FOREWORD

This Slum Settlement Profile comes at an opportune time – a time when the city of Kampala is experiencing unprecedented growth in the history of Uganda. This growth and expansion is visible through the mushrooming of informal settlements across the different divisions of Kampala, especially in the low-lying areas of the city.

This expansion has definitely exerted enormous pressure on land, with the poor occupying open spaces and the rich pushing the poor out of settlements for commercial and more formalised developments. The urban infrastructure (services and utilities) has not been spared as many residents demand for better quality water, sewer/sanitation facilities, electricity, roads, security, and proper solid waste management systems.

While the city still grapples with serving the existing communities, there are thousands that are flocking to the city in search of employment opportunities and better services. The invisible challenge for both the city and the communities has been lack of data/information concerning the informal settlements, leading to a very wide gap between the plans and the priorities for the slum residents.

The variables looked at in this Slum Profile include, among other factors, Security of Tenure, Housing, Water and Sanitation, Economic Activities, Accessibility, Drainage, and Solid Waste Management. Perhaps, the most outstanding and profound aspect is that this Slum Profile is not a collection of information from lawyers, teachers, doctors, or academicians, but rather ideas from the real slum dwellers who interface with the day-to-day challenges of slum life.
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PROFILE METHODOLOGY

The information was collected through Focus Group Discussions, informal meetings and discussion as well as field observations.

Below is an outline of the General Steps Used in the Data Collection exercise

1. Meeting with the settlement leaders:
   - To introduce the activity of Slum Settlement Profiling and the motives of carrying it out
   - To identify and document the community challenges and opportunities from the leaders’ point of view and general understanding of life in the settlement
   - To get an understanding the leadership structures and stakeholder mapping of the settlement
   - Identifying a team to work with the federation (and or network or settlement saving group); comprising community members & representatives of the leadership of the settlement

2. Training:

   The settlement team (constituted above) is trained in the different methodologies of data collection

   The team is oriented on how to approach respondents and ask questions. The expectations for each question in the questionnaire are explained to the members.

   This training is done primarily by their peers from other settlements especially those who have prior engaged in a similar exercise.

3. Data Collection:

   The profiling team members engage the leaders of the settlement as well as residents in a process of identifying the boundaries of their settlement – showing key roads, service points and landmarks among other things

   The team carries out Transect Walks around the settlement while observing and taking note of the situation

   Aided by the questionnaire (see Appendix for a sample), the profiling team conduct a Focus Group Discussion aimed at collecting those aspects about the slum. While one member of the team engages the group in a discussion, the others are recording.
For more specific information, **Key Informant Interviews** with selected respondents are organized.

All the aforementioned steps are guided by the insights and thoughts of the residents of a settlement. The purpose of this is that the body of information generated in the process shall be an accurate representation of the realities there; and in turn inform strategies to address challenges that exist therein.

4. Feedback and Sharing
A feedback session is organized in the settlement and the facts about the current situation of the settlement collected are shared with all stakeholders of the settlement. From this feedback session, discussions are held to forge a way forward on how to address the settlements’ most pressing needs.

*Important to note that the Population figures in this report are estimates given by the local leaders of the settlement based on service provision exercises that involved counting number of households in their settlements for instance; distribution of mosquito nets, vaccination among others.*
A. LOCATION AND HISTORY

Located in the western part of Kampala, Rubaga division is one of the five Divisions that make up Kampala City. Administratively, the division is made of 13 parishes – in which there are an equal number of informal settlements.

The informal settlements in this part of Kampala are; Busega, Kasubi, Kawaala, Kizito Block Najja II, Kosovo (Bukooza), Lungujja-Kintunzi, Mutundwe-Wabiyinja, Najjanankumbi, Namirembe Bakuli, Namungoona, Nankulabye, Nateete, Ndeeba and Wankulukuku.

The earliest settlement is said to have been established as early as 1800 while the most recent settlements were established in 1989.
B. LAND

The geographical extent of Rubaga division occupies a total of 9,110 acres of land. Of this, the slum settlements occupy only 1,981 acres which accounts for 22% of the whole division.

In Uganda, land is held under four forms of tenure namely; Mailo, Customary, Freehold and Leasehold tenure systems.

In Rubaga’s informal settlements, close to 50% of the land is owned by Buganda Kingdom while the rest is distributed among private individuals (40%), the Church and the Division (Municipal Authority).

