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

STATISTICAL ABSTRACT

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SECTOR LEADERSHIP



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MAP OF UGANDA SHOWING THE MINISTRY ZONAL OFFICES

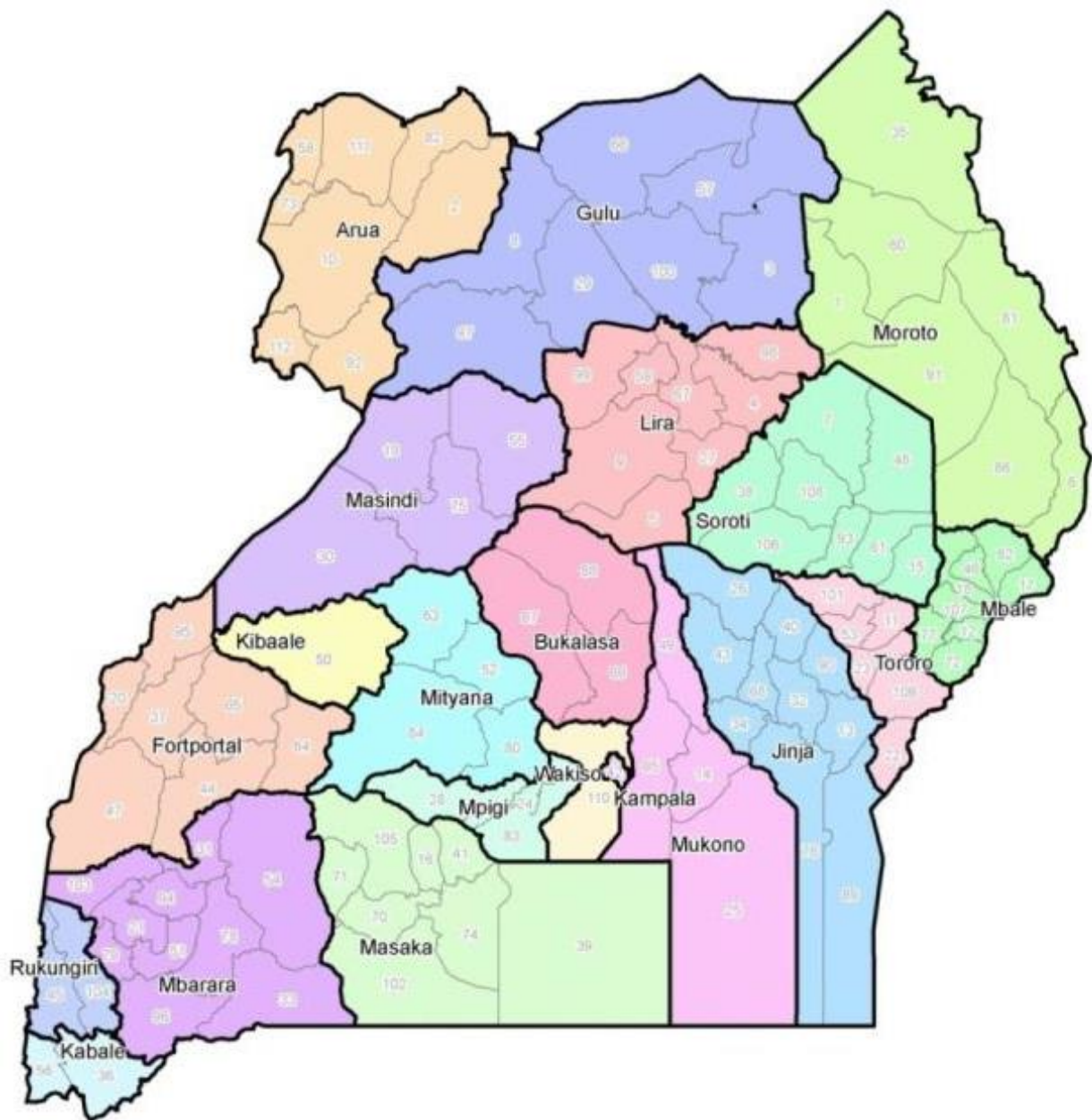


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FOREWORD

Statistical data is very important both for planning and decision making in the Ministry of Lands, Housing and Urban Development. Due to the growing needs of statistics relating to the Lands, Housing and Urban Development sector, the Ministry has been able to publish its second (2nd) volume of the MLHUD Statistical Abstract. The Ministry in collaboration with Uganda Bureau of Statistics (UBOS) has managed to support the collection, compilation, analysis and production of this 2014 Statistical Abstract.

Information contained in this 2014 MLHUD Statistical Abstract covers administrative data from records in the land Registries, Surveys and Mapping department, Land Administration department, Urban Development department, Physical Planning department, Land Use Regulation and Compliance department, Urban Development department and the Housing Directorate.

This 2014 Statistical Abstract contains important information and data that can be used by students, researchers, affiliated stakeholders and the public at large.

The Ministry appreciates UBOS for its continued financial and technical support. Special thanks go to the Sector Statistics Committee members who contributed to the production of this 2014 Statistical Abstract.

Gabindadde - Musoke

PERMANENT SECRETARY

ABBREVIATIONS AND ACRONYMS

ALCs	-	Area Land Committees
C/PQAD	-	Commissioner, Planning and Quality Assurance Department
CSO	-	Civil Society Organisation
DFID	-	Department for International Development
DLBs	-	District Land Boards
FY	-	Financial Year
GCPs	-	Geodetic Control Points
GIS	-	Geographical Information System
Ha	-	Hectares
HHs	-	Households
HoDs	-	Heads of Department
ICT	-	Information Communication Technology
LCs	-	Local Councils
LGs	-	Local Governments
LIS	-	Land Information System
LTRP	-	Land Tenure Reform Project
LURC	-	Land Use Regulation and Compliance
MC	-	Municipal Council
MLHUD	-	Ministry of Lands, Housing and Urban Development
NPA	-	National Planning Authority
NSDS	-	National Planning Delivery Survey
PQAD	-	Planning and Quality Assurance Department
SD	-	Systematic Demarcation
Sq.Kms	-	Square Kilometres
TC	-	Town Council
UBOS	-	Uganda Bureau of Statistics
UGX	-	Uganda Shillings

EXECUTIVE SUMMARY

FACT SHEET

a) Lands

Category	FY 2012/13	FY 2013/14	FY 2014/15
Lands Sub-sector			
Number of Land title records	478,837	489,088	496,451
Number of lodged transactions		75,505	179,247
Number of registered transactions		41,208	124,970
Percentage of lodged transactions registered		54.6	69.7
Average days taken to register a transaction		39	34
Average days taken to register a search		23	21
Average days taken to register a Mortgage charge		39	32
Average days taken to register a conversion		50	33
Average days taken to register a transfer		43	38
Number of deed plans approved			
Number of DLBs approved			

b) Housing

	2010/2011	2011/12	2012/13	2013/14	2014/15
Population Statistics					
National Population	31,981,536	32,869,942	33,784,501	34,726,042	35,695,422
Rural Population	27,316,250	27,999,156	28,699,135	29,416,614	30,152,029
Urban Population	4,665,286	4,870,786	5,085,366	5,309,428	5,543,393
Kampala Population	1,820,584	1,895,228	1,972,932	2,053,823	2,138,029
Housing stock Statistics					
National Housing Stock	5,988,939	6,155,920	6,327,837	6,504,845	6,687,108
Permanent Housing Stock	873,354	904,620	937,079	970,777	1,005,765
Rural Housing Stock	5,067,950	5,194,649	5,324,515	5,457,628	5,594,068
Urban Housing stock	920,989	961,272	1,003,322	1,047,217	1,093,039
Average household size					
National Household size	4.7	4.7	4.7	4.7	4.7
Rural Household size	4.9	4.9	4.9	4.9	4.9
Other Urban area Household size	4.7	4.7	4.7	4.7	4.7
Kampala Household size	3.8	3.8	3.8	3.8	3.8
Number of household per household size					
National Household per housing unit	1.1	1.1	1.1	1.1	1.1
Rural Household per Housing Unit	1.1	1.1	1.1	1.1	1.1
Other Urban area per Housing Unit	1.2	1.2	1.2	1.2	1.2
Kampala Household per housing unit	1.15	1.15	1.15	1.15	1.15
Housing needs					
National Housing needs	6,659,102	6,845,955	7,236,552	7,236,552	7,440,660
Rural Housing Needs	5,574,745	5,714,114	6,003,391	6,003,391	6,153,475
Urban Housing needs	1,084,357	1,131,842	1,233,162	1,233,162	1,287,185
Kampala Housing needs	479,101	498,744	540,480	540,480	562,639
Homeless population					
National Homeless Population.	3,573,653	3,679,311	3,788,340	3,900,856	4,016,980
Percentage Homeless Population	11.17%	11.19%	11.21%	11.23%	11.25%

Rural Homeless Population	2,731,625	2,799,916	2,869,914	2,941,661	3,015,203
Percentage Rural Homeless Population	8.54%	8.52%	8.49%	8.47%	8.45%
Urban Homeless Population	842,028	879,396	918,427	959,194	1,001,777
Percentage Urban Homeless Population	2.63%	2.68%	2.72%	2.76%	2.81%
Kampala Homeless Population.	273,088	284,284	295,939	308,073	320,704
Percentage Kampala Homeless Population.	0.85%	0.86%	0.88%	0.89%	0.90%
Housing Replacement Need					
National Housing needs	175,038	180,794	186,756	192,930	199,325
Rural Housing Needs	101,359	103,892	106,490	109,153	111,881
Urban Housing needs	40,350	42,206	44,147	83,777	48,303
Kampala Housing needs	33,329	34,695	36,117	37,599	39,140
Housing Upgrading Need					
National Housing Upgrading needs	1,105,689	1,135,057	1,165,235	1,196,247	1,228,118
Rural Housing Upgrading needs	1,013,590	1,038,930	1,064,903	1,091,526	1,118,814
Urban Housing Upgrading needs	50,438	52,758	55,185	57,724	60,379
Kampala Housing Upgrading needs	41,661	43,369	45,147	46,998	48,925
Housing Current Deficit					
National Housing Current Deficit	1,280,727	1,142,823	1,171,393	1,389,177	1,427,442
Rural Housing Current Deficit	1,114,949	1,315,852	1,351,991	1,200,678	1,230,695
Urban Housing Current Deficit	90,788	94,965	99,333	103,902	108,682
Kampala Housing Current Deficit	74,990	78,064	81,265	84,597	88,065

CHAPTER ONE

INTRODUCTION

1.0 Overview of the sector

The Lands, Housing and Urban Development (LHUD) sector is comprised of the Ministry of Lands, Housing and Urban Development and the Uganda Land Commission; and other key stakeholders. The sector has a responsibility of ensuring rational and sustainable use, effective management of land and orderly development of urban and rural areas as well as safe, planned and adequate housing for socio-economic development of the country and management of Government land.

1.0.1 The Mandate

“To ensure rational and sustainable use, effective management of land and orderly development of urban and rural areas as well as safe, planned and adequate housing for socio-economic development.”

1.0.2 Sector Vision

“Land tenure Security, Sustainable Land Management and Adequate Housing for all”.

1.0.3 Sector Mission

“To ensure sustainable Land Management, Orderly Development and Adequate Housing for Socio-economic Development”

1.0.4 Key sector result areas

- a) Secure Land Tenure and government land and property thereon secured;
- b) Quality Housing stock for all income groups;
- c) Orderly Rural and Urban Development; and
- d) Harmonized planning, Effective and Efficient Administrative and Management Services.

1.1 Overview of the Ministry

The Ministry of Lands, Housing and Urban Development (MLHUD) is responsible for providing policy direction, setting national standards and the coordination of all matters related to lands, housing and urban development in the country.

1.1.1 The Ministry's Vision

“Sustainable Land Use, Land Tenure Security, Affordable, Decent Housing and Organized Urban Development.”

1.1.2 The Ministry's Mission

“To ensure Sustainable Land Management, Orderly Development and Adequate Housing for all”

1.1.3 Core values and Principles

The sector cherishes the following values:

- a) Objectivity: All decisions will be based on merit, professional codes and other codes of good practice.
- b) Partnerships: we shall engage our partners who include Governments Ministries, Departments, Agencies, Local governments, civil society, development partners and the private sector in designing, implementing, monitoring and evaluating our programs/activities.
- c) Client Focus: The interests of our clients will always be our first priority. We shall always seek to meet our clients' needs and expectations.
- d) Optimal use of resources: we shall endeavour to optimally use allocated resources in the attainment of the Ministry objectives and targets.
- e) Honesty and integrity: We shall conduct our duties and provide services with truthfulness, professionalism, sincerity and in a transparent manner.
- f) Respect, teamwork, commitment to quality and excellence.
- g) Impartiality, fairness, promotion and protection of public interest, particularly vulnerable groups.
- h) Professionalism, ability to work calmly, competently and in a committed manner.
- i) Integrity; ability to work honestly, openly, impartially and in accordance with public service values; and
- j) Respect for diversity: an ability to work effectively and inclusively with people from different backgrounds and with different perceptions.

1.2 Structure of the Ministry

The Organisational structure of the Ministry is headed by the Senior Minister and three State Ministers as the political leadership while at the Management level, it is headed by the Permanent Secretary and 3 Directors each responsible for the three sub-sectors.

The political leadership of the Ministry is headed by Hon. Daudi Migereko (Senior Minister) and three Ministers of State namely Hon. Idah Erios Nantaba (Minister of State for Lands), Hon. Sam Engola (Minister of State for Housing) and Hon. Rosemary Najjemba (Minister of State for Urban Development) who provide political supervision and guidance.

At the management level, the Ministry is headed by the Permanent Secretary Mr. Gabindadde-Musoke who is the Chief Executive Officer and/or the Accounting Officer. He is assisted by three Directors heading the three Directorates. The three Directorates and support departments include:

Directorate of Land Management

- Department of Land Administration
- Department of Land Registration
- Department of Surveys & Mapping
- Land Sector Reform Coordination Unit

1. Directorate of Physical Planning & Urban Development

- Department of Physical Planning
- Department of Urban Development
- Department of Land Use Regulation & Compliance.

