approaches utilised by these urban councils included:

- 1) Formulation of bye-law that requires all access roads to be provided first before individuals obtain land titles, which has helped some urban councils to have bigger roads at a cheaper cost [e.g. Serere TC].
- 2) Enforcement of a Council resolution whereby individuals can not alter sub-divisions as far as the detailed plan is concerned but rather ask individuals to request neighbours and solve that on their own [i.e. Dokolo TC]
- 3) Labelling illegal developments / structures with spray paint marks, which scared the developers to report themselves to the authorities to negotiate and thereafter agree to go through the appropriate procedures [e.g. Busia MC and Namutumba TC].
- 4) PPC utilising Urban Development Forum, which brought together key stakeholders on a regular basis (i.e. quarterly) to discuss issues affecting physical planning [i.e. Soroti City]
- 5) PPCs persuading land owners during road opening to contribute land for free for this cause [e.g. Moroto MC].
- 6) The urban council offering to subsidise the application fees to UGX 100,000 for residential land use in order to encourage the newly annexed wards to follow physical planning process [i.e. Kamuli MC].
- 7) The use of opinion leaders mainly in enforcement and making people accept physical planning ideas [e.g. Mbale City].
- 8) Urban Councils negotiating with architects to handle the building plans of the potential developers at a subsidized cost to encourage use of approved plans [e.g. Kibuku TC].
- 9) In order to reduce on delays of plan approvals, key technical officials hold mini-meetings for quick input from one another and thereafter commencement notices are issued to developers to go ahead with the initial stages - as council pursues the mandatory plan approval process [i.e. Kapchorwa MC]

However, twelve (12) urban councils [11.8%] had come up with proactive or reactive innovations, which were yet to be implemented. These unimplemented innovations include:

- 1) LG Council drafting bye-laws to ensure all building plans cater for rain water harvesting provisions before approval by the PPCs in order to reduce on flooding during rainy seasons [i.e. Kotido MC].

- 2) Enforcement of painting all buildings, putting respective building numbers as well as Plot numbers for urban council aesthetics and orientation [e.g. Bukedea TC].

Finally, there were forty-eight (48) urban councils [47.1%] did not have any innovations. These councils included one (1) city, three KCCA Divisions (3), eleven (11) municipalities and thirty-three (33) town councils. Refer to *Figure 51*.

Figure 51: Status of Urban LGs with Respect to Innovative Approaches for Enforcement of Land Use Regulations

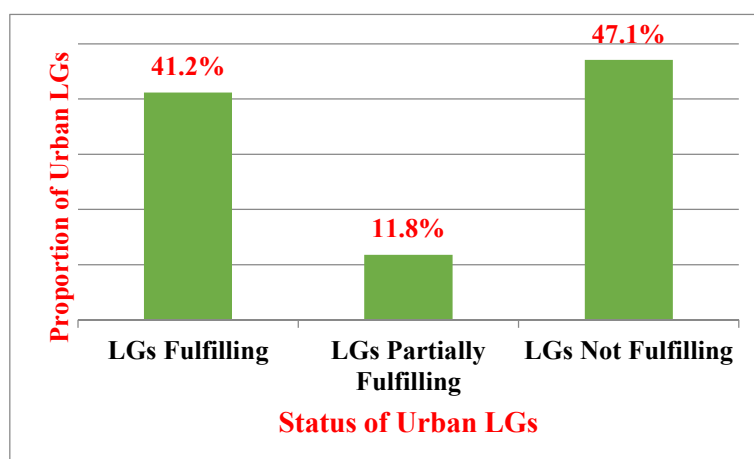
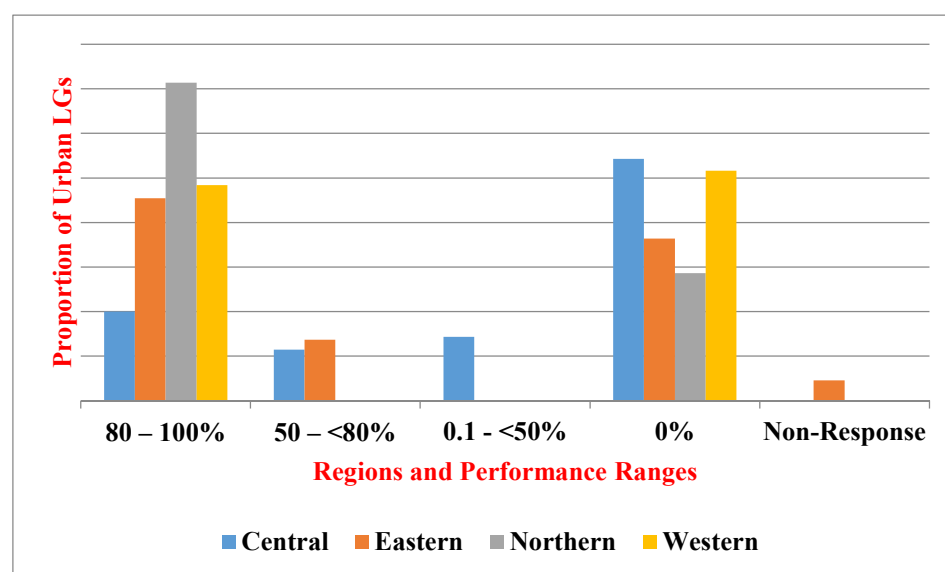


Table 15: Innovative Approaches for Enforcement of Land Use Regulations by Region

Region	Number and Proportion (%) of Urban Councils in Score Range:										Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Central	7	20.0%	4	11.4%	5	14.3%	19	54.3%	0	0.0%	35
Eastern	10	45.5%	3	13.6%	0	0.0%	8	36.4%	1	4.5%	22
Northern	10	71.4%	0	0.0%	0	0.0%	4	28.6%	0	0.0%	14
Western	15	48.4%	0	0.0%	0	0.0%	16	51.6%	0	0.0%	31
Grand Total	42	41.2%	7	6.9%	5	4.9%	47	46.1%	1	1.0%	102

Figure 52: Innovative Approaches for Enforcement of Land Use Regulations by Region

The summarised results showed that forty-two³⁴ (42) urban councils (41.2%) scored in the range of 80 – 100% [i.e. 8 cities, 16



municipalities, and 18 Town Councils,]; seven (7) urban councils scored in the range 50 – <80% and five (5) scored in the range 0.1 – <50%. Lastly, forty-seven (47) urban councils (46.1%) score 0%. These comprised of 1 city, 3 KCCA Divisions, 11 Municipal Councils and 32 Town Councils. Refer to *Table 15* and *Figure 52* (by region) and *Table 16* and *Figure 53* (by category); and for detailed performance of each urban council under this indicator, refer to *Appendix 2*.

Table 16: Innovative Approaches for Enforcement of Land Use Regulations by Category of Urban Councils

Category of Urban Council	Number and Proportion (%) of Urban Councils in Score Range:										Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	

³⁴ These included 8 cities, 16 municipalities, and 18 Town Councils,

Category of Urban	Number and Proportion (%) of Urban Councils in Score Range:										Total Urban
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response		
Cities	8	80.0%	1	10.0%	-	-	1	10.0%	-	-	10
KCCA Divisions	-	0	-	-	2	40.0%	3	60.0%	-	-	5
Municipal Councils	16	51.6%	2	6.5%	2	6.5%	11	35.5%	-	-	31
Town Councils	18	32.1%	4	7.1%	1	1.8%	32	57.1%	1	1.8%	56
Grand Total	42	41.2%	7	6.9%	5	4.9%	47	46.1%	1	1.0%	102

It should be noted that a sizeable proportion (46.1%) of urban councils lacked innovative ideas to complement the existing legal and policy frameworks during implementation of physical planning and land use compliance activities in their respective areas of jurisdiction. One of the reasons for the failure was the resistance key technical officers faced from their councils to implement the innovative ideas / approaches. The other underlying reasons for the failure in these councils could not easily be established.

Figure 53: Innovative Approaches for Enforcement of Land Use Regulations by Categories of Urban Councils

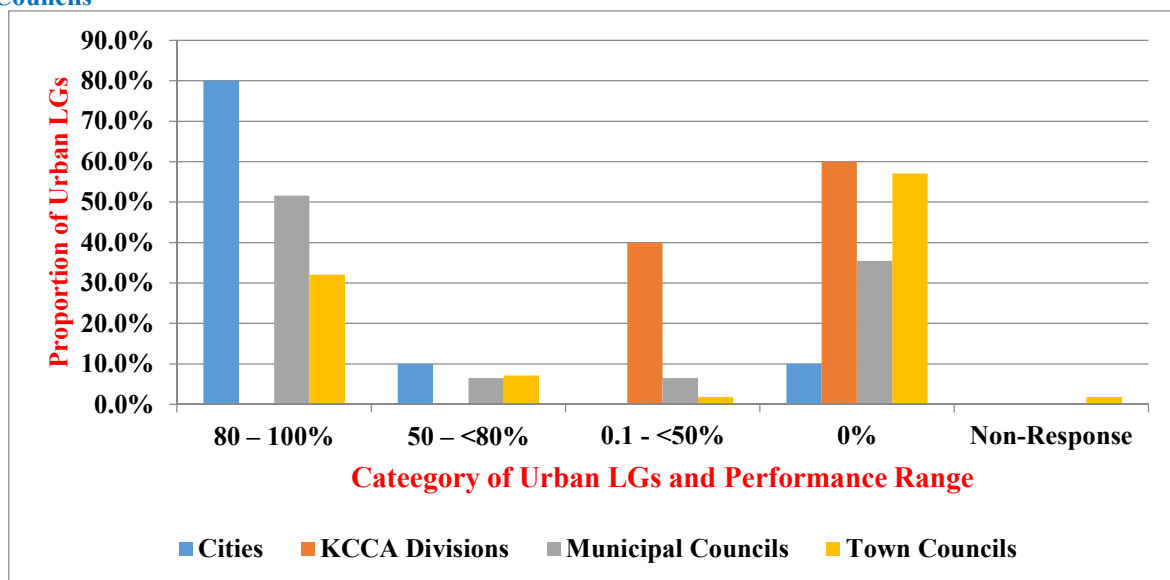


Table 17, provides a summary of assessment results with respect to the general areas namely: 1) Institutional readiness to enforce land use compliance; 2) the physical planning performance and situation; 3) Council enforcement of land use compliance performance; 4) Enforcement on breach of development and planning controls on planned land use; 5) Sensitisation on physical planning, land use management, development management and enforcement of compliance; and 6) Innovative approaches to enforcement of land use regulations.

Table 17: Summary of Land Use Compliance Performance by Thematic Area of Assessment

Thematic Area	Scores Range, Number and Proportion of Urban Councils:										Total Urban Councils	
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response			
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.		
1) Institutional Readiness to Enforce Land Use Compliance (3.6.1.1 – 3.6.1.8)	19	18.6%	46	45.1%	32	31.4%	5	4.9%	0	0.0%	102	100%

Thematic Area	Scores Range, Number and Proportion of Urban Councils:										Total Urban Councils	
	80 – 100%		50 – <80%		0.1 - <50%		0%		Non-Response			
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.		
2) The Physical Planning Situation in Urban Councils (3.6.2.1-3.6.2.6)	16	15.7%	30	29.4%	41	40.2%	14	13.7%	1	1.0%	102	100%
3) Council Enforcement of Land Use Compliance Performance in Urban Councils (3.6.3.1 – 3.6.3.2)	46	45.1%	23	22.5%	23	22.5%	9	8.8%	1	1.0%	102	100%
4) Enforcement on Breach of Planning and Development Controls on Planned Land Use (3.6.4.1 – 3.6.4.3)	27	26.5%	28	27.5%	27	26.5%	19	18.6%	1	1.0%	102	100%
5) Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance (3.6.5.1)	28	27.5%	20	19.6%	11	10.8%	42	41.2%	1	1.0%	102	100%
6) Innovative Approaches to Enforcement of Land Use Regulations (3.6.6.1)	42	41.2%	7	6.9%	5	4.9%	47	46.1%	1	1.0%	102	100%

Based on the results in *Table 17*, the following were noted:

- 1) The best performed thematic areas were:
 - a. ‘Council Enforcement of Land Use Compliance’, where 69 urban councils (67.6%) performed above average.
 - b. ‘Institutional Readiness to Enforce Land Use Compliance’, where 65 urban councils (63.7%) performed above average.
- 2) The worst performed thematic areas were:
 - a. ‘The Physical Planning Situation in Urban Councils’, where 46 urban councils (45.1%) performed above average and 56 urban councils (54.9%) below average.
 - b. ‘Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance’, where 48 urban councils (47.1%) performed above average and 54 urban councils (52.9%) below average.
 - c. ‘Innovative Approaches to Enforcement of Land Use Regulations’, where 49 urban councils (48.0%) performed above average and 53 urban councils (52.0%) below average.

The foregoing *Section 3.6 (and Sub-Sections 3.6.1 – 3.6.6)* has provided the assessment results or performances of specific indicators in the various urban councils. Refer to *Appendix*

2 for details on the scores per specific indicator under each thematic area. The following section provides the assessment results of the six (6) thematic areas.

3.6.5 Overall Land Use Compliance Performance

The overall assessment results indicate that twelve (12) urban councils [11.8%] scored in the range of 80 -100%. The councils included five (5) cities – Soroti City, Gulu City, Lira City, Hoima City and Mbarara City; six (6) Municipal Councils – Apac MC, Koboko MC, Nebbi MC, Tororo MC, Kira MC and Kasese MC; and one (1) Town Council – Pakwach TC. Meanwhile, forty-four (44) urban councils [43.1%] scored in the range 50 – <80%. These included four (4) cities, seventeen (17) Municipal Councils, and twenty-three (23) Town Councils.

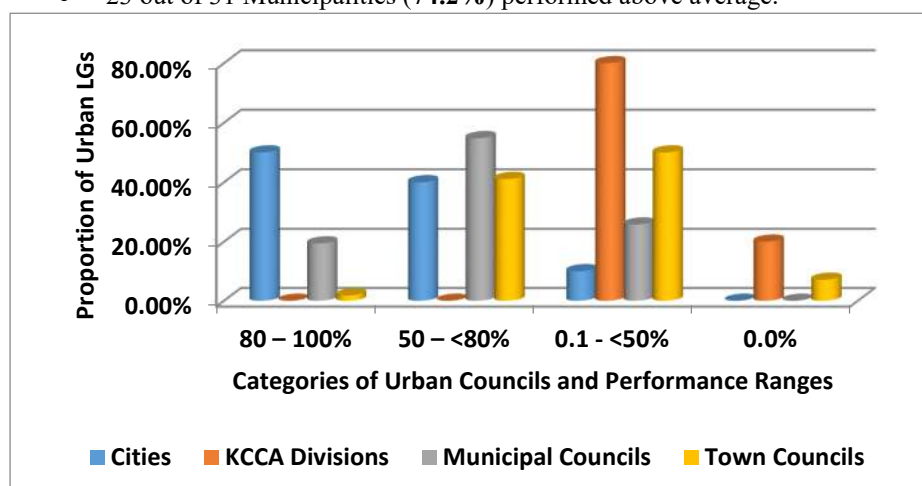
Also, forty-one (41) urban councils [40.2%] scored between 0.1 - <50%. These urban councils included one (1) city council, four (4) KCCA Divisions, eight (8) Municipal Councils and Twenty-eight (28) Town Councils. Lastly, some five (5) urban councils [4.9%] did not score any mark (i.e. obtained 0%). The councils were Kawempe Division, Luwero TC, Kiruhura TC, Kiryandongo TC and Rubirizi TC. Refer to *Table 18* and *Figure 54* as well as *Table 19* and *Figure 55*.

Table 18: Overall Performance by Categories of Urban Councils

Category of Urban Councils	Score Range, Number and Proportion of Urban Councils Within:								Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Cities	5	50.0%	4	40.0%	1	10.0%	-	-	10
KCCA Divisions	-	-	-	-	4	80.0%	1	20.0%	5
Municipal Councils	6	19.4%	17	54.8%	8	25.8%	-	-	31
Town Councils	1	1.8%	23	41.1%	28	50.0%	4	7.1%	56
Total Urban Councils	12	11.8%	44	43.1%	41	40.2%	5	4.9%	102

Note:

- 9 out of 10 cities (90%) performed above average.
- 5 out of 5 KCCA Divisions (100%) were below average in performance.
- 23 out of 31 Municipalities (74.2%) performed above average.



- 24 out of 56 Town Councils (42.9%) performed above average, while 32 out of 56 (57.1%) performed below average.

Figure 54: Overall Performance by Category of Urban Councils by Category of Urban LGs

Table 19: Overall Performance of Urban Councils by Region

Region	Score Range, Number and Proportion of Urban Councils Within:								Total Urban Councils
	80 – 100%		50 – <80%		0.1 - <50%		0%		
	No.	Prop.	No.	Prop.	No.	Prop.	No.	Prop.	
Central	1	2.9%	10	28.6%	22	62.9%	2	5.7%	35

Eastern	2	9.1%	13	59.1%	7	31.8%	0	0.0%	22
Northern	6	42.9%	4	28.6%	4	28.6%	0	0.0%	14
Western	3	9.7%	17	54.8%	8	25.8%	3	9.7%	31
Total – Urban Councils	12	11.8%	44	43.1%	41	40.2%	5	4.9%	102

Notes:

- 11 out of 35 (**31.5%**) urban councils in Central Region performed above average
- 15 out of 22 (**68.2%**) urban councils in Eastern Region performed above average
- 10 out of 14 (**71.5%**) urban councils in Northern Region performed above average
- 20 out of 31 (**64.5%**) urban councils in Northern Region performed above average

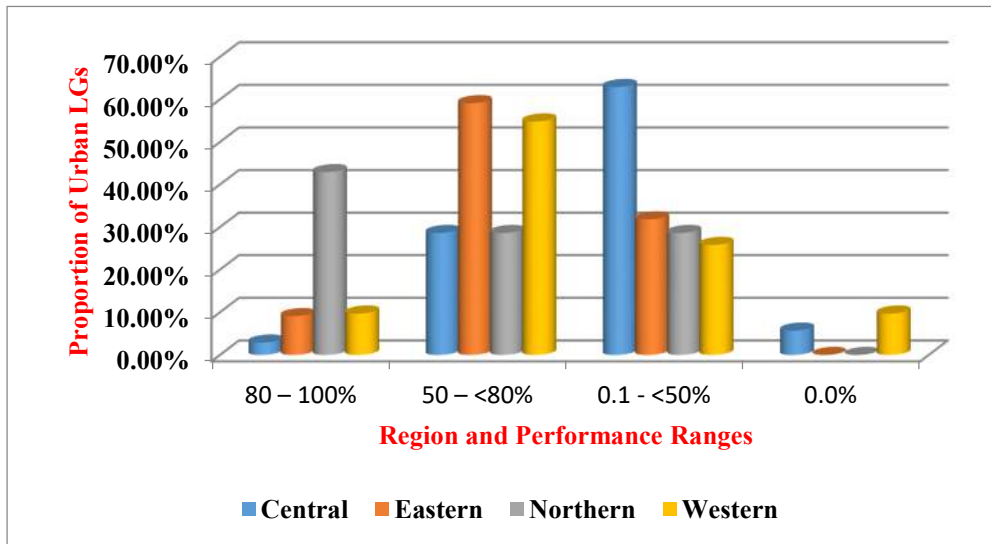


Figure 55:
Overall Performance of Urban Councils by Region

The detailed performances per thematic area as well as overall, for each urban council during the land use compliance

assessment have been provided in *Table 20*. Refer to *Appendix 1* for details on the scores per indicator under each general assessment area.