There are eight informal settlements in Rubaga Division namely; Busega, Kasubi, Kosovo-Bukooza, Mutundwe-Wabiyinja, Namirembe Bakuli, Namungoona, Nateete and Ndeeba where the residents are under a threat of eviction.
C. POPULATION

There are approximately **414,750** people in the informal settlements of Rubaga division. The table below illustrates the different demographic aspects like; the number of households, household size and total population per settlement in Rubaga. The average household size is 5 people with some areas having the size go as high as 7 people (in Namungoona and Kizito Block Najjanankumbi II) and others as low as 4 people (Lungujja-Kitunzi, Mutundwe and Wankulukuku).

The settlement of; Kasubi, Kawaala, Natete, Nankulabye and Ndeeba have 40,000 or more people residing there while Kizito Block Najja II has the lowest population.

<table>
<thead>
<tr>
<th>SETTLEMENT NAME</th>
<th>Households</th>
<th>Household Size</th>
<th>Total Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUSEGA</td>
<td>6,000</td>
<td>6</td>
<td>36,000</td>
</tr>
<tr>
<td>KASUBI</td>
<td>10,000</td>
<td>5</td>
<td>50,000</td>
</tr>
<tr>
<td>KAWAALA</td>
<td>7,000</td>
<td>6</td>
<td>42,000</td>
</tr>
<tr>
<td>KIZITO BLOCK NAJJA II</td>
<td>250</td>
<td>7</td>
<td>1,750</td>
</tr>
<tr>
<td>KOSOVO (BUKOOZA)</td>
<td>3,000</td>
<td>5</td>
<td>15,000</td>
</tr>
<tr>
<td>LUNGUJJA-KINTUNZI</td>
<td>6,000</td>
<td>4</td>
<td>24,000</td>
</tr>
<tr>
<td>MUTUNDWE-WABYINJA</td>
<td>2,500</td>
<td>4</td>
<td>10,000</td>
</tr>
<tr>
<td>NAJJANANKUMBI</td>
<td>2,500</td>
<td>6</td>
<td>15,000</td>
</tr>
<tr>
<td>NAMIREMBE BAKULI</td>
<td>4,000</td>
<td>6</td>
<td>24,000</td>
</tr>
<tr>
<td>NAMUNGOONA</td>
<td>8,000</td>
<td>7</td>
<td>56,000</td>
</tr>
<tr>
<td>NANKULABYE</td>
<td>8,000</td>
<td>5</td>
<td>40,000</td>
</tr>
<tr>
<td>NATEETE</td>
<td>9,000</td>
<td>5</td>
<td>45,000</td>
</tr>
<tr>
<td>NDEEBA</td>
<td>8,000</td>
<td>5</td>
<td>40,000</td>
</tr>
<tr>
<td>WANKULUKUKU</td>
<td>4,000</td>
<td>4</td>
<td>16,000</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>78,250</strong></td>
<td></td>
<td><strong>414,750</strong></td>
</tr>
</tbody>
</table>
D. HOUSING

Access to housing/shelter is a basic human right. Even though the government has an obligation to house its citizens, this has not been the case and as a result, there has been a local intervention. Residents, in their means, have been able to provide for the housing need.

The most common type of house for the people living in the slum areas of Rubaga division is the tenement (locally known as mizigo). This is a multi-unit structure with three or more housing units that are either one- or two-roomed. The existence of tenements, which are usually crowded together, is a sign of both high population and housing density where a large number of people live on a small piece of land.

Housing structures everywhere serve a wide range of purposes and meet a variety of ends, and are therefore used for different uses. The most common ones in the case of the slums in Rubaga are; Residential use, Commercial (Business) use, Mixed use and other uses. Housing structures that are used only as abodes are categorised as residential, while those where people reside as well conduct business are referred to as mixed use. There are also those whose sole use is commercial (business) use, for example supermarkets, shops, and kiosks.

In addition, schools, clinics, health centres, and water kiosks, among others, are categorised as others.

In total, the informal settlements in Rubaga contain approximately 76,870 housing structures. From the graph, it is evident that majority (63%) of the structures serve purely residential purposes.
E. SERVICES AND INFRASTRUCTURE

To sustain life in any settlement, there are certain services and basic infrastructure needs that must be in place; these include among other things; Water, Sanitation facilities, Solid Waste Management (Garbage collection), Electricity, Transportation, Education and Health services.

1. Water

That water is life is an indisputable reality, even in the slum areas of Rubaga. Water is used domestically for cooking and washing, but it also serves industrial purposes where it is a key raw material in the small scale business that are undertaken by the slum dwellers.

