UGANDA LAND COMMISSION



ANNUAL REPORT

2024 - 2025


Our Land, Our Wealth,
Our Heritage

UGANDA LAND COMMISSION

Our Land, Our Wealth, Our Heritage

ANNUAL REPORT

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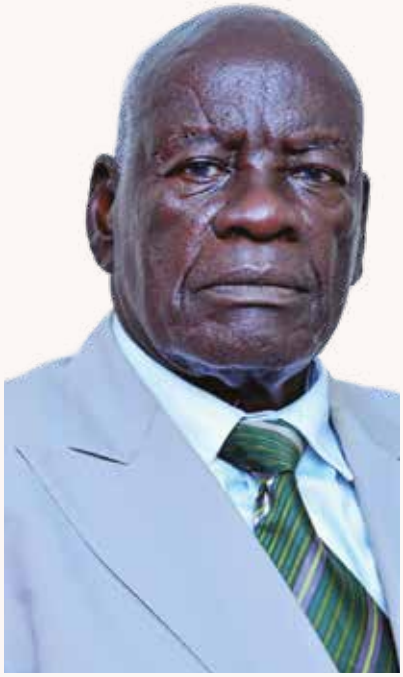
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List of ACRONYMS

ULC	Uganda Land Commission
SWOT	Strengths Weaknesses Opportunities Threats
FY	Financial Year
GoU	Government of Uganda
MLHUD	Ministry of Lands, Housing and Urban Development
MFPED	Ministry of Finance Planning and Economic Development
NTR	Non Tax Revenue
NEMA	National Environment Management Authority
NFA	National Forestry Authority
OAG	Office of the Auditor General
HIV/AIDS	Human Immunodeficiency Virus / Acquired Immunodeficiency Syndrome
CBO	Community Based Organisations
DLB	District Land Boards
UIA	Uganda investment Authority
BoQs	Bills of Quantities
SRB	Surveyors Registration Board
UFZA	Uganda Free Zones Authority
NPPB	National Physical Planning Board
HCM	Human Capital Management System
F&A	Finance and Administration
MDA	Ministry, Department or Agency
CoT	Certificates of Title

ULC ANNUAL REPORT FY 2024/25

CHAIRPERSON'S FOREWORD



It is with a profound sense of responsibility and guarded optimism that I present the Annual Report of the Uganda Land Commission for the Financial Year 2024/2025. This period has been one of significant introspection, institutional strengthening, and deliberate strides towards reclaiming public trust in the management of one of our nation's most critical assets: Government Land.

Guided by our sacred mandate under Article 238 of the Constitution of the Republic of Uganda, the Commission has operated under the theme: "Securing Government Land for Equitable Development and National Prosperity." This report details our journey to translate this theme into tangible action, against a backdrop of past challenges and future possibilities.

The year under review was pivotal. We focused on addressing systemic vulnerabilities that have, in the past, undermined our mission. Key among our achievements was the accelerated digitization of our land records and transaction processes. By investing in a more robust and transparent Integrated Land Management System, we aim to minimize discretionary handling, enhance efficiency, and provide an immutable audit trail for all transactions. This technological leap is foundational to our fight against maladministration and corruption.

Furthermore, the Commission embarked on developing a comprehensive inventory of government land. This exercise, though complex, is crucial for reclaiming control of unlawfully alienated land, protecting environmentally sensitive areas, and ensuring that public land serves its intended purpose for public infrastructure, investment, and the common good.

The Commission has been able to deepen its engagement with the citizenry and key stakeholders through structured dialogues, civic education on public land rights, and collaboration with other government agencies. We recognize that sustainable land governance cannot happen in isolation. Therefore, we have strengthened partnerships with the Ministry of Lands, Housing and Urban Development, the Judiciary, and Local Governments to ensure a cohesive and harmonized approach to land administration.

However, we are not blind to the challenges that persist. The pressure on land for development, lingering historical injustices, and attempts at manipulation of processes remain real. The Commission continues to operate with limited resources against a vast mandate. I urge the Government and our development partners to increase investment in the Commission's technical and operational capacity.

I wish to extend my sincere gratitude to the Commission members for their unwavering dedication and principled stewardship. Our appreciation also goes to the dedicated staff of the Secretariat, led by the Secretary, whose commitment to reform has been instrumental. Finally, we thank His Excellency the President, the Parliament of Uganda, and the Ministry of Lands for their continued guidance and oversight.

As we look to the future, the Uganda Land Commission is firmly committed to being a beacon of integrity, transparency, and service. We are resolute in our duty to hold this sacred resource in trust for the people of Uganda, both present and future, ensuring it catalyzes equitable development and lasting **national prosperity.**

For and on behalf of the Uganda Land Commission,

PROF. NYEKO PEN-MOGI
Chairperson
Uganda Land Commission



SECRETARY'S WORD

It is with great privilege that I present the Annual Report of the Uganda Land Commission for the Financial Year 2024/2025. This report outlines our activities, achievements, challenges, and strategic progress in fulfilling our constitutional mandate of holding and managing government land.

The year under review was one of significant transition and focused execution. H.E the President appointed a new Chairperson and five other new members of the Commission to fully constitute the Uganda Land Commission which only had three members. The Commission now consists of a chairperson and eight members overseeing its operations.

In alignment with the National Development Plan III, the Ministry of Lands, Housing and Urban Development's Sector Strategic Plan, the ULC Strategic Plan, and additional internal reforms, the Commission has undertaken a strategic approach to improve efficiency, transparency, and service delivery in the administration of government land.

During the year, the Commission made considerable strides in several key areas which include but are not limited to the following:

Strengthening Government Land Administration: We were able to process a substantial number of land transactions, including issuance of leases, lease extensions and variations, and issuance of consents to mortgage, to subdivide and to transfer interests to our lessees with a renewed emphasis on reducing turnaround times. The digitization of our records and processes gained momentum, with the digital system being developed awaiting integrations with URA and NIRA amongst other key government platforms all aimed at improving data integrity and accessibility, easing payments of land fees i.e. ground rents and premiums and reducing the risks associated with manual handling overall.

Resolution of Historical land injustices: In line with Government directives, we continued the meticulous process of verifying and settling outstanding land compensation claims from absentee landlords and redistributing the acquired land to lawful and Bonafide occupants through the Commission's systematic demarcation and certification program. This complex and sensitive task is crucial for providing justice, fostering national harmony, and enabling the peaceful utilization of land for development.

Management of Commission Assets: We intensified efforts to secure, inventory, and optimally manage the land and property portfolio under our trusteeship. This included titling of government land and actions to protect it from encroachment and to ensure that Government projects face minimal land-related bottlenecks.

Institutional Capacity Building: We enhanced our staff's skills and competencies through specialized training initiatives and implemented refinements in internal processes and customer service protocols to improve service delivery to the public.

The above notwithstanding, we continue to grapple with challenges such as complex historical land claims, limited resources, and changing expectations from a digital-savvy public.

We would like to formally acknowledge the Honourable Minister of Lands, Housing and Urban Development, as well as the Chairperson and Members of the Commission, whose steadfast leadership and guidance have been instrumental to our achievements this year. I extend my sincere gratitude to the entire ULC team for their commitment and hard work.

We value partnerships with government agencies, development partners, local governments, and the private sector. Your support is key to achieving sustainable land governance in Uganda.

As we look to the future, our commitment is to build on the foundations laid in the financial year 2024/25. The coming year 2025/26 will see a deeper drive towards full digitization, the finalization of key policy frameworks for government land management, and a more proactive approach to land asset optimization for national development. We remain steadfast in our vision to be a model institution for efficient, transparent, and equitable land administration.

I commend this report to all our stakeholders—the Government, Parliament, the citizens of Uganda, and our partners. We welcome your feedback and continued engagement as we strive to manage government land for today's needs and future generations.

For God and My Country.

ANDREW NYUMBA

Secretary Uganda Land Commission



VISION, MISSION, MANDATE, GOVERNANCE OF THE COMMISSION, & CORE VALUES



Uganda Land Commission (ULC) is a statutory agency established by Article 238 of the Constitution of the Republic of Uganda 1995 (Amended 2005). Article 238 (1) of the Constitution establishes the Commission, its membership and the conditions of service. ULC was created to fulfill the following:



VISION

"Excellent administration and management of Government land, property and Land Fund for sustainable development



MISSION

"To effectively hold and manage Government land and property thereon and resolve all historical land injustices."



MANDATE

"To hold and manage any land in and out of Uganda vested in or acquired by the Government of Uganda and property thereon, and the management of the Land Fund".

GOVERNANCE OF THE COMMISSION

Uganda Land Commission is headed by Chairperson and assisted by members of the Commission, all appointed by H.E the President with approval of Parliament. The day to-date works of the Commission is undertaken by the Secretariat headed by the Secretary and supported by the technical team.

STRATEGIC OBJECTIVES

- To strengthen the ULC legal framework;
- To maintain or increase stock and quality of Government land;
- To strengthen management and administration of the Land Fund;
- To improve financial sustainability of the Commission;
- To increase brand visibility and awareness of the Commission;
- To improve the Commission's efficiency and transparency in the management of Government land.

CORE VALUES

We embrace and subscribe to a set of principles and norms that symbolize the moral fabric and culture of the institution and guide service delivery to all our stakeholders.

The core values are and shall be TACET– Transparency, Accountability, Cooperation, Equity, and Time Management:



TRANSPARENCY

We uphold moral principles reflected in our code of conduct including honesty and transparency; we embrace zero tolerance to corruption.

ACCOUNTABILITY

We take responsibility for what we do. We take complete responsibility for our actions and we are able to give a satisfactory reason for our actions to both our internal and external stakeholders.

COOPERATION

We commit to deliver on our mandate efficiently and effectively by harnessing productive synergies while valuing individual and team contribution

EQUITY

We emphasize competence and character in equal measure; we are committed to continuous improvement of service delivery as we harness partnerships with key stakeholders. We endeavor to deal with historical injustices of land matters with fairness.

TIME MANAGEMENT

We value all our stakeholder's time. We are committed to improving our team performance to achieve better productivity through effective and efficient use of time as a valuable resource. We arrive early for engagements and ensure we use the allotted time as a sign of respect for others. Effective time management means getting more of the important work done in a day.

FUNCTIONS OF THE COMMISSION

1. To hold and manage any land in Uganda which is vested in or acquired by the Government in accordance with the Constitution;
2. Where applicable, hold and manage any land acquired by the Government abroad, except that the commission may delegate the management of such land to Uganda's missions abroad;
3. To procure certificates of title for any land vested in or acquired by the Government;
4. To perform such other functions as may be prescribed by or under this Act or any other enactment

POWERS OF THE COMMISSION.

1. To acquire by purchase or exchange or otherwise hold land rights, easements or interests in land;
2. To erect, alter, enlarge, improve or demolish any building or other erection on any land held by it;
3. To sell, lease or otherwise deal with the land held by it;
4. To cause surveys, plans, maps, drawings and estimates to be made by or through its officers or agents; and
5. To do such other things as may be necessary for or incidental to the exercise of those powers and the performance of those functions.

Uganda Land Commission is among the different institutional players in land management in Uganda. They include Ministry of Lands, Housing and Urban Development (MLHUD), Uganda Land Commission, District Land Boards, Semi-autonomous agencies in MLHUD such as National Physical Planning Board and Surveyors Registration Board and others.

The Ministry of Lands, Housing and Urban Development

The Ministry of Lands, Housing and Urban Development is responsible for providing policy direction, national standards and coordination inter alia, of all matters related to Lands, Housing and Urban Development in the Country. The Ministry is therefore responsible for enacting and putting in place policies and laws to ensure sustainable Land management, planned urban and rural development and decent housing for all.

The Department of Land Administration is responsible for supervision of land administration institutions and valuation of land and other properties. The Directorate is headed by the Director, Land Management who is in-charge of the overall management, coordination and supervision. The Directorate is made up of the Office of Director, Department of Land Registration, Department of Land Administration and Department of Surveys and Mapping.

District Land Board

District Land Boards (DLBs) follow the provisions of the Constitution, Land Act and the Land Regulations, on the ownership and management of land. The National and District policies and the customs or guiding principles of an area have to be born in mind.

The duties of District Land Boards include:

1. Hold and allocate land in the district that does not belong to any person or authority;
2. Facilitate the registration and transfer of interests in land;
3. Cause surveys, plans, maps, drawings and estimates to be made;
4. Compile and maintain a list of compensations payable in respect to crops, building of a non-permanent nature after consulting the technical officers of the district, among other roles. The district land boards therefore perform almost similar roles as the Commission but the district level.

National Physical Planning Board

The National Physical Planning Board's functions include; initiate draft national and regional physical development policies, guidelines and strategies for consideration by the Board; being responsible for the preparation of all-national, district and local physical development plans; and from time to time, initiate, undertake or direct studies and research.

Surveyors Registration Board

Surveyors Registration Board (SRB), was established by an Act of Parliament - which is the Surveyors Registration Act, Chapter 275. Its major role is to regulate the surveying profession and activities of registered surveyors. The

SBR regulates three type of surveyors;

- Land Surveyors – those who survey property boundaries to create parcels.
- Valuers/Valuation Surveyors – these attach values to property
- Quantity Surveyors – these are responsible for the computation of Bills of Quantities (BoQs) on construction and building sites.