Table 20: Overall Land Use Compliance Performance Measures

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, SUMMARY OF OVERALL POINTS AND SCORES												GRAND TOTAL POINTS	TOTL SCORE (%)
	1.1: Institutional Readiness to Enforce Land Use Compliance		1.2: The Physical Planning Performance and Situation		1.3: Enforcement of Land Use Compliance Performance		1.4: Enforcement on Breach of Planning and Development Controls on Planned Land Use		1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance		1.6: Innovative Approaches to Enforcement of Land Use Regulations			
	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)		
Total Possible Points	47	36.7%	40	31.3%	15	11.7%	18	14.1%	5	3.9%	3	2.3%	128	100.0%
Central Region														
1. Busunju TC	13	10.2%	6	4.7%	8	6.3%	0	0.0%	0	0.0%	0	0.0%	27	21.1%
2. Entebbe MC	28	21.9%	15	11.7%	7	5.5%	0	0.0%	5	3.9%	1	0.8%	56	43.8%
3. Kakiri TC	22	17.2%	4	3.1%	8	6.3%	7	5.5%	1	0.8%	0	0.0%	42	32.8%
4. Kalisizo TC	33.5	26.2%	30	23.4%	11	8.6%	6	4.7%	0	0.0%	0	0.0%	80.5	61.9%
5. Kalungu TC	17	13.3%	4	3.1%	11	8.6%	4	3.1%	5	3.9%	1	0.8%	42	32.8%
6. Kampala - Central Division	1	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.8%	2	1.6%
7. Kampala - Kawempe Division	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
8. Kampala - Makindye Division	2	1.6%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.8%	3	2.3%
9. Kampala - Rubaga Division	3	2.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	2.3%
10. Kampala - Nakawa Division	1	0.8%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.8%
11. Kasangati TC	5	3.9%	1	0.8%	2	1.6%	0	0.0%	0	0.0%	0	0.0%	8	6.3%
12. Kayunga TC	30	23.4%	7	5.5%	6	4.7%	13	10.2%	4	3.1%	3	2.3%	63	49.2%
13. Kiboga TC	31	24.2%	35	27.3%	13	10.2%	15	11.7%	0	0.0%	0	0.0%	94	73.4%
14. Kira MC	40	31.3%	34	26.6%	15	11.7%	15	11.7%	5	3.9%	0	0.0%	109	85.2%
15. Kyazanga TC	25	19.5%	32	25.0%	13	10.2%	4	3.1%	3	2.3%	3	2.3%	80	61.5%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, SUMMARY OF OVERALL POINTS AND SCORES												GRAND TOTAL POINTS	TOTL SCORE (%)
	1.1: Institutional Readiness to Enforce Land Use Compliance		1.2: The Physical Planning Performance and Situation		1.3: Enforcement of Land Use Compliance Performance		1.4: Enforcement on Breach of Planning and Development Controls on Planned Land Use		1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance		1.6: Innovative Approaches to Enforcement of Land Use Regulations			
	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)		
16. Kyengera TC	3	2.3%	0	0.0%	1	0.8%	0	0.0%	0	0.0%	0	0.0%	4	3.1%
17. Kyotera TC	23.5	18.4%	5	3.9%	6	4.7%	12.5	9.8%	0	0.0%	0	0.0%	47	36.2%
18. Lugazi MC	33	25.8%	10	7.8%	7	5.5%	4	3.1%	1	0.8%	0	0.0%	55	43.0%
19. Lukaya TC	25	19.5%	16	12.5%	10	7.8%	18	14.1%	4	3.1%	2	1.6%	75	57.7%
20. Luwero TC	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
21. Lyantonde TC	18	14.1%	5	3.9%	8	6.3%	8	6.3%	0	0.0%	0	0.0%	39	30.0%
22. Makindye - Ssabagabo MC	28	21.9%	9	7.0%	15	11.7%	8	6.3%	0	0.0%	0	0.0%	60	46.9%
23. Masaka City	40.5	31.6%	21	16.4%	13	10.2%	5	3.9%	5	3.9%	3	2.3%	87.5	67.3%
24. Migyera TC	18	14.1%	10	7.8%	7	5.5%	15	11.7%	0	0.0%	0	0.0%	50	39.1%
25. Mityana MC	36.5	28.5%	2	1.6%	8	6.3%	4	3.1%	5	3.9%	3	2.3%	58.5	45.7%
26. Mpigi TC	18	14.1%	4	3.1%	2	1.6%	4	3.1%	4	3.1%	2	1.6%	34	26.6%
27. Mubende MC	41	32.0%	27	21.1%	14	10.9%	11	8.6%	4	3.1%	3	2.3%	100	78.1%
28. Mukono MC	25	19.5%	5	3.9%	7	5.5%	6.5	5.1%	5	3.9%	1	0.8%	49.5	38.7%
29. Nakaseke TC	4	3.1%	0	0.0%	2	1.6%	0	0.0%	0	0.0%	0	0.0%	6	4.7%
30. Nakasongola TC	22	17.2%	25	19.5%	12	9.4%	14.5	11.3%	3	2.3%	3	2.3%	79.5	62.1%
31. Nansana MC	31	24.2%	34	26.6%	14	10.9%	10	7.8%	4	3.1%	0	0.0%	93	72.7%
32. Ngoma TC	19	14.8%	15	11.7%	10	7.8%	10	7.8%	1	0.8%	3	2.3%	58	45.3%
33. Njeru MC	35	27.3%	8	6.3%	4	3.1%	11	8.6%	4	3.1%	2	1.6%	64	50.0%
34. Ssemuto TC	5	3.9%	1	0.8%	2	1.6%	0	0.0%	0	0.0%	2	1.6%	10	7.8%
35. Wakiso TC	39	30.5%	21	16.4%	13	10.2%	9	7.0%	0	0.0%	0	0.0%	82	64.1%
Eastern Region														
1. Budaka TC	32	25.0%	31	24.2%	15	11.7%	9	7.0%	2	1.6%	0	0.0%	89	69.5%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, SUMMARY OF OVERALL POINTS AND SCORES												GRAND TOTAL POINTS	TOTL SCORE (%)
	1.1: Institutional Readiness to Enforce Land Use Compliance		1.2: The Physical Planning Performance and Situation		1.3: Enforcement of Land Use Compliance Performance		1.4: Enforcement on Breach of Planning and Development Controls on Planned Land Use		1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance		1.6: Innovative Approaches to Enforcement of Land Use Regulations			
	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)		
2. Bugiri MC	36	28.1%	2	1.6%	7	5.5%	9	7.0%	0	0.0%	0	0.0%	54	42.2%
3. Bukedea TC	21	16.4%	27	21.1%	8	6.3%	13	10.2%	1	0.8%	0	0.0%	70	54.7%
4. Busia MC	35	27.3%	14	10.9%	5	3.9%	14.5	11.3%	3	2.3%	0	0.0%	71.5	55.9%
5. Butaleja TC	6	4.7%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	6	4.7%
6. Iganga MC	23	18.0%	19	14.8%	3	2.3%	13	10.2%	0	0.0%	3	2.3%	61	47.7%
7. Jinja City	24	18.8%	7	5.5%	4	3.1%	6	4.7%	0	0.0%	2	1.6%	43	33.6%
8. Kaberamaido TC	14	10.9%	4	3.1%	9	7.0%	15	11.7%	0	0.0%	0	0.0%	42	32.8%
9. Kakira TC	37	28.9%	29	22.7%	8	6.3%	10.5	8.2%	5	3.9%	2	1.6%	91.5	71.5%
10. Kamuli MC	31	24.2%	31	24.2%	13	10.2%	16.5	12.9%	3	2.3%	3	2.3%	97.5	76.2%
11. Kapchorwa MC	36.5	28.5%	25	19.5%	13	10.2%	16.5	12.9%	3	2.3%	3	2.3%	97	75.8%
12. Kibuku TC	20	15.6%	19.5	15.2%	11	8.6%	2	1.6%	3	2.3%	3	2.3%	58.5	45.7%
13. Kotido MC	30	23.4%	27	21.1%	13	10.2%	13	10.2%	0	0.0%	3	2.3%	86	67.2%
14. Kumi MC	33	25.8%	28	21.9%	10	7.8%	12.5	9.8%	3	2.3%	0	0.0%	86.5	67.6%
15. Malaba TC	24	18.8%	27	21.1%	10	7.8%	13	10.2%	0	0.0%	0	0.0%	74	57.8%
16. Mbale City	24	18.8%	32	25.0%	11	8.6%	5	3.9%	1	0.8%	3	2.3%	76	59.4%
17. Moroto MC	33	25.8%	33	25.8%	12	9.4%	13	10.2%	0	0.0%	3	2.3%	94	73.4%
18. Namutumba TC	34	26.6%	16	12.5%	5	3.9%	14.5	11.3%	3	2.3%	3	2.3%	75.5	59.0%
19. Serere TC	36	28.1%	37	28.9%	9	7.0%	16	12.5%	0	0.0%	3	2.3%	101	78.9%
20. Sironko TC	12	9.4%	8	6.3%	2	1.6%	0	0.0%	2	1.6%	0	0.0%	24	18.8%
21. Soroti City	35	27.3%	37	28.9%	13	10.2%	16.5	12.9%	0	0.0%	3	2.3%	104.5	81.6%
22. Tororo MC	42	32.8%	34	26.6%	13	10.2%	16	12.5%	3	2.3%	2	1.6%	110	85.9%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, SUMMARY OF OVERALL POINTS AND SCORES												GRAND TOTAL POINTS	TOTL SCORE (%)
	1.1: Institutional Readiness to Enforce Land Use Compliance		1.2: The Physical Planning Performance and Situation		1.3: Enforcement of Land Use Compliance Performance		1.4: Enforcement on Breach of Planning and Development Controls on Planned Land Use		1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance		1.6: Innovative Approaches to Enforcement of Land Use Regulations			
	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)		
Northern Region														
1. Anaka TC	28	21.9%	25	19.5%	7	5.5%	13.5	10.5%	0	0.0%	0	0.0%	73.5	57.4%
2. Apac MC	45	35.2%	27	21.1%	15	11.7%	13	10.2%	3	2.3%	3	2.3%	106	82.8%
3. Arua City	37	28.9%	30	23.4%	8	6.3%	12	9.4%	5	3.9%	3	2.3%	95	74.2%
4. Dokolo TC	15	11.7%	23	18.0%	10	7.8%	2	1.6%	0	0.0%	3	2.3%	53	41.4%
5. Gulu City	44	34.4%	32	25.0%	15	11.7%	16.5	12.9%	5	3.9%	3	2.3%	115.5	90.2%
6. Kitgum MC	44	34.4%	27	21.1%	12	9.4%	13.5	10.5%	0	0.0%	3	2.3%	99.5	77.7%
7. Koboko MC	39	30.5%	31	24.2%	13	10.2%	14.5	11.3%	5	3.9%	3	2.3%	105.5	82.4%
8. Lira City	47	36.7%	39.5	30.9%	15	11.7%	18	14.1%	5	3.9%	3	2.3%	127.5	99.6%
9. Maracha TC	28	21.9%	6	4.7%	6	4.7%	7	5.5%	4	3.1%	3	2.3%	54	42.2%
10. Nebbi MC	42	32.8%	30	23.4%	15	11.7%	10.5	8.2%	5	3.9%	3	2.3%	105.5	82.4%
11. Otuke TC	36	28.1%	22	17.2%	9	7.0%	8	6.3%	0	0.0%	0	0.0%	75	58.6%
12. Oyam TC	18	14.1%	9	7.0%	12	9.4%	14.5	11.3%	3	2.3%	0	0.0%	56.5	44.1%
13. Pakwach TC	38	29.7%	33	25.8%	13	10.2%	14.5	11.3%	5	3.9%	0	0.0%	103.5	80.9%
14. Yumbe TC	9	7.0%	8	6.3%	13	10.2%	16	12.5%	3	2.3%	3	2.3%	52	40.6%
Western Region														
1. Bushenyi - Ishaka MC	36.5	28.5%	8	6.3%	13	10.2%	13	10.2%	3	2.3%	0	0.0%	73.5	56.5%
2. Bweyale TC	29	22.7%	27	21.1%	12	9.4%	15	11.7%	5	3.9%	3	2.3%	91	71.1%
3. Fort Portal City	38	29.7%	22	17.2%	12	9.4%	10.5	8.2%	0	0.0%	0	0.0%	82.5	64.5%
4. Hima TC	30	23.4%	15	11.7%	10	7.8%	8	6.3%	0	0.0%	0	0.0%	63	49.2%
5. Hoima City	37	28.9%	34	26.6%	15	11.7%	12.5	9.8%	4	3.1%	3	2.3%	105.5	82.4%
6. Ibanda MC	40	31.3%	11	8.6%	15	11.7%	14.5	11.3%	3	2.3%	0	0.0%	83.5	64.2%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, SUMMARY OF OVERALL POINTS AND SCORES												GRAND TOTAL POINTS	TOTL SCORE (%)
	1.1: Institutional Readiness to Enforce Land Use Compliance		1.2: The Physical Planning Performance and Situation		1.3: Enforcement of Land Use Compliance Performance		1.4: Enforcement on Breach of Planning and Development Controls on Planned Land Use		1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance		1.6: Innovative Approaches to Enforcement of Land Use Regulations			
	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)		
7. Isingiro TC	36.5	28.5%	8	6.3%	15	11.7%	13	10.2%	4	3.1%	3	2.3%	79.5	61.2%
8. Kabale MC	37	28.9%	35	27.3%	12	9.4%	7	5.5%	3	2.3%	0	0.0%	94	72.3%
9. Kaberebere TC	29.5	23.0%	29	22.7%	13	10.2%	9.5	7.4%	3	2.3%	0	0.0%	84	64.6%
10. Kagadi TC	23	18.0%	9	7.0%	13	10.2%	16	12.5%	3	2.3%	3	2.3%	67	52.3%
11. Kakumiro TC	5	3.9%	0	0.0%	2	1.6%	0	0.0%	0	0.0%	0	0.0%	7	5.5%
12. Kamwenge TC	34	26.6%	5	3.9%	15	11.7%	4	3.1%	1	0.8%	3	2.3%	62	48.4%
13. Kasese MC	42	32.8%	33	25.8%	13	10.2%	12	9.4%	5	3.9%	3	2.3%	108	84.4%
14. Kibaale TC	22	17.2%	0	0.0%	10	7.8%	0	0.0%	3	2.3%	0	0.0%	35	27.3%
15. Kigorobya TC	30	23.4%	31	24.2%	12	9.4%	5	3.9%	5	3.9%	0	0.0%	83	64.8%
16. Kigumba TC	24	18.8%	16	12.5%	12	9.4%	14.5	11.3%	3	2.3%	3	2.3%	72.5	56.6%
17. Kikuube TC	25	19.5%	27	21.1%	13	10.2%	5	3.9%	0	0.0%	3	2.3%	73	57.0%
18. Kiruhura TC	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
19. Kiryandongo TC	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
20. Kisoro MC	23	18.0%	25	19.5%	6	4.7%	0	0.0%	1	0.8%	0	0.0%	55	42.3%
21. Kyegegwa TC	19	14.8%	9	7.0%	10	7.8%	4	3.1%	1	0.8%	3	2.3%	46	35.9%
22. Kyenjojo TC	34	26.6%	12	9.4%	15	11.7%	4	3.1%	1	0.8%	0	0.0%	66	51.6%
23. Masindi MC	43	33.6%	26	20.3%	12	9.4%	15	11.7%	0	0.0%	3	2.3%	99	77.3%
24. Mbarara City	42.5	33.2%	31	24.2%	15	11.7%	16	12.5%	0	0.0%	3	2.3%	107.5	82.7%
25. Ntungamo MC	41	32.0%	32	25.0%	13	10.2%	5	3.9%	5	3.9%	3	2.3%	99	76.2%
26. Rubirizi TC	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, SUMMARY OF OVERALL POINTS AND SCORES												GRAND TOTAL POINTS	TOTL SCORE (%)
	1.1: Institutional Readiness to Enforce Land Use Compliance		1.2: The Physical Planning Performance and Situation		1.3: Enforcement of Land Use Compliance Performance		1.4: Enforcement on Breach of Planning and Development Controls on Planned Land Use		1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance		1.6: Innovative Approaches to Enforcement of Land Use Regulations			
	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)	Total Points	Score (%)		
27. Rukungiri MC	33	25.8%	18	14.1%	13	10.2%	16.5	12.9%	5	3.9%	3	2.3%	88.5	68.1%
28. Rushere TC	14	10.9%	11	8.6%	6	4.7%	4	3.1%	0	0.0%	0	0.0%	35	26.9%
29. Rwimi TC	32	25.0%	0	0.0%	8	6.3%	9	7.0%	0	0.0%	0	0.0%	49	38.3%
30. Sanga TC	22	17.2%	12	9.4%	13	10.2%	16.5	12.9%	3	2.3%	3	2.3%	69.5	53.5%
31. Sheema MC	40	31.3%	29	22.7%	13	10.2%	7	5.5%	5	3.9%	3	2.3%	97	74.6%

3.8 Performance Trends of Urban Councils during 2016 - 2023

3.8.1 Overall Performance Trends during 2016 - 2023

Under this section, endeavours have been made to ascertain any changes in performance of urban councils using the assessment results of the three studies conducted during 2016, 2019 and 2023.

Table 21: Overall Performance Trends of Urban Councils

Category of Urban Council	Overall Performance of Urban Council During:			Remarks
	2016	2019	2023	
Cities*				
1. Jinja City	77.10%	87%	33.6%	<i>Fluctuating performance</i>
2. Masaka City	48.00%	77%	67.3%	<i>Fluctuating performance</i>
3. Mbarara City	03.00%	86%	82.7%	<i>Fluctuating performance</i>
4. Soroti City	56.13%	94%	81.6%	<i>Fluctuating performance</i>
5. Arua City	58.00%	71%	74.2%	<i>Improving performance</i>
6. Fort Portal City	55.30%	58%	64.5%	<i>Improving performance</i>
7. Gulu City	57.00%	81%	90.2%	<i>Improving performance</i>
8. Hoima City	54.02%	70%	82.4%	<i>Improving performance</i>
9. Lira City	81.38%	89%	99.6%	<i>Improving performance</i>
10. Mbale City	52.00%	57%	59.4%	<i>Improving performance</i>
KCCA DIVISIONS				
1. Central Division	N/A	N/A	1.6%	
2. Kawempe Division	N/A	N/A	0.0%	
3. Makindye Division	N/A	N/A	2.3%	
4. Nakawa Division	N/A	-	0.8%	
5. Rubaga Division	N/A	-	2.3%	
MUNICIPAL COUNCILS				
1. Kamuli MC	N/A	84%	76.2%	<i>Declining performance</i>
2. Kisoro MC**	73.30%	47%	42.3%	<i>Declining performance</i>
3. Makindye-Ssabagabo MC	N/A	56%	46.9%	<i>Declining performance</i>
4. Mukono MC	60.04%	56%	38.7%	<i>Declining performance</i>
5. Bugiri MC**	41.00%	56%	42.2%	<i>Fluctuating performance</i>
6. Bushenyi - Ishaka MC	58.13%	0%	56.5%	<i>Fluctuating performance</i>
7. Busia MC	55.18%	79%	55.9%	<i>Fluctuating performance</i>
8. Entebbe MC	00.00%	79%	43.8%	<i>Fluctuating performance</i>
9. Iganga MC	47.00%	73%	47.7%	<i>Fluctuating performance</i>
10. Kabale MC	60.00%	80%	72.3%	<i>Fluctuating performance</i>
11. Kasese MC	66.34%	54%	84.4%	<i>Fluctuating performance</i>
12. Kumi MC**	71.00%	77%	67.6%	<i>Fluctuating performance</i>
13. Lugazi MC**	55.20%	29%	43.0%	<i>Fluctuating performance</i>
14. Masindi MC	41.13%	83%	77.3%	<i>Fluctuating performance</i>
15. Njeru MC**	43.00%	57%	50.0%	<i>Fluctuating performance</i>
16. Apac MC	N/A	60%	82.8%	<i>Improving performance</i>
17. Ibanda MC	N/A	48%	64.2%	<i>Improving performance</i>
18. Kapchorwa MC	N/A	40%	75.8%	<i>Improving performance</i>
19. Kira MC**	54.00%	62%	85.2%	<i>Improving performance</i>
20. Kitgum MC	N/A	61%	77.7%	<i>Improving performance</i>
21. Koboko MC	N/A	52%	82.4%	<i>Improving performance</i>
22. Kotido MC	N/A	37%	67.2%	<i>Improving performance</i>
23. Mityana MC**	29.00%	37%	45.7%	<i>Improving performance</i>
24. Moroto MC	61.39%	65%	73.4%	<i>Improving performance</i>
25. Mubende MC**	48.10%	58%	78.1%	<i>Improving performance</i>
26. Nansana MC	N/A	57%	72.7%	<i>Improving performance</i>
27. Nebbi MC**	00.00%	77%	82.4%	<i>Improving performance</i>
28. Ntungamo MC	00.00%	50%	76.2%	<i>Improving performance</i>

Category of Urban Council	Overall Performance of Urban Council During:			Remarks
	2016	2019	2023	
29. Rukungiri MC	48.07%	56%	68.1%	<i>Improving performance</i>
30. Sheema MC	N/A	41%	74.6%	<i>Improving performance</i>
31. Tororo MC	29.27%	81%	85.9%	<i>Improving performance</i>
TOWN COUNCILS				
1. Bugembe	41.23%	54%	N/A	
2. Busembatya TC	35.37%	31%	N/A	
3. Busunju TC	N/A	N/A	21.1%	
4. Dokolo TC	N/A	N/A	41.4%	
5. Kaberamaido TC	N/A	N/A	32.8%	
6. Kaberebere TC	N/A	N/A	64.6%	
7. Kabwohe – Itendero TC	57.04%	N/A	N/A	
8. Kagadi TC	N/A	N/A	52.3%	
9. Kakira TC	N/A	N/A	71.5%	
10. Kakumiro TC	N/A	N/A	5.5%	
11. Kalungu TC	N/A	N/A	32.8%	
12. Kayunga TC	N/A	N/A	49.2%	
13. Kibuku TC	N/A	N/A	45.7%	
14. Kigumba TC	N/A	N/A	56.6%	
15. Kikuube TC	N/A	N/A	57.0%	
16. Kiryandongo TC	N/A	N/A	0.0%	
17. Kyazanga TC	N/A	N/A	61.5%	
18. Kyegegwa TC	N/A	N/A	35.9%	
19. Kyengeru TC	N/A	N/A	3.1%	
20. Kyotera TC	N/A	46%	36.2%	
21. Namutumba TC	N/A	N/A	59.0%	
22. Rushere TC	N/A	N/A	26.9%	
23. Rwimi TC	N/A	N/A	38.3%	
24. Yumbe TC	N/A	N/A	40.6%	
25. Anaka TC	N/A	62%	57.4%	<i>Declining performance</i>
26. Hima TC	61.40%	51%	49.2%	<i>Declining performance</i>
27. Kasangati TC	N/A	29%	6.3%	<i>Declining performance</i>
28. Ngoma TC	N/A	47%	45.3%	<i>Declining performance</i>
29. Rubirizi TC	N/A	8%	0.0%	<i>Declining performance</i>
30. Sironko TC	61.00%	57%	18.8%	<i>Declining performance</i>
31. Bukedea TC	17.01%	69%	54.7%	<i>Fluctuating performance</i>
32. Butaleja TC	18.41%	34%	4.7%	<i>Fluctuating performance</i>
33. Isingiro TC	55.20%	40%	61.2%	<i>Fluctuating performance</i>
34. Kakiri TC	39.00%	44%	32.8%	<i>Fluctuating performance</i>
35. Kibaale TC	16.00%	37%	27.3%	<i>Fluctuating performance</i>
36. Kiruhura TC	16.00%	25%	0.0%	<i>Fluctuating performance</i>
37. Kyenjojo TC	55.00%	48%	51.6%	<i>Fluctuating performance</i>
38. Lukaya TC	45.00%	68%	57.7%	<i>Fluctuating performance</i>
39. Luwero TC	25.00%	56%	0.0%	<i>Fluctuating performance</i>
40. Lyantonde TC	06.00%	31%	30.0%	<i>Fluctuating performance</i>
41. Mpigi TC	48.20%	51%	26.6%	<i>Fluctuating performance</i>
42. Nakaseke TC	28.40%	34%	4.7%	<i>Fluctuating performance</i>
43. Otuke TC	53.16%	47%	58.6%	<i>Fluctuating performance</i>
44. Oyam TC	00.00%	50%	44.1%	<i>Fluctuating performance</i>
45. Ssemuto TC	26.20%	73%	7.8%	<i>Fluctuating performance</i>
46. Budaka TC	20.05%	57%	69.5%	<i>Improving performance</i>
47. Bweyale TC	24.00%	64%	71.1%	<i>Improving performance</i>
48. Kalisizo TC	19.00%	43%	61.9%	<i>Improving performance</i>
49. Kamwenge TC	14.00%	17%	48.4%	<i>Improving performance</i>
50. Kiboga TC	06.00%	36%	73.4%	<i>Improving performance</i>

Category of Urban Council	Overall Performance of Urban Council During:			Remarks
	2016	2019	2023	
51. Kigorobya TC	07.40%	31%	64.8%	Improving performance
52. Malaba TC	14.09%	46%	57.8%	Improving performance
53. Maracha TC	N/A	22%	42.2%	Improving performance
54. Migyera TC	N/A	18%	39.1%	Improving performance
55. Nakasongola TC	33.30%	41%	62.1%	Improving performance
56. Pakwach TC	16.00%	37%	80.9%	Improving performance
57. Sanga TC	N/A	31%	53.5%	Improving performance
58. Serere TC	42.56%	55%	78.9%	Improving performance
59. Wakiso TC	00.00%	45%	64.1%	Improving performance

Sources: State of the Land Use Compliance Report for Uganda's Urban Local Governments (September 2016); and State of the Land Use Compliance Report for Urban Local Governments in Uganda (July 2019).

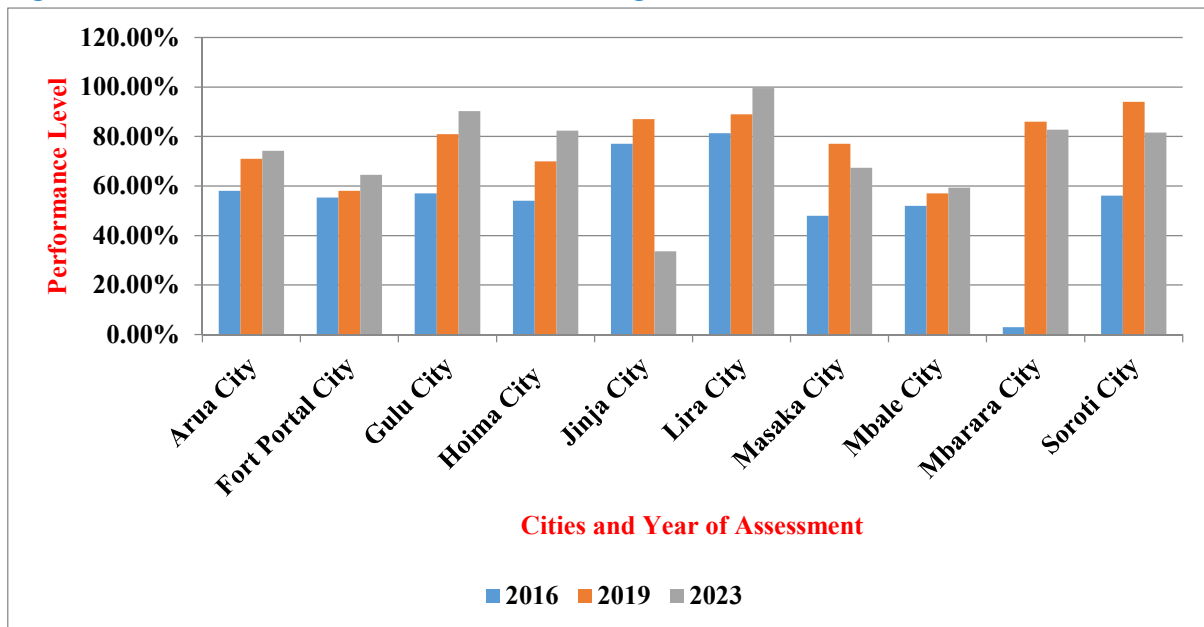
Notes:

*: The ten (10) cities were still at Municipal Council status during 2016 and 2019

** : These MCs were still at Town Council status during 2016.

N/A: The urban councils were not included in the assessment exercises in the respective years.

Figure 56: Overall Performance Trends of Cities during 2016 - 2023



Sources: State of the Land Use Compliance Report for Uganda's Urban Local Governments (September 2016); and State of the Land Use Compliance Report for Urban Local Governments in Uganda (July 2019).

From Table 21 and Figure 56, six (6) cities out of ten (10) have been improving in performance during the period 2016 – 2023. However, there were fluctuating performances in the cities of Jinja, Masaka, Mbarara and Soroti during the period.

With respect to municipalities, there has been improvement in performances for sixteen (16) such Urban LGs e.g. Kira, Masindi, Mityana, Moroto, Mubende, Rukungiri and Tororo. Also, there were eleven (11) LG Councils that have had fluctuating performances e.g. Entebbe, Kabale, Kumi and Masindi. Nonetheless, there has been declining performances in the municipalities of Entebbe, Kisoro, Lugazi and Mukono. Refer to Table 21 and Figure 57.

Figure 57: Overall Performance Trends of Municipal Councils

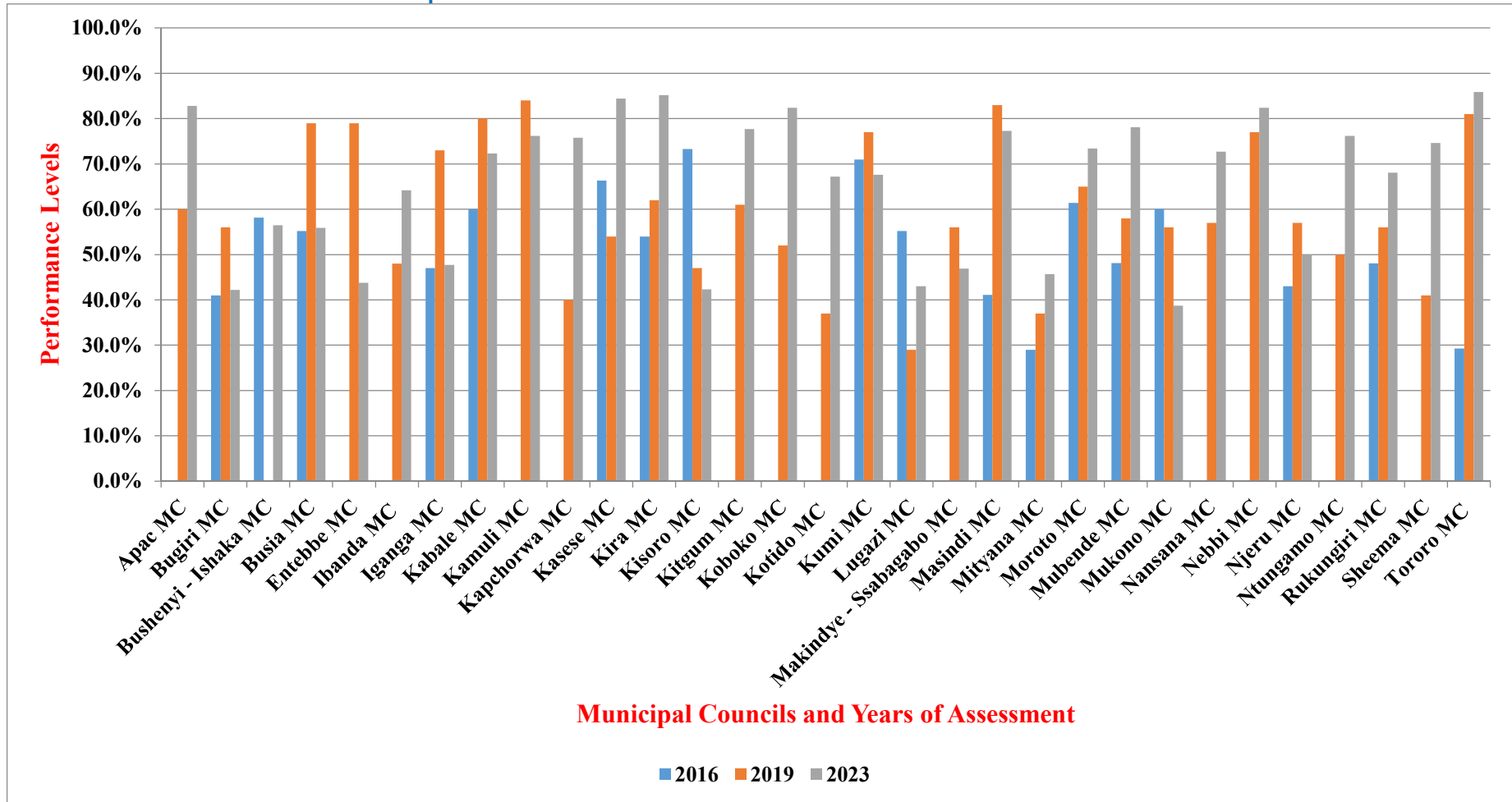
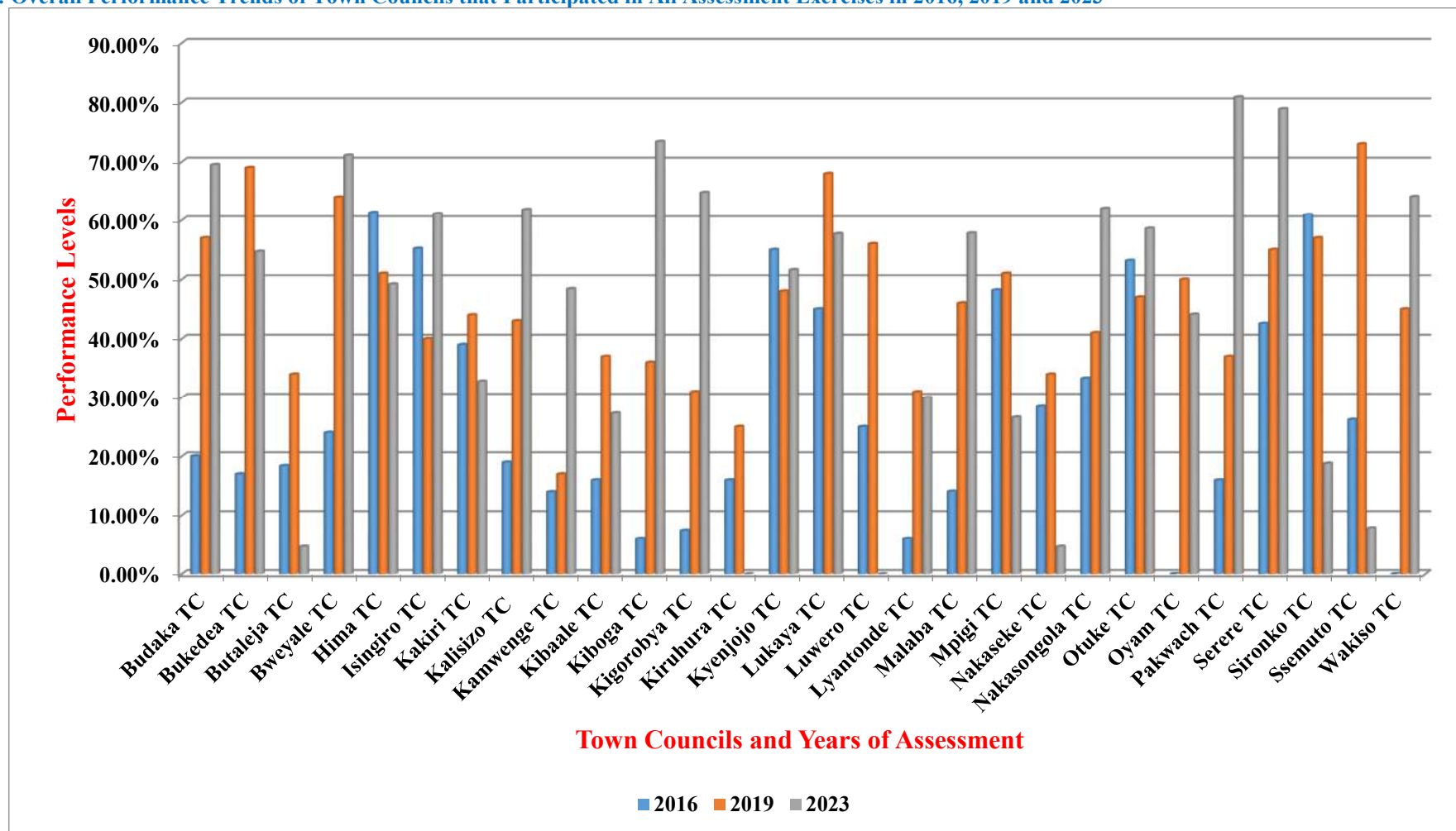


Figure 58: Overall Performance Trends of Town Councils that Participated in All Assessment Exercises in 2016, 2019 and 2023



Based on the results in *Table 21* and *Figure 58*, there were eleven (11) Town Councils which have been improving in performance e.g. Budaka, Bweyale, Kalisizo, Kiboga, Malaba and Pakwach. Meanwhile, there have been fifteen (15) Town Councils which have had fluctuating performances e.g. Bukedea, Kibaale, Kiruhura, Mpigi, Nakaseke, Otuke and Oyam. Lastly, there have been two (2) Town Councils in which performance has been declining i.e. Hima and Sironko.