The major sources of water for the residents of the slums in Rubaga are the water taps (or stand pipes) – which are either Individual taps or Community taps. The former are those owned and used by a single household while the latter maybe owned by an individual but are used by the wider community. There's a fee attached to water collected from the taps. A 20 litre jerrican of water costs between UGX 100 and UGX 200, and on average, a household spends UGX 40,000 monthly on water.

There are also other water sources include; wells and springs with each settlement having at least one. Because they are a free source, wells and springs are most frequently used by the poorest of the poor, and in times of water shortage.

[Insert photo of water collection point]

It should be noted water from all of the aforementioned water sources is not safe in that it has to be boiled prior to consumption.
2. Sanitation

Sanitation facilities are indispensable in any settlement, and as such are one of the basic services to which each settlement must have access. Inadequate sanitation facilities expose the residents to the risk of deadly diseases like; Cholera, Dysentery, and Typhoid, among others.

The sanitation facilities available in all the settlements in Rubaga division can be categorised as: Individual Toilets, Shared Toilets, Communal Toilets and Public Toilets. The categorisation is based on access and ownership.

Individual Toilets are those which are owned and accessible by individual households; Shared Toilets, on the other hand, are those which are accessible by households living in houses built by a single individual. In most cases, the number of seats on such toilets depends on the number of households. Communal Toilets are those put up and managed by members of a given community to address the sanitation needs, and are accessible by all members of the public at a fee per visit. However, the residents, in some cases, pay a standard fee monthly. Public Toilets are built and managed by the local authority (Rubaga urban council or Kampala Capital City Authority). The table below shows the total number of toilet facilities in the slums of Rubaga division - all these are pit latrines.

<table>
<thead>
<tr>
<th>Type of Toilet</th>
<th>Individual Toilets</th>
<th>Shared Toilets</th>
<th>Communal Toilets</th>
<th>Public Toilets</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total No.</td>
<td>21</td>
<td>30</td>
<td>21</td>
<td>14</td>
<td>86</td>
</tr>
</tbody>
</table>

In 8 settlements, there are pay-per use toilets where residents pay between UGX 150 and UGX 300. Of all the slum settlements in Rubaga, only one has a connection to the main sewer line; the rest use pit latrines.

Residents of the informal settlements of Rubaga division reported that there are also unconventional and unhealthy sanitation practices such as; open defecation (30%) and the bucket system (often referred to as the flying toilet) - 20.6%. These have come about as a result of an acute lack of adequate sanitation facilities.

3. Garbage Collection

Even though Garbage collection is a core service that should be functioning well at settlement level, it has turned out to be a major challenge which residents, city authorities, and leaders are all grappling. A number of factors combine to make the already bad situation worse.

Firstly, in the informal settlements of Rubaga division, there are no designated communal garbage collection points, and this is compounded by the fact that land owners have been unwilling to give away a portion of their land for this purpose, citing poor maintenance of the sites.
The collection point for most of the garbage generated from the settlements is the individual household bin. In most settlements, KCCA has done a commendable job in ensuring that the garbage generated at household level is collected at least weekly. However, a lot more needs to be done by the residents together with the city authorities and the local leaders because garbage that has been dumped is still a sore sight in many of the slums in Rubaga and Kampala in general.

Much as garbage collection is a service provided by the city authority, residents from 2 settlements reported paying an amount of UGX 500.

4. Electricity

Electricity is one of the key services that are vital for the proper and effective functioning of any settlement. All of the informal settlements in Rubaga have access to electricity, however not all households have direct access. The households do not have electricity because they find the tariffs too high for them to afford while others have alternative sources of energy.

On average, each household spends approximately UGX 38,500 monthly on electricity – a tariff residents decried as being high for them. As a result, some families in the slums have resorted to illegal connections.

Electricity also serves community functions like street lighting to enable movement at night and for security purposes. Of the 14 informal settlements in Rubaga, only 3 are serviced with street lights.

Electricity is essential because it is used for lighting and running domestic appliances like television sets. The business enterprises in the settlements also use electricity for; refrigerating drinks for sale, running salon equipment, dry cleaners, among others. Outage of electricity therefore greatly cripples activity in the area.

5. Transportation

Due to the fact that Rubaga division is mostly residential, most of the commercial functions and other works are performed out of the division. This necessitates commuting to the city centre.

In Rubaga, most residents commute to the city centre by way of taxis (Omnibus, motorcycles (bodaboda) and bicycles. On average, the cost of Taxi, Motorcycle and Bicycle to the city centre from Rubaga is UGX 2000, UGX 3000 and UGX 1500 respectively.