In relation to land registration and management, SRB's main role is to; regulate the Land Surveyors and the Land Valuers; ensure that the work they do is fit for the purpose. SRB keeps a register of all the professionals and authorizes the surveys or valuations they undertake. The board keeps ethical standards of the professionals by exercising discipline to the professionals for any misconduct.

Uganda Investment Authority

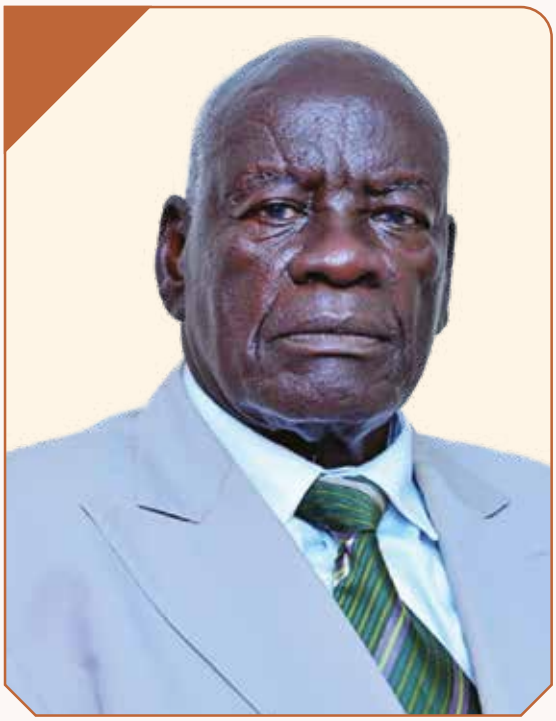
Uganda Investment Authority (UIA) is responsible for coordinating, encouraging, promoting and facilitating investment in Uganda, as well as advising Government on investment policy and related matters. Amongst the objects of the Authority is to promote, attract, advocate, facilitate, register, monitor and evaluate the development of all forms of investment and business activities in Uganda. The Investment Code Act (2019), Section 10 (1e) gives the authority power to acquire, develop and manage serviced land for investment.

The Uganda Land Commission is governed by the Commission comprised of the Chairperson and Members. The members are appointed on a 5 years' basis and the current Commission Members are: -

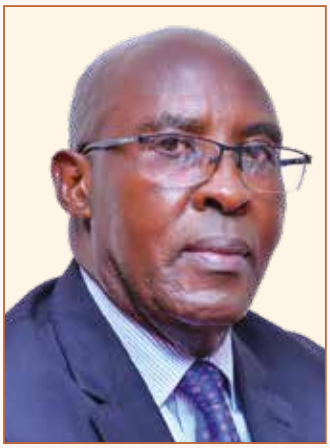
Note: Some of these entities are being rationalized

REPUBLIC OF UGANDA

COMMISSION MEMBERS



PROF NYEKO PEN-MOGI
Chairperson



MR. NDUHURA DENIS MWEBAZE
Member



MR. KASENGE TOM JOHN FISHER
Member



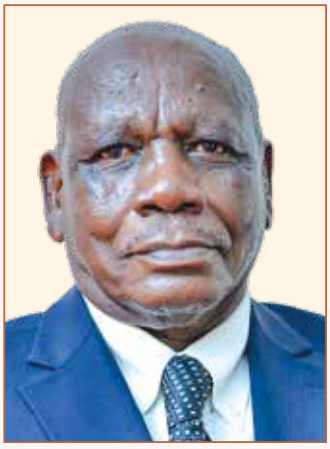
MS. MADINA NSEREKO NTALE
Member



HON. CHRISTINE AMOGIN OPORU H.
Member



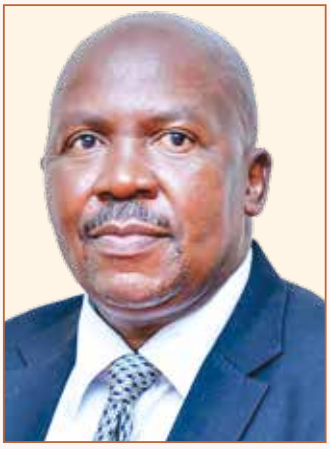
MS. ACAN STELLA
Member



MR. BUJARA RUKIIKA AUGUSTINE
Member



HON. TUMUSIIME BIKAAKO
Member



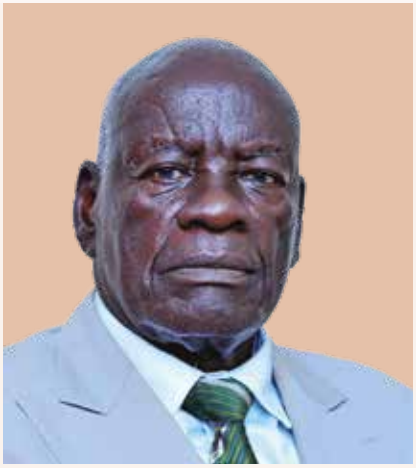
HAJJI ASUMAN KYAFU
Member

A group photo with the chief justice Alfonse Chigamoy Owiny-Dollo, Hon. Judith Nabakooba, the PS. MLHUD Mrs. Dorcus Okalany and the Members of the commission at the Supreme court during the Swearing-In ceremony of new Commission members





The New ULC members and their brief profiles



PROF NYEKO PEN-MOG
Chairperson

Prof Nyeko Pen-Mogi is the Chairperson of Uganda Land Commission. He was appointed on 28th October 2024 and was sworn in by the Chief Justice, Alfonse Chigamoy Owiny-Dollo. Prior to that he was acting Chairperson since January 2022 to September 2024 during the interim period and appointed as Member of Uganda Land Commission in August 2019.

He served as a founder and Vice Chancellor of Gulu University between 2001-2007. He has chaired the National Environment Management Authority Board as well as National Council for Higher Education. He has served as the Vice Chairperson Regional Universities Forum for Capacity Building in Agriculture.

Prof. Nyeko Pen- Mogi has been a member on a number of Boards which include: Inter-University Council of East Africa, African Institute for Capacity Development, Uganda National Examinations Board, Appointments Board of Mbarara University and also Council Member for Science and Technology.

Prof Nyeko Pen- Mogi has worked as a Senior Lecturer at Makerere University as well as Hoima District as Veterinary Officer.

Prof Nyeko Pen-Mogi is currently the Director of the Institute of Agricultural Knowledge for Practice; the Director of Grassroots Cottages and Tours and the Director of Mbuya College School.

Prof. Nyeko Pen-Mogi holds a Phd from Makerere University, a Master of Science Degree from University of Nairobi, and Bachelor's Degree in Veterinary Medicine.

Prof. Nyeko Pen-Mogi was part of the Constitutional Assembly that developed the 1995 constitution of Uganda.

Prof. Nyeko Pen-Mogi has performed his National duties with distinction, integrity, credibility, commitment and diligence.

The Commission is proud to have him as its Chair for the next 5 years.

Ms. Acan Stella is currently the Head and Managing partner of Acan and Co Advocates a regional law firm. She is also a Director in Land Justice Network (U) and was a member of the commission for her first term that ended on 31st August 2024.

Ms. Acan Stella is a seasoned Legal practitioner of the Courts of Judicature in Uganda and the East African Court of Justice spanning over 20 years. Ms. Acan Stella is widely known as one of the region's leading litigation lawyers as she has successfully represented some of the most complex and high value civil and criminal disputes in the region.

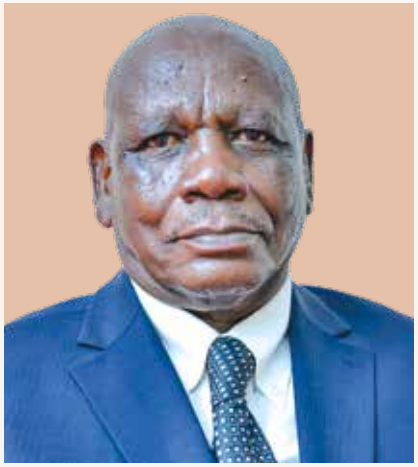
Ms. Acan Stella is an adept litigator and is effective, efficient and expeditious in court. Her core of practice includes criminal and civil litigation. She is also superlative in Land Management.

Ms. Acan Stella holds a Post graduate diploma in Legal Practice from Law Development Centre and a Bachelors Degree of Laws from Makerere University.

She has been a member of the Commission since then.



MS. ACAN STELLA
Member



MR. BUJARA RUKIIKA AUGUSTINE
Member

Mr. Bujara Rukiika Augustine has been a Member of Uganda Land Commission since 1st August 2019. He boasts of a vast experience in Public Administration and Land Governance with over four decades of dedicated service to the Public Service of Uganda. He rose in the ranks from Township Officer to Town Clerk and later Chief Administrative Officer between 1984 to 2024 and served in numerous parts of the Country during his tour of service.

Outside the Public Service, Mr. Bujara remains actively engaged in community endeavors as Board Member at St Augustine Senior Secondary School, Patron of Christ the King Rutenga-Kampala Catholic Residents and is also a member of various social development clubs.

Mr. Bujara holds a Bachelor's Degree in Social Sciences from Makerere University. He also holds various Post graduate qualifications including Human Resource Management from Uganda Management Institute, Administrative Law from Law Development Centre, Urban Economic Development from Galilee College, Israel, Municipal Management from Holland and Local Government Planning and Public Service Management from Tokyo, Japan. Mr. Bujara is currently pursuing a Master of Public Administration and Management degree from Islamic University in Uganda (IUIU).

Hon. Tumusiime Bikaako Rosemary was a Member of Parliament representing Entebbe Municipality from 2016-2021. She worked as Branch Manager at Office, Stationery and Supplies Enterprise Ltd in Entebbe and as a Revenue Inspector with Civil Aviation Authority. She worked as Assistant Marketing Officer with Coffee Marketing Board limited and also served as a Book keeping Assistant with Ministry of Health.

Hon. Tumusiime has a long service in the political field stretching from 1989. She has held a number of positions from RC 1 Secretary for women in Kitooro Central Subward; Councillor LC 3 of Division B, Entebbe Municipality; Women Councilor LC5, Mpigi District; directly elected Councilor LC4, Central 3, Entebbe Municipal Council.

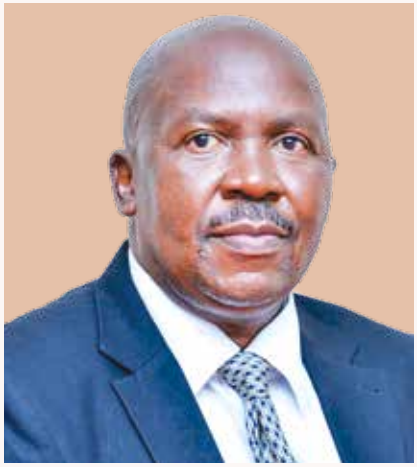
She is the Treasurer, Network of African Women Ministers and Parliamentarians- Uganda Chapter (NAWMP-U). Hon. Tumusiime has chaired the Community Advisory Board; LVRLAC Women's Network and Central Advisory Committee, TASO as well as National Executive Committee of Uganda Women's Effort to Save Orphans. She has also served as Head of Laity Entebbe Archdeaconry COU. She served as Member of Board of Governors of Entebbe Secondary School and Mary Reparatrix Secondary School in Entebbe.

Hon. Tumusiime holds a Higher Diploma in Marketing from National College of Business Studies, Nakawa and a Bachelors of Commerce Degree from Makerere University.

This is her Maiden Term as a member of ULC.



HON. TUMUSIIME BIKAAKO ROSEMARY
Member



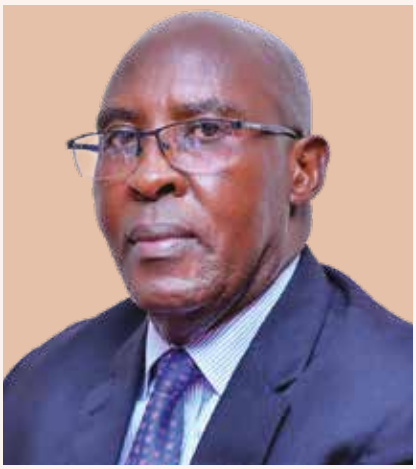
HAJJI ASUMAN KYAFU
Member

Hajji Asuman Kyafu has been Member of Uganda Land Commission since 1st August 2019. He has held a number of positions in the National Resistance Movement Government and served as a District Party Chairperson from 2001 to 2011. He has served as LC V Chairperson Iganga District.

Hajji Asuman Kyafu has also been a political mobiliser in Busoga region.

Hajji Asuman Kyafu holds a Bachelor's Degree in Public Administration and Management from Nkumba University. He therefore brings to the table experience in Public Administration.

He is serving his 2nd Term as a member of the ULC.