2. Directorate of Housing

- Department of Housing headed
- Department of Housing Development & Estates Management

3. Support Departments

- Finance & Administration
- Planning and quality Assurance

CHAPTER TWO

SECTOR STATISTICS

2.1 Land sub-sector

The Directorate of Land Management comprises of three major departments; Department of Land Administration, Department of Land Registration and Department of Surveys & Mapping. The general functions of Land administration and management include; land management, registration, mapping, surveying and evaluation of properties.

It is also responsible for the facilitation of policy, legal and regulatory framework development, land dispute resolution(with emphasis on alternative dispute resolution), provision of public information on land rights, Geomatics and land information, promotion of good governance, effective and efficient delivery of land services and planning for implementation of land sector reforms.

2.1.1 General Land Registry information

In order to ease access to land services for its clientele, the Ministry divided the country into twenty one (21) Cadaster zonal areas at Arua, Masindi, Gulu, Lira, Jinja, Mbale, Mukono, Wakiso, Mbarara, Masaka, Kabarole, Kampala, Kibaale, Kabale, Rukungiri, Mityana, Mpigi, Luweero, Tororo, Soroti and Moroto.

Thirteen (13) of these were constructed/renovated at Arua, Masindi, Gulu, Lira, Jinja, Mbale, Mukono, Wakiso, Mbarara, Masaka, Kabarole, Kampala and Kibaale.

The development of the Land Information System (LIS) began in February 2010 with the aim of establishing an efficient land administration system in Uganda in order to facilitate and improve the delivery of basic land services and improve land tenure security. The Land Information System (LIS) under Phase I was piloted in six (6) Ministry Zonal Offices (MZOs) of Mbarara, Masaka, Jinja, Wakiso, Kampala and Mukono; and 3 other sites including Surveys and Mapping Department, the National Land Information Centre and Ministry Headquarters to serve the rest of the country.

The LIS brought about improvements in the land administration and management system as it ideally:

- i. Responds to the demands/needs of citizens
- ii. Prevents and reduces back door transactions, forgeries and graft
- iii. Provides efficient and speedy registration of transactions
- iv. Addresses the issue of missing land records
- v. Reduces the cost and space required for storing land records
- vi. Simplifies preparation for disaster copies
- vii. Provides online access to information in the Registry

- viii. Has in-built security measures for ensuring accuracy, reliability and integrity of land records
- ix. Identifies and prevents fraud and illegal transactions
- x. Provides for monitoring and analysis of market and rental values of land and property.

Table 2.1: Pilot MZOs and the districts they serve

No.	MZO	No. of Districts	Districts
1.	Jinja	10	Jinja, Namayingo, Mayuge, Iganga, Luuka, Namutumba, Kamuli, Kaliro, Buyende & Bugiri
2.	Kampala	1	Kampala
3.	Mukono	4	Mukono, Buikwe, Kayunga & Buvuma
4.	Masaka	8	Kalangala, Bukomansimbi, Kalungu, Lyantode, Rakai, Lwengo, Masaka & Sembabule
5.	Mbarara	10	Mbarara, Isingiro, Ntungamo, Kiruhura, Ibanda, Bushenyi, Buhweju, Mitooma, Rubirizi & Sheema
6.	Wakiso	1	Wakiso
7.	MLHUD/HQ		Rest of the country

A) Land Title records

Land Title records were converted into digital copies at the commencement of implementing the LIS in February 2013. The Land Title records were scanned into the System and represent the number of registered parcels in that area.

As seen in table 2.2, the total number of land title records increased from 478,837 in June 2013 to 489,088 in June 2014 (2.14 percent increase) and finally to 496,451 in June 2015 (1.51 percent increase).

From the table 2.2 and figure 2.1 below, it can also be concluded that:

- a) Wakiso MZO holds the highest number of Land Title records (approx. 37 percent); followed by Kampala MZO (approx. 18 percent) and Mukono MZO (approx. 15 percent); and
- b) Jinja MZO holds the least number of records (approx. 3 percent).

Table 2.2: Land Title records per MZO per Financial Year

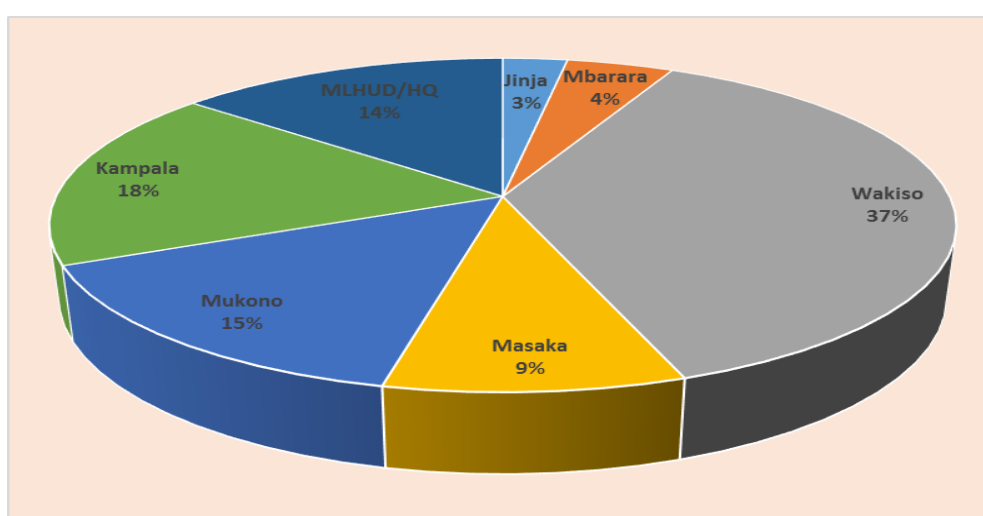
MZO	June 2013	June 2014	June 2015
Jinja	13,055	13,415	13,468
Mbarara	21,582	22,199	22,328
Wakiso	175,268	181,046	184,911

MZO	June 2013	June 2014	June 2015
Masaka	44,978	45,166	45,412
Mukono	72,061	72,788	73,800
Kampala	84,991	86,410	87,122
MLHUD/HQ	66,902	68,064	69,410
Total	478,837	489,088	496,451
% Increase	-	2.14	1.51

Source: Land Information System

NB: Excludes Title records from the districts of Rukungiri, Kabale, Luwero, Kabarole and Mityana

Figure 2.1: Percentage of Land Title Records per MZO – June 2015



B) Title records registered per tenure

Table 2.3: Title records registered per tenure

Tenure type	No. of titles	%
Freehold	43,531	9
Leasehold	107,741	21
Mailo	345,429	69
Native Freehold (all in Mbarara)	7,244	1
Total	503,945	100

Source: Land Information System

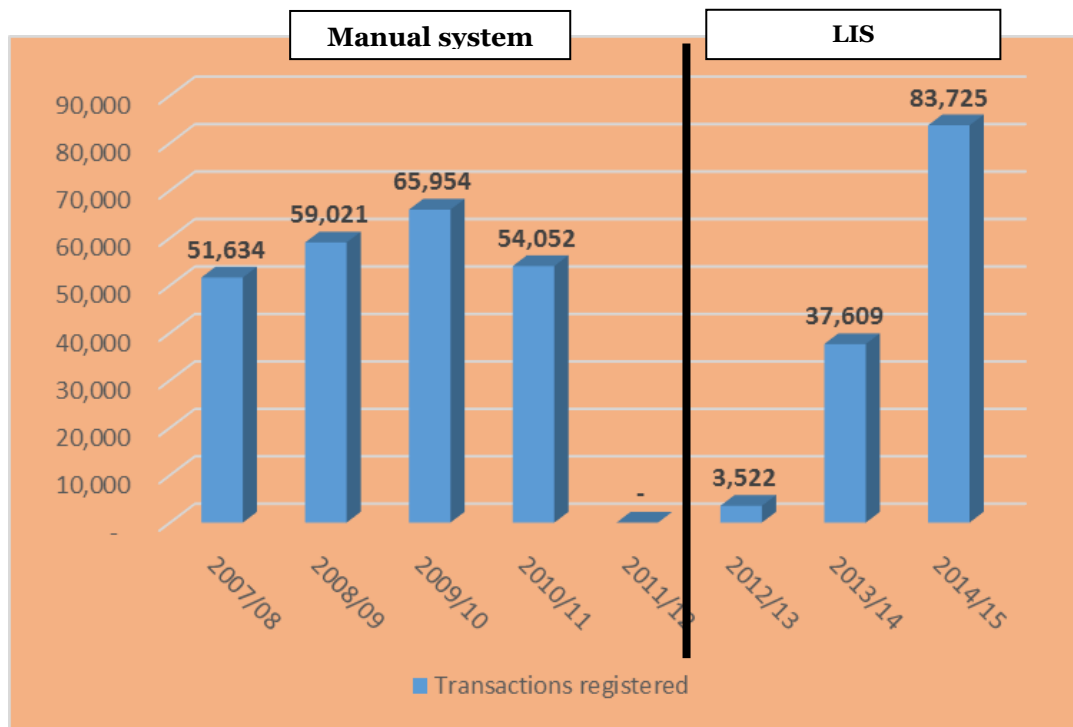
C) All registered transactions

Table 2.4: Trend of all registered transactions

FY	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13*	2013/14	2014/15
Transactions registered	51,634	59,021	65,954	54,052	-	3,522	37,609	83,725

FY* = Data shown represents period from March 2013 to June 2013

Figure 2.2: Distribution of all registered transactions by the Manual System and the LIS

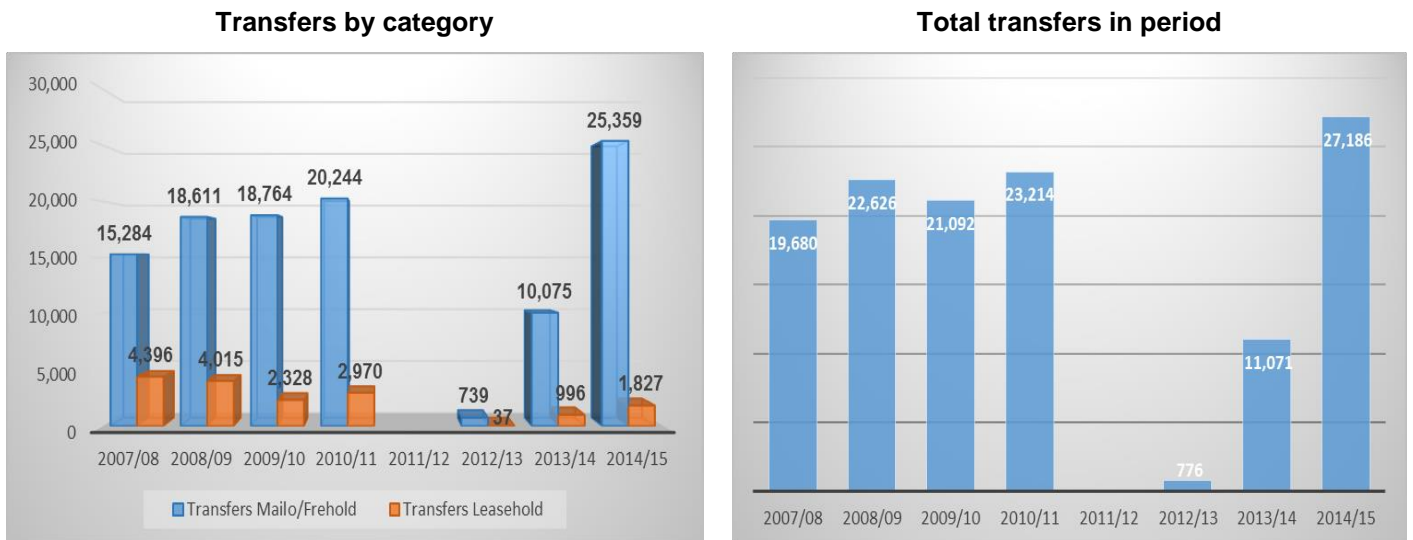


D) Transfers registered

Table 2.5: Transfers registered for the period of 2007/08 - 2014/2015

FY	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
Transfers	15,284	18,611	18,764	20,244		739	10,075	25,359
Mailo/Freehold								
Transfers Leasehold	4,396	4,015	2,328	2,970		37	996	1,827
Total	19,680	22,626	21,092	23,214		776	11,071	27,186

Figure 2.3: Transfers registered by category and period



E) Mortgages registered and released

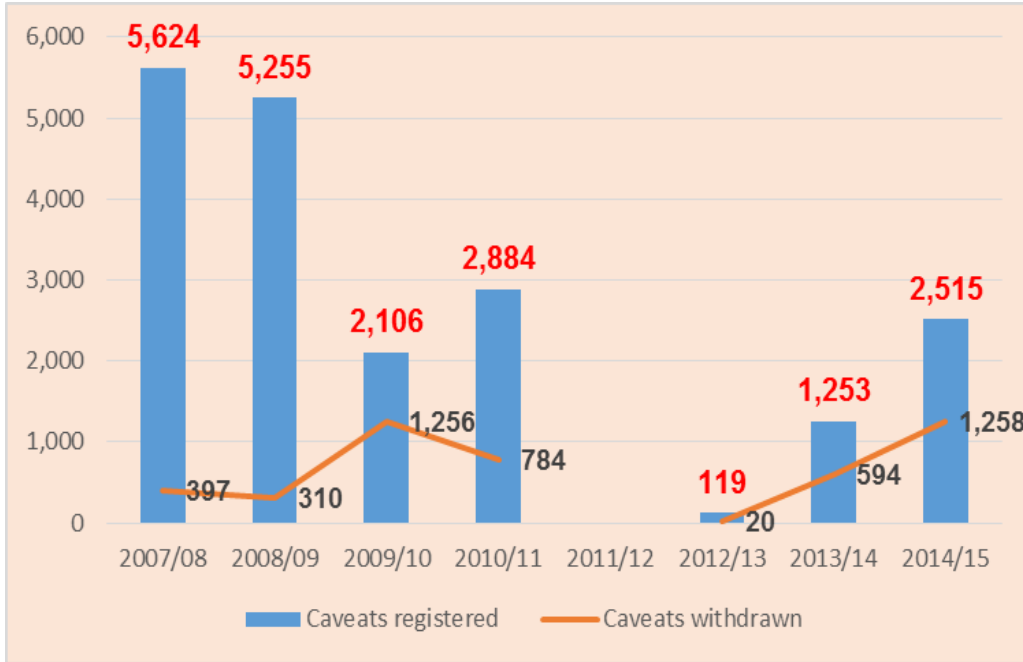
Figure 2.3: Proportion of mortgages registered and released (2007/08-2014/2015)



F) Caveats registered and withdrawn

It can clearly be seen from the figure 2.4 that for periods FY 2012/13 to FY 2014/15 that the system has bred trust among the clients. This implies that it is hard to manipulate information within the system and fraud is at minimal levels.