6. Education

Like most Ugandans, residents of Rubaga have access to education facilities through government programmes such as UPE and USE, aimed at providing primary and secondary school education, respectively, for all.
As a result, Nursery (pre-school), Primary and Secondary schools can all be accessed from within the settlement. However, most of these facilities are owned and run by private individuals, with the Government providing the supervisory role through the Ministry of Education and Sports.

The outstanding challenge identified by the residents with respect to education in the slums is that it is expensive, as a majority of the schools are privately owned and not subsidised by the aforementioned government programmes.

7. Health Care

All of the informal settlements in Rubaga have access to a variety of health services and facilities, where residents can receive medical attention. Most of these are located within the settlements, and in only one settlement is the health centre located outside.

The facilities include general health clinics, drug shops, pharmacies, and maternity nursing homes, to mention but a few. All medical care is free in the government health facilities; however individuals have to pay if they opt to use the private health facilities. 6 out of the 14 settlements contain an AIDS clinic; and only 4 out of the 14 contain a hospital.

The common diseases affecting the settlements in Rubaga are Malaria, Diarrhoea, Cough, Flu, HIV/AIDS and other STDs. The table below shows the most common diseases affecting the slum dwellers in Rubaga Division.

<table>
<thead>
<tr>
<th>SETTLEMENT NAME</th>
<th>Common disease 1</th>
<th>Common disease 2</th>
<th>Common disease 3</th>
<th>Common disease 4</th>
</tr>
</thead>
<tbody>
<tr>
<td>BUSEGA</td>
<td>Malaria</td>
<td>Diarrhoea</td>
<td>TB</td>
<td>Cough</td>
</tr>
<tr>
<td>KASUBI</td>
<td>Syphilis</td>
<td>Malaria</td>
<td>Cough</td>
<td>Diarrhoea</td>
</tr>
<tr>
<td>KAWAALA</td>
<td>Malaria</td>
<td>Cough</td>
<td>Flu</td>
<td>Gonorrhoea</td>
</tr>
<tr>
<td>KIZITO BLOCK NAJJA II</td>
<td>Malaria</td>
<td>Diarrhoea</td>
<td>Cough</td>
<td>HIV/AIDS</td>
</tr>
<tr>
<td>KOSOVO (BUKOOZA)</td>
<td>Malaria</td>
<td>HIV/AIDS</td>
<td>Tuberculosis</td>
<td>Measles</td>
</tr>
<tr>
<td>LUNGUJJA-KINTUNZI</td>
<td>Allergies</td>
<td>Teeth Problems</td>
<td>Cough</td>
<td>Flu</td>
</tr>
<tr>
<td>MUTUNDWE-WABIYINJA</td>
<td>Malaria</td>
<td>Cough</td>
<td>Diarrhoea</td>
<td>Measles</td>
</tr>
<tr>
<td>NAJJANANKUMBI</td>
<td>HIV/AIDS</td>
<td>Cough</td>
<td>Malaria</td>
<td>Diarrhoea</td>
</tr>
<tr>
<td>NAMIREMBE BAKULI</td>
<td>Malaria</td>
<td>HIV/AIDS</td>
<td>Diarrhoea</td>
<td>Diabetes</td>
</tr>
<tr>
<td>NAMUNGOONA</td>
<td>Malaria</td>
<td>HIV/AIDS</td>
<td>Cough</td>
<td>Flu</td>
</tr>
<tr>
<td>NANKULABYE</td>
<td>Malaria</td>
<td>AIDS</td>
<td>Cough</td>
<td>Flu</td>
</tr>
<tr>
<td>NATEETE</td>
<td>Malaria</td>
<td>Diarrhoea</td>
<td>Cough</td>
<td>Measles</td>
</tr>
<tr>
<td>NDEEBA</td>
<td>HIV/AIDS</td>
<td>Malaria</td>
<td>STDs</td>
<td>Typhoid</td>
</tr>
<tr>
<td>WANKULUKUKU</td>
<td>Malaria</td>
<td>Diarrhoea</td>
<td>Cough</td>
<td>HIV/AIDS</td>
</tr>
</tbody>
</table>
F. LIVELIHOODS, EMPLOYMENT AND ECONOMIC ACTIVITY

Understanding the livelihood situation and the employment opportunities available in a given settlement is very important. This gives one an idea about the affordability levels for various goods and services, as well as appropriate interventions that can work to improve lives in general.

One of the main reasons why people migrate to cities is the pursuit for better opportunities to earn a living by participating in the different activities that take place there among which is trade. It is therefore, very imperative to have a closer look at the employment opportunities and those activities that support and maintain livelihoods in the informal settlements. These include; General shops (Groceries), Food shops (restaurants), Auto repairs (garages), and Furniture shops.