3.8.2 3.7.2 Performance Trends of Urban Councils in Select Thematic Areas during 2016 - 2023

Under this sub-section, efforts have been made to ascertain any changes in performance in select thematic areas in urban councils using the assessment results of the three studies conducted during 2016, 2019 and 2023.

Table 22: Performance Trends of Urban Councils in Select Thematic Areas

Category of Urban Council	Select Thematic Area Performance of Urban Council During:											
	Institutional Readiness to Enforce Land Use Compliance				The Physical Planning Performance and Situation				Enforcement of Land Use Compliance Performance / Routine Activities Carried Out			
	2016	2019	2023	Remarks	2016	2019	2023	Remarks	2016	2019	2023	Remarks
Cities*												
1. Arua City	72.5%	75.7%	78.7%	<i>Improving Performance</i>	40.0%	63.0%	75.0%	<i>Improving Performance</i>	52.5 %	72.2%	53.3%	<i>Fluctuating Performance</i>
2. Fort Portal City	70.0%	64.9%	80.9%	<i>Fluctuating Performance</i>	65.0%	85.2%	55.0%	<i>Fluctuating Performance</i>	35.8%	30.6 %	80.0%	<i>Fluctuating Performance</i>
3. Gulu City	58.2%	81.1%	93.6%	<i>Improving Performance</i>	65.0%	70.4%	80.0%	<i>Improving Performance</i>	50.8%	83.3%	100.0%	<i>Improving Performance</i>
4. Hoima City	45.1%	83.8%	78.7%	<i>Fluctuating Performance</i>	35.0%	85.2%	85.0%	<i>Fluctuating Performance</i>	72.5%	47.2%	100.0%	<i>Fluctuating Performance</i>
5. Jinja City	67.8%	86.5%	51.1%	<i>Fluctuating Performance</i>	95.0%	92.6%	17.5%	<i>Declining Performance</i>	77.5%	83.3%	26.7%	<i>Fluctuating Performance</i>
6. Lira City	78.5%	78.4%	100.0%	<i>Fluctuating Performance</i>	90.0%	96.3%	98.8%	<i>Improving Performance</i>	80.0 %	94.4%	100.0%	<i>Improving Performance</i>
7. Masaka City	45.0%	86.5%	86.2%	<i>Fluctuating Performance</i>	15.0%	70.4%	52.5%	<i>Fluctuating Performance</i>	67.5%	72.2%	86.7%	<i>Improving Performance</i>
8. Mbale City	54.7%	73.0%	51.1%	<i>Fluctuating Performance</i>	85.0%	77.8%	80.0%	<i>Fluctuating Performance</i>	32.0%	25.0%	73.3%	<i>Fluctuating Performance</i>
9. Mbarara City	7.5%	97.3%	90.4%	<i>Fluctuating Performance</i>	0.0%	88.9%	77.5%	<i>Fluctuating Performance</i>	0.0%	72.2%	100.0%	<i>Improving Performance</i>
10. Soroti City	41.0%	94.6%	74.5%	<i>Fluctuating Performance</i>	75.0%	96.3%	92.5%	<i>Fluctuating Performance</i>	61.8 %	91.7%	86.7%	<i>Fluctuating Performance</i>
KCCA DIVISIONS												
1. Central Division	<i>N/A</i>	<i>N/A</i>	2.1%		<i>N/A</i>	<i>N/A</i>	0.0%		<i>N/A</i>	<i>N/A</i>	0.0%	
2. Kawempe Division	<i>N/A</i>	<i>N/A</i>	0.0%		<i>N/A</i>	<i>N/A</i>	0.0%		<i>N/A</i>	<i>N/A</i>	0.0%	
3. Makindye Division	<i>N/A</i>	<i>N/A</i>	4.3%		<i>N/A</i>	<i>N/A</i>	0.0%		<i>N/A</i>	<i>N/A</i>	0.0%	

Category of Urban Council	Select Thematic Area Performance of Urban Council During:											
	Institutional Readiness to Enforce Land Use Compliance				The Physical Planning Performance and Situation				Enforcement of Land Use Compliance Performance / Routine Activities Carried Out			
	2016	2019	2023	Remarks	2016	2019	2023	Remarks	2016	2019	2023	Remarks
4. Nakawa Division	N/A	-	2.1%		N/A	-	0.0%		N/A	-	0.0%	
5. Rubaga Division	N/A	-	6.4%		N/A	-	0.0%		N/A	-	0.0%	
MUNICIPAL COUNCILS												
1. Kamuli MC	N/A	78.4%	66.0%	Declining Performance	N/A	85.2%	77.5%	Declining Performance	N/A	91.7%	86.7%	Declining Performance
2. Kisoro MC**	71.4%	56.8%	48.9%	Declining Performance	80.0%	37.0%	62.5%	Fluctuating Performance	70.7%	44.4%	40.0%	Declining Performance
3. Makindye-Ssabagabo MC	N/A	59.5%	59.6%	Improving Performance	N/A	88.9%	22.5%	Declining Performance	N/A	27.8%	100.0%	Improving Performance
4. Mukono MC	47.6%	67.6%	53.2%	Fluctuating Performance	55.0%	33.3%	12.5%	Declining Performance	75.0%	61.1%	46.7%	Declining Performance
5. Bugiri MC**	23.6%	54.1%	76.6%	Improving Performance	85.0%	40.7%	5.0%	Declining Performance	35.7%	69.4%	46.7%	Fluctuating Performance
6. Bushenyi - Ishaka MC	42.8%	0.0%	77.7%	Fluctuating Performance	40.0%	0.0%	20.0%	Fluctuating Performance	82.5%	0.0%	86.7%	Fluctuating Performance
7. Busia MC	57.3%	75.7%	74.5%	Fluctuating Performance	40.0%	92.6%	35.0%	Fluctuating Performance	60.7%	72.2 %	33.3%	Fluctuating Performance
8. Entebbe MC	0.0%	83.8%	59.6%	Fluctuating Performance	0.0%	88.9%	37.5%	Fluctuating Performance	0.0%	66.7%	46.7%	Fluctuating Performance
9. Iganga MC	35.6%	59.5%	48.9%	Fluctuating Performance	50.0%	88.9%	47.5%	Fluctuating Performance	56.0%	75.0%	20.0%	Fluctuating Performance
10. Kabale MC	45.0%	81.1%	78.7%	Fluctuating Performance	80.0%	88.9%	87.5%	Fluctuating Performance	65.0%	72.2%	80.0%	Improving Performance
11. Kasese MC	55.9%	70.3%	89.4%	Improving Performance	75.0%	63.0%	82.5%	Fluctuating Performance	72.5%	30.6%	86.7%	Fluctuating Performance
12. Kumi MC**	62.5%	78.4%	70.2%	Fluctuating Performance	95.0%	85.2%	70.0%	Declining Performance	67.5%	72.2%	66.7%	Fluctuating Performance
13. Lugazi MC**	47.6%	56.8%	70.2%	Improving Performance	70.0%	0.0%	25.0%	Fluctuating Performance	55.3%	22.2%	46.7%	Fluctuating Performance
14. Masindi MC	57.5%	83.8%	91.5%	Improving Performance	0.0%	85.2%	65.0%	Fluctuating Performance	45.3%	80.6%	80.0%	Fluctuating Performance
15. Njeru MC**	38.2%	75.7%	74.5%	Fluctuating Performance	40.0%	7.4%	20.0%	Fluctuating Performance	48.2%	75.0%	26.7%	Fluctuating Performance

Category of Urban Council	Select Thematic Area Performance of Urban Council During:											
	Institutional Readiness to Enforce Land Use Compliance				The Physical Planning Performance and Situation				Enforcement of Land Use Compliance Performance / Routine Activities Carried Out			
	2016	2019	2023	Remarks	2016	2019	2023	Remarks	2016	2019	2023	Remarks
16. Apac MC	N/A	78.4%	95.7%	Improving Performance	N/A	37.0 %	67.5%	Improving Performance	N/A	61.1%	100.0%	Improving Performance
17. Ibanda MC	N/A	70.3%	85.1%	Improving Performance	N/A	14.8%	27.5%	Improving Performance	N/A	50.0 %	100.0%	Improving Performance
18. Kapchorwa MC	N/A	43.2%	77.7%	Improving Performance	N/A	55.6%	62.5%	Improving Performance	N/A	27.8%	86.7%	Improving Performance
19. Kira MC**	52.3%	75.7%	85.1%	Improving Performance	30.0%	11.1%	85.0%	Fluctuating Performance	67.3%	86.1%	100.0%	Improving Performance
20. Kitgum MC	N/A	73.0%	93.6%	Improving Performance	N/A	44.4%	67.5%	Improving Performance	N/A	61.1%	80.0%	Improving Performance
21. Koboko MC	N/A	59.5%	83.0%	Improving Performance	N/A	63.0%	77.5%	Improving Performance	N/A	36.1%	86.7%	Improving Performance
22. Kotido MC	N/A	24.3%	63.8%	Improving Performance	N/A	85.2%	67.5%	Declining Performance	N/A	13.9%	86.7%	Improving Performance
23. Mityana MC**	52.5%	56.8%	77.7%	Improving Performance	0.0%	11.1%	5.0%	Declining Performance	18.7%	36.1%	53.3%	Improving Performance
24. Moroto MC	55.0%	64.9%	70.2%	Improving Performance	70.0%	100.0%	82.5%	Fluctuating Performance	63.5%	38.9%	80.0%	Fluctuating Performance
25. Mubende MC**	62.5%	67.6%	87.2%	Improving Performance	0.0%	70.4%	67.5%	Fluctuating Performance	57.7%	38.9%	93.3%	Fluctuating Performance
26. Nansana MC	N/A	75.7%	66.0%	Declining Performance	N/A	40.7%	85.0%	Improving Performance	N/A	47.2%	93.3%	Improving Performance
27. Nebbi MC**	0.0%	70.3%	89.4%	Improving Performance	0.0%	88.9%	75.0%	Fluctuating Performance	0.0%	72.2%	100.0%	Improving Performance
28. Ntungamo MC	0.0%	73.0 %	87.2%	Improving Performance	0.0%	37.0%	80.0%	Improving Performance	0.0%	36.1%	86.7%	Improving Performance
29. Rukungiri MC	50.2%	81.1%	70.2%	Fluctuating Performance	10.0%	11.1%	45.0%	Fluctuating Performance	65.0%	63.9%	86.7%	Fluctuating Performance
30. Sheema MC	N/A	62.2 %	85.1%	Improving Performance	N/A	11.1%	72.5%	Improving Performance	N/A	44.4%	86.7%	Improving Performance
31. Tororo MC	39.0%	64.9%	89.4%	Improving Performance	10.0%	96.3%	85.0%	Fluctuating Performance	29.2%	86.1%	86.7%	Improving Performance
TOWN COUNCILS												
1. Busunju TC	N/A	N/A	27.7%		N/A	N/A	15.0%		N/A	N/A	53.3%	
2. Dokolo TC	N/A	N/A	31.9%		N/A	N/A	57.5%		N/A	N/A	66.7%	

Category of Urban Council	Select Thematic Area Performance of Urban Council During:											
	Institutional Readiness to Enforce Land Use Compliance				The Physical Planning Performance and Situation				Enforcement of Land Use Compliance Performance / Routine Activities Carried Out			
	2016	2019	2023	Remarks	2016	2019	2023	Remarks	2016	2019	2023	Remarks
3. Kaberamaido TC	N/A	N/A	29.8%		N/A	N/A	10.0%		N/A	N/A	60.0%	
4. Kaberebere TC	N/A	N/A	62.8%		N/A	N/A	72.5%		N/A	N/A	86.7%	
5. Kagadi TC	N/A	N/A	48.9%		N/A	N/A	22.5%		N/A	N/A	86.7%	
6. Kakira TC	N/A	N/A	78.7%		N/A	N/A	72.5%		N/A	N/A	53.3%	
7. Kakumiro TC	N/A	N/A	10.6%		N/A	N/A	0.0%		N/A	N/A	13.3%	
8. Kalungu TC	N/A	N/A	36.2%		N/A	N/A	10.0%		N/A	N/A	73.3%	
9. Kayunga TC	N/A	N/A	63.8%		N/A	N/A	17.5%		N/A	N/A	40.0%	
10. Kibuku TC	N/A	N/A	42.6%		N/A	N/A	48.8%		N/A	N/A	73.3%	
11. Kigumba TC	N/A	N/A	51.1%		N/A	N/A	40.0%		N/A	N/A	80.0%	
12. Kikuube TC	N/A	N/A	53.2%		N/A	N/A	67.5%		N/A	N/A	86.7%	
13. Kiryandongo TC	N/A	N/A	0.0%		N/A	N/A	0.0%		N/A	N/A	0.0%	
14. Kyazanga TC	N/A	N/A	53.2%		N/A	N/A	80.0%		N/A	N/A	86.7%	
15. Kyegegwa TC	N/A	N/A	40.4%		N/A	N/A	22.5%		N/A	N/A	66.7%	
16. Kyengeru TC	N/A	N/A	6.4%		N/A	N/A	0.0%		N/A	N/A	6.7%	
17. Namutumba TC	N/A	N/A	72.3%		N/A	N/A	40.0%		N/A	N/A	33.3%	
18. Rushere TC	N/A	N/A	29.8%		N/A	N/A	27.5%		N/A	N/A	40.0%	
19. Rwimi TC	N/A	N/A	68.1%		N/A	N/A	0.0%		N/A	N/A	53.3%	
20. Yumbe TC	N/A	N/A	19.1%		N/A	N/A	20.0%		N/A	N/A	86.7%	
21. Busembatya TC	33.4%	24.3%	N/A		70.0%	59.3%	N/A		20.0%	19.4%	N/A	
22. Bugembe	40.6%	45.9%	N/A		30.0%	51.9%	N/A		47.5%	63.9%	N/A	
23. Kabwohe – Itendero TC	50.1%	N/A	N/A		55.0%	N/A	N/A		67.5%	N/A	N/A	
24. Kyotera TC	N/A	59.5%	50.0%	Declining performance	N/A	14.8%	12.5%	Declining performance	N/A	58.3%	40.0%	Declining performance
25. Anaka TC	N/A	56.8%	59.6%	Improving Performance	N/A	63.0%	62.5%	Declining performance	N/A	69.4%	46.7%	Declining performance
26. Kasangati TC	N/A	43.2%	10.6%	Declining Performance	N/A	0.0%	2.5%	Improving Performance	N/A	36.1%	13.3%	Declining Performance
27. Ngoma TC	N/A	37.8%	40.4%	Improving Performance	N/A	55.6%	37.5%	Declining Performance	N/A	50.0%	66.7%	Improving Performance

Category of Urban Council	Select Thematic Area Performance of Urban Council During:											
	Institutional Readiness to Enforce Land Use Compliance				The Physical Planning Performance and Situation				Enforcement of Land Use Compliance Performance / Routine Activities Carried Out			
	2016	2019	2023	Remarks	2016	2019	2023	Remarks	2016	2019	2023	Remarks
28. Rubirizi TC	N/A	16.2%	0.0%	Declining Performance	N/A	3.7%	0.0%	Declining Performance	N/A	2.8%	0.0%	Declining Performance
29. Maracha TC	N/A	45.9%	59.6%	Improving Performance	N/A	0.0%	15.0%	Improving Performance	N/A	11.1%	40.0%	Improving Performance
30. Migyera TC	N/A	16.2%	38.3%	Improving Performance	N/A	14.8%	25.0%	Improving Performance	N/A	22.2%	46.7%	Improving Performance
31. Sanga TC	N/A	29.7%	46.8%	Improving Performance	N/A	0.0%	30.0%	Improving Performance	N/A	55.6%	86.7%	Improving Performance
32. Budaka TC	28.5%	48.6%	68.1%	Improving Performance	0.0%	88.9%	77.5%	Fluctuating Performance	21.7%	41.7%	100.0%	Improving Performance
33. Bukedea TC	21.7%	81.1%	44.7%	Fluctuating Performance	15.0%	70.4%	67.5%	Fluctuating Performance	13.3%	55.6%	53.3%	Fluctuating Performance
34. Butaleja TC	14.4%	10.8%	12.8%	Fluctuating Performance	0.0%	37.0%	0.0%	Fluctuating Performance	31.7%	55.6%	0.0%	Fluctuating Performance
35. Bweyale TC	32.5%	64.9%	61.7%	Fluctuating Performance	0.0%	77.8%	67.5%	Fluctuating Performance	27.5%	52.8%	80.0%	Improving Performance
36. Hima TC	60.0%	59.5%	63.8%	Fluctuating Performance	75.0%	70.4%	37.5%	Declining performance	56.0%	27.8%	66.7%	Fluctuating Performance
37. Isingiro TC	47.9%	29.7%	77.7%	Fluctuating Performance	10.0%	40.7%	20.0%	Fluctuating Performance	85.0%	47.2%	100.0%	Fluctuating Performance
38. Kakiri TC	31.0%	40.5%	46.8%	Improving Performance	50.0%	63.0%	10.0%	Fluctuating Performance	65.8%	30.6%	53.3%	Fluctuating Performance
39. Kalisizo TC	27.5%	40.5%	71.3%	Improving Performance	0.0%	48.1%	75.0%	Improving Performance	19.0%	41.7%	73.3%	Improving Performance
40. Kamwenge TC	16.7%	5.4%	72.3%	Fluctuating Performance	10.0%	22.2%	12.5%	Fluctuating Performance	11.3%	27.8%	100.0%	Improving Performance
41. Kibaale TC	19.0%	45.9%	46.8%	Improving Performance	0.0%	22.2%	0.0%	Fluctuating Performance	20.0%	38.9%	66.7%	Improving Performance
42. Kiboga TC	7.1%	45.9%	66.0%	Improving Performance	0.0%	25.9%	87.5%	Improving Performance	7.3%	30.6%	86.7%	Improving Performance
43. Kigorobya TC	7.2%	18.9%	63.8%	Improving Performance	10.0%	48.1%	77.5%	Improving Performance	6.0%	30.6%	80.0%	Improving Performance
44. Kiruhura TC	7.4%	13.5%	0.0%	Fluctuating Performance	65.0%	37.0%	0.0%	Declining Performance	0.0%	27.8%	0.0%	Fluctuating Performance
45. Kyenjojo TC	52.2%	45.9%	72.3%	Fluctuating Performance	67.5%	77.8%	30.0%	Fluctuating Performance	49.0%	27.8%	100.0%	Fluctuating Performance
46. Lukaya TC	48.7%	64.9%	53.2%	Fluctuating Performance	0.0%	59.3%	40.0%	Fluctuating Performance	62.7%	77.8%	66.7%	Fluctuating Performance

Category of Urban Council	Select Thematic Area Performance of Urban Council During:											
	Institutional Readiness to Enforce Land Use Compliance				The Physical Planning Performance and Situation				Enforcement of Land Use Compliance Performance / Routine Activities Carried Out			
	2016	2019	2023	Remarks	2016	2019	2023	Remarks	2016	2019	2023	Remarks
47. Luwero TC	45.6%	64.9%	0.0%	Fluctuating Performance	20.0%	37.0%	0.0%	Fluctuating Performance	6.0%	58.3%	0.0%	Fluctuating Performance
48. Lyantonde TC	5.0%	18.9%	38.3%	Improving Performance	0.0%	44.4%	12.5%	Fluctuating Performance	10.0%	33.3%	53.3%	Improving Performance
49. Malaba TC	33.2%	48.6%	51.1%	Improving Performance	0.0%	59.3%	67.5%	Improving Performance	2.0%	33.3%	66.7%	Improving Performance
50. Mpigi TC	67.5%	0.0%	38.3%	Fluctuating Performance	30.0%	85.2%	10.0%	Fluctuating Performance	53.0%	80.6%	13.3%	Fluctuating Performance
51. Nakaseke TC	20.0%	40.5%	8.5%	Fluctuating Performance	0.0%	29.6%	0.0%	Fluctuating Performance	51.0%	30.6%	13.3%	Declining performance
52. Nakasongola TC	38.2%	27.0%	46.8%	Fluctuating Performance	0.0%	37.0%	62.5%	Improving Performance	45.0%	55.6%	80.0%	Improving Performance
53. Otuke TC	38.4%	40.5%	76.6%	Improving Performance	85.0%	63.0%	55.0%	Declining performance	52.0%	41.7%	60.0%	Fluctuating Performance
54. Oyam TC	0.0%	40.5%	38.3%	Fluctuating Performance	0.0%	55.6%	22.5%	Fluctuating Performance	0.0%	58.3%	80.0%	Improving Performance
55. Pakwach TC	25.0%	51.4%	80.9%	Improving Performance	0.0%	40.7%	82.5%	Improving Performance	15.0%	19.4%	86.7%	Improving Performance
56. Serere TC	54.8%	59.5%	76.6%	Improving Performance	0.0%	92.6%	92.5%	Fluctuating Performance	51.7%	22.2%	60.0%	Fluctuating Performance
57. Sironko TC	22.0%	45.9%	25.5%	Fluctuating Performance	55.0%	59.3%	20.0%	Fluctuating Performance	16.0%	69.4%	13.3%	Fluctuating Performance
58. Ssemuto TC	50.0%	81.1%	10.6%	Declining performance	70.0%	59.3%	2.5%	Declining performance	67.5%	77.8%	13.3%	Fluctuating Performance
59. Wakiso TC	0.0%	64.9%	83.0%	Improving Performance	0.0%	40.7%	52.5%	Improving Performance	0.0%	27.8%	86.7%	Improving Performance

Sources: State of the Land Use Compliance Report for Uganda's Urban Local Governments (September 2016); and State of the Land Use Compliance Report for Urban Local Governments in Uganda (July 2019).

Notes:

*: The ten (10) cities were still at Municipal Council status during 2016 and 2019

** : These MCs were still at Town Council status during 2016.

N/A: The urban councils were not included in the assessment exercises in the respective years.

Table 23: Summary of Performance Trends of Select Thematic Areas in Urban Councils during 2016, 2019 and 2023

Thematic Area	Performance Trends of Select Thematic Areas		
	Improving	Fluctuating	Declining
1) Institutional Readiness to Enforce Land Use Compliance	<ul style="list-style-type: none"> • Two (2) Cities [20.0%] – Arua and Gulu. 	<ul style="list-style-type: none"> • Eight (8) Cities [80.0%] – Fort Portal, Hoima, Jinja, Lira, Masaka, Mbale, Mbarara and Soroti. 	
	<ul style="list-style-type: none"> • Nineteen (19) MCs [61.3%] - Makindye-Ssabagabo, Bugiri, Kasese, Lugazi, Masindi, Apac, Ibanda, Kapchorwa, Kira, Kitgum, Koboko, Kotido, Mityana, Moroto, Mubende, Nebbi, Ntungamo, Sheema and Tororo. 	<ul style="list-style-type: none"> • Nine (9) MCs [29.0%] - Mukono, Bushenyi – Ishaka, Busia, Entebbe, Iganga, Kabale, Kumi, Njeru and Rukungiri. 	<ul style="list-style-type: none"> • Three (3) MCs [9.7%] – Kamuli, Kisoro and Nansana.
	<ul style="list-style-type: none"> • Twelve (12) TCs [42.9%] - Budaka, Kakiri, Kalisizo, Kibaale, Kiboga, Kigorobyia, Lyantonde, Malaba, Otuke, Pakwach, Serere and Wakiso. 	<ul style="list-style-type: none"> • Fifteen (15) TCs [53.6%] - Bukedea Butaleja, Bweyale, Hima, Isingiro, Kamwenge, Kiruhura, Kyenjojo, Lukaya, Luwero, Mpigi, Nakaseke, Nakasongola, Oyam and Sironko. 	<ul style="list-style-type: none"> • One (1) TC [3.6%] – Ssemuto.
2) The Physical Planning and Situation	<ul style="list-style-type: none"> • Three (3) Cities [30.0%] – Arua, Gulu and Lira 	<ul style="list-style-type: none"> • Six (6) Cities [60.0%] – Fort Portal, Hoima, Masaka, Mbale, Mbarara and Soroti. 	<ul style="list-style-type: none"> • One (1) City [10%] - Jinja
	<ul style="list-style-type: none"> • Eight (8) MCs [25.8%] - Apac, Ibanda, Kapchorwa, Kitgum, Koboko, Nansana, Ntungamo and Sheema. 	<ul style="list-style-type: none"> • Sixteen (16) MCs [51.6%] - Kisoro, Bushenyi – Ishaka, Busia, Entebbe, Iganga, Kabale, Kasese, Lugazi, Masindi, Njeru, Kira, Moroto, Mubende, Nebbi, Rukungiri and Tororo. 	<ul style="list-style-type: none"> • Seven (7) MCs [22.6%] - Kamuli, Makindye-Ssabagabo, Mukono, Bugiri, Kumi, Kotido and Mityana.
	<ul style="list-style-type: none"> • Seven (7) TCs [25.0%] - Kalisizo, Kiboga, Kigorobyia, Malaba, Nakasongola, Pakwach and Wakiso. 	<ul style="list-style-type: none"> • Seventeen [17] TCs [60.7%] - Budaka, Bukedea, Butaleja, Bweyale, Isingiro, Kakiri, Kamwenge, Kibaale, Kyenjojo, Lukaya, Luwero, Lyantonde, Mpigi, Nakaseke, Oyam, Serere and Sironko. 	<ul style="list-style-type: none"> • Four (4) TCs [14.3%] - Hima, Kiruhura, Otuke and Ssemuto.
3) Enforcement of Land Use Compliance Performance / Routine Activities Carried Out	<ul style="list-style-type: none"> • Four (4) Cities [40.0%] – Gulu, Lira, Masaka and Mbarara. 	<ul style="list-style-type: none"> • Six (6) Cities [60.0%] – Arua, Fort Portal, Hoima, Jinja, Mbale and Soroti. 	
	<ul style="list-style-type: none"> • Fifteen (15) MCs [48.4%] - Makindye-Ssabagabo, Kabale, Apac, Ibanda, Kapchorwa, Kira, Kitgum, Koboko, Kotido, Mityana, Nansana, Nebbi, Ntungamo, Sheema and Tororo. 	<ul style="list-style-type: none"> • Thirteen (13) MCs [41.9%] - Bugiri, Bushenyi – Ishaka, Busia, Entebbe, Iganga, Kasese, Kumi, Lugazi, Masindi, Njeru, Moroto, Mubende and Rukungiri. 	<ul style="list-style-type: none"> • Three (3) MCs [9.7%] - Kamuli, Kisoro and Mukono.
	<ul style="list-style-type: none"> • Thirteen (13) TCs [46.4%] - Budaka, Bweyale, Kalisizo, Kamwenge, Kibaale, Kiboga, Kigorobyia, Lyantonde, Malaba, Nakasongola, 	<ul style="list-style-type: none"> • Fourteen (14) TCs [50.0%] - Bukedea, Butaleja, Hima, Isingiro, Kakiri, Kiruhura, Kyenjojo, Lukaya, Luwero, Mpigi, Otuke, 	<ul style="list-style-type: none"> • One (1) TC [3.6%] - Nakaseke

Thematic Area	Performance Trends of Select Thematic Areas		
	Improving	Fluctuating	Declining
	Oyam, Pakwach and Wakiso	Serere, Sironko and Ssemuto	

3.8.2.1 Performance Trends of Urban Councils under Institutional Readiness to Enforce Land Use Compliance

The performance trends of urban councils under this thematic area revealed that:

- Thirty-three (33) urban councils [2 cities, 19 MCs and 12 TCs] had been improving in performance during the period 2016 to 2023.
- Thirty-two (32) urban councils [8 cities, 9 MCs and 15 TCs] had fluctuating performances during the period 2016 to 2023.
- Four (4) urban councils [3 MCs and 1 TC] declined in performance during the period 2016 to 2023.