Figure 2.4: Relationship between caveats registered and withdrawn



2.1.2 LIS Information

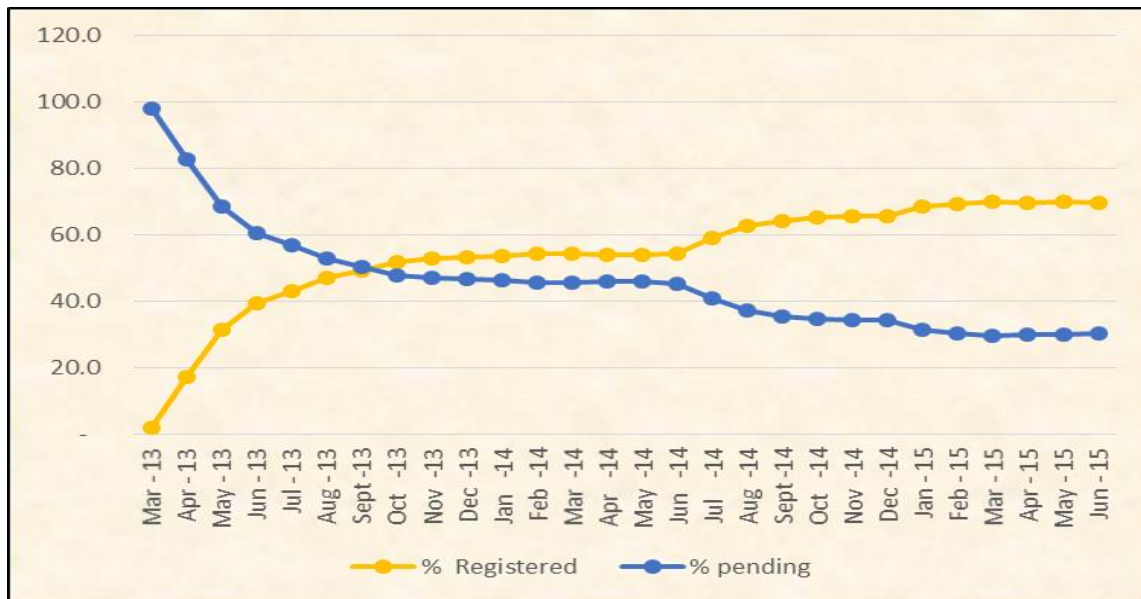
A) Registered and pending transactions under the LIS

Since the launch of the LIS in February 2013, the Ministry has been able to track the trend of registered and pending transactions. From available data, the number of pending transactions is increasing at a decreasing rate.

The figure 2.5 shows the percentage in registered and pending transactions from March 2013 to June 2015. From figure 2 above, the following are observed:

- The trend in percentage of registered transactions is increasing while the trend in percentage of pending transactions is reducing. This implies that the majority of the lodged transactions are registered.
- In March 2013, only 1.8 percent of the lodged transactions were registered implying that 98.2 percent remained pending. Only 7 transactions out of 394 transactions lodged were registered.
- By end of FY 2013/14 (June 2014), 54.6 percent of the lodged transactions had been registered while 45.4 percent remained pending.
- By end of FY 2014/15 (June 2015), 69.7 percent of the transactions received at the MZOs had been registered while 30.3 percent remained pending.

Figure 1.5: Trend in Registered and Pending transactions in percentages.



B) Registered transactions by category

Table 2.6: Transactions for both Mailo Land and Leasehold.

Transaction	FY 2012/13	FY 2013/14	FY 2014/15	Total
Transfer Mailo	716	9,583	24,225	34,524
Transfer Leasehold	37	996	1,827	2,860
Transfer Freehold	23	492	1,134	1,649
Search	1,306	6,728	13,700	21,734
Grant Freehold	1	752	978	1,731
Conversions	1	3,385	7,196	10,582
Mortgage Charge	944	6,974	12,155	20,073
Mortgage Release	269	2,184	4,132	6,585
Subdivisions	0	1,802	5,511	7,313
Lease documents	10	815	2,229	3,054
Other titles	0	403	1,826	2,229
Caveat Registered	119	1,253	2,515	3,887
Caveats withdrawn	20	594	1,258	1,872
Other transaction	76	1,648	5,039	6,763
Total	3,522	37,609	83,725	124,856

Source: LIS reports

C) Tax and Non-tax revenue

Tax revenue is money generated by the Ministry to the government from stamp duty while Non-tax revenue is money collected by the Ministry from registration fees, Assurance of title fees, search fees and title charges among others.

Due to the merits of the Land Information System including the tighter controls in the handling of land transactions; the System Security checks that require proof of evidence of payment of stipulated fees before a transaction is processed; and the improvement in the efficient and effective delivery of land related services, the Ministry has been able to capture and register improved collection of fees.

From table 2.7, it is noted that approximately two hundred fourteen billion six hundred seventy one million seven hundred forty four thousand (UGX 214,671,744,000) has been collected in the 28 months (March 2013 – June 2015) since the LIS began. Of this, UGX 209,261,747,384 (97.5 percent) has been collected from stamp duty (Taxable Revenue) while UGX 5,409,996,764 (2.5 percent) has been collected from other fees (Non-Taxable Revenue).

A detailed comparison between FY 2013/14 and FY 2014/15 shows a slight decrement of 4 percent from UGX 105,125,560,000 in FY 2013/14 to UGX 100,971,351,648 in FY 2014/15 of all the collected revenue from the 6 MZOs and MLHUD/HQ. From figures of FY 2013/14 and 2014/15, it can be concluded that 8.3 Billion to 8.8 Billion is on average collected per month

Table 2.7: Proportion of tax and non- tax revenue

Revenue	FY 2012/13 (4 months)	FY 2013/14	FY 2014/15	Total (28 months)
Tax Revenue	8,127,867,000	102,436,949,559	98,696,930,825	209,261,747,384
Non-Tax Revenue	446,965,500	2,688,610,441	2,274,420,823	5,409,996,764
Total	8,574,832,500	105,125,560,000	100,971,351,648	214,671,744,148

The contribution of each MZO to the collected Revenue from March 2013 to June 2015 is summarized in the table 2.8 below. More than half of the collected Revenue is generated by Kampala MZO and the least (1.1 percent) comes from Mbarara MZO. Wakiso MZO which is one of the biggest Zonal Office in country generates approximately 29 percent of the total collected revenue.

Table 2.8: Contribution of each MZO to the collected Revenue (March 2013- June 2015)

MZO	Tax Revenue	Non- Tax Revenue	Total	Percentage
Kampala	115,950,811,419	1,692,900,268	117,643,711,687	54.8
Wakiso	61,173,703,852	1,206,639,909	62,380,343,761	29.1
MLHUD/HQ	12,775,378,687	929,779,131	13,705,157,818	6.4
Mukono	8,771,243,176	732,229,156	9,503,472,332	4.4
Masaka	4,248,853,369	248,172,288	4,497,025,657	2.1

MZO	Tax Revenue	Non- Tax Revenue	Total	Percentage
Jinja	4,206,307,442	359,720,460	4,566,027,902	2.1
Mbarara	2,135,449,439	240,555,552	2,376,004,991	1.1
Total	209,261,747,384	5,409,996,764	214,671,744,148	100

2.2 Housing sub-sector

The Directorate of Housing is responsible for formulating Housing and Estates Management policies and legislation; setting procedures and standards; supervision, monitoring and evaluation of implementation of Housing Policies and programmes. It also provides technical back up support to Government institutions and other stakeholders in order to increase the stock of affordable and decent housing.

This Directorate comprises of the Office of the Director Housing, the Department of Human Settlements and the Department of Housing Development and Estates Management.

2.2.1 Population Trend

The population of Uganda has been increasing gradually from 2002 to 2014. This greatly impacts on the current housing stock, housing need and the quality of housing in the country.

Table 2.9: Proportion of urban and rural populations in Uganda from 2002-2014

Year	Urban	Rural	Total	% in urban areas
2002*	2,943,500	21,123,700	24,067,200	12.2%
2003	3,091,400	21,998,000	25,089,400	12.3%
2004	3,247,000	22,612,700	25,859,700	12.6%
2005	3,410,500	23,330,800	26,741,300	12.8%
2006	3,582,200	24,047,100	27,629,300	13.0%
2007	3,762,600	24,818,700	28,581,300	13.2%
2008	4,372,000	25,220,600	29,592,600	14.8%
2009	4,524,600	26,136,700	30,661,300	14.8%
2010	4,692,200	27,092,400	31,784,600	14.8%
2011	4,859,600	28,080,200	32,939,800	14.8%
2012				
2013				
2014*	6,478,651	28,301,406	34,780,057	18.6%

Source: UBOS

Year* - Census years

Table 2.10: Population distribution by sex

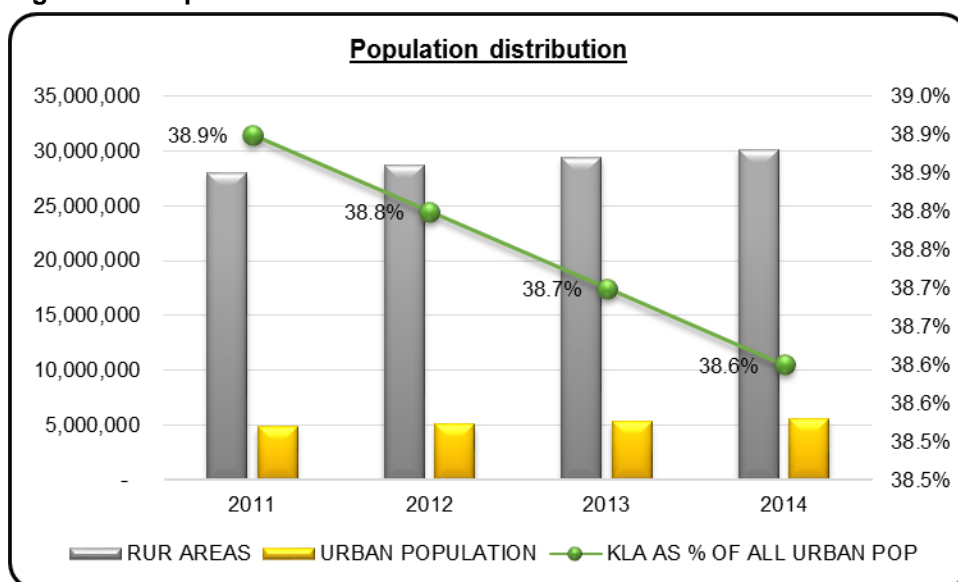
Category	1969	1980	1991	2002	2014
Male	4,811,428	6,259,837	8,185,747	11,929,803	16,929,039

Female	4,723,623	6,376,342	8,485,958	12,512,281	17,915,056
Total	9,535,051	12,636,179	16,671,705	24,442,084	34,844,095

2.2.2: Population distribution

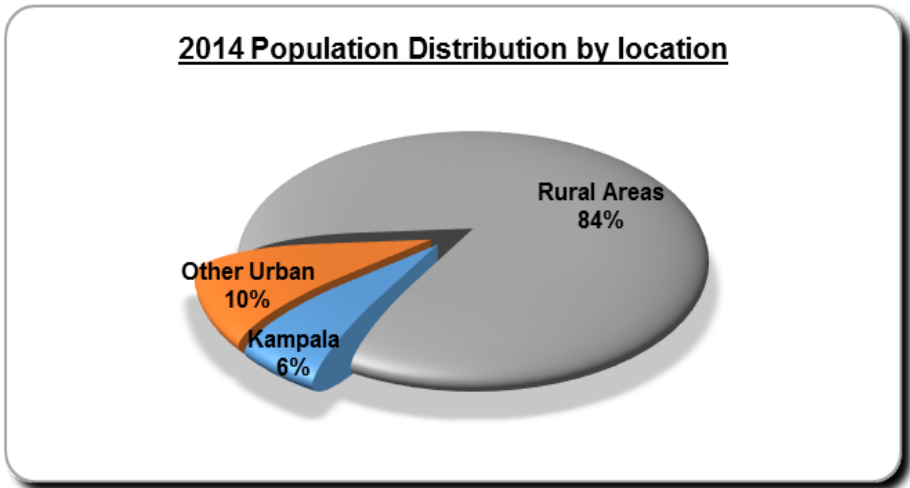
The figure 2.6 below shows that the total population in Uganda increased from 32 million to 35 million in the years 2011 and 2014 respectively, thus 7.9 percent population increase was recorded over the four year period. The rural population similarly increased from 27 million in 2011 to 30 million people by 2014 showing a 7.1 percent increase over the same period. Similarly related to the above, urban population has also been significantly increasing, that is from four million to five million over a period of four years. However the population of Kampala City as a percentage of all urban population has been declining over the same period, from 38.9 percent in 2011 to 38.6 percent in 2014 despite the population growing significantly.

Figure 2.6: Population distribution trends



The figure 2.7 below shows that 84 percent of the population in Uganda resides in rural areas which is an overwhelming 84 percent majority while the remaining 16 percent residing in urban areas. It further shows that 6 percent of the total population resides in Kampala City.

