



A world in which everyone enjoys secure land rights

LAND REFORM IMPLEMENTATION: GLTN CONTRIBUTION, TOOLS AND PROGRESS. THE UGANDA EXPERIENCE

Global Land Tool Network Partners' Land Tools Workshop
5 – 6 September 2022, Nairobi-Kenya


FACILITATED BY:

UN-HABITAT
 FOR A BETTER URBAN FUTURE

1

Presentation outline

- Introduction
- Overview of land challenges in Uganda
- Land Tenure Reform in Uganda
- GLTN support in Land Reform Implementation
- GLTN Tools Applied
- Progress: Achievements, Challenges and Opportunities
- Concluding remarks



2

Introduction: Centrality of Land for National Development

- Uganda just like many Sub-Saharan African countries rely heavily on agriculture, natural resources and other land and land-based activities as important sectors.
- The eradication of hunger and poverty, and the sustainable use of the environment, depend in large measure on how people, communities and others gain access to land and natural resources.
- The management of the land sector must, therefore, be accorded priority to propel the overall performance of national economies.
- This is best done through national land policies, developed to articulate national development aspirations across all land- dependent sectors.



3

Country Context

- ❖ Uganda is located in East Africa, it has a total population of 41.6 million people and an average population growth rate of 3% per annum.
- ❖ Approximately 75% of total population live rural areas
- ❖ 78 percent of total population is youthful below 30 years.
- ❖ Four tenure systems (freehold, leasehold, mailo & customary land tenure)
- ❖ 80% - customary land tenure system, largely unregistered
- ❖ inconsistencies, contradictions between policy and practice /obsolete laws
- ❖ Limited access to land information
- ❖ systemic inequalities (e.g. women's limited access/control over land, youth not addressed) -less than 3% of registered land is owned by women.
- ❖ Low capacity of land administration institutions
- ❖ Uncoordinated and unplanned developments in urban area
- ❖ High prevalence of land conflicts
- ❖ Food security and pressures on agricultural land and sensitive ecosystems



4

Land Tenure Reform in Uganda: Where are we?

- Uganda, just like many African countries has developed land laws and policies that recognize customary land tenure and give it legal status i.e. the constitution, 1995; Land Act, 1998; Land Regulations, 2004 and Land Policy, 2013.
- The Land law provides for equal status of customary land tenure with other forms of tenure, registration of customary land rights (CCOs). Users of common resources can be incorporated into Communal Land Associations (CLAs). The CCO is admissible in courts of law as proof of ownership, can be transferred, mortgaged. It is subject to customary law of the area in which the land is situated. It is much affordable because it doesn't require official surveying and is issued at lower local government level (sub-county).
- Uganda despite, having the necessary policy and legal framework to improve customary land administration, little progress has been registered in terms of implementation. However, this is changing in the last 7 years with many DA pilot projects in different parts of Uganda supporting implementation of land reforms on customary lands.
- **The game changers are the bold and transformative land laws and policy reforms that have emerged as well as the introduction of pro-poor and gender responsive land tools to improve customary land rights; Uganda had the policy and legal framework in place for more than 20 years but nothing happening until FFP Land tools were introduced.**



5

GLTN Support to Land Reform Implementation

- Creation of Special Unit in MLHUD to coordinate implementation of NLP
- Stakeholder mapping - leading to MoU between MLHUD and partners
- Development of Gender strategy and FFP LA strategy
- Creation of multi-stakeholder platforms to improve coordination, alignment and harmonisation. These include Land Sector Development Partners Working Group, CCO partners working group, Northern Uganda Land Platform, Women Land Rights Movement/Stand for Her Land and National Land Coalition.
- Documenting customary practices affecting women's land rights under succession marriage, divorce, inheritance, widowhood in five selected cultures.
- Development and implementation of a comprehensive monitoring and evaluation system.
- Review and implementation of pro-poor land laws and regulations.



6

GLTN Support to Land Reform Implementation Cont...

- Issuance of CCOs using open-source geo-spatial technologies. The **Social Tenure Domain Model – STDM** of Global Land Tool Network (GLTN) has been fully customized to support issuance of CCOs and registration of CLAs. Over 30,000 CCOs issued with GLTN support and 140,000 slum dwellers enumerated and mapped. Under current LAS project additional 30,000 CCO will be issued. LAS also includes activities on community driven sustainable wetland management and TRLUP.
- 6 Wetland areas supported to develop wetland management plans
- Involvement of Youth to support Area Land Committees especially on using technology for land data capture.
- Civil Society is actively supporting land rights projects. Spearheading continuous awareness campaigns.
- Application of ADR to resolve any emerging land disputes. It is fast, cheap and accessible.
- Capacity development initiatives and interventions targeting change agents, land institutions and the local communities.
- Joint/family registration and gender evaluations has significantly increased women ownership of registered land.
- Inclusive planned neighborhoods. 25 neighborhood plans developed and implemented in a participatory way
- Advocacy and capacity building on Land based financing (in partnership with FMDV/[PIFUD](#))



7

Why pro-poor land recordation?

- Conventional approaches have been slow and very costly; It costs more than USD 1,000 to conduct official survey and may take more than 6 months to get title.
- Pro-poor land recordation improves efficiency, openness and transparency of land administration system, as well as gender equity and participation of the communities,
- Develops fit-for-purpose approaches that leverage new technologies including mobile apps, online platforms, and cloud services for data collection, storage, and exchange.



8

GLTN's Innovations and Tools

- Continuum of Land Rights
- Participatory and Inclusive Land Re-adjustment (PILaR)
- Gender Evaluation Criteria
- Social Tenure Domain Model
- Fit-For-Purpose Land Administration
- Tenure Responsive Land Use Planning
- Participatory Enumeration
- Valuation of Unregistered Lands
- Land-based financing tools
- Land Use Planning
- Pro-Poor Land Recordation
- Youth and Land
- Pro-Poor Land Policy
- Land and conflict/disasters
- Many others



9

Persistent Challenges and Opportunities

Persistent Challenges:

- Implementation is still on pilot basis; UN-Habitat in 6 Districts, GIZ 4 Districts, UNCDF in 3 district etc. In total about 14 districts out of 134. Even in these districts not all areas and population is reached. In most case less than 20 percent of the landowners are reached.
- Funding to the land sector is still very limited. Less than 1 percent of total national budget.
- Limited capacity at Local government yet land services are decentralised; land offices are understaffed; lack tools and funding to carryout the work in the community.

Opportunities:

- Integration of tools offers opportunity
- The newly developed FFP LA Implementation Strategy; good basis for developing a national-wide program to secure land rights for ALL.
- Renewed efforts to put back land on national priorities as outcome of recent presidential and parliamentary election
- Covid-19 pandemic has spot lighted the need for secure land rights as evictions have increased



- Video Link: <https://www.youtube.com/watch?v=T9FZ4O3vGd0>

10

Conclusion:

- Customary tenure system provides social protections for communities. And once defined and protected in law, it can enable secure access to productive land resources and more equitable distribution of wealth.
- Transformative land policy reforms are very critical. These provide a solid based for actions to be taken at community-level to secure land and natural resources rights for ALL.
- However, as we see in the case of Uganda, progressive land policies are not enough, innovative approaches and land tools are very critical for such policies to be implemented and for the benefits to accrue to the communities.
- Use of 'Fit-for-Purpose', gender responsive and other GLTN land tools are effective and can get the job done. These experiences also demonstrate that adoption of innovative, pro-poor, gender-sensitive, and scalable land tools and approaches promote land administration systems that prioritize the needs of the people.
- Land issues are complex and therefore strong partnerships are needed to find sustainable solutions and should involve various stakeholders including government, Civil Society organizations, traditional authorities and; research and academia.



11

Thank you!

Winners don't do different things.
They do things differently.

Olly Khera



12

NEED TO KNOW MORE?

•GLTN Secretariat
•UN-Habitat, P.O Box 30030, Nairobi 00100, Kenya

•gln@unhabitat.org
•www.gln.net

FACILITATED BY:
 **UN-HABITAT**
FOR A BETTER URBAN FUTURE

 **GLTN**
GLOBAL LAND TOOL NETWORK