Refer to *Table 23* and *Figures 59, 60 and 61* for the necessary details.

Figure 59: Performance Trends of City Councils under Institutional Readiness to Enforce Land Use Compliance

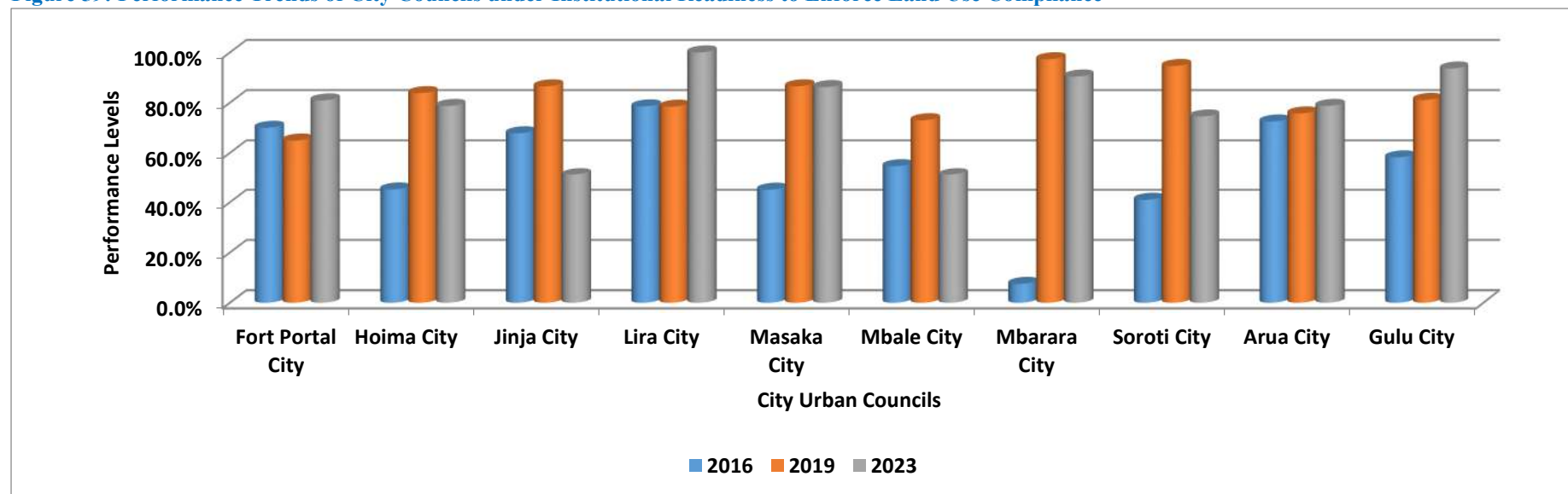


Figure 60: Performance Trends of Municipal Councils under Institutional Readiness to Enforce Land Use Compliance

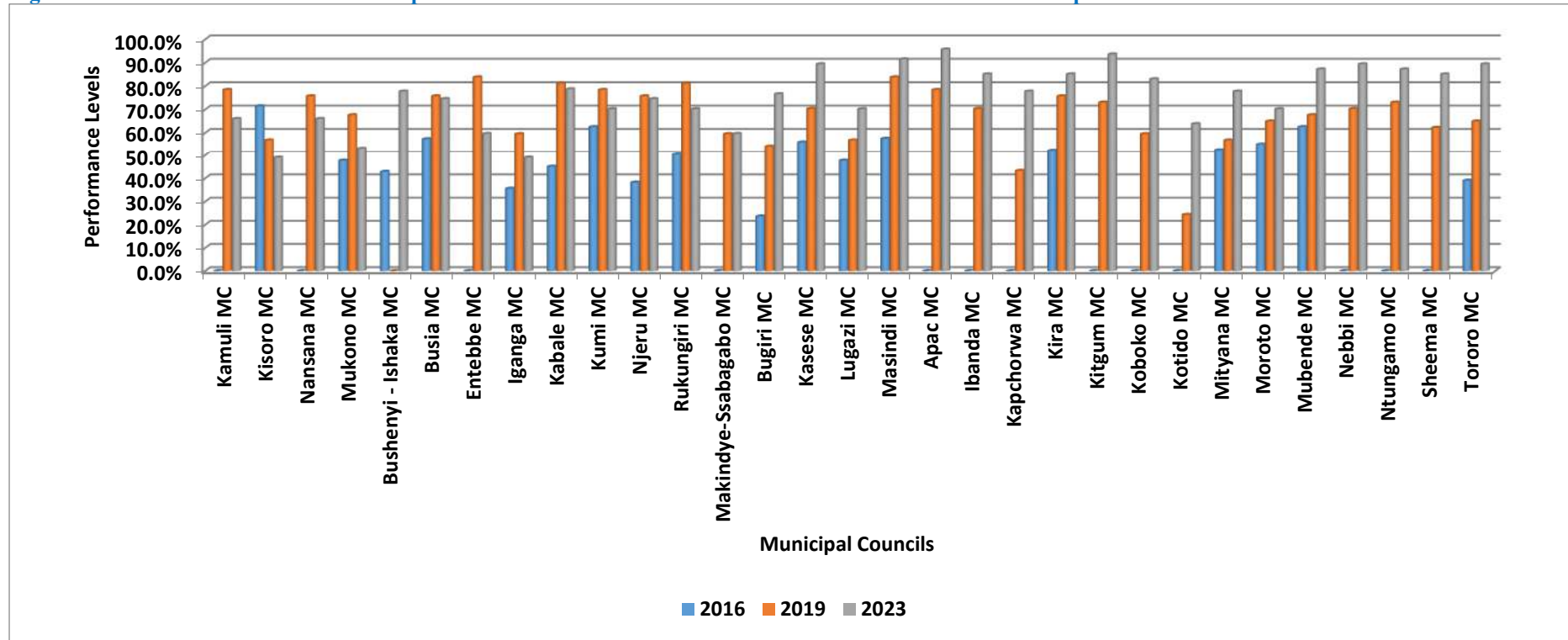
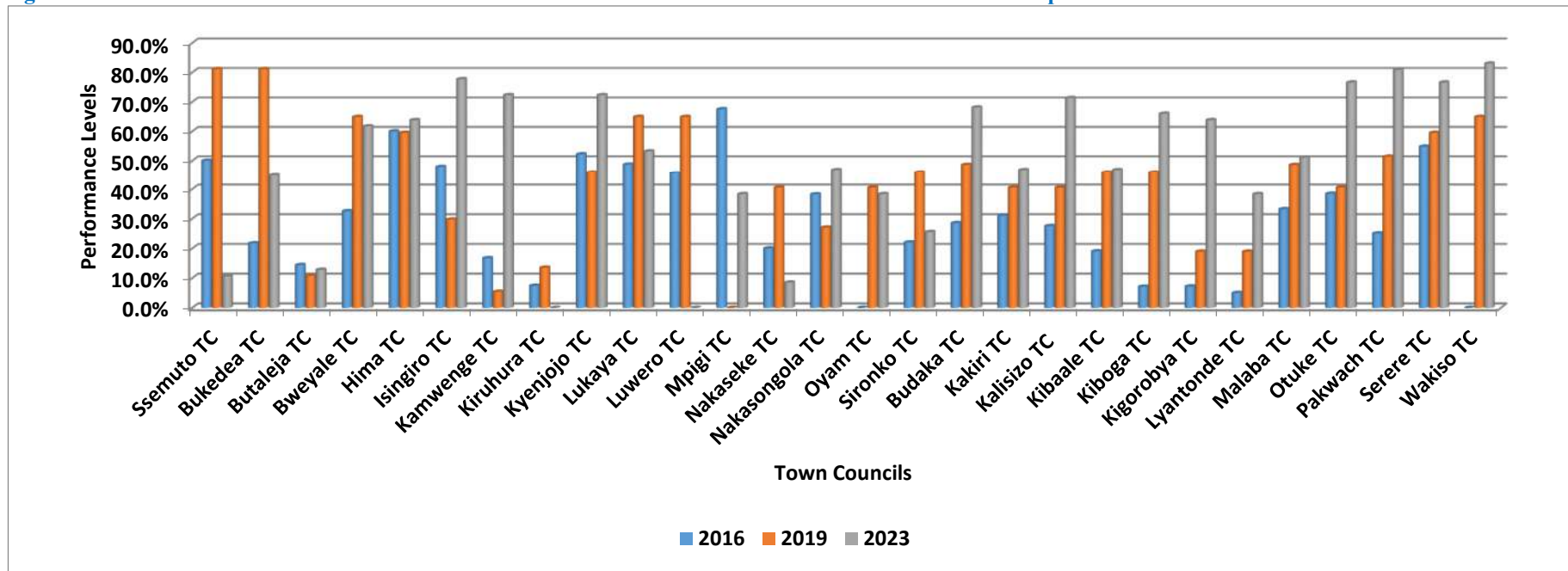


Figure 61: Performance Trends of Town Councils under Institutional Readiness to Enforce Land Use Compliance



3.8.2.2 Performance Trends of Urban Councils under the Physical Planning Performance and Situation

The performance trends of urban councils under this thematic area showed that:

- Eighteen (18) urban councils [3 cities, 8 MCs and 7 TCs] registered improving performance during the period 2016 to 2023.
- Thirty-nine (39) urban councils [6 cities, 16 MCs and 17 TCs] registered fluctuating performances during the period 2016 to 2023.
- Twelve (12) urban councils [1 city, 7 MCs and 4 TCs] declined in performance during the period 2016 to 2023.

Refer to *Table 23* and *Figures 62, 63 and 64* for the necessary details.

Figure 62: Performance Trends of City Councils under Physical Planning Performance and Situation

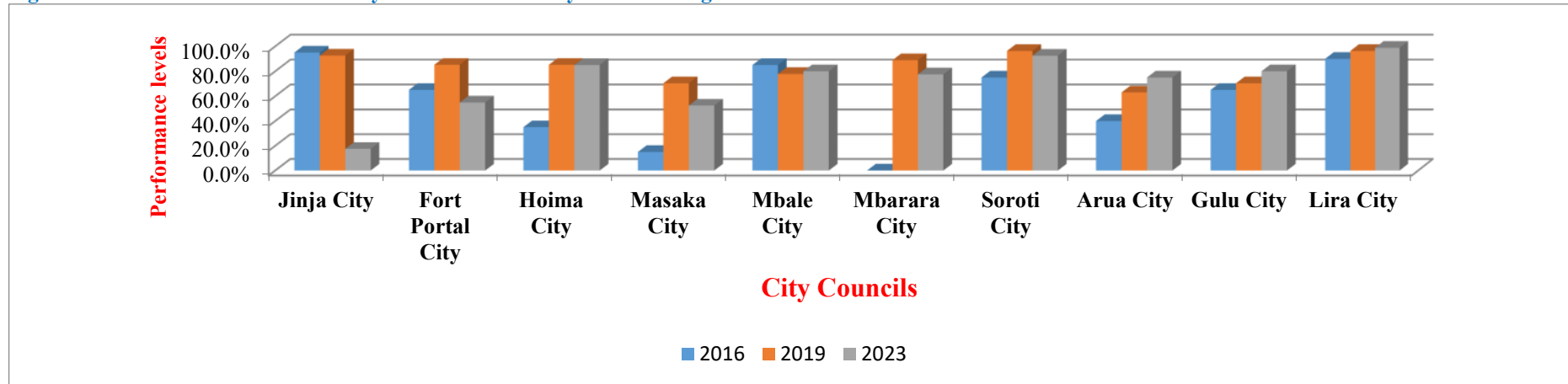


Figure 63: Performance Trends of Municipal Councils under Physical Planning Performance and Situation

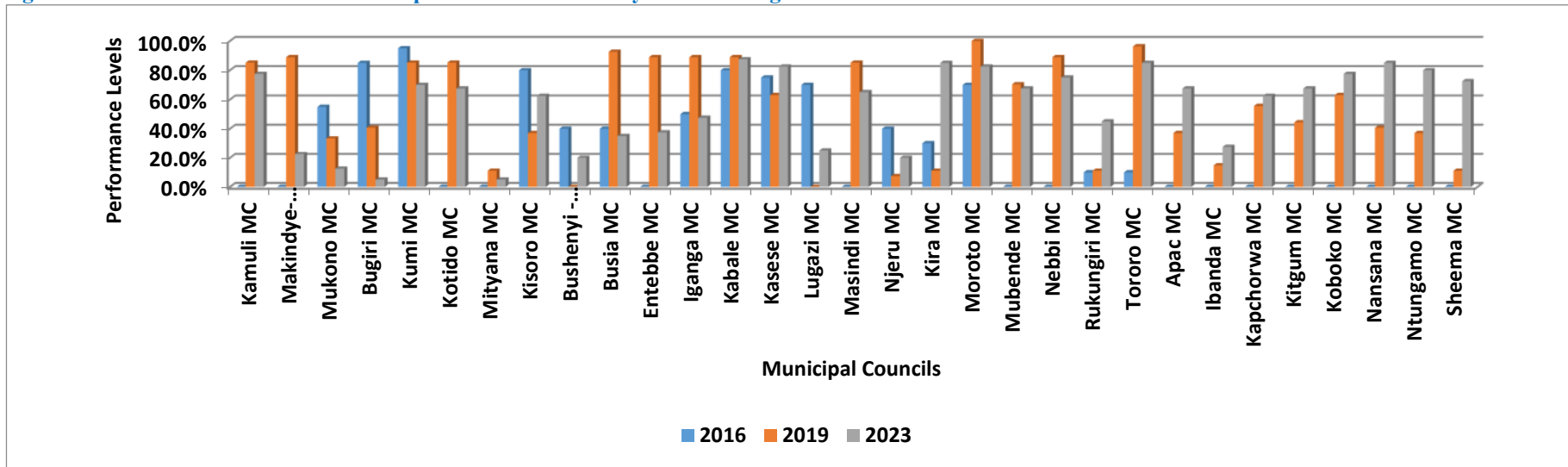
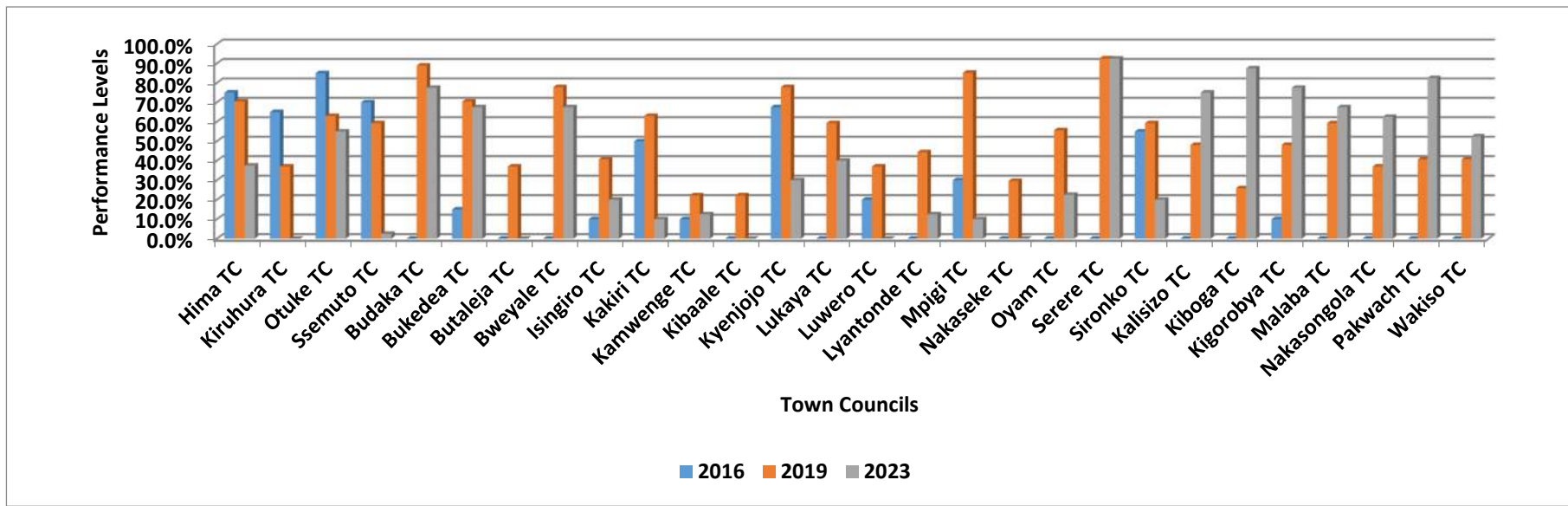


Figure 64: Performance Trends of Town Councils under Physical Planning Performance and Situation

3.8.2.3 Performance Trends of Urban Councils under Enforcement of Land Use Compliance Performance

The performance trends of urban councils under this thematic area revealed that:

- Thirty-two (32) urban councils [4 cities, 15 MCs and 13 TCs] were improving in performance during the period 2016 to 2023.
- Thirty-three (33) urban councils [6 cities, 13 MCs and 14 TCs] had fluctuating performances during the period 2016 to 2023.



- Four (4) urban councils [3 MCs and 1 TC] were declining in performance during the period 2016 to 2023.

Refer to *Table 23* and *Figures 65, 66 and 67* for the necessary details.

Figure 65: Performance Trends of City Councils under Enforcement of Land Use Compliance

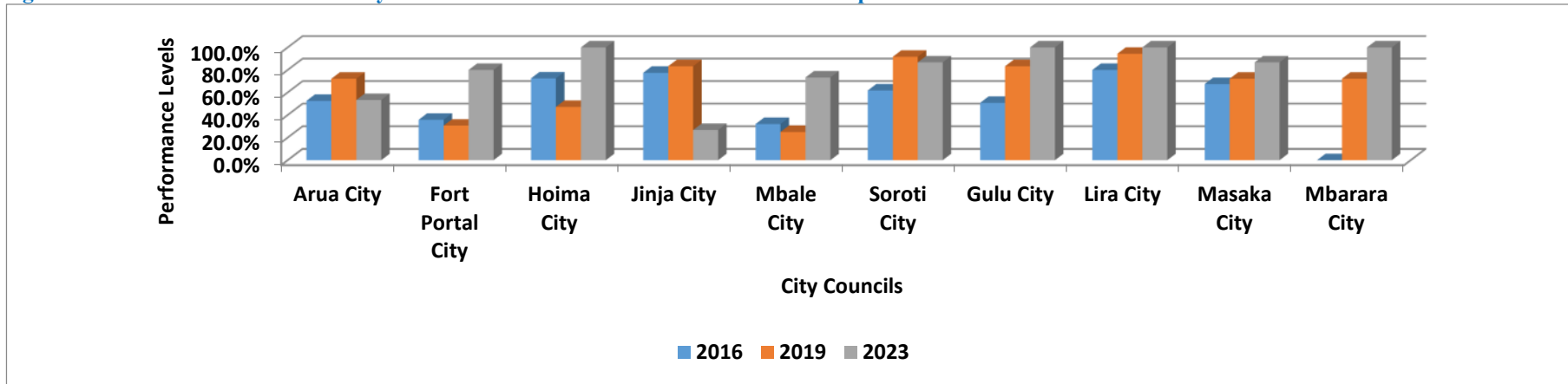


Figure 66: Performance Trends of Municipal Councils under Enforcement of Land Use Compliance

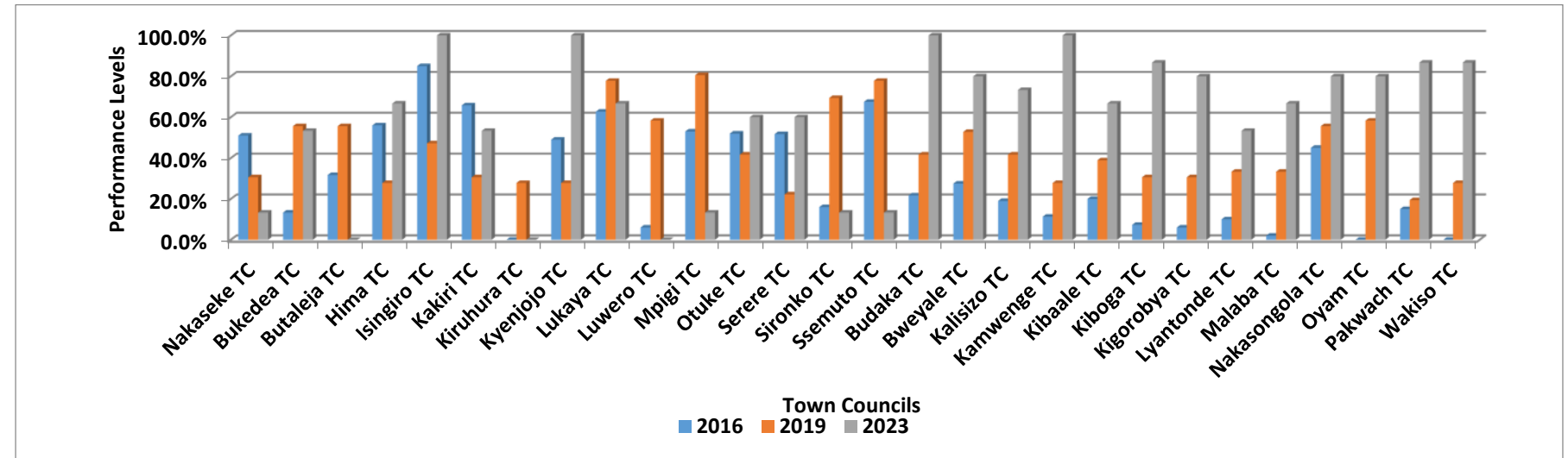
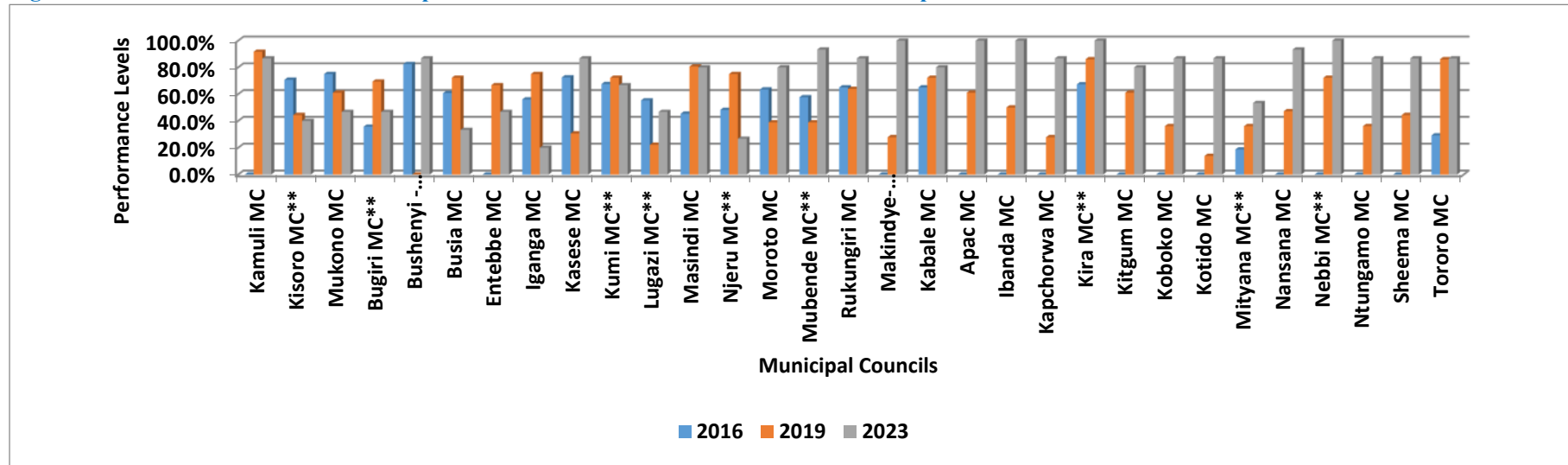


Figure 67: Performance Trends of Town Councils under Enforcement of Land Use Compliance

3.9 Land Use Compliance Good Practices in Urban Councils

The good practices in urban councils entailed:

1. Labelling illegal developments / structures with spray paint mark, which scared the developers and thereafter reported themselves to the authorities to negotiate and subsequently agree to go through the appropriate procedures [e.g. Busia MC and Namutumba TC].
2. PPC utilising the Urban Development Forum, which brought together key stakeholders on a regular basis (i.e. quarterly) to discuss issues affecting physical planning [e.g. Soroti City]
3. PPCs persuading land owners during road opening to contribute land for free for this cause [e.g. Moroto MC].
4. The use of opinion leaders mainly in enforcement and making people buy physical planning ideas [e.g. Mbale City].
5. Urban Councils negotiating with architects to handle the building plans of the potential developers at a subsidized cost to encourage use of approved plans [e.g. Kibuku TC].