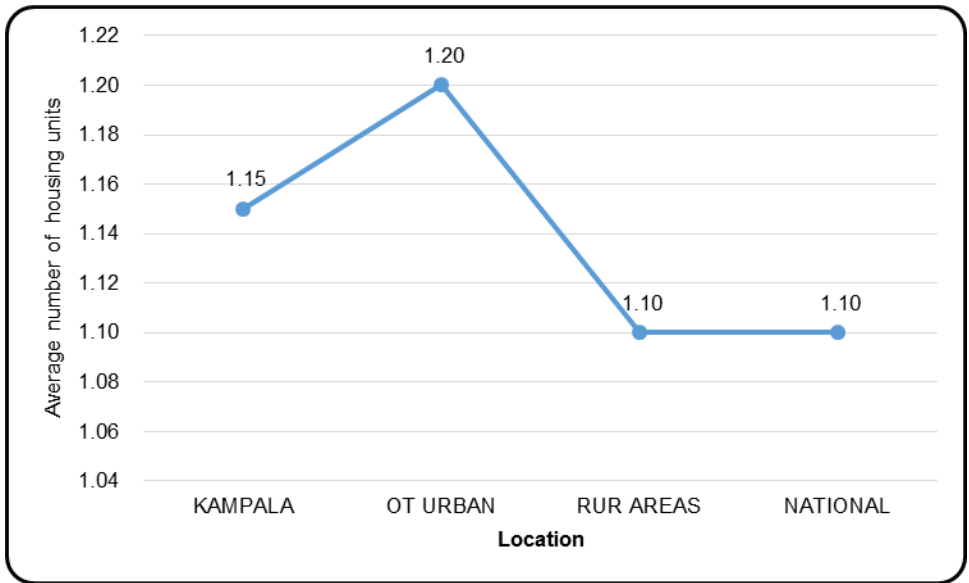
Figure 2.7: 2014 Population distribution



2.2.3: Average housing units per household

The average number of housing units per household in Uganda for the year 2014 varied across the country with rural areas having the lowest housing units per household and urban areas having slightly higher number of housing units per household. The current average housing units per household is at 1.1 whereas Kampala is at 1.15 as shown in the figure below.

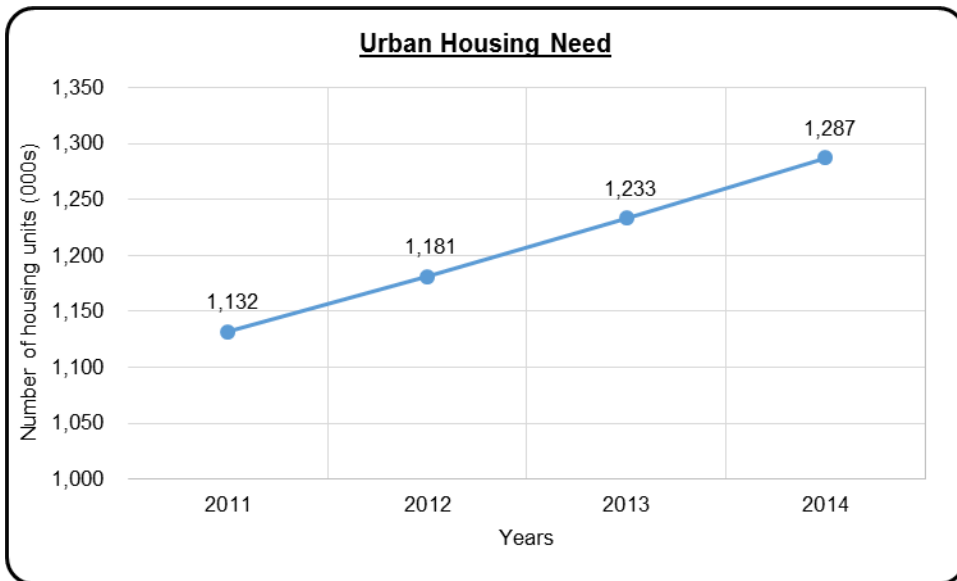
Figure 2.8: Average housing units per household



2.2.4: Urban housing Need

The figure 2.9 shows that the housing need in urban areas has been increasing over the past years from 1,132,000 to 1,287,000 housing units in 2011 and 2014 respectively. This indicates a 12 percent increment in the urban housing need in the country over the four year period.

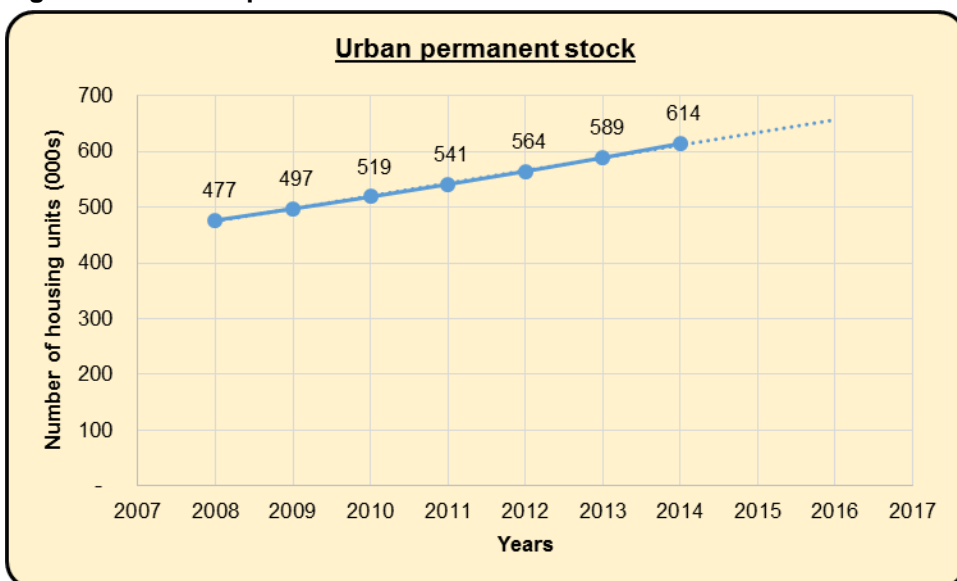
Figure 2.9: Urban Housing Need



2.2.5: Urban permanent stock

Figure 2.10 below shows that the urban permanent stock has been increasing steadily over the past years, from 477,000 to 614,000 in 2008 and 2014 respectively thereby showing 22 percent increase in urban permanent stock in the country which is continuing on an upward trend.

Figure 2.10: Urban permanent stock

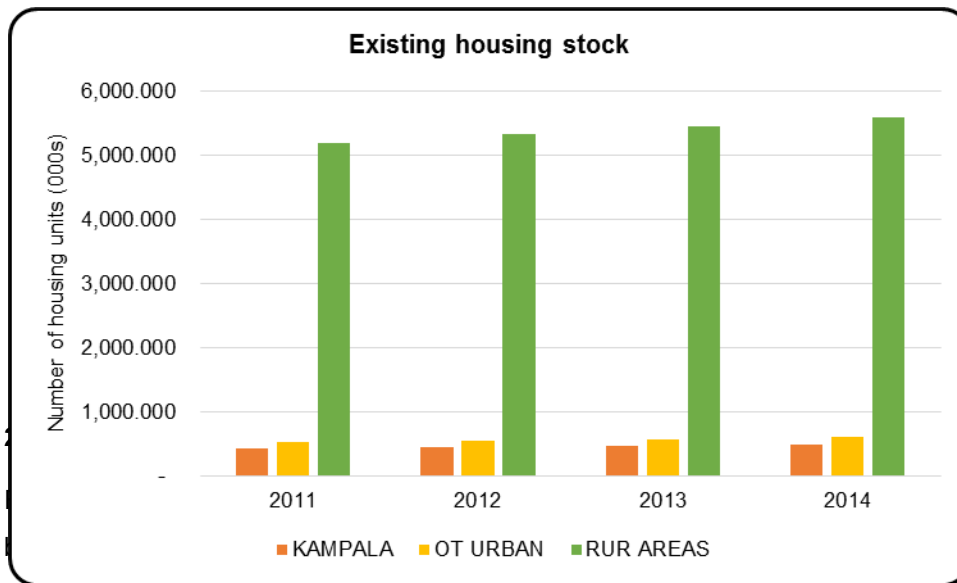


2.2.5: Existing housing stock

The housing stock in the country increased from 6,155,920 to 6,687,108 housing units in the years 2011 and 2014 respectively, showing a percentage increment of 8 percent in the national housing stock. Rural areas registered the highest existing housing stock due to the high population in these areas. The housing stock increased by 11 percent, 13 percent and 7 percent in Kampala, other urban

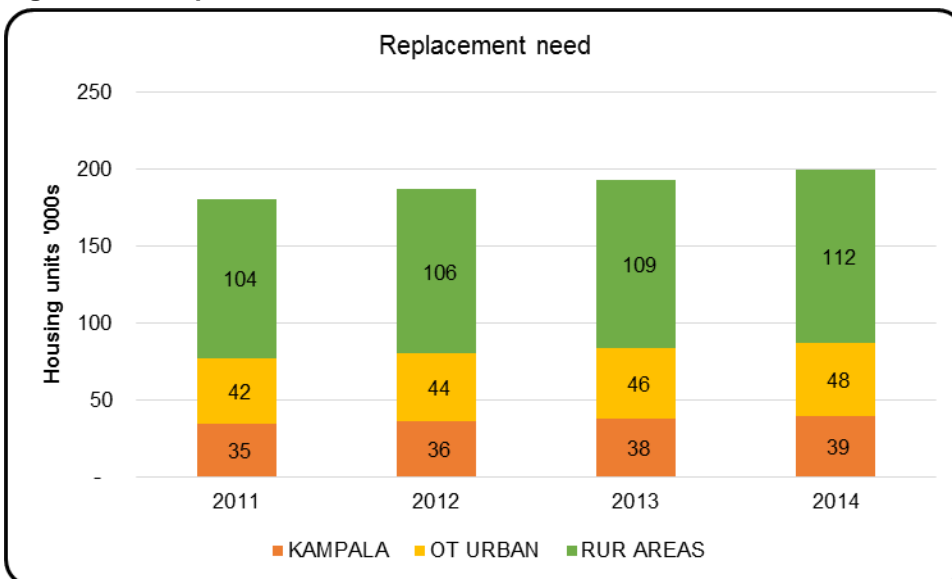
areas and rural areas respectively over the four year period dating from 2011 to 2014 as shown by figure 2.11 below.

Figure 2.11: Existing housing stock



Replacement needs have increased by 11 percent over the four year period ranging from 2011 to 2014. It is further noted that the replacement need has increased by 11 percent, 7 percent and 13 percent in Kampala, Rural and other urban areas in the country respectively.

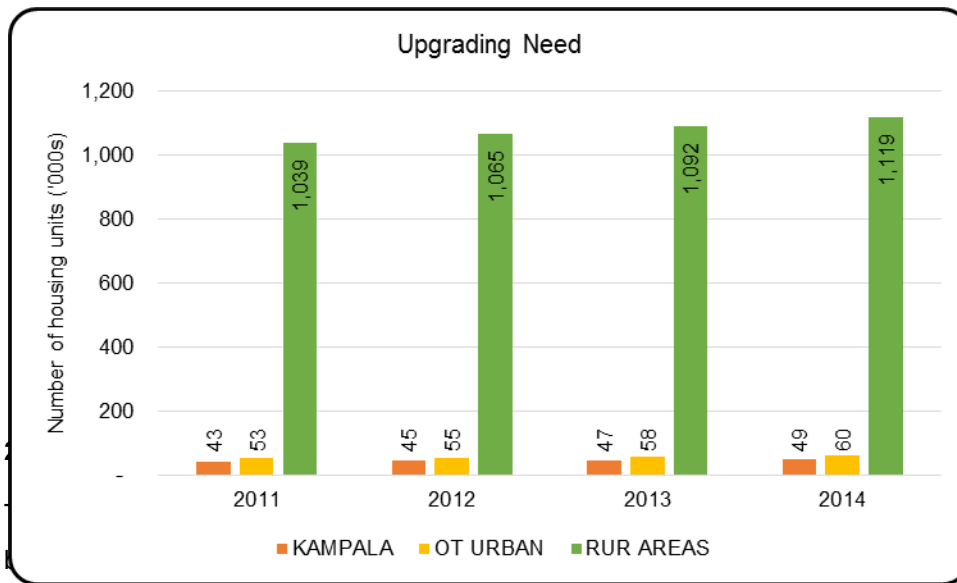
Figure 2.12: Replacement need



2.2.7: Upgrading need

The figure 2.13 below shows that the number of housing units that need upgrading has been increasing overtime with the highest increment in other urban areas at 12 percent and the lowest in rural areas at 7 percent from 2011 to 2014. The total number of housing units in the country that require upgrading increased by 7.5 percent in the same period, 2011 to 2014, that is from 1,135,056 to 1,228,117 housing units.

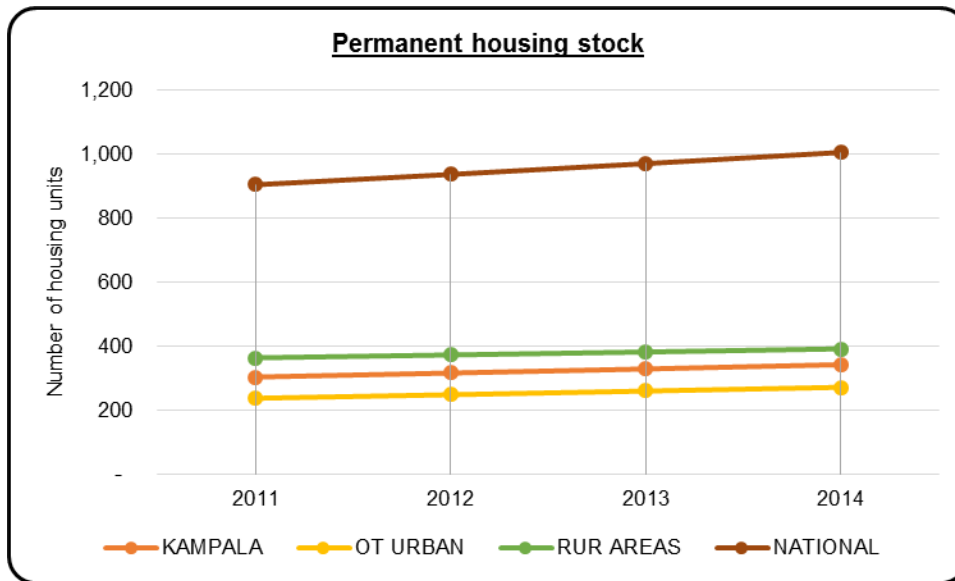
Figure 2.13: Upgrading need



shown by figure 2.14 to 1,005,765 housing

units in 2014 thus 10 percent increment being realised. Further still, 11.4 percent, 12.6 percent and 7.1 percent increments occurred in Kampala, Other urban areas and rural areas respectively over the same four year period.

