

Land and Housing management

Week Twelve

Land and Urban Management (Continued)

By

Ms. Gloria Angela Mukova

Last week

- Land and Urban management
 - Understanding urban management
 - Relationship between population and housing

This week

Land and Urban Management

Rural – Urban Housing variations

- Variations in housing outcomes – physical appearance
- Variations in housing size
- Variations in architecture and building techniques
- Variations in land use – building lines/ house coverage
- Variations in support services and amenities
- Variations in population and density

Rural – Urban housing variations

- Housing is usually categorized – based on appearance, amenities, styles and opportunities – into rural and urban.
- In areas where the rate of urbanization is high, settlements there are urban settlements. Where the rate of urbanization and industrialization is low and slow, we have rural settlements. These are usually located in the outskirts
- Urban housing is housing in cities towns, and suburbs. Rural housing is known for villages

Rural – urban variations can be analyzed in the following

- Variations in population and density
- Variations in housing costs
- Variations in architecture and building material
- Variations in land use
- Variations in services and amenities
- Variations in house size

Variations in population and housing density

- Urban areas are highly populated while rural areas have comparatively less population ...
- As a result, urban areas present with dense or concentrated developments, and rural areas have spatially sparse housing developments
- The high population in urban areas leads to high density housing.
- Housing solutions in urban areas hence include apartment buildings, condominiums, or townhouses

- The lower population in rural areas allows for more spacious housing
- Housing in rural areas hence is spaced out, there are single-family houses and cottages among others



Freepik (2024)



Source: Key differences (2016)



Zapatarn (2020)



Free images (2018)

Variations in land use

- Land use in this case focuses on some standards provided for that regulate the use of land for housing, including;
 - Building lines – amount of space expected between the plot boundary and the house
 - Plot coverage - the size of space the actual house is expected to cover given the density locations
 - Efficient land use – maximization of space

Land tends to be more expensive in urban areas, so there is need to use it efficiently and maximally.

- There are mostly planned settlements and developments according to urbanization processes in urban areas.
 - Vertical expansions to use the limited land efficiently
 - Mixed-use developments

- Rural areas mostly have abundant land for spaced-out developments
- Land use is less intensive
- In addition, Random developments based on resource availability and needs

Variations in occupancy and tenure

- Occupancy tenure according to UBOS' 2021 household survey report, is the arrangement under which the household resides in a particular dwelling.
- This arrangement can be;
 - Owner-occupied,
 - Rental
 - Free dwelling – includes free public, and free private housing

- Majority of housing in rural areas is owner occupied. When it comes to rental housing, there is more rental housing in urban areas compared to rural areas, and more free housing in urban areas compared to rural areas

Uganda's general status of occupancy tenure

Owner-occupied – 81%

Rental – 15%

Free dwelling – 5%

Occupancy tenure	URBAN	RURAL
Owner –occupied housing	52%	90.2%
Rented housing	41%	5.9%
Free housing	7.0%	3.8%

- Owner occupied housing in Urban areas = **52%**
- Owner-occupied housing in rural areas = **90%**
- Kampala (capital city) has **73% rented housing**

Variations in support services and amenities

- Housing in urban areas locates near services and amenities including water and sewerage management lines, transport facilities and recreational service among others
- Transport and mobility – better transportation services, easy access to amenities ...
- Environment – greater isolation from nature in urban areas because of the built environment, more direct contact with nature in rural areas

Variations in house size

House size vis a vis the number of household members informs about the status in terms of crowding – crowding index

When dwelling units are occupied by more persons than they were designed to accommodate, this is **overcrowding**.

House size can be measured basing on the general number of rooms in the housing, and the number of bedrooms / sleeping rooms

The crowding index is measured using;

- Number of rooms – general (total number in a dwelling unit)
- Number of rooms – sleeping (bedrooms or rooms used for sleeping)

Indicates the number of rooms designed for sleeping, and the number of persons per room.

In Uganda, urban areas have more crowded households than rural areas. More people in urban areas share one bedroom compared to rural areas

Variations in house size in Uganda

Table 8.2: Households by number of sleeping rooms and average number of people per room in 2019/20 (%)

Characteristic	No. of Rooms			Total	Average No. of persons per room
	One	Two	More than Two		
Sex of Household Head					
Male	38.9	29.3	31.8	100	2.6
Female	39.7	32.3	28	100	2.2
Residence					
Rural	35.2	31.2	33.6	100	2.6
Urban	51	25.5	23.4	100	2.3
Sub-Region					
Kampala	67.2	19.8	13	100	2.4
Buganda South	42.1	26.9	30.9	100	2.2
Buganda North	41.6	29.9	28.5	100	2.4
Busoga	43.9	33.7	22.4	100	2.9
Bukedi	41.7	32.1	26.2	100	3.2
Elgon	25.5	33.3	41.2	100	2.4
Teso	32.7	33.4	33.9	100	2.8
Karamoja	61	28.8	10.2	100	3.1
Lango	40	28.3	31.8	100	2.7
Acholi	49.6	28.1	22.3	100	2.5
West Nile	46	30.6	23.4	100	2.7
Bunyoro	30.4	34.2	35.4	100	2.4
Tooro	22.6	29.2	48.3	100	2.1
Ankole	27.2	29.6	43.2	100	2.3

Source: UBOS (2022)

Variations in architecture, building techniques and material

- Material used for construction give a general picture of the structural condition of the housing unit in terms of durability and permanency
- Type of material also provide a general indication of the socio-economic status of the household

- Material commonly used that indicate durability and permanency include iron sheets or clay bricks for roofing; sand or soil bricks for walls; and cement or tiles for the floor
- Materials that indicate temporary or non-durable housing include grass for roofing; mud and wattle for walls and earth as the floor



Rural family house (2023)



Rural housing (2020)



Freepik (2024)

- In Uganda according to the National Household survey (2019/20), there were variations in material used in urban housing and that used for rural housing
- A higher proportion of households in urban areas had dwelling units with iron sheets roofing (90%) and lower proportion with the same (71%).

- More dwelling units in urban areas had brick walls compared to units in rural areas. More units in rural areas has walls made of mud and poles
- Three quarters (75%) of housing units in Urban areas have floors made of cement or tiles, while almost three quarters (74%) of housing units in rural areas have floors made with earth

Table 8.4: Distribution of Households by main type of construction materials and selected background characteristics for the period 2019/20 (%)

	Construction Materials									Total
	Roof			Wall			Floor			
	Iron Sheets	Thatched	Other	Bricks	Mud & Poles	Other	Earth	Cement/ Tiles	Other	
Sex of Household Head										
Male	74.9	24.1	1.1	70.1	27.6	2.3	64.0	35.6	0.3	100
Female	74.8	24.2	0.9	69.8	28.4	1.8	59.9	39.9	0.2	100
Residence										
Rural	71.2	28.1	0.6	62.9	34.4	2.7	73.6	26.2	0.2	100
Urban	89.9	8.3	1.8	87.5	9.7	2.8	24.4	75.4	0.2	100
Sub region										
Kampala	98.3	0.0	1.7	90.6	2.5	6.9	3.8	96.2	0.0	100
Buganda South	95.8	1.0	3.2	88.4	8.7	2.9	32.7	67.3	0.1	100
Buganda North	95.6	3.7	0.7	80.0	18.5	1.5	48.9	50.9	0.3	100
Busoga	85.1	13.9	1.0	80.1	15.7	4.2	60.5	39.5	0.0	100
Bukedi	77.8	21.4	0.9	76.2	19.4	4.4	64.7	35.1	0.1	100
Elgon	94.7	5.0	0.3	27.1	66.2	6.7	75.2	24.5	0.3	100
Teso	30.9	68.8	0.3	95.7	1.5	2.8	75.2	24.8	0.0	100
Karamoja	16.9	83.0	0.1	13.2	85.3	1.5	91.6	8.2	0.2	100
Lango	40.1	59.8	0.0	83.2	16.4	0.4	76.1	23.6	0.3	100
Acholi	21.3	78.3	0.3	85.5	13.6	0.9	84.4	15.6	0.0	100
West Nile	25.3	74.4	0.2	86.1	9.4	4.6	82.1	17.9	0.0	100
Bunyoro	80.5	19.1	0.4	47.4	52.4	0.3	70.0	29.6	0.5	100

Source: UBOS (2022)

There are various architectural styles and housing typologies

- Urban areas tend to use a variety of typologies including high-rise apartments and mixed-use developments.
 - With the use of modern architecture
- Housing typologies in rural areas typically include single-detached units, traditional farmhouses and bungalows.
 - Local materials and traditional styles influence the architecture here

Variations in costs and affordability

- Housing costs vary according to the dwelling's size, architectural style, material used and housing stock.
- Housing costs in addition vary greatly based on location – rural or urban
 - Housing costs in urban areas tend to be higher due to the imbalance between housing demand and housing supply
 - Due to the high prices, many people may end up spending a bigger portion of their income on housing – resulting into affordability issues
 - Rural areas tend to have lower living costs and lower housing costs – affordable



Same house size and style

- Different locations
- Different prices –
varying costs

Source: Freepik 2023

Example

3 bedroom house, spacious living room, garage and one bathroom

- In Kampala – 500,000/= to 1m
- In Kumi – 300,000/= to 450,000/=



Source: Primary

Conclusion: rural-urban housing variation chart

Residence / location	Density	Cost and affordability	Size	Occupancy tenure	Services and amenities	Architecture, material and technics
Rural	Lower population Sparse housing developments Single-family detached housing	Lower housing costs More affordable	Single room housing About 2 people per sleeping room	More owner-occupied housing Rental housing and free housing	Housing mostly located far from services and amenities	Local building technics and material More temporary structures compared to urban
Urban	Higher population Densified developments Multi-family buildings	Higher housing costs Affordability issues	Single room housing 2-3 people per sleeping room	More rental housing Free housing and owner-occupied housing	Closer location of service and amenities	Modern architecture Permanent material used more than temporal

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