3.10 Challenges and/or Constraints of Enforcing Land Use Compliance in Urban Councils

During the assessment exercise, there were numerous constraints and/or challenges that were highlighted by the key officials in the urban councils covered. These have been categorised as follows:

- 1) Failure to formulate ordinances (for Cities) and bye-laws (for Municipalities and Town Councils) to support physical planning and land use compliance. The underlying causes cited included: i) inadequate skills by the councils to formulate the ordinances or bye-laws; ii) low appreciation of the physical planning function; and iii) mind-set that the existing legal and policy frameworks for physical planning and land use compliance at national level suffice.
- 2) Inadequate resources for physical planning and land use compliance. This has been demonstrated through: i) Low prioritisation exhibited through low budgetary allocations (i.e. below 1% in some of the urban councils); ii) low releases of the allocated funds to implement planned activities; iii) failure to budget for physical planning activities. Nonetheless, it is worth noting that the locally raised revenue (LRR) in most of the urban councils is very low, which frustrates efforts to provide realistic resources towards physical planning and land use compliance.
- 3) Inadequate sensitisation of local leaders and communities on physical planning and land use compliance. This was highlighted in the aspects such alterations of approved plans by developers; developers submitting to the Council sub-standard plots for subdivision; encroachment on road reserves; and developers suing urban councils in courts of law instead of seeking and/or ascertaining from the urban authorities the issues to be addressed.
- 4) Inadequate tools and equipment for use by Physical Planning Units and Engineering Departments in urban councils.
- 5) Lack of PDPs and detailed plans. There were some urban councils that had: i) expired PDPs and detailed plans (*majorly Town Councils*); ii) PDPs and detailed plans which were still valid but were not covering the entire urban councils (*mainly Cities and Municipalities*). The main causes for failing to review the PDPs were inadequate funds from LRR, which was the only source of funding for physical planning and land

use compliance in the majority of urban councils. Furthermore, there is lack of capacity among most of the technical staff to spearhead the reviews, lobby for support and ability to write winning proposals.

- 6) Lack of interest for some key officials to upgrade and others to go for refresher training.
- 7) Low staffing levels / inadequate key officials to implement the physical planning function. Some urban council did not have more than two (2) key officials on their respective staff establishments much as the respective staff structures catered for more. The other key officials utilised were from respective district local governments and/or MZOs. This also posed challenges as assigned officials at times have other priorities focussing on respective activities for the substantive positions.
- 8) Mal-functioning PPCs as demonstrated by: i) unavailability of minutes of the PPC meetings held during FY 2021/2022; ii) failure to regularly attend PPC meetings by some members; iii) failure to hold PPCs meetings at least once per quarter; and iv) bureaucracy involved in the plan approval process, which discouraged some developers. v) Failure to appoint and fully constitute and work with all the requisite PPC members.
- 9) Political interference and/or intimidation of members of PPCs to leave some developers go ahead with construction without approval of the plans. Also, at times there has been sabotage which results into urban council officials failing to disseminate the same messages as agreed in respective TPCs and/or Council meetings.
- 10) Poor perception and/or appreciation of the communities in the urban councils about physical planning and land use compliance partly hinged on ignorance of the physical planning regulations. This has been exhibited through: i) reluctance of developers to pay charges associated with plan approval on grounds that they were unaffordable / regular complaints from developers about the high cost of building plans; ii) insistence that plan approval should be a free service; and iii) Aggressiveness from some developers and/or communities leading to PPCs fearing to demolish illegal developments / structures due to the associated risks (such as loss of life) and/or other retaliatory actions from the affected developers.
- 11) Poor record keeping and information management systems in urban councils, which made it hard to access official documents. This was further complicated by the absence mini-registries especially in Town Councils.
- 12) The work flow procedure with the onset of development permissions and there after development plan approval is not always concluded within the mandatory 28 days.
- 13) Weak enforcement teams culminating into less enforcement in a number of urban councils. This has been revealed through: i) absence of law enforcement staff; ii) low numbers of enforcement staff; and iii) availability of 'law enforcement staffs' **without** appropriate qualifications (i.e. at least a Diploma in Law). Furthermore, there was low facilitation of law enforcement teams; and failure of law enforcement teams to take necessary action on developers who continue to construct even when stopped / served with enforcement notices,

CHAPTER FOUR:

4.0 SUMMARY, CONCLUSION AND RECOMMENDATIONS

4.1 Summary of Key Findings

4.1.1 Institutional Readiness to Enforce Land Use Compliance

This thematic area had eight (8) specific indicators that included: i) Availability of substantively appointed key technical personnel responsible for enforcement of compliance to land use in Council; ii) Availability of law enforcement officers; iii) Existence of a fully constituted and functional Physical Planning Committee; iv) Existence of a functional land use regulation complaint / grievance desk; v) Existence of a system for submission and timely approval of planning / development applications; vi) Existence of technical tools and equipment; vii) Existence of ordinances (for cities) or bye-laws (for City Divisions, Municipalities and Town Councils) to aid physical planning and enforcement of compliance; and viii) Linkage between the five-year development plan and the Physical Development Plan and budget.

- 1) With respect to the availability of substantively appointed key technical personnel responsible for enforcement of compliance to land use in respective councils, thirty-two (32) urban councils [31.4%] fulfilled the following:
 - Had the key technical officers including Physical Planners, Civil Engineers, Building Inspectors, Health Inspectors, Land Officers, and Surveyors in line with the respective approved Urban Councils Staff Structures. In some of the urban councils, the respective district level staffs were assigned responsibilities to fill the void in the PPCs of the lower urban councils (i.e. municipalities and town councils). There were also isolated cases where urban councils were utilising officers from neighbouring districts or MZOs.
 - Key technical officers had been in service for at least two (2) years;
 - Key technical officers had the minimum relevant levels of qualification namely BSc or BA in the respective fields;
 - Key technical officers had attended a minimum of two (2) refresher / upgrading courses;
 - Key technical officers had clearly defined roles and responsibilities on files in respective urban council registries or district registries for some of the Town Councils (i.e. personal and/or general).

Also, there were forty-nine (49) urban councils [48.0%] that partially fulfilled the expected staffing levels.

In contrast, there were twenty-one (21) urban councils [20.6%] that did not fulfil the minimum requirements with respect to the availability of substantively appointed key technical personnel responsible for enforcement of compliance to land use.

- 2) For availability of law enforcement officers in the urban councils, eighteen (18) urban councils [17.6%] had:
 - The minimum required number of enforcement officers appointed i.e. at least 10 for cities; 5 for municipal councils; and 2 for Town Councils
 - Clearly defined roles and responsibilities for the law enforcement officers on files in respective urban council registries or district registries for some of the Town Councils (i.e. personal and/or general)

- Clear records of all cases handled in FY 2021/2022 - thus ascertaining the number and common type of compliance cases handled was easy.

On a related note, there were fifty-four (**54**) urban councils [**52.9%**] that had less than the minimum required number of enforcement officers appointed.

Lastly, there were thirty (**30**) urban councils [**29.4%**] that did not have any law enforcement staffs in place.

- 3) Regarding the existence, composition and functionality of Physical Planning Committees (PPCs), forty (**40**) urban councils [**39.2%**] had:

- Properly constituted Physical Planning Committees (i.e. with all the statutory members and appropriately appointed by the respective Chief Executive Officers)
- Held the four (**4**) mandatory number of PPC meetings during FY 2021 – 2022 i.e. at least one (**1**) per quarter;
- Kept minutes of all the PPC meetings, which clearly spelt out the relevant type of cases discussed and the appropriate recommendations and/or decisions made.

However, there were also forty-two (**42**) urban councils [**41.2%**] that only partly fulfilled requirements.

Unfortunately, there were twenty (**20**) urban councils [**19.6%**] without PPCs.

- 4) On the existence and functionality of Land Use Regulation Complaints / Grievances Desks, only twenty-three (**23**) urban councils [**22.5%**]:

- Had put in place complaints / grievances registers and appointed or assigned responsible officers;
- Properly registered relevant complaints / grievances from developers, which were consequently submitted to respective PPCs for consideration;
- Had clear processes of handling complaints / grievances.

However, in forty-six (**46**) urban councils [**45.1%**] the complaints / grievances registers had been established but they were not properly managed.

Finally, thirty-three (**33**) urban councils [**32.4%**] had not established Land Use Regulation Complaint / Grievances Desks.

- 5) With respect to the existence of systems for submission and timely approval of planning / development applications, only twenty-eight (**28**) urban councils [**27.5%**]:

- Had established planning applications / development registers
- Had planning applications schedules
- Respective PPCs made efforts to consider submitted planning applications schedules - at least one (**1**) per quarter
- Clearly documented the applications approved, deferred or rejected by PPCs
- Followed the statutory application approval process
- Utilised the appropriate technical tools in the approval process
- Provided timely feedback to clients / applicants within twenty-eight (**28**) days after submission of applications.

Nonetheless, there were sixty-three (**63**) urban councils [**61.8%**] with low performances with respect to systems for submission and timely approval of planning / development applications.

Lastly, in eleven (11) urban councils [10.8%] there were no planning applications / development registers.

- 6) For the existence of technical tools and equipment in the urban councils, there were just twenty-five (25) urban councils [24.5%] that had:
- The required physical planning equipment including topographical maps, PDP, Local Detailed Plans, Planning and Urban Management Information System (PUMIS),
 - Office and field tools as well as transport facilities
 - Engineering equipment, machinery for demolition and storage for exhibits etc.
 - Working equipment for use during enforcement of compliance

However, there were also sixty-seven (67) urban councils [65.7%] that only had part of the required equipment.

In contrast, there were ten (10) councils [9.8%] without working equipment for use during enforcement of compliance.

- 7) Regarding formulation of ordinances / bye-laws to support physical planning and land use compliance, there were only ten (10) urban councils [9.8%] that had approved ordinances or bye-laws to support physical planning and enforcement of compliance.

Also, eighteen (18) urban councils [17.6%] were still in the process of formulating the ordinances / bye-laws and appeared to be knowledgeable on the remaining steps to be followed until the approval by the Solicitor General.

However, seventy-four (74) urban councils [72.5%] did not have any ordinances or bye-laws in place.

- 8) On the linkages between respective urban councils five-year development plans (2020/21 – 2024/25), Annual Work Plans and executed activities / investments in the budgets for FY 2021/2022 as well as their consistency with the approved Urban Council Physical Development Plans, there were fifteen (15) urban councils [14.7%] where:

- Respective Five-Year Development Plans, Annual Work Plans and executed activities / investments in the budgets were consistent with the approved Urban Council Physical Development Plans;
- Respective budgets had provisions towards physical planning and enforcement of compliance to approved land use
- There were budget releases (or expenditures) towards physical planning and enforcement of compliance to approved land use.

On the other hand, there were also fifty (50) urban councils [49.0%] where it was not possible to conclusively ascertain consistence between development plans, AWP and executed activities / investments in the budgets with the PDPs.

In contrast, there were thirty-seven (37) urban councils [36.3%] where all the necessary documents were not availed.

4.1.2 The Physical Planning Situation

This thematic area had six (6) specific indicators namely: i) Presence of a valid approved physical development plan – PDP by the NPPB; ii) Evidence of submissions of requests for PDP modification (change of use); iii) Council implementation of approved PDP by preparing local detailed) plans and approved by Council; iv) Local (detailed) plans' coverage

as a percentage of the total LG planning area; v) Linkage between the local detailed plans and the Physical Development Plan; and vi) Land sub-division, amalgamation and allocation.

1) On the presence of valid approved PDPs i.e. approved by the NPPB, there were fourteen **(14)** urban councils [**13.7%**]:

- That had Physical Development Plans covering entire urban councils. However, there were other councils that had expired PDPs but had made efforts to update / prepare new ones; and documentary evidence was available for verification.
- With copies of PDPs available for verification
- With reports accompanying the PDPs available
- With recommendations by respective urban councils and approval by NPPB
- Had followed the Guiding Manual for the PDP process
- Levels of implementing the implementation strategy in the PDPs

However, there were fifty-five **(55)** urban councils [**53.9%**] with Physical Development Plans not covering the entire urban councils.

On a bad note, there were thirty-three **(33)** urban councils [**32.4%**] where appropriate information could not be obtained to affirm existence of PDPs. Consequently, the other required information could not be obtained from such urban councils.

2) For submission of requests for PDP modifications (change of use) during FY 2021/2022, in thirty-nine **(39)** urban councils [**38.2%**]:

- Applications received were well recorded and properly filed;
- Statutory process was appropriately followed by the PPCs;
- The number of applications considered by PPCs corresponded to the number received;
- There were proper records of the number of:
 - Applications recommended by PPCs;
 - Applications deferred by PPCs;
 - Applications rejected by PPCs,
 - Applications submitted to the Secretary NPPB and considered by the board

However, there were also nine **(9)** urban councils [**8.8%**] where the above requirements were not fully observed.

Finally, there were fifty-four **(54)** councils [**52.9%**] where there were no PDPs on which modifications and change of use could be based.

3) With respect to the level of implementation of approved PDPs by preparing local (detailed) plans and approved by respective urban councils, there were twenty-eight **(28)** urban councils [**27.5%**]:

- That had local detailed physical plans approved by the respective Councils:
- Where copies of the plans and reports were available
- There was evidence of approval of the plans by respective Councils i.e. minutes of councils

Nonetheless, thirty-two **(32)** urban councils [**31.4%**] had detailed physical plans but were not approved by the respective Councils.

On a negative note, there were forty-two (42) urban councils [41.2%] where information could not be obtained to ascertain the levels of implementation of approved PDPs.

- 4) With respect to the proportion of approved local (detailed) plans to the total LG planning area, detailed plans covered:
 - 80 – 100% in fourteen (14) urban councils [13.7%].
 - 50 – 79% in fifteen (15) urban councils [14.7%].
 - 30 – 49 in eight (8) urban councils [7.8%].
 - 10 – 39% in twelve (12) urban councils [11.8%].
 - Below 10% in fifty-three (53) urban councils [52.0%].
- 5) Regarding linkages between respective local / detailed plans and PDPs of urban councils, there were forty (40) urban councils [39.2%]:
 - Where consistency and compatibility / relationship between the land uses in the respective Detailed Plans and the PDPs was established;
 - Had 80% compatibility level (and where there were modifications they were as a result of approval by NPPB);
 - Had compatibility level below 80%.

However, there were sixty-two (62) urban councils [60.8%] where the linkages could not be ascertained due to unavailability of PDPs and/or detailed plans.

- 6) On the aspect of sub-divisions, amalgamations and land allocations during FY 2021/2022, there were nineteen (19) urban councils [18.6%]:
 - Which followed the statutory processes during land allocation;
 - Which followed the guidelines, standards and PDPs frameworks during land sub-divisions and amalgamations;
 - Where there was appropriate involvement of technical staff and relevant committees.

Nonetheless, there were twenty-seven (27) urban councils, [26.5%] which during land allocation, did not properly follow the: statutory processes; guidelines, standards and PDPs frameworks during land sub-divisions and amalgamations; and where there was inappropriate involvement of technical staff and relevant committees

In contrast, there were fifty-six (56) urban councils [54.9%] where no cases of sub-divisions, amalgamations and allocations were registered.

4.1.2 Enforcement of Land Use Compliance Performance

This thematic area covered two (2) specific indicators namely: i) Evidence that the Council Committee (Urban Planning and Development Committee / Physical Planning Committee) considers new investment applications on time; and ii) New investments implemented in the LG are consistent with the approved Physical Development Plans.

- 1) Regarding the efficiency of the respective urban council committees in considering new investment applications, only fifteen (15) urban councils [14.7%]:

- Endeavours had been made to establish Development Application Registers and were accordingly well utilised.
- Minutes of PPCs meetings were also well recorded and properly filed.
- The submissions for new investments were responded to within the 28 days in line with the law
- The number of approved and deferred applications tallied with applications received.
- There was evidence of use of registered architects as required by law.

However, there were also seventy-seven (77) urban councils [75.5%] where there were Development Application Registers but had not been properly utilised / kept; missing some PPCs minutes; submissions for new investments were not responded to within the 28 days in line with the law; number of approved and deferred applications did not tally with applications received; and there was no evidence of use of registered architects as required by law.

On a poor note, there were ten (10) urban councils [9.8%] where there were no Development Application Registers in place. These included 5 KCCA Divisions and 5 town councils. This made it difficult to determine the number of received, approved, deferred or rejected applications.

- 2) With respect to the extent to which new investments implemented were consistent with the respective approved physical development plans, in fifty-eight (58) urban councils [56.9%], the sampled approved and implemented physical developments were consistent with the respective approved physical development plans.

However, in seven (7) urban councils [6.9%], it was not possible to ascertain consistency of the sampled approved and implemented physical developments due to expired PDPs, Partial PDPs, and PDPs still undergoing the approval process.

Nonetheless, there were thirty-seven (37) urban councils [36.3%] where information on PDPs and new investments implemented could not be obtained. These councils comprised of 2 cities, 5 KCCA Divisions, 8 municipalities and 22 town councils. This made it hard to assess the consistency between the new investments implemented with the approved physical development plans.

4.1.3 Enforcement on Breach of Planning and Development Controls on Planned Land Use

Under this assessment area, three (3) specific indicators were considered namely: i) Evidence of notices served to illegal developers; ii) Evidence of illegal developers actually halted; and iii) Percentage of halted planning and development contraventions out of all illegal enforcement notices served.

- 1) During FY 2021/2022, thirty-three (33) urban councils [32.4%]:

- Issued notices to illegal developers and copies of these were readily available or accessible. The notices related to poor usage of the available facilities, blocking access, inadequate health and safety measures, development without approved plans, and deviation from approved plans
- Followed the statutory process in issuing planning or development contravention notices

- Documented enforcement actions taken by the respective Councils through meetings and resolutions of PPCs e.g. halting developments, confiscation of tools found on sites, prosecution or convicting illegal developers, demolishing or discontinuation of developments.

Nonetheless, forty-seven (47) urban councils [46.1%] only partly fulfilled the requirements as outlined above

Lastly, there were twenty-two (22) urban councils [21.6%] which lacked evidence of notices issued to illegal developers; the process followed; and enforcement actions taken by the respective Councils. These councils included 1 city, 5 KCCA Divisions, 2 municipal councils and 14 town councils.

2) On the illegal developers actually halted, the assessment results revealed that only seven (7) urban councils [6.9%]:

- Had halted at least 50% of the number of planning and development contraventions served with notices;
- Pursued in courts of law a number of development contraventions served with notices
- Demolished a number of developments contraventions served with notices
- The most common types of developments halted / demolished entailed commercial and residential developments.

Also, there were fifty-nine (59) urban councils [57.8%] which only partly fulfilled the actions outlined above.

On the contrary, there were thirty-six (36) urban councils [35.3%] without any documentary evidence on the illegal developers actually halted. The councils included 2 cities, 5 KCCA Divisions, 4 municipalities and 25 town councils.

3) Three (3) out of the enforcement notices served in each urban council were sampled.

- In thirty-two (32) urban councils [31.4%], proof and field evidence of enforcement of compliance by corrective action, halting or demolition were obtained;
- While in twenty-six (26) other urban councils [25.5%] there was scanty proof and field evidence of enforcement of compliance by corrective action, halting or demolition and
- Finally in forty-four (44) urban councils, [43.1%] there was no proof and field evidence of enforcement of compliance by corrective action, halting or demolition majorly due to unavailability of records.

4.1.4 Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance

This specific indicator was to ascertain evidence of sensitization meetings conducted on physical planning and land use compliance.

The results showed that only nineteen (19) urban councils [18.6%] had:

- Planned sensitization workshops / meetings;
- Prepared sensitization materials;
- Held meetings / workshops at least 1 per quarter;
- High level of stakeholder participation

Nonetheless, there forty (40) urban councils, [39.2%] which partially carried out the required actions as outlined above.

On a poor note, there were forty-three (43) urban councils [42.2%] where there was no evidence of sensitization meetings conducted on physical planning and land use compliance.

The assessment results have revealed that generally, urban councils were not adequately conducting sensitisation meetings for local leaders and communities on physical planning and land use compliance. Inadequate sensitisation or lack of it was majorly attributed to the low locally raised revenue (LRR) in most of the urban councils, which frustrated efforts to provide realistic resources towards sensitisation of stakeholders especially the communities in the respective urban councils. The other reason raised for inadequate sensitisation was the unavailability of sensitisation materials.

4.1.5 Innovative Approaches to Enforcement of Land Use Regulations

The assessment exercise endeavoured to find out whether urban councils had come up with innovative approaches to enforce land use regulations. The results showed that:

Forty-two (42) urban councils [41.2%] had come up with proactive or reactive innovations, which were being implemented.

However, twelve (12) urban councils [11.8%] had come up with proactive or reactive innovations, which were yet to be implemented.

Finally, there were forty-eight (48) urban councils [47.1%] did not have any innovations. These councils included one (1) city, three KCCA Divisions (3), eleven (11) municipalities and thirty-three (33) town councils.

4.1.5.1 Overall Performance

The overall assessment results indicate that twelve (12) urban councils [11.8%] scored in the range of 80 -100%. The councils included five (5) cities – Soroti City, Gulu City, Lira City, Hoima City and Mbarara City; six (6) Municipal Councils – Apac MC, Koboko MC, Nebbi MC, Tororo MC, Kira MC and Kasese MC; and one (1) Town Council – Pakwach TC. Meanwhile, forty-four (44) urban councils [43.1%] scored in the range 50 – <80%. These included four (4) cities, seventeen (17) Municipal Councils, and twenty-three (23) Town Councils.

Also, forty-one (41) urban councils [40.2%] scored between 0.1 - <50%. These urban councils included one (1) city council, four (4) KCCA Divisions, eight (8) Municipal Councils and Twenty-eight (28) Town Councils. Lastly, some five (5) urban councils [4.9%] did not score any mark (i.e. obtained 0%). The councils were Kawempe Division, Luwero TC, Kiruhura TC, Kiryandongo TC and Rubirizi TC.

4.2 Conclusion and Recommendations

4.2.1 Conclusion

The overall objective of this consultancy was to prepare, through a consultative and field-based process, a state of land use compliance report covering 102 urban councils in Uganda. The assessment results revealed varying capacities in the various categories of urban councils in the implementation of physical planning and land use compliance.

The performance results in each of the general performance area should provide guidance to the required capacity enhancement support in each category of urban councils.

- **Institutional Readiness to Enforce Land Use Compliance:** 19 urban councils (18.6%) scored in the range 80 – 100%; 46 councils (45.1%) scored in the range of 50 - <80% and 37 councils (36.3%) scored below 50%.
- **The Physical Planning Situation in Urban Councils:** 16 urban councils (15.7%) scored in the range 80 – 100%; 30 councils (29.4%) scored in the range of 50 - <80% and 56 councils (54.9%) scored below 50%.
- **Council Enforcement of Land Use Compliance Performance in Urban Councils:** 46 urban councils (45.1%) scored in the range 80 – 100%; 22 councils (21.6%) scored in the range of 50 - <80% and 34 councils (33.3%) scored below 50%.
- **Enforcement on Breach of Planning and Development Controls on Planned Land Use:** 25 urban councils (24.5%) scored in the range 80 – 100%; 21 councils (20.6%) scored in the range of 50 - <80% and 56 councils (54.9%) scored below 50%.
- **Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance:** 27 urban councils (26.5%) scored in the range 80 – 100%; 21 councils (20.6%) scored in the range of 50 - <80% and 54 councils (52.9%) scored below 50%. Apparently, sensitisation on land use compliance was not a priority across the board.
- **Innovative Approaches to Enforcement of Land Use Regulations:** 43 urban councils (42.2%) scored in the range 80 – 100%; 6 councils (5.9%) scored in the range of 50 - <80% and 53 councils (52.0%) scored below 50%.

Regarding the overall performance, 12 urban councils (11.8%) scored in the range 80 – 100%; 44 councils (43.1%) scored in the range of 50 - <80% and 46 councils (45.1%) scored below 50%.

In general, the Cities and Municipalities were better off than the Town Councils especially the automatically created (default) Town Councils³⁵ which may not have passed the test as guided by law for creation of a town council. Hence, such Town Councils were limping in performance; and yet the involvement of MLHUD and MoLG in the technical support and guidance was not adequate in the view of urban councils. The PPCs, therefore, become less effective in the land compliance function as well as generation of locally raised revenue.

4.2.2 Recommendations

ISSUE	RECOMMENDATIONS
1. Appointments of PPCs	<ul style="list-style-type: none"> • MLHUD should enforce appointment and functionality of PPCs in all urban councils in the country. • Urban councils should formally appoint all PPC members with clear roles and keep copies of schedules on file.
2. Capacity building of councils and technical teams	<ul style="list-style-type: none"> • The leaders need to be trained in formulation of ordinances / bye-laws and basics in importance of land use compliance.
3. Functionality of PPCs	<ul style="list-style-type: none"> • The AWP should provide for the functions of the PPCs as guided by the PPA
4. Information management / Record keeping in urban	<ul style="list-style-type: none"> • Build capacity of technical staff in records management. • Councils should establish information management and/or record

³⁵ These are the Town Councils that came into existence as a result of being headquarters of newly created districts.

ISSUE	RECOMMENDATIONS
councils	keeping systems in a manner that permits users to access information
5. Linkage of key documents that guide development	<ul style="list-style-type: none"> The annual Budgets (and AWP) for each urban council should be properly linked to respective five-year Development plan, the PDP and the NPDP. This should be included among the LGPA Indicators
6. Review and preparation of urban PDPs and Detailed Plans	<ul style="list-style-type: none"> Council leadership should endeavour to mobilise resources to prepare new and/or review PDPs and detailed plans for effective land use compliance and enforcement. MLHUD should lobby Parliament to establish a special fund to support physical development planning and implementation in urban LGs The Physical Planners must ensure inclusion of the necessary physical planning activities in respective Annual Work Plans and 5 year Development Plans as a basis for support.
7. Sensitization of stakeholders	<ul style="list-style-type: none"> Councils should plan, budget and implement sensitization of stakeholders so that the physical planning function and investment interventions of the councils are in tandem and support one another
8. Staffing in urban councils	<ul style="list-style-type: none"> Recruitment plans should include the key staff positions as per approved structures with the required levels of education for effective delivery of services. Councils should put in place incentives for technical staff to upgrade and attend refresher courses so as to keep in pace with new innovations and technologies.

4.3 Possible Way Forward

The way forward should entail addressing the identified gaps and weaknesses in the urban councils as well as mitigating the challenges. The technical officials (PPCs) and political leadership (Councils) should work in harmony to achieve the desired improvement / success during implementation of activities in line with physical planning and land use compliance.

Institutional Readiness to Enforce Land Use Compliance

- Town Clerks and Human Resource Offices in urban councils should prepare schedules of roles and responsibilities for the key technical officers with acknowledged copies on personal files respective urban council registries.
- Urban councils should prioritise recruitment of appropriate key technical officers (e.g. health inspectors, civil engineers, building inspectors, and land officers) (in line with the respective approved staff structures) to improve performance with respect to physical planning and land use compliance.
- Undertake deliberate skilling of key officials to be able to review and prepare detailed plans, GIS and research given the dwindling budgets.
- Recruitment of law enforcement officers in line with respective staff structures of each urban council to strengthen law enforcement teams to ensure compliance.
- Appoint and fully constitute Physical Planning Committees
- Respective Physical planners (and Secretaries to PPCs) should always document and file all minutes of PPCs for approval and future reference.
- Urban Councils should establish and facilitate registries at respective headquarters to improve record keeping and information management.
- Urban councils should purposely plan and budget for procurement of tools and equipment for use in the land use compliance activities.
- Organise training and/or sensitisation workshops to enhance the skills of councillors in formulation of ordinances / bye-laws to support physical planning and land use compliance. The urban councils with inadequate capacity should be considered for the necessary support by MoLG and MLHUD.