Figure 2.14: Permanent housing stock



2.2.9: Housing Backlog

A) Housing Backlog in '000

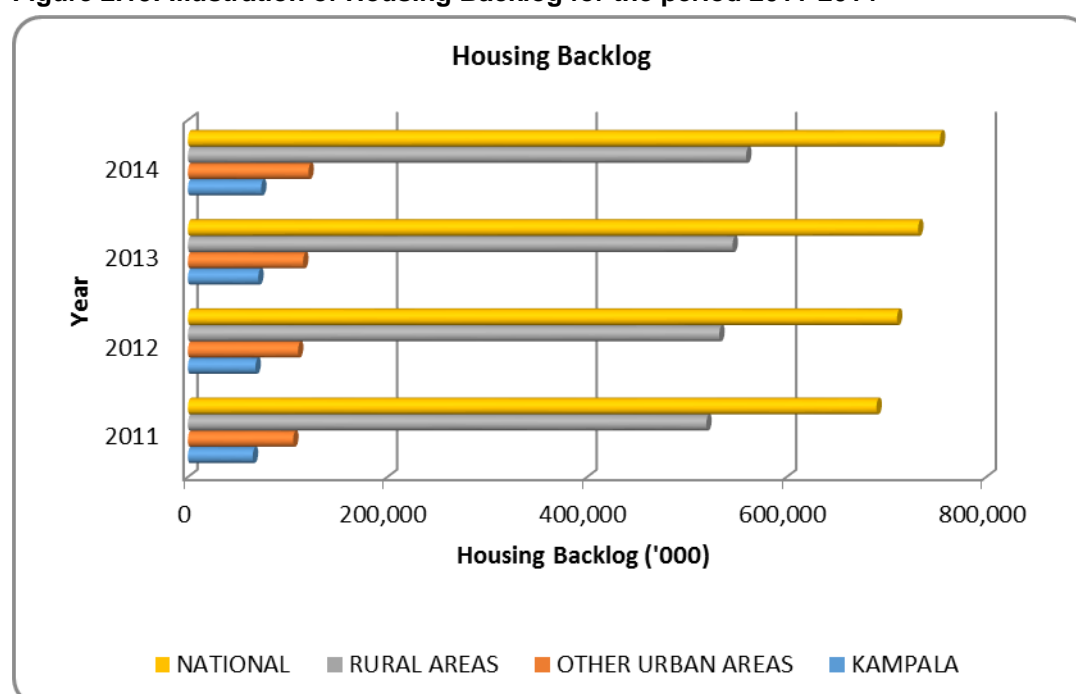
From table 2.11 below, there is a progressive steady growth in the Housing backlogs over the period of 2011 to 2014. In 2011, the number of Housing Backlog population for Kampala, other urban areas, rural areas and National was 65,054,000; 105, 516,000; 519,465 and 690,035,000 respectively. The Housing backlog further grew in 2014 by 73,388,000; 120,758,000; 559,407,000 and 753,552,000 for Kampala, other urban areas, rural areas and national respectively.

Table 2.11: Trend of the Housing Backlog from 2011-2014

Housing Backlog('000)	Kampala	Other Urban Areas	Rural Areas	National
2011	65,054	105,516	519,465	690,035
2012	67,721	110,370	532,451	710,542
2013	70,497	115,447	545,763	731,707
2014	73,388	120,758	559,407	753,552

As shown in figure 2.15 below, the Housing Backlog for Kampala, other urban areas, rural areas and the national level at large has gradually grown over from 2011 to 2014.

Figure 2.15: Illustration of Housing Backlog for the period 2011-2014



B) Housing Backlog by Percentages

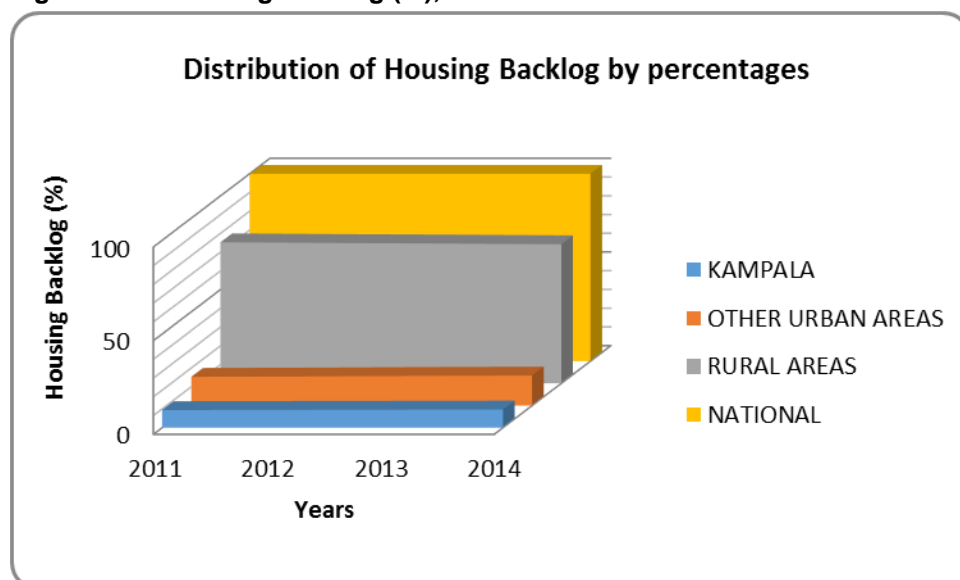
The table 2.12 exhibits the Housing Backlog expressed in terms of percentages. In 2011; 10 percent of the Housing Backlog population were living in Kampala, 15 percent in other urban and 75 percent the rural areas. The Housing Back log population in 2014 in Kampala, other urban areas and rural areas were of 10 percent, 16 percent and 74 percent respectively. In Kampala there has been an increase on average of the Housing Backlog population by 0.1 percent implying out that in there will exit one out of ten Housing Backlog stock in the Kampala population. For the other urban areas, the housing backlog has grown by 0.2 percent meaning that the likelihood of finding existing stock in the 2 out of 10 persons. The rural areas registered a decline of 0.4 percent on average of the Housing Backlog.

Table 2.12: Housing Backlog by percentages, 2011-2014

Year	Kampala	Other Urban Areas	Rural Areas	National
2011	9.4	15.3	75.3	100
2012	9.5	15.5	74.9	100
2013	9.6	15.8	74.6	100
2014	9.7	16.0	74.2	100

The figure 2.16 shows that there has been a moderate growth in the Housing Backlog of the period of 2011 to 2014 Kampala, other urban areas, rural areas and nationally.

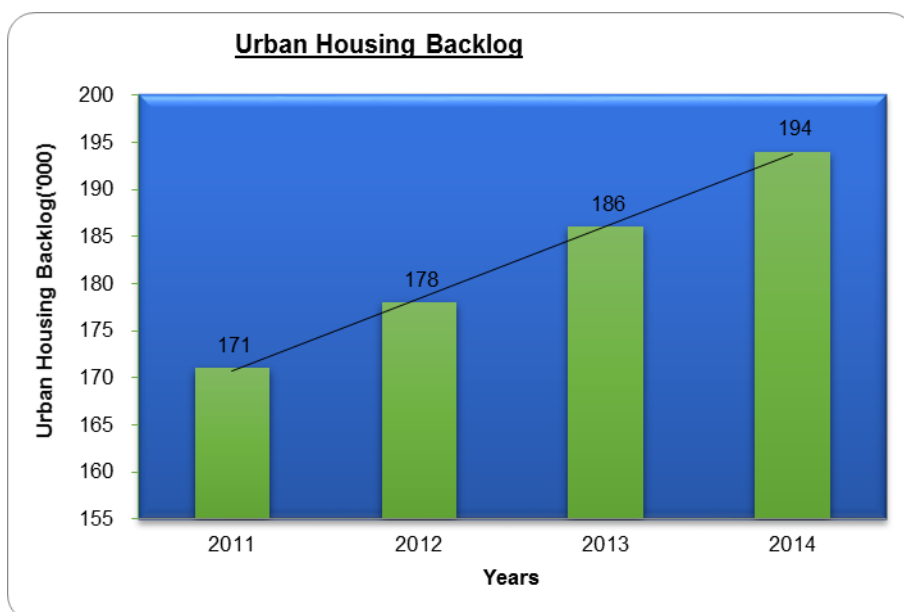
Figure 2.16: Housing Backlog (%), 2011 -2014



2.2.10: Urban Housing Backlog

Figure 2.16 explains the distribution of the Urban Housing Backlog which is a combination of both Kampala and other urban areas. There has been an increase in the Housing Backlog over the years. From 2011, 2012, 2013 to 2014; the Housing Backlog has been 171000, 178000, 186000 and 194000 respectively.

Figure 2.16: Urban Housing Backlog ('000), 2011-2014



2.2.11: Homeless Population

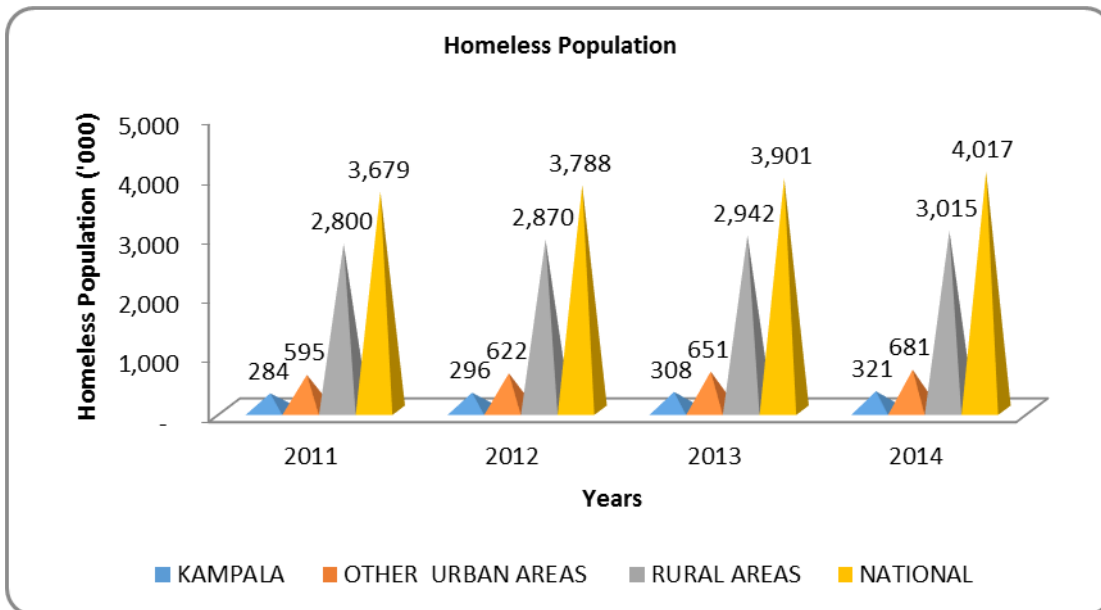
The homeless population in Kampala, other urban areas, rural areas and the national level for the past four years is shown on the table 2.13. Out of the Kampala homeless population 321,000 were in 2014, 308,000 in 2013, 296,000 in 2012 and 284,000 in 2011. The other urban areas' homeless population over the years of 2011, 2012, 2013 and 2014 were 595000, 622000, 651000 and 681000 respectively. Over the four years the homeless population living in the rural areas were 2800000 in 2011, 2870000 in 2012, 2942000 in 2013 and 3015000 in 2014. On average an increase in the rate of homeless population by 0.1 percent and 0.27 percent for Kampala and other urban areas respectively. There was an average increase of 0.27 percent over the years.

Table 2.13: Homeless Population

	2011('000)	2012('000)	2013('000)	2014('000)	2011(%)	2012(%)	2013(%)	2014(%)
Kampala	284	296	308	321	7.7	7.8	7.9	8.0
Other Urban Areas	595	622	651	681	16.2	16.4	16.7	17.0
Rural Areas	2,800	2,870	2,942	3015	76.1	75.8	75.4	75.1
National	3,679	3,788	3,901	4017	100	100	100	100

The figure 2.17 shows that in the rural areas the level of homelessness continued to increase over the years having higher figures than the Kampala and other urban areas.

