

FIG-WB Forum on Land Administration and Reform in Sub-Sahara Africa

Uganda
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Figure 4. Distribution of land information offices and the 1st phase cadastral districts proposal

Country at a Glance

Statistics	
Total Population	34.51 million
Area (km ²)	241,038
Urban %	12%
Rural %	88%
Per Capita GDP	\$1,317
No. of Surveyors	920
No. of Lawyers	1500

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Country Land Initiative

- The Land Sector Strategic Plan
- Ministry of Lands, Housing and Urban Development and PSFU
- World Bank

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The Land Sector Strategic Plan

- ◉ Although the spirit of the Land Act 1998 was to ensure a fully decentralized Land Administration and Management system , it created a massive implementation structure - difficult to implement
- ◉ After review of the Land Act 1998 a 10 year Land Sector Strategic Plan was developed
- ◉ A number of strategies were adopted under the LSSP to review the policy and legal framework, protect rights of vulnerable groups, improve Land Services delivery through Modernization of the Land Registry, support decentralized Land Administration institutions among other things

Activities Implemented Under the LSSP

- ◉ Development of a National Land Policy and Land Use Policy
- ◉ Review of the Legal Framework
- ◉ Survey of some Government Land
- ◉ Implementation of the Land Fund
- ◉ Provision of Public Information on Land Rights
- ◉ Development of Strategies for Protection of Rights of Vulnerable Groups
- ◉ Alternative Land Dispute Resolution (Land Tribunals, Local Council Courts)

Activities Implemented Under the LSSP (Contd)

- Systematic Adjudication, Demarcation, Survey and Certification/Registration of Land Rights
- Development of a Land Information System
- Support to Decentralized Land Administration Institutions (DLOs, DLBs, DLTs, ALCs, LC Courts)

Land Component of the Private Sector Competitiveness Project

Core objectives:

- To comprehensively restore the integrity of Uganda's Land Registration system
 - To modernize and enhance the ability of the land sector to deliver services commensurate with the need of the economy
- To establish a modern Land Information System and Land Records Archiving system for posterity
- To develop the institutional capacity and human capital required to ensure inclusive access, equity and social justice.
 - To decentralize land services closer to the people
- To eliminate land-based constraints to Uganda's private sector competitiveness, thereby encourage investment and alleviate poverty.




Short-Term Interventions

- **Basic Computerization in the Land Registry:**
 - Sorting, reorganization, reconstruction, indexing and data entry for the Kampala Mailo Land Registry database - completed in May, 2009
 - The Kampala Mailo Land Registry (handling Kampala, Wakiso and Mpigi Districts) was able to:
 - Reduce time taken to complete a search from more than 15 days to between 1 day and 5 working days
 - Eliminate a backlog of unprocessed land registration transactions
 - Registration of mortgages to banks and other financial institutions reduced from 1 week to 3 working days
 - **Results:** Contributed to improvement of ranking in the Cost of Doing Business for Registering Property by 7 positions

Other Land Registry Service Improvements

- Help-line
- SMS Text Message Customer Service for Handling Complaints
- Records Center for Root Titles
- Clients' Charter
- New Land Administration Procedures
- New Ministry Website with Land Forms

Development and Implementation of the Land Information System

- Phase I: Baseline Study, Preliminary Design of the Land Information System and Strategy for Securing of Land Records completed 10/ 2007
- Phase II: Detailed Design, Installation and Pilot Implementation started February, 2010 
- Phase III: LIS Roll-out and Cadastral Information Decentralization to include 15 more Zones

Other Support Activities

- Construction, Rehabilitation and modernization of 21 Land offices. Phase I – 13 Land Offices to be completed by December, 2012. ▶
 - Phase I: Kampala, Wakiso, Mukono, Mbarara, Masaka, Kibaale, Masindi, Kabarole, Arua, Gulu, Lira, Jinja and Mbale
- Construction and Establishment of:
 - National Land Information Center ▶
 - Storage and Archival Center for Land Records
- Rehabilitation and Reopening of the School of Surveying and Land management ▶

Land Tenure Typology

Tenure	Area & Population	Legal recognition and characteristics
a) Leasehold Tenure	Area: 24,000 sq. km Population: 4.2 m	Legal recognition: Yes, RTA, LA Registration/recording: Title Transferability: Yes
b) Freehold Tenure	Area: 6,000 sq. km Population: 1.0 m	Legal recognition: Yes, RTA, LA Registration/recording: Title Transferability: Yes
c) Mailo Tenure	Area: 30,000 sq. km Population: 5.2 m	Legal recognition: Yes, RTA, LA Registration/recording: Title/CoC Transferability: Yes
a) Customary Tenure	Area: 142,000 sq. km Population: 24.5 m	Legal recognition: Yes, Const., LA Registration/recording: CCO Transferability: Yes

