

**MINISTRY OF LANDS, HOUSING AND
URBAN DEVELOPMENT**

What the Law Says On Land Evictions

Printed in partnership with Food Rights Alliance and Right to Food Partners with
Financial support from OXFAM.

**(English, Acholi, Karamajong)
and Ateso Version**



MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT (MLHUD)

Plot 13/15 Century Bulding , Parliament Avenue,
P.O.Box 7076, Kampala - Uganda
Email: dennisfi@mlhud.go.ug Wesite: www.mlhud.go.ug
Tel: +256 (0) 414 232 130/3, +256 414 230 879, +256 414 256 778

March, 2017

Transaction Procedure series No. 18
Government Communication Strategy Implementation Series No.4

WHAT THE LAW SAYS ON LAND EVICTIONS

The 1995 Constitution vests the land in the citizens of Uganda to hold under four tenure systems namely; Mailo, Freehold, Leasehold and Customary. The registered person or customary owner of that land which they hold is known as the Landlord.

On registered land, there may be other people occupying and utilizing the land other than the Landlord. These people are known as Tenants. They too, are protected by the law from being illegally evicted.

WHAT CONSTITUTES AN ILLEGAL LAND EVICTION?

Illegal land eviction is taken seriously in Uganda. Community leaders need to know what land constitutes an illegal eviction.

An illegal land eviction is any forcible removal of a tenant, directly or indirectly, without prior court approval. Illegal eviction involves the threat or use of violence; a landlord's attempt to make a land unlivable in the hope that the tenants will leave.

No matter what the issue is between the tenant and landlord, as long as the Landlord does not obtain a court order, then his/her actions constitute an illegal land eviction.

WHO IS A TENANT?

The Constitution provides for two types of tenants: a Lawful occupant and a bona fide occupant.

“Lawful Occupant” means: a person occupying land by virtue of:

- a) The repealed laws;
 - (i) Busuulu and Envujjo Law of 1928;
 - (ii) Toro Landlord and Tenant Law of 1937;
 - (iii) Ankole Landlord and Tenant Law of 1937.

- (b) A person who entered the land with the consent of the registered owner, and includes a purchaser; or

- (c) A person who had occupied land as customary tenant but whose tenancy was not disclosed or compensated for by the registered owner at the time of acquiring a registrable interest.

“Bona fide Occupant” means a person who before the coming into force of the Constitution-

- (a) Had occupied and utilized or developed any land unchallenged by the registered owner or agent of the registered owner for twelve years or more before coming into force of the 1995 Constitution.

- (b) Had been settled on land by the Government or an agent of the Government which may include a local authority.

For avoidance of any doubt, the law only protects lawful and bonafide occupants on registered land. The Squatter is not protected by the law.

To qualify to be a bonafide occupant, one must have settled and utilized the land unchallenged by the registered owner for twelve years or more before the coming into force of the 1995 Constitution, This is a person who settled and used the land before 8th October 1983.

Any person who settled on the land after that date does not qualify to be a bonafide occupant.

The following categories of people are not protected by the law:

- (i) Unlawful occupants;
- (ii) Illegal tenants;
- (iii) Trespassers;
- (iv) Licensees (these are persons temporarily brought in by the land owners to utilize the land);
- (v) Lessees (these are persons with oral or written agreements with the land owners to temporarily occupy or use the land) for specific period of time on given terms and conditions;
- (vi) People renting agricultural land; and
- (vii) People renting premises.

Where someone does not quality as Bonafide Occupant, the law provides that the person takes reasonable steps to look for the land owner and undertake negotiations with the owner concerning his or her occupancy on the land. They can seek the help of a mediator agreed upon by both parties.

WHAT THE LAND LAW SAYS REGARDING EVICTIONS

1. Annual nominal ground rent will be paid to the land owner. The amount is no longer 1,000/= as most people still believe, but the amount is determined by the District Land Boards (DLBs). If DLBs delay or fail to determine the nominal ground rent, then the Minister responsible for Lands may determine the rent. In November, 2011 the Minister responsible for Lands approved rent for all Districts in the Country. (see the statutory instrument appended)
2. Nonpayment of annual nominal ground rent is the only ground for evicting tenants. Landlords have to serve eviction notices to tenants who default on payment after a period of one year to show cause why the tenancy should not be terminated.

If the tenant disputes the notice, he or she may refer the matter to the court within a period of six months after the date of service of the notice by the registered owner.

Where the tenant does not challenge the notice within the prescribed period or pay the outstanding rent within a period of one year from the date of the notice, the registered owner applies to Court for an order to terminate the tenancy for non-payment of rent.

3. When Courts of law are making eviction orders, they shall give the date, being not less than six months after the date of the order, by which the person to be evicted shall leave the land. The Courts may also grant any other order on expenses, damages, compensation or any other matter as they deem fit.

4. A person who attempts to evict, evicts or participates in the eviction of a lawful or bonafide occupant from registered land without an order of eviction commits an offence and is liable on conviction to imprisonment not exceeding seven years.
5. Any tenant who sells his/her “Kibanja” without giving the first option of buying the “Kibanja” and taking the assignment of the tenancy to the land owner commits an offence and will be liable to imprisonment not exceeding 4 years or a fine of UShs.1,920,000/= or both, and will forfeit his/her rights to the land owner.

Where the registered owner gives consent to the tenant by occupancy to sell his or her rights of occupancy to a third party, the tenant by occupancy shall introduce the third party to the landlord.

6. A change in ownership of title effected by the land owner through sale, donation or as a result of succession does not in any way affect the existing lawful interests of the lawful or bonafide occupants and the new land owner is obliged to respect the existing interests he/she finds on the land.

This means that the registered land owner is free to sell his/her land with or without offering the first option to the tenant by occupancy. But the new Landlord cannot evict the existing tenants he/she finds on the land.

7. District Land Boards have no powers to allocate any land which is owned by any person or authority which is either under Customary, freehold or Mailo. District Land Boards which will allocate land, which is owned by any person

or authority, under any of the four tenure systems, in contravention of their function which requires them to hold and allocate land in the district which is not owned by any person or authority, will have such transactions cancelled.

THE RIGHTS AND OBLIGATIONS OF LAND OWNERS

- A Customary, Mailo and Freehold proprietor owns the land forever. The Leasehold proprietor owns the land for a given period of time under terms and conditions stipulated in the lease agreement;
- May sub-lease, mortgage, pledge or sell the land;
- May sub-divide the land for purpose of sale or any other lawful purpose;
- May pass on the land to anybody by will or gift;
- Is entitled to be given the first option to buy out the interests from tenants by occupancy who may be on that land and willing to sell;
- Must recognize the rights of the lawful and the bonafide occupants if they exist on his/ her land and their developments on the land;
- Must recognize the rights of the successors of the Lawful and Bonafide Occupants; and
- Uses land in accordance with other policies and laws governing land use.

THE RIGHTS AND OBLIGATIONS OF TENANTS

- Enjoys security of occupancy on the land he/she occupies;
- Must pay annual nominal ground rent to the Land owner;
- May acquire a certificate of occupancy by applying through the Land owner;
- With permission of the Land owner, a tenant may sublet and /or subdivide the kibanja;
- May assign, pledge and create 3rd party rights in the land with consent of the Land owner; and
- May end the occupancy and return the Kibanja to the Land owner.

The law has provided a social protection intervention that seeks to enhance the security of occupancy of tenants on registered land. It also protects customary land owners from unlawful evictions, hence eradicating untold suffering and landlessness.

What should law enforcement agencies do to protect lawful/bonafide tenants?

They should:

1. Establish who the registered owner is; the block and plot number; how many occupants are on the land; what their status is - whether they are lawful or bonafide occupants?

2. Establish whether proper valuation assessments were done and whether a valuation report showing computed compensations was made for both the properties and the *Kibanja*.
3. Establish if payments have been made to the occupants. In case the purchaser wants the occupants to move immediately, establish if the occupants have been paid a realistic disturbance fee to facilitate their moving away. If not, request for documentary evidence showing the grace period (six months) given to the occupants to move away, after full payments have been effected, should be made.
4. Ensure that before any demolitions take place, compensations must have been made.
5. Ensure that adequate notice must be given to the occupants to relocate.
6. Where possible tenants should be given a chance to acquire the pieces of land. In case occupants buy themselves out, establish whether transfer forms for those who have paid are signed and transactions effected and occupants receive their land titles.
7. The property should not be damaged before compensation and/or disturbance fee is paid to the tenants;
8. Compensation must be adequate, based on comprehensive valuation assessments and not just cover-ups.
9. Communication and interaction between the registered

owner and the occupants is important and should be as open and frequent as possible in the presence of the LCs members and other recognized stakeholders.