The table below is an illustration of the types of shops and their quantity in the informal settlements of Rubaga.

<table>
<thead>
<tr>
<th>Type of Shop</th>
<th>General Shops (Groceries)</th>
<th>Food (Restaurants)</th>
<th>Clothing</th>
<th>Auto Repair (Garages)</th>
<th>Furniture</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Shops</td>
<td>5,930</td>
<td>2,728</td>
<td>1,475</td>
<td>175</td>
<td>199</td>
</tr>
</tbody>
</table>
RUBAGA: SLUM SETTLEMENT PROFILES

I. BUSEGA

Background

Busega was first inhabited in the 1980s following the increased rural urban migration that was caused mainly by the political conflicts and change of governments. At the time, majority of the first settlers came from Masaka and Mityana and thereafter other people joined them in search for affordable land and housing.

The settlement derives its name from a species of birds locally known as Nsega that used the area as their habitat before human activity thrived. From Nsega, the local residents of the area developed the name Busega.

Land

The slum covers a total area of approximately 103 acres of land. Majority of the land is owned by private owners; while the rest is owned by the Municipality, the Church (or Religious Institutions) and Buganda Kingdom (crown land) as shown in the table below.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private owners</th>
<th>Crown</th>
<th>Church</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>10%</td>
<td>75%</td>
<td>12%</td>
<td>3%</td>
</tr>
</tbody>
</table>
The residents of the slum have experienced threats of eviction. This can be attributed to the fact that the settlement is located in a wetland area.

**Population**

There are 6,000 households in Busega, with an average size of 6. The total population is 36,000.

**Housing**

There are 10,000 housing structures in Busega. The table below shows how housing structures are used in Busega.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Structures</td>
<td>6,000</td>
<td>3,000</td>
<td>300</td>
<td>700</td>
<td>10,000</td>
</tr>
</tbody>
</table>

**Community Development Priorities**

1. Health Centre
2. Water
3. Drainage
4. Toilet
5. Garbage
II. KASUBI
Background
Kasubi was founded in 1856. It is located near Kasubi Tombs. The name comes from a large house in the middle of the tombs roofed with dry grass. In the local language, Luganda, dry grass is known as Obusubi hence the name Kasubi.

Land
Kasubi extends to cover a total area of approximately 208 acres of land. This land is owned entirely by the Buganda Kingdom under the Mailo Tenure system. All residents living on the land therefore, are in effect tenants of the Kingdom; as shown in the table below.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private Owners</th>
<th>Crown</th>
<th>Church</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td></td>
<td></td>
<td>100%</td>
<td></td>
</tr>
</tbody>
</table>

Residents have experienced 1 threat of eviction in the recent past; currently, there’s a high level of eviction threat.

Population
There are 10,000 households in Kasubi, with an average household size of 5. The settlement has a total population of 70,000
Housing

There are 28,200 housing structures in Kasubi. The table below shows how housing structures are used in the settlement.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>20,000</td>
<td>5,000</td>
<td>3,000</td>
<td>200</td>
<td>28,200</td>
</tr>
</tbody>
</table>

Community Development Priorities

1. Water drainage
2. Sanitation and sewage
3. Market redevelopment
4. Health services
5. Enforcement of bylaws
III. KAWAALA

Background

Kawaala was founded in 1800. It is located near Kasubi Tombs. The name comes from a prominent settler in the area.

Land

Kasubi extends to cover a total area of approximately 150 acres of land. All the land this settlement sits on is owned by the Buganda Kingdom under the Mailo Tenure system. Therefore, all residents living on the land are in effect tenants of the Kingdom as shown in the table below.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private owners</th>
<th>Crown</th>
<th>Church</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td></td>
<td></td>
<td></td>
<td>100%</td>
</tr>
</tbody>
</table>

There have been no eviction threats in the settlement.

Population

There are 7,000 households in Kawaala, with an average size of 6. The total population is 42,000.

Housing
There are 5,500 housing structures in Kawaala.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>3,500</td>
<td>1,200</td>
<td>700</td>
<td>100</td>
<td>5,500</td>
</tr>
</tbody>
</table>

Community Development Priorities

1. Sanitation and sewage
2. Drainage
3. Health services
4. Employment opportunities
5. Security
IV. KIZITO BLOCK NAJJA II

Background

Settlement in Kizito Block Najja II started in 1987. It is located on Entebbe Road and some of the outstanding features of the settlement include Madaala Police Station and Join Us House. The name of settlement comes from a resident called Kizito who owned a factory block that was located in the area.