MR. NDUHURA DENIS MWEBAZE
Member

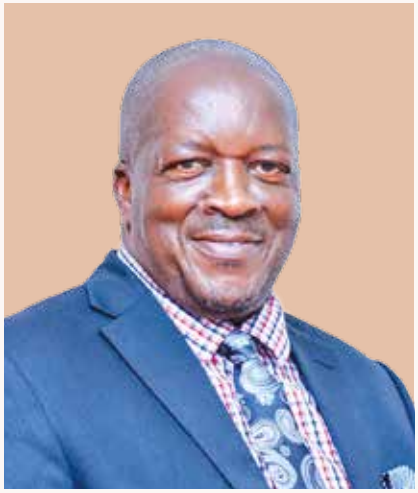
Mr. Nduhura Denis Mwebaze is a professional social worker and International Development Specialist with over 20 years' experience in the Civil Society Sector. He has served at strategic levels of leadership with rich experience in development programming and strategic management of organizations, corporate governance and Public Sector Leadership.

He has worked as a Member/ Vice Chairperson of Equal Opportunities Commission from 2016 to 2018. Also from 2013-2019, Mr. Nduhura also served as member of the Board of Directors for National Water and Sewage Corporation. He was the Country Director for Uganda for Agency to Cooperation and Research in Development.

He also worked as a Regional Director of Operations and Management for ACORD Pan Africa Programme. He has also served as Programme Director of Africa HIV/AIDS Thematic Programme as well as the Country Director ACORD Uganda and Regional Programme Coordination, East African Regional AIDS Programme.

Mr. Nduhura holds a Master's Degree in Development Studies from University of East Anglia and a Bachelor's Degree in Social Work and Social Administration from Makerere University.

This is his 1st Term of service as a member of the ULC.



MR. KASENGE TOM JOHN FISHER
Member

Mr. Kasenge Tom John Fisher was appointed as Member of Uganda Land Commission in January 2017.

He served as a Lecturer at Nkozi National Teachers College from 1995 to 2005. He served as a teacher at Kololo Secondary School, Kampala High School and Kololo High School from 1988 to 1992.

Mr. Kasenge Tom John Fisher holds a Bachelor's Degree in Education from Kyambogo University and a Diploma in Education from Kyambogo University.

Mr. Kasenge Tom John Fisher has performed his national duties with distinction, integrity, credibility, commitment and diligence.

He is serving his 2nd Term as a member of the ULC



MS. MADINA NSEREKO NTALE
Member

Ms. Madina Nsereko Ntale was appointed as Member of Uganda Land Commission in January 2017.

She served as a Medical Counsellor at Family Hope Centre under PEPFAR from 2004 – 2012. She served as a Supervisor of Nursing Activities at Bulls Medical Clinic from 1995 – 2002 and Kisekka Foundation ad a General Nurse from 1988 to 1992.

Ms. Madina Nsereko Ntale holds a Bachelor's Degree in Community Health from Uganda Christian University and a Diploma in HIV/AIDS/Psychology from Kampala University.

Ms. Madina Nsereko Ntale has performed her national duties with distinction, integrity, credibility, commitment and diligence.

She is serving her 2nd Term as a member of the ULC.



THE SECRETARIAT

The Secretariat is headed by the Secretary/ Accounting officer and is responsible for overall coordination, direction and management of all functions of the Secretariat.



MR. ANDREW NYUMBA
Secretary/ Accounting officer

Mr. Andrew Nyumba is the Secretary/ Accounting officer Uganda Land Commission since the 28th October 2024. Mr. Nyumba Andrew was Acting Secretary, Uganda Land Commission since January 2022 to September 2024 when he was appointed Secretary Uganda Land Commission. He has brought about reforms which have led to enhancement of the Non-Tax Revenue collections of the Commission and increased efficiency in the management of government land.

Mr Nyumba has served as a Member, Board of Directors of the Uganda Free Zones Authority from July 2023. He also served as the Acting Assistant Commissioner, Valuation in the office of the Chief Government Valuer in the Ministry of Lands, Housing and Urban Development having risen through the ranks from Government Valuer, Senior Government Valuer and Principal Government Valuer. He has been the Head of Valuation for the Central Region in the office of the Chief Government Valuer.

Mr. Nyumba is a Registered Valuer of Uganda under the Surveyors Registration Board and is also a Fellow of the Institution of Surveyors of Uganda. He served as the Chairperson of the Valuation Chapter of the Institution of Surveyors of Uganda from 2019-2021

Mr. Nyumba has over 12 years' experience in Land Administration, management and valuation and also has in-depth knowledge in real estate economics, finance and investment with both local and global perspectives.

Mr. Nyumba holds a Master's degree in Business Administration from Makerere University, a Master of Science degree in Real Estate Finance from the University of Reading, UK and a Bachelor's of Science Degree in Land Economics from Makerere University.



and the Land Management departments.

The Secretariat is headed by the Secretary/Accounting Officer and is responsible for overall coordination, direction and management of all functions of the Secretariat.

The Finance and Administration department is headed by the Under Secretary and below are their functions;

Functions of Finance and Administration

1. Supervision and coordination role including conducting office supervision and coordinating the various units; records, Information and technology, Procurement, Human Resources, Communication, Planning and accounts.
2. **Office Management:**

   Handles and manage office supplies, payment of Utilities, maintaining equipment, and ensuring a clean, tidy and efficient workspace.
3. **Scheduling and Coordination**

   Schedules and manages calendars, schedule meetings, arranged travel and coordinated events.
4. **Communication:**

   Handles the office image and official communication to all internal and external stakeholders, ensures management of in and outgoing mail, and all forms of communication i.e. digital.
5. **Record keeping;**

   Supervises, maintains and ensures database updates, manages files and ensures the security and confidentiality of important documents.
6. **Report Preparation:**

   Prepares the quarterly departmental and audit reports including performance and budget reports and other statistical reports as may be required.
7. **Policy and procedure implementation:**

   Assists in the development and implementation of office policies and procedures, ensuring compliance with regulations.
8. **Staff Management:**

   Supervises the human resource unit and may be involved in managing and supervising staff.
9. **Strategic planning and problem solving:**

   Handles strategic planning, problem solving, and decision- making process for Uganda land Commission
10. **Financial management:**

    Handles budget preparation and other financial tasks.
11. **Support to Senior Management:**

    Provides administrative support to senior management and top management, including preparing presentations and managing schedules.
12. **Event planning:**

    Handles planning and coordination of both in-house and external events.
13. **Liaison:**

    The unit acts as a liaison between the organization and external stakeholders.

The Land Management is charged with;

1. Titling and Boundary Management

- Initiate actions and ensure that all Government land is surveyed and titled.
- Open and maintain boundaries of Government land parcels to avoid encroachment.
- Encourage and guide MDAs to demarcate and fence off their land in line with regulations.

2. Protection of Government Land

- Safeguard Government land from unauthorized use, encroachment, and fraudulent transactions.
- Enforce compliance with lease conditions, regulations, and guidelines governing use of public land.

3. Government Land Inventory Management

- Identify, compile, update, and manage a central inventory of all Government land and developments thereon.

4. Monitoring and Compliance Enforcement

- Regularly monitor the use and development of Government land through quarterly planned inspections.
- Undertake inspection visits before renewal of leases to ensure compliance with lease terms and development conditions.
- Report violations, advise on corrective action, and recommend sanctions where necessary.

5. Lease Administration and Revenue Enhancement

- Manage allocation, renewal, extension, and surrender of leases on Government land.
- Support collection of premiums, ground rents, and other Non-Tax Revenue (NTR) through effective lease enforcement.

6. Land Claimants Verification

- Verify, process, and manage claims under the Land Fund in accordance with the Constitution and the Land Act.
- Facilitate lawful compensation of absentee landlords, lawful and bonafide occupants, and other beneficiaries.

7. Stakeholder Engagement and Advisory Services

- Work with MDAs, local governments, and communities to ensure sustainable and lawful use of Government land.
- Provide technical guidance on land administration, titling, Land Fund operations, and dispute resolution.

Through these departments ULC offers various services internally and externally as detailed below.

Free services offered by ULC

1. Inspection of Land Commission properties.
2. Payment of land fund claim matters.
3. Initiating titling of government land Identification of land for investment Compensation of landlords
4. Facilitating land banking
5. Approval of application of leasehold land
6. Disposal of land (owned by the Commission) by auction, tender or direct offer.
7. Acquisition of private properties for public use. Managing land on behalf of Government.
8. Monitor use of Government Land.
9. Clearance of payments for purchased land under the Land fund. Giving loans to bonafide occupants to enable them acquire registrable interests
10. Purchase of land for redistribution to tenants in an occupancy Survey of land for redistribution to tenants
11. Giving loans to persons to enable them have their land surveyed. Resettlement of persons rendered landless due to government actions.
12. Issuance of titles to bonafide and lawful occupants
13. Payment of tax rates, property rates and ground rent in respect of property owned and used by government
14. Assessment of ground rent arrears due by leases

Issuance of leases on land owned by the Commission.

1. The lessees pay premium and ground rent
2. Application fees for renewal of lessees and fresh lease grants.

Service delivery points

These service delivery points are:

1. Uganda Land Offices for application premium and ground rent;
2. Ministry of Lands Housing and Urban Development for Registration fees;
3. Uganda Revenue Authority for Stamp Duty



OVERVIEW PERFORMANCE



OVERVIEW OF FINANCIAL PERFORMANCE

UGANDA LAND COMMISSION

Government of Uganda development budget for Land Fund activities

Budget performance for the last 15years (2010/2011- 2024/2025)

No.	FY	Initial budget (USHS BN)	Domestic arrears (USHS BN)	Supplementary (USHS BN)	Revised budget (USHS BN)	Actual release including arrears (USHS BN)
	2024/25	16.920	0	0	16.920	
1	2023/2024	18.812	0	20	18.812	0
2	2022/2023	29.666	8.446	0	29.666	29.006
3	2021/2022	38.81	31.692	0	70.502	70.502
4	2020/2021	39.315	13.101	12.197	52.416	64.613
5	2019/2020	39.315	0	0	40.573	37.498
6	2018/2019	14.525	15.299	11.6	41.424	40.799
7	2017/2018	14.776	0.081	27.381	42.238	42.076
8	2016/2017	14.789	0	20.869	35.658	35.658
9	2015/2016	14.676	0	3.136	17.812	17.594
10	2014/2015	12.754	0	20.4	33.154	33.229
11	2013/2014	11.754	0	0	11.754	11.754
12	2012/2013	11.073	0	0	11.073	10.414
13	2011/2012	12.718	0	0	12.718	12.718
14	2010/2011	3.68	0	0	3.68	2.295
Total		**257.851**	**68.619**	**95.583**	**411.114**	**408.264**

Source: Approved Budgets

VOTE: 156 Uganda Land Commission (ULC)

Overview of Vote Expenditures (UShs Billion)

	Approved Budget	Revised Budget	Released by End Q4	Spent by End Q4	% Budget Released	% Budget Spent	% Releases Spent
Wage Recurrent	0.677	0.677	0.677	0.677	100.0 %	100.0 %	100.0 %
Non-Wage	6.765	6.765	6.765	6.671	100.0 %	98.6 %	98.6 %
GoU Devt.	16.920	16.920	16.920	16.920	100.0 %	100.0 %	100.0 %
Ext Fin.	0.000	0.000	0.000	0.000	0.0 %	0.0 %	0.0 %
GoU Total	24.362	24.362	24.362	24.268	100.0 %	99.6 %	99.6 %
Total GoU+Ext Fin (MTEF)	24.362	24.362	24.362	24.268	100.0 %	99.6 %	99.6 %
Arrears	0.000	0.000	0.000	0.000	0.0 %	0.0 %	0.0 %
Total Budget	24.362	24.362	24.362	24.268	100.0 %	99.6 %	99.6 %
A.I.A Total	0.000	0.000	0.000	0.000	0.0 %	0.0 %	0.0 %
Grand Total	**24.362**	**24.362**	**24.362**	**24.268**	**100.0 %**	**99.6 %**	**99.6 %**
Total Vote Budget Excluding Arrears	24.362	24.362	24.362	24.268	100.0 %	99.6 %	99.6 %

Source: Quarterly Performance Reports FY 2024/25

PHYSICAL PERFORMANCE

The physical performance is divided into the two department's i.e.

i. Finance and administration

ii. Land Management

FINANCE AND ADMINISTRATION DEPARTMENT ACHIEVEMENTS

1. Through the Human resources Unit ULC has carried out the following trainings.

No.	Name	Training	venue
a.	All ULC staff	Human Capital Management System.	ULC Board room
b.	All ULC staff (28th June 2024 and 1st July, 2024)	HIV/AIDS Awareness	ULC Boardroom
c.	All ULC Staff (24th January 2025 and 27th January 2025)	HIV/AIDS Awareness	ULC Boardroom
d.	Members of the Commission and Senior Management 3rd and 4th August 2023	Effective Communication and Public Relations.	Hotel Africana and ULC Boardroom
e.	Members of the Commission and Senior Management. 2nd August 2023	Strategic Leadership	Hotel Africana

TRAININGS HELD BETWEEN JULY 2023-JUNE 2025

It should be noted that eleven (11) staff received individual training and non-conventional trainings both in the country and outside the country.