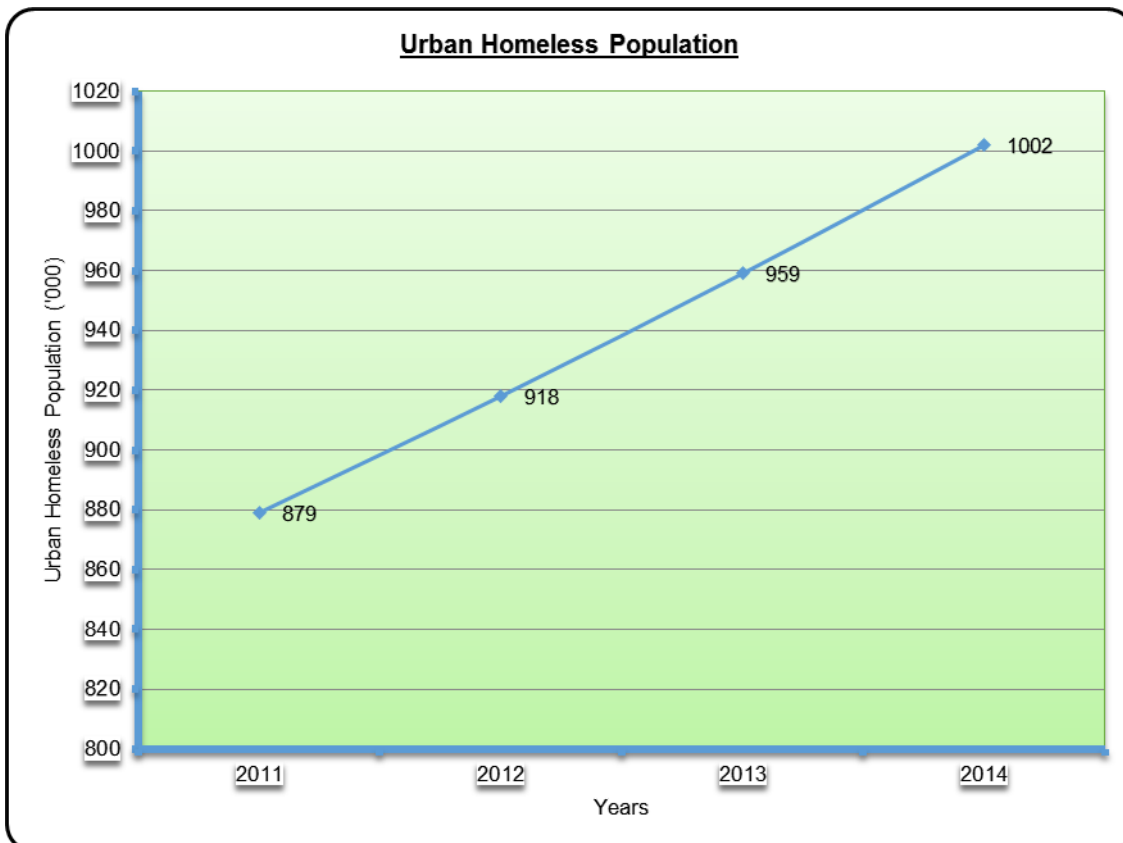
Figure 2.17: Distribution of the Homeless Population



2.2.12: Urban Homeless Population

The results show that the homeless people who are living in urban areas have grown from 2011 to 2014. The Urban Homeless Population was 879000, 918000, 959000 and 1002000 for 2011, 2012, 2013 and 2014 respectively.

Figure 2.18: Urban Homeless Population



2.2.13: Average Population Growth Rate (%) and Number of Persons per Housing Unit ('000)

The table 2.14 shows the results of the Average Population Growth Rate and the Number of Persons per Housing Unit was constant over the four years (2011-2014). The Average Population Growth Rate was 4.1 percent, 4.6 percent, 2.5 percent and 3.4 percent for Kampala, other urban areas, rural areas and the general national overview respectively.

For the Number of Persons per Housing Unit; 4400, 5600, 5400 and 5200 were living in Kampala, other urban areas, rural areas and nationwide respectively.

Table 2.14: Average Population Growth Rate (%) and Number of Persons per Housing Unit ('000) 2011 - 2014

	Kampala	Other Urban Areas	Rural Areas	National
Average Population Growth Rate (%)	4.1	4.6	2.5	3.4
Number of Persons per housing Unit ('000)	4.4	5.6	5.4	5.2

The table 2.15 shows the projected urban Population 2020, the National level of Urbanisation 2020 and the projected housing need 2020 which was constant over the four years. The projected urban Population by 2020 is estimated to be 7338000, the National level of Urbanisation 2020 was approximated to be 17.2 percent and the projected housing need 2020 will be 1701000.

Table 2.15: Projected population for Urban Areas, National Urbanisation Level and Projected Housing Urban Need by 2020 ('000)

Indicator	2011 - 2014
Projected Population: 2020 – Urban ('000)	7,338
Urbanisation Level: 2020 *National (%)	17.2
Projected housing Need: 2020 : Urban ('000)	1701

Table 2.16: Additional Housing Need, Projected Housing Need and Projected Population

Year	Status By 2020	Kampala	Other Urban Areas	Rural Areas	National
2011	Additional Housing Need	232	337	1,511	2,080
	Projected Housing Need	731	971	7,225	8,926
	Projected Population	2,776	4,562	35,402	42,739
2012	Additional Housing Need	211	308	1,368	1,888
	Projected Housing Need	731	971	7,225	8,926
	Projected Population	2,776	4,562	35,402	42,739
2013	Additional Housing Need	190	278	1,221	1,689
	Projected Housing Need	731	971	7,225	8,926

Year	Status By 2020	Kampala	Other Urban Areas	Rural Areas	National
2014	Projected Population	2,776	4,562	35,402	42,739
	Additional Housing Need	168	246	1,071	1,485
	Projected Housing Need	731	971	7,225	8,926
	Projected Population	2,776	4,562	35,402	42,739

2.3 Physical Planning & Urban Development sub-sector

The Directorate of Physical Planning and Urban Development comprises of the office of Director, Physical Planning and Urban Development; the Department of Physical Planning; the Department of Urban Development and the Department of Land Use Regulation and Compliance.

It is responsible for budgeting, resource allocation and monitoring of the Physical Planning and Urban Development Sector. It is also responsible for coordination of policy, legal and regulatory framework development in the sub-sector. The major aim of this Directorate is to attain an orderly, progressive and sustainable urban and rural development as a framework for industrialization, provision of social and physical infrastructure, agricultural modernization and poverty eradication.

2.3.1 Physical Planning data

2.3.2 Urban Development data

Urbanization is when large numbers of people become permanently concentrated in relatively small areas, forming cities or towns. A country is considered to be urbanized when over 50 percent of its population lives in urban areas.

From the table 2.17 and figure 2.19 it can be seen that the percentage of population in urban areas is steadily increasing from 6.7 percent in 1969 to 18.6 percent in 2014 while the percentage of population in Kampala is decreasing from 53.9 percent in 1969 to 23.4 percent in 2014.

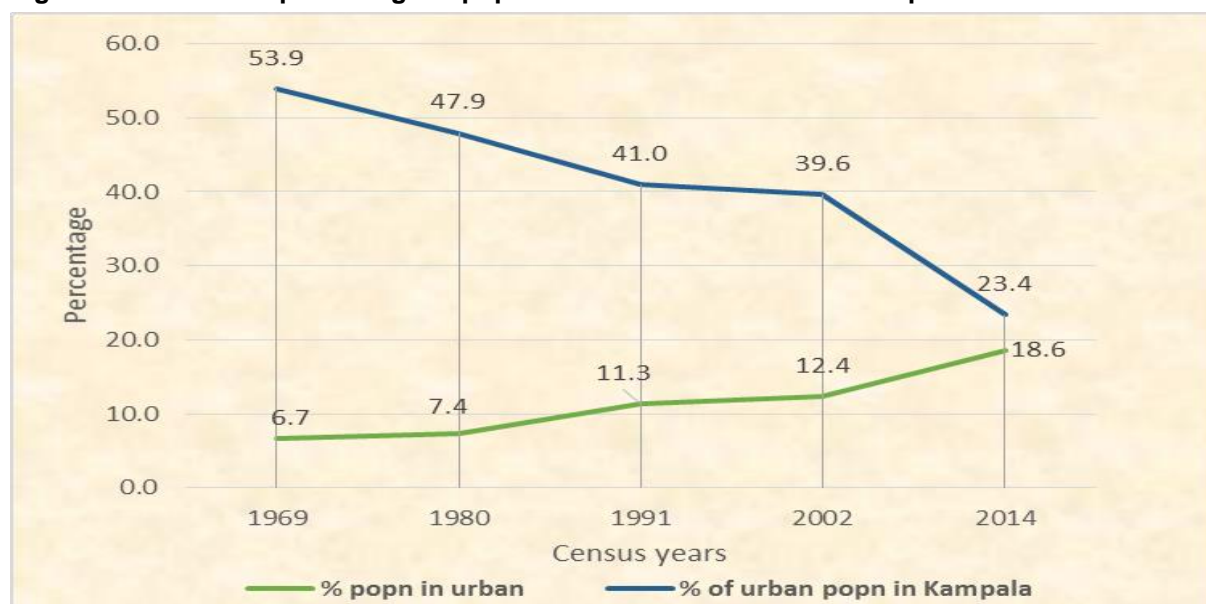
Table 2.17: Population statistics based on census years

Category	1969	1980	1991	2002	2014
National	9,535,051	12,636,179	16,671,705	24,227,297	34,780,057
Rural	8,900,099	11,697,892	14,782,083	21,227,910	28,301,406
Urban (Including. Kampala)	634,952	938,287	1,889,622	2,999,387	6,478,651
Kampala	342,239	449,439	774,745	1,189,142	1,516,196

% population in urban	6.7	7.4	11.3	12.4	18.6
% of urban population in Kampala	53.9	47.9	41.0	39.6	23.4

Source: UBOS Census results

Figure 2.19: Trend in percentage of population in urban areas and Kampala



A) Population statistics in Municipalities.

From the table 2.18, it is seen that the overall population in the 22 Municipalities of Uganda increased by 38.6 percent from 1,246,591 in the year 2002 to 1,727,206 in the year 2014. It should also be noted that the population in Mbarara and Moroto Municipalities more than doubled between the years.

Table 2.18: Population statistics in Municipalities

No.	Municipality	No. of Divisions	Population 2002	Population 2014	% increase
1	Arua	2	43,929	62,657	42.6
2	Bushenyi-Ishaka	3	37,664	41,063	9.0
3	Busia	2	36,630	55,958	52.8
4	Entebbe	2	55,086	69,958	27.0
5	Fort Portal	3	40,993	54,275	32.4
6	Gulu	4	119,430	152,276	27.5
7	Hoima	4	60,561	100,625	66.2
8	Iganga	2	39,472	53,870	36.5
9	Jinja	3	71,213	72,931	2.4

10	Kabale	3	41,344	49,667	20.1
11	Kasese	3	85,697	101,679	18.6
12	Lira	4	80,879	99,059	22.5
13	Masaka	3	67,768	103,829	53.2
14	Masindi	4	63,583	94,622	48.8
15	Mbale	3	71,130	96,189	35.2
16	Mbarara	6	69,363	195,013	181.1
17	Moroto	2	7,380	14,818	100.8
18	Mukono	2	136,630	161,996	18.6
19	Ntungamo	3	13,320	18,854	41.5
20	Rukungiri	3	27,998	36,509	30.4
21	Soroti	3	41,711	49,452	18.6
22	Tororo	2	34,810	41,906	20.4
Total		66	1,246,591	1,727,206	38.6

Source: UBOS Census results

Table 2.19: Population density for 2002 & 2014 for 14 Municipalities

Municipal LG	2002	2014	Size (Hectares)	Population Density
Arua			1,050	60
Entebbe			5,620	15
Fort Portal			4,820	10
Gulu			5,440	30
Hoima			23,500	4
Jinja			6,000	16
Kabale			4,500	10
Lira			7,745	15
Masaka			5,628	13
Mbale			2,450	40
Mbarara			5,147	17
Moroto			500	27
Soroti			2,600	28

Tororo			3,900	12
Total			78,900	14

B) Municipal Own Source Revenue

The table 2.20 presents a summary of Own Source Revenue for the 14 selected Municipalities under the USMID Program from FY 2005/6 to FY 2014/15. The 14 Municipalities are Arua, Entebbe, Fort Portal, Gulu, Jinja, Kabale, Lira, Masaka, Mbale, Mbarara, Moroto, Soroti, Tororo and Hoima.

Municipal Councils get revenue from tax and non-tax sources. The non-tax sources generated more revenue to Urban Municipals as seen from the study conducted over the five years. Non-tax revenue contributed significantly more revenue than the tax revenue to Municipal Councils.

Table 2.20: Municipal Own Source Revenue (14 Municipalities)

FY	Revenue	% change
2005/6	6,950,000,000	
2006/7	7,860,000,000	13.1
2007/8	8,650,000,000	10.1
2008/9	9,400,000,000	8.7
2009/10	12,810,000,000	36.3
2010/11		-100.0
2011/12	12,966,617,344	
2012/13	16,549,744,918	27.6
2013/14	16,426,375,106	-0.7
2014/15		457.7
Total	91,612,737,368	

Source: Accounts of MC

2.4: Uganda Land Commission

Uganda Land Commission was established by the 1995 Constitution of the republic of Uganda. The Mission of Uganda Land Commission (ULC) is “to effectively hold and manage all government land and property thereon and resolve all historical injustices.”

ULC’s objectives are:

- To ensure effective and efficient management of all government land and property thereon.
- To develop and maintain an updated inventory and data base for all government land and property.
- To ensure that all government land is titled and secured.
- To ensure proper use and accountability of land fund.
- To enable bona fide and lawful occupants acquire register-able interest.

