

HOUSING INVESTMENT CHRONICLES IN UGANDA

DISCUSSION BRIEF ON POLICY

Globally, housing is recognized as being more than a social good. It is now widely acknowledged that housing is a critical driver of socio-economic development, given the forward and backward linkages that embedded within its critical value chains. For countries such as Uganda, the role of the housing sector within wider national economic plans, can act as a catalyst for driving economic growth and ensuring inclusive and equitable development.

emanating from the colonial period through to post-independence. So far, however, these policies have not operationalized the delivery of affordable, adequate and quality housing for low and middle income households.

This brief summarizes the key emerging issues relating to policy and legislation, including intervention points for the creation of a conducive environment for the accelerated delivery of low and middle income housing.

Uganda has a comprehensive land policy, legal and institutional framework which has evolved over time,

Constitution	The Constitution of Uganda (1995) vests ownership of land in its citizenry, and this is further supported by comprehensive legal and policy frameworks.	
National Government Policies	National Land Policy (2013) National Housing Policy (2016) National Urban Policy (2017)	
Supportive Legislation <i>Flip over to see a timeline of policy development in Uganda</i>	Land Acquisition Act, Cap 226 (1965) The Land Act, Cap 227 (2000) Land Amendment Act (2004) The Slum Upgrading Strategy (2008) The Mortgage Act (2009)	Physical Planning Act (2010) The Condominium Property Act (2012) The Building Control Act (2013) The Landlord – Tenant Bill (2018) The Real Estate Bill

KEY ISSUES AND RECOMMENDATIONS ON POLICY

1. There is need to identify, critically evaluate, and harmonise all existing land and housing policies, finance mechanisms (both formal and informal) and institutional frameworks for integrated housing delivery.
2. Revamp, recapitalise, and refocus the National Housing and Construction Corporation's (NHCC) current business model with a mixed approach whereby high income housing can be used to leverage finance for quality and affordable low cost housing.
3. Encourage intra-sectoral partnerships e.g. between financial institutions and state actors such as NHCC and the National Social Security Fund (NSSF) to encourage down-market expansion.
4. Translate land-related policy, legislation and procedures on land access and control into local languages to better inform and increase awareness amongst local communities.
5. Address bureaucracies within the formal land delivery processes, to smooth land registration, exchange, transfer and acquisition.
6. Streamline local government processes to ensure that approval of building plans is relatively unencumbered and that low and middle income households can easily acquire relevant permissions to undertake their housing investments.

PRE-INDEPENDENCE PERIOD

Colonial housing policies mostly catered for the needs of the European population.

After WWII urban housing was provided for African workers under the East African Royal Commission (1953-1955).

POST-INDEPENDENCE PERIOD 1960-1980

The National Housing and Construction Corporation (NHCC) was established to provide housing for low income households, but hampered by limited resources.

In the 1970s, housing production was affected by socioeconomic and political shifts in the 1970s. In the 1980s, ongoing urban housing programs were undertaken, but some were abandoned before completion e.g. housing schemes in Kampala, Kasese, Entebbe, Jinja and Namuwongo.

1990S ONWARDS – COMPREHENSIVE POLICIES

This period witnessed a renewed focus on national policy, starting with the National Shelter and Housing Strategy (1992).

In the following decades, a wide range of policies, legislation and institutional frameworks were developed to tackle the housing challenge.

While Uganda has many supportive policies and legislation for affordable housing, there is still need for some revision, as well as for integration and streamlining of implementing institutions and systems for effective delivery.

TIMELINE OF KEY POLICIES AND EVENTS IN UGANDA