1. ULC held a backlog handling retreat in Mbarara at the Silver back hotel in June 2025.
2. ULC Procured a Management Information System for Non-Tax Revenue collection with accessories.
3. Uganda Land Commission prepared and submitted all the statutory reports to the responsible Authorities including; quarterly reports, cash limits projections, monitoring reports, procurement disposal of assets report, internal audit reports prepared and submitted and committee meeting reports.
4. In record management 600 new land files were opened and 20 land files were closed
5. Salaries, emoluments and retainer fees for ULC staff and members of the commission were paid promptly
6. The ULC strategic plan expired and we are currently in the final phase of the strategic plan 2025/2026 to 2030/2031

LAND MANAGEMENT DEPARTMENT ACHIEVEMENTS

1. Uganda Land Commission collected Ushs. 5.417 billion from leasehold holders from across the country in Premium and ground rent as detailed below:

NTR COLLECTIONS FOR FY 2024/ 2025	
JULY	622,457,605
AUGUST	524,647,500
SEPTEMBER	284,493,500
TOTAL	1,431,598,230
OCTOBER	530,338,260
NOVEMBER	268,515,500
DECEMBER	140,508,500
TOTAL	939,362,260
JANUARY	423,704,450
FEBRUARY	747,676,916
MARCH	744,199,300
TOTAL	1,915,580,666
APRL	290,146,800
MAY	404,596,900
JUNE	435,091,140
TOTAL	**1,129,834,840**
G/TOTAL	**5.416,375,996**

Source: Uganda Land Commission

1. 2102.6 hectares of Land acquired through compensation to absentee Landlords for securing Lawful and bonafide occupants in Buganda Bunyoro Ankole and Toro (15 Female, 67 Male, and 16 Companies)
2. 764 lease transactions processed from across the country for male, female PWDs and companies' lessees. (88.7% approved, 5.8%deferred and 5.5% rejected)
3. Uganda Land Commission processed 545 certificates of title processed for Ministries Departments and Agencies.(East African Crude Oil Pipeline (513) National Agricultural Research Organization (4), MAAIF (2), Mpigi District Local Government (1), Ministry of Health (1), Mbale Regional Hospital (1), Ministry of Education Rwenyawira seed secondary School (1), Ministry of Defense and Veteran Affairs (1), Ministry of Finance, Planning and Economic Development, Uganda Police Force (4), National Agricultural Research Organization (2), Ministry of Energy and Mineral Development (2), Ministry of Education and Sports, National Water and Sewage Corporation (2), Ministry of Health) (Fortportal City Council(1), Uganda Police Force (6), Uganda Land Commission (3), Ministry of Water and Environment(1))

Variances and Challenges

Limited staff at the Commission. The current staffing levels are at 50% and are insufficient to effectively execute all planned activities, respond to emerging priorities, and provide timely service delivery across the country.

Swear-in Pictorial View

Swear-in of the Commission Members

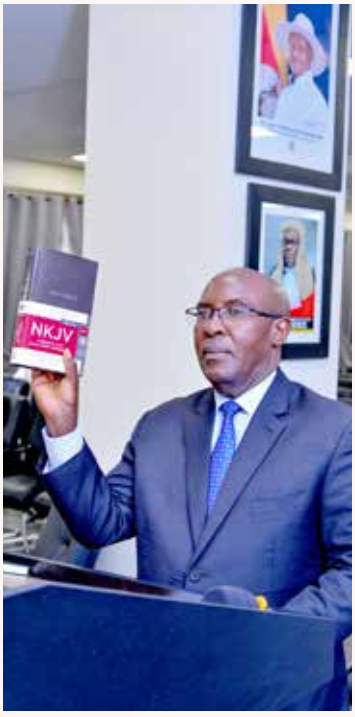
















LAND COMPENSATION





STATUS REPORT ON COMPENSATION AND SYSTEMATIC DEMARCATION OF TITLES ACQUIRED UNDER THE LAND FUND

The Land Act, Cap 227, Section 41(1) creates the Land Fund and places its management under the Uganda Land Commission. The Land Fund is a multipurpose resource envelope with diverse targeted beneficiaries, including tenants seeking to buy/own land, the Government seeking to buy land for redistribution to tenants by occupancy or resettlement of the landless, and loans to persons wanting to acquire titles or to survey their land.

The Land Fund has the following objectives.

To guide in allocation of compensation grants for purchase of land by Government for redistribution to tenants by occupancy, including survey, registration and issue of title certificate.

4. To guide in offering loans to tenants by occupancy to acquire registrable interests.
5. To guide in the funding for the resettlement of landless persons
6. To guide in offering loans (or grants) to persons who need assistance to survey and register their land holdings.



Since the inception of the Land Fund in FY 2002/2003 to date, the Commission has received funding totalling Ushs 219,456,019,747 and acquired 126,995.91 Hectares of land. Over 10,861 certificates of title have been issued to the lawful and bona fide occupants.

The Ministry of Lands, Housing and Urban Development (MoLHUD), together with the Uganda Land Commission (ULC), finalised the Land Fund regulations (2014), and over 1,000 copies were disseminated. These regulations guide the implementation of land fund activities.

Unfortunately, the Land Fund, as envisioned in the Land Act, is yet to be fully implemented.

The Fund is supposed to have its account and staff, but instead, Funds for compensation of absentee landlords and systematic demarcation are provided under ULC's development budget. There is a need to fully implement the Land Fund to provide land tenure security to occupants on land owned by absentee landlords and unlock the land market for tenanted land. Evidence from around the world indicates that households will only make land-related investments on land where they have secure property rights.

Security of land tenure indeed forms a pillar to the realization of the Parish Development Model and Uganda's Vision 2040.

The following is the breakdown of the compensation so far paid by region;

REGIONAL COMPENSATION PAYMENT BREAKDOWN FOR FY 2024/25

CATEGORY	AREA (HA)	VALUATION (UGX)	AMOUNT PAID (UGX)	BALANCE (UGX)
BUNYORO REGION				
Fully Paid	66,074.29	56,054,185,500	56,054,185,500	0
Partially paid	13,772.92	67,016,564,000	22,875,783,413	44,140,780,587
Unpaid	13,095.28	41,301,127,000	0	41,301,127,000
Total	**92,942.49**	**164,371,876,500**	**78,929,968,913**	**85,441,907,587**
BUGANDA REGION				
Fully Paid	11,539.17	48,803,910,176	48,803,910,176	0
Partially paid	8,317.21	41,654,996,607	19,951,347,258	21,703,649,349
Unpaid	7,586.12	291,853,587,664	0	291,853,587,664
Total	**27,442.50**	**382,312,494,447**	**68,755,257,434**	**313,557,237,013**
ANKOLE REGION				
Fully Paid	7,827.62	24,150,985,400	24,150,985,400	0
Partially paid	2,138.72	24,266,712,098	8,471,800,000	15,794,912,098
Unpaid	974.48	23,203,354,240	0	23,203,354,240
Total	**10,940.48**	**71,621,051,738**	**32,622,785,400**	**38,998,266,338**
TOORO REGION				
Fully Paid	14,075.14	33,080,659,200	33,080,659,200	0
Partially paid	3,250.84	15,008,888,000	6,067,348,800	8,941,539,200
Unpaid	1,276.78	3,341,460,000	0	3,341,460,000
Total	**18,602.76**	**51,431,007,200**	**39,148,008,000**	**12,282,999,200**
BUGISU REGION				
Partially paid	957.92	79,553,000,000	368,000,000	79,185,000,000

Source: Uganda Land Commission



Members of the Commission in a meeting

GRAND SUMMARY OF THE COMPENSATION PAYMENTS

CATEGORY	AREA (HA)	VALUATION (UGX)	AMOUNT PAID (UGX)	BALANCE (UGX)
FULLY PAID	99,516.22	162,089,740,276	162,089,740,276	0
PARTIALLY PAID	28,437.61	227,500,160,705	57,734,279,471	169,765,881,234
UNPAID	22,932.66	359,699,528,904	0	359,699,528,904
TOTAL →	150,886.49	749,289,429,885	219,824,019,747	529,465,410,138

A total of 150,886.49 Ha was valued at Ushs 749,289,429,885/=. However, of this, only Ushs 219,824,019,747/= has been paid, representing 29.34% of the total valuation. This leaves a balance of Ushs 529,465,410,138/= (70.66%) of the total valuation unpaid.

SUBDIVISION SURVEYS AND SYSTEMATIC DEMARCATION

After purchase/acquisition of the land from the absentee landlords, surveys and systematic demarcation activities are undertaken by the Commission.

The objective of this activity is to redistribute the compensated land to tenants in occupancy, including survey, registration and issuance of Certificates of Title (CoTs).

The following are the activities involved in subdivisions and Titling of the land for the lawful and bonafide occupants.

ULC conducts sensitization and consultative meetings with the various stake holders and these include:

- Area Members of Parliament
- Cultural leaders
- District and Urban leaders such as RDC, CAO, DCAO etc.
- Lower-level Local Government leaders and administrative units
- The beneficiaries i.e., lawful and bonafide occupants.
- The Community

ULC, together with the Department of Surveys and Mapping / District Staff Surveyors, then extends geodetic controls & network to the selected areas to facilitate the surveys;

Carry out boundary opening of the selected plots and blocks, and mini census of the occupants on the parcels of land to come up with a list which is publicly displayed.

Selection and training of Adjudication teams to handle any disputes that may arise before subdivisions are conducted. These are selected from among the beneficiaries. Common disputes include; inheritance and boundary disputes, disputes over wetlands and road reserves, etc.

Field subdivision surveys in the selected areas;

Physical planning of the selected areas is approved by the district physical planning committees.

Display of cadastral maps and lists of occupants to ensure correctness and transparency;

Processing deed plans, opening files and filling of transfer forms by the occupants;

Assessment and declaration of stamp duty and registration fees to the occupants;

Payment of stamp duty and registration fees by the beneficiaries to URA;

Title processing and transfer;

Title handover to the beneficiaries.

Based on experience, a hectare of land accommodates about three (3) parcels of land for the individual occupants, and each parcel attracts a unit cost of about UGX 200,000/= for the systematic demarcation and titling exercise. Therefore, the amounts required to undertake the subdivision surveys and tiling exercises for the occupants on the land can be broken down in the table below;-

SYSTEMATIC DEMARCATION OF LAND ACQUIRED BY UGANDA LAND COMMISSION UNDER THE LAND FUND ARRANGEMENT

A. GREATER KIBAALE AREA

H.E the President of the Republic of Uganda on 9th September 2017 handed over the first batch of 324 titles to the occupants of Buyaga Block 244 Plot 19 at Bujuni Primary school in Kibaale District.

The Uganda Land Commission in 2022 re-prioritised the processing and handover of Certificates of Titles to the beneficiaries of the Land Fund in Greater Kibaale and has so far issued titles to occupants on the land compensated by the Government as hereunder:-

PIECE OF LAND	VILLAGES COVERED	NUMBER OF PARCELS SURVEYED	
1. Block 244 plot 20 Buyaga – Kibaale District	i) Kikonge A ii) Kineka A iii) Kibali iv) Kikaada v) Kiyanda vi) Kiguju	a) Individuals/group of individuals/ institution (889) b) Access Roads (12) c) Wetland (11)	912
2. Block 65 plot 8 Buyaga – Kagadi District	i) Kenga A ii) Kenga B iii) Kyeisansa iv) Kikumbya v) Kisaara vi) Kenga Central vii) Kyamayanda viii) Nsugasugi A ix) Nsugasugi B x) Kyamukuma	a) Individuals/group of individuals/ institution (1574) b) Access Roads (27) c) Wetland (13)	1614
3. Block 191 Plot 1 Bugangaizi – Kakumiro District	i) Nakasagazi ii) Sazike A iii) Sazike B	a) Individuals/group individuals/ institution (383) b) Access roads (18) c) Wetlands(5)	406
4. Block 155 Plot 1 Bugangaizi – Kakumiro District	i) Rwembuzi ii) Kyabisambu iii) Nteyeera	a) Individuals/group individuals/ institution (77) b) Access roads (8) c) Wetlands(5)	90
5. Block 163 plot 1 Bugangaizi – Kakumiro District	i) Butengya ii) iii. Karungi iii) Kayanja iv) Galilaaya	a) Individuals/group individuals/ institution (679) b) Access roads (20) c) Wetlands(2)	701
6. Block 164 plot 1 Bugangaizi – Kakumiro District	i) Galilaya ii) Kabooda iii) Nkoole Itahya	a) Individuals/group individuals/ institution (473) b) Access roads (10) c) Wetlands(5)	488
7. Block 125 Plot 1 Bugangaizi – Kakumiro District	i) Kasozi ii) Nyamigaju iii) Kyetume iv) Katolerwa	a) Individuals/group individuals/ institution (555) b) Access roads (10) c) Wetlands(4)	569
Total			**4,780**

OTHER AREAS

Outside of Greater Kibaale, H.E the President on 15th December 2018 handed over 304 Certificates of title to Lawful and Bonafide Occupants of Bulemezi Block 260 plots 383 & 385 at Kirema Church of Uganda Primary School in Luweero District.















The Commission has also gone on to process and hand over titles to beneficiaries in the following areas.