- Lobby for exposure visits of the leaders to urban councils (in Uganda) that have successfully formulated ordinances / bye-law formulation.
- Urban councils should intensify mobilisation of resources, allocate and accordingly release funds to support implementation of physical planning activities in their areas of jurisdiction. One of the avenues of resource mobilisation is for respective urban councils to prepare implementable revenue enhancement plans.

The Physical Planning Performance and Situation

- Leadership of Urban Councils should endeavour to mobilise resources to review and/or prepare respective PDPs and preparation of detailed plans covering entire Urban Councils areas of jurisdiction.
- Urban councils should pick keen interest in the land sub-divisions, amalgamations and allocations

Enforcement on Breach of Planning and Development Controls on Planned Land Use

- Ensure documentation of application schedules and notices and involvement of respective PPCs in their conclusive action management.

Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance

- Conducting regular sensitisation meetings for stakeholders especially communities on physical planning and land use compliance.

APPENDICES

Appendix 1: Overall Performance Scores for Urban Councils

Urban Local Government	Thematic Area of Assessment, Points Obtained per Specific Indicator, Overall Total Points and Scores																								GRAND TOTAL POINTS	SCORE (%)									
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use						1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations					
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2			1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1	Total Points	Score (%)
Total Possible Points	8	5	8	5	7	5	2	7	47	36.7%	10	8	6	5	6	5	40	31.3%	10	5	15	11.7%	6	7	5	18	14.1%	5	5	3.9%	3	3	2.3%	128	100.0%
Central Region																																			
36. Busunju TC	3	1	4	0	5	0	0	0	13	10.2%	6	0	0	0	0	0	6	4.7%	6	2	8	6.3%	0	0		0	0.0%	0	0	0.0%	0	0	0.0%	27	21.1%
37. Entebbe MC	4	5	8	5	3	3	0	0	28	21.9%	10	0	0	0	0	5	15	11.7%	7	0	7	5.5%	0	0	0	0	0.0%	5	5	3.9%	1	1	0.8%	56	43.8%
38. Kakiri TC	7	2	7	0	5	1	0	0	22	17.2%	0	0	0	0	0	4	4	3.1%	8	0	8	6.3%	3	1	3	7	5.5%	1	1	0.8%	0	0	0.0%	42	32.8%
39. Kalisizo TC	7	2	4	5	6	4	1	4	33.5	26.2%	9	8	6	1	6	0	30	23.4%	8	3	11	8.6%	4	2	0	6	4.7%	0	0	0.0%	0	0	0.0%	80.5	61.9%
40. Kalungu TC	2	2	3	4	4	2	0	0	17	13.3%	0	0	0	0	0	4	4	3.1%	6	5	11	8.6%	4	0	0	4	3.1%	5	5	3.9%	1	1	0.8%	42	32.8%

Urban Local Government	Thematic Area of Assessment, Points Obtained per Specific Indicator, Overall Total Points and Scores																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use				1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)			
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
49. Kira MC	8	5	8	5	6	3	1	4	40	31.3%	9	8	4	2	6	5	34	26.6%	10	5	15	11.7%	6	4	5	15	11.7%	5	5	3.9%	0	0	0.0%	109	85.2%
50. Kyazanga TC	0	0	8	4	5	3	0	5	25	19.5%	9	8	4	2	6	3	32	25.0%	8	5	13	10.2%	2	2	0	4	3.1%	3	3	2.3%	3	3	2.3%	80	61.5%
51. Kyengera TC	0	0	0	0	0	3	0	0	3	2.3%	0	0	0	0	0	0	0	0.0%	1	0	1	0.8%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	4	3.1%
52. Kyotera TC	5	0	4	5	6	2	1.5	0	23.5	18.4%	5	0	0	0	0	0	5	3.9%	6	0	6	4.7%	4	5.5	3	12.5	9.8%	0	0	0.0%	0	0	0.0%	47	36.2%
53. Lugazi MC	8	4	8	4	5	4	0	0	33	25.8%	3	4	0	0	0	3	10	7.8%	7	0	7	5.5%	4	0	0	4	3.1%	1	1	0.8%	0	0	0.0%	55	43.0%
54. Lukaya TC	0	5	4	5	6	4	1	0	25	19.5%	8	8	0	0	0	0	16	12.5%	6	4	10	7.8%	6	7	5	18	14.1%	4	4	3.1%	2	2	1.6%	75	57.7%
55. Luwero TC	0	0	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.0%
56. Lyantonde TC	7	2	0	3	4	2	0	0	18	14.1%	3	0	0	0	0	2	5	3.9%	8	0	8	6.3%	6	2	0	8	6.3%	0	0	0.0%	0	0	0.0%	39	30.0%

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	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use				1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)			
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
57. Makindye - Ssabagabo MC	6	3	8	2	6	3	0	0	28	21.9%	0	2	3	1	1	2	9	7.0%	10	5	15	11.7%	6	2	0	8	6.3%	0	0	0.0%	0	0	0.0%	60	46.9%
58. Masaka City	8	4	8	4	7	5	1.5	3	40.5	31.6%	10	8	0	0	0	3	21	16.4%	8	5	13	10.2%	5	0	0	5	3.9%	5	5	3.9%	3	3	2.3%	87.5	67.3%
59. Migvera TC	0	4	2	0	5	3	0	4	18	14.1%	5	0	0	0	0	5	10	7.8%	7	0	7	5.5%	6	4	5	15	11.7%	0	0	0.0%	0	0	0.0%	50	39.1%
60. Mityana MC	8	0	8	2	7	3	1.5	7	36.5	28.5%	2	0	0	0	0	0	2	1.6%	8	8	8	6.3%	4	0	0	4	3.1%	5	5	3.9%	3	3	2.3%	58.5	45.7%
61. Mpigi TC	1	0	8	3	3	3	0	0	18	14.1%	3	0	0	0	0	1	4	3.1%	2	0	2	1.6%	4	0	0	4	3.1%	4	4	3.1%	2	2	1.6%	34	26.6%
62. Mubende MC	8	3	8	5	6	4	0	7	41	32.0%	9	8	3	1	6	0	27	21.1%	9	5	14	10.9%	2	4	5	11	8.6%	4	4	3.1%	3	3	2.3%	100	78.1%
63. Mukono MC	6	1	8	2	3	3	0	2	25	19.5%	0	0	0	0	0	5	5	3.9%	7	0	7	5.5%	5	1.5	0	6.5	5.1%	5	5	3.9%	1	1	0.8%	49.5	38.7%

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	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use				1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)								
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)					
64. Nakaseke TC	0	0	0	0	1	2	1	0	4	3.1%	0	0	0	0	0	0	0	0.0%	2	0	2	1.6%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	6	4.7%
65. Nakasongola TC	0	0	6	0	7	4	0	5	22	17.2%	7	0	4	3	6	5	25	19.5%	7	5	12	9.4%	6	5	3	14	11.3%	3	3	2.3%	3	3	2.3%	79.5	62.1%					
66. Nansana MC	6	2	7	0	7	5	0	4	31	24.2%	9	8	5	1	6	5	34	26.6%	10	4	14	10.9%	3	4	3	10	7.8%	4	4	3.1%	0	0	0.0%	93	72.7%					
67. Ngoma TC	8	0	6	0	4	1	0	0	19	14.8%	5	0	2	2	6	0	15	11.7%	5	5	10	7.8%	6	2	2	10	7.8%	1	1	0.8%	3	3	2.3%	58	45.3%					
68. Njeru MC	8	5	8	4	3	3	0	4	35	27.3%	3	0	0	0	0	5	8	6.3%	4	0	4	3.1%	6	4	1	11	8.6%	4	4	3.1%	2	2	1.6%	64	50.0%					
69. Ssemuto TC	2	0	0	0	1	2	0	0	5	3.9%	0	0	0	0	0	1	1	0.8%	2	0	2	1.6%	0	0	0	0	0.0%	0	0	0.0%	2	2	1.6%	10	7.8%					
70. Wakiso TC	7	5	7	0	7	5	1	7	39	30.5%	0	0	6	5	6	4	21	16.4%	8	5	13	10.2%	5	0	4	9	7.0%	0	0	0.0%	0	0	0.0%	82	64.1%					
Eastern Region																																								

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	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
23. Budaka TC	7	4	4	5	7	5	0	0	32	25.0%	8	7	5	1	5	5	31	24.2%	10	5	15	11.7%	4	0	5	9	7.0%	2	2	1.6%	0	0	0.0%	89	69.5%
24. Bugiri MC	8	3	6	4	7	3	0	5	36	28.1%	2	0	0	0	0	0	2	1.6%	7	0	7	5.5%	2	4	3	9	7.0%	0	0	0.0%	0	0	0.0%	54	42.2%
25. Bukedea TC	7	2	2	5	3	2	0	0	21	16.4%	6	8	1	1	6	5	27	21.1%	3	5	8	6.3%	6	2	5	13	10.2%	1	1	0.8%	0	0	0.0%	70	54.7%
26. Busia MC	8	4	8	5	4	5	1	0	35	27.3%	6	8	0	0	0	0	14	10.9%	5	0	5	3.9%	4	5	5	14.5	11.3%	3	3	2.3%		0	0.0%	71.5	55.9%
27. Butaleja TC	6	0	0	0	0	0	0	0	6	4.7%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	6	4.7%
28. Iganga MC	2	4	4	4	4	3	0	2	23	18.0%	4	8	1	0	6	0	19	14.8%	3	0	3	2.3%	4	4	5	13	10.2%	0	0	0.0%	3	3	2.3%	61	47.7%
29. Jinja City	5	4	6	3	4	2	0	0	24	18.8%	2	0	0	0	0	5	7	5.5%	4	0	4	3.1%	4	2	0	6	4.7%	0	0	0.0%	2	2	1.6%	43	33.6%

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	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
30. Kaberamaid o TC	1	3	0	1	4	2	0	3	14	10.9%	0	0	4	0	0	4	3.1%	4	5	9	7.0%	6	4	5	15	11.7%	0	0	0.0%	0	0	0.0%	42	32.8%	
31. Kakira TC	8	4	8	2	5	5	0	5	37	28.9%	9	0	6	3	6	5	29	22.7%	8	0	8	6.3%	6	3.5	1	10.5	8.2%	5	5	3.9%	2	2	1.6%	91.5	71.5%
32. Kamuli MC	7	3	8	5	4	4	0	0	31	24.2%	6	8	6	5	6	0	31	24.2%	8	5	13	10.2%	6	5.5	5	16.5	12.9%	3	3	2.3%	3	3	2.3%	97.5	76.2%
33. Kapchorwa MC	8	3	8	4	7	3	1.5	2	36.5	28.5%	4	7	5	0	6	3	25	19.5%	8	5	13	10.2%	6	5.5	5	16.5	12.9%	3	3	2.3%	3	3	2.3%	97	75.8%
34. Kibuku TC	0	2	4	0	5	5	0	4	20	15.6%	6	7.5	1	0	5	0	19.5	15.2%	6	5	11	8.6%	0	2	0	2	1.6%	3	3	2.3%	3	3	2.3%	58.5	45.7%
35. Kotido MC	6	3	4	5	4	5	0	3	30	23.4%	8	8	6	0	5	0	27	21.1%	8	5	13	10.2%	4	4	5	13	10.2%	0	0	0.0%	3	3	2.3%	86	67.2%
36. Kumi MC	8	3	4	3	5	5	0	5	33	25.8%	5	8	4	3	5	3	28	21.9%	5	5	10	7.8%	4	3.5	5	12.5	9.8%	3	3	2.3%	0	0	0.0%	86.5	67.6%

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	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points			Score (%)	1.6.1	Total Points	Score (%)
37. Malaba TC	7	1	4	3	4	3	0	2	24	18.8%	7	8	4	2	6	0	27	21.1%	5	5	10	7.8%	4	4	5	13	10.2%	0	0	0.0%	0	0	0.0%	74	57.8%
38. Mbale City	8	1	4	2	3	4	0	2	24	18.8%	6	8	6	3	6	3	32	25.0%	6	5	11	8.6%	0	0	5	5	3.9%	1	1	0.8%	3	3	2.3%	76	59.4%
39. Moroto MC	8	3	6	0	7	5	0	4	33	25.8%	8	8	6	5	6	0	33	25.8%	7	5	12	9.4%	4	4	5	13	10.2%	0	0	0.0%	3	3	2.3%	94	73.4%
40. Namutumba TC	7	5	6	5	5	4	0	2	34	26.6%	8	8	0	0	0	0	16	12.5%	5	0	5	3.9%	4	5	5	14.5	11.3%	3	3	2.3%	3	3	2.3%	75.5	59.0%
41. Serere TC	8	2	4	5	5	5	0	7	36	28.1%	10	8	6	3	5	5	37	28.9%	4	5	9	7.0%	6	5	5	16	12.5%	0	0	0.0%	3	3	2.3%	101	78.9%
42. Sironko TC	6	2	0	1	1	2	0	0	12	9.4%	0	0	5	3	0	0	8	6.3%	2	0	2	1.6%	0	0	0	0	0.0%	2	2	1.6%	0	0	0.0%	24	18.8%
43. Soroti City	8	3	8	4	6	4	0	2	35	27.3%	7	8	6	5	6	5	37	28.9%	8	5	13	10.2%	6	5	5	16.5	12.9%	0	0	0.0%	3	3	2.3%	104.5	81.6%

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	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
44. Tororo MC	8	5	8	5	7	5	0	4	42	32.8%	9	8	5	3	6	3	34	26.6%	8	5	13	10.2%	4	7	5	16	12.5%	3	3	2.3%	2	2	1.6%	110	85.9%
Northern Region																																			
15. Anaka TC	7	0	6	4	7	4	0	0	28	21.9%	10	0	6	3	6	0	25	19.5%	7	0	7	5.5%	6	5	2	13	10.5%	0	0	0.0%	0	0	0.0%	73.5	57.4%
16. Apac MC	8	5	8	4	6	5	2	7	45	35.2%	10	0	6	5	6	0	27	21.1%	10	5	15	11.7%	6	5	2	13	10.2%	3	3	2.3%	3	3	2.3%	106	82.8%
17. Arua City	8	0	8	5	6	4	1	5	37	28.9%	10	0	6	5	6	3	30	23.4%	8	0	8	6.3%	6	5	1	12	9.4%	5	5	3.9%	3	3	2.3%	95	74.2%
18. Dokolo TC	4	0	0	0	2	4	0	5	15	11.7%	6	8	4	0	5	0	23	18.0%	5	5	10	7.8%	2	0	0	2	1.6%	0	0	0.0%	3	3	2.3%	53	41.4%
19. Gulu City	8	5	8	4	7	5	0	7	44	34.4%	10	0	6	5	6	5	32	25.0%	10	5	15	11.7%	6	5	5	16	12.9%	5	5	3.9%	3	3	2.3%	115.5	90.2%

Urban Local Government	Thematic Area of Assessment, Points Obtained per Specific Indicator, Overall Total Points and Scores																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use				1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)			
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
20. Kitgum MC	8	5	8	5	7	4	0	7	44	34.4%	10	0	6	5	6	0	27	21.1%	7	5	12	9.4%	6	5	2	13.5	10.5%	0	0	0.0%	3	3	2.3%	99.5	77.7%
21. Koboko MC	8	5	8	0	6	5	0	7	39	30.5%	10	4	6	5	6	0	31	24.2%	8	5	13	10.2%	4	5	5	14.5	11.3%	5	5	3.9%	3	3	2.3%	105.5	82.4%
22. Lira City	8	5	8	5	7	5	2	7	47	36.7%	10	7.5	6	5	6	5	39.5	30.9%	10	5	15	11.7%	6	7	5	18	14.1%	5	5	3.9%	3	3	2.3%	127.5	99.6%
23. Maracha TC	8	4	8	0	5	3	0	0	28	21.9%	1	0	0	0	0	5	6	4.7%	6	0	6	4.7%	4	2	1	7	5.5%	4	4	3.1%	3	3	2.3%	54	42.2%
24. Nebbi MC	8	3	8	4	7	5	0	7	42	32.8%	10	0	6	3	6	5	30	23.4%	10	5	15	11.7%	6	3.5	1	10.5	8.2%	5	5	3.9%	3	3	2.3%	105.5	82.4%
25. Otuke TC	8	5	8	0	5	5	0	5	36	28.1%	9	0	6	1	6	0	22	17.2%	4	5	9	7.0%	6	0	2	8	6.3%	0	0	0.0%	0	0	0.0%	75	58.6%

Urban Local Government	Thematic Area of Assessment, Points Obtained per Specific Indicator, Overall Total Points and Scores																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use				1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)			
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
26. Oyam TC	0	0	6	4	4	4	0	0	18	14.1%	0	0	6	3	0	0	9	7.0%	7	5	12	9.4%	6	3	5	14	11.3%	3	3	2.3%	0	0	0.0%	56.5	44.1%
27. Pakwach TC	8	4	8	0	6	5	0	7	38	29.7%	10	6	6	5	6	0	33	25.8%	8	5	13	10.2%	4	5	5	14	11.3%	5	5	3.9%	0	0	0.0%	103.5	80.9%
28. Yumbe TC	0	4	0	0	5	0	0	0	9	7.0%	4	0	4	0	0	0	8	6.3%	8	5	13	10.2%	4	7	5	16	12.5%	3	3	2.3%	3	3	2.3%	52	40.6%
Western Region																																			
32. Bushenyi - Ishaka MC	7	4	8	4	6	3	1	3	36	28.5%	0	8	0	0	0	0	8	6.3%	8	5	13	10.2%	4	6	3	13	10.2%	3	3	2.3%	0	0	0.0%	73.5	56.5%
33. Bweyale TC	0	0	8	4	7	4	0	6	29	22.7%	9	4	6	2	6	0	27	21.1%	7	5	12	9.4%	6	4	5	15	11.7%	5	5	3.9%	3	3	2.3%	91	71.1%
34. Fort Portal City	7	2	7	4	6	5	0	7	38	29.7%	9	8	2	1	0	2	22	17.2%	7	5	12	9.4%	4	4	2	10	8.2%	0	0	0.0%	0	0	0.0%	82.5	64.5%
35. Hima TC	5	3	6	3	5	3	1	4	30	23.4%	0	0	6	3	6	0	15	11.7%	5	5	10	7.8%	4	3	1	8	6.3%	0	0	0.0%	0	0	0.0%	63	49.2%

Urban Local Government	Thematic Area of Assessment, Points Obtained per Specific Indicator, Overall Total Points and Scores																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use				1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)			
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
36. Hoima City	4	2	8	3	7	5	2	6	37	28.9%	9	8	4	3	6	4	34	26.6%	10	5	15	11.7%	4	5	3	12	9.8%	4	4	3.1%	3	3	2.3%	105.5	82.4%
37. Ibanda MC	7	3	7	4	7	3	2	7	40	31.3%	3	8	0	0	0	0	11	8.6%	10	5	15	11.7%	6	5	3	14	11.3%	3	3	2.3%	0	0	0.0%	83.5	64.2%
38. Isingiro TC	6	3	8	5	7	3	1.5	3	36.5	28.5%	0	8	0	0	0	0	8	6.3%	10	5	15	11.7%	4	4	5	13	10.2%	4	4	3.1%	3	3	2.3%	79.5	61.2%
39. Kabale MC	8	3	8	5	4	4	2	3	37	28.9%	9	8	6	3	6	3	35	27.3%	7	5	12	9.4%	5	2	0	7	5.5%	3	3	2.3%	0	0	0.0%	94	72.3%
40. Kaberebere TC	5	2	8	3	5	2	1.5	3	29.5	23.0%	6	8	4	2	6	3	29	22.7%	8	5	13	10.2%	4	3	2	9.5	7.4%	3	3	2.3%	0	0	0.0%	84	64.6%
41. Kagadi TC	2	1	6	4	4	3	0	3	23	18.0%	0	0	4	0	5	0	9	7.0%	8	5	13	10.2%	4	7	5	16	12.5%	3	3	2.3%	3	3	2.3%	67	52.3%
42. Kakumiro TC	2	0	0	0	2	1	0	0	5	3.9%	0	0	0	0	0	0	0	0.0%	2	0	2	1.6%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	7	5.5%

Urban Local Government	Thematic Area of Assessment, Points Obtained per Specific Indicator, Overall Total Points and Scores																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use				1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)			
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
43. Kamwenge TC	7	3	7	4	7	3	1	2	34	26.6%	0	0	2	3	0	0	5	3.9%	10	5	15	11.7%	4	0	0	4	3.1%	1	1	0.8%	3	3	2.3%	62	48.4%
44. Kasese MC	7	5	8	5	6	4	0	7	42	32.8%	10	8	3	1	6	5	33	25.8%	8	5	13	10.2%	6	3	3	12	9.4%	5	5	3.9%	3	3	2.3%	108	84.4%
45. Kibaale TC	2	3	6	1	4	2	0	4	22	17.2%	0	0	0	0	0	0	0	0.0%	5	5	10	7.8%	0	0	0	0	0.0%	3	3	2.3%	0	0	0.0%	35	27.3%
46. Kigoroby TC	5	0	6	3	7	3	0	6	30	23.4%	9	8	4	5	5	0	31	24.2%	7	5	12	9.4%	5	0	0	5	3.9%	5	5	3.9%	0	0	0.0%	83	64.8%
47. Kigumba TC	0	0	8	1	7	4	0	4	24	18.8%	5	0	6	5	0	0	16	12.5%	7	5	12	9.4%	6	5	3	14	11.3%	3	3	2.3%	3	3	2.3%	72.5	56.6%
48. Kikuube TC	3	2	6	4	5	2	0	3	25	19.5%	8	8	4	2	5	0	27	21.1%	8	5	13	10.2%	5	0	0	5	3.9%	0	0	0.0%	3	3	2.3%	73	57.0%
49. Kiruhura TC	0	0	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.0%

Urban Local Government	Thematic Area of Assessment, Points Obtained per Specific Indicator, Overall Total Points and Scores																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use				1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations		GRAND TOTAL POINTS	SCORE (%)				
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points			Score (%)	1.6.1	Total Points	Score (%)
50. Kiryandongo TC	0	0	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.0%
51. Kisoro MC	8	2	7	0	4	2	0	0	23	18.0%	6	8	4	1	6	0	25	19.5%	3	3	6	4.7%	0	0	0	0	0.0%	1	1	0.8%	0	0	0.0%	55	42.3%
52. Kyegegwa TC	2	2	7	0	5	0	1	2	19	14.8%	0	0	4	2	0	3	9	7.0%	5	5	10	7.8%	4	0	0	4	3.1%	1	1	0.8%	3	3	2.3%	46	35.9%
53. Kyenjojo TC	5	4	7	5	6	3	0	4	34	26.6%	0	0	3	0	6	3	12	9.4%	10	5	15	11.7%	4	0	0	4	3.1%	1	1	0.8%	0	0	0.0%	66	51.6%
54. Masindi MC	8	5	8	4	7	4	2	5	43	33.6%	10	0	6	1	6	3	26	20.3%	7	5	12	9.4%	6	4	5	15	11.7%	0	0	0.0%	3	3	2.3%	99	77.3%
55. Mbarara City	8	5	8	5	7	5	1.5	3	42.5	33.2%	8	8	4	3	5	3	31	24.2%	10	5	15	11.7%	6	7	3	16	12.5%	0	0	0.0%	3	3	2.3%	107.5	82.7%
56. Ntungamo MC	7	3	7	5	7	5	2	5	41	32.0%	9	8	6	0	6	3	32	25.0%	8	5	13	10.2%	3	2	0	5	3.9%	5	5	3.9%	3	3	2.3%	99	76.2%

Urban Local Government	Thematic Area of Assessment, Points Obtained per Specific Indicator, Overall Total Points and Scores																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use				1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)			
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
57. Rubirizi TC	0	0	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.0%
58. Rukungiri MC	7	5	7	1	4	4	2	3	33	25.8%	10	8	0	0	0	0	18	14.1%	8	5	13	10.2%	6	5	5	16	12.9%	5	5	3.9%	3	3	2.3%	88.5	68.1%
59. Rushere TC	4	0	4	0	4	2	0	0	14	10.9%	0	8	2	1	0	0	11	8.6%	6	0	6	4.7%	4	0	0	4	3.1%	0	0	0.0%	0	0	0.0%	35	26.9%
60. Rwimi TC	6	5	5	3	5	3	0	5	32	25.0%	0	0	0	0	0	0	0	0.0%	4	4	8	6.3%	4	5	0	9	7.0%	0	0	0.0%	0	0	0.0%	49	38.3%
61. Sanga TC	6	0	8	0	5	3	0	0	22	17.2%	4	8	0	0	0	0	12	9.4%	8	5	13	10.2%	6	5	5	16	12.9%	3	3	2.3%	3	3	2.3%	69.5	53.5%
62. Sheema MC	8	3	8	4	7	5	2	3	40	31.3%	6	8	6	0	6	3	29	22.7%	10	3	13	10.2%	5	2	0	7	5.5%	5	5	3.9%	3	3	2.3%	97	74.6%

Key:

1.1 Institutional Readiness to Enforce Land Use Compliance

- 1.1.1 Availability of substantively appointed (in position and in acting capacity) key Technical Personnel responsible for enforcement of compliance to land use in Council (Physical Planner, Engineer, Building Inspector, Health inspector, Land Officers, Surveyor).
- 1.1.2 Availability of law Enforcement Officers (10 and above for city, 5 for Municipality, 2 for Town Councils).
- 1.1.3 Existence of a fully constituted and functional Physical Planning Committee.
- 1.1.4 Existence of a Functional Land use Regulation Complaint/grievance Desk
- 1.1.5 Existence of a system for submission and timely approval of planning / development applications.
- 1.1.6 Existence of technical tools and equipment.
- 1.1.7 Existence of Bye-laws to aid physical planning and enforcement of compliance.
- 1.1.8 Linkage between the five-year development plan and the Physical Development Plan and budget.

1.2 The Physical Planning Performance and Situation

- 1.2.2 Presence of a valid approved physical development plan – PDP by the National Physical Planning Board
- 1.2.3 Evidence of submissions of requests for PDP modification (change of use)
- 1.2.4 Council implementation of approved PDP by preparing local detailed) plans and approved by Council
- 1.2.5 Local (detailed) plans’ coverage as a percentage of the total LG planning area.
- 1.2.6 Linkage between the local detailed plans and the Physical Development Plan
- 1.2.7 Land sub-division, amalgamation and allocation.

1.3 Council Enforcement of Land Use Compliance Performance

- 1.3.2 Evidence that the that Council committee (urban planning and development committee / Physical Planning Committee) considers new investment applications on time
- 1.3.3 New investments implemented in the LG are consistent with the approved Physical Development Plans.