Table 2.21: Uganda Land Commission Performance Statistics

FY	Land Compensated	Government	NTR Collected	Government
----	------------------	------------	---------------	------------

	(Ha)	Leases	(UGX)	titles Secured
2002/3	632.9	-		
2003/4	14,533.3	-		
2004/5	17,120.2	-		
2005/6	1,256.7	-		
2006/7	6,564.8	-	1,406,313,400	-
2007/8	4,096.1	-	2,475,972,635	-
2008/9	2,814.0	585	2,231,596,750	51
2009/10	3,308.7	375	2,906,648,363	48
2010/11	2,396.1	627	5,268,000,000	43
2011/12	4,023.1			
2012/13	6,166.7			
2013/14	5,312.0	309	2,500,000,000	10
2014/15	3,401.6	934	3,027,000,000	28

Table 2.22: ULC Budget Performance

FY	Approved (UGX '000)	Released (UGX '000)	Spent (UGX '000)	% Released	% Spent
2002/3					
2003/4					
2004/5					
2005/6					
2006/7					
2007/8					
2008/9					
2009/10	5,776,000	5,776,000			
2010/11					
2011/12					
2012/13					
2013/14	12,645,000	12,572,000	12,506,000		
2014/15	13,645,000	34,077,000	34,059,000		

MINISTRY'S BUDGET

Table 3: Financial Status of the Ministry

Financial Year	APPROVED AMOUNT			RELEASE AMOUNT			Variance	% Received
	Recurrent	Development	Total	Recurrent	Development	Total		
2005/06	8,953,867,783	5,332,571,270	14,286,439,053	8,846,460,522	5,332,571,270	14,179,031,792	107,407,261	99.25
2006/07	8,015,580,730	4,161,903,250	12,177,483,980	7,962,543,153	3,973,031,401	11,935,574,554	241,909,426	98.01
2007/08	6,720,486,846	7,633,150,654	14,353,637,500	5,510,155,852	7,622,930,638	13,133,086,490	1,220,551,010	91.50
2008/09	16,560,862,174	5,105,999,916	21,666,862,090	15,720,423,421	5,105,999,001	20,826,422,422	840,439,668	96.12
2009/10	11,947,793,903	5,099,638,979	17,047,432,882	10,740,587,959	4,743,672,312	15,484,260,271	1,563,172,611	90.83
2010/11	18,244,797,578	8,215,102,317	26,459,899,895	13,003,677,615	4,673,173,600	17,676,851,215	8,783,048,680	66.81
2011/12	10,877,359,000	5,647,829,000	16,525,188,000	7,838,520,000	3,909,403,000	11,747,923,000	4,777,265,000	71.09
2012/13	8,295,040,183	6,212,799,417	14,507,839,600	7,245,729,924	5,724,219,780	12,969,949,704	1,537,889,896	89.40
2013/14	10,390,651,000	22,727,024,000	26,552,302,000	6,998,044,000	2,872,565,000	9,870,609,000	16,681,693,000	37
2014/15	16,161,651,000	17,768,186,000	33,768,186,000	6,966,615,000	6,368,432,000	13,335,047,000	20,594,790,000	39

Source: Ministerial Annual Performance Reports (2005/06 – 2014/15)

FY 13/14 and FY 14/15 are missing USMID and CEDP figures

APPENDICES

Appendix A: LHUD Sector Statistical Committee Members

S/NO	NAME	DESIGNATION	RESPONSIBILITY
1.	Mr. Turyomurugyendo William	C/PQAD	Chairperson
2.	Ms. Jennifer Muwuliza	AC/P	Member/Vice Chair
3.	Mr. Irumba H. Harrison	PPA	Member
4.	Mrs. Murengezi Grace	PE/M&E	Member
5.	Mr. Anguzu Richard	PE	Member
6.	Mr. Obbo Dennis	PIS	Member
7.	Mrs. Olowo Stephen	UO	Member
8.	Mr. Bogere Stephen M.	Senior Sociologist	Member
9.	Mr. Twinamatsiko Smith	Economist	Member
10.	Ms. Nabakembo Peace	Economist	Member
11.	Mr. Tuhimbise Optato	Ag. PHS	Member
12.	Mr Abigaba Arthur	PP	Member
13.	Mr. Ndawula Nicholas	M&E/Officer	Member/Secretary

Appendix B: Glossary

No.	HOUSING AND URBAN DEVELOPMENT CONCEPTS AND DEFINITIONS	
	Term(s)	Definition
1.	Building plan	A Building design
2.	Building:	Any independent, free-standing structure comprising one or more rooms or other spaces covered by a roof and usually enclosed within external walls or dividing walls which extend from the foundations to the roof. A building may consist of a roof with supports only, that is, without constructed walls. In some cases, a roofless structure consisting of a space enclosed by walls may be considered a building. It may be used as living quarters or for industrial purposes exclusively, or it may be partially used for both purposes. Buildings used entirely or primarily for agricultural purposes such as warehouses, stores, stables, barns, office building, etc. are classified as nonresidential buildings.
3.	Camps:	A set of premises originally intended for accommodation of persons with common activities or interests, e.g. military camps, refugee camps and camps established for the housing of workers in mining, agriculture, public works or other types of enterprises.
4.	Condominium Property:	A multi-family dwelling in which each unit is individually owned but the land and common areas and facilities are owned and maintained by all owners on a pro-rated share basis.
5.	Divested pool & institutional houses	These refer to the sale or liquidation of public houses to individuals and the private sector.
6.	Dwelling unit:	A dwelling unit (DU) is a constructed unit or building comprising one or more rooms or other spaces, covered by a roof and usually enclosed within external walls or dividing walls, which extend from the foundation to the roof.
7.	Estimated housing need	This is the housing stock that is required to accommodate all the households.
8.	Flush toilet:	An installation connected with piped water, arranged for humans to discharge their wastes and from which wastes are flushed by water.
9.	House:	A house is a structure/building designed for residential or non-residential purposes or both and may be occupied or not.
10.	Housing backlog	It is the shortfall of housing arising from homelessness and

		sharing among the current stock and is the difference between the housing need and the existing stock.
11.	Housing Occupancy Density/Occupancy Ratio	It is the average number of households occupying a single housing unit.
12.	Housing unit:	A separate and independent place of abode, intended for habitation by one household, or one not intended for habitation but occupied as living quarters by a household at the time of enumeration.
13.	Institutions:	Any set of premises in a structure designed to house groups (usually large) of persons who are bound by either a common public objective or a common personal interest. In this type of living quarters, persons of the same sex frequently share dormitories. Hospitals, barracks, boarding schools, convents, prisons etc. fall within this category.
14.	Kitchen:	A room or space in a dwelling, set apart for storage of food and various operations involved in preparation and service of meals and cleaning of dishes and cooking utensils.
15.	Non Residential building:	A building where more than 50 percent of floor space area is not intended for dwelling but for other purposes such as commercial or industrial or for provision of services i.e. factories, office building, government buildings, garages, warehouses, barns etc. It also covers buildings for persons living in institutions, such as hospital building, prisons, military establishments and so forth.
16.	Permanent Dwelling Unit:	These are built with durable materials (wall, floor and roof) that can maintain their stability for at least 15 years.
17.	Pit Latrine:	A toilet made by digging a ground hole for deposit of excreta.
18.	Proto-type plan	It is a building design intended to be reproduced and to be adapted to various site conditions.
19.	Rent:	The charge for use of land, buildings or other real property, payable by a tenant to a landlord at regular intervals, usually monthly.
20.	Residential building:	A building for which the major part (more than 50 percent of its gross floor area) is built for dwelling purposes, i.e. for habitation of households.

21.	Room:	A space in a housing unit or other living quarters enclosed by walls reaching from the floor to the ceiling or roof covering, or at least to a height of 2 meters, of a size large enough to hold a bed for an adult, that is at least 4 square meters. Passage ways, verandahs, lobbies, bath-rooms, and toilet rooms are not expected to be counted as rooms, even if they meet the criteria.
22.	Semi-permanent Dwelling Unit:	Semi-permanent dwelling units are those built with construction materials (for roof, floor and wall) using a combination of permanent and temporary materials. They usually have a life span of between 3- 15 years.
23.	Shack:	A small rough hut or shabby old house.
24.	Slum:	<p>A predominantly residential area characterized by high population densities, deteriorated buildings, littered streets, unsanitary and hazardous conditions and economic distress. UN-HABITAT gives the operational definition of a slum as an area that combines to various extents the following characteristics:</p> <ul style="list-style-type: none"> • Inadequate access to safe water. • Inadequate access to sanitation and other infrastructure. • Insecure residential status. • Poor structural quality of housing. • Overcrowding. <p>Uganda defines a slum as being a place with one or more of the following attributes:</p> <ol style="list-style-type: none"> 1. An area that attracts a high density of low income earners and or unemployed persons, with low levels of literacy. 2. An area with high rates / levels of noise, crime, drug abuse, immorality, alcoholism and high HIV/AIDS prevalence. 3. An area where houses are in environmentally fragile lands like wetlands.
25.	Temporary Dwelling Unit:	A Temporary Dwelling unit is a unit built with non-durable wall floor and roof materials that can maintain stability for no more than 3 years. They require regular replacement. All housing units thatched with untreated natural fibers are classified as temporary irrespective of wall and floor materials.
26.	Tenant:	An occupant of a dwelling unit with the owner's assent, who pays rent to the owner of the Unit in return for the right to occupy the

		dwelling unit.
27.	Tenement:	A low-rent dwelling unit, located in a slum of informal settlement, often ageing and in Substandard condition poorly maintained and overcrowded; it is commonly referred to as "Muzigo".
28.	Tenure:	The right, terms or mode of holding or occupying property, whether owner-occupied, rental or co-ownership.
29.	Toilet:	An installation for the disposal of human excreta
30.	Upgrading need	It refers to improving the quality of the existing stock in the rural and urban areas. New construction is to meet housing loss, homelessness, new households formed, reduction in household size and population increase.
31.	Urban Area	This refers to a gazetted city, municipality or town council
32.	Urbanization	Urbanization is defined as the increase in the proportion of the population living in urban areas while an urban area is characterized by higher population density and vast human features in comparison to areas surrounding it.
33.	Ventilated Improved Latrine:	A latrine with a pipe inserted to get rid of foul smells and flies.
LAND CONCEPTS AND DEFINITIONS		
No.	Term(s)	Definition
1.	Bonafide occupant	This is person who before coming into the force of the constitution had occupied and utilized or developed any land unchallenged by the registered owner for 12 years or had been settled on land by the government.
2.	Cadastral sheets	A sheet that contains collected values of bearings (Coordinates) and distances of the corner mark-stones of a piece of land.
3.	Caveat	This is an instruction by the title holder to the land registration office not performs any transaction on the given title unless otherwise instructed.
4.	Customary land	Ownership of land according to customs and norms of a specific area and applicable to a specific description of land
5.	Deed plans	A deep plan is a sketch showing the exact location, shape and measurement of a plot or parcel of land.
6.	Freehold	System of owning land in perpetuity and is subject to conditions, restrictions and limitations.
7.	Geodetic control	These are control points frame work used to support mapping

	Points	and surveying activities in any country.
8.	Government land	It is land vested in or acquired by governments in accordance with the 1995 constitution or acquired by government abroad. Government land includes all land lawfully held, occupied and or used by governments and its agencies for purposes of carrying out the core function of government.
9.	Land Registration	It is the process of identifying, adjudicating and registering land and subsequently registering transactions on that land.
10.	Land title	This is a document in certificate form issued by the Office of Titles which is a proof of ownership for particular parcel of land by the person(s) registered as the owner.
11.	Land transaction	This refers to any dealing in land for example transfer, mortgage.
12.	Lawful occupant	This means a person occupying land by virtue of the repealed Busuulu and Envujjo law of 1928, Toro landlord and tenant law of 1937, and Ankole landlord and tenant law of 1937, or a person who entered the land with the consent of the registered owner and includes a purchaser or a person who had occupied land as a customary tenant but whose tenancy was not disclosed to the registered owner at the time of acquiring the leasehold certificate of titles.
13.	Leasehold land	This refers to the holding of land under the contract for a specific period of time and usually for a consideration which can be a premium or a yearly rent to be paid by the lessee.
14.	Mailo land Tenure	Holding of registered land in perpetuity and it has its roots in the Buganda agreement of 1900.
15.	Mortgages	A debt instrument that is secured by the collateral of specified real estate property that the borrower is obliged to pay back with a predetermined set of payments.
16.	Mutations of land	Means substitution of the name of a person by the name of another in relation to property in the record showing right or title to the property.
17.	Private land	Land owned privately by an individual or a private company.
18.	Special Certificate	A special certificate of title is issued at the request of the owner of land if his /her copy is lost or destroyed.
19.	Topographic maps:	A topographic map is a type of map characterized by large-scale detail and quantitative representation of relief, usually using

		<p>contour lines in modern mapping, but historically using a variety of methods. Traditional definitions require a topographic map to show both natural and man-made features.</p> <p>A topographic map is a detailed and accurate graphic representation of cultural and natural features on the ground.</p>
20.	Vesting Order	An order of court or an administrative agency or public offer passing the legal title in lieu of legal conveyance (lieu is a legal claim against an asset which is used to secure a loan and which must be paid when property is sold)
PHYSICAL PLANNING CONCEPTS AND DEFINITIONS		
No.	Term(s)	Definition
1.	Detailed plan	A detailed plan is a more extensive plan than the structure plan showing the plot sizes and number and is more detailed in terms of coverage
2.	Gazetted	Means published in the official gazette by either a statutory instrument or a legal notice issued by the responsible Minister.
3.	Physical Development Plan	A Physical development plan means a plan for an area or part of an area of a city, municipal, town or urban council and includes a plan with reference to any trading centre, marketing centre or rural area, it's the basis on which the above entities should base their development control decisions upon especially in regard to ensure sustainable land management, planned urban and rural development and decent housing for all.
4.	Structure plan:	<p>This is a framework that can be used to guide the development or redevelopment of a particular area</p> <p>This is an area with an increased density of human-created structures in comparison to the areas surrounding it.</p>
5.	Urban area:	This is an area with an increased density of human –created structures in comparison to the areas surrounding it.