	Piece of land	Villages covered	Acres	Number of Parcels surveyed and titles issued
1.	Block 44 Plot 29 Kagoma, Bunyangabu District	• Kibiito Central • Kasaali A • Kasaali B • Kasaali C • Kagoma A • Kagoma B • Nsororo • Busamba B • Kahogo • Nkimbiri	2,650	• Individual/Group of Individuals/ Institution (2230) • Access Roads (30) • Wetland (8) Total = 2268
2.	Block 32 Plot 1 Bulemezi, Bunyangabu District	• London • Mugurante • Karugaya • Itojo • Kyaiganga • Kitumba 1&2 • Bunyamanji • Bukuba • Bugabu • Bulemezi • Kibota	1,559	• Individual/Group of Individuals/ Institution (2212) • Access Roads (196) • Wetland (8) Total = 2229
3.	Block 9 Plot 46 Nyaruhandagazi Rwampara District	• Kashekure • Nyamabale • Nyaruhandagazi 1 • Nyaruhandagazi 2 • Kigando • Ntungamo • Rwakwezi • Kashekure • Ibaare	1844.92	• .Individual/Group of Individuals/ Institution (2273) • Access Roads (196) • Wetland (8) Total=2477
4.	Block 247 Plot 24 Buwekula Mubende District	• Butawata East • Butawata Central • Butawata West • Butawata South • Kigando	1,270	• Individual/Group of Individuals/In-stitution (1018) • Access Roads (85) • Wetland (2) Total=1105
5.	Block 247 Plot 21 Buwekula Mubende District	• Mugolode • Kisiita A • Kasolo • Ndololede • Butawata B	425	425

	Piece of land	Villages covered	Acres	Number of Parcels surveyed and titles issued
6.	Block 209 Plot 422	• Nkwale • Kitemu • Kasaka • Koome • Nsasi • Kanoni Town Council.	1,500	475 parcels
Total				**8,979**

Other activities in Luweero and Nakasongola include;

1. Sensitization of District leaders, cultural leaders and area MPs
2. Boundary opening on Plot 5 Buruli Block 135, (132 Hectares) land at Mayirikiti Kalongo SubCounty Nakasongola District.
3. Subdivision Surveys have been done on the above plot.
4. Boundary opening Surveys on Plot 9 Block 176 Buruli (518 Hectares of Land at Kigejo Village kalongo Sub county, Nakasongola District, Plot 15 Block 91 (259 Hectares of Land at Dagala Village Lwampanga Sub county, Nakasongola District, Plot 6 Block 44 Buruli (518 Hectares of Land at Zengebe Village Lwampanga Sub county, Nakasongola District and Plot 5 Block 103 Bulemezi (50.549 Hectares of Land at Nakigoza & Nakabito Villages Zirobwe Sub county, Luwero District has been completed.
5. Sensitization of the lower-level leadership and occupants in these areas. The sensitization covered Kayebe, Junda, Mayirikiti, Nakigoza, Nakabito, Kigejo & Dagala Villages and the Leadership of Kalongo, Kalungi, Zirobwe, Lwampanga Sub counties and Mayirikiti Town Council.
6. This process was however halted for investigation by the IGG.



ULC Staff during a meeting

ULC Commission Members headed by the Chair Person Prof. Nyeko Pen Mogi and senior ULC staff during a meeting at the Mbarara Ministry Zonal Office Team









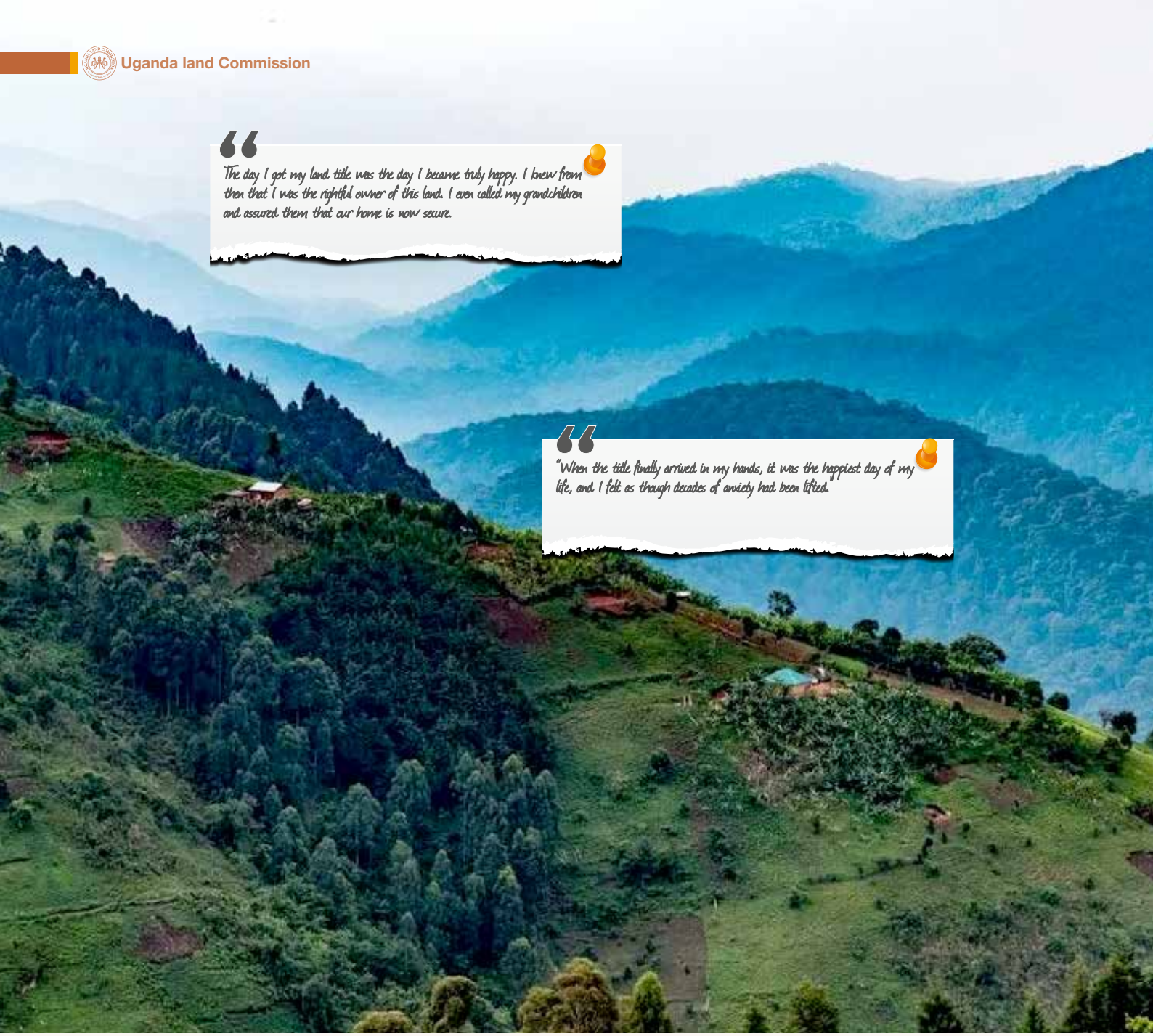
ONGOING SYSTEMATIC DEMARCATIONS, 2024/25

	District	Property under systematic demarcation	Status	Expected No. of titles	Expected Completion
1	Gomba	Block 209, Nkwale, Kitemu, Kasaka, Koome, and Nsasi-Kanoni Town Council.	Initial titles handed over, remnant titles 180/475 pending payment of stamp duty and transfer at MZO	180	June, 2025
2	Rwampara	Block 15 Plot 10 Nyaruhandagazi	Subdivisions completed, filling in of transfer forms by beneficiaries completed. Stamp duty assessment completed, payments and transfers ongoing at Mbarara MZO.	2,146	July, 2025
3	Kibale	Block 178 Plot 1 Nyamarunda Town Council	Stamp duty paid, transfers submitted at the MZO in January 2025 but delayed due to system upgrade which erased generated deed plans. Replotting has been completed	1,044	August, 2025
4	Kakumiro	Block 90 Plot 9 Bugangaizi Nyarweyo	Stamp duty paid and transfers ongoing at Kibale MZO (90%)	577	May, 2025
5	Kakumiro	Block 2 Plot 1 Bugangaizi Kakindo Subcounty Kyarujumba Village	Stamp duty paid and transfers ongoing at Kibale MZO (90%)	877	May, 2025
6	Kagadi	Block 136 Plot 2 Buyaga	Compilation of JRJS	1,410	September, 2025
7	Kibale	Buyanja Block 330 Plot 3, Nyamarwa	Compilation of JRJS	1,358	September, 2025
8	Kakumiro	Bugangaizi Block 95 Plot 1, Kisiita	Compilation of JRJS	283	September, 2025
10	Kakumiro	Bugangaizi Block 180 Plot 1, Kasambya	Compilation of JRJS	485	September, 2025
11	Mubende	Block 247 Plot 21 Buwekula, Ndoredde, Butawata B	Stamp duty payments ongoing and ready for transfer of titles save for a caveat on the mother title by the family which sold to ULC. ULC engaged the payee who has now lodged a request to Mityana MZO to vacate the caveat.	411	June, 2025
12	Kasese	Block 101 Plot 1 Karusandara (13 sq.miles)	First phase field capturing of parcels completed, awaiting approval from Kasese District Physical Planning Committee	8,000	December, 2025
	TOTAL			**16,771**	



TESTIMONIES





HOW FREE LAND TITLES SECURE NYAMAHUNGE LEGACY IN KIBAALE

In Kineka A village, Ruguza Ward, Kibaale District, Agnes Nyamahunge, 80, sits on the veranda of her Kitchen, fencing outside to her modest home overlooking a stretch of farmland she has cultivated for decades.

The land, which spans 2.9 hectares, has sustained her family for generations. Yet, for most of her life, she lived in fear that it could be taken away.

That fear finally ended in December 2022, when she received her first-ever land title from the government through Uganda Land Commission, free of charge. For the first time, she learned the actual acreage of her inheritance, 2.9116 hectares, and with it came a deep sense of peace she had never known before.

"The day I got my land title was the day I became truly happy. I knew from then that I was the rightful owner of this land. I even called my grandchildren and assured them that our home is now secure."

Agnes said her journey with land stretches back to her father, the late Zakaria Bitamazire. She said her late father had no sons and, in keeping with family tradition, entrusted his land to his daughters.

Agnes added that she became the heir, but said the inheritance came without formal recognition of her being given a land title.

"Even when my father was still living, he had no idea about land titles. We later started hearing that people with titles were rich. For us, we did not belong to



that category. When my father passed on, we remained using the land, but it was considered cheap because buyers had no assurance which was a land title," She said.

She said later rumors circulated that the land belonged to "a certain Muganda man" who supposedly held a title, though no one in the village had ever seen him, but people used to say the possibility that one day a stranger might appear to reclaim her land and inheritence.

"I always asked myself if he comes, where will the graveyards of my parents go? This was my biggest worry," she said.

Her turning point came in 2022, when she heard an announcement on the radio that the government would be issuing free land titles in her area. The Uganda Land Commission officials explained everything clearly during those meetings. They told us this was our right, not a favor. They made us understand that every Ugandan deserves to own their land securely," Agnes recalls with gratitude.

Soon after the community sensitization, Uganda Land Commission surveyors came to measure her land with professional precision. To her amazement, she paid only Shs 338,778 in stamp duty — the rest of the comprehensive titling process was handled freely by the Commission's dedicated officials.

At first, she was skeptical that titles had always seemed like privileges for the wealthy. But curiosity drew her to local meetings organized by leaders and officials from the Uganda Land Commission.

"When the title finally arrived in my hands, it was the happiest day of my life, and I felt as though decades of anxiety had been lifted,"

She said that with her land title secured, she said the relationship with her land transformed, and for the first time, she could cultivate with ease and confidence. She said now she grows different food varieties for sale and home consumption, without the ever-present fear that her crops and labor she put in could be lost to eviction.

"In the past, we used to cultivate and sell food, but never felt sure of the harvest. We lived knowing that the supposed owner could come at any time. This time, I am happy I no longer live a life of fear about my land."

The Commission's titling program also allowed her to portion out sections of land to her three siblings and grandchildren, who have since developed their plots or sold them at much higher values than before. With the new titles processed by the Uganda Land Commission, the value of her land skyrocketed. Where once plots in her area were undervalued, today they fetch competitive prices because buyers trust the ownership documents backed by the Commission's authority.

She said some community members have begun renting land for cultivation from her, providing her with an additional source of income.

She also learned that land titles can be used as collateral for bank loans, though at her age, she prefers to keep her land unencumbered. "I have not thought of using the title in the bank. For me, I am satisfied to cultivate and live peacefully," she said.

Agnes said that though all her children passed away, leaving only her grandchildren, she has already allocated portions of land to some of them, ensuring they live secure and productive lives.

"Though all my children passed away, I now have a succession plan. I have someone at heart I trust who will take over my property. All the people living on this land are secure. When I die, I will leave behind a happy family.

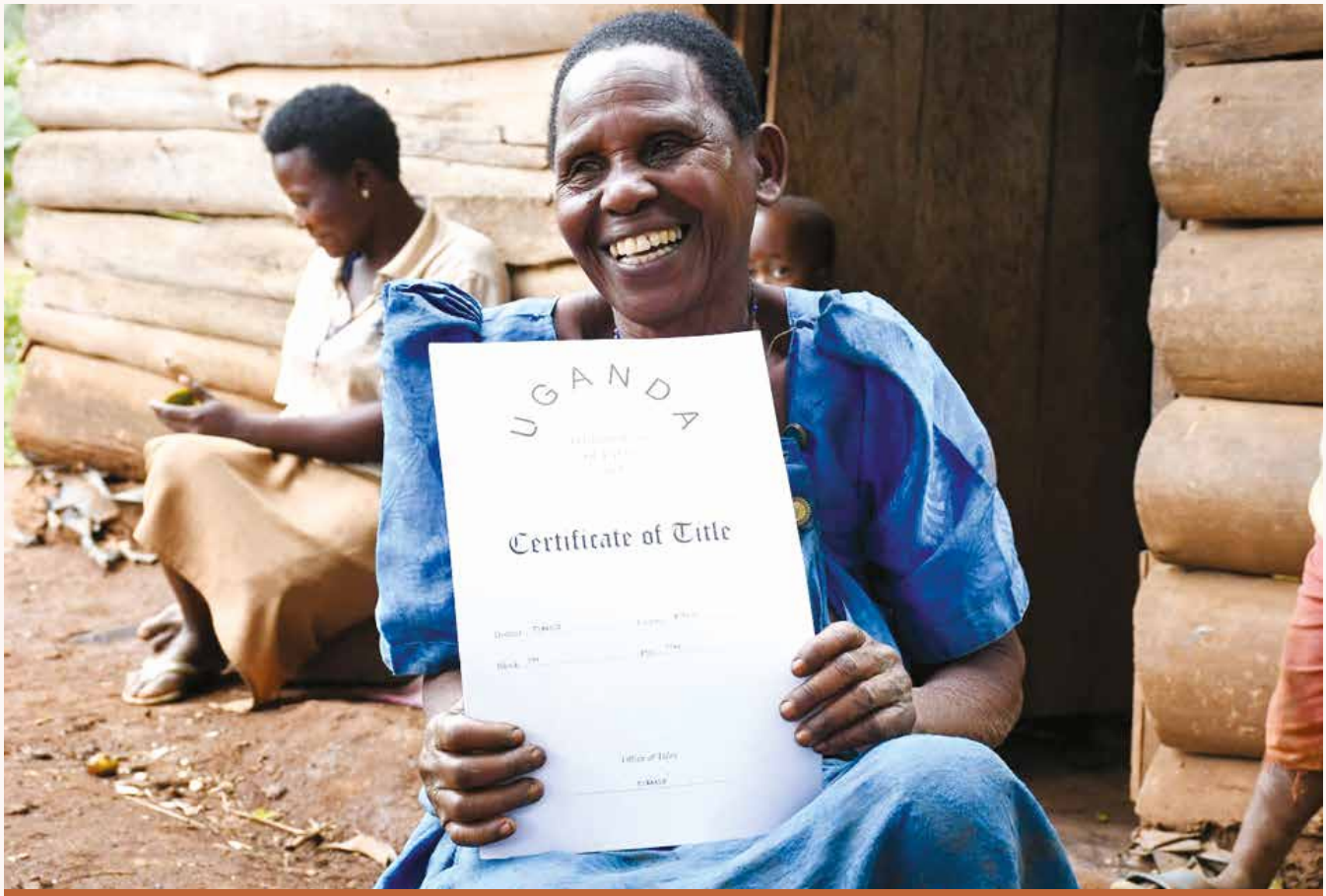
No external person will ever come to claim this land because the government secured it in my name," she said.

At 80, Agnes said the Uganda land Commissions titling program has changed not just her life, but the future of her family. She said today she no longer worries about eviction, disputes, or losing her heritage. Instead, she can smile, confident that the graves of her parents, children and the homes of her grandchildren will remain undisturbed.

"We thank the government for the land titles. Without them, we would still be living in fear. Now I live with peace in my old age."

The Uganda Land Commission continues to roll out similar programs across the country, bringing the same peace of mind that Agnes now enjoys to communities nationwide, one title at a time.

END



Agnes Nyamahunge holding her title at her home in Kineka A village in Kibaale district.

HOW LAND OWNERSHIP UNLOCKS INVESTMENT AND DEVELOPMENT FOR ELDERLY FAMILIES



Mr. Kobwemi Venasio and his wife Katalina at their home in Kagoma in Bunyangabu district.

Mr. Venasio Kobwemi, 89, hails from Kagoma B in Kibiito Town Council, Bunyangabu District. He was born and raised in the same village and recalls that his late grandfather received the land from one of the Kings of Tooro, Kaboyo, at no cost.

"My late father, Alifusi Kiiza, inherited the land from his father, also without any formal documentation. While we stayed on the land for all these years, everyone knew it belonged to our family. Later, we realized the land technically belonged to the kingdom as an absentee landlord," he explained.

He added, "Even though we stayed here for generations, we never had legal documents to prove ownership. I inherited the land from my father, who never had a sales agreement. The king gave it to him at no cost, but it is hard to prove that process formally."

> *"There is no chance of conflict among co-wives. Each one has separate land with a title. We recently received the titles, and I thank President Museveni for ensuring we now have legal ownership.*

He said for years, they paid Busuru, a traditional tribute, to the Tooro Kingdom, amounting to about Shs 60,000 annually, and that despite the lack of formal titles, there were no eviction threats in the past.

Mr. Kobwemi said that their village, being in a rural area, has long depended on the land for farming. They have planted maize, Irish potatoes, bananas, and other crops.

"The land has been productive over the years, but its value was low compared to today. Many people have bought land here but when we were growing up, this place was a bush, people were few and no one could believe it would develop," he said.

He explained that he has three wives, each with her children on separate pieces of land, and when he was informed that the land had been bought by the Uganda Land Commission and

that it would be issuing titles, he processed titles for all families.

His wife, Ms. Katalina Kobwemi, 63, said that receiving land titles at their advanced age gives them peace of mind and ensures the future security of their children.

“There is no chance of conflict among co-wives. Each one has separate land with a title. We recently received the titles, and I thank President Museveni for ensuring we now have legal ownership. Women are often chased from land when their husbands die, but this will not happen to us,” she said.

Mrs. Kobwemi also said the titling of land has increased land value in Kagoma village and other neighboring communities because the buyers are assured of land security.

“An acre of land in a good location now fetches between Shs 5 million and Shs 10 million, which was not the case in the past,” she noted.

Mr. Kobwemi said he recently sold a portion of his land and used the proceeds to construct a house for one of his wives. He also sold a small plot in Kabata Trading Center for Shs 9 million.

“If the money had not met my needs, I had planned to mortgage the title at the bank, the money helped me to complete the construction of my house. All my three titles are safely kept. If I die, I am now assured that my property will be inherited legally. Unlike my late father, who simply handed over land, there will be no disputes. Before, without legal documents, others could contest ownership,” he said.

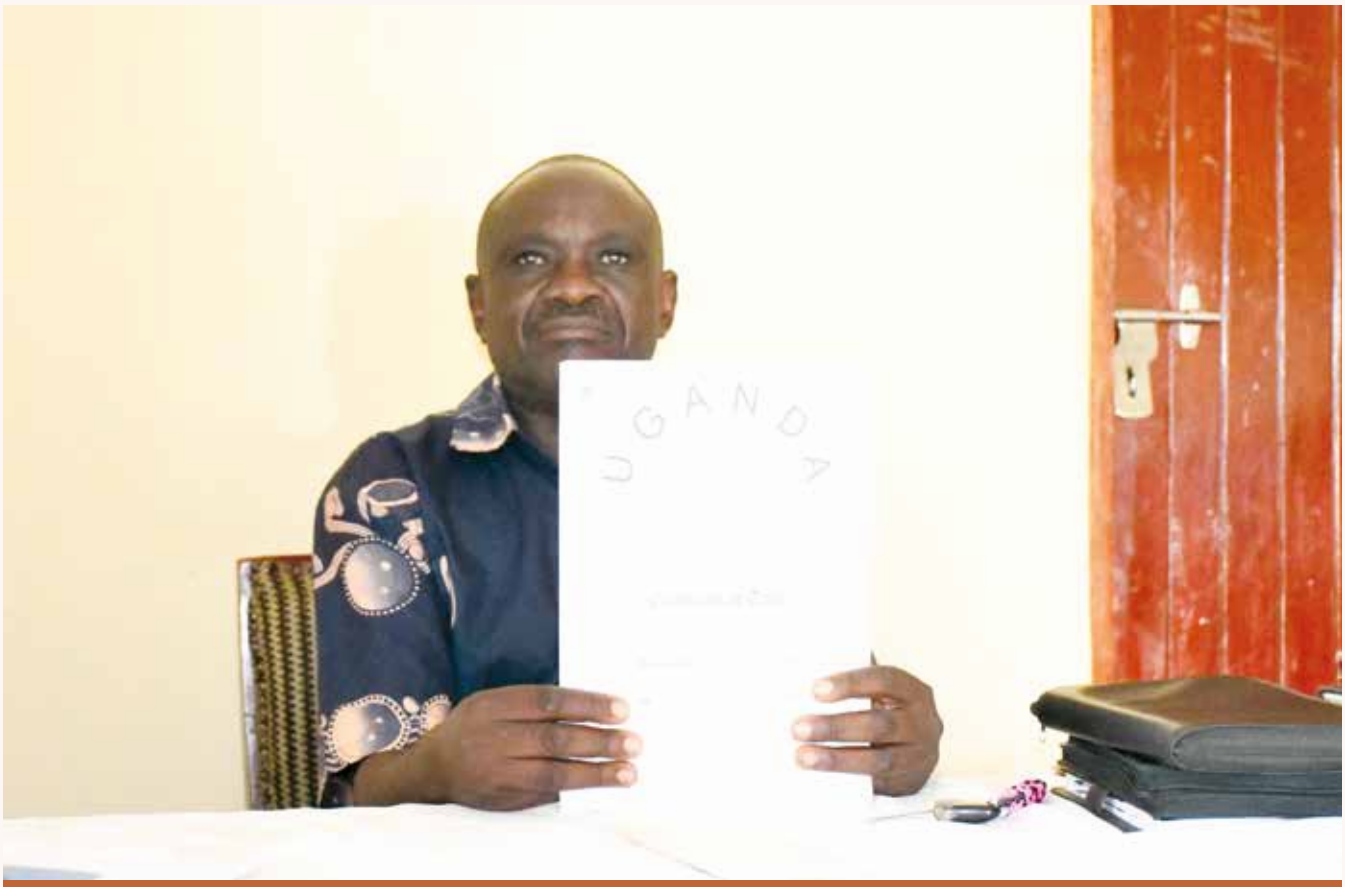
Mr. Kobwemi also noted that the land titling process has resolved boundary disputes, which were previously common because every plot had its boundaries opened and marked with stones.

The Kobwemi family said the formalization of land ownership has brought more than just security in their village, and this has enabled investment, development, and peace of mind for multiple generations.

He added that from productive farming to construction and inheritance planning, the benefits of land titles have transformed the lives of elderly headed families that had lived for decades under informal arrangements.



FROM A MANGO TREE TO A PERMANENT SANCTUARY: HOW LAND TITLES TRANSFORMED RWENZORI REVIVAL CHURCH



Senior Pastor Wilberforce Byaruhanga with land title

In Kibiito Town Council trading center, Bunyangabu District a few meters away from the main road heading to Kasese, stands Rwenzori Revival Church Ministries Limited. Today, the church is a vibrant center of worship, complete with a permanent structure, an expanding congregation, and even plans for a school.

The founder of this ministry is Senior Pastor Wilberforce Byaruhanga, now 62 years old.

He said he vividly remembers 1990, the year he founded what was then known as Kayembe Revival Church. Born and raised in the area, Byaruhanga said at that time, he felt a deep calling to serve God and his community. But he also knew that to start a church, he needed land.

"In 1990, I bought this piece of land at Shs 600,000 from a fellow resident, he only gave me a sales agreement because he himself did not have a land title. The land officially belonged to the Tooro Kingdom."

> "In 2022, after decades of uncertainty, Rwenzori Revival Church finally received its official land title Block 44, Plot 1881, measuring 0.1453 hectares.
>
> Since the day we got the land title, our church has been transformed

He said because the kingdom at that time remained the landlord, and he was required to pay' Busuulu', a form of ground rent to Tooro Kingdom every year of Shs 20,000 up to 2005.

He added that as a tenant under the kingdom, he was restricted in what he could do with the land among them was a restriction from constructing a permanent structure on the land.

"The kingdom chiefs told me clearly; I could not build a permanent structure. They said the land was leasehold and the kingdom remained the landlord. I was cautioned never to try putting up permanent buildings."

He said with that restriction, he was left with his congregation in a humiliating situation to see for

the years, their church operated under a large mango tree.

“It was shameful, we prayed under that tree in the rain and the sun. People mocked us. Some worshipers even lost hope, thinking our church would never grow.”

By 2010, after twenty years of worshiping in makeshift conditions, Byaruhanga said he could no longer accept the status quo but to defy kingdom orders and start building secretly.

He said his joy was short-lived that around the same time, rumors again spread through the community that the government had bought the land from Tooro Kingdom and the news sparked new fears.

“We did not know why the government bought the land or what would happen to us. We expected eviction. For months, there was no official communication. The anxiety was very high. Some people even stopped coming to church, fearing the government would demolish everything,” He said.

Unsure of their future, Pastor Byaruhanga said he decided to act by writing to the Uganda Land Commission, inquiring whether he could be permitted to buy or lease the land officially to ensure that his church has sold its foundation.

“I was told that the government’s plan was to process land titles for all the people already living and working on the land. That day we celebrated like never before,” he said. The Uganda Land Commission would carry out systematic demarcation and later give land titles. When surveyors arrived as part of the Commission’s comprehensive land adjudication process, Pastor Byaruhanga made a strategic decision that would secure his church’s future. “The Land Commission’s surveyors were professional and thorough. They explained the entire process clearly,” he says. “When it came time to register the title, I made a deliberate choice: instead of putting it in my own name, I registered it under the name of the church. I wanted to separate my property from God’s property. Most importantly, I wanted worshipers to know the church belongs to them. Even if I die, the church will remain.”

In 2022, after decades of uncertainty, Rwenzori Revival Church finally received its official land title Block 44, Plot 1881, measuring 0.1453 hectares.

“Since the day we got the land title, our church has been transformed. Before, we were Pentecostal but not recognized by the government because we had no title. We were not allowed to conduct weddings legally.”

He admits that in the past, they sometimes conducted marriages, but the certificates issued were not legally recognized.

“Truthfully, we used to wed couples, but it was illegal. Our certificates had no weight. But after receiving the title, the church was gazetted. This year alone, we have already wedded five couples with certificates that are fully recognized by the government. Without the land title, we would still be doing illegal weddings.”

He said the title has also unlocked new opportunities for development that recently the church secured a bank loan of Shs 10 million to start projects.

“In the past, banks would reject us or only give very small amounts, maybe Shs 1 million because we only had a sales agreement. But now, they tell us that even if we want Shs 50 million, they can provide it because we have a land title.”

He added that the church leadership is already planning to establish a school to serve children in the area. In addition, Rwenzori Revival has started opening new branches across the district, something they had always feared to do before.

“When your headquarters itself is in question, you cannot expand. But once the church was gazetted, we became confident to grow.”

Another major change came with identity. In 2022, following gazettement, the church officially changed its name from Kayembe Revival Church to Rwenzori Revival Church Ministries Limited.

The impact of the title has been felt not only by the church leadership but also by the congregation. Attendance has grown significantly since worshipers heard the church was fully recognized and secure.

“Our people are happy, they no longer fear that one day the church will be closed. They see that this church is here to stay. I am the founder of this church. But even if I pass on, the church will not die with me. The title is in the church’s name, and we already have administrators to ensure its future. That was my greatest dream: to know that the work I started will continue for generations.”



Senior Pastor Wilberforce Byaruhanga at his church in Bunyangabu district



The ULC Chairperson Prof. Pen-Mogi Nyeko (L), the Secretary Mr. Andrew Nyumba (C) and Mr. Tom Fisher Kasenge (Commission Member) in a meeting

AT 74 YEARS NAMATOV, LAND TITLES OWNERSHIP BRINGS PEACE AND DIGNITY

Seated under the shade of a sprawling jackfruit tree in Kineka A village, Ruguza Ward, Kibaale District, Ms Costancia Namatov, 74, goes about her daily chores with a smile that has been absent for much of her life.

That smile, she says, returned in November and December 2022 to date, when she received two land titles from Uganda Land Commission, documents she had long lost hope of ever owning.

“The way you see me at my old age, do I have money to go to Kampala to process the land title? Do I even know the office to go to? I am just a village woman who has lived here for years. I don’t know how the government thought about me, but when they gave me a land title, it changed everything,” she said.

For decades, Namatov said she has lived with uncertainty, tending her gardens and caring for relatives on land whose ownership was never legally recognized, even when the land belonged to someone else before she inherited it.

She said that she is currently keeping titles at home, and they have given her more than just documents; they have brought peace of mind, dignity, and a sense of legacy in her old age.

Namatov said her story begins in 1981, when she was around 30 years old and came to nurse her aging grandparents in their twilight years, who later passed away.

She said when the last person passed away, whom she called grandmother, and because she did not leave behind any children, she inherited the land, and said, like many families in the rural areas in the greater Kibaale district, the only proof of ownership was a land sales agreement, a handwritten paper easily contested.

“The life we lived, we did not know that land titles even existed. We only knew about land sales agreements. What we heard was that the land we were living on belonged to someone else, someone we did not know or even see. At any time, they could come and chase us away.” She said.

For more than 40 years, she said, she has cultivated her gardens and built her home on the land, but the uncertainty gnawed at her, and potential buyers were hesitant to invest in the area because there was no assurance of security, and development lagged.

She said in 2022, word began spreading through her village that the government, through the Uganda Land Commission, would be giving free land titles in their area, which she said at first, she dismissed as a rumor. The Uganda Land Commission’s outreach to remote villages like Kineka A demonstrates their commitment to ensuring no Ugandan is left behind in the quest for land security. The Commission’s field teams work tirelessly to reach elderly citizens like Ms. Namatov, understanding that they often lack the resources and knowledge to navigate complex bureaucratic processes.

She said she could not imagine that, at her age, such a life-changing opportunity could reach her doorstep.

The ULC’s approach of bringing services directly to communities represents a revolutionary shift in how government institutions serve citizens. Rather than expecting vulnerable populations to travel long distances and navigate complex procedures, the



Ms. Costancia Namatovu holds her land titles with Nakandi Daisy the communication officer ULC



Ms. Costancia Namatovu with her land titles in Kineka A village, Kibaale district.

Commission brings its expertise to village level, conducting free surveys and community sensitization meetings that ensure everyone understands their rights.

"I did not believe it was true until I was called to attend a meeting, and a few days later, surveyors came to measure my land. They did everything at no cost. I was surprised."

She said for her, the relief was immense, and unlike younger residents, she had no energy or resources to travel to Kampala, pay fees, or navigate complicated offices. But with government intervention, the process was brought right to her village.

"At 74, I could not manage to start looking for money or struggle to process a title. When I held the titles in my hands, I knew my suffering had ended."

She said her land, now secured under Block 244, Plot 1559 and Block 244, Plot 1232, is not just gardens but also the graves of several family members—a history that she fiercely wanted to protect before her death.

She said that with the titles, she no longer fears that her heritage could be wiped away by absentee landlords or fraudulent claimants.

She said, despite her old age, she has already drawn up a succession plan, ensuring that when she is no longer alive, her relatives who remain on the land will inherit without disputes.

"Since both land titles belong to my name, the future of those who will stay here is bright; no one will come to disturb them."

She said that in recent years, her daily life has changed, and now she works her gardens without fear, knowing that whatever she plants will belong to her family, unlike in the past.

She has also learned that titles can be used as collateral for bank loans, although she has not yet pursued that option, and for now, she prefers to keep her land unencumbered and use it for cultivation and subsistence.

"I know that if I want to sell, the value of my land has increased. Before, no one wanted to buy because there was no assurance. Now, if I want to sell, I have something to show, and the buyer knows it is genuine."

She said she is also considering renting parts of her land to others for cultivation in exchange for income, in incase interested people come.

She said owning land title has done more than transform individual lives that it has rejuvenated whole communities, saying that for years, people in Kineka A village hesitated to build permanent structures or invest in businesses because of the uncertainty, but now with the assurance of titles, development is slowly taking root.

The ULC's impact extends beyond individual beneficiaries to entire communities. Their systematic titling programs create enabling environments for investment, development, and economic growth. When people have secure land tenure, they invest in permanent structures, start businesses, and contribute to local economic development, creating a multiplier effect that benefits everyone.

Namatovu points out that even the value of land has significantly increased that what was once considered worthless is now selling for millions of shillings, giving families the ability to raise money for school fees, build permanent homes, or invest in small businesses.

Through their dedicated work in districts like Kibaale, the Uganda Land Commission demonstrates that government institutions can truly transform lives when they prioritize citizen welfare and accessibility. Their commitment by reaching my corner of Uganda, serving the most vulnerable populations, and providing affordable, transparent services makes them not just land administrators, but architects of hope and dignity for Uganda's citizens.

END

FROM FEAR TO SECURITY: 74-YEAR-OLD GRANDMOTHER'S NINE-YEAR WAIT FOR LAND TITLE TRANSFORMS LIFE IN KAKUMIRO



Ms. Angyeria Tamuturano with her land title standing in front of her newly built house in Kasozi village in Kakumiro district

Ms. Angyeria Tamuturano, 74, a resident of Kasozi Village in Kakumiro District, migrated from Kabale District in 2013. She bought about two acres of land for Shs 400,000 from a fellow Mufuriki from Kabale. Because she knew the seller personally, no formal land agreement or title was provided.

"One of my sons, who had come earlier, asked me to leave Kabale and come here. I accepted because I had a passion for farming, but I did not make much progress. Shortly after settling here, I started hearing on the radio that the landowner would be evicting everyone," she recalled.

During those early years, Ms. Tamuturano said she lived in constant fear of losing her land. In 2015, she often stayed home, too anxious to work in the fields, and delayed plans to build a permanent house, fearing it could be demolished or taken in case of eviction.

Eventually, she said she found the courage to start small-scale farming, focusing on food crops. However, selling her produce was difficult, as many residents had abandoned the area due to insecurity, which hindered local growth. Behind Ms. Tamuturano's eventual transformation is the dedicated work of the Uganda Land Commission (ULC).

"One day, our village chairman came to tell us that the government wanted to buy the land for us and provide land titles. We were overjoyed. For the first time, we felt relief from the stress of possible eviction and could focus on planting food and cash crops," she said.

She added that despite this announcement, rumors again circulated that the government had not bought the land, which caused renewed fear.

The ULC's field officers understand the anxiety that land insecurity creates. When the Commission's surveyors arrived in Kasozi Village, they came not just with technical instruments, but with the understanding that they were bringing peace of mind to families who had spent years living in fear.

"It was only when I saw surveyors at my compound, together with the chairman, that I realized they had come to survey my land for a title. Initially, I thought it was the landlord coming to evict me. I had sleepless nights, wondering when I would finally receive it," she added.



Ms. Angyeria Tamuturano with her child at



Ms. Angyeria Tamuturano with her land title standing in front of her newly built house in Kasozi village in Kakumiro district.

In January 2023, Ms. Tamuturano received her land title for Block 125, Plot 65, covering 0.0283 hectares. Since then, she has seen significant development on her land, including building a permanent house, a goal she had delayed for years due to fears of eviction.

"This title also assures me that the graves of my family members buried here will never be disturbed. In the past, I lived in constant fear that if evicted, their graves could be demolished," she explained.

Ms. Tamuturano praised the government and President Museveni for the initiative, which surprised her and many others who received titles.

"If I meet President Museveni, I don't know how I could thank him. We are on this land because of him. I have told all my children to vote for him in 2026 as a sign of appreciation. Now we are assured of security on our land," she said.

She also said that the land title has brought peace of mind concerning inheritance.

"If I had died before receiving this title, I would have no explanation to give my children. They could have inherited land disputes or insecurity. Now I am at peace knowing that my heirs will inherit a secure property. Even my grave has a permanent place, and they won't be forced to leave," she said.

Her son, Mr. Christopher Arinaitwe, said, "We are happy that our mother has a title. Even at her age, no one can evict her. It would have been shameful if she had been forced out. I had nowhere else to take her, but now we are safe."



home in Kasozi village, Kakumiro district.

> *If I meet President Museveni, I don't know how I could thank him. We are on this land because of him. I have told all my children to vote for him in 2026 as a sign of appreciation.*

Christopher added that he holds six titles totaling five acres, which he now uses productively for farming, thanks to the security the titles provide.

"Before, people thought only the wealthy could secure land titles. Some tried to get them and were charged huge fees, like Shs 10 million from middlemen, but never received them. We got ours after paying only Shs 40,000 per plot for surveying. No one can now claim our land or change boundaries; disputes have ended, and the fear of eviction is gone," he said.

He explained that with land titles, he plans to mortgage one of his plots to access a bank loan and start a business, as it's a requirement for the bank to lend money.

For Ms. Tamuturano and her children, the land titling process has transformed their lives and sparked development in their area, including the installation of electricity.

She concluded that after years of fear and uncertainty, they now enjoy the security to invest in farming, build permanent homes, and plan for the future.

END

HOW LAND OWNERSHIP LIFTS BYAMUKAMA OUT OF POVERTY IN KAGADI



Mr. Byamukama Thomas and his wife Ms Christine Baseke hold the land titles inside their shop in Kyamanyanda village in Kagadi Sub-County, Kagadi District.

For most of his life, Mr. Thomas Byamukama, 36, carried the heavy burden of uncertainty. A resident of Kyamanyanda village in Kagadi Sub-County, Kagadi District, Byamukama grew up on land his family tilled but never truly owned. His parents often whispered about a mysterious landlord known only as Omuganda, who they feared might one day return and evict them.

