



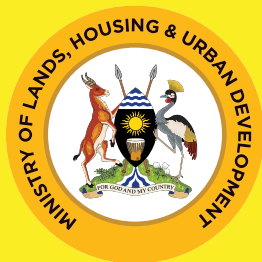
THE LANDS,
HOUSING & URBAN
DEVELOPMENT SECTOR

News

Volume 03 | November 2019

Establishment of MZOs: Ministry Extends ALL it's Services Closer to the People





MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT



Hon. Amongi Betty Ongom,
Minister Lands, Housing & Urban Development



Hon. Persis Namuganza,
Minister of State for Lands



Hon. Dr. Chris Baryomunsi,
Minister of State for Housing



Hon. Isaac Musumba,
Minister of State for Urban
Development

Vision

Our Vision is
“Sustainable Land Use,
Land Tenure Security,
Affordable, Decent
Housing and Organized
Urban Development.”

Mission

The Mission is
“To ensure sustainable
land management,
planned urban and rural
development and decent
housing for all.”

Mandate

Our Mandate is
“To ensure a rational
sustainable and effective
use and management
of land and orderly
development of urban
and rural areas as well
as safe, planned and
adequate housing
for socio-economic
development.”

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Caption of cover Picture

H.E. President at the commissioning of the Kabale MZO.



The Permanent Secretary's Note

The NRM Government achieves sector targets

During the last Financial Year, the Sector had an approved budget of UGX139.87 billion, of which UGX5.279 billion was for wage, UGX20.409 billion for non-wage recurrent and UGX114.182 billion for Development expenditure.



The sector was able to register major achievements that include : continued implementation of the National Housing Policy, National Land Policy, National Land Use Policy and commenced the implementation of the National Urban Policy. We also finalized the drafting of the Uganda Land Commission Bill 2017, Landlord-Tenant Bill 2018, Physical Planning (amendment) Bill 2018 and the Physical Planners' Registration Bill 2018. These were submitted to Cabinet

for consideration and approval; finalized the preparation of the Regulatory Impact Assessments (RIA) for the laws to be amended the Registration of Titles Act, the Land Acquisition Act, the Survey Act and the Surveyors Registration Act and the new law to be enacted i.e. the Land Information and Infrastructure Bill continued with the review of the legal and institutional framework for the Physical Planning function in the country; continued with the implementation of the Condominium Law by sensitizing the public about the law and regulations. During that Financial Year we held the 2nd Lands, Housing and Urban Development Sector Review which discussed the sector's performance, continued with the implementation of the Sector's Development Plan, continued with the implementation of the Competitiveness Enterprise and Development Project (CEDP) land component activities; collected and processed gender disaggregated on sector interventions, sensitized the public on land rights and other land-related matters as well as housing, physical planning and urban development matters.



Public awareness was done with partners and Civil Society Organizations (CSOs), including Transparency International Uganda, UCOBAC, PELUM, ZOA, DADO, ECO, FRA, ACCU, CRED, Mercy Corps, GIZ, Trocaire, GLTN, FAO, ESAFF, Action Aid Uganda, NETPIL, UCCA, IIRR, Cadasta Foundation, Catholic Diocese Of Moroto (Land Desk), BLB, LAND Net among others. The sector also registered achievements in computerizing land records as well as operationalizing 20 Ministry Zonal offices and construction of a Multi - purpose Hall and Girls Dormitory for the Institute of Surveys and Land Management; supervised land acquisition for 102 Infrastructure Projects including roads, power lines and hydro power projects; carried out over 15,000 property valuations including rental valuations, valuation for Land Fund, consent applications, valuation for probate, and general compensation; Processed and issued over 15,000 certificates of title; provided technical support to LGs on processing of over 4,500 applications for issuance of Certificate of Customary Ownership (CCOs) in Nwoya, Pader, Adjumani, Kabale, Soroti and Katakwi; Registered a total of 534 Communal Land Associations (CLAs) in Karamoja, Bunyoro and central region. Provided technical support for processing data for preparation of 5,000 Certificates of Occupancy in Mityana, Kassanda and Mubende in partnership with GIZ; Compensated 2,244 hectares of land under the Land Fund; processed and issued 150 government leases; processed 18 Government land titles; Sensitized lawful and bonafide occupants



The sector has implemented new initiatives on customary land and harmonized the relationship between Landlords and tenants on registered land, to be able to get the consent of the Landlords to issue Certificates of Occupancy to tenants after a continuous and sustained public awareness intervention in Mityana, Mubende and Kassanda in partnership with GIZ.



and Landlords on their rights and obligations in Nakaseke, Wakiso, Mukono, Masaka, Lwengo, Kayunga and Kibaale districts in preparation for regularizing their land rights on the land they occupy and facilitated sub divisions for 818 parcels for lawful and bonafide occupants in Kakumiro, Kenge and Karuguza and handed over 324 land titles to beneficiaries in Kibaale. The sector also completed with the preparation of the National Physical Development Plan (NPDP) that will guide developments in the country; continued with the preparation of the Regional Plan for Northern Uganda to guide socio-economic developments in the region; developed Physical Development Plans for Wanseko, Biiso and Kigorobya Town Councils in the Albertine Graben; developed Physical Development Plans for Moroto and Kabale Districts; Monitored and inspected Urban Councils for compliance to Physical Development Plans; continued with

the implementation of the USMID program in 14 Municipalities that has greatly improved the municipal infrastructure; implemented housing development programs and projects including promoting green building technologies in urban areas thus mitigating climate change; carried out real estate catalogue in Wakiso, Mukono, Entebbe, Gulu and Lira Municipalities; carried out slum profiling in Mbale Municipality; organized and participated in the national celebrations of World Habitat Day and the World Urban Forum 9; continued with the development of building standards for earthquake and other natural disaster prone areas and Identified land for housing development in Buliisa, Masindi, Hoima, Kiryandongo, Nwoya, Gulu, Nebbi, Arua, Zombo, Mbarara, Masaka, Jinja and Mbale. The sector has implemented new initiatives on customary land and harmonized the relationship between Landlords and tenants on registered land, to be able to get the consent of the Landlords to issue Certificates of Occupancy to tenants after a continuous and sustained public awareness intervention in Mityana, Kassanda and Mubende in partnership with GIZ. My Ministry is indebted to other line Ministries, Development Partners, the Private Sector, Civil Society Organizations and other stakeholders for the support extended to our sector and look forward to maintaining the partnership and support to enable us implement the envisaged reforms in the sector.

Dorcas M. Okalany (Mrs)



Land Sector Achievements through the Competitiveness and Enterprise Development Project (CEDP)

The Land Component focuses on Land Administration Reforms which facilitate the continuation and scale-up of the land reform process. It is categorized under four (4) subcomponents: **Subcomponent 1:** Improving land administration; **Subcomponent 2:** Undertaking systematic registration of communal and individually owned land; **Subcomponent 3:** Implementing a program of actions for strengthening institutions and mechanisms for land dispute resolution; and **Subcomponent 4:** Implementing a program of actions for strengthening land administration and management institution.

The functional MZOs



No.	Ministry Zonal Office (MZO)	Date of Operationalization using the new system
1.	Lira	2nd February, 2017
2.	Kabarole	3rd June, 2017
3.	Kibaale	9th September, 2017
4.	Masindi	24th October, 2017
5.	Mbale	22nd November, 2017
6.	Arua	18th December, 2017
7.	Gulu	18th December, 2017
8.	Jinja	28th March, 2018
9.	Masaka	11th April, 2018
10.	Mbarara	3rd May, 2018
11.	Rukungiri	3rd May, 2019
12.	Mpigi	18th June, 2019
13.	Mityana	18th June, 2019
14.	Luweero	24th June, 2019
15.	Kabale	19th July, 2019
16.	Tororo	19th August, 2019
17.	Soroti	20th August, 2019
18.	Kampala	27th September, 2019
19.	Mukono	Operational on the old system awaiting update
20.	Wakiso	Operational on the old system awaiting update

Modernization of the Geodetic Reference Framework including 12 Continuously Operating Reference Stations (CORS)

The 12 CORS were established and running in the following 12 areas namely: Arua (MZO), Entebbe (SMD), Kabarole (MZO), Gulu (MZO), Kibaale (MZO), Jinja (MZO), Lira (MZO), Masindi (MZO) Masaka (NWSC pump station), Mbale (MZO), Moroto (Regional referral Hospital), Soroti (Civil Aviation).

Each CORS records data and communicates with Network Control Center (NCC installed in NLIC premises) in Kampala for processing and archiving.



CORS establishment completed



Restored the National Geodetic Network System in Uganda

Undertaken Systematic Registration of Individual and Communally Owned Land

- Demarcated and processing applications for households in western and Lango regions
- Established over 534 Communal Land Associations (CLAs) in priority areas including the Northern, Eastern, Mid-Western and Central Regions and processing CCOs is in advanced stages.

Implementing a Program of Actions for Strengthening Institutions and Mechanisms for Land Dispute Resolution

- Conducted a review of the Judiciary's rules and procedures for adjudication of land disputes to identify gaps and made recommendations for improvement.
- Strengthened the capacity of the Judiciary and other land administration institutions to implement alternative dispute resolution and mediation programs.
- Compiled and disseminated guidelines on land laws and related documents
- Provided training to the Judiciary and other land dispute resolution institutions.
- Conducted a comprehensive review of the legal, institutional and operational framework of land tribunals to identify gaps and make recommendations for improvement.