Land

Kizito Block Najja II is comprised of approximately 28.5 acres of land. Majority of this land is owned privately and the rest is Crown land (owned by Buganda Kingdom).

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private</th>
<th>Crown</th>
<th>Church</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>70</td>
<td>30</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

There have been no eviction threats.

Population

There are 250 households in Kizito Block Najja II, with an average size of 7. The total population is 1,750.

Housing
There are 110 housing structures in Kizito Block Najja II. The table below shows housing structures are use in the settlement.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>75%</td>
<td>20</td>
<td>10</td>
<td>5</td>
<td>110</td>
</tr>
</tbody>
</table>

**Community Development Priorities**

1. Sanitation and sewage
2. Water drainage
3. Health services
4. Employment opportunities
5. Security
V. KOSOVO-BUKOOZA

Background

Kosovo-Bukooza was founded in 1989. It is located along Wakaliga Road and Makanda Road. Taking its name from the Balkan state where conflict was common Kosovo derives its name from the series of conflicts that took place between taxi and bus drivers over a taxi stage in the past.

Land

Kosovo-Bukooza slum covers a total area of approximately 95.7 acres of land. Majority of the land is owned by Buganda Kingdom (crown land); while the rest is owned by the Municipality, private owners as shown in the table below.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private</th>
<th>Crown</th>
<th>Church</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>20%</td>
<td>20%</td>
<td>60%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

There has been 1 eviction threat. Currently there is no eviction threat.

Population
There are 3,000 households in Kosovo-Bukooza, with an average size of 5. The total population is 15,000.

**Housing**

There are 2,510 structures in Kosovo-Bukooza. The table below shows how housing structures are used in the settlement.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>2000</td>
<td>500</td>
<td>10</td>
<td></td>
<td>2510</td>
</tr>
</tbody>
</table>

**Community Development Priorities**

1. Water drainage
2. Sanitation and sewage
3. Health services
4. Security
5. N/A
VI. LUNGUJA–KINTUNZI

Settlement Photo

Background

Lungujja-Kintunzi was founded in 1958. It is located near the Lungujja Police Station and the Lungujja Community Health Centre. The name derives from English speakers who had settled in the area in the colonial era who would say “it is a long journey” going to the place because of its location on a steep hill.”

Map of Settlement

Land

Lungujja-Kitunzi settlement extends over an area of approximately 108 acres; 75% of this land is mostly privately owned while the rest is customary and crown land.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Private</th>
<th>Crown</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>75%</td>
<td>10%</td>
<td>15%</td>
</tr>
</tbody>
</table>

There have been no eviction threats.
Population
There are 6,000 households in Lungujja-Kintunzi, of which the average size is 4 people. Approximately, there are 24,000 people who live in the settlement.

Housing
There are 1,500 structures in Lungujja-Kintunzi. The table below shows how housing structures are used in the settlement.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>1,000</td>
<td>420</td>
<td>70</td>
<td>10</td>
<td>1,500</td>
</tr>
</tbody>
</table>

Community Development Priorities
1. Water drainage
2. Sanitation and sewage
3. Feeder roads
4. Communal taps
5. Garbage collection centre
VII. MUTUNDWE-WABIYINJA

Background

Mutundwe-Wabiinyinja was founded in 1987. It is located near Rubaga Mixed Secondary and Ever Brown Bakery. The name comes from a slope with hard rocks likened to the location of the settlement.

Land

Mutundwe-Wabiinyinja settlement extends over an area of approximately 267 acres; 80% of this land is privately owned while the rest 20% is owned by Buganda Kingdom (crown land).

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private</th>
<th>Crown</th>
<th>Church</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>80%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

In the recent past, residents of Mutundwe-Wabiinyinja have experienced eviction threats. Currently, there’s a low eviction threat.

Population

There are 2,500 households in Mutundwe-Wabiinyinja, with an average size of 4. The total population is 10,000.
Housing

There are 2000 housing structures in Mutundwe-Wabiyinja. As the table below shows, even though the residential use is the most predominant, there are other uses to which structures are put to.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>1,000</td>
<td>500</td>
<td>300</td>
<td>200</td>
<td>2,000</td>
</tr>
</tbody>
</table>

Community Development Priorities

1. Water drainage
2. Sanitation and sewage
3. Health services
4. Security
5. N/A
VIII. NAJJANANKUMBI

Background

Founded in 1958, Najjanankumbi slum is located along Entebbe Road – a major road that leads to Uganda’s International Airport; and some of the outstanding features of the settlement include Stella Bar, Entebbe Road Police Station, and Shell Kazi Petrol Station. It is also a neighbouring settlement to another slum called Kibuye.