WHERE COMMUNITIES CAN SEEK FURTHER HELP TO AVOID ILLEGAL LAND EVICTIONS

1. The Nearest Police Post Station
2. Land Protection Unit under Police you may call toll free
Tel: No: 0800100999
3. Magistrate Grade 1 or Chief Magistrate for Court Orders;
4. Ministry of Lands, Housing & Urban Development - Dispute Resolution Desk

Conclusion

In Uganda the registered owners of land are estimated to be 600,000, while tenants and customary owners are estimated to be over 20 million. Since Uganda is made up of many tribes that live together in harmony, it is important that the mature pro-people attitude of co-existence, which promotes integration of all Ugandans, is strengthened. This is because it is essential for harmonious development and growth of the economy. Ugandans need to shoulder the spirit of nationalism, because it provides a basis for national unity and positive harmonious way of living.

STEPS TO FOLLOW WHEN PAYING YOUR ANNUAL NOMINAL GROUND RENT



1. The District Land Board sits and determines the rent and forwards it to the Minister responsible for lands;
2. The Minister approves the rent and communicates to the District Land Board. If no response is received after 3 months the proposals are deemed to be acceptable;
3. The District Land Board places notices informing the public of the amounts to be paid;
4. Tenants pay the rent to their respective landlords, and the landlords issue them with receipts or any other form of written agreement showing that the rent has been paid.

Note that the rent payable should be paid within one year after the Minister's approval.



MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

Century House, Parliament Avenue, P.O.Box 7096 Kampala.

Tel. 0414 - 373511. Email: dennisfo@mihud.go.ug

April, 2010

THE LAND (AMENDMENT) ACT 2010: THE RIGHTS AND OBLIGATIONS OF LAND OWNERS AND TENANTS



The Rights and Obligations of a Registered Land Owner

1. A Mallo and Freehold proprietor owns the land forever.
2. May sub-lease, mortgage, pledge or sell the land.
3. May sub-divide the land for purpose of sale or any other lawful purpose.
4. May pass on the land to anybody by will, gift or sale.
5. Is entitled to be given the first option to buy out the interests from tenants by occupancy who may be on that land and willing to sell.
6. May own the land and the developments he/she has made on the land.
7. Must recognize the rights of the lawful and bonafide occupants if they exist on his/her land and their developments on the land.
8. Must recognize the rights of the successors of the Lawful and Bonafide Occupants.
9. Uses land in accordance with other Policies and laws governing Land Use.

The Rights and Obligations of a Tenant

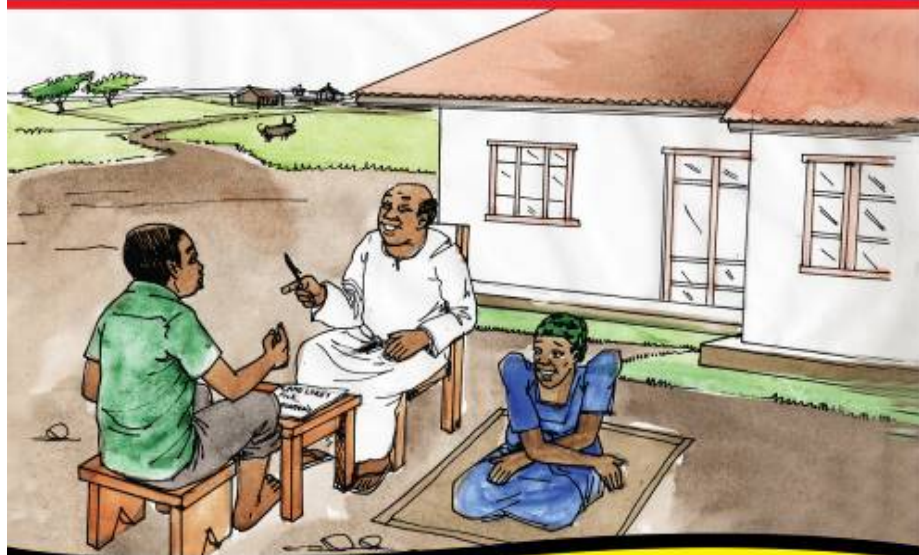
1. Enjoys security of occupancy.
2. Must pay annual nominal ground rent to the Land owner.
3. May acquire a certificate of occupancy by applying through the Land owner.
4. With permission of the Land owner, a tenant may sublet or subdivide the Kibanja.
5. May assign, pledge and create 3rd partyrights on the land with consent of the Land owner.
6. May end the occupancy and return the Kibanja to the Land owner.



MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

Constitution Avenue, Parliament Avenue, P.O. Box 7160 Kampala.
Tel: 6414 - 37331. Email: donorinfo@mlhud.go.ug
April, 2010

ADVANTAGES AND BENEFITS OF THE LAND (AMENDMENT) ACT 2010



1. It serves interests of both Landlords and Tenants, whose rights and obligations are now better defined and strengthened.
2. It minimizes the conflicts and creates harmony between Land lords and Tenants.
3. It protects the rights of the vulnerable Tenants, who constitute the majority population in Uganda, from untold suffering and becoming landless.

It is a known fact that:

1. Women and children form the majority of Tenants on Registered land;
2. Women and children have previously been vulnerable to and suffered the negative and inhuman consequences of illegal land evictions by unscrupulous individuals.

Now there can be no more illegal land evictions.



MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

Century House, Parliament Avenue, P.O. Box 7096 Kampala.

Tel. 0414 - 373511. Email: dennisfo@mihud.go.ug

April, 2010

PENALTIES UNDER THE LAND (AMENDMENT) ACT 2010



1. A person who attempts to evict, evicts, or participates in the eviction of a lawful or bonafide occupant from registered land without an order of eviction, commits an offence, and is liable on conviction to imprisonment not exceeding seven years.
2. Where a person is convicted, court may order that person to pay compensation or damages to the person who was evicted; or make an order for restitution in favour of the person who was evicted.
3. A tenant who sells his or her kibanja to another person without giving the first option to the land owner commits an offence and is liable on conviction to a fine not exceeding Ushs 1,920,000 or imprisonment not exceeding four years or both. The sell shall be invalid and the tenant shall forfeit the right over land and the land shall revert to the land owner.



MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT

Century House, Parliament Avenue, P.O.Box 7096 Kampala.

Tel. 0414 - 373511. Email: dennisfo@mhad.go.ug

April, 2010

STATUTORY INSTRUMENTS SUPPLEMENT

to The Uganda Gazette No. 63 Volume CIV dated 21 st October, 2011

Printed by UPPC, Entebbe, by Order of the Government

STATUTORY INSTRUMENTS

2011 No. 55.

The Land (Annual Nominal Ground Rent) Regulations, 2011

(Under sections 31 and 93 of the Land Act, Cap. 227)

IN EXERCISE of the powers conferred upon the minister responsible for lands by sections 31 and 93 of the Land Act, these Regulations are this 7th day of October, 2011.

1. Title.

These Regulations may be cited as the Land (Annual Nominal Ground Rent) Regulations, 2011.

2. Approved annual nominal ground rent determined by district land boards.

The annual nominal ground rent payable under section 31 of the Land Act as determined by the respective district land boards is approved as specified in Schedule 1.

3. Annual Nominal Ground Rent determined by the Minister.

The annual nominal ground rent payable under section 31 of the Land Act for the areas where the district land board has not determined the rent payable is specified in Scheduled 2.

SCHEDULED 1
APPROVED ANNUAL NOMINAL GROUND RENT DETERMINED
BYDISTRICT LAND BOARDS

No.	District	Municipality	Town Council	Town board	Rural area
1.	Abim		20,000/=		5,000/=
2.	Amolatar		30,000/=		5,000/=
3.	Amuru		20,000/=	20,000/=	5,000/=
4.	Hoima		30,000/=		5,000/=
5.	Isingiro		30,000/=		5,000/=
6.	Kabalore	30,000/=	10,000/=		5,000/=
7.	Kamwenge		20,000/=		5,000/=
8.	Kaliro		30,000/=		5,000/=
9.	Koboko		10,000/=		5,000/=
10.	Kyenjojo		10,000/=	10,000/=	2,500/=
11.	Lira	30,000/=	20,000/=		5,000/=
12.	Luweero		20,000/=		5,000/=
13.	Masaka	12,000/=	10,000/=		2,500/=
14.	Nakaseke		30,000/=		5,000/=
15.	Namutumba		30,000/=	10,000/=	5,000/=
16.	Ntungamo		30,000/=	30,000/=	5,000/=
17.	Oyam		20,000/=		5,000/=
18.	Pallisa		30,000/=		5,000/=
19.	Rakai		30,000/=	20,000/=	5,000/=
20.	Sembabule		20,000/=	15,000/=	5,000/=
21.	Sironko		30,000/=	30,000/=	5,000/=

SCHEDULED 2

**ANNUAL NORMAL GROUND RENT FOR AREAS WHERE THE DISTRICT
LAND BOARD HAS NOT DETERMINED THE RENT PAYABLE UNDER
SECTION 31**

Land within a city	Land within a municipality	Land within an urban council	Town board	Land within a rural area
50,000/=	40,000/=	30,000/=	20,000/=	5,000/=

DAUDI MIGEREKO, MP

Minister of Lands, Housing and Urban Development.

ACHOLI VERSION

NGO MA CIK ME NGOM WACO IKOM RYEMO DANO I NGOM

1. Wel cul mo manok me pango ngom kibiculo bot won ngom mwaka ki mwaka. Wel cul meno dong pe tye ciling 1,000/= kit ma pol dano pwud tamo, ento wel cul meno ludito madoro lok kom ngom i dicitrik (District Land Board (DLB) aye bingolo. Ka DLB egoni gugalle onyo ngolo wel cul ma omyero kicul obwoyo gi, minicita ma keme ki lok kom ngom aye dong bingolo wel cul me pango ngom meno. I dwe me apar wie acel me mwaka 2011, minicita ma keme ki lok kom ngom ocwako wel cul me pango ngom I dicitrik weng me lobo Uganda. (nen lok ameda ma cik ocwako).
2. Kwero kaculu wel cul mo manok me pango ngom mwaka ki mwaka keken aye obedo tyen lok ma kitwero ryemo ie dano i ngom. Wegi ngom omyero gumii waraga ma opoyo lubed ingom ma dong otyeko mwaka acel labongo cul ni kibiciryemo gi ingom wek gutim jami mo wek pe kiryem gi ingom.

Kace labed ingom meno opyemo/okwero lok matye i waraga onyo poc makimiye, etwero cwalo lok man inyim kot manongo pwud dwe abiciel pe ya okato inge nino ma onongo ie waraga poc meno kibot won ngom matye ki waraga ngom enoni.

Kace kare makimiyo (dwe ibiciel) okato ma labed i ngom meno pwud pe ya okwero onyo onyayo pyem mo keken ikom waraga onyo poc makimiye ki dok pe oculu wel cul makitye kapide, won ngom matye ki waraga ngom cwalo waraga ma okwayo ni kingol twero pa labedo me bedo ingom meno bot kot pien okwero culu cente me pango ngom.

3. Kace kot me cik tye kacoyo waraga mamiyo rukca me ryemo dano [ki ingom], kibinyutu nino dwe me ryem meno, ma omyero okat dwe abiciel cako inino ma kimiyo ie waraga me

ryem meno, ma omyero ngat matye kabedo i ngom meno owek kwede ngom meno. Kot twero miyo cik mukene ma owaco ni kicul won ngom pi cente mege ma eballo, anywar ma labed ingom obedo kwede ikome, culu pi cente ma erwenyo onyo bal ma otimme onyo lok mo keken ma kot binongo ni oporre.

4. Ngati ma otemo ka ryemo, oryemo onyo obedo ikin jo ma oryemo ngati matye kabedo ingom mo ite cik onyo iyoo ma cik cwako labongo nongo rukca me ryem ki bot kot nongo oturu cik ki dok kitwero tweyo i buc pi mwaka ma pe kato abiro kace kinongo ni otimo bal.
5. Labed ingom mo ma ocato twero mege me bedo i ngom moni ibot dano mukene labongo miyo kare me wilo twero meno bot won ngom [matye ki waraga ngom] meno nongo otimo bal dok kikitweyo i buc pi mwaki mape bikato angwen onyo kibingolo pwod me cul ma obedo ciling 1,920,000/= onyo aryo weng, ki dok kibimiyo twero mege me bedo ingom meno ki won ngom.

Kace won ngom [matye ki waraga ngom] oyee ki labed ingem meno me cato twero mege me bedo ingom meno bot ngat mukene, labed ingom meno mamito cato twero mege omyero onyut dano ma ocito kawilo twero me bedo ingom meno bot won ngom.

6. Loko won ngom onyo won waraga ngom ma otimme iyoo me cat, mic onyo calo lak pe twero bedo ki adwogi ikom bedo onyo jami pa dano matye kabedo ingom meno ite cik/ iyoo macik cwako ki dok ite cik, won ngom manyen bene omyero owor jami kacel ki dano ma onongo ingom meno.

Man tere ni, won ngom meno [matye ki waraga ngom] tye agonya me cato ngome kun nongo omiyo onyo pe omiyo

kare ki ngati matye kabedo ingom meno me wilo ne. Ento won ngom manyen enoni pe twero ryemo dano ma enongo tye kabedo ingom meno.

7. Ludito madoro lok kom ngom I dicitrik pe ki twero mo keken me miyo ngom mo keken ma obedo pa ngati onyo dul mo ma obedo ngom me tee kwaro onyo ngom ma rweede owilo onyo onongo iyoo mukene dok tye ki twero me timo gino mo keken ie dok obedo mege pi naka. Ludito madoro lok kom ngom I dicitrik ma bimiyo ngom pa ngati onyo dul mo keken manonge ite yub angwen me bedo ki ngom makinyutu kenyo, ma pe rwatte ki tic gi me gwoko kacel ki miyo ngom me dicitrik ma pe obedo pa ngati onyo dul mo, kibingolo mic meno woko.



KARAMAJONG VERSION

NGUNA EBASI NGIKISILA ANGALUP ANGUNA KA KIRITAR ITUNGANAN

1. Ngisiling ngulu ipangator/ ekobaritere ngalup nguna atacio angolo karu, ikes etacio neni ka elope angalup.
Ngisilinga ngulu etacio ikes nyeringa erai aliput (1000) ikwangina sek ayenaita ngitunga ,nait erai apis ngina ka atukot angalup alo distrikt inges etubuni.
Kedidi kori kipiyo atukot ngina angalup alo district atubun ngisilinga ngulu etacio angolo karu,eminista ngolo apolokinit ngalup inyes elimori kori etubuni ngulu etacio.
2. Neni emam nyepedoritor itunganan akitac ngisilinga ngulu ikobaritor ngalup inges bon epedoror akiritar itunganan analup angun.
Ngikulepek angalup ikes emasi kigira abaruwa ngina kiritaret itunganan ngini emam nyetaci ngisilinga kelunyar epei karu ikwa alimoret ngina nyemasi inges toyounio analup angun.

Kipiyo itunganan apegakin nguna eyakasi nabaruwa,epedori inyes akiya ngakiro lo ikiiko (court) alotoma ngilapio ngikanikapei 6. kelunyar ngirwa ngulu eriamunia inyes abaruwa aneni ka elope angalup.

Kipiyo itunganan apegakin nguna eya nabaruwa alotoma ngirwa ngulu ka alimoret kori nyitac ngisilinga alotoma epei karu ngolo ariamunia abaruwa, elope angalup ngolo igirir inges igirari abaruwa lo ikiiko (court) anguna ka akitoyoun itunganan anguna epiyoria akitac ngisilinga.
3. Neni elimoria kori etubunio ecourt ngisilinga nguna ka akitoyoun itunganan,elimori ngirwa ngulu emam nyedeparito ngilapio ngikanikapei (6) alotoma akolongit ngina ka alimoret ngulu emasi itunganan ngini nyetacit toyounio analup angun.
Elimori nabo ecourt dang ngisilinga ngulu emasi totacia

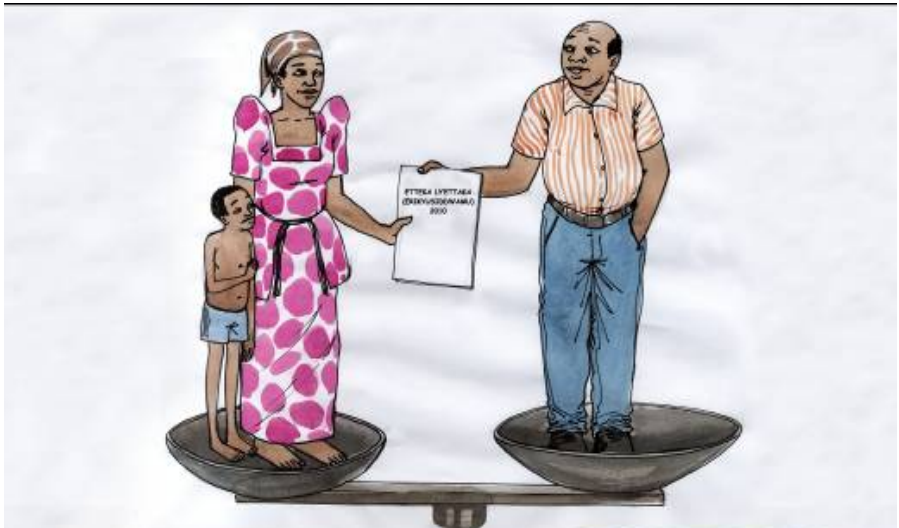
aguna ka akinyas kori ngakiro ngache nguna etubuni.

4. Itunganan ngini ikatakini akiritar kori eritar ka eyakaun nakiro nguna kaakiritar itunganan ngini ecamakinito ngikisila ayakaun nalup angun, emam abaruwa inges eseci ka epedorio akiroc alojara ngikaru ngulu emam nyedeparito ngikanikare (7).
5. Idio itunganan ngini egelari ake kai kori edukan emam nyelimokina elope angalup nguna ka agelar kori akiya etic logo neni ke elope angalup, inges eseci ka epedorio atubokin ngikaru ngulu emam nyedeparito (4), kori afine ngolo angisilinga 1,920,000 kori daadang ka eyayi elope angalup ngake rerengasio daadang.

Neni ecamakinai elope angalup itunganan ngini ikobarit ngike boro, neni ka itunganan aice, emasi inyes kitodik elope angalup itunganan ngini.

6. Akilocokinit ngina itunganan angina erai elope angalup ecamakinit elope ana anagelaret kori ainakinit kori akirum inyes emam nyepedori akilocokini nguna angitunga ngulu eyakasi nalup ngun. elope angalup ngini kitete inges emasi kiwapite ngakiro angitunga aneni.
Inges atemar ebe epedori elope angalup ngini igirir agielar ngakelup elimokinit kori emam ngini eyai neni akigiel. Nait emam ngepedori elope angalup ngolo kitete akiritar ngitunga ngulu eriamuni inges aneni.
7. Atukot ngina eweikinit ngalup alo disturikt inges emam apedor ngina kiporet ngalup angitunga anguluce kori angatukoto ikwa ngalup nguna angatekerin, ngalup nguna ibooyo itunganan paka manan kori ngikaru anigkaru, ngalup nguna angikabakai.
Ngatukoto angalup nguna ipotorete ngalup angitunga

anguluce kori angatukoto, alotooma ngatukoto ngomwon nguna etaikitere ngalup, ani itiyaete ikes ekec-tic ngolo ka-akiting kori ainanakin ngalup alo disturikt nguna ngerai aidoi tunganan kori angatukoto angalup, epedorete nait ikes akikisar.



ATESO VERSION

NU EBALA EKISIL LO ALUPOK IKAMANARA KEDE NU TUPITONO ITONYOUNIO ITUNGANAN KA ALUPOK

1. Esolo lo alupok ngesi ibusakinit atacanakin olope/alope alupok ka ngol ikaru.
Mam bobo erai 1000/= bon kwa ewomitotor itunga, konye etyai lo esolo alo ngesi esipokini erionget lo eyait nuka alupok ko O' distrikta District Land Boards, ie (DLBs). Karai ke kuroki DLBs ko O' distrikta, araibonat kemen asipokin etyai lo esolo kalo, apolouke epedori do Eminista lo epoloikinit akiro nuka alupok asipokin etyai lo esolo kalo. Olap lo Osuban ko okaru 2011 abu eminista lo epolokinit akiro nu alupok itutub etyai lo esolo kalo anatar Idistriktan kere ko O' uganda (Koany apopula na ejaasi akiro nu ka aileleba).
2. Amamus atacanakin esolo lo itutubitai ngoli ikaru kanu alupok nesi bon abwoetait na ecamakinit ekisil aitonyouna itunganan ka alupok nu ipagisat. Ibusakinit ikulelepek alupok aijaikin ngul lu iboyete/ipagisatos alupok kec aisiiraret na ikwenyaritere kesi apeleikinet na aitonyoun kesi arai mam etacitosi esolo lo akaulo na ekaru ediopet bon.