Implemented a Program of Actions for Strengthening Land Administration and Management Institutions

- Conducted a comprehensive review of the organizational structure and capacities of land administration and management institutions to identify gaps and made recommendations for improvement.
- Conducted an assessment of other public and private land sector institutions to identify skill gaps and implementing capacity development programs.
- Constructed a dormitory and multi-purpose hall for the Institute of Surveying and Land Management and equipped the institute with instructional equipment and a coaster bus.
- Developed and implemented a gender strategy, a National Civil Society engagement strategy and an IEC strategy, society engagement and communication strategies.
- Provided of technical advisory services for Strengthening Land Administration and Management Institutions.



Land Information System (LIS) Rolled out

The Ministry has operationalized 20 out of 21 MZOs. Training (on-the-job training) MZO staff was undertaken at NLIC. Several free Open days have been held for the registered land owners and the public to verify their land information using the LIS.



One of the Land registry free open days land held in Central Region



Land Owners from Acholi subregion have received Certificates of Customary Ownership. The information is to be placed in the Land Information System (LIS).



Strengthened the Valuation function

A study on Strengthening the Land Valuation Function was completed. The Sector initiated the process to develop the valuation Law and consult on land acquisition policy and bill.

A study on Mortgage Liquidity Facility (MLF) was undertaken and findings presented to stakeholders. The final report was discussed and forwarded to Ministry of Finance and Economic Development for consideration and adoption.

Strengthened the capacity of Surveys and Mapping Department

A Study on Review of Approaches to Surveys and Mapping was completed. Specifications for the required equipment was prepared.

The Institute of Surveys and Land Management (ISLM), constructed two buildings for it's students.



A Female's Dormitory for ISLM was completed



Multi-purpose Hall at the ISLM was constructed

Producing and disseminating base maps for land administration

All towns were flown at 15 cm resolution and their Orthophotos/basemaps delivered. Aerial photography is now at 95% for 15cm resolution (urban areas) and 89% for 40cm resolution (rural areas).

92% of Orthophotos for 15cm resolution have been produced and delivered to the Ministry while 75% of Orthophotos for 40cm resolution have been also produced and delivered.

Capacity Building for Staff in the Department of Surveys and Mapping has been completed.

These basemaps have been used to support other Government projects including implementation of the Communal Land Associations (CLA) and Certificates of Customary Ownership (CCO) programs in Acholi, West Nile, Karamoja, South Western, Mid Western regions and Kampala Metropolitan.

Implemented a Program of Actions for Strengthening Land Administration and Management Institutions

The Ministry conducted a comprehensive review of the organizational structure and capacities of land administration and management institutions to identify gaps and made recommendations for improvement.

The Ministry also carried out an assessment of other public and private land sector institutions to identify skill gaps and implementing capacity development programs. The Ministry has partnered with development partners and CSOs to provide technical advisory services for Strengthening Land Administration and Management Institutions. to the Local Governments country wide.



Preparation Of Uganda's National Physical Development Plan (NPDP): Strengthening The Physical Planning System

Government of Uganda recognizes the need for orderly development as enshrined in Article 242 of the Constitution of the Republic of Uganda. The Ministry of Lands, Housing and Urban Development has embarked on the preparation of Uganda's first ever National Physical Development Plan (NPDP), which is one of the Land Administration components, under the Competitiveness and Enterprise Development Project (CEDP) with support from the World Bank.

The National Physical Development Plan/Spatial Plan is consistent with Vision 2040 and the Comprehensive National Development Planning Framework (CNPDP), and aims at catering for the spatial aspect of planning. It is also drawn from the National Land Use Policy, 2007 and the Physical Planning Act, 2010 that declares the whole country a planning area. The Act set provisions for the preparation of physical development plans at national, regional and lower local government levels. However, absence of the National Physical Development Plan and subsequent Regional Development Plans has been a missing link in the planning systems of Uganda and as well as convergence of physical/spatial planning and social economic planning. The linkage therefore facilitates the realization of planning benefits.

The National Physical Development Plan shall set out the analytical parameters for the allocation, use and management of the country's land and other physical resources, as well as the most efficient location of infrastructure, towns and cities, and how they link to the surrounding rural areas. It is intended to serve as a framework through which the spatial location of investments, as well as planning and management of resources are guided at the national level in order to enhance sustainable economic development of the country in the next 25 years. Uganda's Current Spatial Challenges include: Rapid urbanisation and population explosion that is uncontrolled; Low level of industrialization; Uncontrolled expansion of settlement areas and high levels of informality; Land ownership/tenure constraints; Poor and uncoordinated public transportation; Lack of comprehensive land use plans; Absence of institutional linkages and Cooperation with public and private sectors; High poverty levels; Low agricultural productivity; and Encroachment of environmentally sensitive areas.

Why NPDP

The call for orderly and sustainable development in Uganda is more noticeable than ever before given the continuous rise in population, which should derive its livelihood on a limited space of land. Currently, there are evident mismatches and conflicts between infrastructure, service provision and population distribution; and the fact that development projects, particularly in infrastructure and services, are hampered by lack of a clear, planned overall framework at national level. The fact is that all activities and developments require space on land, which is a fixed asset and therefore associated with a lot of competition. This calls for organization of different land use activities so as to achieve sustainable growth and development in respect to the aspirations of Vision 2040.

It is projected that by 2040, about 53 million people will still be living in rural-agriculture areas. As agriculture forms our traditional economic base upon which the vast majority of community does and will continue to rely, preparation of the NPDP is critical to provide a framework that will connect production areas to consumption markets, agro-processing industries and to export markets via planned transport corridors. Uganda needs to benefit from rationalization of the various land use requirements such as protection of prime agricultural land and natural resource endowments, and planning of infrastructure so that it serves both population distribution and provision, as well as sustainable exploitation of economic opportunities. A National Physical Development Plan is therefore needed, to provide a framework, which will align infrastructure investment, population and settlement growth with potential economic development nodes, while paying full regard to the need for environmental



protection and conservation. It should facilitate attainment of the envisioned transformation into middle income status through optimal and sustainable utilization of the country's resources.

The NPDP and its Status

The National Physical Development Plan combines the spatial content of the pillars of Vision 2040 and the National Development Plans according to its different orientations, into one over-arching framework for the physical development of Uganda. The idea of regional balanced growth was favored and the concept of the international expressways was superimposed on the highway system. The location of urbanization zones has been located along these routes and coordinated with the distribution of agricultural clusters. These clusters define the rural areas which are purely for agriculture development. All meaningful protected areas and water systems have been integrated into the physical plan. The water system includes permanent wetlands, and the River Nile / Kyoga water system "bio-region". The NPDP was displayed for the statutory period of 90 days (May- August 2019) and comments, inputs for various stakeholders have been reviewed currently the Ministry is working review and incorporating all the comment making it ready for the approval by cabinet.

The process and progress. Main activities of the NPDP preparation so far undertaken include:

- Stakeholder engagement and awareness creation of the project processes and requirements; data collection; consideration of the facts, trends, projections, analysis of interaction between different factors, sector plans, policies and programs, and to identify linkages, synergies and contradictions.
- Prioritizing synergies, conflicts, linkages and disconnections between sectors, of the spatial and non-spatial factors and preparation of development options.
- In order to ensure comprehensive regional involvement and coverage of this process, the country was clustered in manageable regions have full participation and involvement of stakeholders that; Northern, North Eastern, North Western, Western, Mid-western, South Western, Eastern and Central.
- Development themes /Orientations were developed and consulted upon with stakeholder who gave in their input.
- First NPDP draft developed and discussed
- Final draft developed and displayed for public comment
- Approval process where the cabinet will approve

The engagements and consultations at the regional and at the different central government level for the different planning phases was aimed at full involvement and cooperation by the key stakeholders.

NPDP Expectations

It is anticipated that the NPDP shall:

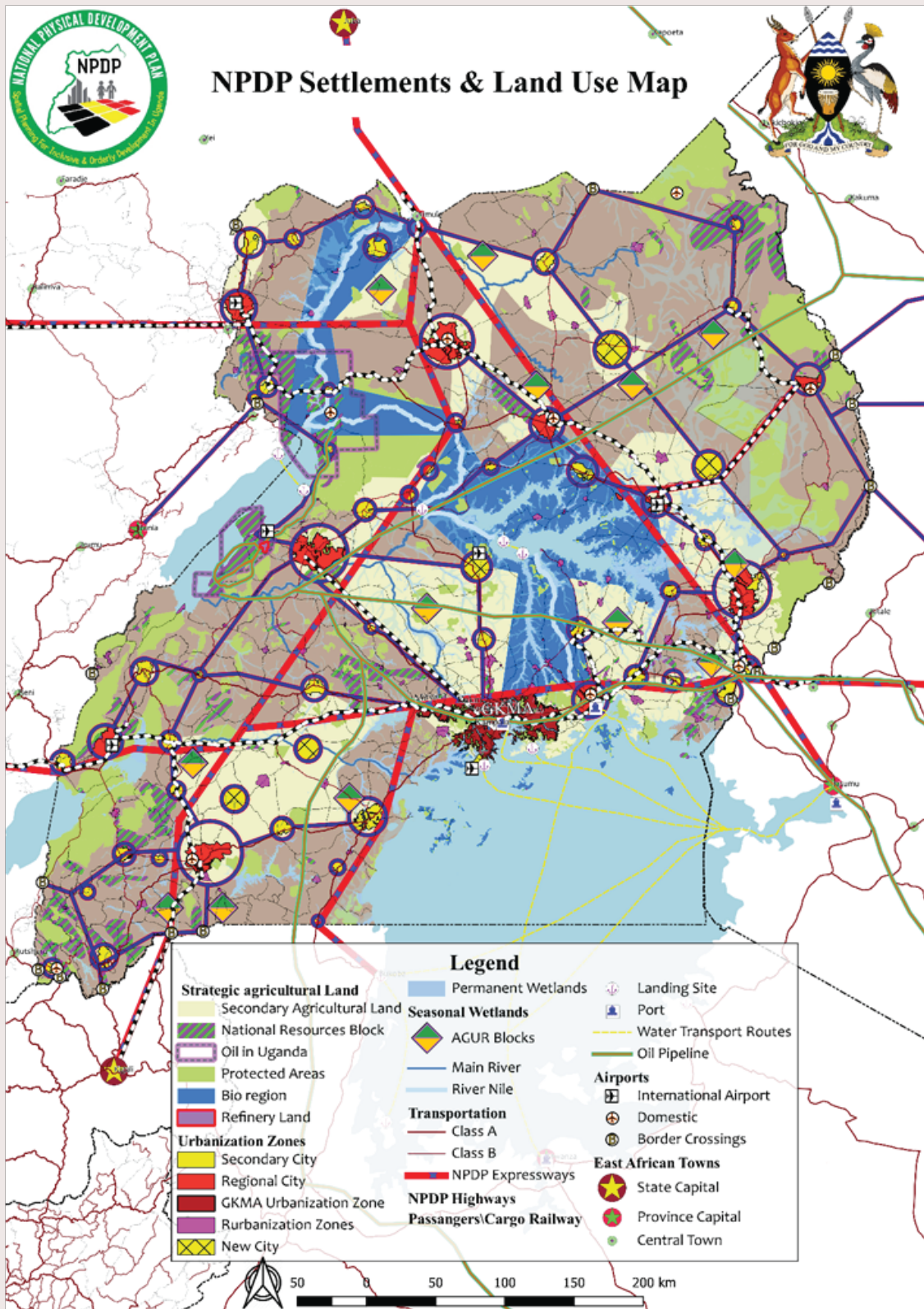
- Guide the spatial arrangement of rural and urban settlement patterns.
- Answer questions on the location of strategic infrastructure that will service the rural and urban pattern, industrial estates, mining, tourism and oil and gas. This will boost the physical and economic integration through appropriate and viable development of infrastructure system.
- Promote, protect and enhance the countries' natural resources. Therefore the NPDP will provide a framework of integrated resource planning and development, and environmental impact management, to avert improper exploitation of natural resources. .
- Guide the development of cities, Municipalities and Town Councils, in well-structured and vibrant urban areas that will boost economic growth.
- Translate the social economic planning into real time and space

Planned activities

- Further presentations and dissemination to various stakeholder
- Sensitization through workshops, talk shows and public gathering
- Presentation of the final plan to the National Physical Planning Board and then to the Cabinet for approval purposes
- Publication and dissemination of the National Physical Development plan real time and space.

When the plan is approved, all national infrastructure and projects with a spatial aspect will happen within this framework. This is a national as well as regional concern, which requires full and active cooperation and support by all, to shape our current and future country's development.

NPDP-Together for a planned Uganda.





Communal Land Associations in Karamoja: A Pictorial

The Ministry mobilized, incorporated and registered over 313 Communal Land Associations in Karamoja. The target was to complete the formation of over 600 clans, subclans and land holding groups in the subregion into legal entities that can hold, own and manage their customary land. The exercise of forming legal entities to hold customary land is demand driven, meaning that clans or land holding groups that want to register their customary land and acquire customary certificates for their communally owned land need to engage the Ministry. It is through such engagements that CLAs have been registered in Bunyoro, Kayunga and other parts of the Country.



Hon. Lokodo, Hon. Namuganza, Hon. Mbayo and Hon. Kiwanda with MP for Kamion County & Members of Ik Community after receiving their CLA certificates of incorporation.



Honourable members of Parliament for Karamoja region attended the launch.



Members from the CSO community and the Ministry attended the launch in traditional attire.



The CLA Secretariat arriving in Kaabong for the launch.



Hon. Namuganza prepares to hand over the CLA certificates to Hon. Esther Mbayo, who represented H.E President Museveni. Left is Mr Robert Opio Ag. Commissioner Land Registration and Mrs. S.R.N Marwas, Chairperson Kaabong District Land Board.



Ministry Spokesperson, Dennis Obbo at the handover ceremony in Kaabong.



Ms Esther Amidiong guides Ik women on registering in the CLA Clan register book.



Women amongst the Pokot communities constituted over 50% of those registered in the CLAs



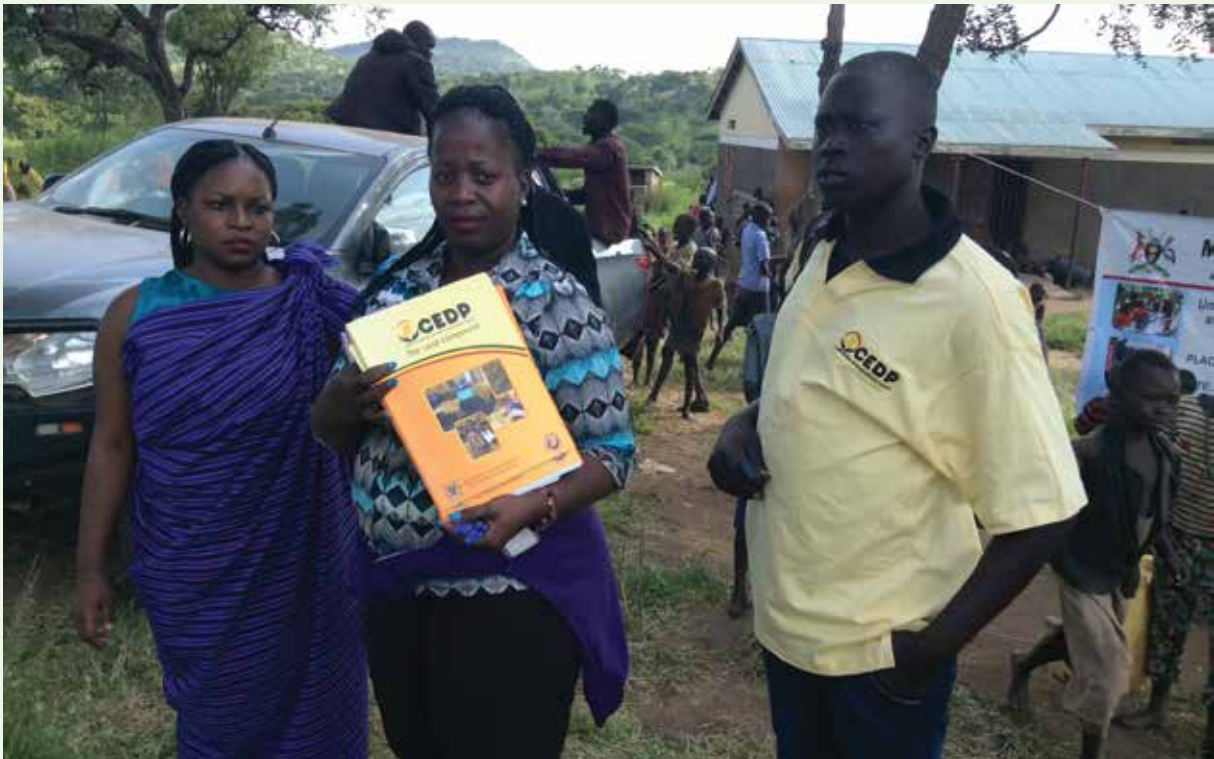
The Pokot of Amudat District receive their CLA Certificates in the presence of the Political and Technical Leaders



Minister Namuganza with Other MPs after commissioning of the 313 CLAs in Kaabong.



Chairman LC 5 Kaabong District (2nd Left) Mr. Abuku with members of the Kasmeri Clan.



Ms. Madina Nabukeera, (RoTs) in the middle with other CLA Staff Ms Cathy Kyomukama and Mr. Barnabas Sekon of DADO after the registration of the ten Clans comprising the IK communities in Kamion County.



An Ik woman from the Nyorobat Clan registers her name in the CLA register book in Timu, Kamion County.



HOW THE USMID PROGRAM TRANSFORMED THE FACE OF MUNICIPALITIES ACROSS THE COUNTRY

Over the past five years, The Uganda Support to Municipal Infrastructure Development program (USMID) has enhanced institutional performance of 14 Municipal Local Governments across the country to improve on their urban service delivery.



President Museveni cuts the tape as he commissions Mbale municipality roads in Mbale town as Hon Musumba (R), Hon Baryomunsi (3rd L) and municipal leaders look on.

The 5-year program implemented using a World Bank IDA credit of USD 150M started in Financial year 2013/2014 and ended in Financial Year 2018/2019. Implemented under the Ministry of Lands, Housing and Urban Development, the program's successes have been registered across the country and appreciated by all stakeholders.

The Ministry of Lands, Housing and Urban Development, under her directorate of Physical Planning and Urban Development has been responsible for ensuring that the USMID program gets implemented in accordance with the Financing Agreement signed between the World Bank/IDA and the Government of Uganda. During Program implementation the 14 Program Municipalities of; Gulu, Lira, Arua, Moroto, Tororo, Soroti, Mbale, Jinja, Mbarara, Hoima, Fort Portal, Masaka, Entebbe and Kabale were responsible for planning, prioritization and implementation of infrastructure sub-projects, procurement of civil works contractors and contract management.



Under the program, IDA's lending instrument to the Government of Uganda was a Program for Results (P for R) which means that the total amount of funds available each year depended on the overall assessed performance of the previous year, of all the Municipal Local Governments compared to the annual performance target.

It also meant that the annual grant amount for each Municipality depended on the performance of the Municipality compared to other Municipalities. The better the performance of a Municipality in a given year, the more funds it would receive in the subsequent year. This has instilled a sense of constructive competition amongst program Municipalities which consequently has led to improved performance and better urban service delivery.

About 85% of the USMID Program funds were disbursed to the LGs in form of Municipal Capacity Building Grants (MCBG) and Municipal Development Grants (MDG). The MCBG funds were utilized by the Municipal Local Governments for retooling, discretionary capacity building activities and career development, while the MDG funds would be channelled to physical infrastructure projects. 15% of the USMID funds were retained at the Ministry of Lands, Housing and Urban Development for urban systems management, outreach capacity building support to the LGs, capacity building for the Ministry and program coordination and management.

Infrastructure improved

Urban infrastructure was improved using the MDG funds, which the Ministry transferred to the specific local Governments after they met the set minimum conditions as per annual performance assessments conducted by an independent verification agent.

The amount of the MDG to each Municipal LG also depended on its spatial area, population, poverty count, and the performance assessment results. After the MDG was confirmed is when the specific Municipal Local Government would ascertain how much funds are available and hence determine its scope of infrastructure works to be worked on.

All infrastructure sub-projects under the Program were selected and prioritised by the respective Municipal Council leadership in consultation with the Municipal Development Forum (MDF). Under the program, 13 of the 14 Municipalities prioritised roads with their attendant features except Moroto that prioritised a bus terminal.

The roadworks prioritised by many of the LGs included rehabilitation of the road carriage way, provision of all auxiliary works such as pedestrian walk ways, cyclist lanes, street parking with street lighting using solar lights, trash bins, greening and beautification in some areas.



Obote Avenue in Mbale Municipality



The completed road works have completely changed the faces of the Program Municipal Local Governments and these have already registered improvements in local revenue collection. It was because of these achievements that the program was extended with additional financing to continue for another five years till 2023.

Counting successes

The total population of beneficiaries in the 14 program Municipalities was 1,327,100

Roads:

- A total of 110 urban roads totalling about 78.4 km were constructed in 13 Municipalities.
- Approximately 93.2 km of covered line drains and 30.3 km open drains.
- 100.2 km of pedestrian walkways, 21.8 km of cycle lanes, 43.5 km of parking lanes
- 2,807 solar street lights
- 1,114 street trash cans
- Signalized traffic lights at a junction in Mbale Municipality

Environment:

- Improved 65,365 square metres of green space
- Planted 2,431 trees.

Local Economic Infrastructure:

- 3 Taxi parks complete with 328 lock up shops and 143 vehicle/Taxi parking lots & restaurants in Arua, Tororo and Entebbe Municipality.
- 1 Bus terminal with 16 bus bays and 32 lock up shops in Moroto.
- 1 Lorry park with 14 lock up shops in Fort Portal Municipality.
- Improvement of Coronation Park in Lira.



Nyerere Avenue in Kabale Municipality



The Role of the Ministry of Lands, Housing and Urban Development in the Albertine Region

Government, through the Ministry of Lands, Housing and Urban Development already commenced on the efforts to support physical planning and infrastructure development in the Albertine region, with specific attention to the towns of Hoima, Buliisa Town Council and Buliisa District under the Second Component of the Albertine Region Sustainable Development Project (ARSDP).



Across section of project officers inspecting the road works with emphasis on the forest reserves in Hoima district

The 145M USD project funded by the World Bank, is a multi-sectoral project and as such, the implementation is done by three different government institutions; the Uganda National Roads Authority, Ministry of Lands Housing and Urban Development and The Ministry of Education and Sports. The project was initiated after the discovery of oil in the Albertine region that generated high expectations for economic development and the need to facilitate a more orderly, sustainable and inclusive transformation of the Albertine Region. The project consists of three components as follows: Component 1- Regional Access and Connectivity (National Roads) Component 2- Local Access, Planning and Development and Component 3- Skills Access and Upgrading.



Staff of Ministry of Lands, Housing and Urban Development inspecting the road works on the Bulindi-Waki-Dwooli road in Hoima district

The first component, implemented by UNRA aims at improving overall accessibility to the Albertine region, reducing travel times, and improving access to markets and services. This will be done by upgrading the road stretch from Kyenjojo to Kabwoya, connecting the districts of Kyenjojo, Kibaale, Hoima, Masindi and Kiryandogo.

The second component implemented by the Ministry of Lands Housing and Urban Development aims at increasing rural accessibility to markets and services, preparing selected key urban centers for growth, and providing economic infrastructure targeted to key sectors in the region. The third component implemented by the Ministry of Education and Sports is designed to upgrade business, technical and vocational education, and training (BTVET) quality in the oil and gas sector, make it more in line with private sector demands, and provide greater access to the BTVET system to people living in the Albertine region.

The key project impacts areas will include:

- a) Regional transport infrastructure that will improve connectivity and access within and to the Albertine Region and facilitate an economy centered not only on oil, but also agriculture, fishing and tourism;
- b) Local area development for an orderly and planned growth and improvements in the infrastructure and services of districts and rapidly urbanizing centers in the region; and
- c) A more skilled workforce that is able to respond to employment opportunities that are emerging in the region.

Component 2: Ministry of Lands, Housing and Urban Development role

Physical planning

The efforts, years on, have already bore fruits of well-designed Physical Development Plans of Nine (9) urban centres of; Wanseko, and Biiso in Buliisa District as well as Kigoroby, Kiziranfumbi, Kyangwali, Kabwoya, Butema, Kyarushesha and Buhuka in Hoima District. The project also is to support capacity building of the respective councils to implement the designed plans to enhance their development, especially with the influx of people and businesses due to the oil exploration in the areas.

Physical planning has been done with a focus on the nine key urban centers which are expected to capitalize growth from oil development and that are likely to contribute to the future development of the region.

A regional strategic plan has also been drafted and it outlines future development strategies that will potentially inform any future follow on operations. Roads Under the project, the Ministry of Lands, Housing and Urban Development already commenced on rehabilitation of roads, with a focus of improving and or repairing the district roads and some urban roads. Under rehabilitation of roads, the focus is on improvements and/or repair of district/town council roads (covering about 365 km) to make them motorable all year around. This involves removal of bottlenecks to access that may include repair/provision of bridges, culverts, raising of critical road sections especially in swamp areas and any other spot improvement. The project also plans to, in addition upgradeto bituminous standards, about 10 km of urban roads mainly in Buliisa Town Council and Butiaba Port.

Local infrastructure

The Ministry also intends to support Local economic infrastructure for example markets, fish landing sites, storage facilities and slaughterhouses in the areas. The local economic infrastructure to be constructed include 13 markets, 2 fish landing sites 25 fish cages and 1 animal slaughter house. All the infrastructure investments that were selected for rehabilitation under the project followed a structured prioritization process based on four key principles; consistency with Local Government Development priorities, supportive of employment creation, complementarity with other components and complementarity with projects financed from other sources.



NRM Manifesto implementation updates for the Lands, Housing and Urban Development Sector





Key achievements against targets

Manifesto Pledge 2016 -2021	Tasks accomplished
Part 1	
Implement the additional initiatives required to create an efficient and effective land administration system	<ul style="list-style-type: none"> Construction and renovation of 21 Ministry zonal offices to take services closer to the citizens has been completed. All Freeholds, Leaseholds, Mailo Titles and Certificates of Customary Ownership (CCOs) have been computerized. Work is underway to complete computerization of FCs & MRVs from closed registers. A Records and Archival Centre has been constructed in Entebbe to store all the paper records after digitalizing them. A National Land Information Centre has been constructed in Kampala to support the development and implementation of the Land Information System (LIS) Land Registry Open days have been held for Land owners and land users to verify their land title information free of charge. Ministry also held land owners tutorials. Search Letters are available to investors from the Government One Stop Shop under URSB and UIA. A Search takes one day to be completed. Digitalizing and scanning of cadastral maps for the 20 operational MZOs is complete and survey and mapping services have been taken closer to the citizens. Developed and disseminated land related information materials (in English and Local Languages) to the public (Clients Charter, Access to Information Manual, Posters and simplified Booklets).
Implement the National Land Policy and reform the relevant laws to be in consonance with it	<ul style="list-style-type: none"> Finalized the drafting of the Uganda Land Commission Bill 2017, Landlord-Tenant Bill 2018, Physical Planning (amendment) Bill 2018 and the Physical Planners' Registration Bill 2018. All the Bills have been cleared for submission to Cabinet for consideration and approval and thereafter they will be submitted to Parliament for debate and enactment into law. Finalized the preparation of the Regulatory Impact Assessment (RIA) for the proposed amendments/new laws of the following: The Registration of Titles (amendment) Act, Land Acquisition (amendment) Act, Surveyors' Registration (amendment) Act, Land Information and Infrastructure Bill and Survey and Mapping Bill. The review/enactment of new land related laws is aimed at making land administration and management services more effective and efficient.
Undertake systematic registration of individual and communally-owned land	<ul style="list-style-type: none"> Supported the registration of Certificates of Customary Ownership (CCOs) in Kabale, Kasese, Butaleja, Buliisa, Pader, Adjumani, Nwoya, Soroti and Katakwi districts and the formation of over 550 Communal Land Associations in Karamoja, Bunyoro and central regions. Piloting in Ntungamo (2443 parcels surveyed, titles for 700 parcels have been processed and issued), and more Deed Plans are being prepared to enable Title preparation; In Iganga 785 Parcels of land were adjudicated, surveyed and plotted and titles for the same 785 parcels were processed and issued; In Kibaale, 344 Freehold titles have been issued to former tenants on registered land; In Mbale 200 parcels have been processed.
Implement a programme of action for strengthening institutions and mechanisms for land dispute resolution and mediation at the Local Government level	<ul style="list-style-type: none"> Establishment of a Commission of Inquiry into land matters is currently in place; A Dispute Resolution Desk has been established in the Ministry; Handled evictions related issues in the Buganda, Bunyoro and Ankole regions; A proposal for Alternative Dispute resolution has been developed; Training and Capacity building plan for Land Administration institutions is in place; Training has been completed for all approved DLBs in the Country; Carried out training of District Surveyors; Collaborated with Development Partners to support training tools development; Continued with the program of action for strengthening institutions and mechanisms for land dispute resolution and mediation at the local government level by holding stakeholder meetings with Justice Law and Order Sector (JLOS) institutions and other stakeholders on matters of land dispute resolution and access to land justice for all.
Increase the amount of money allocated to the Land Fund	<ul style="list-style-type: none"> Land Fund Regulations have been approved by Cabinet to support the operations of the Land Fund. The Land Fund, under the Uganda Land Commission has acquired 20,850.94 hectares of land in Kibaale, Ankole, Toro and Buganda.



Manifesto Pledge 2016 -2021	Tasks accomplished
Continue to enforce the law to protect the rights of lawful and bonafide tenants	<ul style="list-style-type: none"> Assisted the tenants of Kayunga (Kitimbwa & Kayonza Sub Counties) to process registrable interests for their bibanjas. The villages include: Namusaala, Nakyesa, Kawolokota west, Kyatto 1-3, Kawolokota East, Namavundu A, Namavundu B, Namizo A, Namizo B, Bulawula A, Nkokonjeru A, Tweyagalire A, Kyato, and Kyetume1-3 in the subcounties of Kayonza and Kitimbwa. Issued Mailo titles to tenants in Nakaseke
Part 2	
Implement the National Housing Policy to guide the development of housing, including social housing to address the housing deficit	<ul style="list-style-type: none"> Developed a costed implementation plan Disseminated the National Housing Policy; The policy will provide policy direction and provide basis for legislative actions and strategies. A National Urban Policy with a costed implementation plan has been supplementary and approval.
Attract international financiers to partner with government and the private sector to provide affordable housing finance and real estate projects in the country	<ul style="list-style-type: none"> Cabinet approved the National Urban Policy, 2017. The policy provides a framework for the managing the urbanization process in the country. It also provides a criterion for declaring and upgrading urban centres. Developed proposals for Alternative financing for Civil and Housing Infrastructure for Cabinet approval; Development of housing standards is underway to ensure that those, especially in earthquake prone areas stand the test of time.
Increase the role of the public sector in putting up houses in organised settlements both in rural and urban areas	<ul style="list-style-type: none"> Developed proposals for Alternative financing for Civil and Housing Infrastructure for Cabinet approval;
Encourage the formation of a housing provident fund where workers make regular savings for them to build personal houses	<ul style="list-style-type: none"> Carried out preliminary preparations to form housing cooperatives for all civil servants;
Support the development of housing co-operatives as a vehicle for delivering affordable houses	<ul style="list-style-type: none"> Identified and mobilized groups in Mukono, Wakiso and Kampala districts; 6 have formally registered as Housing Cooperatives and are functional.
Capitalise the National Housing and Construction Corporation (NHCC) to be a lead agency in providing low and middle-income houses in urban centres	<ul style="list-style-type: none"> Development of a Mortgage facility for low income people to provide them with houses is in advanced stages.
Implement the Kireka Slum Redevelopment project in Kireka-Banda slum area	<ul style="list-style-type: none"> MLHUD in partnership with the National Housing Construction Company is planning to sensitize & implement the Kireka Slum Redevelopment project in Kireka-Banda slum area. The urban poor will be included in the planning, provision of views, decision-making and implementation. It is therefore an inclusive process. The overall objective of this project is to transform the informal settlement in Kireka into a well-designed and planned human settlement to enhance the urban environments and social economic development through the adoption of mixed development approaches and development partnerships.
Support comprehensive planning for both urban and rural areas to promote orderly development of settlements	<ul style="list-style-type: none"> Disseminated Prototype House plans to technical officers handling the housing function in Mbale, Manafwa, Bududa, Sironko, Bukedea, Kumi, Soroti, Bulambuli, Budaka, Rakai, Lwengo, Kalungu and Pader districts. Prototype plans have helped in constructing houses that are on plan, in an orderly manner.



Manifesto Pledge 2016 -2021	Tasks accomplished
<p>Promote nucleated settlements in rural areas to free land for large scale commercial farming</p>	<ul style="list-style-type: none"> Identified land for housing development in the following districts: Buliisa, Masindi, Hoima, Kiryandongo, Nwoya, Gulu, Nebbi, Arua, Zombo, Mbarara, Masaka, Jinja and Mbale. The Ministry is engaging investors to invest in real estate sector and housing development to promote nucleated settlements.
Part 3	
<p>Elevate the status of Arua, Gulu, Mbale and Mbarara municipalities to regional cities.</p>	<ul style="list-style-type: none"> Implemented USMID interventions on infrastructure development to prepare the municipalities elevation to regional cities Implementation of the framework for the managing the urbanization process in the country to elevate the status of the areas is underway. A criterion for declaring and upgrading urban centres has been developed.
<p>Develop a National Physical Development Plan (NPDP) including physical plans for all cities, municipalities, town councils and town boards</p>	<ul style="list-style-type: none"> Completed the development of the NPDP. Prepared Physical Development Plans for 8 Growth Centres in Hoima and Buliisa districts where it is expected that many people being displaced by Oil and gas activities will resettle, and also economic activities targeting the oil and gas industry will locate; Finalized preliminary activities for improvement of local roads in Buliisa Town Council, Hoima District and Buliisa District. Developed PPUMIS - A data base for accessing Physical Planning information.
<p>Set up a quality unit and information system for Physical Planning linked to key Local Governments and the Land Information System</p>	<ul style="list-style-type: none"> Installed the Physical Planning and Urban Management Information System (PPUMIS) in the 14 USMID participating Municipalities of Entebbe, Masaka, Mbarara, Jinja, Tororo, Soroti, Lira, Gulu, Moroto, Mbale, Kabale, Fort Portal, Hoima and Arua. The installed of PPUMIS has eased coordination in planning between the centre and the Municipalities as well as accessing and sharing of spatial data among the Municipalities.
<p>Develop sub-regional PDPs for the Kampala-Jinja corridor and the Karuma-Lira-Gulu corridor, and others identified as priority in NPDP</p>	<ul style="list-style-type: none"> Completed the preparation of NPDP options under Economic orientation; Social orientation; Agricultural orientation; Environmental and tourism orientation; connectivity orientation; and integrative orientation. Supervised Land Acquisition for Infrastructure Projects both concluded and ongoing for 116 projects; Road Projects: Kampala Northern Bypass; Olwiyo-Gulu ,Masaka-Mbarara and Masaka – Kyotera; Kampala Jinja Express way & Kampala Southern Bypass; Rushere- Nswerenkye, Wenseko-Bugungu, Buhimba -Kakumiro, Kibuye-Busega-Mpigi, Busungu- Kiboga- Hoima ,Lusalira-Kasambya-Nkongo, Kashenyi-Mitooma, Sembabule-Villa Maria, Mubende Kakumiro Kigadi, Fort Portal Bundibugyo-Lamia, Bulima-Hoima-Kabwoya, Buhimbe Kakumiri, Rwekunye-Apac, Puranga-Acholibur, Dokolo-Kaberamaido and LatarNamasale, Mbarara -Ntungamo, Kabale-Katuma ,Mbale-Bwomboki-Bubulo-Lwakwa, Kazo-Kamwenge, Mubende-Kakumiro-Kigadi, Atiak-Moyo-Ayojo road, Karinga-Kalungu-Adwaniko, Mukono-Kayunga & Bukoloto-Njeru, Kibuye-Busega-Mpigi, Palisa-Tirinya, Mbarara-Ntungamo-Kabale-Katuna, Kbwoya-Buhuka road, Mbarara-Ntungamo-Kabale-Katuna, Hoima-Butinda-Wanseko, Musita-Lumino, Masindi-Biso, Kyarushesha -Butole, Kabale-Kisoro-Bunagana, Soroti-Dokolo-Lira among others. UETCL Projects: Mbarara-Mirama, Olwinyo substation, Karuma -Olwiyo, Karuma-Lira, Karuma-Olwiyo, Opuyo-Moroto, Bujagali-Lessos, Tororo-Opuyo-Lira.
<p>Develop PDPs along the Northern Corridor Infrastructure Projects (NCIP) to identify and plan development nodes such as industrial hubs and tourism towns</p>	<ul style="list-style-type: none"> Completed the preparation of NPDP options under Economic orientation; Social orientation; Agricultural orientation; Environmental and tourism orientation; connectivity orientation; and integrative orientation. The approved National Housing Policy and National Urban Policy provide interventions to develop nodes in the country. Developed proposals for implementation at Nakigala in Partnership with Malasian firms.
<p>Re-tool the Directorate of PP&UD to be able to train, set up, support, supervise and monitor plan preparation and implementation at the Local Government level</p>	<ul style="list-style-type: none"> Capacity building programmes for the technical staff are underway.



Notice issued by the Office of Titles



MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT
DEPARTMENT OF LAND REGISTRATION

PUBLIC NOTICE

GUIDELINES TO REGISTERED OWNERS ON AUTHORIZATION OF PERSONS TO LODGE DOCUMENTS

A REGISTERED PROPRIETOR MAY APPOINT AN AUTHORIZED PERSON FOR PURPOSES OF DEPOSITING AT AND RECEIVING OF DOCUMENTS FROM MZOs PURSUANT TO THE PROVISIONS OF SECTION 196 OF THE REGISTRATION. THE AUTHORITY SHALL INDICATE THE PURPOSE AND SCOPE OF THE APPOINTMENT, THE TIME FOR COMPLETION OF THE TASK AUTHORIZED, A REQUIREMENT FOR THE EXERCISE BY THE AUTHORIZED PERSON OF DUE DILIGENCE AND FOR THE RETURN OF THE DEPOSITED DOCUMENTS BY A SPECIFIED DATE, AND THE CONTACT AND PHYSICAL ADDRESS OF THE OFFICE OF THE AUTHORIZED PERSON.

ON DEPOSIT OF DOCUMENTS BY AN AUTHORIZED PERSON AT EVERY MINISTRY ZONAL OFFICE (MZO), HE OR SHE SHALL BE REQUIRED TO PRODUCE ALL THE FOLLOWING DOCUMENTS AND IN RETURN, TO DEMAND TO BE ISSUED WITH AN **ACKNOWLEDGEMENT RECEIPT OF DEPOSITED DOCUMENTS:-**

1. THE WRITTEN AUTHORIZATION OF THE REGISTERED PROPRIETOR CONTAINING HIS OR HER MOBILE PHONE NUMBER, EMAIL ADDRESS, PHOTOGRAPH, AND A COPY OF HIS OR HER NATIONAL IDENTITY CARD AND/OR PASSPORT SIGNED BY THE HOLDER
2. A LETTER OF BIO-METRIC IDENTIFICATION AND AUTHENTICATION OF THE IDENTITY OF THE REGISTERED OWNER AND THE OTHER PARTY TO A LAND TRANSACTION, TO BE ISSUED BY THE NATIONAL IDENTIFICATION AND REGISTRATION AUTHORITY (NIRA)
3. A COPY OF A VALID PRACTICING CERTIFICATE OF THE AUTHORIZED PERSON
4. A COPY OF A CERTIFICATE OF APPROVAL OF CHAMBERS OR REGISTERED OFFICE
5. A COPY OF THE IDENTITY CARD OF THE AUTHORIZED PERSON ISSUED BY HIS OR HER THE PROFESSIONAL BODY
6. A BANK-PAYMENT SLIP EVIDENCING THE PASSING OF CONSIDERATION BETWEEN THE VENDOR AND PURCHASER, IN CASE AN INSTRUMENT OF TRANSFER OF LAND, LEASE OR MORTGAGE.

DATED THIS.....20th.....DAY OF.....July.....2018.

Opio Robert
OPIO ROBERT

AG. COMMISSIONER FOR LAND REGISTRATION



Land and Property Valuations

Office of the Chief Government Valuer

Article 26(b) of the Constitution provides for fair and adequate valuation. The Office of the Chief Government Valuer under Ministry of Lands, Housing and Urban Development is mandated to provide fair and adequate valuation for purposes of land acquisition, stamp duty among others.

Major milestones to ensuring prudent, trust and transparency in Land and Property valuation have been registered in following areas:

- Commenced on the process to finalize Development of valuation policy
- Undertaking Specialized trainings
- Preparation of Valuation standards
- Commence the process to develop the Land Valuation Management information System (LVMIS).

Benchmarking consultations for the development of Land Valuation Management information System (LVMIS) have been undertaken at Airbus Defense & Space, Guildford - UK, Royal Institution of Chartered Surveyors (RICS) - UK, University of Reading-UK, Valuation Department, Registrars General Ministry of Finance- Mauritius, Ministry of Housing and Lands-Mauritius and , Bhumishq Technologies Ltd- the LAVMIS project implementer Mauritius

Way forward

- Procure a consultant to assess the performance of the existing Land Information System and improve its performance to include land valuation workflows.
- Commence on the process to develop the Land Valuation Information Management system
- Mapping sales data to CAMA and Satellite imagery for the land valuation management information system



The Ugandan Delegation with the Team of Experts at AIRBUS Defence & Space



Number of Search letters issued to clients from the Land Verification Office at the One Stop Shop (URSB) from October, 2017 - October, 2018

ORGANISATION/INDIVIDUALS	NUMBER OF SEARCHES
COMPANIES	10,715
MALE CLIENTS	8,975
FEMALE CLIENTS	5,051
IGG	750 (NOT PAID)
EBIZ	560
TOTAL	26,051
REVENUE GENERATED	UGX 253,010,000/=



Bibanja holders to get Certificates of Occupancy

Improvement of Land Governance in Uganda to Increase Productivity of Small Scale Farmers on Private Mailo-Land (ILGU) project in the districts of Mityana, Kassanda and Mubende Districts kicked off recently.

The project that is supported by European Union and German Government is being implemented by Ministry of Lands, Housing and Urban Development and GIZ (German Development Cooperation).

The key objectives of the project are to strengthen a peaceful, harmonious relationship between Landlords and tenants through creating transparency on land use and ownership.

The project is enabling both Landlords and tenants to maximize the use of their occupancy rights to increase food production and eliminate poverty; Help Landlords and tenants negotiate fair solutions to disentangle the multiple land rights by way of outright purchase, land sharing, leasing or application for certificates of occupancy.

Resty Namuli, the expert on awareness raising and communication under GIZ said that the project activities include awareness raising on the rights, obligations, roles, restrictions and means to secure these rights for productive land use. Namuli said other activities include



A map of Bibanja and registered land owners parcels

mapping of tenants occupancy rights on registered land with consent of their Landlord and conflict resolution of new emerging cases as result of project activities.

Project benefits

Tenants will no longer sell their occupancy rights (bibanja) without the knowledge of the Landlord and the Landlord will be able to collect annual nominal ground rent from the tenants. A tenant will not be able to expand the kibanja anymore with coordinates captured. The bibanja holders will get a sketch map of their bibanja and will be able to know the size and boundaries of their tenancy, pay

busulu, fulfill legal requirements in order to avoid illegal eviction and will know their Landlords.

Both tenants and Landlords, if they wish, may enter a land sharing agreement, buy out the occupancy, lease, and apply for certificate of occupancy with consent of the Landlord. All information about the tenancies/bibanja will be accessed at the sub-counties and information incumbered on the Mailo title in the Land Registry as provided for under the law.

Landlord /Registered Proprietor

The owner of the registered mailo land includes a purchaser or



successor all of whom should be registered. Many still have titles in the names of dead persons and requires linking them to office of the Administrator General to renew Letters of Administration.

Lawful Occupants

Section 29(1) of the Land Act CAP 227 as amended defines a lawful occupant as that person occupying land by virtue of the repealed Busuulu and Envujju law of 1928: The Tooro and Ankole Landlords and Tenant Laws of 1937. It includes that person who entered the land with consent of registered owner or occupied land as customary tenant, but was not compensated by the registered owner.

Evidence of Busuulu receipts paid to the registered owner before 1975 is important to have.

Bonafide Occupants

Section 29(2) of the Land Act, CAP 227 defines such a person as one who has stayed on and used the land for more than 12 years before the coming of into force of the 1995 Constitution without being challenged by the owner.

It includes a person who had been settled on to the land by Government or agent of the Government.

Unlawful Occupants

Section 30(1) of the Land Act, CAP 227 stipulates that a person who has occupied and utilized or developed any land without permission and without paying ground rent should take steps to look for his/her Landlord and regularise his/her stay on the land.



Mr. Joseph Mary Nsubuga

Chairperson LC3 Myanzi Sub-county, Kassanda district

The LC III Chairperson Myanzi Sub-county, Kassanda district, Joseph Nsubuga, said Myanzi faced lot of land evictions in the past.

Nsubuga explained that most of the Bibanja holders and Landlords were initially hostile to each other (fearing that their land was being mapped to be taken), but after being sensitized, they welcomed the project.

He said the project helped to reduce on cases of illegal eviction and wrangles that were common among the bibanja holders and Landlords.

Nsubuga said local leaders in the area are no longer on pressure due to sensitization on the land -rights of tenants and Landlords. Now people in the area first seek the consent of the Landlords before transacting business on their bibanja.

Most of the Landlords did not know the number of tenants or Bibanja holders on their land till GIZ started mapping in the area. Bibanja holders started to remit Busuulu to their Landlords and are now concentrating on

agricultural production without fear of disrupting their livelihoods and income generating projects brought by Operation Wealth Creation (OWC).

Nsubuga said that once the residents receive certificates of occupancy they will no longer live under fear of eviction because they hold legal documents. For their tenancy and nobody will evict them illegally without compensation.

The bibanja holders and Landlords are now able to know boundaries of their land because the mapping exercise through the use of traditional boundary markers has been done.

Nsubuga explained that now the tenants first seek the approval of the Landlords because they know their rights and obligations as provided for under the Land Act.

Ministry of Lands, Housing and Urban Development Spokesperson Dennis Obbo says that the Ministry will soon roll out a bigger program based on this model.



What tenants say



Evaristo Kiryowa, The exercise is good and it has helped many Bibanja holders who occupied the land for over 20 years to know their genuine Landlords and start paying Busuulu. Many occupants of the land are after a long time sensitised about their land rights and started paying the busuulu to Landlords or there representatives (abasigire).

The Bibanja holders are now secure and do not live in fear that they will be evicted anytime from their land.



Justine Nabacwa, I am happy and excited about the mapping exercise, because I now know the boundaries of my kibanja. I reside together with my family on

3 Acres of land that have already been mapped. I am waiting to receive my certificate of occupancy. I have never seen one before but I know Courts recognise it as a conclusive evidence of my kibanja on registered mailo land. My prayer is to own the land legally which I believe will reduce on land wrangles in the sub-county.

People used to uproot boundary markers and this caused feuds, but with the GPS cordinates captured such instances have reduced. Getting ownership of the land is vital especially to the people of the area. I now know that my coffee plantation can never be destroyed.



Janet Sepuuya, I am excited about the exercise, I now know the size and boundaries of my land. Transactions on bibanja are now possible and legally recorded because both the bibanja holders and Landlords have proven documents to show their rights to the land.



Nagujja Rebecca, Mapping has increased good cooperation between Landlords and bibanja holders. More people have began to settle in the area following the mapping exercise and even those who refused have now embraced it.

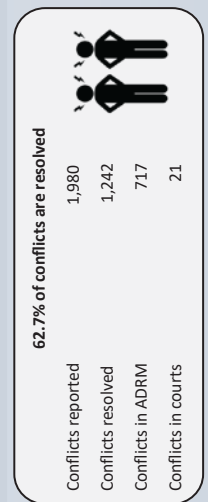
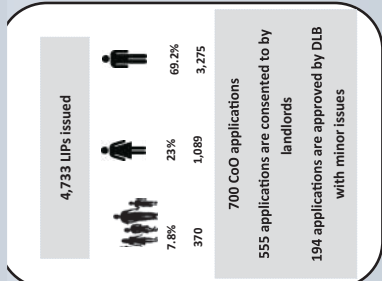


Sepuuya Daniel, Residents were sensitized about their land rights and ownership that included women and children. During the mapping exercise families, neighbors and Landlords were included in the exercise. This caused excitement among the people because they become confident that soon they will get their certificates of occupancy. Many people (bibanja holders) in the area have started regularizing their tenancy through paying Busuulu to Landlords.

MLHUD/GIZ- Improvement of Land Governance (September 2019)

Improvement of Land Governance in Uganda (ILGU) project - Consolidated

As of end September 2019



Summary of Parcels mapped by sub-county

Bulera	8,004	Kikandwa	1,043
Bukuya	5,652	Kiyuni	3,335
Kakindu	1,010	Maanyi	5,750
Kiganda	3,757	Myanzi	4,734
Kigando	3,144	Nabingoola	2,929
Malangala	471		

Our partners:

- Ministry of Lands, Housing & Urban Development (MoLHUD)
- Mubende, Kasanda and Mityana District Local Governments and Land Offices
- Sub-county SAS, ALC and political leadership
- Makerere University— School of the Built Environment, College of Engineering, Design, Art and Technology
- Uganda Community Based Association for Women and children's welfare (UCOBAC)
- Partners for Community Transformation (PaCT)
- KOM Consult

Highlights

Village map displays have been held in 7 out of 10 sub-counties

The landlord family members have in some cases failed to agree on whether tenants' should be mapped i.e. while some may agree others totally reject mapping and hence mapping of parcels doesn't take place

The private agricultural investors have taken it upon themselves to hold community meetings to update them about efforts of their investment

The CoO process is being piloted in Myanzi sub-county. DIB approved 194 applications with minor issues in Aug 2019

			Total
# of participants at awareness raising events	17,640	9,266	26,906
# of capacity building events			83
# of Multi-stakeholder dialogues			7
# of financial literacy trainings			1



Good Land Governance increases productivity of small scale farmers on Private Mailo Land in Mityana, Kassanda and Mubende:

The “improvement of Land Governance in Uganda to increase productivity of small-scale farmers on private Mailo-Land” (ILGU) project is funded by the European Union and Germany Government and is currently implemented by GIZ in the districts of Mityana, Mubende and Kassanda. The project that was launched in April, 2017 by the State Minister for Lands Hon. Persis Namuganza.

The project is focused on documenting land use rights for the rural smallholder farm households in the three Districts of Mubende, Mityana and Kassanda.

In the Ugandan Constitution (1995), the land related laws provide a good policy and legal framework that endeavours to harmonize and provide solutions to the unique circumstances under the mailo tenure.

The nexus between Landlords and tenants on private Mailo land has been a cause of concern and disputes for long. The ILGU project aims to strengthen the capacities of tenants, Landlords, as well as the Local Authorities and key stakeholders to respond to these needs. In a second step, land use rights of tenants (bibanja) are

documented and mapped. The aim is to increase the transparency on land use on private Mailo land in the three Districts of Mityana, Mubende and Kassanda.

After awareness raising and information dissemination at all levels, the project is mapping the land claims of tenants (bibanja) once prior informed consent from the Landlord and tenant has been received. Using fit-for purpose equipment (GNSS receivers, tablets) data about a tenant's land parcel is captured, such as the exact, geo-referenced location, shape, dimensions, size and usage of the land. The mapping processes and procedures are in line with Uganda's legal and regulatory framework. This information has increased the knowledge on land use on private Mailo and allowed negotiation processes between Landlord and tenant to take place

and form the basis for next steps to improving land rights security such as the option to issue a Certificate of Occupancy (CO), land sharing, leasing or out right purchase of the registerable interests.

The Project

The overall objective of the project is to: “Contribute to improved food security, improved livelihoods and poverty alleviation for small-scale farmers and other users of natural resources, in particular for women and marginalized groups in Central Uganda.”

Improved tenure security allows small-scale farmers to make investments to their bibanja and thus raise productivity and improves their livelihood.

The other objective of the project is: “To ensure access to land



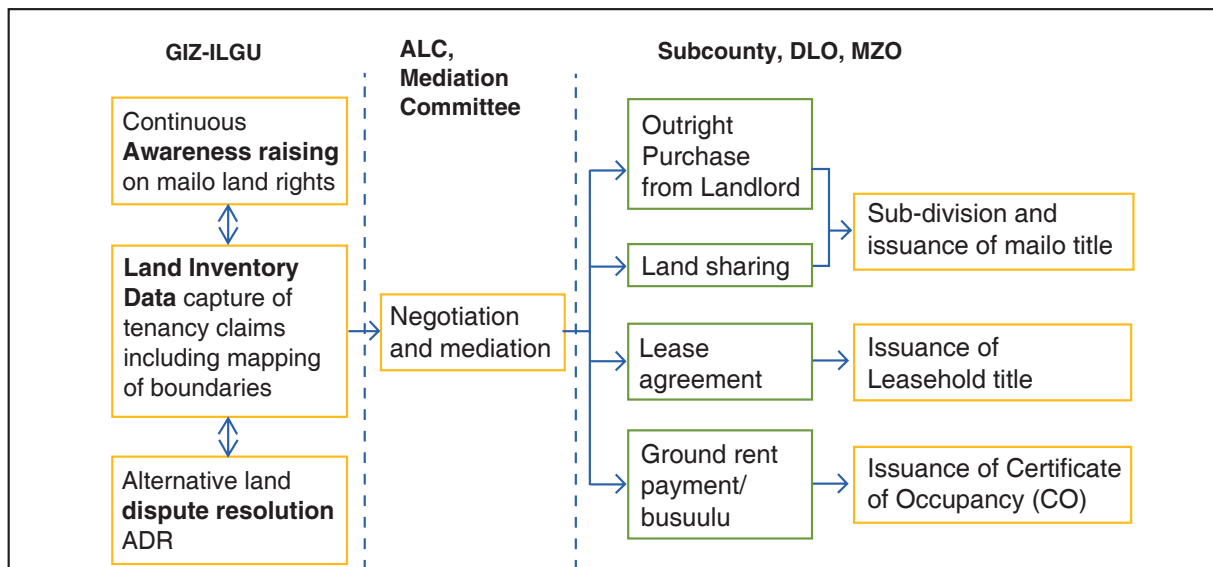
Naome Kabanda - Acting Commissioner Land Administration, Thorsten Huber - Team Leader RELAPU Project GIZ, Minister of State for Lands, Hon. Namuganza and Adolfo Alonso Cires of the European Union Delegation officiating at the launch of the project.

as a central precondition for poverty reduction in rural areas for improved certain population groups, especially women and marginalized groups, in Central Uganda.”

The project fosters the security of a long-term use right for the actual tenants on Mailo-Land to support investments with a long-term perspective.

The mapping of boundaries empowers tenants to realize how much land they have rights over, which eventually facilitates better planning for agricultural production thus; it also helps to

Illustrations of project outputs





plan how much land to reserve for food crops, cash crops and animal husbandry.

In case of further processes of securing their land rights, tenants are able to engage in informed negotiations basing on the mapped information of their boundaries. Strategies to establish mediation committees at the sub county have been done to enable the willing tenants and Landlords negotiate for what suits them best in regard to buying, leasing or sharing of the land.

The outputs

Communities in the project intervention areas have improved their knowledge and capacities on Mailo land rights

- 75,000 tenancy rights (bibanja) are to be mapped and the data is available at the subcounty Registry
- Capacities of District Land Office, District Landboard and Area Land Committees have been enhanced in land management and land administration in relation to the legal framework in Uganda
- 80 % of all new land conflicts arising during the mapping process have been resolved through an Alternative Dispute Resolution Mechanism (ADRM).

The project activities are conducted with Partners who have experience and expertise in the various fields.

Ongoing activities

1. Awareness Raising

- Identification and contracting of the land rights awareness raising partner with support of and PACT(Partners for Community Transformation) both national CSOs that have strong experince and representation in the three districts.
- Community sensitization since November 2017 with parallel trainings of paralegals (village level awareness raising volunteers).
- All villages in over 12 sub-counties in the three districts have been sensitized
- Developed a handbook on the Peaceful co-existence on Private Mailo land. The same was translated to Luganda.
- Developed IEC materials, illustrated and translated into Luganda for tenants and Landlords
- Parish level, dialogue meetings Village to village Landlord-tenant meetings have been held.
- Dialogue meetings were organised for hesitant or aggrieved Landlords to sort out the disagreements and delays in getting the villages ready especially in Kakindu. The project has implemented a strategy to continuously engage the Landlords in the project area. Landlords have expressed demands ranging

from the need to be recognised and respected before tenants and pay up their busulu arrears in return for consent to issue them with Certificates of Occupancy popularly known as the (satificate ye kibanja) as recognition and respect of tenants by Landlords.

- Three Mailo land platform meetings were held that bring together stakeholders on Mailo land to exchange ideas, research and experiences aimed at influencing policy on Mailo.

2. Conflict Resolution

- The implementation partner UCOBAC and PACT coordinates conflict mediation processes in the three districts.
- The paralegals and Area Land Committees (ALCs) conduct on-site mediation and documentation of newly arising disputes. Unresolved disputes are referred to a mediation committee, constituted at the Sub-County. Cases that cannot be resolved at the level of mediation committees are referred to courts at the expense of the disputing parties.
- The nature of disputes ranges from non-payment or refusal to pay Busuulu, boundary extension/unauthorized enlargement of bibanja, disputed ownership of bibanja and succession issues.



- Training of the mediation teams was conducted; ToT on conflict resolution for implementing partners was done.

3. Pilot Mapping process

Cartographers have developed village maps for display and validation by community members.

Printing Land Inventory Protocols for processing of Certificates of Occupancy and overlaying the data over the registered Mailo parcel has also been done. Preparations to get additional sub-counties ready for the mapping exercise, in the project districts, are underway with inception meetings having taken place.

In most areas the relationship between Landlords and tenants has improved due to the payment of busuulu.



The Demarcation team mapping a Kibanja parcel in the presence of the Landlord and the tenant. Second right is the Chairman Area Land Committee, Myanzi Mr. D. Sepuuya.



Responsible Land Policy In Uganda (RELAPU)

Funded by German Government and implemented by GIZ

Government efforts to secure customary land rights, especially for rural women and marginalized groups in Teso, North-Eastern Uganda.



The Ministry Staff with the Soroti DLG Land management Staff after a capacity building session on demarcation and registration of CCOs.



The Context

Approximately 80% of the land area in Uganda is administered as customary land that has not been registered with only about 5% of the parcels having land titles. Strengthening of customary land rights has been weakened by conflicts, demographic and socio-cultural changes especially in Northern Uganda.

The Customary land tenure system being traditionally managed lacks legal certainty in the use, possession, and ownership of land mostly because its owners have not acquired legal documentation. Women and youth being the undisputable labourforce in agrarian family livelihoods are often disadvantaged by societal norms, values and practices in the land tenure management. Violent conflicts within, families and clans are rising partly because of un-defined land boundaries and unplanned land use practices yet the entire Country was declared a planning area in 2010.

Uganda has created good preconditions for the land law through a progressive Constitution (1995), the Land Act (1998) and the National Land Policy (2013). Customary land rights are planned to be harmonized and legally equated.

Traditional structures of land management are not able to offer suitable solutions for the diverse and dynamic situations. Consequently, the rural populations, hardly have secure access to and control of land which is a key component in the fight against poverty and hunger.

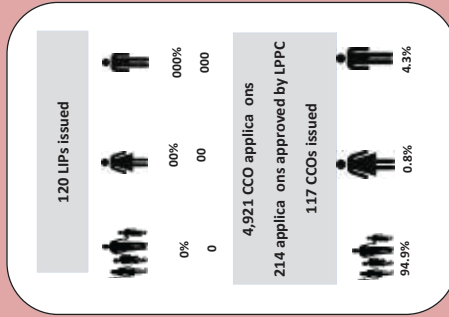
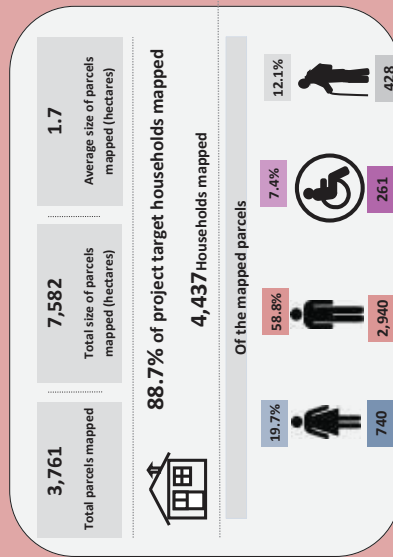
In the management of customary land, the communities in the Teso sub region practice rudimentary land demarcation through boundary tree planting ceremonies, witnessed by local and cultural leaders.



The President issued the first CCOs in Teso to customary land owners under the RELAPU project.

Responsible Land Policy in Uganda (RELAPU) - Consolidated for Teso Region

As of end September 2019



Our partners:

- Ministry of Lands, Housing & Urban Development (MOLHUD)
- Soro and Katakwi District Local Governments, Land Boards and Land Offices
- Kame, Omodoi, Asuret, Toroma and Tubur Sub-county SAS, ALC and political leadership
- Teso Anti-Corruption Coalition (TAC)
- Teso Initiative for Peace (TIP)
- Teso Religious Leaders Efforts For Peace and Reconciliation (TERLEPAR)

Highlights

- The first ever presidential handout of CCOs was witnessed in Teso
- The Lower Physical Planning Committees (LPPC) approved CCO applications
- District Land Board (DLB) in Soro and Katakwi considered CCOs for the first time
- The private agricultural investors have taken it upon themselves to actively participate in community meetings to update the community about their investments

			Total
# of participants at awareness raising events	18,775	18,057	36,832
# of capacity building events			29
# of Multi-stakeholder dialogues			4



The Approach

The Government of Uganda has established a systematic procedure for the formalization of customary land rights which the project seeks to contribute to. The project will therefore conduct a step-by-step documentation of the households land rights in the project area. A social evidence of ownership and property rights on a given parcel of land will be compiled for those whose land has been demarcated in order to acquire legal documentation as provided for under the Land Act (CAP 227).

The intervention has three areas of action:

1. Improvement of institutional frameworks and procedures for securing of customary land rights of the rural population in north-eastern Uganda. This involves a systematic documentation of customary land use rights as provided for under the law.
2. Increased engagement of civil society in the formalisation and implementation of a responsible land policy.
3. Awareness creation among the agricultural investors and financial institutions on a responsible land policy. The project provides advisory services to familiarise the investors with relevant international standards like Voluntary Guidelines on the Responsible Governance of Tenure (VGGT).

The Project Benefits

The step-by-step formalization of the customary ownership and property rights contributes to the safeguarding of rural lands.

Existing conflicts are registered and processed in a solution-oriented way. The project applies a due diligence approach in order to prevent conflicts related to land and to halt severe land speculation.

The Capacity Development Strategy in place has assisted to qualify professional staff from the district (District Land Office, DLB, PPCs and Area Land Committees for the implementation of the land tasks. CSOs and traditional authorities have accompanied the professionals for comprehensive ownership during the subsequent formalization processes.

Improved acceptance of land registration amongst the population has been achieved. Awareness rising in close cooperation with traditional Authorities has focused on the high importance and the recognition of land rights for all including women and other marginalized groups.

Private agricultural investors and financial institutions in North-Eastern Uganda have been made aware of a responsible land policy and, are adhering to the principles of international guidelines (VGGT) and the Uganda National Land Policy.

The Project's Success Factors

Government's intervention is premised on such known and widely acceptable procedures established by the state and traditional structures in managing customary land rights. The process initiated by the project is compatible with both customary land management procedures in the Land Act as well as the traditional land demarcation processes.

The intervention is being implemented through an inclusive partnership process involving responsive state, traditional and civil society actors. All partners are familiar with customary land context in the sub region. The intervention targets the rural poor, the women and other marginalized groups whose land rights are highly uncertain in the community.



DID YOU KNOW?

1. Did you know that it takes 2 days to register your land under the new computerized Land Information System.

2. Did you know that the Ministry of lands, housing and urban development has decentralized services to 13 regional ministry zonal offices - in Wakiso, KCCA, Mukono, Jinja, Mbarara, Masaka, Lira, Gulu, Masindi, Kibaale, Kabarole, Mbale and Arua.

3. Did you know that The Ministry has completed construction of the last batch of regional offices to make them 21 - in Rukungiri, Kabale, Moroto, Soroti, Mpigi, Luwero, Tororo, Mukono, Wakiso and Mityana.

4. Did you know that the ministry has developed prototype house plans for residential houses that can be accessed free of charge.

5. Did you know that annual revenue generation before the land information system was below UGX 8 billion per year and now over UGX 100 billion after introduction of the LIS.

6. Did you know that over 1,000 land titles are not in the LIS because their owners have not yet updated the missing information or paid the relevant fees to URA.

7. Did you know that if your land title has been damaged or destroyed, you can have it replaced from the Land Registry.





8. Did you know that the land registry verifies the receipt number with URA before any transaction is registered.

9. Did you know that all Government MDAs must pay stamp duty and the relevant fees to URA before a request for certified copies of documents from the land registry.

10. Did you know that the size of the mortgage deed for registration is now restricted to 4 pages only, thanks to innovation of the LIS.

11. Did you know that stamp duty on every transfer is 1.5% of the current value of the land and verification of payment of stamp duty is done online before a transfer is effected.

12. Did you know that for a transfer of property of a value above 50 million shillings you require a Tax Identification Number (TIN) and National Identity Card.

13. Did you know that the whole country has been declared a physical planning area and you must comply with the physical planning standards of your area.

14. Did you know that the Government One Stop Center at URSB is fully operational, a title search takes one day only.

15. Did you know that it is now a requirement for all Advocates to attach valid Practicing Certificates when submitting Documents & Transactions to the Land Registry.





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