1.4 Enforcement on Breach of Planning and Development Controls on Planned Land Use

- 1.4.2 Evidence of notices served to illegal developers
- 1.4.3 Evidence of illegal developers Actually halted
- 1.4.4 Percentage of halted planning and development contraventions out of all illegal enforcement notices served

1.5 Sensitisation on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance

- 1.5.1 Evidence of sensitisation meetings held on physical planning / land use compliance

1.6 Innovative Approaches to Enforcement of Land Use Regulations

- 1.6.1 Innovative approaches to enforcement of land use regulations

Appendix 2: Urban Councils Performance - Points and Scores within Thematic Area of Assessment by Category of Urban Councils

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																										GRAND TOTAL POINTS	SCORE (%)							
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations						
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points			Score (%)	1.5.1	Total Points	Score (%)	1.6.1	Total Points	Score (%)
Total Possible Points	8	5	8	5	7	5	2	7	47	100.0%	10	8	6	5	6	5	40	100.0%	10	5	15	100.0%	6	7	5	18	100.0%	5	5	100.0%	3	3	100.0%	128	100.0%
CITIES																																			
1. Arua City	8	0	8	5	6	4	1	5	37	78.7%	10	0	6	5	6	3	30	75.0%	8	0	8	53.3%	6	5	1	12	66.7%	5	5	100.0%	3	3	100.0%	95	74.2%
2. Fort Portal City	7	2	7	4	6	5	0	7	38	80.9%	9	8	2	1	0	2	22	55.0%	7	5	12	80.0%	4	4	2	10	58.3%	0	0	0.0%	0	0	0.0%	82.5	64.5%
3. Gulu City	8	5	8	4	7	5	0	7	44	93.6%	10	0	6	5	6	5	32	80.0%	10	5	15	100.0%	6	5	5	16	91.7%	5	5	100.0%	3	3	100.0%	115.5	90.2%
4. Hoima City	4	2	8	3	7	5	2	6	37	78.7%	9	8	4	3	6	4	34	85.0%	10	5	15	100.0%	4	5	3	12	69.4%	4	4	80.0%	3	3	100.0%	105.5	82.4%
5. Jinja City	5	4	6	3	4	2	0	0	24	51.1%	2	0	0	0	0	5	7	17.5%	4	0	4	26.7%	4	2	0	6	33.3%	0	0	0.0%	2	2	66.7%	43	33.6%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)		
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)
6. Lira City	8	5	8	5	7	5	2	7	47	100.0%	10	7.5	6	5	6	5	39.5	98.8%	10	5	15	100.0%	6	7	5	18	100.0%	5	5	100.0%	3			3	100.0%
7. Masaka City	8	4	8	4	7	5	1.5	3	40.5	86.2%	10	8	0	0	0	3	21	52.5%	8	5	13	86.7%	5	0	0	5	27.8%	5	5	100.0%	3	3	100.0%	87.5	67.3%
8. Mbale City	8	1	4	2	3	4	0	2	24	51.1%	6	8	6	3	6	3	32	80.0%	6	5	11	73.3%	0	0	5	5	27.8%	1	1	20.0%	3	3	100.0%	76	59.4%
9. Mbarara City	8	5	8	5	7	5	1.5	3	42.5	90.4%	8	8	4	3	5	3	31	77.5%	10	5	15	100.0%	6	7	3	16	88.9%	0	0	0.0%	3	3	100.0%	107.5	82.7%
10. Soroti City	8	3	8	4	6	4	0	2	35	74.5%	7	8	6	5	6	5	37	92.5%	8	5	13	86.7%	6	5.5	5	16.5	91.7%	0	0	0.0%	3	3	100.0%	104.5	81.6%
KCCA DIVISIONS																																			
1. Central Division	0	0	0	1	0	0	0	0	1	2.1%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0.0%	1	1	33.3%	2	1.6%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																											
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)											
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)									
2. Kawempe Division	0	0	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0	0.0%	0	0	0	0	0	0.0%	0	0	0	0	0.0%
3. Makindye Division	0	0	0	1	0	1	0	0	2	4.3%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0	0.0%	1	1	33.3%	3	2.3%	
4. Nakawa Division	0	0	0	0	0	1	0	0	1	2.1%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0	0.0%	0	0	0.0%	1	0.8%	
5. Rubaga Division	0	0	0	0	0	3	0	0	3	6.4%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0	0	0.0%	0	0	0.0%	3	2.3%	
MUNICIPAL COUNCILS																																												
1. Apac MC	8	5	8	4	6	5	2	7	45	95.7%	10	0	6	5	6	0	27	67.5%	10	5	15	100.0%	6	5	2	13	72.2%	3	3	60.0%	3	3	100.0%	106	82.8%									
2. Bugiri MC	8	3	6	4	7	3	0	5	36	76.6%	2	0	0	0	0	0	2	5.0%	7	0	7	46.7%	2	4	3	9	50.0%	0	0	0.0%	0	0	0.0%	54	42.2%									

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)		
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)
3. Bushenyi - Ishaka MC	7	4	8	4	6	3	1.5	3	36.5	77.7%	0	8	0	0	0	0	8	20.0%	8	5	13	86.7%	4	6	3	13	72.2%	3	3	60.0%	0			0	0.0%
4. Busia MC	8	4	8	5	4	5	1	0	35	74.5%	6	8	0	0	0	0	14	35.0%	5	0	5	33.3%	4	5	5	14.5	80.6%	3	3	60.0%	0	0	0.0%	71.5	55.9%
5. Entebbe MC	4	5	8	5	3	3	0	0	28	59.6%	10	0	0	0	0	5	15	37.5%	7	0	7	46.7%	0	0	0	0	0.0%	5	5	100.0%	1	1	33.3%	56	43.8%
6. Ibanda MC	7	3	7	4	7	3	2	7	40	85.1%	3	8	0	0	0	0	11	27.5%	10	5	15	100.0%	6	5	3	14.5	80.6%	3	3	60.0%	0	0	0.0%	83.5	64.2%
7. Iganga MC	2	4	4	4	4	3	0	2	23	48.9%	4	8	1	0	6	0	19	47.5%	3	0	3	20.0%	4	4	5	13	72.2%	0	0	0.0%	3	3	100.0%	61	47.7%
8. Kabale MC	8	3	8	5	4	4	2	3	37	78.7%	9	8	6	3	6	3	35	87.5%	7	5	12	80.0%	5	2	0	7	38.9%	3	3	60.0%	0	0	0.0%	94	72.3%
9. Kamuli MC	7	3	8	5	4	4	0	0	31	66.0%	6	8	6	5	6	0	31	77.5%	8	5	13	86.7%	6	5	5	16.5	91.7%	3	3	60.0%	3	3	100.0%	97.5	76.2%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)		
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)
10. Kapchorwa MC	8	3	8	4	7	3	1.5	2	36.5	77.7%	4	7	5	0	6	3	25	62.5%	8	5	13	86.7%	6	5	5	16.5	91.7%	3	3	60.0%	3			3	100.0%
11. Kasese MC	7	5	8	5	6	4	0	7	42	89.4%	10	8	3	1	6	5	33	82.5%	8	5	13	86.7%	6	3	3	12	66.7%	5	5	100.0%	3	3	100.0%	108	84.4%
12. Kira MC	8	5	8	5	6	3	1	4	40	85.1%	9	8	4	2	6	5	34	85.0%	10	5	15	100.0%	6	4	5	15	83.3%	5	5	100.0%	0	0	0.0%	109	85.2%
13. Kisoro MC	8	2	7	0	4	2	0	0	23	48.9%	6	8	4	1	6	0	25	62.5%	3	3	6	40.0%	0	0	0	0	0.0%	1	1	20.0%	0	0	0.0%	55	42.3%
14. Kitgum MC	8	5	8	5	7	4	0	7	44	93.6%	10	0	6	5	6	0	27	67.5%	7	5	12	80.0%	6	5	2	13.5	75.0%	0	0	0.0%	3	3	100.0%	99.5	77.7%
15. Koboko MC	8	5	8	0	6	5	0	7	39	83.0%	10	4	6	5	6	0	31	77.5%	8	5	13	86.7%	4	5	5	14.5	80.6%	5	5	100.0%	3	3	100.0%	105.5	82.4%
16. Kotido MC	6	3	4	5	4	5	0	3	30	63.8%	8	8	6	0	5	0	27	67.5%	8	5	13	86.7%	4	4	5	13	72.2%	0	0	0.0%	3	3	100.0%	86	67.2%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																			
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)			
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)	
17. Kumi MC	8	3	4	3	5	5	0	5	33	70.2%	5	8	4	3	5	3	28	70.0%	5	5	10	66.7%	4	3	5	12	5	69.4%	3	3	60.0%			0	0	0.0%
18. Lugazi MC	8	4	8	4	5	4	0	0	33	70.2%	3	4	0	0	0	3	10	25.0%	7	0	7	46.7%	4	0	0	4	22.2%	1	1	20.0%	0	0	0.0%	55	43.0%	
19. Makindye - Ssabagabo MC	6	3	8	2	6	3	0	0	28	59.6%	0	2	3	1	1	2	9	22.5%	10	5	15	100.0%	6	2	0	8	44.4%	0	0	0.0%	0	0	0.0%	60	46.9%	
20. Masindi MC	8	5	8	4	7	4	2	5	43	91.5%	10	0	6	1	6	3	26	65.0%	7	5	12	80.0%	6	4	5	15	83.3%	0	0	0.0%	3	3	100.0%	99	77.3%	
21. Mityana MC	8	0	8	2	7	3	1	5	36	77.7%	2	0	0	0	0	0	2	5.0%	8	8	8	53.3%	4	0	0	4	22.2%	5	5	100.0%	3	3	100.0%	58.5	45.7%	
22. Moroto MC	8	3	6	0	7	5	0	4	33	70.2%	8	8	6	5	6	0	33	82.5%	7	5	12	80.0%	4	4	5	13	72.2%	0	0	0.0%	3	3	100.0%	94	73.4%	
23. Mubende MC	8	3	8	5	6	4	0	7	41	87.2%	9	8	3	1	6	0	27	67.5%	9	5	14	93.3%	2	4	5	11	61.1%	4	4	80.0%	3	3	100.0%	100	78.1%	

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)		
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)
24. Mukono MC	6	1	8	2	3	3	0	2	25	53.2%	0	0	0	0	0	5	5	12.5%	7	0	7	46.7%	5	1.5	0	6.5	36.1%	5	5	100.0%	1			1	33.3%
25. Nansana MC	6	2	7	0	7	5	0	4	31	66.0%	9	8	5	1	6	5	34	85.0%	10	4	14	93.3%	3	4	3	10	55.6%	4	4	80.0%	0	0	0.0%	93	72.7%
26. Nebbi MC	8	3	8	4	7	5	0	7	42	89.4%	10	0	6	3	6	5	30	75.0%	10	5	15	100.0%	6	3.5	1	10.5	58.3%	5	5	100.0%	3	3	100.0%	105.5	82.4%
27. Njeru MC	8	5	8	4	3	3	0	4	35	74.5%	3	0	0	0	0	5	8	20.0%	4	0	4	26.7%	6	4	1	11	61.1%	4	4	80.0%	2	2	66.7%	64	50.0%
28. Ntungamo MC	7	3	7	5	7	5	2	5	41	87.2%	9	8	6	0	6	3	32	80.0%	8	5	13	86.7%	3	2	0	5	27.8%	5	5	100.0%	3	3	100.0%	99	76.2%
29. Rukungiri MC	7	5	7	1	4	4	2	3	33	70.2%	10	8	0	0	0	0	18	45.0%	8	5	13	86.7%	6	5.5	5	16.5	91.7%	5	5	100.0%	3	3	100.0%	88.5	68.1%
30. Sheema MC	8	3	8	4	7	5	2	3	40	85.1%	6	8	6	0	6	3	29	72.5%	10	3	13	86.7%	5	2	0	7	38.9%	5	5	100.0%	3	3	100.0%	97	74.6%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)		
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)
31. Tororo MC	8	5	8	5	7	5	0	4	42	89.4%	9	8	5	3	6	3	34	85.0%	8	5	13	86.7%	4	7	5	16	88.9%	3	3	60.0%	2	2	66.7%	110	85.9%
TOWN COUNCILS																																			
1. Anaka TC	7	0	6	4	7	4	0	0	28	59.6%	10	0	6	3	6	0	25	62.5%	7	0	7	46.7%	6	5	2	13	75.0%	0	0	0.0%	0	0	0.0%	73.5	57.4%
2. Budaka TC	7	4	4	5	7	5	0	0	32	68.1%	8	7	5	1	5	5	31	77.5%	10	5	15	100.0%	4	0	5	9	50.0%	2	2	40.0%	0	0	0.0%	89	69.5%
3. Bukedea TC	7	2	2	5	3	2	0	0	21	44.7%	6	8	1	1	6	5	27	67.5%	3	5	8	53.3%	6	2	5	13	72.2%	1	1	20.0%	0	0	0.0%	70	54.7%
4. Busunju TC	3	1	4	0	5	0	0	0	13	27.7%	6	0	0	0	0	0	6	15.0%	6	2	8	53.3%	0	0		0	0.0%	0	0	0.0%	0	0	0.0%	27	21.1%
5. Butaleja TC	6	0	0	0	0	0	0	0	6	12.8%	0	0	0	0	0	0	0	0.0%			0	0.0%				0	0.0%		0	0.0%	0	0	0.0%	6	4.7%
6. Bweyale TC	0	0	8	4	7	4	0	6	29	61.7%	9	4	6	2	6	0	27	67.5%	7	5	12	80.0%	6	4	5	15	83.3%	5	5	100.0%	3	3	100.0%	91	71.1%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use				1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)			
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)			1.6.1	Total Points	Score (%)
7. Dokolo TC	4	0	0	0	2	4	0	5	15	31.9%	6	8	4	0	5	0	23	57.5%	5	5	10	66.7%	2	0	0	2	11.1%	0	0	0.0%			3	3	100.0%
8. Hima TC	5	3	6	3	5	3	1	4	30	63.8%	0	0	6	3	6	0	15	37.5%	5	5	10	66.7%	4	3	1	8	44.4%	0	0	0.0%	0	0	0.0%	63	49.2%
9. Isingiro TC	6	3	8	5	7	3	15	3	36.5	77.7%	0	8	0	0	0	0	8	20.0%	10	5	15	100.0%	4	4	5	13	72.2%	4	4	80.0%	3	3	100.0%	79.5	61.2%
10. Kaberamaido TC	1	3	0	1	4	2	0	3	14	29.8%	0	0	4	0	0	0	4	10.0%	4	5	9	60.0%	6	4	5	15	83.3%	0	0	0.0%	0	0	0.0%	42	32.8%
11. Kaberebere TC	5	2	8	3	5	2	15	3	29.5	62.8%	6	8	4	2	6	3	29	72.5%	8	5	13	86.7%	4	3.5	2	9.5	52.8%	3	3	60.0%	0	0	0.0%	84	64.6%
12. Kagadi TC	2	1	6	4	4	3	0	3	23	48.9%	0	0	4	0	5	0	9	22.5%	8	5	13	86.7%	4	7	5	16	88.9%	3	3	60.0%	3	3	100.0%	67	52.3%
13. Kakira TC	8	4	8	2	5	5	0	5	37	78.7%	9	0	6	3	6	5	29	72.5%	8	0	8	53.3%	6	3.5	1	10.5	58.3%	5	5	100.0%	2	2	66.7%	91.5	71.5%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																										GRAND TOTAL POINTS	SCORE (%)							
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations						
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points			Score (%)	1.5.1	Total Points	Score (%)	1.6.1	Total Points	Score (%)
14. Kakiri TC	7	2	7	0	5	1	0	0	22	46.8%	0	0	0	0	0	4	4	10.0%	8	0	8	53.3%	3	1	3	7	38.9%	1	1	20.0%	0	0	0.0%	42	32.8%
15. Kakumiro TC	2	0	0	0	2	1	0	0	5	10.6%	0	0	0	0	0	0	0	0.0%	2	0	2	13.3%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	7	5.5%
16. Kalisizo TC	7	2	4	5	6	4	1	5	33.5	71.3%	9	8	6	1	6	0	30	75.0%	8	3	11	73.3%	4	2	0	6	33.3%	0	0	0.0%	0	0	0.0%	80.5	61.9%
17. Kalungu TC	2	2	3	4	4	2	0	0	17	36.2%	0	0	0	0	0	4	4	10.0%	6	5	11	73.3%	4	0	0	4	22.2%	5	5	100.0%	1	1	33.3%	42	32.8%
18. Kamwenge TC	7	3	7	4	7	3	1	2	34	72.3%	0	0	2	3	0	0	5	12.5%	10	5	15	100.0%	4	0	0	4	22.2%	1	1	20.0%	3	3	100.0%	62	48.4%
19. Kasangati TC	0	0	0	0	2	3	0	0	5	10.6%	0	0	0	0	0	1	1	2.5%	2	0	2	13.3%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	8	6.3%
20. Kayunga TC	7	2	8	3	5	2	0	3	30	63.8%	2	0	0	0	0	5	7	17.5%	6	0	6	40.0%	6	7	0	13	72.2%	4	4	80.0%	3	3	100.0%	63	49.2%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																		
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)		
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)
21. Kibaale TC	2	3	6	1	4	2	0	4	22	46.8%	0	0	0	0	0	0	0	0.0%	5	5	10	66.7%	0	0	0	0	0.0%	3	3	60.0%	0	0	0.0%	35	27.3%
22. Kiboga TC	2	2	7	0	6	5	2	7	31	66.0%	8	8	6	5	6	2	35	87.5%	8	5	13	86.7%	5	6	4	15	83.3%	0	0	0.0%	0	0	0.0%	94	73.4%
23. Kibuku TC	0	2	4	0	5	5	0	4	20	42.6%	6	7.5	1	0	5	0	19.5	48.8%	6	5	11	73.3%	0	2	0	2	11.1%	3	3	60.0%	3	3	100.0%	58.5	45.7%
24. Kigorobya TC	5	0	6	3	7	3	0	6	30	63.8%	9	8	4	5	5	0	31	77.5%	7	5	12	80.0%	5	0	0	5	27.8%	5	5	100.0%	0	0	0.0%	83	64.8%
25. Kigumba TC	0	0	8	1	7	4	0	4	24	51.1%	5	0	6	5	0	0	16	40.0%	7	5	12	80.0%	6	5.5	3	14.5	80.6%	3	3	60.0%	3	3	100.0%	72.5	56.6%
26. Kikuube TC	3	2	6	4	5	2	0	3	25	53.2%	8	8	4	2	5	0	27	67.5%	8	5	13	86.7%	5	0	0	5	27.8%	0	0	0.0%	3	3	100.0%	73	57.0%
27. Kiruhura TC	0	0	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.0%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																											
	1.1: Institutional Readiness to Enforce Land use Compliance										1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use					1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations			GRAND TOTAL POINTS	SCORE (%)											
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)									
28. Kiryandon go TC	0	0	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0	0			0.0%	0	0	0	0	0.0%	0	0	0	0	0.0%
29. Kyazanga TC	0	0	8	4	5	3	0	5	25	53.2%	9	8	4	2	6	3	32	80.0%	8	5	13	86.7%	2	2	0	4	22.2%	3	3	60.0%	3	3	100.0%	80	61.5%									
30. Kyegegwa TC	2	2	7	0	5	0	1	2	19	40.4%	0	0	4	2	0	3	9	22.5%	5	5	10	66.7%	4	0	0	4	22.2%	1	1	20.0%	3	3	100.0%	46	35.9%									
31. Kyengera TC	0	0	0	0	0	3	0	0	3	6.4%	0	0	0	0	0	0	0	0.0%	1	0	1	6.7%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	4	3.1%									
32. Kyenjojo TC	5	4	7	5	6	3	0	4	34	72.3%	0	0	3	0	6	3	12	30.0%	10	5	15	100.0%	4	0	0	4	22.2%	1	1	20.0%	0	0	0.0%	66	51.6%									
33. Kyotera TC	5	0	4	5	6	2	1	5	23.5	50.0%	5	0	0	0	0	0	5	12.5%	6	0	6	40.0%	4	5	3	12.5	69.4%	0	0	0.0%	0	0	0.0%	47	36.2%									
34. Lukaya TC	0	5	4	5	6	4	1	0	25	53.2%	8	8	0	0	0	0	16	40.0%	6	4	10	66.7%	6	7	5	18	100.0%	4	4	80.0%	2	2	66.7%	75	57.7%									

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	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)						
35. Luwero TC	0	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0	0.0%	0	0	0	0	0	0.0%	0	0	0	0	0.0%	0	0.0%	
36. Lyantonde TC	7	2	0	3	4	2	0	0	18	38.3%	3	0	0	0	0	2	5	12.5%	8	0	8	53.3%	6	2	0	8	44.4%	0	0	0	0	0	0.0%	0	0	0	0	0	0.0%	39	30.0%
37. Malaba TC	7	1	4	3	4	3	0	2	24	51.1%	7	8	4	2	6	0	27	67.5%	5	5	10	66.7%	4	4	5	13	72.2%	0	0	0	0	0	0.0%	0	0	0	0	0	0.0%	74	57.8%
38. Maracha TC	8	4	8	0	5	3	0	0	28	59.6%	1	0	0	0	0	5	6	15.0%	6	0	6	40.0%	4	2	1	7	38.9%	4	4	0	3	3	80.0%	3	3	100.0%	54	42.2%			
39. Migyera TC	0	4	2	0	5	3	0	4	18	38.3%	5	0	0	0	0	5	10	25.0%	7	0	7	46.7%	6	4	5	15	83.3%	0	0	0	0	0	0.0%	0	0	0	0	0	0.0%	50	39.1%
40. Mpigi TC	1	0	8	3	3	3	0	0	18	38.3%	3	0	0	0	0	1	4	10.0%	2	0	2	13.3%	4	0	0	4	22.2%	4	4	80.0%	2	2	66.7%	34	26.6%						
41. Nakaseke TC	0	0	0	0	1	2	1	0	4	8.5%	0	0	0	0	0	0	0	0.0%	2	0	2	13.3%	0	0	0	0	0.0%	0	0	0	0	0	0.0%	0	0	0	0	0	0.0%	6	4.7%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																			
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	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)	
42. Nakasongola TC	0	0	6	0	7	4	0	5	22	46.8%	7	0	4	3	6	5	25	62.5%	7	5	12	80.0%	6	5	3	14	5	80.6%	3	3	60.0%			3	3	100.0%
43. Namutumba TC	7	5	6	5	5	4	0	2	34	72.3%	8	8	0	0	0	0	16	40.0%	5	0	5	33.3%	4	5	5	14	5	80.6%	3	3	60.0%	3	3	100.0%	75.5	59.0%
44. Ngoma TC	8	0	6	0	4	1	0	0	19	40.4%	5	0	2	2	6	0	15	37.5%	5	5	10	66.7%	6	2	2	10	55.6%	1	1	20.0%	3	3	100.0%	58	45.3%	
45. Otuke TC	8	5	8	0	5	5	0	5	36	76.6%	9	0	6	1	6	0	22	55.0%	4	5	9	60.0%	6	0	2	8	44.4%	0	0	0.0%	0	0	0.0%	75	58.6%	
46. Oyam TC	0	0	6	4	4	4	0	0	18	38.3%	0	0	6	3	0	0	9	22.5%	7	5	12	80.0%	6	3	5	14	5	80.6%	3	3	60.0%	0	0	0.0%	56.5	44.1%
47. Pakwach TC	8	4	8	0	6	5	0	7	38	80.9%	10	6	6	5	6	0	33	82.5%	8	5	13	86.7%	4	5	5	14	5	80.6%	5	5	100.0%	0	0	0.0%	103.5	80.9%
48. Rubirizi TC	0	0	0	0	0	0	0	0	0	0.0%	0	0	0	0	0	0	0	0.0%	0	0	0	0.0%	0	0	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0.0%	

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																																		
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	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1	1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1			Total Points	Score (%)
49. Rushere TC	4	0	4	0	4	2	0	0	14	29.8%	0	8	2	1	0	0	11	27.5%	6	0	6	40.0%	4	0	0	4	22.2%	0	0	0.0%	0			0	0.0%
50. Rwimi TC	6	5	5	3	5	3	0	5	32	68.1%	0	0	0	0	0	0	0	0.0%	4	4	8	53.3%	4	5	0	9	50.0%	0	0	0.0%	0	0	0.0%	49	38.3%
51. Sanga TC	6	0	8	0	5	3	0	0	22	46.8%	4	8	0	0	0	0	12	30.0%	8	5	13	86.7%	6	5	5	16	91.7%	3	3	60.0%	3	3	100.0%	69.5	53.5%
52. Serere TC	8	2	4	5	5	5	0	7	36	76.6%	10	8	6	3	5	5	37	92.5%	4	5	9	60.0%	6	5	5	16	88.9%	0	0	0.0%	3	3	100.0%	101	78.9%
53. Sironko TC	6	2	0	1	1	2	0	0	12	25.5%	0	0	5	3	0	0	8	20.0%	2	0	2	13.3%	0	0	0	0	0.0%	2	2	40.0%	0	0	0.0%	24	18.8%
54. Ssemuto TC	2	0	0	0	1	2	0	0	5	10.6%	0	0	0	0	0	1	1	2.5%	2	0	2	13.3%	0	0	0	0	0.0%	0	0	0.0%	2	2	66.7%	10	7.8%
55. Wakiso TC	7	5	7	0	7	5	1	7	39	83.0%	0	0	6	5	6	4	21	52.5%	8	5	13	86.7%	5	0	4	9	50.0%	0	0	0.0%	0	0	0.0%	82	64.1%

URBAN COUNCILS	THEMATIC AREA OF ASSESSMENT, POINTS OBTAINED PER SPECIFIC INDICATOR, TOTAL POINTS AND SCORES WITHIN ASSESSMENT																							GRAND TOTAL POINTS	SCORE (%)										
	1.1: Institutional Readiness to Enforce Land use Compliance									1.2: The Physical Planning Performance and Situation						1.3: Enforcement of Land Use Compliance Performance				1.4: Enforcement on Breach Of Planning and Development Controls on Planned Land Use						1.5: Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance			1.6: Innovative Approaches to Enforcement of Land Use Regulations						
	1.1.1	1.1.2	1.1.3	1.1.4	1.1.5	1.1.6	1.1.7	1.1.8	Total Points	Score (%)	1.2.1	1.2.2	1.2.3	1.2.4	1.2.5	1.2.6	Total Points	Score (%)	1.3.1	1.3.2	Total Points	Score (%)	1.4.1			1.4.2	1.4.3	Total Points	Score (%)	1.5.1	Total Points	Score (%)	1.6.1	Total Points	Score (%)
56. Yumbe TC	0	4	0	0	5	0	0	0	9	19.1%	4	0	4	0	0	0	8	20.0%	8	5	13	86.7%	4	7	5	16	88.9%	3	3	60.0%	3	3	100.0%	52	40.6%

Appendix 3: Land Use Compliance Assessment Tool

Preparation of State of Land-Use Compliance Report with Rewards and Sanctions for Local Governments
REVISED ASSESSEMENT TOOL - 2022