Ebeit do lo iboye ka alupok ko mam etacit esolo lo kwa ajatatar ainapeta aitodun ainingosia nu itereikina keda ngesi tetere do ewomit ngesi bala mam edolit alemun ewoda lo airut/aitonyoun ngesi ka alupok kangun.

Arai kitepeg lo iboye ka alupok aisiiraret na/ewoda lo epedori ngesi ayangaar aimony ke O'kooti kotoma olapio ikanyape akaulo na olopet alupok aijaikin ngesi aisiiraret na.

Arai mam lo itwasamae alupok arai lo iboye ka alupok epegakini arai ebongokin ewoda/aisiiraret na aitonyoun ngesi kotoma apak na itutukitai arai atacakin abolai nu

iburao ngesi kotoma apak na ekaru ediopet ageun ne ejukakinere ngesi aisiiraret, epedori do kwana olopet alupok lo iwadikauna obe ailip E'kooti aijaikin ngesi apedor na aitwobwoun acamanar kec kanu amamus lo itwasamae/ipagisae alupok aitac esolo lo.

3. Ne do itolomuna E'kooti ewoda/apedor na aitonyoun etunganan, ejai kesi acamakin etunganan lo itonyouno apak na ilapio ikanyape tetere konye itonyounio ngesi cut. Epedori bobo E'kooti acamakin ewooda ece kere kwape nat lo igaraman araibonat ejaa iboro lu emunamunauna araiboda aitac adis abolai nu ewanyuni E'kooti ebe lbechokina.
4. Etunganan lo etami aitonyoun arai lo itonyouni araibonat lo erucokina opone edio kere kotoma aitonyounio na etunganan kalo iboye arai ipagisat ko tenan alupok ke etunganan kalo iwadikauna kwape olope alupok komamei apedor/ekisil lo itolomunit E'kooti, ebuni adiakar kotoma okisila ido itepsenio ngesi aidario awenis ikaru lu mam edeparete ikanyarei (7).
5. Edio etunganan lo ipagisai arai iboye ka alupok do kogwela nen ne ipagisat ngesi komam itejenikit olopet alupok nu apeleikinet ke, ebuni aibil ekisil do itereikinos kede awenio ka aidaris na mam edepari ikaru iwongon (4) arai bonat aitac abolai nu edolete 1,920,000/= arai iboro lu kere iyarei, kede ngesi ailjal apedorosio nu lem igeni ngesi, kobongorete apedorosio alupok kanu ne ejai olope alupok lo iwadikauna.

Ne ecamakina olope alupok lo iwadikauna epagisan arai lo iboye ka alupok agwelar bobo ne ejai icie tunganan yen iwuniet, ibusakinit lo ipagisat arai lo iboye ka alupok aiwajil arai atodiar loce tunganan lo iwuniet ne ejai olopet alupok.

6. Karai do kijulakin aiwadikaet arai Acaapa na alupok kitorite agwelario, akorario araibonat airumunio mam ebuni nepecepeda aijulakin apedorosio nu etunganan ka lolem iboye arai ipagisat alupok nu ido olope alu[pok lo itetet (Lo agwelan) ebeit acamakin lolem ipagisai arai iboye ka alupok kangun apedorosio ke kwape lem sek.

Nesi atemar ebe epedori lo ber erai olope alupok agwelar ake alupok ne ejai icie tunganan kere komam ber itijenikit lopekwapana ipagisat aria iboye kotoma. Konye agwelan lo itetet mam ecamakitai airutar aria itonyoun idio itunganan yen edumunit ngesi iboye ka alupok kangun.

7. Emameototor erionget loka District Land Board (DLBs) apedor na akorar adis alupok nu ebeitos idis itunganan aria edio Erionget nu eraasi nu ateker, Feehold aria Mailo. Edio DLB(s) aria erionget lo alupok ko O'distrikta lo ekorari alupok nu ebeitosi idio itunganan kotoma aibungeta awongon nu idarere eitwasamae lo alupok ko O'uganda ko mam ewupanara kede ekec epelu lo icorakit aidar ka aikor alupok nu emamete ikulepek ko O'distrikta ponio aibil ka aikisar akorario ngin ko O'kisila.