Appendix C: Availability of Physical Development Plans in Uganda's Urban Councils

S/N	DISTRICTS	URBAN COUNCILS	STRUCTURE PLAN AVAILABILITY AND VALIDITY	DETAILED PLAN AVAILABILITY AND VALIDITY
1.	Abim	Abim	Available (2008-2018)	Available (2008-13) Expired
2.	Adjumani	Adjumani	Available (2007-2017)	Available (2008-2013) Expired
3.	Agago	Patongo Kalongo Agago	Available (2012-2022) Available (2007-2037) Not Available	Available (2012-2022) Available (2007-2037) Not Available
4.	Alebtong	Alebtong	Available (2011-2021) (NA)	Available (2011-2021) (NA)
5.	Amolatar	Amolatar Namasale	Available (2009-2019) Available (2011-2023)	Available (2009-2014) Expired Available (2013-2023)
6.	Amudat	Amudat	Not Available	Not Available
7.	Amuria	Amuria	Available (2008-2018)	Available (2008-2013) Expired
8.	Amuru	Amuru	Available (2008-2018)	Available (2008-2013) Expired
9.	Apac	Apac Aduku	Not Available Available (2013-2023)	Not Available Available (2013-2018)
10	Arua	Arua Municipality	Not Available	Not Available
11	Budaka	Budaka	Available (2002-2012) Expired	Available (2002-2007) Expired
12	Bududa	Bududa	Available (2008-2018)	Available (2008-2013) Expired
13	Bugiri	Bugiri	Available (2008-2018)	Available (2008-2013) Expired
14	Buhweju	Nsiika	Not Available	Not Available
15	Buikwe	Lugazi Njeru	Available (2009-2019) Available (2009-2019)	Available (2009-2014) Expired Available (2009-2014) Expired

S/N	DISTRICTS	URBAN COUNCILS	STRUCTURE PLAN AVAILABILITY AND VALIDITY	DETAILED PLAN AVAILABILITY AND VALIDITY
		Nkokonjeru	Available (2009-2019)	Available (2009-2014) Expired
		Bukiwe	Not Available	Not Available
16	Bukedea	Bukedea	Available (2008-2018)	Available (2008-2018)
17	Bukomansimbi	Bukomansimbi	Not Available	Not Available
18	Bukwo	Bunyiny	Available (2011-2021)	Available (2011-2021)
19	Bulambuli	Bulambuli	Available (2010-2020) N/A	Available (2010-2015) N/A
		Bulegeni	Available (2010-2020) N/A	Available (2010-2015) N/A
20	Bulisa	Bulisa	Available (2008-2018)	Available (2011-2016) Under Review
21	Bundibugyo	Bundibugyo	Available (2002-2012) Expired	Available (2002-2007) Expired
		Nyahuka	Not Available	Not Available
22	Bushenyi	Bushenyi – Ishaka Municipality	Available (Covers old Town)	Available (Covers old Town)
23	Busia	Busia Municipality	Available (Covers old Town)	Available (Covers old Town)
24	Butaleja	Busolwe	Available (2008-2018)	Available (2008-2013) Expired
		Butaleja	Available (2008-2018)	Available (2008-2013) Expired
25	Butambala	Butambala	Not Available	Not Available
26	Buvuma	Buvuma	Not Available	Not Available
27	Buyende	Buyende	Available (2011-2021) N/A	Available (2011-2016) N/A
28	Dokolo	Dokolo	Available (2007-2017)	Available (2007-2013) Expired
29	Gomba	Kanoni	Available (2012-2022) N/A	Available (2012-2017)
30	Gulu	Gulu Municipality	Available (2015 -2035)	Available (2015-2035)
31	Hoima	Hoima Municipality	Available (Covers old Town)	Available (Covers old Town)

S/N	DISTRICTS	URBAN COUNCILS	STRUCTURE PLAN AVAILABILITY AND VALIDITY	DETAILED PLAN AVAILABILITY AND VALIDITY
		Kigorobyia	Available (2008-2018)	Available (2008-2013) Expired
32	Ibanda	Ibanda Ishongoro Rushango Igorora	Available (2010-2020) Available (2011-2021) N/A Not Available Not Available	Available (2002-2007) (Expired) Not Available Not Available Not Available
33	Iganga	Iganga Municipality Busembatya	Available (Covers old Town) Available (2008-2018)	Available (Covers old Town) Available (2008-2013) Expired
34	Isingiro	Isingiro Kaberebere Kabuyanda	Not Available Available (2012-2022) Not Available	Not Available Available (2012-2017) Not Available
35	Jinja	Jinja Municipality Bugembe Buwenge Kakira	Available (2009-2019) Available (2013-2023) Not Available Not Available	Available (for all divisions) 2014 Available (2013-2018) Not Available Not Available
36	Kaabong	Kaabong	Available (2007-2017)	Available (2008-2013) Expired
37	Kabale	Kabale Municipality Hamurwa Muhanga Katuna	Available (2008-2018) Available (2012-2022) Available (2012-2022) Not Available	Available (2008-2013) Expired Available (2012-2017) Available (2012-2022) Not Available
38	Kabarole	Fort Portal Municipality Kibiito	Available (2008-2018) Not Available	Available (2008-2013) Expired Not Available

S/N	DISTRICTS	URBAN COUNCILS	STRUCTURE PLAN AVAILABILITY AND VALIDITY	DETAILED PLAN AVAILABILITY AND VALIDITY
		Rwimi Kyaitamba Rubona	Not Available Not Available Not Available	Not Available Not Available Not Available
39	Kaberamaido	Kaberaimaido	Available (2008-2018)	Available (2008-2013) Expired
40	Kalangala	Kalangala	Available (2008-2018)	Available (2008-2013) Expired
41	Kaliro	Kaliro	Available (2008-2018)	Available (2008-2018)
42	Kalungu	Lukaya Kalungu	Available (2005-2015) Available	Available (2005-2010) Expired Available
43	Kampala	Kawempe Municipality Rubaga Municipality Nakawa Municipality Makindye Municipality Central Municipality	Available (1994-2004) Under review Available (1994-2004) Under review Available (1994-2004) Under review Available (1994-2004) Under review Available (1994-2004) Under review	Available Under review Available Under review Available Under review Available Under review Available Under review
44	Kamuli	Kamuli	Available (2009-2019)	Available (2009-2014) Expired
45	Kamwenge	Kamwenge	Available (2003-2013) Expired	Available (Expired)
46	Kanungu	Kanungu Kihihi Butogota Kambuga	Available (2008-2018) Available (2008-2018) Not Available Not Available	Available (2008-2018) Available (2008-2018) Not Available Not Available
47	Kapchorwa	Kapchorwa	Available (2008-2018)	Available (2008-2018)
48	Kasese	Kasese Municipality	Available (Covers old Town)	Available (Covers old Town)

S/N	DISTRICTS	URBAN COUNCILS	STRUCTURE PLAN AVAILABILITY AND VALIDITY	DETAILED PLAN AVAILABILITY AND VALIDITY
		Hima Lake Katwe-Kabatoro Mpondwe – Lhubiriha	Available (2008-2018) Available (2009-2019) Available (2013-2023)	Available (2008-2018) Available (2009-2014) Expired Available (2013- 2018)
49	Katakwi	Katakwi	Available (2009-2019)	Available (2009-2014) Expired
50	Kayunga	Kayunga	Available (2009-2019)	Available (2009-2014) Expired
51	Kibaale	Kagadi Kibaale	Available (2008-2018) Available	Available (2008-2013) Expired Available
52	Kiboga	Bukomelo Kiboga Ntwentwe	Available Available (2008-2018) Not Available	Available Available (2008-2013) Expired Not Available
53	Kibuku	Kibuku	Available (2011-2021)	Available (2011-2021)
54	Kiruhura	Kiruhura Sanga Kazo	Available (2008-2018) Not Available Not Available	Available (2011-2016) Not Available Not Available
55	Kiryandongo	Kiryandongo Bweyale Kigumba	Available(on display) Available (2011-2021) N/A Available(2013-2023)	Not Available(on display) Available (2011-2016) N/A Available(2013- 2018)
56	Kisoro	Kisoro	Available (2008-2018)	Available (2008-2013) Expired
57	Kitgum	Kitgum	Available (2007-2037)	Available(2007-2037)
58	Koboko	Koboko	Available (2008-2018)	Available (2008-2013) Expired
59	Kole	Kole	Available (2011-2021) N/A	Not Available N/A

S/N	DISTRICTS	URBAN COUNCILS	STRUCTURE PLAN AVAILABILITY AND VALIDITY	DETAILED PLAN AVAILABILITY AND VALIDITY
60	Kotido	Kotido	Available (2008-2018)	Not Available (2008-2013) Expired
61	Kumi	Kumi	Available (2008-2018)	Available (2008-2013) Expired
62	Kween	Binyiny	Available (2011-2021)	Available (2011-2016)
63	Kyankwanzi	Kyankwanzi	Not Available	Not Available
64	Kyegegwa	Kyegegwa	Not Available	Not Available
65	Kyenjojo	Kyenjojo Katooke Kyarusozi Butunduzi 100	Available (2009-2019) Available (2012-2022) Differed Not Available Available (2012-2022) Differed	Available (2009-2014) Expired Not Available Available (2007-2012) Not Available
66	Lamwo	Lamwo	Available (2010-2020)	Available (2010-2015)
67	Lira	Lira Municipality	Available	Available
68	Luuka	Luuka	Available (2011-2021) N/A	Available (2011-2016) N/A
69	Luwero ,	Bombo Luwero Wobulenzi	Available Available (2009-2019) Available	Available N/A Available (2009-2014) Expired Available
70	Lwengo	Kyazanga Lwengo	Available (2010-2020) Available (2011-2021) N/A	Not Available (2010-2015) Available (2011-2016) N/A
71	Lyantonde	Lyantonde	Available (2008-2018)	Available (2008-2013) Expired
72	Manafwa	Lwakhaka Manafwa	Not Available Available	Not Available Available
73	Maracha	Maracha	Available(2011-2021) N/A	Available (2011-2016)

S/N	DISTRICTS	URBAN COUNCILS	STRUCTURE PLAN AVAILABILITY AND VALIDITY	DETAILED PLAN AVAILABILITY AND VALIDITY
74	Masaka	Masaka Municipality	Available Display	Available Display
75	Masindi	Masindi Municipality	Available (2008-2018) (Covers old Town)	Available (Covers old Town)
76	Mayuge	Mayuge	Available (2009-2019)	Available (2009-2014)
77	Mbale	Mbale Municipality Nakaloke	Available (2008-2018) Available (2012-2022) Display	Available (2008-2013) Available (2012-2022) Display
78	Mbarara	Mbarara Municipality	Available (2008-2018)	Available (2008-2018)
79	Mitooma	Kashenshero Mitooma	Not Available Not Available	Not Available Not Available
80	Mityana	Mityana	Available	Available Renewed
81	Moroto	Moroto Municipality	Available (2008-2018)	Available (2008-2013) Expired
82	Moyo	Moyo	Available (2008-2018)	Available (2008-2013) Review
83	Mpigi	Mpigi	Available (2010-2020) N/A	Available (2012-2017) N/A
84	Mubende	Mubende	Available N/A	Available N/A
85	Mukono	Mukono Municipality	Available (2010-2020) old town	Available (2010-2015)
86	Nakapiripirit	Nakapiripirit	Available (2007-2017)	Available (2007-2012)
87	Nakaseke	Nakaseke Semuto Ngoma Kiwoko Butalangu	Available (2010-2020) Available (2010-2020) Available (2011-2021) Available (2011-2021) Available (2007-2017) N/A	Available (2010-2015) Available (2010-2015) Available (2011-2016) Available (2011-2016) Not Available
88	Nakasongola	Nakasongola	Available (2005-2015)	Available (2009-2014) Expired

S/N	DISTRICTS	URBAN COUNCILS	STRUCTURE PLAN AVAILABILITY AND VALIDITY	DETAILED PLAN AVAILABILITY AND VALIDITY
		Migyera	Available (2012-2022) N/A	Not Available
89	Namayingo	Namayingo	Available (2011-2021) N/A	Not Available
90	Namutumba	Namutumba	Available (2008-2018)	Available (2008-2013) Expired
91	Napak	Lorengecora	Not Available	Not Available
92	Nebbi	Nebbi Pakwach	Available (2007-2017) Available (2013-2023) N/A	Available(2007-2012) Available (2013-2028) N/A
93	Ngora	Ngora	Not Available	Not Available
94	Ntoroko	Kibuuku Rwebisengo Karugutu Kanara	Available (2011-2021) N/A Available (2012-2022) N/A Available (2012-2022) Available (2012-2022) N/A	Available (2011-2016) N/A Available (2012-2017) N/A Available (2012-2017) Available (2012-2017) N/A
95	Ntungamo	Ntungamo Municipality Rwashameire Rubare	Available (Covers old Town) Not Available Available (2014-2024)	Available (Covers old Town) Not Available Available (2014-2029)
96	Nwoya	Anaka	Available (2012-2022)	Available(2012-2017)
97	Otuke	Otuke	Available (2013-2023)	Available (2013-2018)
98	Oyam	Oyam	Available (2007-2017)	Available (2007-2012) Expired
99	Pader	Kalongo Pader	Available(2007-2037) Available (2007-2037)	Available(2007-2037) Available (2007-2037)
10	Pallisa	Pallisa	Available	Available
10	Rakai	Kalisizo	Available (2009-2019)	Available (2009-2014) Expired

S/N	DISTRICTS	URBAN COUNCILS	STRUCTURE PLAN AVAILABILITY AND VALIDITY	DETAILED PLAN AVAILABILITY AND VALIDITY
		Kyotera Rakai	Available (2010-2030) Available (2009-2019)	Available(2010-2015) Available (2009-2014) Expired
10	Rubirizi	Katerera Rubirizi	Not Available Not Available	Not Available Not Available
10	Rukungiri	Rukungiri Municipality	Available (2008-2018) (Covers old Town)	Available (all wards)
10	Sembabule	Sembabule Mateete	Available (2009-2019) Not Available	Available (2009-2014) Expired Not Available
10	Serere	Serere Kasilo	Available (2012-2022) Not Available	Available (2012-2022) Not Available
10	Sheema	Kibingo Bugongi Kabwohe- Itendero	Not Available Not Available Available (2008-2018)	Not Available Not Available Available (2011-2016) updated
10	Sironko	Budadiri Sironko	Available (2012-2022) Available (2011-2021)	Available (2012-2022) Available (2011-2016)
10	Soroti	Soroti Municipality	Available (2008-2018)	Available (2008-2013) Expired
10	Tororo	Tororo Municipality Malaba Nagongera	Available (2008-2018) Available (2008-2018) Available (2007-2017)	Available (2008-2013) Expired Available (2008-2013) Expired Available (2007-2012) Expired
11	Wakiso	Entebbe Municipality Kira Nansana	Available (2008-2019) Available (2009-2019) Available (2008-2018)	Available (for all divisions) Not Available Not Available

S/N	DISTRICTS	URBAN COUNCILS	STRUCTURE PLAN AVAILABILITY AND VALIDITY	DETAILED PLAN AVAILABILITY AND VALIDITY
		Wakiso Kakiri Tow Council Masulita Namayumba	Available Available (2008-2018) Not Available Not Available	Available Available Not Available Not Available
11	Yumbe	Yumbe	Available (2007-2017)	Available (2007-2012) Expired
11	Zombo	Paidha Zombo	Not Available Available (2011-2021)	Not Available Available (2011-2016)

Source: Land Use Regulation and Compliance Department

N/A = Means Available pending presentation to the National Physical Planning Board for final approval (i.e. Available but not approved)

Display = Means plan is available but still in draft form and is still on display for comments

Covers old Town = applies for newly created Municipalities who were originally Town Councils, plan that exists covers the old town council boundaries

Under Review = Plan is available and approved but under review to update it

Updated = Plan was reviewed, updated but the updated version is yet to be presented to the National Physical Planning Board for approval.

Appendix D: