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COLLEGE OF ENGINEERING, DESIGN, ART & TECHNOLOGY

SCHOOL OF THE BUILT ENVIRONMENT

DEPARTMENT OF GEOMATICS AND LAND MANAGEMENT

ASSESSING THE POTENTIAL OF CONDOMINIUM HOUSING AS AN APPROACH TO ADDRESSING URBAN HOUSING DEFICITS; A CASE STUDY OF KAMPALA, UGANDA

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DECEMBER, 2025

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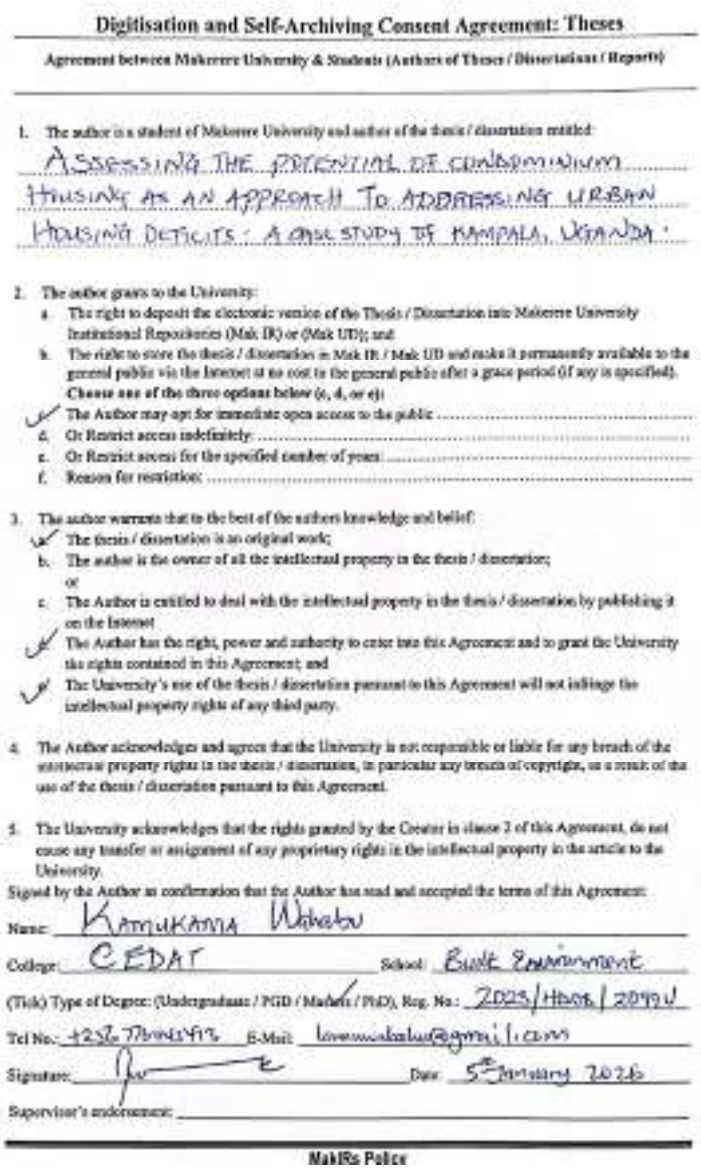
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DEDICATION

First and foremost, this thesis is dedicated to the Almighty Allah, family, friends and everyone who believed in me and offered what they could to see me through this academic journey.

Special dedication goes to my sponsor, World Bank under the Competitive and Enterprise Development Project (CEDP) in partnership with Makerere University, Department of Geomatics and Land Management. Your generous financial support not only relieved me the burden of tuition but also inspired me to work diligently and honor your investment in my education.

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LIST OF ACRONYMS

AREA-U	Association of Real Estate Agents of Uganda
BIMS	Building Information Management Systems
BHK	Bedroom, Hall and Kitchen
CAHF	Centre for Affordable Housing and Finance
CBD	Central Business District
GKMA	Greater Kampala Metropolitan Area
IHDP	Integrated Housing Development Program
KCCA	Kampala Capital City Authority
MLHUD	Ministry of Lands, Housing and Urban Development
NDP	National Development Plan
NHCC	National Housing Construction Company
NLIS	National Land Information system
PPP	Public Private Partnerships
REIT	Real Estate Investment Trusts
SDG	Sustainable Development Goals
SPSS	Statistical Package for Social Sciences
UBOS	Uganda Bureau of Statistics
UDHR	Universal Declaration of Human Rights
UGX	Uganda Shilling
UN	United Nations
URA	Uganda Revenue Authority
WB	World Bank

ABSTRACT

With rapid urbanisation and growing urban populations, demand for housing continues to exceed supply, resulting in urban housing deficits which pose a severe challenge in fast-growing cities across Sub-Saharan Africa, including Kampala, Uganda. Governments and urban authorities around the world are exploring innovative housing solutions such as condominium housing, to meet the rising urban housing deficits. This study evaluated the potential of condominium housing as a strategic approach to addressing this housing challenge in Kampala City. It examined factors that influence demand and supply of condominiums in Kampala, assessed the adequacy of the regulatory framework governing condominiums in Uganda, and examined the challenges and best practices for condominium housing uptake. A mixed-methods approach was used. Both quantitative and qualitative data were collected from a total of 177 respondents (115 condominium owners, 28 developers, 27 officials at Kampala City Council Authority, KCCA and seven (7) key informants from various organisations like National Housing Construction Company, NHCC, Association of Real Estate Agents of Uganda, AREA-U, and Kalikumutima & Co. Advocates). The study established that condominiums hold a great potential to addressing Kampala's housing deficits if adequately supported with regulatory, financial, and institutional frameworks. Specifically, the study revealed that proximity to urban facilities, sense of security, and availability of amenities are the key factors influencing demand for condominiums in Kampala while availability of infrastructure and services, cost of construction materials, market demand for condominium units, and supportive government policies, emerged as key factors influencing supply of condominiums in Kampala. Conversely, the study revealed that although a a strong legal framework exists comprising the Condominium Property Act, 2001, together with its subsequent regulations of 2002 (as amended), its implementation and enforcement remain constrained by persistent challenges, including lengthy registration and approval processes, weak enforcement mechanisms, and limited popularity of the law among key stakeholders in the condominium housing market. Strengthening public-private partnerships, adoption of innovative financial instruments like Real Estate Investment Trusts (REITs), as well as promoting focused awareness and sensitization campaigns emerged as the best practices for enhancing the uptake of condominium housing in Uganda.

Keywords; Urban housing deficits, condominium, demand, supply, Public-private-partnerships,

CHAPTER ONE: INTRODUCTION

1.1 Introduction

This chapter details a general overview of this research thesis and it is comprised of the background, problem statement, objectives, research questions, scope, significance and justification of the study.

1.2 Background

The right to housing is a recognized human right, articulated and protected through international instruments, reinforced by continental commitments, and operationalized within national legal and policy systems. Globally, housing is recognized as a fundamental human right essential to human well-being, as articulated in Article 25 of the 1948 United Nations Universal Declaration of Human Rights (UDHR). This article 25 of UDHR states that every person has the right to an adequate standard of living for themselves and their family, including access to food, clothing, housing, medical care, and necessary social services, as well as security in circumstances such as unemployment, sickness, disability, widowhood, old age, or other conditions beyond their control (Davis, 2021). Similarly, the significance of housing to human well-being is underscored in Target 1 of Sustainable Development Goal 11 (Sustainable Cities and Communities), which calls on governments to ensure universal access to adequate, safe, and affordable housing, along with basic services, and to upgrade slums by 2030 (Soederberg, 2017). At the continental level, the African Union's Agenda 2063, through the third bullet of its 10th aspiration, emphasizes that cities are hubs of economic activity where people should have access to affordable and decent housing, reflecting a shared continental commitment to inclusive urban growth and improved living conditions (African Union, 2015). At the national level, the 1995 Constitution of Uganda, under clause (b) of the General Social and Economic Objectives, obliges the state to uphold the fundamental rights of all Ugandans to social justice and economic development, specifically guaranteeing access to, among others, decent shelter. This constitutional provision as reinforced in Uganda's Vision 2040, affirms the country's commitment to collaborating with the private sector in developing appropriate housing estates within planned urban areas, with the aim of promoting decent and sustainable urban settlements.

Yet, despite these global, continental, and national commitments and housing being a basic human right with states obliged to ensure its enjoyment, housing deficit remains a fundamental global concern particularly in developing countries, due to a large imbalance between supply and demand for housing. Globally the demand for housing is far more than its supply, resulting in

more than 100 million homeless people and over one billion others living in inadequate homes (Dok-Yen et al., 2023). The global housing crisis is especially pronounced in regions experiencing rapid urbanisation, such as cities across Africa like Lagos, Nairobi, Johannesburg, and Kampala, where over 50% of the population in many countries live in informal settlements (Agayi & Karakayaci, 2020). Uganda's housing shortage in particular was estimated at 1.6 million units in 2016, which included a deficit of 210,000 units in urban areas and the gap has continued to widen as about 60,000 units are constructed annually against a demand of over 200,000 units in urban areas (Mubiru, 2023; Nakiwala et al., 2022). This deficit especially in Kampala, is largely due to rapid urbanisation, population growth, and rural-urban migration (Nakato Namazzi, 2024). The persistent housing deficit justifies the need to explore alternative housing solutions, making the assessment of condominium housing, a timely and relevant focus for addressing urban housing deficits.

Countries around the world have adopted diverse strategies to mitigate housing shortages. For example, Brazil has implemented the social housing program *Minha Casa Minha Vida* (Villa et al., 2022), Ghana has pursued frugal innovation strategies (Dok-Yen et al., 2023), while South Africa has advanced alternative building technologies, lean construction (Chakwizira, 2019), and sustainable housing financing models (Ganiyu et al., 2017). These international experiences provide valuable lessons for Uganda, while also emphasising the need to explore new approaches tailored to her unique urban housing shortages.

The Government of Uganda has, over time, formulated various policies and regulations to improve both the quality and quantity of housing in the country. The National Human Settlement Policy of 1979 was introduced to enhance access to infrastructure and provide adequate residential land in urban areas. This was followed by the National Shelter Strategy of 1992, which positioned the government as a facilitator and regulator while encouraging greater private sector participation in housing development (Kalema & Kayiira, 2008). Within this policy framework, the Condominium Property Act was enacted on 23rd February 2001. Section 1 of this Act defines a condominium as a system of separate ownership of individual units within a multi-unit building, with the remaining portions designated for common ownership by all unit owners. While Uganda is still in the early stages of implementing condominium housing, countries such as Ethiopia have successfully adopted condominium housing programs to expand housing supply and enhance affordability, particularly for low-income populations (Workineh, 2022).

This study therefore, assesses the potential of the condominium housing model in terms of its demand and supply drivers, regulatory framework, and its feasibility in Kampala, Uganda.

1.3 Problem Statement

Kampala, like many rapidly urbanising cities in Sub-Saharan Africa, is experiencing a growing housing deficit largely due to rapid urbanisation, population growth, and sustained rural-urban migration. Conventional housing delivery models, predominantly characterised by low-density, stand-alone housing units, have proved inadequate in meeting the rising demand for urban housing resulting into housing shortages manifested through the proliferation of informal settlements across Kampala District. Globally, condominium housing has been adopted as an innovative and efficient approach to increasing housing supply while optimising land use and promoting urban densification. In Uganda, however, despite the enactment of the Condominium Property Act, 2001 nearly twenty five (25) years ago, condominiums still remain relatively new and underutilized to the general public, with limited knowledge on the factors influencing its demand and supply, the adequacy of the regulatory framework governing its development and management, and the challenges constraining its uptake. Consequently, there is a need to assess the potential of condominium housing as a viable strategy for addressing Kampala's housing deficit. This study therefore, assesses the potential of condominium by examining the key drivers of condominium demand and supply, assessing the adequacy of the existing regulatory framework for condominiums, and examining the challenges and best practices that could enhance the uptake of condominium housing in Kampala.

1.4 Main Objective

To assess the potential of condominium housing as an approach to addressing urban housing defictits in Kampala, Uganda.

1.5 Specific Objectives

1) To examine key factors that influence demand and supply of condominiums in Kampala.
2) To assess the adequacy of the regulatory framework governing condominiums in Uganda.
3) To examine the challenges and best practices for uptake of condominiums in Kampala.

1.6 Research Questions

- What are the key factors that influence demand and supply of condominiums in Kampala?
- How sufficient is the regulatory framework governing condominiums in Uganda?
- What are the challenges and best practices that can enhance the uptake of condominiums in Kampala, Uganda?

1.7 The Scope and rationale for the study area

1.7.1 Geographical Scope (Kampala City)

The study was conducted in Kampala which is the capital city of Uganda located in the central region of the country. The city is divided into five divisions and they are: Central, Kawempe, Makindye, Rubaga and Nakawa as showin in Figure 1.1.

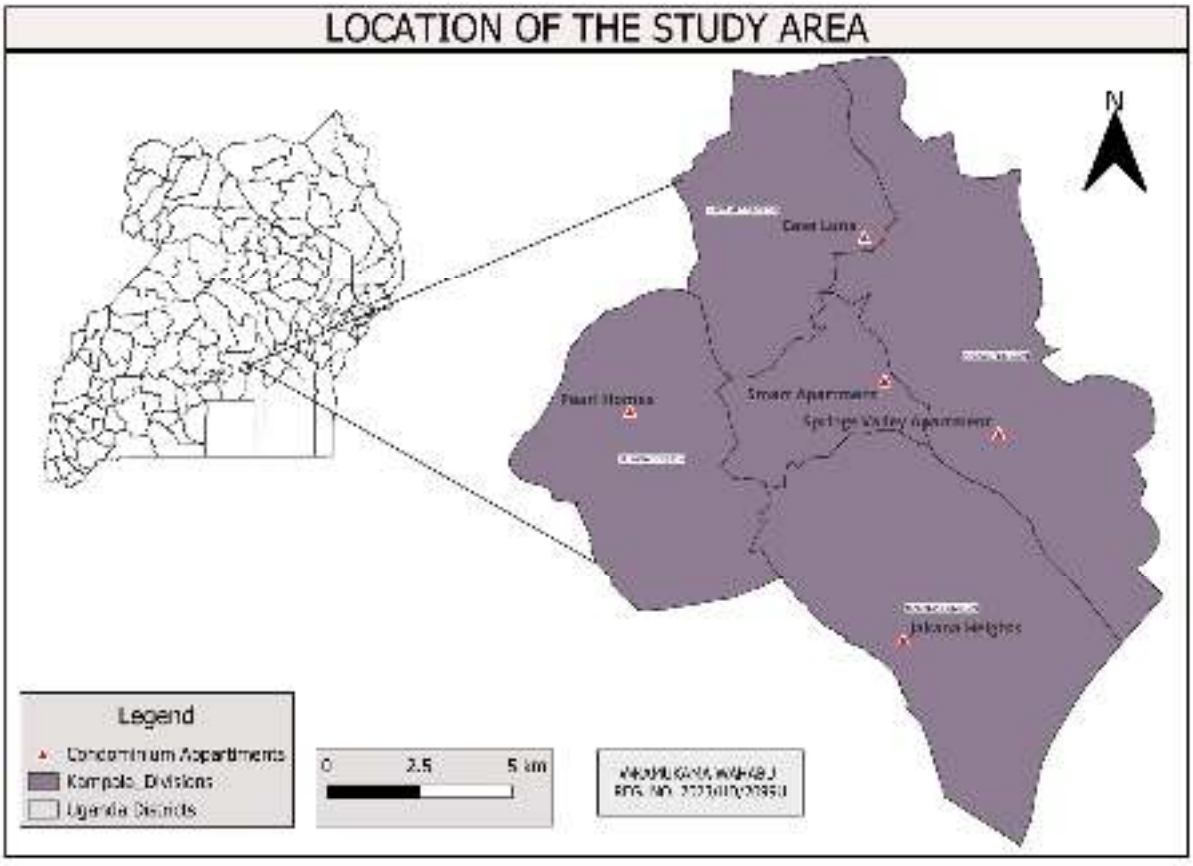


Figure 1.1: Divisions in Kampala District. (Source: Author, 2025)

1.7.2 Rationale for the study area

The choice of Kampala District as the study area was due to its unique demographic, economic, and urban development characteristics that make it suitable for assessing the potential of condominium housing in addressing urban housing deficits. According to the Uganda Bureau of Statistics (UBOS, 2024), Kampala has a daytime population of approximately 2.5 million people compared to a nighttime population of about 1.5 million. This significant difference reflects a large commuting population and underscores the city's role as the country's primary centre for employment, commerce, and service provision. The resulting pressure on infrastructure, transport systems, and land use has contributed to challenges such as traffic congestion and urban sprawl.

In addition, Kampala is at the centre of Uganda's rapid urbanisation, industrialisation, and infrastructural development, which are key drivers of the country's aspiration to attain middle-income status as stated in the Vision 2040 (CAHF, 2024). This rapid urban growth has intensified demand for housing within a city where land availability is increasingly constrained, thereby necessitating alternative housing approaches that promote efficient land use. Condominium housing is particularly relevant in this context, as most condominium developments in Kampala are multi-storey buildings that support vertical city expansion. This form of development offers the potential to accommodate a growing urban population while minimising horizontal sprawl. Furthermore, Kampala District is one of the districts with the highest concentration of condominium housing developments in Uganda since the introduction of this housing model following the enactment of the Condominium Property Act, 2001, over 25 years ago. The concentration of condominium developments, combined with persistent housing demand and rapid urban growth, makes Kampala an appropriate and information-rich study area for examining the demand and supply factors, regulatory framework, and challenges influencing the uptake of condominium housing in Uganda

1.8 Conceptual Framework

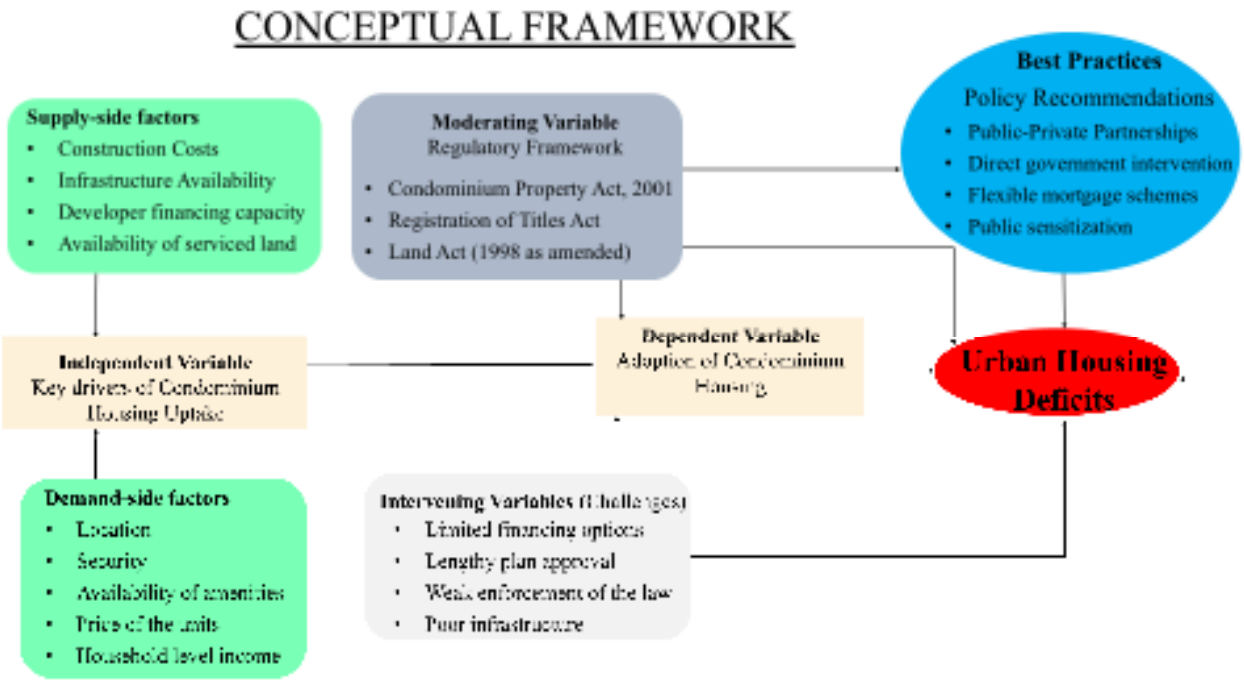


Figure 1.2: Study Conceptual Framework. (Source: Author, 2025)

This study was guided by a conceptual framework as shown in fugure 1.2, in assessing the potential of condominium housing as an approach to addressing the urban housing deficit in Kampala, Uganda.

The framework identifies supply and demand factors as the key independent variables influencing the uptake of condominium housing. On the supply side, factors such high construction costs, limited financing options, and inadequate infrastructure increase development risks and restrict the supply of condominiums in Kampala. On the demand side, factors including location, security, availability of amenities, housing affordability, and household income levels influence households' willingness and ability to adopt condominium housing.

The framework further incorporates intervening variables (challenges) such as limited access to housing finance, lengthy and bureaucratic plan approval processes, weak enforcement of planning and housing regulations, and poor infrastructure provision, mediate the relationship between condominium housing uptake and the reduction of the urban housing deficit. Such constraints increase development costs, delay project completion, and reduce affordability, thereby weakening the effectiveness of condominiums as a housing solution.

In addition, moderating variables in the form of regulatory and legal frameworks shape the strength and direction of relationships within the framework. Laws such as the Condominium Property Act (2001), the Registration of Titles Act, and the Land Act (1998, as amended) influence land tenure security, property registration, and ownership arrangements. The effectiveness of these frameworks affects investor confidence, market transparency, and the ease of condominium development and ownership.

The dependent variable in the framework is the adoption of condominium housing, which reflects the extent to which condominiums are developed and taken up as a formal housing option in Kampala. Increased adoption is expected to contribute to improved housing supply and more efficient urban land use, thereby reducing the urban housing deficit. The framework also highlights best practices and policy interventions, including public-private partnerships, direct government involvement, flexible mortgage schemes, and public sensitisation, as mechanisms for addressing existing challenges and enhancing condominium housing uptake.

This conceptual framework provided a comprehensive basis for analysing how market forces, regulatory frameworks, and policy interventions interact to influence the potential of condominium housing in addressing Kampala's urban housing deficit.

1.9 Significance of the study

The study contributes to the achievement of Sustainable Development Goal (SDG) 11 on Sustainable Cities and Communities by exploring condominium housing as a viable and sustainable urban housing model. It is aligned with Uganda's National Housing Policy (2016) and the Third and Fourth National Development Plans (NDP III, NDP IV), which emphasise the promotion of planned, affordable, and sustainable housing in rapidly urbanising areas. By examining the key demand and supply drivers of condominium housing, assessing the adequacy of the regulatory framework governing condominiums, and analysing the challenges and best practices associated with condominium uptake, the study generates evidence that is relevant to addressing urban housing shortages.

The findings of this study provide valuable insights to housing developers, policymakers, urban planners, and the public within Uganda's housing sector. In particular, the study informs policy formulation and implementation by highlighting regulatory and institutional gaps, investment constraints, and market conditions that affect the uptake of condominium housing. Although the study focuses on Kampala, the findings have broader relevance for other cities in Uganda and in other developing countries experiencing rapid urbanisation and housing shortages.

1.10 Justification of the Study

Although condominium housing has been implemented in Uganda for over two decades, there is limited knowledge on the factors that influence its uptake in Kampala. Existing housing studies in Uganda have largely focused on informal settlements, and conventional low-density housing approaches, with minimal attention given to condominium housing as a distinct urban housing model. Relatedly, there is inadequate scholarly analysis of how demand and supply factors, regulatory and institutional frameworks, and implementation challenges interact to influence the uptake of condominiums in Kampala. This knowledge gap limits the ability of policymakers, developers, and urban planners to make informed decisions regarding the promotion and scaling up of condominium housing as part of Uganda's urban housing strategy.

This study therefore, examined the demand and supply drivers, assessed the adequacy of the regulatory framework, and examined the challenges and best practices associated with condominium housing, thereby contributing to existing literature and providing practical insights to inform housing policy, regulatory reforms, and investment decisions. The study is therefore necessary to enhance the understanding the potential of condominium housing in addressing urban housing shortages in Kampala and similar rapidly urbanising cities.

1.11 Arrangement of the thesis

This thesis is organised into six chapters. Chapter one introduces the study with; a background, problem statement, research objectives, scope, conceptual framework, significance, justification, and arrangement of the thesis. Chapter two features a review of relevant literature featuring global and national perspectives on housing and housing deficits, the housing situation in Uganda, factors influencing demand and supply, regulatory framework for condominium in Uganda, challenges and best practices for enhancing uptake of condominiums, and finally a synthesis of the reviewed literature. Chapter three presents the research methodology, which includes: the research design, data collection methods and tools, data analysis techniques, limitations, and ethical considerations. Chapter four presents the study findings on: the respondents' demographics, factors influencing demand and supply of condominiums, regulatory framework for condominiums in Uganda, and challenges and best practices for enhancing condominium housing in Uganda. Chapter five gives a discussion of the findings presented in chapter four, mainly highlighting insights on demand and supply, the regulatory framework, and challenges, as well as best practices for strengthening the condominium housing model in Uganda. Chapter six presents the conclusion of the study, summarising the key findings in relation to the research objectives and providing recommendations, including suggestions for further research.

CHAPTER TWO:
LITERATURE REVIEW

2.1 Introduction

This chapter provides a review of recent literature, relevant to the research objectives. This chapter is organised into sections including introduction which gives a brief overview of the entire chapter, a section on the housing in the global perspective, the housing need and supply in Uganda, the national action toward solving housing deficts, the concept of condominium housing, factors that influence demand and supply of condominiums in Kampala, assessing the regulatory framework governing condominium housing in Uganda, challenges and the best practices for enhancing condominium housing model in Kampala as well as a synthesis of the reviewed literature

2.2 Housing in the global perspective

At the physiological level of Maslow's hierarchy of needs which is the lowest and most fundamental tier, Abraham Maslow identifies air, water, food, clothing, sleep, reproduction, and shelter as basic human needs. Housing, in particular, is universally recognized as a basic human right and a foundation for every individual's well-being as enshrined in Article 25 of the 1948 United Nations Universal Declaration of Human Rights, (Davis, 2021). Target 11.1 of Sustainable Development Goal 11, seeks to ensure access for all to adequate, safe, and affordable housing especially for the urban poor (Soederberg, 2017). At the continental level, the African Union's Agenda 2063, through the third bullet of its 10th aspiration, emphasizes that cities are hubs of economic activity where people should have access to affordable and decent housing, reflecting a shared continental commitment to inclusive urban growth and improved living conditions (African Union, 2015).

Housing deficits are commonly used to describe the gap between housing needs and the available housing stock, and the concept has been defined by different scholars and institutions. According to the Collins English dictionary, housing deficit is a deficiency or lack in the number of houses needed to accommodate the population of an area. Moore (2019) defines housing deficit as the number of shelters which do not have adequate conditions to be habitable, plus the number of housing units that need to be built to shelter all families who currently lack one and as a result, share a shelter with another household in overcrowded conditions. Whereas housing deficits is categorized into four dimensions; quantitative, qualitative, urban and social housing deficits (Cortés-Urra et al., 2024), this study focuses on urban housing deficits.

Olaya et al. (2017) conducted a study on dwelling stock dynamics to address the housing deficit in Canada and the findings of this study revealed that to fully close the housing deficit by 2030, would require upgrading between 2.8 and 3.3 million existing dwellings and constructing an additional 3.6 to 6.3 million new units, representing a 97% to 155% increase in construction activity. These findings underscore the critical need for both large-scale new construction, including condominiums, and the upgrading of existing housing stock to meet future housing demands.

2.3 The status of housing in Uganda

Uganda's population of 45.9 million people with a growth rate of 2.9 percent places it among the top ten countries with the highest population growth rate in the world (UBOS, 2024). Currently, a quarter of this population lives in cities with an estimated day population of 5.5 million people. However, with a projected urbanisation rate of 5.6 percent per annum, Uganda's urban population is expected to increase up to 44% by 2050 (United Nations, 2018). As population grows, the need for shelter increases. Relatedly, Uganda's urban households are expected to grow 3.8 million in 2025 resulting in a total increase in housing needs of about 180,000 units per annum. These households will require more housing units and this need cannot be met by only the conventional housing approaches (CAHF, 2020). Greater Kampala Metropolitan Area (GKMA) has more rental housing estimated at 72% of households compared to 22% who own houses (CAHF, 2024). However, affordability remains a key barrier, as the cheapest newly built home in 2022 was priced at UGX 58 million (US$15,816) and could be rented out for UGX 500,000 (US$136), far beyond the reach of most urban poor (CAHF, 2023). These dynamics highlight a pressing need for high-density housing solutions such as condominiums.

The housing supply in Uganda is largely driven by the private sector, which struggles with limited access to construction finance. Developers often rely on personal capital, while the government plays an enabling rather than a participatory role in housing provision (CAHF, 2023; CAHF, 2024). The National Housing and Construction Company (NHCC) remains the major public housing supplier, but its output falls short of demand (CAHF, 2024). In the absence of large scale government involvement in the supply of housing units, individual household developers and informal sector have attempted to fill the gap, often resulting in provision of substandard and unserviced housing (Mukiibi & Khayangayanga, 2014).

Uganda has implemented four main post-independence housing policy regimes in her regulatory role to enhance the quality and quantity of housing in the country. These are: the three laws of 1964, (the Urban Authorities Act, the Public Health Act, and the Town and Country Planning Act), and the National Human Settlement Policy (1979), all of which aimed at improving access to infrastructure and providing adequate residential land in urban areas. These first two housing regimes led to the implementation of Namuwongo project in Kampala and Masese Women's project in Jinja Municipality as the two low-cost housing projects. The National Shelter Strategy of 1992 as the third housing policy regime promoted private sector involvement and positioned the government as a facilitator and regulator.

This regime introduced the 1998 Land Act, the 2001 Condominium Property Act, and the 2008 National Slum Upgrading Strategy and Action Plan (Kalema & Kayiira, 2008). The fourth housing policy regime features National Housing Policy of 2016, and third National Development Plan, NDPIII. The national housing policy was intended to ‘‘providing a framework that promotes adequate housing for all income groups from 60,000 to 200,000 housing units per annum so as to meet the housing needs by 2022" [MLHUD], 2016). Relatedly, through the NDPIII, interventions were laid down to promote efficient urban housing market and to provide decent housing for the urban poor. Some of the key interventions were, the operationalisation of the condominium law in cities and slums, implementation of affordable housing, and incentivising of real estate companies to undertake affordable housing projects.

2.4 The concept of Condominium Housing

Research gives a wide explanation to the origin and definition of the word condominium. The origin of the word "condominium" stems from a Latin word that joins two words 'con' and 'dominium'. From its Latin origin, the term can be loosely translated as co-ownership (Linn, 2016). The plural of the term condominium is either condominiums or condominia depending on the writer and this study preferred the use of condominiums to condominia. Some scholars have defined condominium in terms of its legal and structural formulation while others have preferred to emphasise its ownership model. According to Madsen et al., (2022), condominium is a legal and structural model that enables vertical housing development, often regulated through condominium laws that outline rights and responsibilities of owners and management bodies. It is further defined as a type of property ownership in which a building or group of buildings is divided into multiple units that are owned separately; and all the unit owners share ownership of areas used in common, known as common property (Madsen, Paasch, & Sørensen, 2022). A

condominium (condo), thus, is a building structure or a group of buildings divided into several units that are separately owned and which are surrounded by common areas that are jointly owned by all owners of the units. In this condominium housing model, each unit is demarcated and assigned individual legal certificate of title that can be owned separately from the whole. Common property which are owned jointly by all unit owners include; compound, roof, driveways, roads, corridors, staircases, lifts, building foundations, infrastructure such as piping, electrical cables, and the land under and around the building, including greenery and recreational facilities like swimming pool, children's play area, and gynasiums.

From these definitions, it is important to note that the distinction between a condominium and another apartment building lies in ownership rather than the physical structure of the building. The dual ownership structure of owning an individual unit separately while jointly sharing ownership of the common property is the key distinction between condominium housing model and other real estate ownership models. In addition to the dual ownership structure, condominium owners also exercise a third aspect of ownership responsibility which is the joint management of common property through the establishment of a homeowners' association. Within these associations, members typically elect a board of directors from among the co-owners during the annual general meetings. The elected board is tasked with the responsibility of overseeing the governance, operation, and maintenance of the property (Kiris et al., 2018). The primary role of home-owners' association and executive committee is to manage, maintain, and administer the common property. Condominium management responsibilities encompass a wide range of tasks, including general accounting, budgeting, invoicing of levies or service charges, collection of arrears, financial reporting, and contract management (Vaughn, 2025). Additionally, condominium managers handle meeting preparations, maintain regular communication with property stakeholders, coordinate maintenance activities, enforce property rules and by-laws, issue notices, orders, and certificates, and carry out general administrative and secretarial duties (Vergara, Gruis, & Van der Flier, 2019).

According to Workineh (2022), the primary aim of condominium housing is to promote efficient land use, particularly in rapidly urbanising areas where land is scarce and expensive. This model allows for high-density residential development, reducing urban sprawl while improving infrastructure delivery and access to housing, especially for low- and middle-income earners. In Ethiopia, the government implemented a condominium housing program in 2003, to address urban housing shortages, reduce slums, and enhance infrastructure delivery through multi-storey

construction of affordable housing while encouraging home ownership among urban populations. (Gebrewold, 2015; Dejen, 2017; Workineh, 2022).

According to Kuo (2020), the condominium housing model presents several advantages which among others include; efficient urban land utilization through vertical expansion making it suitable for densely populated areas, increases access to homeownership for lower- and middle-income households by offering more affordable housing options, and reduce the growth of informal settlements and slums by providing organised housing alternatives.

Moreover, condominiums enhance access to urban infrastructure and services, as high-density living supports more cost-effective investment in utilities, transportation, and public amenities.

However, scholars argue that the advantages of the condominium housing model, as highlighted by Kuo (2020), can only be fully realized through targeted government intervention in the housing sector. Evidence from Addis Ababa demonstrates that in the absence of strong regulatory oversight, adequate infrastructure planning, and active community participation, challenges such as overcrowding, inadequate service delivery, and social isolation may arise, thereby undermining the intended benefits of the condominium housing model (Weldemariam, 2017).

2.5 Drivers for demand and supply of condominiums

The demand and supply of condominiums are shaped by a complex interplay of socio-economic, policy, institutional, and infrastructural factors. Understanding these factors is crucial for studying the potential of condominium housing in addressing urban housing deficits.

Proximity to social amenities, interest rates, investment potential, living conditions, government participation, income level, household size, and house quality and design were identified as key determinants of house-buying decisions in a study by Shaidi (2016), which investigated factors influencing house purchases in Dar es Salaam, Tanzania, using a quantitative approach with data from 150 homeowners and prospective buyers, complemented by interviews with developers and lending institutions. These factors provide a useful reference for this study in Kampala, Uganda, as they highlight variables likely to influence demand for condominiums and inform the investigation of local housing preferences and decision-making.

Location, condominium pricing, promotion, brand equity, sales approach (place), and unit design (product) significantly influenced demand in a research by Bangbon et al., (2020) that studied the marketing factors that affect condominium purchases in Thailand. The study employed a descriptive quantitative method, collecting data from 385 respondents through structured

questionnaires. The findings underscore the importance of marketing elements, highlighting the commercial and consumer behavior considerations developers should account for when positioning their products in competitive condominium housing markets.

In a study by Melesse, (2020), location was a critical price determinant of price appreciation in Addis Ababa, Ethiopia. Additionally, lack of market information, the unregulated role of brokers, and monopolistic supply practices were cited as major challenges in this study that employed a mixed-method approach with data from 93 respondents across two municipal districts. The study concluded that the enactment of clear regulatory guidelines and valuation mechanisms could help stabilize prices.

Security, convenience, and location were the key factors attracting foreigners and affluent locals to high-rise condominiums in Sri Lanka (Ariyawansa and Udayanthika, 2016). Their study, which examined socio-economic and demographic influences on condominium demand through interviews with managers of ten high-rise buildings and 30 households in three low-rise buildings, highlights factors that are likely relevant in the Kampala context, where similar considerations may shape demand for condominiums among urban residents.

Together, these findings emphasize that both structural factors (location, household characteristics, design) and socio-economic considerations (income, security, price, availability of amenities, promotions) influence condominium demand and supply. This study therefore builds on these insights to examine how these determinants operate locally and help determine the key factors that influence demand and supply for condominiums in the context of Kampala, Uganda.

2.6 Regulatory framework governing condominiums in Uganda

Regulatory framework refers to the set of laws, rules, and regulations that have been established by government entities to ensure order, fairness, and safety in various sectors of society (Halamoda, 2019). Regulatory framework governing condominium housing in Uganda therefore entails all laws, regulations and policies that help to organise condominium housing markets. It should be noted that the enactment of the Condominium Property Act, 2001 laid the foundation for condominium development in Uganda, as no such housing model existed in the country prior to this legislation. (George, & Cardinal, 2023). Therefore, assessing the adequacy of the regulatory framework governing condominiums in Uganda is vital in assessing the potential of this housing model in addressing urban housing deficits.

In Uganda, condominiums are governed by a combination of general and specific laws. General laws governing condominiums include the 1995 Constitution of the Republic of Uganda, the Registration of Titles Act (Cap 230), the Land Act (1998, Cap 227), the Landlord and Tenant Act (2022), the Mortgage Act (2009), and the Building Control Act (2013). On the other hand, the specific laws and regulations governing condominiums include the Condominium Property Act (2001), the Condominium Property Regulations (2002, as amended in 2012), the Condominium Property (Qualification of Managing Agents) Regulations (2003), and the Condominium Model Rules for Residential Condominiums.

The Condominium Property Act, 2001 was and is specifically designed for the division of buildings into individual units and common property, provide for individual ownership of those units by insurance of certificates of title to the units, and establish guidelines for the use and management of both individual units and common property. This condominium law provides for the creation a condominium, with guidance on the process of registration of a condominium unit title, formation of the condominium owners association, and the rights and responsibilities of the unit owners.

The 2002 Regulations, issued under the Condominium Property Act of 2001, were designed to operationalize the law by outlining detailed procedures and guidelines for its implementation. The regulations therefore provide for the preparation and submission of condominium plans by specifying the required format and content to be prepared by registered architects and surveyors and set clear requirements for their registration with the Registrar of Titles. The regulations further establish guidelines for creating management structures (condominium corporations/associations), drafting management rules, and allocating responsibilities among unit owners. They clarify how voting rights in owners' associations are apportioned based on unit ownership, and they provide for the creation of by-laws governing the use of units and common property. In addition, the regulations outline requirements for proper record-keeping, including minutes, financial statements, and owners' registers, as well as procedures for converting existing buildings into condominium property, ensuring compliance with health, safety, and planning standards.

The 2012 amendments were introduced to address practical challenges encountered in the implementation of the Regulations (2002), particularly concerning technical standards and clarity in titling. The amendment enriched the regulations with, a requirement that condominium plans must be prepared and certified by registered professionals (architects and surveyors), introduced the Condominium Vetting Committee under MLHUD, mandated to review and approve

condominium plans before registration, streamlined submission by requiring multiple sets of plans (often four) to be lodged for vetting and approval, expanded the scope of management rules, including provisions for dispute resolution, financial accountability, and enforcement, provided detailed steps for registration and titling of condominiums, and reinforced that all condominium developments must comply with existing building regulations and local authority approvals.

According to both part II of the Condominium Property Act, 2001 and clauses 3-13 of the Condominium Property Regulations, 2002 (as amended), to register a condominium title, a developer of an existing or planned building applies to create the condominiums, to the Registrar of Titles in the jurisdiction where the condominium is located. Each unit, together with its share of the common property is registered as a single parcel of real estate. Upon registration of a condominium plan, the registrar assigns it a plan number, which subsequently becomes part of the condominium corporation's official name. The register captures such details as the address and registration number of the condominium plan, boundaries, floor area, number and unit factor of each unit, details of the land parcel.

The registration and titling of condominiums as guided by Condominium Property (Amendment) Regulations, 2012, is a multi-stage process requiring collaboration between local authorities, professionals, and the Ministry of Lands, Housing and Urban Development (MLHUD). The first stage requires the developer to obtain a development permit from the local authority, engage a registered surveyor to survey the land, and obtain a land title. The second stage features building approval, whereby a registered architect prepares building plans which, along with the development permit and other documents, are submitted to the local authority for a building permit. At stage three, the developer engages a registered architect experienced in condominiums to prepare condominium plans, condominium agreement, and management rules, which are submitted in four sets to the Condominium Vetting Committee for inspection and compliance with the condominium law. If compliant, a clearance letter is issued to the relevant local authority. The fourth stage involves resubmitting the four sets of vetted drawings of condominium plans and the clearance letter to the local authority for verification. At the fifth stage, approved condominium plan, land title, management plan, and draft rules are submitted to the Registrar of Titles, and then condominium titles for each unit are issued and the file for the original land title is closed. This condominium registration and titling process ensures legal compliance, technical soundness, and safeguards against substandard developments through multi-disciplinary oversight, although it is often criticized as lengthy and bureaucratic due to overlapping inspections and approvals by both MLHUD and local authorities, which cause delays.

Management of condominiums in Uganda are governed by a condominium corporation (homeowners' association), a legal entity composed of all unit owners. The corporation is established through a condominium management agreement, which outlines the sharing of common property, voting rights, and the structure, purpose, and powers of the corporation. This agreement is registered with the Registrar of Titles upon registration of the condominium plan (Section 19 of the Act). The corporation represents the owners and manages the building, overseeing financial, administrative, and physical needs. Its key functions include managing common property, maintaining the building, enforcing rules and by-laws, and determining and managing condominium fees (Section 20 of the Act). Membership is automatic and compulsory for all unit owners, lasting until ownership is transferred or the owner passes away. Management decisions are made at the Annual General Meeting (AGM), which must be held at least once a year. Although the Act grants condominium corporations legal status, in practice, all legal associations must also be registered with the Uganda Registration Services Bureau (URSB). Similar to the delays and complications in registering condominium titles, this dual registration process is often unstreamlined, which can weaken the effective operation of the corporation.

Disputes are common in the condominium housing market, occurring between unit owners and the corporation, among unit owners themselves, or between unit owners and the developer in the case of phased developments (Clause 4, Section 3 of the Act). Under Section 30 (Clause 4) and Section 31 (Clause 1) of the Condominium Property Act, 2001, such disputes are to be resolved through the courts of law. However, the Act does not provide for alternative dispute resolution mechanisms, such as mediation or arbitration, particularly for conflicts between unit owners, which could help preserve neighborhood relationships rather than relying solely on adversarial court proceedings.

While Uganda's regulatory framework governing condominiums provides a comprehensive legal foundation for condominium ownership and management, its effectiveness is weakened by bureaucratic bottlenecks, dual registration requirements, limited enforcement, and the absence of alternative dispute resolution mechanisms. These challenges limit the smooth functioning of condominium governance and should be addressed if the model is to effectively contribute to solving urban housing deficits in Kampala.

2.7 Challenges and Best practices for improving the uptake of condominiums

While condominiums offer opportunities for increased housing density, efficient land use, and enhanced access to amenities, their uptake remains uneven across different settings (Khalid, et al., 2017). Existing literature highlights that uptake of condominiums is influenced by a complex interplay of legal, financial, cultural, institutional, and infrastructural factors, which often present both challenges and opportunities. Scholars and practitioners have emphasized the need to address barriers such as regulatory inefficiencies, affordability constraints, inadequate awareness, and weak management structures, while also drawing lessons from best practices in countries like Ethiopia, Malaysia, South Africa, where condominium housing has been successfully mainstreamed. A critical review of this body of knowledge provides insights into the factors shaping condominium uptake and identifies strategies that can inform sustainable policy and practice in contexts like Uganda.

Public-Private Partnerships (PPPs) is one of the practices common to countries that have registered great success in implementing condominium housing model. For example, in Addis Ababa, Ethiopia, Erkiyhun (2022) stressed the importance of multi-actor involvement where public entities work hand-in-hand with private builders and civil society has supported inclusive housing delivery, especially in high-density urban areas. Relatedly, Crevoisier et al. (2025) argue that for real estate integration into regional economic planning through Territorial Real Estate and Economic Systems (TREES), real estate success depends on coordinated planning and investment between public and private sectors.