Spatial framework

Prior to intervention

- **Geodetic Control**
- **Horizontal** and Vertical Networks Established by the DOS from 1903
- Trig Network tied to Africa Arc of the 30th Meridian
- Geodetic Datum: New Arc 1960; Ellipsoid is Clarke 1880 (modified)
- 130 primary points, 650 secondary points, 950 tertiary points
- Late 1970s to 1980, 90% of the pillars were destroyed
- **Vertical Network**: New Khartoum vertical datum
- Total 3033 benchmarks; 51 fundamental benchmarks; 1015 town benchmarks: Most along main roads and railways – some destroyed during road works

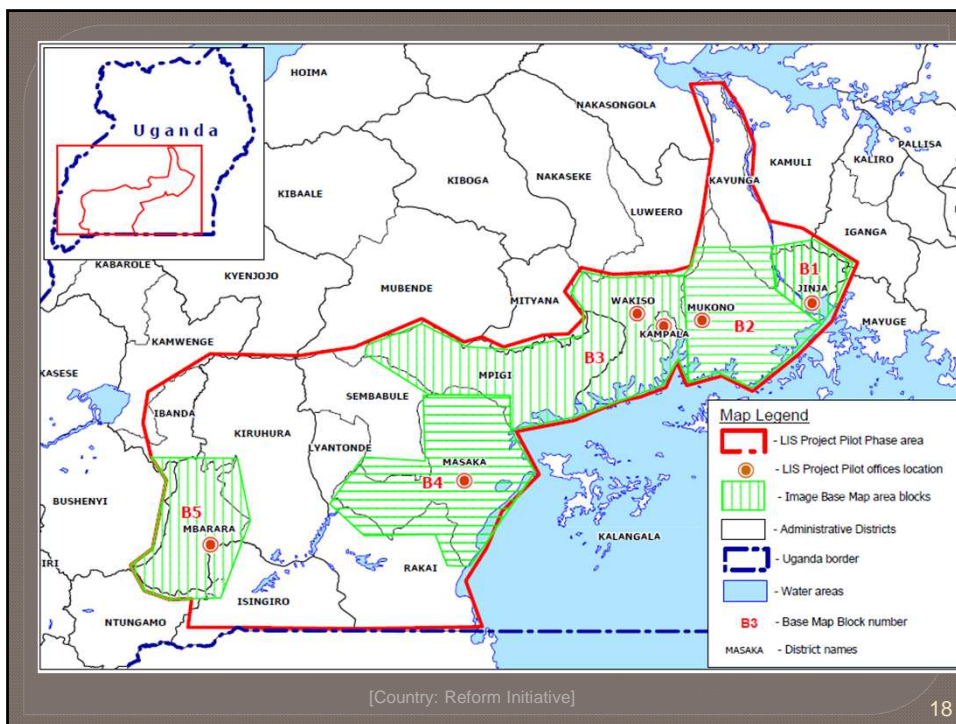
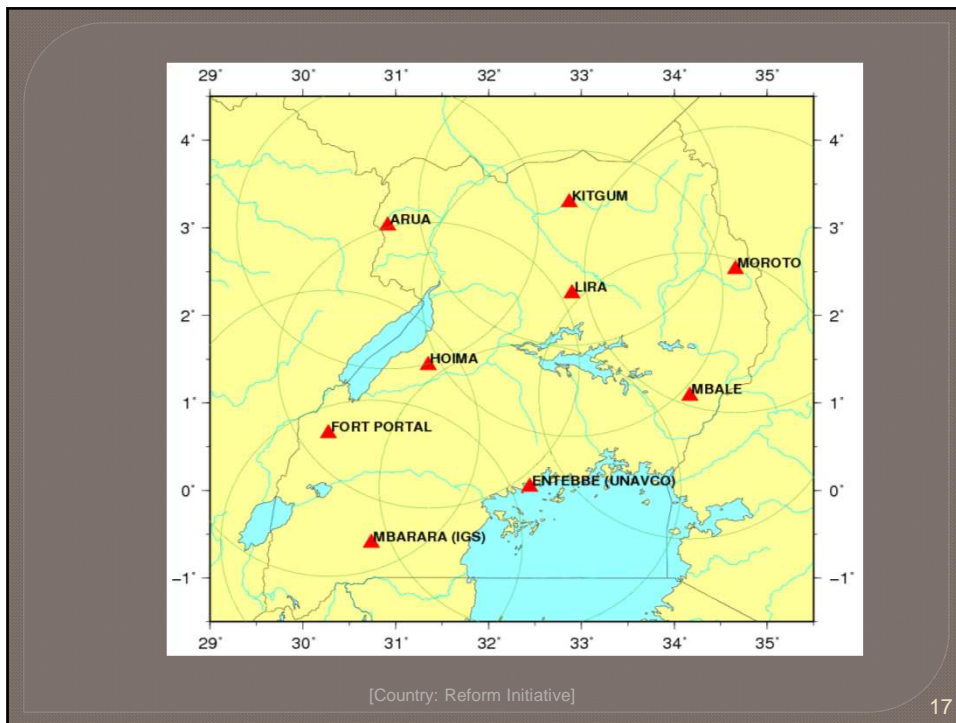
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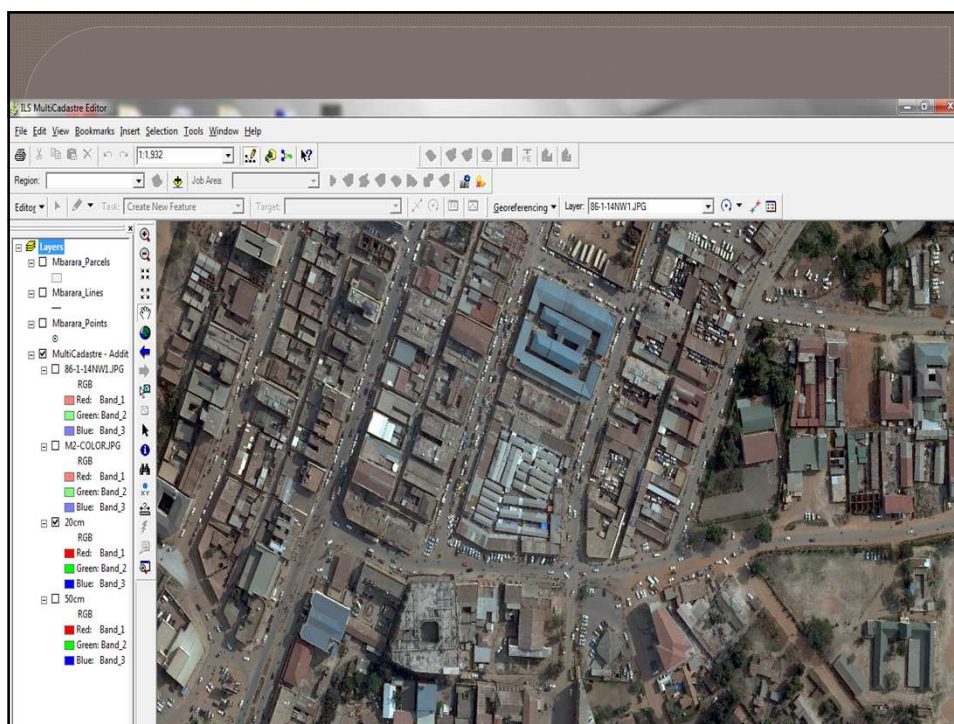
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- **Base maps**
- Small Scale – 1:50,000; Large Scale – 1:2,500 (Urban areas)
- 1:250,000 (derived)
- Major revision: 40 – 1:50,000 sheets (Kampala and Jinja Blocks)
- **Survey Methodologies**
- Plane Table Surveys for Mailo (1900 Buganda Agreement);
- Sporadic Traverse Surveys for Leasehold and Freehold titling

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Spatial Framework Legal Basis

- **Basis of most of the spatial framework** supported by legal, regulatory and administrative arrangements including Guidelines and Standards set up by DOS
- After 1995 Constitution – Land Act 1998
- **Requirements for secure tenure / registration:** Leasehold/Freehold: Survey/Title; Mailo: Survey/Title for owner, CoO for Tenant; Customary: CCO/recognition by traditional institutions/neighbours

Choice of Spatial Framework

- Decisions based for the choice of mapping and cadastral survey technology:
 - Participatory adjudication and demarcation by Adj. Committee (ALC and others)
 - Customised single frequency GPS equipment, Total stations – based on available technical capacity
 - Thick vegetation – sometimes steep slopes
 - Data processed in digital format – to feed into the LIS and other future information needs
- Capital cost at outset: US\$ 302,000
- Approx. cost per survey: US\$ 32

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Status of Implementation

Spatial Framework

- **What has been established?**
 - Geodetic Control: Zero Order observations, transformation parameters
 - Acquisition of Imagery: Aerial Photography, Orthophotos – Basemap (17,000 sq. km)
- **What has been surveyed?** Pilot Systematic Adjudication, Demarcation, Survey and Registration of land rights in 5 areas
- **Who is undertaking the surveying?** Adj, Dem: – Adj Committee; Survey – Surveyors; Registration – Registrars of Title
- **How long is estimated to complete?** Pilot Phase ended, review of strategy to be undertaken

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Scaling Up

- **Is there need to scale up?** Yes
- **Is there capacity and resources to scale up?**
Capacity needs to be built to meet requirements for scaling up; Discussions ongoing with WB
- **How is scaling up to be financed?** Through WB and other DPs
- **What challenges are there to scaling up?**
Capacity gaps at all levels; inadequate legal, regulatory and administrative framework ; low awareness of laws/rights to land; low absorption of new and appropriate technologies

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Sustainability

- **Plans to continue activities and subsequent registration and updating of cadastre post intervention:** New CEDP funded by WB, enhancement of LIS
- **Capacity streams, education?** Capacity to be built at all levels, skilling of existing personnel, introduction of relevant LA courses in formal institutions including infrastructural support to existing Institutions
- **Financing? User pays?** Capital investments by Project and Payment of minimum recording/registration fees by beneficiaries

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