The settlement name literally means, “I came with a hoe” in the native Luganda; and this goes back to the earlier days when much of the settlement was a plantation on which people were employed to dig.

Map of Settlement

Land

Najjanankumbi settlement extends over an area of approximately 62.3 acres; 60% of this land is mostly privately owned while the rest is distributed as shown in the table below.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private</th>
<th>Crown</th>
<th>Church</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>10%</td>
<td>60%</td>
<td></td>
<td></td>
<td>30%</td>
</tr>
</tbody>
</table>

There have been no land eviction threats experienced by residents of the settlement.
Population

Najjanankumbi slum is home to a population of 15,000; as such there are 2,500 households with each on average being made of 6 people.

Housing

Najjanankumbi has approximately 3,450 housing structures. As the table below shows, residential use and mixed use (residential and business) are the most predominant, however there are other uses to which structures are put to.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>1,500</td>
<td>1,500</td>
<td>400</td>
<td>50</td>
<td>3,450</td>
</tr>
</tbody>
</table>

Community Development Priorities

1. Water drainage
2. Sanitation and sewage
3. Security
4. Schools
5. N/A
IX. NAMIREMBE-BAKULI

Background

Founded in 1900, Namirembe-Bakuli is a slum located near Namirembe Hospital. Proximity to the city centre is one of the reasons why this settlement has grown into a large population over the years.

Land

Najjanankumbi settlement extends over an area of approximately 14 acres; 60% of this land is mostly privately owned while the rest is distributed as shown in the table below.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private</th>
<th>Crown</th>
<th>Church</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>60%</td>
<td>15%</td>
<td>25%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

In the past, the settlement has experienced a total 15 eviction threats. Currently, there’s a high level of eviction threat in the area.

Population

There are 4,000 households in Namirembe-Bakuli, with an average size of 6. The total population is 24,000.
Housing

Namirembe-Bakuli has approximately 3,500 housing structures. As the table below shows, most housing structures in the settlement are used to serve Residential and Mixed use (both residential and business).

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>1,800</td>
<td>1200</td>
<td>450</td>
<td>50</td>
<td>3,500</td>
</tr>
</tbody>
</table>

Community Development Priorities

1. Sanitation and sewage
2. Water drainage
3. Garbage
4. Road network
5. Health services
X. NAMUNGOONA

Background

First settled in the 1890s, Namungoona’s growth, popularity and development can be attributed to nearby Kasubi Tombs. One of the most outstanding landmarks of the settlement is Chwa II Memorial College.

Land

Namungoona settlement extends over an area of approximately 208 acres; a vast majority of this land is owned by Buganda Kingdom while the rest is owned by private individuals as shown in the table below.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private</th>
<th>Crown</th>
<th>Church</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>10%</td>
<td></td>
<td></td>
<td></td>
<td>90%</td>
</tr>
</tbody>
</table>

Residents of Namungoona have only been threatened by a single eviction in the past, but there is currently none to this day.

Population

There are 8,000 households in Namungoona, with an average size of 7. The total population is 56,000.
Housing

Namungoona has approximately 1,000 housing structures. As the table below shows, 50% of these are used for Residential purposes.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>500</td>
<td>150</td>
<td>250</td>
<td>100</td>
<td>1,000</td>
</tr>
</tbody>
</table>

Community Development Priorities

1. Sanitation and sewage
2. Electricity
3. Water drainage
4. Road network
5. Security
Background

Like Kasubi and Namugoona, settlement in Nankulabye began in 1890s. It is located near Makerere University. Being close to Makerere University, the settlement is also a residential area for some of the students because it has low rent options. Major landmarks close to the settlement include Kasubi Tombs – traditional burial place for the kings of Buganda Kingdom.
Land: Nankulabye settlement sits on land area of approximately 163 acres; a vast majority of this land is under customary ownership while the rest is owned by private individuals, the church (religious institutions) and Buganda Kingdom (crown land) as shown in the table below. There have been no eviction threats.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private</th>
<th>Crown</th>
<th>Church</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage owned</td>
<td>10%</td>
<td>15%</td>
<td>5%</td>
<td>70%</td>
<td></td>
</tr>
</tbody>
</table>

Population: Nankulabye slum settlement is home to 40,000 people living as 8,000 households. On average, each household is composed of 5 people.

Housing: Namungoona has approximately 5,500 housing structures. The table below shows the different ways in which the structures are being in the settlements.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of Structures</td>
<td>2,500</td>
<td>2,000</td>
<td>750</td>
<td>250</td>
<td>5,500</td>
</tr>
</tbody>
</table>

Community Development Priorities

1. Sanitation and sewage
2. Electricity
3. Youth entrepreneurship
4. Market redevelopment
5. Health services
Background

Settlement in Nateete began as early as 1900; and has grown into a major centre of trade and other economic activity with a number of shopping centres, factories and markets. These provide employment opportunities, and have therefore attracted large numbers of people to the city especially this part.

Key outstanding features of the settlement include; the Taxi Park, Nateete Police Station, Nateete Playground and the Nateete Market. Like Bwaise settlement in Kawempe, Natete is also known for flooding whenever there’s a heavy down pour.

The settlement name was derived by the residents from a species of grass that used to be found to grow in the area. This kind of grass is common in the swampy and waterlogged areas such as Natete.
Land: Nateete covers a total area of approximately 111 acres of land; and majority of this land is owned by the Municipality and the rest is owned by Private owners. In Nateete, there have been 2 eviction threats in the past, however there’s currently none in the area.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private</th>
<th>Crown</th>
<th>Church</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage owned</td>
<td>80%</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Population: There are 9,000 households in Nateete, with an average size of 5. The total population is 45,000.

Housing

There are 4,000 housing structures in Nateete. The table below shows the use of housing structures in Nateete.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>1,000</td>
<td>2,500</td>
<td>450</td>
<td>50</td>
<td>4,000</td>
</tr>
</tbody>
</table>

Community Development Priorities

1. Water drainage
2. Health services
3. Orphanage
4. Schools
5. Garbage management
XIII. NDEEBA

Background

Ndeeba was founded in 1900. It was initially an area for brewing local brew for the King of Buganda whose palace is nearby. It is also an area where the Kabaka used to spend his leisure time. Later, it has come to develop into a residential area which has now become a slum.

The Kabaka’s Lake, St. Lawrence University and Ndeeba railway station are some of the key outstanding features that can be close to the settlement.

Land

Ndeeba settlement extends over an area of approximately 169 acres; 60% of this land is mostly privately owned while the rest is distributed as shown in the table below. There have been 5 eviction threats in the past, and there is currently an eviction threat.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private owners</th>
<th>Crown</th>
<th>Church</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage owned</td>
<td>5%</td>
<td>60%</td>
<td>15%</td>
<td>20%</td>
<td></td>
</tr>
</tbody>
</table>

KAMPALA PROFILES: RUBAGA
**Population**

There are 8,500 households in Nalukolongo-Kitawulizi, with an average size of 5. The total population is 42,500.

**Housing**

There are 3,800 structures in Nalukolongo-Kitawulizi.

<table>
<thead>
<tr>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Permanent</th>
<th>Temporary</th>
</tr>
</thead>
<tbody>
<tr>
<td>1,000</td>
<td>1,500</td>
<td>1,200</td>
<td>100</td>
<td>3,200</td>
<td>600</td>
</tr>
</tbody>
</table>

**Community Development Priorities**

1. Water drainage
2. Sanitation and sewage
3. Sensitization
4. Garbage disposal
5. Security
XIV. WANKULUKUKU

Background

Wankulukuku was founded in the 1930s. However larger population of people started to move into this area in the late 1980s with the growth of the nearby Nalukolongo Industrial area. The name Wankulukuku comes from a Luganda word, *nkulukuku* which means ant hills common in the area; the settlement name is “place of ant hills”.

Land

Wankulukuku settlement extends over an area of approximately 293 acres; 80% of this land is customary land while the other 20% is owned by private individuals.

<table>
<thead>
<tr>
<th>Land Owner</th>
<th>Municipality</th>
<th>Private</th>
<th>Crown</th>
<th>Church</th>
<th>Customary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage</td>
<td>20%</td>
<td></td>
<td></td>
<td></td>
<td>80%</td>
</tr>
</tbody>
</table>

There have been no eviction threats in the recent past, and none currently.

Population

There are 4,000 households in Wankulukuku, with an average size of 4. The total population is 16,000.
Housing

Wankulukuku has approximately 2,050 housing structures. The table below shows the different ways in which the structures are used in the settlements.

<table>
<thead>
<tr>
<th>Structure Use</th>
<th>Residential</th>
<th>Mixed-use</th>
<th>Business</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of structures</td>
<td>1,500</td>
<td>350</td>
<td>150</td>
<td>50</td>
<td>2,050</td>
</tr>
</tbody>
</table>

Community Development Priorities

1. Water drainage
2. Sanitation and sewage
3. Health services
4. Schools
5. N/A