Direct government intervention is also one major practice that most successful countries have adopted to impplement condominium housing model. For example, Debele (2021) investigated strategies that improved the uptake of government-subsidized condominium housing under the Integrated Housing Development Program (IHDP) in Addis Ababa, Ethiopia, and this study identified the use of lottery-based allocation systems, subsidized pricing, and flexible mortgage arrangements as key enablers. Similarly, effectiveness of regulatory certainty, affordable mortgage schemes, and digital housing registries were found to increase condominium uptake among young professionals and newly wed couples in South Korea in a study by Kim and Park (2022). These studies clearly demonstrate that direct government intervention housing sector is essential for the effective delivery of affordable housing and yet in Uganda, evidence indicates that housing delivery is largely dominated by the private sector, while government involvement remains limited to regulation.

Affordable financing options for both developers and home buyers is a great practice adopted by many countries in operationalising condominium housing market. According to Aveline-dubach, (2022) who investigated the financialization of rental housing and land use policy in Tokyo, Japan, Real Estate Investment Trusts (REITs), enabled by government policy, played a central role in shaping rental housing trends. The prioritization of high-return on investments led to corporate-targeted leasing, reshaping urban housing markets, which underscores the influence of the affordable financing model to real estate industry, a practice that should be adopted in the Ugandan context.

In summary, literature demonstrates that the successful uptake of condominiums depends on how effectively countries navigate a balance between regulatory efficiency, government involvement, affordable financing, and collaborative partnerships. Best practices from Ethiopia, South Africa, South Korea, and Japan highlight the importance of Public-Private Partnerships, direct government interventions, and innovative financing mechanisms in creating an enabling environment for condominium housing. At the same time, persistent challenges such as bureaucratic regulatory processes, affordability constraints, weak institutional capacity, and limited public awareness continue to hinder adoption in many contexts. For Kampala, these insights point to the need for streamlined regulatory frameworks, stronger government participation beyond regulation, affordable financing schemes, and collaborative housing delivery models as key strategies for overcoming current barriers and enhancing the effective uptake of condominiums as a sustainable response to urban housing deficits.

2.8 Synthesis of the reviewed literature

The reviewed literature emphasizes the universal recognition of housing as a basic human right, enshrined in international frameworks such as the UDHR (1948), SDG 11, the African Charter on People's Rights (1986), and the African Union Agenda 2063. These global and continental commitments highlight the centrality of decent, safe, and affordable housing to human dignity, economic growth, and social development. At the national level, Uganda's Constitution (1995), Vision 2040, and subsequent housing policies affirm this commitment to deliver safe and affordable shelter to Ugandans, although with persistent challenges in implementation.

A recurring theme across the reviewed literature is the magnitude of the global housing deficit, particularly severe in rapidly urbanising regions such as in sub-Saharan Africa, Kampala, Uganda inclusive. With Uganda's rapid urbanisation and high population growth, demand for housing units far exceeds the already inadequate housing stock. While the state has enacted successive housing policy regimes since independence, housing provision remains largely private-sector-led, often resulting in substandard developments due to limited finance and weak regulation.

In response to rising housing shortages, various countries have experimented with different models such as Brazil's social housing program, Ghana's frugal innovations, South Africa's sustainable financing model, and Ethiopia's mass condominium schemes.

Collectively, these experiences point to the importance of high-density, cost-effective, and innovative housing solutions as viable alternatives to conventional standalone units in addressing urban housing deficits.

Within this spectrum, the condominium housing model emerges as a viable solution for fast-growing urban centers. International research converges on three rationales for condominium housing which include land use efficiency through vertical densification, formalization of ownership through unit titles, and economies of scale in infrastructure provison and building management. This evidence indicates the potential of condominiums for increasing urban housing supply, but also reveals some caveats that without inclusionary mechanisms, condominiums may disproportionately serve middle- and high-income households.

The drivers of demand and supply for condominiums are multifaceted, spanning from income levels, proximity to social facilities, financing options, and perceived security. Private actors dominate the supply of condominiums in Uganda but face high capital costs and shallow project finance. The government's enabling role (planning approvals, regulation, infrastructure) materially shapes feasibility even where it is not a direct supplier. Studies from Tanzania, Sri Lanka, and Thailand show that socio-economic status, location, and financial mechanisms are central determinants of uptake. Importantly, affordability remains the critical barrier in Uganda, where the cost of the cheapest formal housing unit far exceeds the financial reach of most urban households.

The regulatory framework for Uganda's condominiums (the Condominium Property Act (2001) and subsequent regulations) provides a structured foundation for condominium ownership, procedure for unit titling, common property, and owners associations. However, authors emphasise implementation gaps, bureaucratic and lengthy plan approvals, limited enforcement and low public awareness. These gaps weaken investors' confidence in the industry, reducing their investment in condominiums. Comparative studies from South Korea and Chile highlight how regulatory framework certainty, financing options, and socially inclusive housing policies can shape condominium markets toward stability and equity.

The condominium housing model faces persistent challenges such as high construction costs, and weak post-construction management, which threaten long-term viability for lower-income groups. Global experience shows that success depends on affordable financing, streamlined titling, and community awareness.

Lessons from Ethiopia and South Korea demonstrate that state-led initiatives can effectively deliver housing at scale. For Uganda, strengthening institutions, and improving financing access are vital to unlocking the model's potential in addressing urban housing deficits.

The governace of owners associations is another salient theme. Sustainable condominium living depends on credible formation of owners associations, enforcement of by-laws, and transparent accounting. African cases report frequent under-collection of service charges, disputes over common area maintainance and rapid amenity decay. Kampala's early condominium stock shows similar challenges common services degrade. Literature suggests, that standardized Owners Association by-laws, mandatory sinking funds, and professionalized management can improve condominium outcomes, particulary when supported by sensitization of condominium owners.

Scholars also weigh social and cultural acceptability. Transitioning from plot based, ground related housing, to vertical living requires shifts in norms around privacy, shared spaces, and collective decision making. Evidence from east African cities indicates gradual acceptance among young professionals and small households while large households prefer ground related units.

Literature indicates that successful pro-poor condominium uptake is strongly influenced by the presence of targeted policy and regulatory tools. These include inclusionary zoning and negotiated developer exactions to ensure that a proportion of units remain affordable; incentives such as density bonuses, fee waivers, and expedited approvals to encourage private sector participation; and concessional financing options for both developers and end users. Additionally, the availability of serviced land and the promotion of public–private partnerships (PPPs) are crucial in lowering development costs and expanding supply. Relatedly, establishment of strong mechanisms for condominium buyers, particularly in off-plan sales, to build trust and safeguard the rights of low- and middle-income households. These instruments create an environment that supports affordability, and promotes equitable access to condominiums for the urban poor.

While the reviewed literature positions condominiums as a viable approach for addressing Uganda's urban housing deficit if supported by strong regulatory frameworks, innovative financial instruments, and effective state–private collaborations, Kampala-focused studies reveal significant knowledge gaps. Limited research exists on the specific drivers for demand and supply of condominiums in Kampala, as well as on the adequacy of the existing regulatory framework. Addressing these gaps provides the basis for this study, which seeks to examine Kampala-specific determinants and establish best-practice interventions for strengthening Uganda's condominium housing market.

CHAPTER THREE: METHODOLOGY

3.1 Introduction

This chapter details the research roadmap employed in the data collection and data analysis in order to achieve the research objectives. The chapter includes; the introduction, research design, data sources, data collection methods, tools and techniques, data analysis and presentations, study limitations, and ethical considerations.

3.2 Research Design

The overall strategy or plan that guides a study is a research approach, whereas research design refers the specific procedures and techniques used to collect, analyse, and interpret data (Sileyew, 2019). The study used a mixed-methods research approach combining both quantitative and qualitative data while a descriptive mixed-methods research design was employed for the study since all the objectives aimed at describing the potential of condominiums in addressing urbain housing deficits in Kampala, Uganda. Figure 2.1, below shows a flow chart for the methodology.

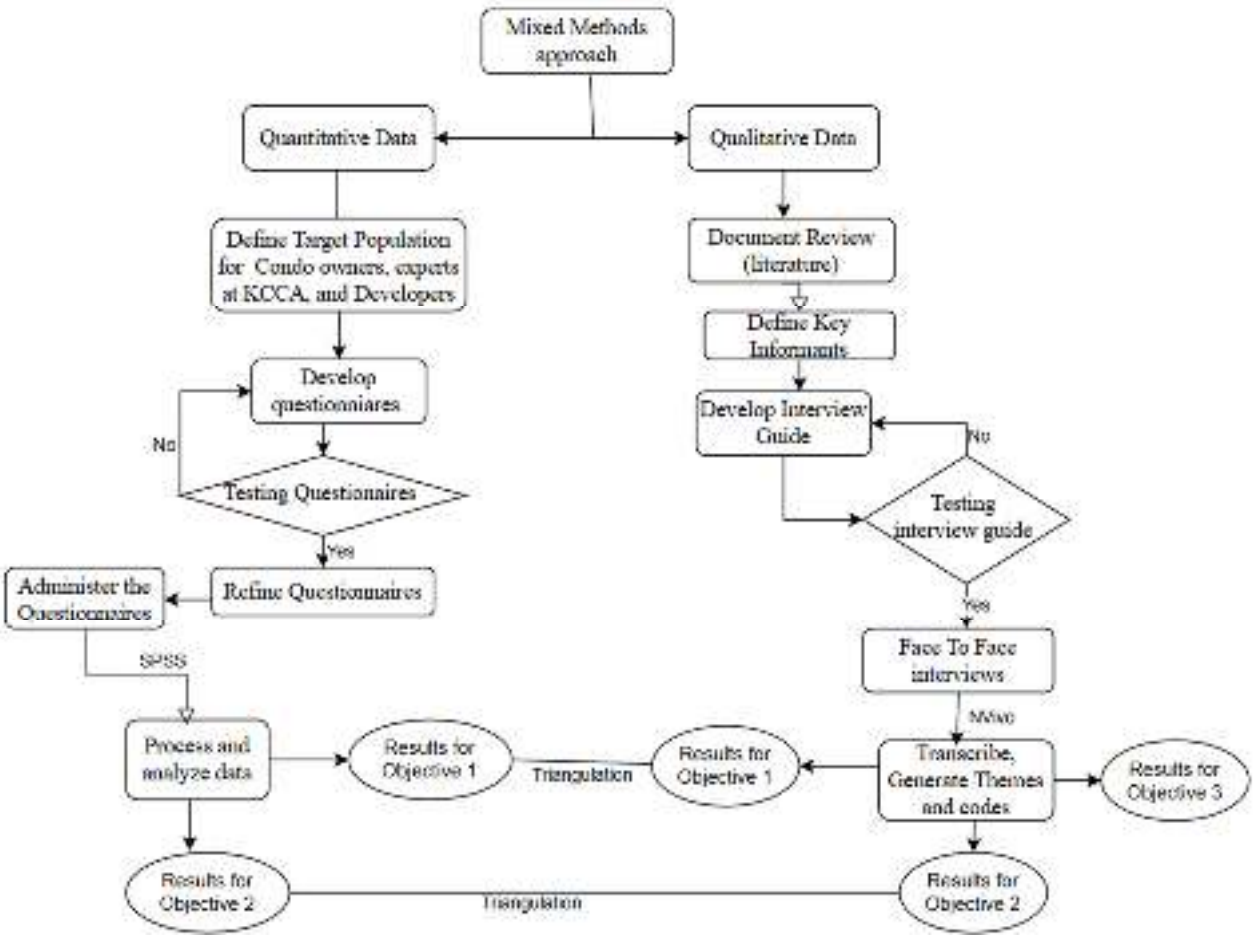


Figure 2.1: Flowchart showing the research methodology of the study (source: Author, 2025)

As shown in figure 2.1 above, this study employed a descriptive mixed-methods research design which refers to research strategies that combine both qualitative and quantitative approaches in a single study (Timans, Wouters, & Heilbron, 2019). In assessing potential of condominiums in addressing the urban housing deficit in Kampala, this research design was particularly preferred because it allowed the study to combine quantitative data on examining the factors that influence demand and supply with qualitative insights into adequacy of the regulatory framework and implementation challenges as well as best practices for enhancing uptake of condominiums in Kampala. It further enabled the integration of both qualitative and quantitative methods for triangulation and validity of the results.

3.3 Data sources

In this study, both primary and secondary data sources were used to obtain relevant datasets. Primary data sources included questionnaires which aimed at gathering quantitative data from developers and condomninium owners on factors that influence demand and supply of condominium units in Kampala as well as using likert scale to convert perceptions of KCCA officials in regard to the regulatory framework governing Condominium housing markets in Kampala into quantitative data. Interviews were also employed to engage with developers, housing experts, and policymakers to gather their deep understanding of condominium demand and supply drivers, the regulatory framework of condominium housing, and best practices for enhancing the uptake of condominiums. Secondary data sources comprised of reviewing academic journals, acts and reports on condominium housing, informal settlements, urban development, and housing policies in similar contexts globally and within Uganda.

3.4 Data collection methods, tools and techniques

This section features the data collection methods used in this study, sampling methods, tools and techniques of data collection. Questionnaires, and interviews were used. The researcher was interested in both qualitative and quantitative data in order to gain a deeper understanding of the condominium housing market in Kampala, Uganda.

3.4.1 Sampling methods and sample size determination

The sampling methods used for these different units of analysis varied. For quantitative data collection, condominium unit owners, developers and experts at KCCA were the units of analysis for this study. In this study, different populations were considered for each research objective.

The first objective, which aimed to investigate the demand and supply of condominiums in Kampala, focused on condominium owners and developers. The second objective, which sought to assess the adequacy of the existing regulatory framework, targeted experts such as surveyors and physical planners at the Department of Physical Planning at KCCA, condominiumdevelopers, as well as key informants. The third objective was addressed through face-to-face interviews with key informants and a review of relevant documents.

Snowball sampling was employed for qualitative data collection, particularly during key informant interviews. This method involves initial respondents referring the researcher to other knowledgeable participants and was especially appropriate given the specialized nature of expertise in condominium development and management in Uganda. Respondents were selected based on their extensive experience with condominiums in Uganda. Because information on individuals' work history with specific condominium companies is neither published nor formally documented, the snowball sampling technique was adopted. This approach, which is well suited for identifying hidden, hard-to-reach, or specialized populations and relies on referrals from initial contacts (Dusek, Yurova, & Ruppel, 2015), enabled one expert to lead the researcher to another until data saturation was achieved at the seventh interview.

In determining the target population of condominium owners in Kampala, the researcher consulted both the KCCA Ministerial Zonal Office and the Condominium Vetting Committee at the Directorate of Housing and Estates Management under the Ministry of Lands, Housing and Urban Development (MLHUD). It was established that the register of condominium titles is not yet operational. Consequently, purposive sampling was adopted. Five (5) condominium apartment developments were selected (one from each division of Kampala District) to ensure equitable spatial representation. The selected developments were Bugolobi Springs Valley Apartments (104 units) developed by the National Housing Construction Company (NHCC) in Nakawa Division; Smart Apartments (26 units) developed by Mint Homes in Kampala Central Division; Casa Luna Apartments (24 units) developed by Comfort Homes in Kawempe Division; Pearl Homes (11 units) in Rubaga Division; and Jakana Heights (76 units) in Makindye Division. With permission obtained from the respective estate managers, all units within the selected condominium apartments were treated as units of observation. The total number of units across the five apartments, amounting to 241 condominium units, constituted the study's sample population.

Relatedly, in devermining the target population of condominium developers in Kampala District, a list of condominium developers and the respective number of housing units was obtained from the Condominium Vetting Committee within the Directorate of Housing and Estates Management

of MLHUD. This list constituted the population for the study in examining the factors influencing the supply of condominiums in Kampala. However, out of the 42 condominium developers in Kampala as reported by the Condominium Vetting Committee, 12 developers were found not having any running project in Kampala District, leaving only thirty (30) developers as the target population for studying the factors that influence supply of condominiums in Kampala.

The Department of Physical Planning at KCCA had a total of 27 experts (19 planners and 8 surveyors), and this number constituted the target population for studying the perceptions of KCCA officials in regard to the adequacy of the regulatory framework governing condominiums in Kampala.

The sample size of the respondents was determined using the Bukhari sample size calculator, Excel format (Bukhari, 2020). The list of 42 real estate developers obtained from Condominium Vetting Committee was analysed using a list of registered real estate developers with AREA-Uganda and 12 out of the 42 developers were not having condominium apartments in Kampala. This left 30 developers from which a sample size of 28 was obtained using the Bukhari sample size calculator, excel format (Bukhari, 2020). For the experts at KCCA, since their number was small and below 30, all the 27 respondents were considered. While for condominium owners, a sample size of 148 condominium owners was obtained from subjecting the total 241 unit owners of all the appartments selected to the Bukhari sample size calculator, Excel format (Bukhari, 2020) and to cater for redundancy, 150 questionnaries were rolled out.

3.4.2 Questionnaires

The primary data collection method employed in this study was the use of questionnaires. Questionnaires comprise a set of structured questions designed to gather information from respondents within a specific population (Karunarathna et al., 2024). In this study, the survey questionnaires were especillay used to collect quantitative data for examining the key factors the influencing demand and supply of condominiums in Kampala as well as to collect data on the perceptions of KCCA officials regarding the adequacy of the regulatory framework.

a) Development of the Questionnaires

Three (3) distinct but complementary questionnaires were developed for this study: the Condominium Owners' Questionnaire, the Condominium Developers' Questionnaire, and the Experts' Questionnaire (see appendices 2A-2C). The questionnaires were designed to generate sufficient data to address the first and second research objectives respectively. Each questionnaire comprised of two main sections.

Section A captured the demographic characteristics of the respondents, while Section B contained questions directly or indirectly aligned with the first and second research objectives. Each questionnaire was accompanied by a cover letter (see appendices 1A and 1B) providing a brief introduction on the researcher, the research topic, the study objectives, and the rationale for the study.

b) Pretesting the Questionnaire

The developed questionnaires underwent a three-stage testing process to ensure their reliability and validity. Prior to administering the questionnaires to the respective respondents, a pretesting exercise was conducted to confirm that the instruments were consistent with the study objectives and research requirements. The pretesting process was carried out as detailed below:

i) Review by non stakeholders in condominiums;

The questionnaires were first reviewed by colleagues who neither owned condominiums nor had professional expertise in condominium construction, but who possessed a general understanding of research studies. Discussions with these colleagues mainly aided in improving grammar, refining the tone of the questions, and aligning the questions more closely with the research questions they were intended to address. This review process helped to identify and correct ambiguous items, thereby ensuring that the questions would be easily understood by lay respondents, including condominium owners and investors, during data collection.

ii) Review by key stakeholders in condominium housing;

Drafts of the developed questionnaires were shared with a condominium owner at Lifestyle Condominiums along Lugogo Bypass, a member of the Association of Real Estate Agents Uganda (AREA-U), and a condominium developer at Universal Multipurpose Enterprises Limited. These stakeholders reviewed the draft questionnaires and provided feedback, particularly on abstract questions that might be challenging for lay respondents to answer. Their input was instrumental in further refining the questionnaires to enhance clarity and relevance.

iii) Final review with supervisors;

After incorporating feedback from stages (i) and (ii), the draft questionnaires were refined. The improved drafts were then reviewed by the academic supervisors, who ensured that the research instruments adhered to sound research principles and were appropriately focused on addressing the research questions.

c) Refining the data collection tools

Following all the testing and refinement processes, the final versions of the questionnaires were completed, and accompanied by a cover letter issued by Makerere University, Department of Geomatics and Land Management. At this stage, a digital version of the approved questionnaires was also developed using Kobo Toolbox, enabling both paper-based and digital administration to enhance the response rate, as discussed in the next section of this chapter.

d) Administering questionnaires

The mode of dissemination of the questionnaire was dependent on the choice and convenience of the respondent. Some respondent filled their questionnaires themselves, others accepted to be interviewed on the spot, while others requested that a later date be scheduled depending on their availability. While collecting quantitative data, two approaches of administering questionnares were employed in this study and they are researcher-administered and self-administered.

i) Researcher-administered questionnaires

Under this mode of questionnaire administration, the respondents were provided with the questionnaires either physically or through a digital link and they were filled and completed with help of the researcher or research assistant. For some instances the respondent would fill the questionnaire while asking the researcher interpretations where necessary while some respondents would dictate the answers and the research assistant would fill the questionnaire. At first, this mode was preffered to self-administered questionnaires due to the fact that it is akin to structured interviews where the researcher is privileged to probe for clarification on answers of some questions, encourage more detailed responses giving enriched data. Unfortunately, the response rate was so low, for 2months of data collection, only 15 respondents had filled the questionnaires. The general feedback from research assistants was that respondents were skeptical of whether its indeed true that the study was academic or if it was an investigative study by Uganda Revenue Authority, URA spying them on property tax. Cases of language barrier were noted at some apartments like Regency Apartment, Naguru which is heavily occupied by Indians, Lifestyle Condominiums along Lugogo bypass which has very many Chinese expatriates, Wandegeya Condominium Flats with a great number of foreigners, and so on.

ii) Self administered questionnaires

After discussion with the supervisors, the researcher was advised to try self administering using digital questionnaires. To this end, Kobo toolbox was used to convert the questionnaires from physical to digital with the help of tutorials. Kobo toolbox was preferred to Survey Monkey and other forms of online questionnaires because kobo toolbox gives automatic coding of the responses so they were extracted and uploaded to SPSS software for analysis.

This mode was effective for busy respondents who preferred to give out information at their own convenience. It should be noted some of the respondents were top management officers with almost no or limited time to give to this research. But some of those busy respondents delegated the answering of the questionnaires to other officials within the organisations. This was helpful as these officers were deemed to have the technical understanding of subject and gave the reasercher enough time to explore further insights through asking probing questions. The technical responses from these delegated officers implied they had sufficient understanding and knowledge of the subject matter.

In determining the key factors influencing the demand for condominiums in Kampala, a total of 150 questionnaires were administered to condominium owners through both physical and digital means. Of these, 115 questionnaires were duly completed and returned, representing a satisfactory response rate of 76.7%. In examining the key factors influencing the supply of condominiums, 30 questionnaires were issued to condominium developers, of which 28 were completed and returned, yielding a high response rate of 93%. Similarly, 27 questionnaires were administered to KCCA officials to assess their perceptions of the existing legal and regulatory framework governing condominiums. All 27 questionnaires were completed and returned, resulting in a 100% response rate. This exceptionally high response rate can be attributed to institutional support from KCCA, including the involvement of the Physical Planning Department, which encouraged officials to cooperate with the study. In collecting quantitative data, the study employed two questionnaire administration approaches: researcher-administered and self-administered questionnaires. The use of both physical and digital formats enhanced accessibility and flexibility for respondents, thereby contributing to improved response rates across all respondent categories.

3.4.3 Key Informant Interviews

Interviewing is a two-way method that permits an exchange of ideas and information verbally (Monday, 2020). In this study, interviews were conducted with experts and stakeholders with vast experience on condominiums in Uganda particularly architects, lawyers, and representatives from the MLHUD, Condominium Vetting Committee, Association of Real Estate Agents, AREA-Uganda in order to obtain information ansering the research objectives particularly on legal framework governing condominiums in Kampala and best practices of condominiums in answering housing needs for the Ugandan citizens.

a) Identification and selection of Key Informants

Throughout the process of conceptualizing this research and later writing the research proposal, a number of offices were visited in search of useful data on condominium housing in Kampala, and through referrals, key persons were always referred to as the 'encyclopedia' of condominium housing in Uganda. Suffice to say snowball method of sampling was used to get the key informants. These key infomants were identified as suitable and well-informed in making judgments, based on their roles and the duration spent in their positions. The selected key informants included the government officials, senior real estate lawyers, senior architects, and real estate agents, Association of Real Estate Agents, AREA-Uganda.

b) Interview Guide Development

An interview guide is the list of questions, topics, and issues that the researcher wants to cover during the interview (Monday, 2020). An interview guide was particularly developed to guide qualitative data collection from the key informants. It majorly featured the three (3) research questions of the study together with some probing questions for analysis purposes as shown in appendix D. Literature reviewed in sections 2.7, 2.8 and 2.9 were used in developing questions for the interview guide to gather information on key demand and supply drivers, adequacy of the regulatory framework governing condominium housing, and challenges and best practices that can enhance the uptake of condominiums in Kampala. The developed interview guide was reviewed with the academic supervisors, whose feedback, suggestions, and recommendations were carefully considered and incorporated, resulting in a refined and finalized interview guide that was subsequently used for qualitative data collection.

c) Interview Guide Administration

The interview guide was administered to key informants through face-to-face interviews. Contact details, including phone numbers and email addresses of the next key informant, were obtained through referrals. The key informants were subsequently contacted, appointments for interviews were scheduled, and each interview was conducted at a time and place convenient to the respondent. During the interviews, permission was sought to audio-record the sessions, and most key informants consented. In addition to audio recording, the researcher took written notes to capture key points from the respondents. Following data collection, the responses from each key informant interview were transcribed for analysis. It is important to note that data saturation was reached at the seventh (7^{th}) key informant interview. Data saturation refers to the point at which additional interviews no longer yield new information, as responses become repetitive and redundant (Sebele-Mpofu, 2020).

3.5 Data Analysis and Presentation

This section presents the procedures used to analyse and present the data collected in the previous section of this report. Quantitative data obtained from the questionnaires were analysed using Statistical Package for Social Sciences (SPSS) software while qualitative data collected through key informant interviews and open-ended questionnaire responses were analysed using NVivo 14 software.

3.5.1 Quantitative data

The quantitative data were systematically organised, categorized, and entered into SPSS for analysis. This process involved coding the data to correspond with the different variable categories, ensuring accuracy and consistency in the dataset. Using SPSS, both descriptive and inferential statistics were generated. Descriptive statistics included frequencies, percentages, measures of central tendency (mean, median, mode), and measures of dispersion (range, variance, standard deviation), which provided a clear summary of the key factors that influence demand and supply. Inferential statistics were used to draw conclusions about relationships between variables and to make predictions or generalisations based on the sample data, including calculations of confidence levels to assess the reliability of the estimates. The analysed data were then presented using tables, pie charts, and bar graphs. These presentation modes facilitated clear and concise visualization of patterns, trends, and relationships for better interpretation of the results as illustrated in the next chapter on the presentation of results.

3.5.2 Qualitative data

While collecting data from the key informants, the researcher captured responses through both written notes and audio recordings to ensure accuracy and completeness. The raw data from each interview were then carefully transcribed verbatim, producing a detailed text record of the discussions. Each transcript was assigned a unique identifier corresponding to the interview sequence, labeled as KI1, KI2, up to KI7, to maintain organisation and facilitate reference during analysis. The seven transcribed interviews were subsequently imported into NVivo 14 software, which allowed for systematic organisation, coding, and thematic analysis of textual data, allowing the researcher to identify recurring themes, patterns, and insights related to the study objectives. NVivo enabled the researcher to code the data, identify recurring themes and patterns, and organise insights in relation to the study objectives. Using NVivo also facilitated cross-comparison among the interviews, supporting a rigorous thematic analysis and helping to ensure that the findings reflected the perspectives and experiences of the key informants comprehensively.

Deductive thematic analysis was employed to analyse the qualitative data using predefined codes that were directly aligned with the study's research objectives. Thematic analysis is a method in which the researcher carefully examines qualitative data to identify recurring themes, which can include topics, ideas, or patterns of meaning that appear repeatedly across the dataset. In the deductive approach, the researcher enters the analysis process with a set of preconceived themes derived from existing theory, prior research, or the study's objectives (Kiger & Varpio, 2020). These predetermined themes guide the coding process, allowing the researcher to systematically organise data according to the concepts of interest. In this study, the research questions themselves served as the parent themes, providing a clear framework for coding and categorizing the data. This approach was preferred over inductive thematic analysis, which builds themes directly from the data without prior expectations, because the study aimed to evaluate specific aspects of condominium housing in Kampala like the factors influencing demand and supply, the adequacy of the regulatory framework and the best practices for improving the uptake of condominiums. Using a deductive approach ensured that the qualitative analysis remained closely tied to the research objectives while still allowing for the identification of insights and patterns within the key informants' responses.

Following the six-step process of thematic data analysis by Braun, Clarke, and Hayfield (2022), the qualitative data were coded under three parent themes: factors influencing demand and supply of condominiums, the regulatory framework, and best practices for the uptake of condominiums.

These parent themes were derived from the study's research objectives and provided a structured framework for organising the data. Within each parent theme, sub-codes were developed to capture recurring ideas, patterns, or concepts identified in the key informant interviews. For instance, under the parent theme "factors influencing demand and supply of condominiums," two (2) sub-themes were created: factors influencing demand and factors influencing supply, allowing for a more deeper analysis of the specific drivers affecting each aspect of the condominium market. Once coding was complete, codebooks and tables of themes were generated to systematically organise the data and provide a clear overview of the thematic structure. These tools facilitated the interpretation and presentation of findings, ensuring that the qualitative analysis was both transparent and aligned with the research objectives.

3.6 Study Limitations

The first limitation of this study was the absence of a functional condominium title register at the KCCA Ministerial Zonal Office. Without this register, it was not possible to determine the exact number of condominium titles issued since the enactment of the Condominium Property Act, in February, 2001. Such statistics on condominiums are readily available in some other jurisdictions like Prathapasinghe, Perera, & Ariyawansa (2018), reports that there were over 900 condominium apartment complexes in the SriLanka with over 15, 000 residential units and about other 200 condominium projects were in pipe-line with over 13,000 residential units. It must be noted that having accurate statistics on condominiums in any jurisdiction is crucial for studying their uptake since it allows researchers to measure market growth, understand demand, identify gaps in supply, and assess the effectiveness of policies. Despite this limitation, the study employed purposive sampling to select five condominium apartments in Kampala City, one from each of the five divisions. The researcher visited each site and obtained relevant information, including the number of units in each apartment. These were aggregated to yield a total of 241 units, which was used as the sample population for condominium owners in this study.

Secondly, the researcher encountered resistance from some potential participants, especially condominium owners. This resistance stemmed from challenges such as language barriers in condominiums with unit owners of non-Ugandan origin, as well as fears among some respondents that the researcher might be an undercover Uganda Revenue Authority (URA) official investigating tax compliance. To address the fear and suspicion expressed by some potential respondents, the researcher obtained an introductory letter from Makerere University outlining the study's purpose, assuring confidentiality, and emphasizing it was purely for academic purpose.

Relatedly the researcher proposed the use of translators to overcome language barriers for condominium owners of non-Ugandan origin who were unable to communicate in English but still they declined to participate and this was attributed to their lack of interest to participate in the study. Despite the interventios, little success was attained at these condominium apartments with a big number of unit owners of non Ugandan origin. Due to the persistent resistance from these potential participants, the researcher revised the sampling strategy to purposive sampling, only those condominium apartments where respondents agreed to participate were selected.

3.7 Ethical considerations

This study prioritized ethical principles at every stage, according minimal risk and maximum respect to the participants. These are ethical considerations that were followed during the study;

i) Confidentiality; respondent's anonymity was ensured by the researcher not asking personal information like name or address from the respondents.

ii) Consent; this study endeavoured to obtain consent from relevant authorities and adhered to guidelines. For example, for every condominium apartment visited, verbal clearance was first granted from the estate's manager.

iii) Furthermore, permission was sought prior to administering the questionnaires whether physically or online, and each questionnaire was accompanied by a cover letter introducing the researcher, the topic and the rationale for the study.

iv) All the literature and sources of information used in this reseach was properly referenced according to Makerere University guidelines for the format of research proposals, research reports, thesis and dissertations of March, 2021.

v) Minimizing harm; throughout the study, intent to actively seek to avoid any harm or exploitation to the participants was ensured. No undue pressure or coercion was used during interaction with participants and data management was conducted responsibly. Forexample, while at Wandegeya flats, the researcher sought permission from the estate's manager who asked to consult the condominium unit owners and they refused to cooperate citing that the researcher could be a disguised URA employee trying to spy on tax defaulters (as shown in Appendix 3A. With this feedback, the researcher had to remove this condominium apartment from the sampling frame.

CHAPTER FOUR:
PRESENTATION OF RESULTS

4.1 Introduction

This chapter presents the results of the study, as derived in the previous chapter. This chapter is organised into five sections: an introduction, demographics of respondents, key factors influencing condominium demand and supply, the regulatory framework for condominiums, and challenges and best practices for enhancing condominium uptake in Kampala, Uganda.

4.2 Demographic characteristics of the respondents

Christia, & Ard, (2016) defined demographics as characteristics of a population that have been categorized by distinct criteria as a means to study attributes (such as age, income level, occupation and marital status) of a particular group. In this study, demographic data was essential in analysing survey responses in regard to the characteristics of the respondents. This section therefore gives the demographic information of the respondents who participated in the study.

4.2.1 Demographic information of the condominium owners

A total of 115 condominium owners out of the target 150 filled and returned the questionnaires and basic information captured about these respondents included gender, age range, marital status and occupation as shown in Figure 4.1.

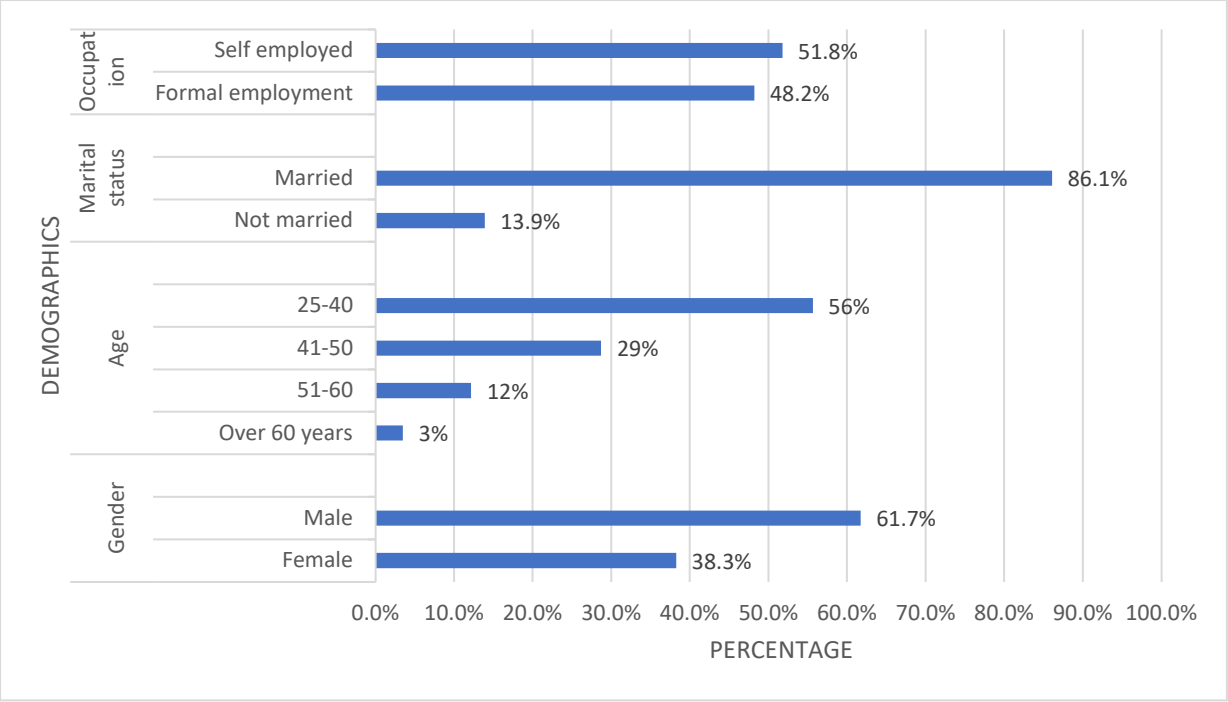


Figure 4.1: A bar graph showing the demographic information of condominium owners

As shown in Figure 4.1, the study indicates that a higher proportion of the respondents (61.7%) that participated in the study were male compared to (38.9%) of respondents who were female. Since the study focused on condominium unit owners, this gender distribution suggests that men are more likely than women to own condominium units in Kampala and this pattern mirrors broader trends in land and property ownership in Uganda, where men are more likely than women to hold land and property titles at the household level (Asiimwe, 2017).

Majority of respondents (86.1%) were married which implies that demand for condominium housing is more among the married couples than among the unmarried people. This could perhaps be attributed to long-term commitment and stability associated with marriage, making homeownership a more attractive and feasible option to married couples compared to unmarrieds who may perceive their housing needs as temporary or transitional hence prefer to rent.

The findings in Figure 4.1 further reveal that respondents aged 25-40 years representing the youth and working group constituted the largest proportion of condominium owners in Kampala, accounting for 56% of the respondents. This dominance suggests that condominium housing in Kampala is particularly attractive to working-age individuals, likely due to factors such as stable income, and proximity to employment centers. Conversely, respondents aged above 60 years constituted the smallest proportion of condominium owners, which may be attributed to retirement-related income constraints, preference for traditional housing, or lower inclination toward high-density urban living.

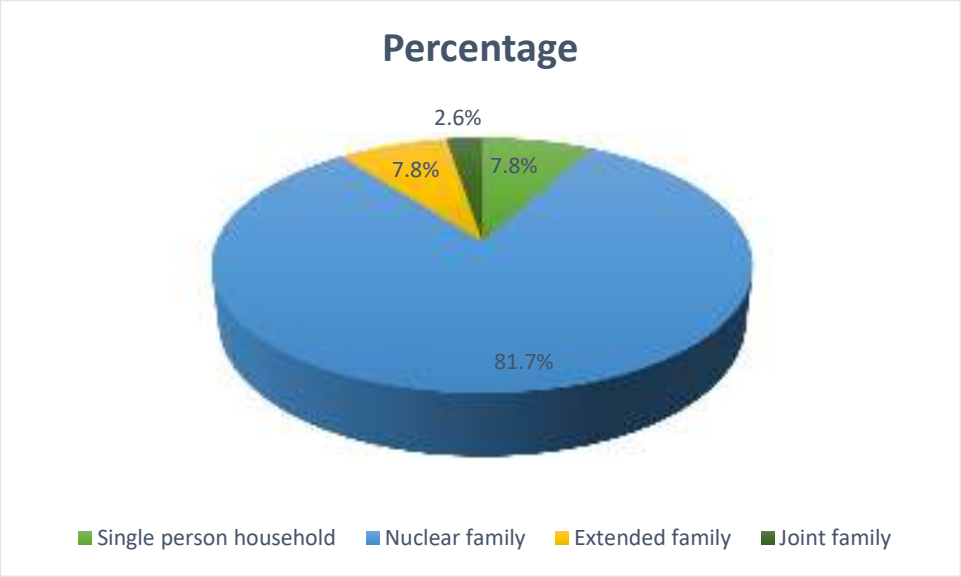


Figure 3.2: A piechart showing the family size of the condominium owners in Kampala

Among the different family structures, the nuclear family recorded the highest proportion of condominium ownership, accounting for 81.7% of the respondents, as illustrated in Figure 4.2. This finding is consistent with the dominance of married couples among condominium owners compared to single individuals. The preference for condominium housing among nuclear families may be attributed to factors such as the need for secure and manageable living spaces, proximity to workplaces and social services, and the suitability of condominium layouts for small to medium-sized households. person households. The dominance of nuclear families among the respondents implies that condominium developers should align their planning and design strategies with the housing needs of this group for example unit types preferred by married couples, such as two-bedroom and three-bedroom apartments.

Table 4.1: Types of condominium units owned in Kampala

		Freq	percent
Type of condominium unit owned	Studio apartment	1	0.9%
	One-bedroom	5	4.5%
	Two-bedroom	41	36.9%
	Three-bedroom	64	57.7%

Relatedly, the study examined the types of condominium units preferred by owners. The results, in Table 4.1, indicate that three-bedroom, hall, and kitchen (3BHK) and 2BHK units are more preferred than 1BHK and studio apartments. This preference suggests that the majority of condominium owners are married and belong to nuclear family households which is consistent with earlier results showing the dominance of nuclear family structures among respondents.

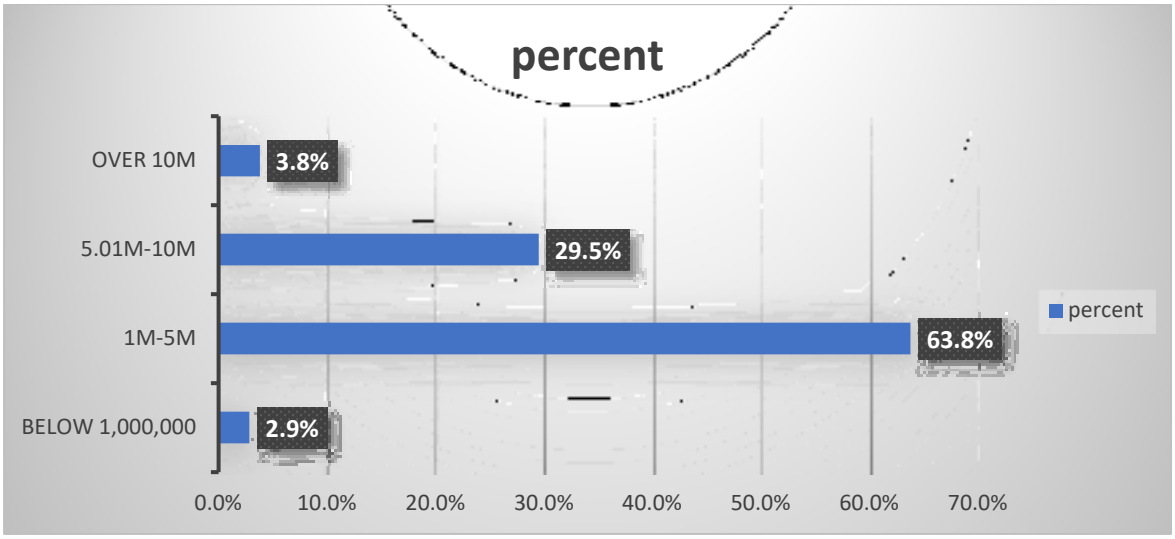


Figure 4.3: Bar graph showing income levels of condominium unit owners

As illustrated in Figure 4.3, the majority of condominium owners in Kampala earn between UGX 1,000,000 and UGX 5,000,000 per month, followed by those earning between UGX 5,000,000 and UGX 10,000,000. This suggests that individuals earning below UGX 1,000,000 per month have limited prospects of owning a condominium unit in Kampala, while those earning above UGX 10,000,000 per month may have the financial capacity to construct their own apartments rather than purchase condominium units.

As shown in Figure 4.4, the majority of condominium owners who participated in this study were Ugandans (96.5%), while only 3.5% were of non-Ugandan origin. Examining the nationality of condominium owners in Kampala was important for understanding demand patterns, the role of foreign investment, and the inclusiveness of the regulatory framework. However, the relatively low participation of respondents of non-Ugandan origin can be attributed to lack of interest in the study as well as language barriers between the researcher and some prospective respondents of non-Ugandan origin, particularly in developments such as Lifestyle Condominiums and Regency Courts.

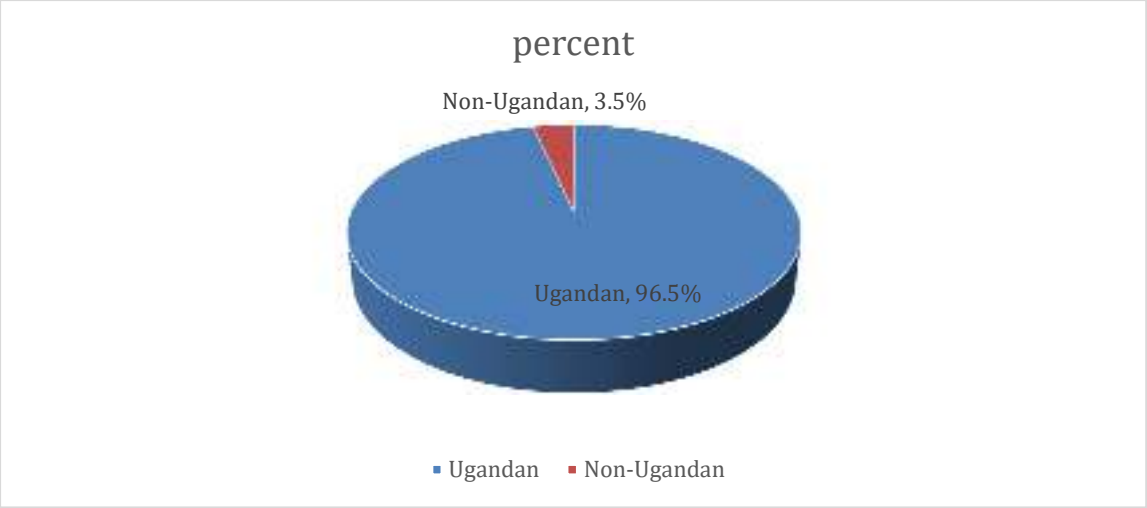


Figure 4.4: Pie chart showing the nationality of the condominium owners in Kampala

4.2.2 Demographic information of the developers

The demographic information collected from condominium developers focused on understanding their profile and level of involvement in the condominium sector which included gender and nationality. In addition, information on the developers' experience, measured by the number of years they had been involved in condominium housing development in Kampala, was collected. This variable was particularly important in assessing their depth of industry knowledge, and practical experience in dealing with condominium housing in the city.

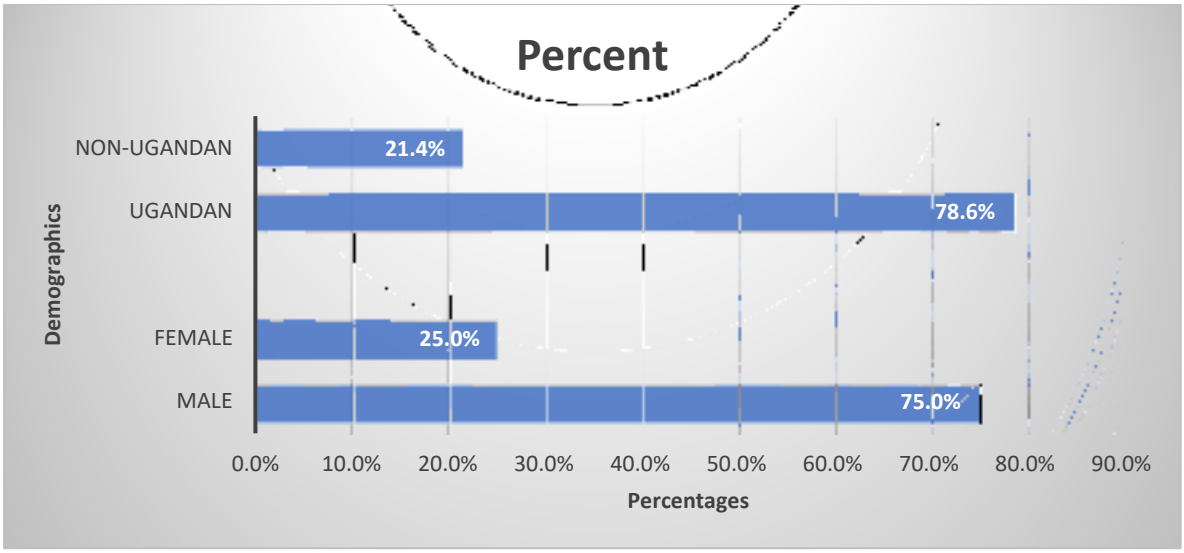


Figure 4.5: Bar graph showing the composition of condominium developers in Kampala

Similar to condominium unit owners, the majority of the developers that participated in this study are males (75%). Similary, most developers are Ugandans (78.6%) compared to developers of non-Ugandan origin, although, apart from National Housing Construction Company, the most prominent real estate companies (like Universal Multipurpose Enterprise, Fakhuruddin, Edifice Properties Limited, and Mint Homes) that deal in provision of condominiums in Kampala are owned by people of non-Ugandan origin.

4.2.3 Demographic information of the key informants

A total of seven (7) key informants participated in the qualitative data collection through key informant interviews. As explained in the methodology chapter, data saturation was reached at the seventh (7^{th}) interview, meaning that additional interviews were unlikely to yield new information. Table 4.2 presents a detailed summary of the demographic characteristics of these seven key informants, including attributes such as their professional background (occupation), years of experience in the condominium sector, organisational affiliation and gender. This demographic information provided context for understanding the perspectives, expertise, and insights contributed by each key informant, ensuring that the qualitative findings are interpreted with an awareness of the informants' profiles and areas of experience.

Table 4.2: Key Informants demographics

ID	Gender	Occupation	Experience (years)
KI1	male	Directorate of housing, MLHUD	22
KI2	male	Condominium Vetting Committee, MLHUD	38
KI3	male	Real Estate Institute of East Africa, REIEA and AREA-U member	26
KI4	female	Senior Realtor, lecturer, and AREA-U member	18
KI5	female	Retired Principal Arcitect, NHCC	33
KI6	male	Condominium developer, NHCC	27
KI7	Male	Advocate at Kalikumutima & Co. Advocates	25

A similar gender pattern is observed among the key informants as was seen among condominium unit owners and developers, with males being more predominant than females. This suggests a consistent trend of male dominance within various levels of involvement in Kampala's condominium sector. Relatedly, it is noteworthy that all seven key informants possessed extensive experience in the condominium housing industry, having been actively involved for more than 15 years. This high level of experience underscores their expertise and provides confidence that the insights and perspectives they contributed during the interviews are informed, reliable, and reflective of long-term engagement with the development, management, and regulation of condominiums in Kampala.

4.3 Factors influencing demand and supply of condominiums

The results addressing the first research objective are presented in two complementary parts. The first part identifies the key factors influencing the demand for condominiums in Kampala, highlighting the socio-economic, demographic, and market-driven elements that drive individuals or households to purchase or invest in condominium units. The second part focuses on the key factors shaping the supply of condominiums, examining the economic, regulatory, and industry-specific conditions that influence developers' decisions to construct and market condominium units. Together, these two sets of results provide a comprehensive understanding of the dynamics governing both the consumption and provision of condominium housing in Kampala, offering insights into the interplay between market demand and developer supply within the city's urban housing sector.

4.3.1 Demand drivers as per the condominium owners

The study found that out of the ten (10) potential factors examined, three (3) emerged as the most influential, based on their high rankings by respondents. In Table 4.3, these factors were prioritized across the surveyed condominium owners, indicating that they strongly influence demand for condominiums. Their high ranking suggests that they are critical determinants in shaping buyers' decisions, making them particularly important for developers, policymakers, and urban planners to consider when addressing the city's condominium housing market.

Table 4.3: Factors influencing the demand for condominium in Kampala

	Very low	Low	Moderate	Great	Very great	Mean	Std.Dev
Proximity to urban facilities)	0.9%	0.0%	5.2%	23.5%	70.4%	4.6	0.7
Sense of security	2.6%	0.9%	3.5%	26.1%	67.0%	4.5	0.8
Availability of facilities and amenities	2.6%	4.3%	11.3%	48.7%	33.0%	4.1	0.9
Condo features and design	2.6%	8.7%	43.5%	29.6%	15.7%	3.5	0.9
Reputation of the developer	7.8%	7.8%	42.6%	20.9%	20.9%	3.4	1.1
Financing options like mortgages	7.0%	12.2%	51.3%	16.5%	13.0%	3.2	1.0
Environment and community	17.4%	31.3%	25.2%	12.2%	13.9%	2.7	1.3
Price of the units	19.1%	28.7%	22.6%	17.4%	12.2%	2.7	1.3
Marketing and promotions	17.4%	40.9%	23.5%	8.7%	9.6%	2.5	1.2
Lack of enough bare land	42.6%	32.2%	13.0%	5.2%	7.0%	2.0	1.2

This study revealed 3 key factors with the highest mean score 4.0-5.0 and they are; location of the condominium apartment, sense of security and availability of amenities as shown in the Table 4.3.

a) Location (Proximity) of the condominium to urban social facilities (mean=4.6, Std. Dev=0.7)

The location of the condominium relative to urban social facilities was the most ranked factor influencing their demand. This could be attributed to Kampala's experiences of severe traffic jams and poor public transport system, causing residents to strongly prefer homes near essential social like schools, hospitals, work places, and market places that reduce commuting, save time and offer unmatched convenience and quality of life to the residents.

b) Sense of security (mean=4.5, Std. Dev=0.8)

The second highly ranked factor was the sense of security offered by the gated community of most condominium apartments. Kampala faces challenges of urban crime, burglary, and neighborhood insecurity, and condominium living with features such as gated access, CCTV surveillance, perimeter fencing, and private guards give condominium owners assurance of safety for themselves, their families, and their property.

c) Availability of facilities and amenities (mean=4.5, Std. Dev=0.8)

Availability of facilities and amenities (such as parking, elevators, water, electricity, kids play areas) was the third most ranked factor by the condominium owners. This perhaps is because many parts of Kampala face unreliable utilities and limited access to recreational or communal facilities and therefore condominiums that guarantee stable services and modern amenities like, standby power, secure parking, clean water, gyms, swimming pools, children's play areas become highly attractive because they directly solve daily living challenges.

Beyond the key influencing factors, three variables were identified as having a moderate influence on the purchase of condominiums in Kampala, with mean scores ranging between 3.0 and 3.9. These include condominium features and design, the reputation of the developer, and the availability of financing options such as mortgage facilities. The moderate influence of condominium features and design suggests that while aspects such as layout, aesthetics, and internal finishes of the condominium apartments are important to buyers, they are secondary to more fundamental considerations such as location and security. Similarly, the reputation of the developer plays a role in shaping buyer confidence, particularly in relation to construction quality and project completion, though it is not the primary determinant of purchase decisions. Financing options, including access to mortgages, moderately influence condominium uptake, reflecting the limited availability, high interest rates, and stringent lending conditions associated with mortgage financing in Kampala.

Four factors were found to have relatively low influence on the demand for condominiums in Kampala, with mean scores below 3.0. These factors include the price of the units, the surrounding environment and community, marketing and promotions, and the availability of bare land. Price of units (Affordability) got a mean score of 2.7, making it a less important factor influencing demand for condominiums in Kampala. This could be attributed to most condominium owners in Kampala are middle-to-high income households, expatriates, or investors whose sensitivity to price is lower compared to location, security, or amenities.

Similarly, the limited influence of environment and community may indicate that buyers prioritize individual unit attributes over neighborhood social dynamics. The minimal effect of marketing and promotions suggests that condominium purchases are more strongly driven by personal networks and professional advice than by advertising. Lastly, the low influence of limited bare land availability implies that buyers may not directly perceive land scarcity as a factor shaping their purchasing decisions, even though it significantly affects developers' supply decisions.

4.3.2 Average ranking of different demand drivers by gender (condominium owners)

Both male and female respondents generally attached considerable importance to most factors influencing condominium purchase decisions in Kampala, with no significant differences in their overall rankings. However, two factors showed notable gender differences. Female respondents were significantly more influenced by the surrounding environment and community of the condominium units ($p = 0.019$) and by financing options, such as mortgage availability ($p = 0.001$), compared to their male counterparts, as presented in Table 4.4. This finding suggests that women may place greater emphasis on the quality of the living environment, safety, and social cohesion when selecting housing, as well as on the availability of financial support mechanisms that facilitate homeownership. In contrast, male respondents appeared less sensitive to these factors, potentially prioritizing other considerations such as unit size, location, or investment value. These gender-based differences underscore the need for developers and policymakers to consider diverse buyer preferences when designing and marketing condominium units in Kampala.

Table 4.4: Average ranking of different demand drivers by gender

Gender		**N**	Mean	Std. Deviation	t-statistic	p-value
Price of the units (affordable)	Male	71	2.6	1.3	-1.510	0.134
	Female	44	3.0	1.3		
Location (proximity to urban facilities)	Male	71	4.7	0.7	0.730	0.467
	Female	44	4.6	0.7		
Condo features and design	Male	71	3.4	0.8	-1.285	0.201
	Female	44	3.6	1.1		
Availability of facilities and amenities	Male	71	4.0	0.9	-1.184	0.239
	Female	44	4.2	1.0		
Lack of enough bare land	Male	71	1.9	1.2	-1.010	0.315
	Female	44	2.2	1.2		
Financing options like mortgages	Male	71	2.9	0.9	-3.443	0.001
	Female	44	3.6	1.1		
Environment and community	Male	71	2.5	1.1	-2.370	0.019
	Female	44	3.1	1.5		
Sense of security	Male	71	4.5	0.8	-0.064	0.949
	Female	44	4.5	0.9		
Marketing and promotions	Male	71	2.5	1.1	-0.664	0.508
	Female	44	2.6	1.3		
Reputation of the developer	Male	71	3.3	1.1	-0.637	0.526
	Female	44	3.5	1.3		

4.3.3 Demand drivers as per developers

Developers were presented with the same 10 factors that influence demand for condominiums and they ranked them accordingly. Similar to condominium owners, developers too ranked 3 out of 10 factors, to be key factors that influence demand for condominiums in Kampala and in the same order with the location (proximity) of the condominium apartment to the urban social facilities (mean=4.9, Std. Dev =0.3) as the most important factor, followed by the sense of security (mean=4.7, Std. Dev =0.5) offered by the gated condominium community and in the third position, was availability of amenities (mean=4.3, Std. Dev =0.5).

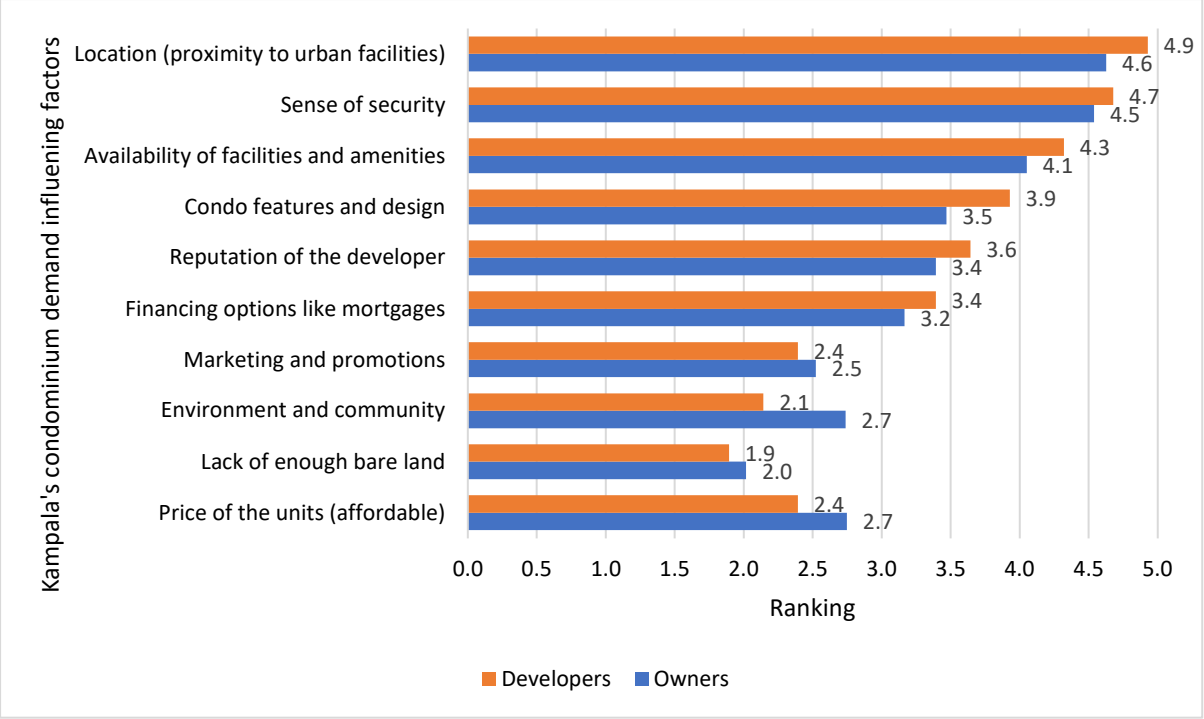


Figure 4.6: Bar graph showing demand drivers as per developers and owners

Figure 4.6 shows how each of the 10 factors that influence demand for condominium housing and how they were ranked by both the condominium unit owners and developers.

The two categories of respondents ranked location as the most important factor which reflects the critical role of strategic location in attracting buyers in Kampala's congested and traffic-heavy environment. Security is a second major factor for both groups and this is in alignment with most urban challenges such as crime and social unrest thus making security a top priority for condominium buyers. Availability of amenities like parking, water, power backup, and recreational facilities at the condominium apartment are highly valued, signaling that a sense of modern lifestyle and convenience drives demand for condominiums in Kampala.

4.3.4 Demand drivers as per the Key informants

According to the key informants, several factors influence demand for condominium housing units in Kampala. These included strategic location of condominium units, pricing, the presence of desirable amenities, and the perceived security of the condominium environment. Cultural perceptions, particularly the preference for standalone homes due to privacy and space for traditional functions, were also noted as a key deterrent and consequently a key factor . Additionally, rapid urbanisation leading to horizontal expansion of the city has increased interest in condominiums as a practical solution for vertical housing development.

The strategic location of the condominium apartment emerged as a key factor. Demand increases for condominiums located closer to social urban facilities such as schools, markets, and workplaces as opposed to condominium apartments located away from the Central Business District, CBD. One key informant emphasized this point by saying that,

"The closer the condominium apartment is to social facilities, the higher the demand" (KI-2, Ministry of Lands Housing and Urban Development).

Availability of amenities at the premises of the condominium such as green spaces, gymnasiums, swimming pools, children's play areas to mention but a few, was found to be of significant influence for buyer preferring condominium housing units to other stand-alone housing units. These features are said to contribute to a modern lifestyle that appeals to urban dwellers and this was over emphasized by a key informant who said that,

''Availability of amenities like jogging area, green spaces, swimming pool, kids play area, gym, are a great factor that condominium potentials buyers look out for'' (KI-6, National Housing Corporation Company).

Security was also strongly emphasized by key informants as a factor that influences demand for condominiums in Kampala district. They noted that many urban residents prioritize safe and secure living environments. The fifth key informant stated that,

"Many people prefer living in secure environments, which is one of the score points for condominiums."(KI-5; National Housing Corporation Company).

Unlike the condominium unit owners and condominium developers, key informants gave other key factors that shape the demand for condominium housing units in Kampala in addition to the three key factors. These two extra key factors were cultural factors and urbanisation rate.

Cultural factors also shape demand but in a negative way. Some individuals prefer stand-alone houses over condominiums due to traditional needs for privacy and space for cultural functions.

"Most people prefer stand-alone houses to condominiums due to cultural reasons like privacy and space for cultural functions,"(KI-4, Association of Real Estate Agents of Uganda).

Urbanisation was cited as a macro-level demand driver. As the city continues growing, more people keep coming to the city and in turn demand for accommodation. The rapid horizontal expansion of Kampala has pushed residential zones far away from the city center, creating a demand for vertical housing solutions like condominiums in the Central Business District (CBD).

"Urbanisation has led to horizontal expansion, pushing people away from the CBD, yet condominiums offer a vertical alternative to the city's expansion" (KI-2, Ministry of Lands Housing and Urban Development).

4.3.5 Supply-side factors by developers

This study indicates that the key factors shaping the supply of condominiums in Kampala were: construction costs and material prices, infrastructure and service availability, market demand and government policies, as shown in Table 4.5.

Table 4.5: Factors influencing supply of condominiums by developers

Supply influencing Factors	Very low	Low	Moderate	Great	Very great	Mean	Std. Dev
Infrastructure and Service Availability	0.0%	3.6%	0.0%	32.1%	64.3%	4.6	0.7
Construction Costs and Material Prices	0.0%	0.0%	0.0%	42.9%	57.1%	4.6	0.5
Market Demand and Buyer Preferences	0.0%	3.6%	7.1%	39.3%	50.0%	4.4	0.8
Government Policies and Regulations	3.6%	7.1%	17.9%	32.1%	39.3%	4.0	1.1
Condo features and design	0.0%	3.6%	17.9%	64.3%	14.3%	3.9	0.7
Financing options like mortgages	0.0%	0.0%	35.7%	50.0%	14.3%	3.8	0.7
Land Availability and Cost	0.0%	14.3%	32.1%	21.4%	32.1%	3.7	1.1

The most influential factor was construction costs and material prices (mean= 4.6, Std Dev = 0.5). This could be attributed to the high prices of building materials which are considered critical barriers to investing in housing since their cost forms part of the price of the final condominium unit, making it expensive.

Infrastructure and service availability (mean= 4.6, Std Dev = 0.7) was the second key factor Availability of infrastructure, such as roads, water, electricity, and sewage systems are essential for the viability of any condominium housing project. This perhaps explains why one of the key factors that influences demand is the location of the condominium apartment.

Locations without such infrastructure are not strategic for condominium housing projects. The poor roads infrastructure in Kampala City which is infested with potholes could explain why the supply of condominium units is relatively low.

Market demand (and buyer preferences) was the third key factor influencing the supply of condominium units, with a mean score of 4.4 and a standard deviation of 0.8. This implies that the supply of condominium units in Kampala is strongly influenced by consumer expectations like, strategic location, good security, and modern and appealing amenities. Developers respond to buyer preferences, suggesting a relatively market-driven approach to condominium development.

Government policies and regulations (mean= 4.0, Std Dev = 1.1) was the fourth key factor influencing the supply of condominiums in Kampala and this could be attributed to the fact that regulations play a significant role in motivating developers to invest in condominiums.

The study further states that condominium features and design (mean= 3.9, Std Dev = 0.7) emerged as a moderate factor in influencing supply of condominiums in Kampala. Features such as size of the units, layout, and architecture matter in the supply of condominiums in Kampala, but in this study, they were ranked slightly below regulatory factors. Good design is essential for differentiation, but does not outweigh the cost of construction or infrastructure concerns.

This study indicates that financing options like mortgages emerged as a moderate factor in influencing supply of condominiums in Kampala with a mean score of 3.8 and a standard deviation of 0.7. Condominium buyers and developers accessing funds greatly influence the supply of condominiums in Kampala but not as much as the prices of building materials.

Land availability and the cost of land got a mean score of 3.7 with a standard deviation of 1.1. This too was of moderate factor influencing the supply of condominiums in Kampala. This is perhaps due to the fact that developers can build multiple units on a small parcel of land, so even in areas with high land pressure, condominiums remain viable compared to standalone houses.

4.3.6 Supply-side influencing Factors as per the key informants

According to the key informants, this study found out that supply of condominium housing units in Kampala is influenced by factors such as: government policies, demand for condominium units, building costs especially prices for building materials, as well as the availability of essential infrastructure and availability of land in urban areas which has a bearing on promoting vertical housing in Kampala.

Government policies, particularly zoning laws and taxation, were perceived as unsupportive of the condominium sector in Uganda. This is so because there are so many taxes levied against housing developers, which in turn become a deterrent to potential investors in condominium housing. One key informant stated that;

"Government policies on housing, such as zoning and taxation, are not supportive and this reduces on the supply of condominiums," (KI-6, National Housing Construction Company)

Market demand also plays a direct and significant role in influencing the supply of condominiums in Kampala since high demand for condominium units motivates developers to invest in more condominium projects and thereby increases the supply of condominiums. The sixth key informant stated that;

"Effective demand for condominiums motivates investors to construct and supply more units in the market since positive return on investment is a great boost to investment" (KI-6, National Housing Corporation Company)

Construction costs are a major constraint due to high price of building materials, which pushes up the final cost of units, thereby reducing affordability and slowing down the demand and consequently supply due to investors pulling out of the business or reducing on their rate of investment. This was especially stated by the fifth key informant.

"High prices of construction materials increase condo prices and slow down demand, which in turn affects supply."(KI-5, National Housing Construction Company)

Availability of infrastructure, such as roads, electricity, and water in strategic location reduces construction costs, which encourages more investments in condominium housing projects and consequently influencing the supply of condominiums. The third key informant stated that;

"Availability of infrastructure reduces the cost of development,"(KI-3, Association of Real Estate Agents of Uganda)

Land availability was another pivotal issue. With limited land in urban centers, developers are turning to condominiums as a means of maximizing land use. The first key informant stated that;

"Scarce land has made developers opt for condominiums since they make optimum use of available land," (KI-1, Ministry of Lands Housing and Urban Development)

4.4 The regulatory framework governing condominiums in Uganda

According to key informants, the principal law that governs condominium housing market in Uganda is the Condominium Property Act, 2001 supported by the Condominium Property Regulations, 2002 (amended in 2012), Condominium Property (Prescription of Maximum Fines) Regulations 2003, Condominium Property (Qualifications of Managing Agent) Regulations, 2003. Literature indicates that several provisions of the Condominium Property Act, 2001 make reference to other laws in Uganda. For example, Section 4 of the Act provides for the registration of condominium unit titles in accordance with the Registration of Titles Act, which is a separate legal instrument. Additionally, it is important to note that the type of condominium unit title corresponds to the land tenure under which the condominium building is situated, thereby making reference to the Land Act of 1998 (as amended).

4.4.1 Perceptions of developers on the regulatory framework

This study assessed the perceptions of condominium developers in regard to how sufficient the existing regulatory framework governing condominium housing makert in Uganda is and the results show that majority of the developers (92.9%) believe Uganda's regulatory framework governing condominium housing market is sufficient, as shown in Figure 4.7.

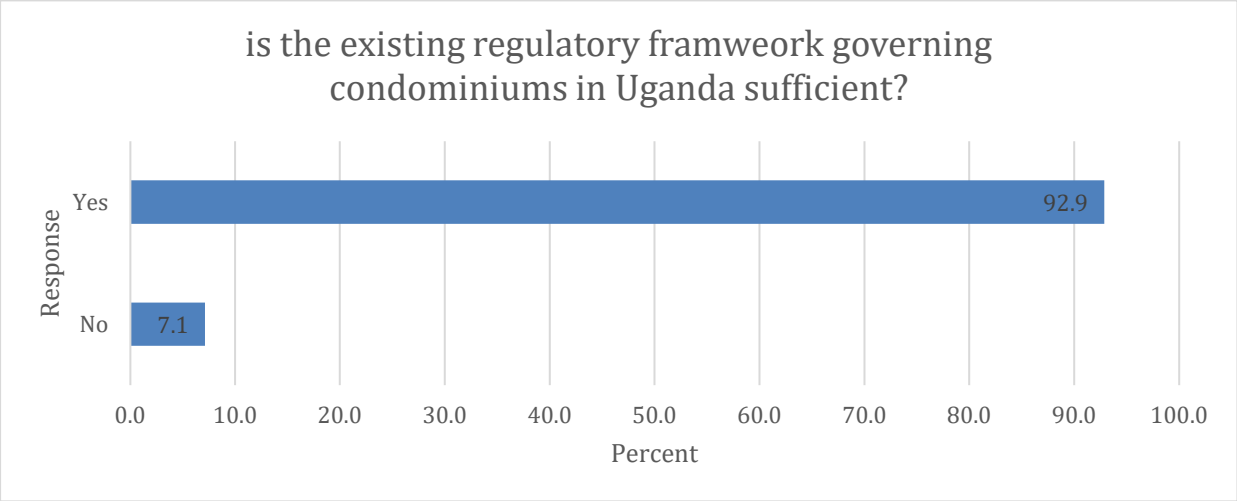


Figure 4.7: Developers' ranking of the sufficiency of the Uganda's condominium law.

4.4.2 KCCA officials' perceptions on the regulatory framework

The perceptions of KCCA officials regarding the regulatory framework governing condominiums in Uganda were measured using a Likert scale, which allowed qualitative opinions to be systematically converted into quantitative results, as presented in Table 4.6. This approach enabled the study to assess the officials' level of awareness, clarity, and perceived effectiveness of the existing legal and regulatory provisions. By quantifying these perceptions, it was possible to identify areas where the framework is considered adequate, as well as aspects that may require improvement.

Table 4.6: Awareness, Adequacy and Institutional support of the regulatory framework

	Strongly Disagree	Disagree	Neutral	Agree	Strongly Agree	Mean	Std. Dev.
Aware of the law	7.4%	7.4%	22.2%	55.6%	7.4%	3.5	1.0
The law is clear	0.0%	22.2%	29.6%	37.0%	11.1%	3.4	1.0
Government guides condominiums' management	7.4%	29.6%	40.7%	22.2%	0.0%	2.8	0.9
Developer aware of their rights	7.4%	40.7%	18.5%	22.2%	11.1%	2.9	1.2
Owners aware of their rights	18.5%	40.7%	18.5%	18.5%	3.7%	2.5	1.1
The law protects owner's rights	3.7%	11.1%	25.9%	48.1%	11.1%	3.5	1.0
The law is sufficient	3.7%	25.9%	33.3%	29.6%	7.4%	3.1	1.0
The law is effective on dispute resolution	0.0%	37.0%	22.2%	37.0%	3.7%	3.1	1.0
The law is effectively enforced	22.2%	51.9%	14.8%	11.1%	0.0%	2.1	0.9
Institutions are well coordinated	7.4%	40.7%	7.4%	33.3%	11.1%	3.0	1.2
There is compliance to the law	0.0%	59.3%	18.5%	18.5%	3.7%	2.7	0.9
Institutions have capacity gaps	7.4%	7.4%	14.8%	63.0%	7.4%	3.6	1.0

Results presented in Table 4.6 indicate that among the KCCA officials who participated in the study, 63% were aware of the Condominium Property Act, 2001, reflecting moderate popularity of the law, with a mean score of 3.5. However, only 48.1% of the officials found the law clear and understandable, while nearly 30% remained undecided on its clarity. Regarding institutional support and awareness, just 22.2% perceived government agencies as supportive in the management of condominiums, and 33.3% believed developers were aware of their rights and obligations. Furthermore, only 22.2% felt that condominium owners understood their legal rights and obligations within the housing market. On a more positive note, 59.2% of respondents indicated that the existing regulatory framework does provide protection for condominium owners, suggesting that while awareness and clarity of the law are limited, the framework does offer some level of legal safeguards.

Relatedly, only 37% of the experts considered the regulatory framework governing condominiums in Uganda to be adequate which implies that the majority (63%) of the officials find the condominium law inadequate, a view that contrasts sharply with the 92.9% of condominium developers who believed the condominium law in Uganda is sufficient. This difference may be attributed to the varying levels of exposure both groups have to the law. KCCA officials were primarily surveyors and physical planners, who engage directly with the law when reviewing and approving condominium plans while condominium developers are mainly business people who majorly rely on hired experts to interpret and apply the law on their behalf whenever necessary.

Furthermore, results in Table 4.6 indicate that only 30.7% of respondents believe the law is effective in resolving disputes. This finding aligns with the literature, which notes that the Condominium Property Act primarily refers disputes among stakeholders in condominium housing model to the courts of law and remains silent on alternative dispute resolution mechanisms such as mediation and arbitration.

Only 11.1% of respondents believe that the regulatory framework governing condominiums in Kampala is effectively enforced. This finding is consistent with the views of condominium developers and most key informants, who consider the law sufficient in substance but weak in enforcement.

4.4.3 Perceptions of the key Informants on the regulatory framework

Key informants indicated that the existing regulatory framework for condominium housing in Uganda is generally sufficient in design but suffers from poor implementation. They noted that challenges such as limited public awareness, weak enforcement, and gaps in the current legal provisions hinder its full effectiveness. To improve the situation, informants recommended amending the existing laws, increasing public awareness about condominium ownership, and strengthening government enforcement mechanisms.

"The Condominium Property Act of 2001 is largely effective though lacking on implementation, less awareness of the public about the concept of condominium housing, the condominium register which is provided for in the act, is not implemented" (KI-7, Kalikumutima & Co. Advocates).

"The existing legal and regulatory framework is to a greater extent effective but with implementation challenges. Some people buy and do not occupy their units, hence deterioration and consequently spreads to the rest of the building" (KI-4, Association of Real Estate Agents of Uganda)

"There is need for Amendment of the existing condominium law and strengthening the enforcement of the law in order to improve on the existing structures" (KI-7, Kalikumutima & Co. Advocates).

4.5 Challenges and best practices for condominiums in Kampala

This section presents the challenges different stakeholders in the condominium housing market face. In this study, key stakeholders, like condominium owners, and condominium developers highlighted challenges faced in the condominium housing model. The study equally gives possible solutions and best practices from other jurisdictions to curb the prevailing challenges.

4.5.1 Challenges faced while acquiring condominium units

This study confirmed that the challenges identified in the chapter literature review are indeed prevalent in Kampala's condominium housing market, with the most significant being high purchasing costs, limited financing options, and inadequate infrastructure in certain locations as shown in Table 4.7.

Table 4.7: Challenges faced while acquiring condominium unit in Kampala

	Freq	Percent
Poor infrastructure in some locations	59	51.3%
Cultural preferences	44	38.3%
Lack of stakeholder awareness	41	35.7%
Limited financing options	66	57.4%
Legal and ownership uncertainties	41	35.7%
High purchase costs	67	58.3%
Risk of developer fraud or project delays	26	22.6%
Tastes and preferences	53	46.1%

Among the 115 condominium owners who participated in this study, 58.3% identified high purchasing costs as a major challenge, confirming that condominiums in Kampala are relatively expensive hence not favoring the low income earners. Additionally, 57.4% reported facing limited financing options during acquisition of their condominium units, reflecting the impact of high interest rates in the country, while 51.3% highlighted poor infrastructure in certain locations, evidenced by potholes even in high-end areas such as Kololo. Notably, all the eight (8) identified challenges were reported to have been faced by at least 26 condominium owners, indicating that these issues are widespread and it necessitates the adoption of measures to solve these challenges. In Table 4.8, condominium owners suggested some solutions to the challenges faced under condominium housing model in Kampala.

Table 4.8: Solutions to the challenges of acquiring condominium units in Kampala

	Frequency	Percent
Affordable Housing / Reducing Cost of Construction	11	11.1%
Government Intervention	22	27.6%
Financing options / loan accessibility	17	17.2%
Public awareness / sensitization	27	27.3%
Infrastructure development	6	6.1%
Quality assurance / professionalism	6	6.1%
Increase supply of condominium units to the market	3	3.0%
Innovation and design improvements	2	2.0%

Results in Table 4.8 indicate that condominium owners proposed that government should directly support the sector by constructing affordable pro-poor units, expanding financing options for both buyers and developers, and providing infrastructure and services in condominium locations.

4.5.2 Challenges in Kampala's condominium housing markets by developers

Results revealed that condominium housing markets face challenges like poor public awareness about condominiums, lengthy approval processes for registration of condominiums, limited access to land, building materials are expensive and so many other challenges as, shown in Table 4.9.

Table 4.9: Challenges faced in providing condominiums in Kampala

	Frequency	Percent
Complex and lengthy approval processes	25	89.3%
Low public awareness about condominiums	25	89.3%
High land costs and limited availability	18	64.3%
Expensive construction materials and costs	16	57.1%
Limited access to affordable financing	15	53.6%
Infrastructure deficiencies	8	28.6%
Economic and market uncertainty	7	25.0%

Similar to the suggestions made by condominium owners in table 4.8, which emphasised direct government involvement in addressing the challenges faced when acquiring condominium units, difficulties faced by developers can also be effectively mitigated through targeted government intervention. For example, the government can improve access to affordable financing by reducing interest rates and providing subsidies to investors. Additionally, streamlining registration and approval processes (such as integrating condominium plan approvals into the Building Information Management System (BIMS) and registering unit titles within the National Land Information System (NLIS)) would enhance efficiency and encourage investment in condominium projects.

4.5.3 Challenges in Kampala's condominium housing business as per key informants

For triangulation purposes, this study examined key informants for challenges affecting condominium housing in Kampala. Results show several challenges like lengthy condominium plan approvals, poor compliance with existing laws, limited financing options, poor public awareness, and condominium owners management challenges.

"A lot bureaucracies in the approval of condominium plans which has become grounds for corruption and as a result frustrating developers and equally making the final product expensive since all those costs trickle down to price of the condominium units"(KI-6, National Housing Corporation Company).

"Lack of compliance to the condominium laws for example, developers refusing to leave after selling all the units to their respective uint owners"(KI-1, Ministry of Lands Housing and Urban Development).

"High taxes and no incentives to developers which discourage developers hence affecting the supply of condominium units on the market"(*KI-5,* National Housing Construction Comapany).

"Lack of enough public awareness about condominiums"(KI-2, Ministry of Lands Housing and Urban Development).

"Getting fees from condominium owners for managing the common properties is a challenge"(KI-3, Association of Real Estate Agents of Uganda).

4.5.5: Best Practices for enhancing uptake of condominiums

According to the key informants, the best practices identified to promote condominium housing in Kampala include the use of public-private partnerships, government interventions such as subsidies and tax incentives, and adoption of alternative financing models like housing cooperatives and Real Estate Investment Trusts (REITs) and intensifying public and stakeholder awareness.

a) Public-Private Partnerships (PPPs);

From the documentary review, it was established that Public-Private Partnerships (PPPs) are not a new concept in Uganda but rather a practice that needs revitalization. As indicated in Table 8, some of the major challenges facing the condominium housing market in Kampala include the high cost of land in the Central Business District (CBD) and the escalating prices of construction materials. These and related challenges can be addressed through PPPs, where the state collaborates with the private sector to deliver affordable condominium units. For example, the government can provide land and extend social infrastructure, while private investors contribute capital to construct the units. This arrangement reduces the cost burden on developers on particularly land acquisition leading to lower unit prices that are affordable even for low-income earners.

The Government of Uganda should therefore prioritize investment in urban infrastructure (roads, water, sewerage, and power) in areas earmarked for high-density housing, provide tax incentives and subsidies to developers building affordable condominium units in underserved urban areas, and support local production of construction materials to reduce reliance on imports and lower overall building costs as noted by KI-1, Ministry of Lands Housing and Urban Development.

> *"Guided by Public-Private Partnership Act of 2015, Uganda's housing industry can leverage a lot from the practice of public-private partnership just like it has done wonders in Ethiopia"* (KI-1, Ministry of Lands Housing and Urban Development).

b) Government interventions in the provision of affordable housing:

This study established that one of the biggest challenges to condominium housing development in Uganda is the lack of direct government participation in housing provision, a gap strongly highlighted in the literature review. Unlike several African countries such as Ethiopia, Rwanda, Kenya, and South Africa that have embraced the condominium model through active state involvement, Uganda's government has largely limited its role to regulation. To enhance the uptake and growth of condominium housing, especially for urban poor and middle-income households, the government should go beyond regulation and directly invest in affordable condominium units. Additionally, the government should establish a national housing database to track housing deficits, monitor supply trends, and assess property performance to inform evidence-based policymaking. While Uganda has an existing legal framework governing condominium housing, its effectiveness is undermined by weak enforcement. Direct state involvement can therefore help address these gaps by strengthening institutional mandates and improving coordination among key agencies such as the Ministry of Lands, Housing and Urban Development (MLHUD), local governments, and regulatory bodies. Furthermore, government participation can improve public awareness and stakeholder engagement by integrating condominium education into professional training for real estate agents, property managers, and legal practitioners, as well as launching nationwide campaigns to sensitize the public on the benefits, rights, and obligations of condominium ownership as was emphasized by KI 5-National Housing Corporation Company.

> *"Government intervention in form of subsidies and giving tax exemptions to developers is a best practice to enhance the uptake of condominiums in Kampala"(*KI 5-National Housing Corporation Company).

c) Adoption of alternative financing models

In the preceding sections of this chapter, the study identified several challenges affecting the supply of condominium units in Kampala, notably the high cost of construction and limited access to financing. These constraints hinder developers from delivering affordable condominiums to the market. To address this, inclusive financing models should be adopted by developers, government, and financial institutions. Examples include Real Estate Investment Trusts (REITs), which pool resources from institutions, individuals, and investors to increase financing accessibility; housing cooperatives that enable low- and middle-income earners to collectively own and manage condominium housing; and flexible mortgage schemes offering lower interest rates and longer repayment periods, particularly tailored for first-time buyers.

> *"This practice of Real Estate Investment Trusts, REITs in Uganda is provided for under the Ugandan collective investment schemes (Real Estate Investment Trusts) regulations of 2017 by the Capital Markets Authority (CMA). This practice can help in accessing of funds for big condominium projects without struggling with high interest loans from banks"* (KI-1, Ministry of Lands Housing and Urban Development).

CHAPTER FIVE:
DISCUSSION OF RESULTS

5.1 Introduction

This chapter presents a discussion of the research findings from Chapter Four, organised into three main sections: factors influencing the demand and supply of condominiums in Kampala, the regulatory framework governing the condominium housing market in Uganda, and the challenges and best practices for enhancing condominium uptake in Kampala, Uganda.

5.2 Drivers for demand and supply

This section provides a detailed discussion of the results related to the first objective of the study, which was to examine the factors influencing the demand and supply of condominiums in Kampala. The discussion examines both quantitative and qualitative findings, highlighting the relative importance of various determinants such as demographic characteristics. By analysing these factors in depth, the study sheds light on the underlying dynamics that drive condominium ownership and supply in Kampala, providing a foundation for policy recommendations and strategic planning in the urban housing sector.

5.2.1 Key drivers for demand of condominiums

The findings of this study as presented in chapter four, section 4.2, revealed that the demand for condominiums in Kampala is significantly shaped by factors such as proximity to urban facilities, sense of security, and the availability of amenities. This localized evidence not only reinforces existing global studies but also highlights the unique interplay between urban infrastructure and consumer preferences in developing condominiums in cities. Unlike generalized housing demand models, the Ugandan case demonstrates that these factors are not just preferences but essential prerequisites for urban dwellers seeking both convenience and safety within a rapidly expanding urban landscape.

The strategic location (proximity) of the condominium apartment to urban facilities emerged as a key factor influencing the demand for condominiums in Kampala. This can be interpreted as condominium owners in Kampala prioritize access to hospitals, schools, markets, transportation networks, and places of employment, positioning condominiums as a way to reduce the time and cost associated with daily commuting. This aligns with findings by Tatt et al. (2015) who reported that demand for condominiums in Kuala Lumpur was significantly affected by floor area, accessibility to amenities and social services such as malls, hospitals, highways, schools, parks, and unit floor levels.

Likewise, Bandara et al. (2020) in Sri Lanka emphasized that visibility and central location increased not only marketability of condominiums but also social interaction, which further added value to urban residential spaces. In Thailand, Bangbon et al, (2020) reported that condominium's location, promotional strategies, pricing, sales practices, and room features significantly influenced demand.

Similarly, in Bangkok's Sathorn area, Larwiang (2024) identified price and location as major factors influencing condominium demand. These insights support the argument that in rapidly urbanising cities like Kampala, location is not simply a matter of preference but a necessity for navigating congested and underserved urban environments.

The second key factor influencing the demand of condominiums in Kampala was sense of security. Respondents emphasized that gated communities equipped with access control systems, surveillance technologies, and enhanced neighborhood safety were major motivators for choosing condominium housing over conventional standalone homes. Additionally, they further noted a perceived layer of social security within condominium communities, which are often associated with high-income groups such as expatriates, civil servants, and affluent citizens, each frequently reinforcing security measures within these communities. This preference also reflects broader urban concerns over rising crime and insecurity, particularly in peri-urban and high-density areas where conventional stand-alone houses are more vulnerable. In Colombo, Ariyawansa & Udayanthika (2016), also noted that low-rise condominium properties were mostly demanded by well-educated middle-income earners migrating to the city, whereas high-rise condominiums were preferred by foreigners and wealthy locals preferred high-rise condominiums due to enhanced security, convenience, and strategic location. In Uganda, where policing and public safety infrastructure are often overstretched, the sense of personal security embedded within condominium designs offers an attractive solution for many urban residents. Thus, security becomes more than an added feature it serves as a core determinant of value and livability.

The availability of amenities at the condominium apartment was also found to be a key factor in influencing demand of condominiums in Kampala. In this study, respondents expressed a strong preference for condominiums offering in-built amenities such as ample parking spaces, water storage systems, standby generators, internet connectivity, gym, and recreation areas. These amenities serve as compensatory mechanisms in a city where public service delivery is often unreliable or inaccessible. Similar observations were made by Melesse (2020) in Addis Ababa, who emphasized that amenities greatly enhance the utility of condominium living by meeting essential daily needs in a self-contained manner.

Taecharungroj (2021) further observed in Bangkok that the popularity and features of amenities affect prices in non-linear ways and that a vibrant urban environment with multiple amenities significantly drives demand. The Ugandan experience, however, places even greater weight on basic amenities due to persistent infrastructure deficits in water, electricity, and waste management.

Collectively, these findings across various urban contexts underscore the multifaceted nature of condominium demand and indicate that demand for condominiums in Kampala is not only shaped by abstract market preferences but also by real, everyday challenges faced by urban residents. The condominium housing model is perceived as a practical solution that offers proximity, security, and essential services in one integrated housing package. This demand structure, however, also reflects the failures of broader urban planning systems to deliver inclusive infrastructure. As such, condominium housing is emerging as a form of private urbanism a model in which developers compensate for public infrastructure gaps in exchange for higher prices and exclusivity.

These findings equally imply that urban development strategies should prioritize integrated planning that enhances access to essential services such as roads, public transport, health facilities, and schools. Urban planners and real estate developers should therefore consider these factors holistically when designing and marketing condominiums to meet the preferences of different buyer segments. Doing so would expand the geographical scope within which condominiums can be viably developed, beyond the city center. Second, security features should not be treated as luxury additions but as standard design requirements that meet a critical need among urban homebuyers. Developers should embed safety infrastructure in their housing models, including Closed-Circuit Television, CCTV cameras, guarded entrances, and secure parking, as these directly influence marketability. Third, the availability of amenities on a condominium project should be reconceptualized to reflect not only comfort but resilience. In contexts where public utilities are often inadequate, amenities like solar energy systems, boreholes, and in-house waste management facilities can transform condominiums into semi-autonomous, self-sustaining urban spaces. Therefore, there is need to strengthen the enforcement of the regulatory frameworks to ensure that quality and consistency of amenities across condominium projects is maintained. This includes formal oversight of building standards, utility provision, and post-construction maintenance responsibilities. Furthermore, policy incentives such as tax relief could be offered to developers who commit to building condominiums in underserved urban areas, provided these developers incorporate the three key actors of access, security, and reliable amenities.

Finally, future research should explore how demographic shifts, such as the growing population of urban youths and middle-income earners, are reshaping housing preferences and expectations. Understanding these dynamics is crucial for ensuring that condominium developments remain responsive, inclusive, and sustainable in addressing the real housing demands of Uganda's evolving urban landscape.

5.2.2 Key drivers for supply of condominiums

As detailed in chapter four, section 4.2, the findings of this study revealed that the supply of condominiums is influenced by key factors such as construction costs and prices of building materials, availability of infrastructure and services, market demand and buyer preferences, and government policies. These results reflect a complex and interconnected housing supply environment in which market forces, regulatory frameworks, and physical development conditions jointly determine the scale and pace of condominium development.

The prominence of construction costs and building materials pricing as a key factor influencing supply of condominium housing units in Kampala, underscores the economic challenges faced by developers operating in a volatile macroeconomic climate where high costs of cement, steel, and building materials, often driven by import dependencies and currency fluctuations, create uncertainty in project budgeting and reduce the feasibility of large-scale developments. These results are not unique to Uganda but rather they align with global patterns. For example, in the United States, Goodman & Neal (2023) emphasized that the supply of condominiums is highly sensitive to government regulations and the availability of financial instruments. They noted that regulatory frameworks, especially those related to mortgage financing and structural standards, significantly affect developer confidence and influence the rate at which condominiums are introduced into the market. While regulatory safeguards are important for consumer protection, overly rigid frameworks can inadvertently constrain supply by increasing project complexity and risk exposure. Similarly, Workineh (2022) in Ethiopia demonstrated that although condominium housing is promoted as a tool for efficient urban land use and improved affordability, its successful delivery depends on consistent administrative oversight, access to reliable infrastructure, and coordinated governance. Poor policy implementation, inadequate service delivery, and weak institutional accountability often undermine the benefits intended by state-led housing programs.

The lack of reliable infrastructure and services including access roads, electricity, sewerage systems, and water supply emerged as a major deterrent to private sector involvement in condominium development. Developers are often forced to absorb the cost of providing basic services, which raises unit prices and limits affordability for the target population. The absence of pre-developed land parcels, particularly in urban fringes, further discourages investment and concentrates developments in already congested urban centers.

This reality aligns with global experiences where infrastructure readiness is a fundamental precondition for housing investment. Condominium supply, therefore, cannot be disentangled from broader urban planning and public investment priorities.

The influence of market demand and buyer preferences is also notable. Developers are cautious about initiating projects without clear indicators of uptake, especially in an environment where purchasing power is low and housing finance options are limited. The study revealed that preferences for location, amenities, and security are not only important for demand but also affect the types of units developers are willing to supply. In this way, supply is indirectly shaped by perceived buyer expectations, making it both reactive and speculative. When developers anticipate that potential buyers are only interested in specific high-end features or prime locations, they limit the supply to such categories, thereby creating a narrow and exclusive market.

Government policies, while potentially enabling, are often fragmented or inconsistently enforced. Respondents in the study noted that while urban development frameworks exist, they are frequently undermined by bureaucratic delays, inadequate monitoring, and limited coordination across government agencies. This creates uncertainty in project approvals, delays in construction, and inconsistent enforcement of building standards. The situation mirrors the Ethiopian case where well-designed housing policies were found to be compromised by weak implementation (Workineh 2022). The Ugandan experience suggests that even when policy intentions are sound, supply side expansion can be undermined by institutional inefficiencies and lack of enforcement capacity.

These findings have critical implications for sustainable urban housing development. First, they suggest that the supply of condominiums cannot be addressed through private sector activity alone. It requires a deliberate, coordinated approach that brings together infrastructure development, regulatory reform, and market support mechanisms. Without stable material supply chains and predictable policy environments, developers will remain hesitant to commit to large-scale or affordable projects.

Secondly, the study points to the importance of transparent and supportive regulatory processes that minimize administrative delays and promote construction quality. Weak regulatory systems not only deter investment but also lead to compromised building standards, raising long-term safety and maintenance concerns. To enhance the supply of condominiums, government and urban authorities should focus on creating a conducive environment through targeted investment in infrastructure, including roads, power, and water systems in potential development zones.

Stabilizing the supply and pricing of construction materials perhaps through tax incentives, import diversification, or local production support can also mitigate one of the biggest cost drivers in condominium construction. Moreover, the introduction of flexible housing finance mechanisms and tax incentives for developers could improve the financial viability of projects and encourage broader participation in the market. Lastly, effective implementation of policies should be prioritized. This includes clear land use zoning, expedited approval processes, and robust enforcement of construction standards. Strengthening institutional coordination between ministries, local governments, and utility providers will also be essential in addressing the fragmented delivery systems that currently limit supply. Ultimately, the sustained and inclusive expansion of condominium housing in Uganda will depend on how effectively both market dynamics and systemic enablers are managed in a coherent and future-oriented manner.

Overall, the supply of condominiums is not only determined by market dynamics and input costs but is also deeply influenced by policy frameworks, administrative efficiency, and infrastructural readiness. Developers are more likely to invest in condominium projects where regulatory environments are supportive, infrastructure is well-developed, and construction inputs are affordable. The findings imply that the successful and sustainable supply of condominiums requires a coordinated approach that addresses both market forces and systemic enablers. Inadequate infrastructure, high construction costs, and weak policy implementation can significantly hinder the ability to meet growing urban housing needs through condominium development. It is recommended that governments and urban planners create an enabling environment by investing in supportive infrastructure, stabilizing material supply chains, and streamlining regulatory processes. There is also a need for better monitoring and enforcement mechanisms to ensure that construction quality is not compromised. Moreover, offering flexible financial instruments and incentives to developers and buyers could further stimulate supply and uptake. Collaboration among public, private, and financial institutions is key to scaling up condominium housing in a way that is affordable, sustainable, and responsive to urban population growth.

5.3 The regulatory framework governing condominiums in Uganda

As reported in the previous chapter, condominium developers generally regarded the regulatory framework governing condominiums in Uganda as sufficient for supporting development and market operations. However, officials from Kampala Capital City Authority (KCCA) expressed a contrary view, asserting that the existing regulatory framework is insufficient. This divergence likely reflects differences in roles, priorities, and practical challenges encountered in policy implementation. In practice, issues such as limited public awareness of the legal framework, inadequate dispute resolution mechanisms, and weak enforcement capacity contribute to gaps between the formal provisions of the Act and the lived realities of both regulators and market actors. As a result, what may appear sufficient from a developer's perspective focused on compliance for getting projects approved and titles issued, may be experienced by regulatory authorities as insufficient in ensuring sustainable urban outcomes, effective governance, and consumer protection. This discrepancy underscores the need for strengthened regulatory enforcement, clearer operational guidelines, and improved coordination between policymakers, regulators, and industry stakeholders to bridge the gap between the legal framework and its practical effectiveness.

The legal foundation for condominium housing in Uganda is provided by the Condominium Property Act, 2001, which establishes procedures for dividing buildings into individually owned units and shared common property, and for issuing titles to individual unit owners. The Act also provides for the establishment and management of condominium corporations and outlines mandatory procedures for registration and governance of condominiums. Despite this legal framework, several implementation challenges have been documented that may underpin KCCA officials' concerns. The Act has been described as complex and difficult to interpret or apply in practice, potentially discouraging uptake and complicating regulatory oversight. For example, some provisions lack clear guidance on the content and enforcement of management rules for common property, leaving disputes and daily governance issues to be resolved through formal court action rather than quicker alternatives such as mediation. Moreover, local governments, including KCCA, have struggled with lengthy and cumbersome approval processes for condominium developments. These procedural hurdles can slow down project implementation and increase costs for developers, even as the regulatory intent is to ensure compliance with planning, land use, and technical standards.

Documentary review revealed that although the Condominium Property Act of 2001 and its subsequent regulations provide a legal foundation for formalized multi-unit ownership, their impact has been undermined by weak enforcement. Key shortcomings include limited public awareness, fragmented institutional implementation, and unresolved legal ambiguities. These gaps have created a disconnect between the regulatory intent and actual outcomes, thereby reducing the framework's effectiveness in guiding and stimulating meaningful growth of the condominium sector.

The study findings reflect a broader international reality where the success of housing regulations often depends more on execution than design. For example, in South Korea, Jang et al., (2020) demonstrated that while regulatory reforms were instrumental in reshaping the housing market, it was the strict enforcement of supply-focused policies rather than tax-based interventions that had the greatest stabilizing effect; their research show that strong implementation mechanisms constrained speculative pricing, enhanced market efficiency, and improved housing affordability. This contrasts with Uganda's case, where despite having a supply-sensitive framework on paper, inconsistent enforcement, underfunded institutions, and limited capacity among regulatory agencies have weakened its operational effectiveness. Furthermore, Kim et al., (2024) emphasized that the number or comprehensiveness of policy instruments is insufficient unless supported by capable enforcement systems; they found out that regulatory impact in South Korea was directly tied to the ability of institutions to consistently monitor, penalize, and guide housing sector actors. The Ugandan context mirrors the opposite; while laws exist to define ownership, management corporations, and shared responsibility, enforcement remains weak and uncoordinated, leading to a disconnect between legal frameworks and urban housing realities.

The study also found out that poor coordination among government institutions (such as urban authorities, land offices, and planning units) involved in regulating condominiums has resulted in fragmented oversight and delayed responses to legal or structural challenges. This institutional fragmentation has had real consequences for developers, residents, and investors alike. In contrast, the Japanese experience illustrates how well-coordinated regulation and economic planning can yield better results. Aveline-dubach (2022) explained how Japan leveraged robust land-use regulations, supported by transparent governance and REIT frameworks, to attract long-term investment in condominium housing. There, effectiveness stemmed not only from legal clarity but also from inter-agency collaboration and investor confidence built through administrative discipline and strategic alignment.

Uganda, by comparison, lacks such coordinated institutional action and transparent investment pathways, which undermines trust and discourages sustained developer participation.

The study further revealed that low public awareness of condominium ownership rights and responsibilities remains a critical barrier to regulatory effectiveness. Many Ugandans are unaware of the legal structures that govern condominium living, such as joint ownership, unit factor contributions, and shared title arrangements. As a result, conflicts often arise in shared property management, and trust in the condominium model remains weak. This is consistent with the findings of Webb and Webber (2017) who identified similar governance breakdowns in the United States due to fragmented ownership and inadequate stakeholder engagement. They argued that without legal education and community involvement, condominium communities face collective action problems that stall improvement and deteriorate living conditions. In Uganda, this knowledge gap has similarly contributed to disputes, poor maintenance, and low buyer confidence.

Moreover, the study supports the view that legal clarity should be aligned with socio-economic and industrial realities to be effective. Mukiibi, (2015) noted that regulatory frameworks alone cannot guarantee affordable housing unless complemented by strategies that improve access to affordable construction inputs and localized housing finance mechanisms. His study highlighted that enabling the local production and commercialization of building materials can reduce development costs and make the condominium model more accessible to middle and lower-income earners. This broader perspective situates regulation not as an isolated legal function but as part of an integrated housing ecosystem, where policy, finance, and local industry should work in tandem.

The implications of these findings imply that a well-designed policy framework alone is insufficient without strong implementation mechanisms. The effectiveness of the regulatory framework governing condominium development depends not only on it's legal soundness but also on the public awareness, enforcement, and institutional coordination that support it's execution. In practice, developers navigate a fragmented and slow approval process, while buyers are frequently unaware of their rights and responsibilities, leading to underperformance of the sector. Without improved enforcement, even the most well-designed policy frameworks will remain symbolic rather than transformative.

To enhance regulatory effectiveness, there is a need to review and amend the existing condominium law to address any existing legal ambiguities therein, especially regarding unit ownership rights, dispute resolution, and the obligations of management corporations. Clarifying these provisions can reduce conflict and attract investor confidence. Secondly, nationwide public education campaigns should be launched to raise awareness about condominium ownership, governance responsibilities, and shared title systems. Thirdly, institutional capacity should be improved through targeted funding, recruitment of skilled personnel, and inter-agency coordination. Regulatory agencies such as municipal councils, land offices, and the Ministry of Lands, Housing, and Urban Development, should have both the legal authority and the technical resources to enforce condominium laws consistently. In addition, as Mukiibi (2015) emphasized, regulatory frameworks should be aligned with economic strategies that promote local material production and reduce dependency on imported construction inputs. Such measures not only enhance affordability but also make compliance more feasible for developers, thereby incentivising formal housing development. By addressing these legal, institutional, and economic dimensions collectively, Uganda can transform its regulatory framework from a passive guideline into an active tool for inclusive and sustainable urban housing development.

Suffice to say that, Uganda's condominium regulatory framework presents a strong starting point but falls short in practical application. Its impact is currently limited by weak institutional enforcement, low public understanding, and poor inter-agency coordination. If these weaknesses are addressed through comprehensive reforms combining legal precision, institutional capacity, public education, and supportive economic policy the condominium sector can evolve into a more functional and equitable component of Uganda's urban housing landscape.

5.4 Challenges and best practices on the uptake of condominiums

The study found out that several best practices can significantly enhance the uptake of condominium housing. These include the promotion of public-private partnerships (PPPs), targeted government interventions such as subsidies and tax incentives, and the adoption of innovative financing models like housing cooperatives and Real Estate Investment Trusts (REITs). The global experiences highlight that boosting condominium uptake is not solely about increasing supply but also about refining management models, enhancing governance, and aligning housing initiatives with local economic, legal, and social contexts. Effective condominium promotion requires adaptive, context-sensitive strategies that prioritize stakeholder participation, affordability, and long-term sustainability.

Strengthening and promoting Public-Private Partnerships (PPPs) is one of the best practices identified by this study that can significantly improve the uptake and delivery of condominium housing in Uganda. Through PPPs, the government can collaborate with private developers to mobilize financial resources, technical expertise, and land, which are often the major challenges to the housing industry. Such collaborations have the potential to reduce construction costs, improve delivery efficiency, and expand housing access. This finding is echoed in broader global experiences, where PPPs have proven instrumental in addressing large-scale housing needs. For example, in Addis Ababa, Ethiopia, Erkiyhun (2022) stressed the importance of multi-actor involvement where public entities work hand-in-hand with private builders and civil society has supported inclusive housing delivery, especially in high-density urban areas. Similarly, Crevoisier et al. (2025) argue for real estate integration into regional economic planning through Territorial Real Estate and Economic Systems (TREES), emphasizing that real estate success depends on coordinated planning and investment between public and private sectors. For Uganda, adopting structured PPP frameworks tailored to the housing sector could help unlock stalled condominium projects, enhance investor confidence, and ensure that developments are aligned with national planning goals.

This study further revealed that the implementation of targeted government interventions such as tax incentives and subsidies is crucial to enhancing the affordability of condominium investments. These interventions reduce entry barriers for both developers and prospective buyers, particularly in a market where costs of land and materials remain prohibitively high. This aligns with findings by Portugal (2025), who emphasized the role of integrated economic and fiscal tools in supporting sustainable urban housing in Brazil. Governments that incentivize private investment through fiscal relief often experience faster delivery of affordable housing units. Uganda's case presents a unique opportunity where tax-based support could serve as a catalyst for boosting investor interest in condominium schemes, especially in cities experiencing rapid urban population growth and limited formal housing supply.

Another best practice identified in the study is the adoption of innovative financing models such as Real Estate Investment Trusts (REITs) and housing cooperatives. These models provide flexible and inclusive financial pathways for both investors and potential homeowners, especially in a market with limited access to mortgage finance.

Housing cooperatives can offer collective savings and building strategies for low- and middle-income groups, while REITs provide institutional and individual investors with opportunities to participate in real estate ownership without bearing the full burden of development costs.

International evidence supports the viability of such models; for instance, Kuo (2020) demonstrated that using consultancy-based management contracts in housing projects reduced tax burdens and administrative costs, particularly for smaller developments with limited public funding. These management structures are similar in principle to REITs piloted in Uganda, offering financial sustainability and ease of administration. If properly regulated and incentivized, REITs and cooperatives can create inclusive entry points into condominium housing and promote long-term financial viability.

In order to achieve improved and sustainable uptake of condominiums, there is need to sensitize and educate the public about the benefits and responsibilities of condominium ownership. Many prospective buyers in Uganda lack understanding of shared ownership arrangements, management structures, and legal responsibilities associated with condominium living. This often results in conflicts, poor property maintenance, and legal disputes. Similar challenges were reported by Webb and Webber (2017), who identified "neighborhood effects" and fragmented decision-making in U.S. condominiums as barriers to collective governance. Their study showed that awareness, legal clarity, and community engagement are essential to overcoming "anticommons" problems that typically arise in shared property contexts. In Uganda, increasing public knowledge about condominium laws and governance can build trust and promote greater uptake.

Another important practice identified in the study is the use of affordable, durable, and locally available construction materials. Given the high cost of imported materials, relying on locally produced inputs can significantly reduce development costs and support local industry. This practice is consistent with Mukiibi,(2023) who advocates for promoting local material production as a cornerstone of affordable housing in Uganda. Globally, inclusive housing strategies that emphasize local content not only reduce costs but also create jobs and enhance economic linkages. By building capacity in the local construction supply chain, Uganda can reduce dependence on imports and enhance uptake of condominium units by reducing the final unit price..

The study also found that promoting participatory planning processes involving developers, residents, and local authorities can enhance project relevance, social acceptance, and sustainability. When stakeholders are engaged in the planning and implementation of housing projects, there is a greater likelihood of ensuring that developments meet real and localized needs. This has been emphasized in Addis Ababa, where inclusive planning processes that involved communities and local governments resulted in better implementation outcomes, reduced conflict, and enhanced housing satisfaction (Erkiyhun 2022).

In Uganda, where top-down planning still dominates many urban housing projects, introducing structured participatory mechanisms could lead to more responsive, culturally appropriate, and socially inclusive condominium developments.

There is need for training programs for property managers, urban planners, and local authorities to improve the governance and management of condominiums. Madsen et al. (2022) showed that with the diversification of condominiums into mixed-use developments in Denmark, the complexity of property management has increased necessitating advanced training, legal clarity, and customized management systems. In Uganda, the development of formal certification and training programs for property managers can professionalize the sector, reduce mismanagement, and improve confidence in condominium living.

In conclusion, the study shows that enhancing the uptake of condominiums in Uganda requires a comprehensive strategy. By strengthening public-private partnerships, implementing targeted incentives, promoting inclusive financing models, encouraging participatory planning, using local construction materials, and investing in public awareness and training, Uganda can reposition condominiums as a viable housing solution.

CHAPTER SIX:

CONCLUSIONS AND RECOMMENDATIONS

6.1 Introduction

This chapter presents the essential findings and contributions that have emerged from the research, offering a comprehensive understanding of the research objectives. It further gives the study's conclusions in line with the research questions, offers critical recommendations, and raises potential areas for further investigation.

6.2 Conclusion

This study set out to evaluate the potential of condominium housing as an approach to addressing urban housing deficits in Kampala, Uganda. To achieve this main aim, the study was guided by three specific objectives: to examine the key factors influencing the demand and supply of condominium units, to assess the adequacy of the existing regulatory framework, and to examine the challenges and best practices to enhance the uptake of condominium housing in Uganda. Through a mixed-methods approach (both quantitative and qualitative data), the study revealed great insights into the current status and future prospects of condominium housing in Uganda.

The study’s findings on the key drivers for demand and supply of condominiums in Kampala, revealed; on the demand side, that demand for condominium units is primarily influenced by factors such as proximity to essential facilities (workplaces, schools, health centers, and commercial areas), sense of security, and the availability of amenities like parking, water, power, and kids play area. These findings highlight the urban resident’s preference for convenience, safety, and improved living standards, particularly in light of rapid urbanisation. Conversely, on the supply side, challenges of providing housing units such as high construction costs, inadequate infrastructure (especially roads, water, and sewerage systems) in potential areas, uncertain market demand, and under-implemented government policies emerged as key factors that significantly influence developers' willingness to invest in condominium projects. These supply-side factors not only limit the quantity of condominium units available on the market but also contribute to the persistent housing deficit in Kampala.

In addressing the second objective, the study established that Uganda has a reasonably strong regulatory framework governing condominium housing, primarily guided by the Condominium Property Act, 2001 and its subsequent regulations. However, despite the existence of the regulatory framework, its implementation remains weak. Key informants underscored a persistently low level of awareness of condominium law among the general public and real estate professionals. This limited awareness was identified as a major factor contributing to poor compliance, and weak enforcement. In particular, dispute resolution remains predominantly court-based, with no provision for alternative mechanisms such as mediation and arbitration. These deficiencies persist despite being explicitly acknowledged in the 2013 Condominium Property Bill, reflecting a sustained gap between legislative intent and effective implementation. These implementation gaps undermine investor confidence, compromises buyer protection, and slows down formalization within the sector. If affordability, legal reforms, and government participation are addressed, condominium housing can play a transformative role in alleviating urban housing deficits, and improving living standards in Kampala and beyond.

For the third objective, the study identified several best practices that if implemented, could greatly boost the uptake of condominium housing in Uganda. These include direct government involvement in provision of affordable condominium units, promotion of public-private partnerships (PPPs) to reduce financial burdens on developers, and adoption of innovative financing models such as Real Estate Investment Trusts, housing cooperatives, and flexible mortgage options. Government agencies, developers, and financial institutions should work together to overcome the identified systemic challenges through strengthening institutional frameworks, reducing construction and financing bottlenecks, raising public awareness, and ensuring inclusive policy reform.

6.3 Recommendations

For objective one,

- In making investment decisions for condominium projects in Kampala, developers are encouraged to prioritize strategic locations, enhanced security features, and provision of amenities, as these factors were found to greatly influence buyers' purchase decisions,
- At the national level, government should address key supply-side constraints by implementing measures aimed at reducing construction costs, such as reviewing taxes on construction materials and investing in supporting infrastructure in emerging urban areas.

For objective two, the study rcommends that;

- The Government of Uganda, through MLHUD, should strengthen the implementation of the Condominium Property Act (2001) by addressing existing legal gaps through targeted reforms, including the introduction of alternative dispute resolution mechanisms to facilitate the efficient and timely resolution of condominium-related conflict.
- MLHUD should also streamline and enhance the transparency of development plan approval processes by integrating condominium plan approvals into the Building Information Management System (BIMS) and registering unit titles within the National Land Information System (NLIS)) which would enhance efficiency and encourage investment in condominium projects.
- Furthermore, targeted sensitization and public awareness programs should be undertaken to improve understanding of condominium laws, rights, and obligations among developers, condominium owners, and the general public

For the third objective, to enhance the uptake of condominium housing;

- Direct government involvement in the provision of affordable units,
- relatedly, government should promote and strengthen public–private partnerships (PPPs) to leverage private sector expertise and financing in condominium development.
- Innovative housing finance mechanisms, such as Real Estate Investment Trusts (REITs), housing cooperatives, and flexible mortgage schemes, should also be developed to improve affordability and access to homeownership.
- In addition, government should introduce targeted tax incentives and subsidies for developers and first-time homebuyers to reduce the overall cost of condominium housing.

For future research

This study investigated the factors that influence demand of condominiums in Kampala using condominium owners as the unit of analysis. Future research should focus on potential buyers of condominiums, as their perceptions may differ from those of who already own condominiums. Such a research would provide deeper insights into factors that would influence their willingness to purchase condominium units, affordability thresholds, financing challenges, and consumer preferences as well as highlight barriers to uptake, and inform developers and policymakers on strategies to design and deliver condominiums that are appealing to a broader spectrum of urban residents.

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APPENDICES

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APPENDIX 1B: INTRODUCTORY LETTER TO KCCA

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APPENDIX 2D: KEY INFORMANTS INTERVIEW GUIDE

APPENDIX 3: WANDEGEYA CONDOMINIUM FLATS

APPENDIX 4: CODE BOOK

APPENDIX 1A: INTRODUCTORY LETTER

Makerere University

P.O. Box 7062 Kampala, Uganda Tel:+256784994995

Email: brian.makabayi@mak.ac.ug Website: http://cedat.mak.ac.ug/geomatics

College of Engineering Design Art and Technology

School of the Built Environment

Department of Geomatics and Land Management

5th December, 2024

To whom it may concern

Dear Sir/Madam,

Re: Introduction of Mr. Kamukama Wahabu 2023/HD08/2099U

This letter introduces to you Mr. Kamukama Wahabu, who is our student in the Department of Geomatics and Land Management, School of the Built Environment, College of Engineering Design Art and Technology, Makerere University registered under 2023/HD08/2099U.

Kamukama Wahabu is pursuing a Master's Degree of Science in Land Management and currently doing his research in Condominium Housing (Research topic "Evaluating the potential of Condominium Housing as an approach to address the Urban Housing Deficits; Kampala, Uganda"). Attached is a copy of his Research concept.

He is collecting data on condominium housing from different players in the condominium housing development to be used purely meant for his academic research.

Any help and assistance rendered will be highly appreciated.

Yours Sincerely;

MAKERERE UNIVERSITY 05 DEC 2024 C.E.D.A.T. DEPT OF GEOMATICS & LAND MANAGEMENT

Brian Makabayi (PhD)

Lecturer (Department Supervisor)

Telephone +256-784-994-995 Email brian.makabayi@mak.ac.ug

APPENDIX 1B: INTRODUCTORY LETTER TO KCCA

Makerere University

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Tel: 256784994995
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College of Engineering Design Art and Technology
School of the Built Environment
Department of Geomatics and Land Management

9th July 2025

To: Director Physical Planning,

Kampala City Council Authority (KCCA).

PO BOX 7010 Kampala – Uganda

Dear Sir,

Re: Introduction of Mr. Kamukama Wahabu 2023/HD08/2099U

This letter introduces to you Mr. Kamukama Wahabu who is our student in the Department of Geomatics and Land Management, Makerere University. Kamukama Wahabu is pursuing a Degree of Master of Science in Land Management and he is currently doing his research on "**Evaluating the potential of condominium housing as an approach to addressing urban housing deficits, case study of Kampala, Uganda**" and particulary collecting data through survey questionnaire for the second study objective "to assess the effectiveness of the regulatory framework governing condominiums in Uganda."

He is seeking for an interview with you on information regarding the total number professionals as per their respective categories (like physical planners, surveyors etc) at the physical planning department, so that he can be able to get the target population for the objective under study. This information is purely for his academic research and I believe it will help him throughout his master's research journey

Any help and assistance rendered to him will be highly appreciated.

Yours faithfully;

MAKERERE UNIVERSITY
09 JUL 2025
CEDAT
GEOMATICS & LAND MANAGEMENT

Brian Mukabayi
Lecturer (Department Supervisor)

Telephone: +256-784-994-995 Email: brian.mukabayi@mak.ac.ug

KAMPALA CAPITAL CITY AUTHORITY
KCCA 10 JUL 2025
RECEIVED
DIRECTORATE OF PHYSICAL PLANNING

APPENDIX 2 A; CONDOMINIUM OWNER'S QUESTIONNAIRE

MAKERERE UNIVERSITY

MASTER OF SCIENCE IN LAND MANAGEMENT

CONDOMINIUM OWNER'S QUESTIONAIRE

Dear respondent; I am Kamukama Wahabu, a student of Master of Science in Land Management at Makerere University.

This questionnaire is intended to facilitate the study on "Evaluating the potential of condominium housing as an approach to address urban housing deficits, a case study of Kampala, Uganda."

The study is purely for academic purposes and is carried out as a partial requirement for the award of the Degree of Master of Science in Land Management of Makerere University.

As a key stakeholder in condominium housing in Uganda, you are requested to provide vital information that will facilitate the study. Your response will be treated with utmost confidentiality.

Instructions to Respondents

1. Respond to questions by ticking (√) in the most appropriate box or write in space provided.
2. Name of the respondent need not to appear on the questionnaire.

SECTION A: Demographic Information

1. Gender: ☐ Male ☐ Female

2. Age range (years):

☐ 25-40 ☐ 41-50 ☐ 51-60 ☐ 61years and over

3. Marital Status: ☐ Married ☐ Not Married

4. Occupation: ☐ Self-employed ☐ Employed (formal)

If formally employed, please specify ....

5. Nationality: ☐ Ugandan ☐ non-Ugandan

6. Income Level (Monthly (Net), in UGX)

☐ Below 1,000,000 ☐ 1,000,000-5,000,000 ☐ 5,000,001-10,000,000
☐ Above 10,000,000 ☐ If you prefer not to disclose

7. Size of the family: ☐ Single person household ☐ Nuclear family

☐ Extended family ☐ Joint family

Section B: Factors that influence demand for condominiums

1. What type of condominium unit do you own/rent?

☐ Studio apartment ☐ One-bedroom ☐ Two-bedroom

☐ Three-bedroom Other (please specify): ……

2. How many condominium units do you own/ rent?

☐ One unit ☐ 2-5 units ☐ Above 5 units

3. What is the name of your condominium housing company/ developer?

……

4. How long have you been in ownership of or renting a condominium unit (s)?

☐ Less than 2 years ☐ 2–10 years ☐ More than 10 years

5. Which financing model was/is being used to acquire condominium unit(s)?

☐ Personal income ☐ Rent to own ☐ Loan financing

Others (please specify) ……

6. How long did it take you to complete the payment of your condominium unit(s)?

☐ One off payment ☐ 1-3years ☐ Above 3years

7. What motivated you to buy or rent a condominium(s) in Kampala? (please select all that apply)

☐ Affordability ☐ Proximity to facilities ☐ Security

☐ Availability of amenities Others (please specify) ……

8. Rank each of the following factors in influencing the demand for condominiums in Kampala? (On a scale of 1–5, tick your choice: Very great =5, Great =4, Moderate = 3, Low =2, and, very low =1).

Condo Demand Drivers	Ranking				
	5	4	3	2	1
a) Price of the units (affordable)					
b) Location (proximity to urban facilities)					
c) Condo features and design					
d) Availability of facilities and amenities					
e) Lack of enough bare land					
f) Financing options like mortgages					
g) Environment and community					
h) Sense of security					
i) Marketing and promotions					
j) Reputation of the developer					
Others factors (please specify and rank)					
k) ……					
l) ……					
m) ……					

9. What challenges did you face in acquiring a condo in Kampala? (Select all that apply)

- ☐ Poor Infrastructure in Some Locations
- ☐ Lack of stakeholder awareness
- ☐ Legal and Ownership Uncertainties
- ☐ Risk of Developer Fraud or Project Delays
- ☐ Cultural Preferences
- ☐ Limited financing options
- ☐ High Purchase costs
- ☐ Tastes and preferences

Other (please specify): ……

10. What do you suggest can be the remedy for the challenges people face while acquiring condominium units in Kampala?

……
……

11. How can Kampala's condominiums be made a viable option to addressing urban housing deficits in Uganda?

…….

12. Please share any additional thoughts you have over condominiums as an approach to addressing urban housing deficits in Uganda.

……
……
……..

……. The end ……

Thank you so much for your insights and time. Your wealth of knowledge on Kampala's condominiums will be of great help to this research. God bless you.

APPENDIX 2 B; CONDOMINIUM DEVELOPERS'QUESTIONNAIRE

MAKERERE UNIVERSITY

MASTER OF SCIENCE IN LAND MANAGEMENT

CONDOMINIUM DEVELOPS' QUESTIONAIRE

Dear respondent; I am Kamukama Wahabu, pursuing Master of Science in Land Management at Makerere University.

This questionnaire is intended to facilitate the study on "Evaluating the potential of condominium housing as an approach to addressing urban housing deficits in, Kampala, Uganda."

The study is purely for academic purposes and is carried out as a partial requirement for the award of the Degree of Master of Science in Land Management of Makerere University.

As a key stakeholder in condominium housing in Uganda, you are requested to provide vital information that will facilitate this study. Your response will be treated with utmost confidentiality.

Instructions to Respondents

1. Respond to questions by ticking (√) in the most appropriate box or write in the spaces provided.

2. Name of the respondent need not to appear on the questionnaire.

SECTION A: Demographic Information

1. Gender: ☐ Male ☐ Female

2. Entity of the developer: ☐ Individual ☐ Real Estate Company

If Real Estate Company, please give the name ……

3. Nationality of the developer: ☐ Ugandan ☐ non-Ugandan

4. How long have you been involved in condominium housing?

☐ Less than 1 years ☐ 1–10 years ☐ More than 10 years

Section B: Factors that influence demand and supply for condominiums

1. How many condominium housing units have you put on the market since your first project?

……..

2. How much is the average cost of constructing a condominium unit in Kampala?

……..

3. What are the sources of funding for your condominium housing developments?

☐ Savings from previous projects ☐ Loan financing

Others, please specify…….

4. What basis do you use to determine the prices of condominium units in Kampala?

……..

5. What motivated you to venture into condominium housing business in Kampala?

☐ Profitable ☐ High Demand ☐ Enabling legal framework

☐ Availability of finances ☐ Scarcity of land

Others (please specify) …….

6. Rank each of the following factors in influencing the demand for condominiums in Kampala? (On a scale of 1–5, tick your choice: A very great extent=5, A great extent =4, Moderate extent = 3, A low extent =2, and, A very low extent =1).

Condo Demand Drivers	Ranking				
	5	4	3	2	1
a) Price of the units (affordable)					
b) Location (proximity to urban facilities)					
c) Condo features and design					
d) Availability of facilities and amenities					
e) Lack of enough bare land					
f) Financing options like mortgages					
g) Environment and community					
h) Sense of security					
i) Marketing and promotions					
j) Reputation of the developer					
Others factors (please specify and rank)					
k) ……					
l) ……					
m) ……					

7. Rank each of the following factors in influencing supply of condominiums in Kampala? (On a scale of 1–5, tick your choice: A very great extent=5, A great extent =4, Moderate extent = 3, A low extent =2, and, A very low extent =1).

Condo Supply Drivers	Ranking				
	5	4	3	2	1
a) Market Demand and Buyer Preferences					
b) Government Policies and Regulations					
c) Condo features and design					
d) Construction Costs and Material Prices					
e) Land Availability and Cost					
f) Financing options like mortgages					
g) Infrastructure and Service Availability					
Others factors (please specify and rank)					
h) ……					
i) ……					
j) ……					

8. What challenges do you face in providing condominiums in Kampala? (Select all that apply)

☐ High Land Costs and Limited Availability ☐ Infrastructure Deficiencies

☐ Expensive Construction Materials and Costs ☐ Economic and Market Uncertainty

☐ Complex and Lengthy Approval Processes ☐ Low Public Awareness

☐ Competition from Other Housing Options ☐ Limited Access to Affordable Financing

Other (please specify): ……

9. What are the solutions that can be suggests to overcome the challenges of condominium housing supply in Uganda?

……
……

10. Is the existing legal and regulatory framework of condominiums in Uganda sufficient?

☐ Yes or, ☐ No If yes or no, please explain ……

11. Please share any additional thoughts you have over condominiums as an approach to addressing the urban housing deficits in Uganda.

……
……

APPENDIX 2 C; CONDOMINIUM PROFESSIONALS' QUESTIONNAIRE

MAKERERE UNIVERSITY

MASTER OF SCIENCE IN LAND MANAGEMENT

CONDOMINIUM PROFESSIONALS' QUESTIONAIRE

Assessment of the regulatory framework governing condominium housing in Uganda.

Dear respondent, this is Kamukama Wahabu, a student of Master of Science in Land Management at Makerere University requesting that you spare a minute off your precious time and help fill this questionnaire. It is intended to facilitate the study of answering the second specific objective "to assess the regulatory framework governing condominium housing in Kampala, Uganda." The study is purely for academic purposes and is carried out as a partial requirement for the award of the Degree of Master of Science in Land Management of Makerere University. As a professional in condominium housing in Uganda, you are requested to provide vital information that will facilitate the study. Thank you so much

Instructions to Respondents

1. Respond to questions by ticking (√) in the most appropriate box or write in space provided.

2. Name of the respondent need not to appear on the questionnaire.

Section A: Respondent Background Information

1. name of the organisation you work with: …….

2. Job position (title): ……

3. Years of experience in housing sector

☐ Less than 2years ☐ 2-5years

☐ 6-10years ☐ over 10years

Section B: awareness and understanding of the regulatory framework

For sections B, C and D, indicate your level of agreement with the following statements using the scale: 1- strongly disagree, 2-agree, 3-neutral, 4-agree, 5-strongly agree

4. I am familiar with the condominium property act 2001 and its provisions

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

5. The regulatory framework for condominiums in Uganda is clear and easy to understand.

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

6. Government agencies provide sufficient guidance on condominium property management.

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

7. There is adequate awareness among developers about their legal obligations and rights.

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

8. There is adequate awareness among condominium owners about their legal obligations and rights.

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

Section C: Adequacy and effectiveness of the regulatory framework

9. The condominium property act adequately protects the rights of individual unit owners.

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

10. The current laws sufficiently address the formation and registration of condominium home owners' associations.

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

11. The regulatory framework supports effective dispute resolution for condominium related issues

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

12. The enforcement of condominium laws is effective and consistent across the country.

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

Section D: Institutional roles and implementation challenges

13. institutions responsible for implementing condominium laws (Like MLHUD, KCCA) are well coordinated.

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

14. Developers and property managers comply with the regulatory requirements.

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

15. There are capacity gaps in institutions that hinder implementation of condominium regulations.

☐ strongly disagree ☐ disagree ☐ neutral

☐ agree ☐ strongly agree

Section E: Open ended questions

16. What challenges do you perceive in the current regulatory framework governing condominiums in Uganda? (Please give as many as you can)

……
……
……

11. what gaps do you see in the existing legal framework governing condominiums in Uganda? (please give as many as you can).

……
……
……

12. What recommendations would you suggest that can help improve the regulatory environment for condominium housing in Uganda. Please give as many as you can

……
……
……..

……. The end ……

Thank you so much for your insights and time. Your wealth of knowledge on Kampala's condominiums will be of great help to this research. God bless you.

APPENDIX 2 D: KEY INFORMANTS INTERVIEW GUIDE

MAKERERE UNIVERSITY

MASTER OF SCIENCE IN LAND MANAGEMENT

Interview guide

Dear Key Informant; I am Kamukama Wahabu, a student of Master of Science in Land Management at Makerere University.

This Interview guide is intended to facilitate the study of getting answers to the three objectives of the research topic "Evaluating the potential of condominium housing as an approach to addressing urban housing deficits in Kampala, Uganda."

This research is purely for academic purposes and is carried out as a partial requirement for the award of the Degree of Master of Science in Land Management of Makerere University.

As a key stakeholder in condominium housing in Uganda, you are requested to provide information that will facilitate this study. Kindly allow the researcher to record the responses and be rest assured your responses will be treated with utmost confidentiality.

Section 1: Factors that influence demand and supply of condominiums in Kampala

1) What are the factors that influence demand of condominiums in Kampala?
2) What are the factors that influence supply of condominiums in Kampala?

Section 2: Legal and Regulatory framework of Condominium Housing in Uganda

3) What are the legal provisions that govern condominium housing in Uganda?
4) How effective are the legal provisions identified above for condominium housing in Uganda?
5) How can the gaps if any in the existing legal framework of condominiums be resolved?

Section 3: Best practices

6) What are the challenges of implementing condominium housing in Uganda?
7) What are the solutions to the challenges of implementing condominium housing in Kampala?
8) What are the best practices that can be adopted to enhance condominium housing in Uganda?

Thank you so much for this wealth of knowledge on Uganda's condominiums. God bless you

APPENDIX 3: WANDEGEYA CONDOMINIUM FLATS

WANDEGEYA CONDOMINIUM FLATS LTD

P.O. Box 16348, NHCC-Village. Wandegeya, Kampala.

Tel: 0414530595 mobile: 0705-644494/0776-844494 **Email:** wacofltd@gmail.com.

April 24, 2025

To whom it may concern,

Dear Sir/Madam,

RE: MR. KAMUKAMA WAHABU 2023/HD08/2099U.

Reference is made to your research proposal from the Department of Geomatics and Land Management, School of Built Environment, College of Engineering, Design Art and Technology, Makerere University, registered under 2023/HD08/2099U on matters regarding Wandegeya Condominium Flats.

During the process of data collection, very few members of our community responded to his questionnaire due to the following reasons.

1. Direct response from many of the Unit owners was hard for personal reasons (Fear to disclose personal information ''tax purposes, personal insecurity'').
2. Many unit owners are non-residents and could not make an impact to this research.
3. Language barrier between the researcher and foreign residents.

Thank you.

Yours Sincerely,

.....

Patrick Opolot
Administrator

WANDEGEYA CONDOMINIUM FLATS LTD
24 APR 2025
P. O. BOX 16348, KAMPALA, UGANDA
TEL: 0414 530595

APPENDIX 4: CODE BOOK

Code Book for deductive thematic analysis using NVivo 14

Name	Description	Files	References
Theme#1 Factors influencing the demand and supply	These are drivers of demand and supply of condominiums according to the expertise and knowledge of the key informants	7	77
Sub Theme #1 Demand drivers	These are factors that people base on when looking for a condominium unit to buy.	7	40
availability of amenities		6	6
cultural factors		3	3
economic growth		3	3
High urbanization		3	3
investment reasons		3	3
location of condominium		7	7
price of the condominium		6	6
security		6	6
source of financing		3	3
Sub Theme #2 Supply drivers	These are factors that developers consider when making a decision to invest in condominium projects in Kampala	7	37
availability of infrastructure		6	6
demand for condominiums		6	7
financing		6	6
government policies		4	4
high returns on investment		3	3
land availability		6	6
prices of construction		5	5

Name	Description	Files	References
materials			
Theme#2 Legal and regulatory framework	These are the laws and regulations governing condominium housing in Uganda	7	63
Sub Theme #1 Laws		7	37
Condominium Property (Amendment) Regulations, 2012		4	4
Condominium Property (Prescription of Maximum Fines) Regulations 2003		4	4
Condominium Property (Qualifications of Managing Agent) Regulations, 2003		4	4
Condominium Property Act of 2001		7	7
Condominium Property Regulations, 2002		6	6
Land Act Cap 227		6	6
Registration of Titles Act Cap 230		6	6
Sub Theme #2 Effectiveness of the regulatory framework		7	11
Existing legal and regulatory framework is effective		7	7
Regulatory framework challenges		4	4
Sub Theme #3 Solutions to the challenges of the legal		7	15

Name	Description	Files	References
framework			
Amendment of the existing laws		5	5
capacity building and training		3	3
public awareness		4	4
strengthening the enforcement of the law		3	3
Theme#3 Best practices	These are practices that can be adopted to improve uptake of condominiums in Uganda	7	73
Sub Theme #1 Challenges	These are the problems being faced by developers and owners in implementing condominium housing in Kampala	7	30
Capacity building gap		2	2
condominiums are not affordable to the urban poor		1	1
Cultural reasons		1	1
Financing condominium projects		4	4
Infrastructure challenges		2	2
lack of enough public awareness about condominiums		6	6
land availability and cost challenges		4	4
lengthy and tiring approval processes		5	5
management condominium owners still challenges		2	3

Name	Description	Files	References
poor quality of condominium houses		2	2
Sub Theme #2 Solutions	These are the suggestions of the key informants on how to mitigate some of the challenges being faced in implementing condominium housing in Kampala, Uganda	7	26
Amend the condominium law		1	1
cost effective technology		1	1
government interventions		5	5
increase financing options		1	1
increase marketing condominiums		1	1
monitoring and evaluation		3	3
proper enforcement and implementation of the laws of the game		1	1
reducing the interest rates		1	1
sensitize the public		6	6
vocational studies		6	6
Sub Theme #3 Best practices	These are the practices that key informants suggest can enhance condominiums' uptake in Kampala, Uganda as they have worked in other countries	6	17
Amend the condominium law		1	1
create housing cooperatives		3	3
Government interventions		5	5

Name	Description	Files	References
Mortgage Refinance Company		1	1
Public Private Partnerships		3	3
Real Estates Investment Trusts		3	3
Rent to Own model		1	1