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark																									
1.1 Institutional Readiness To Enforce Land Use Compliance	Theme one (Institutional readiness to enforce compliance)						37%																										
	1.1.1 Availability of substantively appointed (in position and in acting capacity) key Technical Personnel responsible for enforcement of compliance to land use in Council (Physical Planner, Engineer, Building Inspector, Health inspector, Land Officers, Surveyor,- refer to LG staffing structure), (8 marks)	<ul style="list-style-type: none"> Council has at least ¾ of key technical officers available (2) Number of years spent in service Minimum 2 Year (2) Establish whether the officers have the relevant levels of qualification. Min: BSc/BA (2) Refresher / upgrading courses attended Min: 2 courses (1) Defined roles and responsibilities (1) <i>Achievements / successes</i> <i>Any challenges/reason for the condition found</i> 	<ul style="list-style-type: none"> Appointment letter Activity schedule Annual work plans Certificates Staff structure 	<ul style="list-style-type: none"> Town clerk's office Relevant officers Personal files (ref.) Human Resource office 	<ul style="list-style-type: none"> Document review Observation Interviews 	8		<table border="1"> <thead> <tr> <th>No.</th> <th>Name</th> <th>Position</th> <th>Date of appointment</th> <th>Reference</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Name	Position	Date of appointment	Reference																				
	No.	Name	Position	Date of appointment	Reference																												
1.1.2 Availability of law Enforcement Officers (10 and above for city, 5 for Municipality, 2 for Town Councils) (5 Marks)	<ul style="list-style-type: none"> Council has at least ¾ of required number of enforcement officers appointed (score 2) Evidence of defined roles and responsibilities (score 1) Number of cases handled (score 1) Common type of compliance cases handled (score 1) <i>Achievements</i> <i>Challenges /reason for the situation</i> 	<ul style="list-style-type: none"> Activity schedule Appointment letters Reports Staff establishment / structure 	<ul style="list-style-type: none"> Town Clerk Relevant Officers Personal Files (Ref.) Human Resource Office 	<ul style="list-style-type: none"> Document review Interviews Observation 	5		<table border="1"> <thead> <tr> <th>No.</th> <th>Name</th> <th>Date and Appointment Reference</th> <th>Qualification</th> <th>Position</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Name	Date and Appointment Reference	Qualification	Position																					
No.	Name	Date and Appointment Reference	Qualification	Position																													
1.1.3 Existence of a	From the Physical	Appointment letters	Physical	FDGs	8																												

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark				
								No.	Name	Position	Date of appointment	Reference
	fully constituted and functional Physical Planning Committee (8 Marks)	<p>Planner obtain the statutory members of the Physical Planning Committee to establish whether it is properly appointed and fully constituted (2)</p> <ul style="list-style-type: none"> • Number of meetings held (FY 2021 – 2022), at least 1 per quarter (2) • Relevant type of cases handled- (2) • Recommendations / decisions made by the committee relevance (2) • <i>Challenges faced by the committee</i> • <i>Reasons for the situation</i> 	<ul style="list-style-type: none"> • Minutes of the committee 	<p>Planning Act (2010) as amended</p> <ul style="list-style-type: none"> • PPC members • Personal files (Ref.) • PPC chair and/or secretary 	<ul style="list-style-type: none"> • Document review • Observation 							
	1.1.4 Existence of a Functional Land use Regulation Complaint/grievance Desk (5Marks)	<ul style="list-style-type: none"> • Availability of the complaint register (1) • Number of complaints registered and submitted to PPC for consideration, relevance (1) • Process of handling complaints (1) • Action taken by council (1) • <i>Reasons for the situation</i> 	<ul style="list-style-type: none"> • Appointment letters • Reports on complaints • PPC minutes • Complaints register • Council minutes 	<ul style="list-style-type: none"> • Memo • Complaints register • File (ref). • Appointment letter for Officer in charge of complaints 	<ul style="list-style-type: none"> • Interview • Observation • Document review • Photography 	5						
	1.1.5 Existence of a system for submission and timely approval of planning/development applications (7 marks)	<ul style="list-style-type: none"> • Evidence of Planning applications / development register (1) • Evidence of planning applications schedules (1) • PPC consideration of submitted planning 	<ul style="list-style-type: none"> • Planning Application Register with entries seen • Planning Application schedules • PPC minutes • feedback of PPC decisions to developers • Copies of approved 	<ul style="list-style-type: none"> • Plans Clerk office • Clerk to council • Physical Planning Act (2010) as amended • Town clerk's 	<ul style="list-style-type: none"> • Interviews • Observation • Document review 	7						

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark
		<p>applications schedule - at least 1 per quarter (1)</p> <ul style="list-style-type: none"> • Evidence of number of applications approved, deferred or rejected by PPC (1) • Application approval process followed – (application - routing for tech comments - joint inspection by PPC – amending - decision by PPC) (1) • Technical tools used in the approval process³⁶ (1) • Evidence of timely feedback to clients / applicants/time element – considered within 28 days after submission of applications (1) <p>• <i>Achievements</i> • <i>Challenges</i> • <i>Reasons for the situation</i></p>	<p>plans</p> <ul style="list-style-type: none"> • Correspondences and memos 	<p>office</p> <ul style="list-style-type: none"> • Physical planning office 				
	1.1.6 existence of technical tools and equipment (3marks)	<ul style="list-style-type: none"> • Physical planning equipment – Topographical Maps, PDP, Local Detailed plans, Planning and Urban Management (2) • Information Management System (PUMIS), office & field tools, transport 	<ul style="list-style-type: none"> • Equipment physically seen • Programs used for executing work • Use of compliance calculator esp. for PUMIS 	Departments of Physical Planning and Engineering	<ul style="list-style-type: none"> • Observation • Photography • Interview • Site visit 	5		

³⁶ These may include; the PDP, detailed plan, physical planning guidelines and regulations, physical planning Act 2010 etc.

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark
		(1) <ul style="list-style-type: none"> • Engineering equipment - office & field tools, machinery for demolition, storage for exhibits, transport, etc. (1) • Usability of equipment in enforcement of compliance (1) 						
	1.1.7 Existence of Bye-laws to aid physical planning and enforcement of compliance (2Marks)	<ul style="list-style-type: none"> • Existence of approved Council ordinances or bye-laws to aid physical planning and enforcement of compliance – at least 1 bye-law (1). • Statutory process of the law formulation followed to conclusion – (technical processes – committees – Council approval – (1/2) • Solicitor General’s approval) (1/2) • <i>Level/degree of enforcement.</i> • <i>Achievements and Challenges</i> • <i>Reason for the situation</i> 	<ul style="list-style-type: none"> • Copies of Physical Planning and enforcement bye-laws and ordinances • Council minute • Sector committee minutes • NB: <u>A council shall score if it has bye-laws approved for not more than 10 years ago and</u> 	<ul style="list-style-type: none"> • Town clerk’s office • Enforcement office • Clerk to Council • Physical planning department 	<ul style="list-style-type: none"> • Document review • Observation • Photography 	2		
	1.1.8 Linkage between the five-year development plan and the Physical Development Plan and budget (5marks)	<ul style="list-style-type: none"> • Planned in the 5 year Development Plan, Annual work plan and executed activities/investments in the budget for (FY 2021-2022) are consistent with the approved LG Physical Development Plan (2) 	<ul style="list-style-type: none"> • Approved work plan • Budget FY 2021/2022, approved budget 2018/2019 • Payment vouchers 	<ul style="list-style-type: none"> • 5 Year Development Plan • Physical Planning reports • TPC minutes • Physical planning department 	<ul style="list-style-type: none"> • Observation • Document review • Field verification • Interviews 	7		

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark
		<ul style="list-style-type: none"> Evidence that Budget for (FY 2021-2022) has provisions towards physical planning and enforcement of compliance to approved land use (2) Actual budget releases towards physical planning and enforcement of compliance to approved land use (3) <ul style="list-style-type: none"> >80% score 3 75% - 79 score 2 50% - 74% score 1 <50% score 0 <p><i>Reasons for the situation</i></p>		work plan				
Sub Total score						47		
1.2 The Physical Planning Performance And Situation	Theme two (Physical Planning situation)					27%		
	1.2.1 Presence of a valid approved physical development plan – PDP by the National Physical Planning Board (10Marks)	<ul style="list-style-type: none"> Plan covering entire urban council. (2) Copies of plan (2) and Report available (2) Evidence of recommendation and approval by Council and the NPPB respectively (2) <i>In case expired is their evidence of updating it/preparing a new one (2)</i> Guiding manual followed for the PDP process (1) Level of implementing the implementation strategy in the PDP (1) <i>Reasons for the</i> 	<ul style="list-style-type: none"> Date of approval Drawing number NPPB and Urban Council Minutes Reports Correspondences and memos 	<ul style="list-style-type: none"> Planning file (Ref.) PDPD Report Town clerk's office 	<ul style="list-style-type: none"> Document review Observation Photography 	10		

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark
		<i>situation</i>						
	1.2.2 Evidence of submissions of requests for PDP modification (change of use) (8Marks)	<ul style="list-style-type: none"> • Number of applications received (1) • Statutory process followed by the PPC – application by authorized professional, submission, lodgement, investigations & referrals to technical officer/s, notification on proposed amendment, PPC open forum on objections, consider appeals, decision by PPC, submissions to NPPB secretariat - (2) • Number of applications considered by PPC corresponding to number received (1) • Number of applications recommended by PPC (2) • Number of applications deferred by PPC (1/2) • Number of applications rejected by PPC (1/2) • Number of applications submitted to Secretary NPPB and considered by the board (1) • <i>Challenges encountered</i> 	<ul style="list-style-type: none"> • Minutes of PPC • Change of use schedules • 	<ul style="list-style-type: none"> • Departmental Reports 	<ul style="list-style-type: none"> • Document review 	8		

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark
		<ul style="list-style-type: none"> • <i>NB: A council shall obtain full marks if no change of user application was received</i> 						
	1.2.3 Council implementation of approved PDP by preparing local Detailed plans and approved by Council (6 marks)	<ul style="list-style-type: none"> • Evidence that the LG has local detailed physical plan approved by the Council: (2) • Availability of copies of the plan and report (2) • Evidence of approval of the plan/s by Council (2) • <i>Reasons for the situation</i> 	<ul style="list-style-type: none"> • Date of approval • Drawing number • Minutes • Correspondences and memos • LDP Manuals 	<ul style="list-style-type: none"> • Planning file (Ref.) • PPD • Town clerk's office 	<ul style="list-style-type: none"> • Document review • Observation • Photography 	6		
	1.2.4 Local (detailed) plans' coverage as a percentage of the total LG planning area (5 Marks).	<p>From the LG Physical Planner obtain the approved local detailed physical plan/s and establish: the proportion of the LG area covered;</p> <ul style="list-style-type: none"> • 80 – 100% score (5) • 50 – 79% score (3) • 30 – 49 score (2) • 10 – 39% score (1) • Below 10% score (0) • <i>Reasons for the situation</i> 	<ul style="list-style-type: none"> • Actual size of urban council • Actual coverage of the local detailed plan 	<ul style="list-style-type: none"> • PDP • D/PDP 	<ul style="list-style-type: none"> • Observation • Photography 	5		
	1.2.5 Linkage between the local detailed plans and the Physical Development Plan (6 Marks)	<ul style="list-style-type: none"> • Establish consistency and compatibility/relationship between the land uses in the Detailed Plan and the PDP • 80% Compatibility level (if any modifications must be as a result of approval by NPPB) score (6) • Below 80% 	<ul style="list-style-type: none"> • Area detailed plans • PDP 	<ul style="list-style-type: none"> • Area zoning plan • Detailed plan • PDP 	<ul style="list-style-type: none"> • Observation • Field verification • Interviews 	6		

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark
		compatibility level score (0) <ul style="list-style-type: none"> • <i>Reasons for the situation</i> 						
	1.2.6 Land sub-division, amalgamation and allocation (5 Marks)	<ul style="list-style-type: none"> • Statutory processes followed during land allocation (2) • Statutory process, guidelines, standards and PDP/s frameworks followed during land sub division and amalgamation (2) • Involvement of technical staff and relevant committees (1) <i>Challenges and successes registered</i>	<ul style="list-style-type: none"> • Application files • Area land Reports • Physical planner reports • PPC Minutes 	<ul style="list-style-type: none"> • Physical planner 	<ul style="list-style-type: none"> • Document review • interviews 	5		
Sub Total score						42		
1.3 Council Enforcement Of Land Use Compliance Performance	Theme three (Routine compliance activities)					36%		
	1.3.1 Evidence that the that Council committee (urban planning and development committee/Physical Planning Committee) considers new investment applications on time (10 Marks)	<ul style="list-style-type: none"> • Evidence of Development application Register and minutes of the Physical Planning Committee and establish number of received (2) • determine whether all the submissions for new investments were considered within 28 days after submission (2) • Number of approved and deferred applications tally with applications received (2) • Evidence of use of registered planner as required by law (2) • Evidence of use of 	<ul style="list-style-type: none"> • Functional applications record book • Stamped applications • PPC minutes, Summary and Notifications on Decision Taken by PPC 	<ul style="list-style-type: none"> • Plans clerk office • Physical Planners Office – secretary • Town clerk’s office • Submitted applications 	<ul style="list-style-type: none"> • Document review • Interview • Photography 	10		

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark
		<p>registered architects as required by law (2)</p> <ul style="list-style-type: none"> • <i>Reasons for the situation pertaining at the LG</i> 						
	1.3.2 New investments implemented in the LG are consistent with the approved Physical Development Plans - (5 Marks)	<p>Comparison of approved investment and/or developments on the ground at the respective sites</p> <ul style="list-style-type: none"> • Sample 3% out of the approved and implemented physical developments and obtain field evidence of consistency with the approved physical development plan (5) • <i>Reasons for the successes registered</i> • <i>Challenges encountered by the LG</i> • <i>Reasons for the situation and performance</i> 	<ul style="list-style-type: none"> • Inspection Field report • Occupation permits 	<ul style="list-style-type: none"> • PDP • Town clerk's office • Plans clerk office • Approved development application 	<ul style="list-style-type: none"> • Sampling approved developments • Photography 	5		
1.4. Enforcement on Breach Of Planning and Development Controls on Planned Land Use	1.4.1 Evidence of notices served to illegal developers (6 Marks)	<ul style="list-style-type: none"> • Type and number of enforcement notices issued (2) • Statutory process followed in issuing planning or development contravention notices (authorized officer/s entry on site, investigations to identify & confirm breach, notification, PPC meeting & minute on matter, serving of Enforcement Notice), (2) • Any enforcement 	<ul style="list-style-type: none"> • Copies of notices • Delivery book • Countersigned notices • Format of notice • Court proceedings 	<ul style="list-style-type: none"> • PPA (2010) as amended • Town clerk's office • Physical planning office • Enforcement office • 	<ul style="list-style-type: none"> • Document review • Interview • Photography 	6		

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark
		<p>action taken by Council – (meeting and resolution by PPC, invite planning or development application, prosecute or convict, demolish, discontinuation, etc.) ((2)</p> <ul style="list-style-type: none"> • <i>Challenges encountered</i> • <i>Common techniques used in issuing notices</i> • <i>Reasons for the situation</i> 						
	1.4.2 Evidence of illegal developers Actually halted (7 Marks)	<ul style="list-style-type: none"> • Number of planning and development contraventions halted – at least 50% of the served number (2) • Number of development contraventions pursued in courts of law (1.5) • Number of developments contraventions demolished (1.5) • Common types of developments halted / demolished (%) coverage) (2) • <i>Challenges</i> • <i>Reasons for the situation</i> 	<ul style="list-style-type: none"> • Records • Field reports 	<ul style="list-style-type: none"> • TC's office • Physical Planning office • Enforcement office 	<ul style="list-style-type: none"> • Document review • Interviews • Field visits 	7		
	1..4.3 Percentage of halted planning and Development contraventions out of all illegal enforcement notices served (5Marks)	Sample 3 out of the enforcement notices served and obtain proof and field evidence of enforcement of compliance by corrective action, halting or	<ul style="list-style-type: none"> • Reports 	<ul style="list-style-type: none"> • Departmental reports 	<ul style="list-style-type: none"> • Document review 	5		

Thematic Area of Assessment	Specific Indicator	Indicator Description	Evidence	Source of information	Methods	Total Possible Points	Score	Remark
		demolition; Above 70% score (5) 50 – 69% score (3) 20 – 49% score (2) 5 – 19% score (1) • Below 5 score (0)						
1.5 Sensitization on Physical Planning, Land Use Management, Development Management and Enforcement of Compliance	1.5.1. Evidence of sensitization Meetings held on physical planning/ land use compliance (5Marks)	<ul style="list-style-type: none"> Planned sensitization workshops/meetings (1) Sensitization materials prepared (1) Number of meetings / workshops held at least 1 per quarter (2) Level of stakeholder participation (1) Challenges Successes 	<ul style="list-style-type: none"> Sensitization Workshops Schedule Attendance lists Sensitization Workshops Sensitization reports Sensitization Workshops Minutes 	<ul style="list-style-type: none"> Departmental work plan Reports 	<ul style="list-style-type: none"> Interviews Document review 	5		
1.6 Innovative Approaches to Enforcement of Land Use Regulations	1.6.1 Innovative Approaches to enforcement of land use regulations (3marks)	<ul style="list-style-type: none"> Type of innovation (proactive / reactive) (2) Feasibility of innovation (1) 		<ul style="list-style-type: none"> Enforcement office TC's office PDP Reports 	<ul style="list-style-type: none"> Interview Document review 	3		
Sub Total score						41		
Grand total score						128		

Appendix 4: Categories of Officials Interviewed / Consulted in Urban Councils

Categories of Officers	Remarks
1. Chief Administrative Officers	Authority had to be sought from these officials specifically where personal files of TCs officials were kept in respective DLG registries
2. Deputy Chief Administrative Officers	
3. Civil Engineers	
4. Clerks to Councils	
5. Community Development Officers	These have been assigned development planning functions especially in Town Councils
6. Town Clerks	
7. Deputy Town Clerks	
8. Assistant Town Clerks	
9. Economic Planners	
10. Environment Officers	
11. Health Inspectors	
12. Human Resource Officers	
13. Law Enforcement Officers	
14. Physical Planners	
15. Registry Officers	
16. Town Treasurers	
17. Mayors	
18. Chairpersons of Town Councils	
19.	

Appendix 5: List of Technical Equipment in Urban Councils

Physical planning	Engineering	surveying
<ul style="list-style-type: none"> • Detailed scheme • Scale • Drawing pens • Trench curves • T-square • Drawing table • Maps (Topographical/ cadastre) • GPS • Workstation/ computer • GIS and computer aided design software • Vehicles • Cameras • Colored pencils • Scanners • Large format plotters • Photocopier 	<ul style="list-style-type: none"> • Graders • Excavators • Back hoe • Vibro rollers • Measuring wheel • Dump levels • Tape measure • Dump trucks • Flying drones • Satellite image • Pickups • Garbage compression 	<ul style="list-style-type: none"> • Measuring wheel • Dump levels • Tape measure • Scanners • Large format plotters • Photocopier • GPS • Workstation/ computer • GIS and computer aided design software • Vehicles • RTK machines • Total Station

Appendix 6: Urban Councils Clusters and Agreed Time Schedules

Route	Proposed Dates for Entry and Exit
Route 1 (Eastern)	
Travel to Kotido	26/03/2023
1. Kotido Municipality	27/03/2023
2. Moroto Municipality	27/03/2023
3. Soroti Municipality	28/03/2023
4. Serere Town Council	28/03/2023
5. Dokolo Town Council	29/03/2023
6. Kaberamaido Town Council	29/03/2023
7. Kumi Municipality	30/03/2023
8. Bukedea Town Council	30/03/2023
9. Budaka Town Council	31/03/2023
10. Mbale Municipality	31/03/2023
Weekend	
11. Kapchorwa Municipality	03/04/2023
12. Sironko Council	03/04/2023
13. Tororo Municipality	04/04/2023
14. Malaba Town Council	04/04/2023
15. Busia Municipality	05/04/2023
16. Bugiri Municipality	05/04/2023
17. Butaleja Town Council	06/04/2023
18. Kibuku Town Council	06/04/2023
Easter holiday	
19. Namutumba Town Council	11/04/2023
20. Iganga Municipality	11/04/2023
21. Kamuli Municipality	12/04/2023
Travel back to Kampala	12/04/2023
Route 2 (Northern)	Proposed Dates for Entry and Exit
Travel to Yumbe	27/03/2023
1. Yumbe Town Council	29/03/2023
2. Koboko Municipality	29/03/2023
3. Maracha TC	30/03/2023
4. Arua Municipality	30/03/2023
5. Nebbi Municipality	31/03/2023
6. Pakwach TC	31/03/2023
Weekend	
7. Anaka TC	03/04/2023
8. Urban Councils	03/04/2023
9. Kitgum Municipality	04/04/2023
10. Lira Municipality	05/04/2023
11. Oyam Town Council	05/04/2023
12. Otuke Town Council	06/04/2023
13. Apac Municipality	06/04/2023
Easter holidays	
14. Bweyale Town Council	11/04/2023
15. Kiryandongo Town Council	11/04/2023
16. Masindi Municipality	12/04/2023
17. Kigumba Town Council	12/04/2023
18. Migyera Town Council	13/04/2023
19. Nakasongola Town Council	13/04/2023
20. Ngoma Town Council	14/04/2023
21. Luwero Town Council	14/04/2023
Travel back to Kampala	14/04/2023
Route 3 (Central)	
Travel to Buwama	26/03/2023

Route	Proposed Dates for Entry and Exit
1. Kalungu Town Council	27/03/2023
2. Mpigi Town Council	27/03/2023
3. Ssemuto Town Council	28/03/2023
4. Nakaseke Town Council	28/03/2023
5. Lugazi Municipality	29/03/2023
6. Mukono Municipality	29/03/2023
7. Entebbe Municipality	30/03/2023
8. Kira Municipality	30/03/2023
9. Nakawa Division	31/03/2023
10. Rubaga Division	31/03/2023
Weekend	
11. Kawempe Division	03/04/2023
12. Kasangati TC	03/04/2023
13. Makindye Division	04/04/2023
14. Kampala Central Division	04/04/2023
15. Makindye Ssabagabo Municipality	05/04/2023
16. Kyengera Town Council	05/04/2023
17. Kayunga Town Council	06/04/2023
18. Njeru Municipality	06/04/2023
Easter holiday	
19. Kakira Town Council	11/04/2023
20. Jinja City	11/04/2023
21. Mityana Municipality	12/04/2023
Travel Back to Kampala	12/04/2023
Route 4 (Southern)	
Travel to Kisoro	26/03/2023
1. Kisoro Municipality	27/03/2023
2. Kabale Municipality	27/03/2023
3. Ntungamo Municipality	28/03/2023
4. Rukungiri Municipality	28/03/2023
5. Rubirizi Town Council	29/03/2023
6. Bushenyi - Ishaka Municipality	29/03/2023
7. Sheema Municipality	30/03/2023
8. Mbarara City	30/03/2023
9. Isingiro Town Council	31/03/2023
10. Kaberebere Town Council	31/03/2023
Weekend	
11. Ibanda Municipality	03/04/2023
12. Kiruhura Town Council	03/04/2023
13. Rushere Town Council	04/04/2023
14. Sanga Town Council	04/04/2023
15. Lyantonde Town Council	05/04/2023
16. Kyazanga Town Council	05/04/2023
17. Kyotera Town Council	06/04/2023
18. Kalisizo Town Council	06/04/2023
Easter holiday	
19. Masaka Municipality	11/04/2023
20. Lukaya Town Council	11/04/2023
Travel back to Kampala	11/04/2023
Route 5 (Western)	
Travel to Kasese	26/03/2023
1. Kasese Municipality	27/03/2023
2. Hima Town Council	27/03/2023
3. Rwimi Town Council	28/03/2023
4. Fort Portal City	28/03/2023

Route	Proposed Dates for Entry and Exit
5. Kamwenge Town Council	29/03/2023
6. Kyenjojo Town Council	29/03/2023
7. Kyegegwa Town Council	30/03/2023
8. Mubende Municipality	30/03/2023
9. Kakumiro Town Council	31/03/2023
10. Kibaale Town Council	31/03/2023
Weekend	
11. Kagadi Town Council	03/04/2023
12. Kiziranfumbi Town Council	03/04/2023
13. Hoima Municipality	04/04/2023
14. Kigorobya Town Council	04/04/2023
15. Kiboga Town Council	05/04/2023
16. Busunju Town Council	05/04/2023
17. Kakiri Town Council	06/04/2023
18. Wakiso Town Council	06/04/2023
Easter holiday	
19. Nansana Municipality	11/04/2023
Travel back to Kampala	11/04/2023

Appendix 7: Introductory Letter to Town Clerks of Urban Councils

Telephones: General: 0414242931/3
Hon. Minister: Direct: 0414252871
Hon. Minister of State (Lands): 0414231020
Hon. Minister of State (Housing): 0414349244
Hon. Minister of State (Urban Development): 0414236384
Permanent Secretary: 0414230879
Under Secretary: 0414236389
Email: mlhud@mlhud.go.ug
Fax: 0414230891



MINISTRY OF LANDS, HOUSING AND
URBAN DEVELOPMENT
P.O. BOX 7096
KAMPALA, UGANDA

In any correspondence on
This subject please quote No: **ADM/1/32/02**

22nd March 2023

The City/Town Clerk,
.....
.....

**PREPARATION OF THE STATE OF LAND USE COMPLIANCE REPORT WITH
REWARDS AND SANCTIONS 2023.**

The Ministry of Lands, Housing and Urban Development is in the advanced stages of preparing the 2022-2023 version of the State of Land Use Compliance Report with rewards and sanctions. A similar assessment was undertaken in 2016 and 2019 covering selected Local Governments. The Ministry has contracted M/s. Gipea Africa Ltd in Joint Venture with Urban Geodetic Consultants Ltd as the consultants to undertake the 2022-2023 assessment exercise.

The overall objective of the State of Land use Compliance Report is to evaluate and assess the state and performance of the various approved physical development planning frameworks in target local governments. This information is helpful in supporting of one of our core functions to ensure planned physical development countrywide.

Your local government is among the selected jurisdictions of this assessment; therefore, you are requested to accord the team audience and furnish them with the necessary information and records that they may require. I also request you to inform and mobilise your technical team to take part in this exercise especially those whose duties and responsibilities are closely aligned to physical development planning and urban development.

Mukite Rosemary M.
For: PERMANENT SECRETARY

Cc: Minister of Lands, Housing & Urban Development.
Cc: Minister of State-Urban Development-MoLHUD

"Sustainable Land Use, Land Tenure Security, Affordable, Decent Housing and Organized Urban Development"

THE REPUBLIC OF UGANDA

MINISTRY OF LANDS HOUSING AND
National Assessment of the Land Use
Sanctions for 102 Selected Urban Local



URBAN DEVELOPMENT
Compliance with Rewards and
Councils in Uganda (March 2023)

EXIT DECLARATION FORM

To be filled by the Town Clerk or Representative of the Urban Council under assessment and the Team Leader at the exit meeting.

Name of the Urban Local Government:

Date of assessment:
.....

This form is designed to capture key issues emerging during the assessment. The key issues must be agreed upon by both the Assessment Team and Urban Council and fully endorsed by the Team Leader of the assessment team and the Town Clerk of that Urban Council.

1. Level of preparedness by the Urban Council for the assessment:

a. Availability of key/relevant officials during the assessment;
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.....
.....

b. Access to key documents and other relevant information;
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2. Strength identified by the assessment team:
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3. Weaknesses identified by the assessment team:
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4. Points of action agreed upon to improve performance:
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5. Specific areas of dispute arising from the entire assessment where the Urban Council is not in agreement with the findings:

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6. General comments and observation by the Town Clerk:

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.....
.....

Endorsement by Town Clerk:

Sign:
Date:

Name:
(Stamp):

Endorsement by the assessment Team Leader:

Sign:
Date:

Name: