

**EFFECTIVENESS OF LOCAL AUTHORITIES IN THE ESTABLISHMENT OF
COMMERCIAL REAL ESTATES IN MBALE MUNICIPAL COUNCIL**

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ABSTRACT

This study was about the effectiveness of local authorities in the establishment of commercial real estates in Mbale Municipality.

The major objectives of the study were:

To establish the relationship between the effectiveness of local authorities and the establishment of commercial real estates in Mbale Municipality.

To determine the effectiveness of local authorities in the planning process for commercial real estates in Mbale Municipality.

To assess the challenges faced by local authorities in their bid to establish effective planning for commercial real estates in Mbale Municipality.

In order to obtain research findings, the data was collected and analysed using both the descriptive and inferential statistics. The analysis was done using the statistical package for social scientists where regression analysis was carried using the least squares method and significance of the factors influencing the establishment of commercial real estates in Mbale Municipality.

The results of the study indicated that three major factors influence the effectiveness of local authorities in the establishment of commercial real estates in Mbale Municipality which include: Political interference, Government policy and the law enforcers,

The study also revealed that three challenges facing policy implementers and law enforcers include: Politics, Funds availability, and Ethical component of the personalities

The Study suggests that there is need to Separate politics from developmental issues, Effective qualitative and quantitative staffing, Personnel being more serious in offices of public interest.