

STRENGTHENING LAND POLICY IMPLEMENTATION IN UGANDA



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With 174 inhabitants per km², Uganda is one of Africa's most densely populated countries. About 84 per cent of its population lives in rural areas. The land sector is by far the driver of all development and is expected to play a crucial role in many sectors (e.g. agriculture, forestry, tourism, mining, oil and gas etc.). Land is especially important for

leveraging efforts in poverty reduction, the promotion of governance and social justice, political accountability and democratic governance, the management of conflict and ecological stress, and the sustainable transformation of Uganda's economy as a whole. Over 80 per cent of the land is held under customary tenure.

KEY CHALLENGES

Uganda is characterized by multiple land tenure systems (freehold, mailo, leasehold and customary land) and overlapping land rights for the same land holding. Less than 20 per cent of the land is titled and over 80 per cent is under customary tenure system.

Some of the pressing land governance issues also include outdated legislation and limited implementation of land policies; gaps in the integration of customary land and statutory institutions; insecure land-related investments; inadequate dispute-resolution mechanisms; increasing land evictions on both registered land and customary land; and inadequate capacity for decentralized land management.

Emerging issues include the increasing food and energy insecurity, difficulty in monitoring the risks for large-scale land-based investments and land conflicts which are intensified by climate change issues.

GLTN INTERVENTIONS

GLTN entered into an Agreement of Cooperation with the Ministry of Lands, Housing and Urban Development (MLHUD) to support the implementation of the National Land Policy (NLP), which was launched and approved by Parliament in 2013. Under this strategic intervention, GLTN is supporting the following:

- ❑ Establishment of a functional NLP Implementation Unit
- ❑ Development and implementation of a comprehensive monitoring and evaluation system.
- ❑ Development and implementation of a national gender strategy on land.
- ❑ Establishment of a multi-stakeholder partnerships and platform on land and land issues.
- ❑ Review and implementation of pro-poor land laws and regulations.
- ❑ Strengthening of customary land rights including improving women's access to land.



Land Rights Registry teams in Mukono, Ugan learning how to use and apply various land tools in mapping and recording land rights. Photo @ UCOBAC

GLTN is also working to strengthen the capacity of partners and other land actors in Uganda to promote and implement appropriate land tools and approaches that are pro-poor, fit-for-purpose and gender responsive. Under this intervention, GLTN is improving urban tenure security and property rights through scaling up the implementation of the Social Tenure Domain Model (STDM) and Participatory Enumerations tools in informal settlements.

In addition, GLTN, through the International Fund for Agricultural Development (IFAD) supported Tenure Security Learning Initiative for East and Southern Africa (TSLI-ESA) project is supporting food and land tenure security in Uganda through improving tenure security work in Uganda for smallholder oil palm and oil seed farmers.

Working with partners, GLTN also supports increasing women's access to land and tenure security on customary land through scaling up the implementation of gender responsive tools such as the Gender Evaluation Criteria (GEC), STDM, Participatory Enumerations, and other tools and improving youth responsive land governance through empowering youth and increasing advocacy to ensure youth and land issues are systematically integrated into land policies, programmes and projects.

EMERGING OUTCOMES

- ❑ Functional National Land Policy (NLP) Implementation Unit was supported and established.
- ❑ A comprehensive monitoring and evaluation system was developed and it is currently being implemented by the Ministry of Lands Housing and Urban Development
- ❑ A National gender strategy on land was supported



Community-led mapping in Kampala's informal settlements.
Photo @ ACTogether Uganda

and developed to ensure that woman's land rights and gender-related reforms are affirmed and prioritized.

- ❑ Development Partners Group was supported and established to promote donor coordination in the land sector.
- ❑ Tenure security for 181,604 households from 120 informal settlements in 14 municipalities has been improved through profiling and participatory enumeration and mapping of land rights.
- ❑ Four regional community data management and learning centres have been established.
- ❑ Two (2) neighborhood plans have been developed in two of Kampala's informal settlements.
- ❑ Capacity of 270 youth has been strengthened on issues and measures for improving tenure security in 4 districts: Hoima, Masindi, Amuru and Nwoya.
- ❑ Tenure security for 1,600 smallholder oil palm and oil seed farmers under the IFAD - supported the Vegetable Oil Development Project phase II (VODP II) has been enhanced.
- ❑ Six multi-stakeholder capacity development initiatives and learning events were organized in the last two years.

Implementing Partners: Action Aid, ACTogether Uganda, Ministry of Agriculture, Animal Industry and Fisheries (MAAIF)-Vegetable Oil Development Project, (VODP II), Ministry of Lands, Housing and Urban Development (MLHUD), and Uganda Community Based Association for Women and Children Welfare (UCOBAC).

In close collaboration with: African Institute for Strategic Research in Governance and Development (AISGRD), Kampala Capital City Authority, Makerere University, National Slum Dwellers Federation of Uganda, and target communities.

NEXT STEPS

In collaboration with partners including the government authorities, GLTN will continue supporting the implementation of the National Land Policy and strengthening the implementation of pro-poor, fit-for-purpose and gender responsive land tools and approaches in various contexts for different purposes.

Key focus areas of GLTN in the immediate term include the consolidation and documentation of the various initiatives in Uganda, supporting concrete and additional activities towards securing land rights of the poor, women and vulnerable groups in both rural and urban contexts, and further strengthening the multi-stakeholder collaboration.

Emerging activities and additional interventions will build from experiences and lessons learned from previous and on-going interventions.



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