"All the years I lived here, we used to hear that this land belonged to Omuganda. Anytime he comes to reclaim it, we would be forced to leave. Because of that, even though I lived here, I was always in fear that the land would be taken away," he said. The fear shadowed his childhood and adulthood alike because land ownership was uncertain, and development was nearly impossible. He and his neighbors worked their gardens, built homes, and raised children on plots that could, at any moment, be taken away.

However, in 2023, Byamukama's life took a dramatic turn when he received four land titles processed by the Uganda Land Commission, securing his family's claim to the land once haunted by doubt. The transformation began with what seemed like a risky investment back in 2012, when Byamukama gathered his meager savings and bought a small piece of land now measuring 0.1957 hectares under block 65, plot 232 for just Shs 400,000. At that time, land in what is now Kagadi district was cheap, but the purchase came with tremendous anxiety.

"We used to hear that only wealthy people with big pieces of land had land titles. I wondered if I could ever have one. Even when I bought my land, I had no full assurance because people told us you cannot have two titles on the same land," he recalled. For years, he tilled the land, built a modest home for his wife Ms. Christine Baseke and their growing family of four children, but the nagging fear of eviction never left.

The turning point came in 2022, after a decade of uncertainty, when local leaders invited residents to King Solomon Secondary School. There, officials from the Uganda Land Commission explained something that seemed too good to be true – land titles would be processed for ordinary citizens like Byamukama for just a nominal fee to cover stamp duty. After years of thinking titles were reserved for the rich, here was the Uganda Land Commission extending this life-changing opportunity to ordinary villagers.

"I almost couldn't believe it was true," Byamukama said. For just Shs 40,000 per parcel paid at the bank for stamp duty, the Commission processed his applications.

The transformation was immediate and profound. One of the biggest breakthroughs came in accessing credit, as banks that had once turned him away suddenly welcomed him because his titles could now serve as collateral. “After receiving my land titles, my wife and I agreed to get a bank loan. I took one of the titles to the bank. It was valued for a loan of Shs 5 million, but I only needed Shs 1 million,” he said.

With that loan, he invested Shs 300,000 in a poultry business at home, buying 100 chicks and using the rest for chicken feed and finishing his house. A few months later, he started selling broilers, pocketing Shs 1.6 million after selling 80 chickens at Shs 20,000 each at a party. The success gave him confidence to diversify, switching to distilling waragi, a business that has quickly proved more lucrative.

“I now produce waragi. On a good day, if I get an order, I can produce 50 jerrycans. Each goes for Shs 50,000, and I sell mostly in Buliisa district,” he explained. The initial Shs 1 million loan has grown his business capital to Shs 5 million. He recently reinvested profits into his home, spending Shs 800,000 on a garage door and started a shop for his wife.

The ripple effects from receiving a title are visible in every corner of the Byamukama household. His three school-going children now attend private schools, where he pays Shs 250,000 per child per term. Without the security that came with his land titles, he admits, they would still be in underfunded government schools. “My children’s education is my biggest investment. If I had not ventured into business after getting land titles, they would not be in private schools today.”

Christine, his wife, shares in the optimism that the intervention has brought to their family. “After securing the land titles, our next step is to use part of our land to establish rental houses. That way, we can earn from tenants and expand our developments further,” she said.

Beyond the immediate financial gains, Byamukama treasures the peace of mind that his titles bring. “Unlike people who died without titles and left their families in endless succession disputes, my family will not suffer the same fate. The titles make succession smooth. No one can tamper with what I leave behind,” he said. When he embarks on new projects on his land, he does so with confidence that no one will come and dismantle his work.

“With land titles, I can put any development on my land knowing no one will come to tamper with it. And if I want to buy more land, I now only buy with a title, not just a sales agreement,” he noted. The appreciation of land value has also boosted his wealth. Plots that once cost Shs 500,000 are now selling for over Shs 2 million, depending on location.

Byamukama emphasized that none of this transformation would have been possible without the Uganda Land Commission’s intervention. Individually, the cost of processing titles would have been far beyond his reach, and he would have lived his entire life without the security of legal ownership. “If the Uganda Land Commission had not helped us, I would have died without ever owning a title. My only way to show appreciation is to keep supporting the government that made this possible. Without the Commission’s intervention, I would never have seen a land title.”

Today, his holdings include four titled plots in Buyaga County, Kagadi District: Block 65, Plot 281 measuring 0.1080 hectares, Block 65, Plot 233 measuring 0.2691 hectares, Block 65, Plot 329 measuring 0.0019 hectares, and Block 65, Plot 232 measuring 0.1957 hectares. Each title represents not just legal ownership, but a foundation for prosperity that goverment has made possible for thousands of Ugandans like Byamukama.

The story of Thomas Byamukama stands as a powerful testament to how the Uganda Land Commission’s mission of securing land rights translates into real transformation for ordinary citizens, lifting families out of uncertainty and poverty, one title at a time.

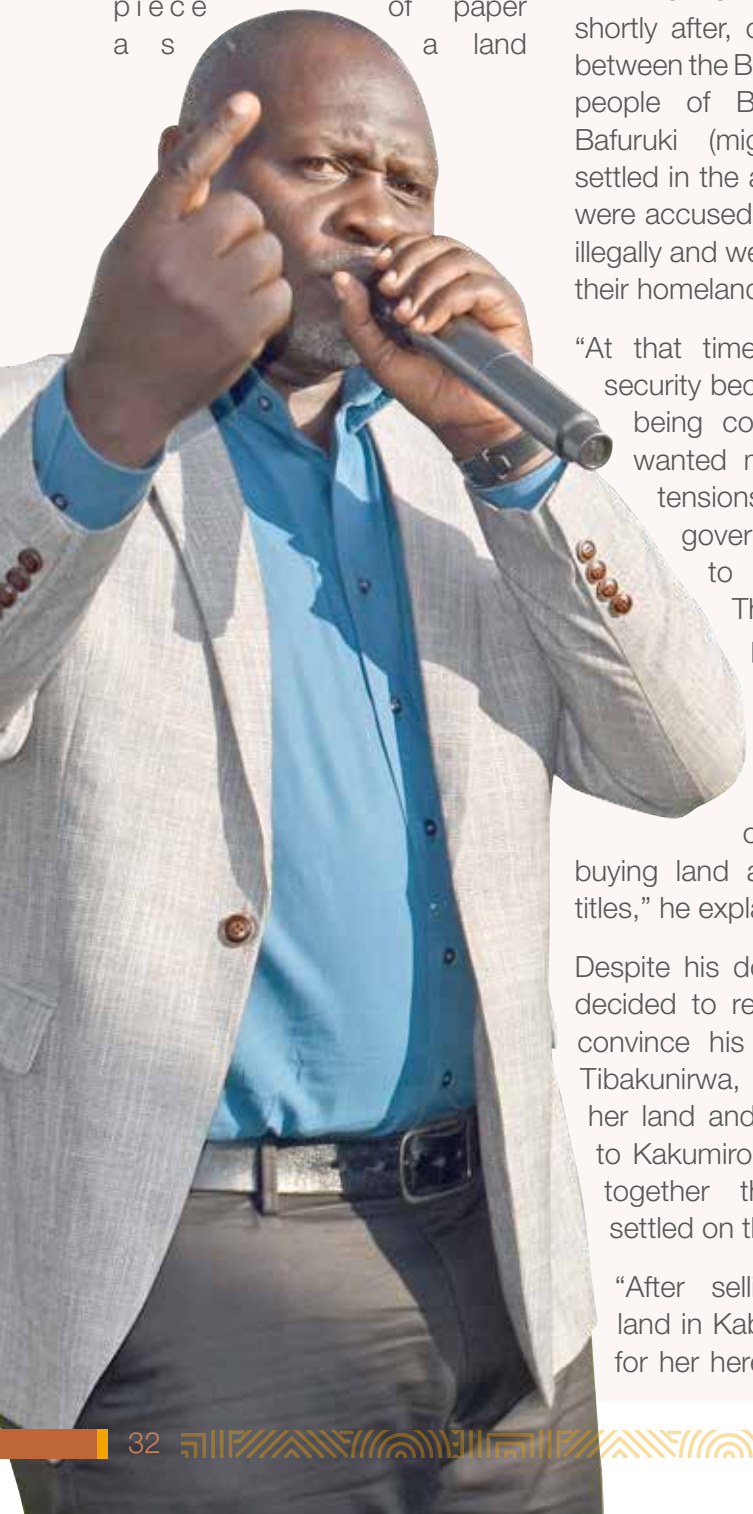


Mr. Byamukama Thomas and his wife Christine Baseke pose for a photo in front of their house.

HOW LAND VALUE SOARED IN KAKUMIRO AFTER RESIDENTS RECEIVED LAND TITLES

In 1997, Mr. Karwemera Shwekyerera migrated from Kabale District in the Kigezi sub-region to the present-day Kasozi village in Kakumiro District in search of enough land for cultivation.

He explained that upon arrival in Kakumiro, he bought land for Shs 500,000 from a Munyoro. However, he was only given a piece of paper as a land agreement to prove ownership.



"A few days after buying the land and settling in the area, I started hearing rumors that the real owner of the land, a Muganda, was coming back to evict me. I became very worried because I had already sold my land in Kabale and had nowhere else to go," he recalled.

Mr. Karwemera added that shortly after, conflicts broke out between the Banyoro (indigenous people of Bunyoro) and the Bafuruki (migrants who had settled in the area). The Bafuruki were accused of occupying land illegally and were told to return to their homeland in Kabale.

"At that time, I had no land security because the land was being contested and they wanted me evicted. When tensions escalated, the government intervened to settle the matter. The government promised that they would resolve our issues, but I could hardly believe it. I had never heard of a government buying land and giving people titles," he explained.

Despite his doubts, Karwemera decided to return to Kabale to convince his mother, Ms. Inid Tibakunirwa, now 95, to sell her land and migrate with him to Kakumiro. She agreed, and together they moved and settled on the contested land.

"After selling my mother's land in Kabale, I bought land for her here in Kakumiro. We stayed together, but we lived in constant fear because we had no land titles. We could not embark on any major development projects, not even planting cash crops, because we were afraid of eviction," he said.



Ms. Tibakunirwa recalled regretting her decision to leave Kabale to buy land in Kakumiro district.

"When I started hearing rumors of eviction, I regretted why I had left Kabale. I asked my son to take me back, but unfortunately, no one was willing to buy our land because everyone was afraid of



eviction."

She added, "I had planted coffee and other cash crops on my land, but most times I would spend the whole day inside the house, waiting for the landlord to come and evict me. That's why it took many years for our village to have permanent houses and serious projects,"

According to Mr. Karwemera, the turning point came in 2022 when the Uganda Land Commission surveyors visited his home to survey his land.

"They surveyed all ten plots at no cost. Out of the ten plots, all under Block 125, I received eight land titles in my name. I am still waiting for two more titles that had errors in the names," he said.

He added that even his elderly mother was assisted to process her own title, which she received in January 2023. Her title is registered under Block 125, Plot 257, measuring 0.6638 hectares.

"Now, both my mother and I have land titles. We never thought this day would come. Some people from opposition lied and told us that the government would take the titles back, but up to now, we still have them in our custody," he said.

A week after receiving his titles, Mr. Karwemera rushed to the bank and, for the first time, secured a loan of Shs 4 million, something he had been denied for years because he lacked collateral.

"When I received the Shs 4 million loan, I invested in buying and selling maize and goat farming. The business has been profitable, especially in good maize seasons. I thank the government for the titles, and the only way I can show my appreciation is by

voting for President Museveni in 2026 to remain in power," he stated.

For the past two years, with secure land titles, Karwemera said he has expanded his coffee plantations and increased food production.

"Now my two wives each have their land, and I am assured that the land belongs to us and our children. Even when I die, my family will be safe. No outsider will come to claim our land," he said.

As the chairperson of Kasozi Village, he added that land wrangles had significantly reduced because all the boundaries have marked stones.

"In the last two years, I have not been called to settle any boundary disputes because, during the titling process, boundaries were properly marked and opened. Everyone knows their land," he noted.

Mr. Karwemera further explained that the value of land had greatly increased from Shs 100,000 per acre in 1997 to as much as Shs 4 million or more in some places today, depending on location. He added that more developments had emerged, with people constructing permanent houses.

His mother, Ms. Tibakunirwa, also expressed gratitude that, despite her advanced age, she had established a clear succession plan for her children.

"My children will now inherit property with titles. I have even set aside land for my graveyard so that it remains permanently ours," she said.

Currently, Mr. Karwemera owns several plots under Block 125:

Plot 253 measuring 5.7258 hectares

Plot 223 measuring 0.0326 hectares

Plot 254 measuring 0.0285 hectares

Plot 242 measuring 0.0358 hectares

Plot 216 measuring 0.0587 hectares

Plot 258 measuring 0.0736 hectares

Plot 227 measuring 0.0300 hectares

Plot 222 measuring 5.4480 hectares



Mr. Karwemera Shwekyerera at his home in Kasozi village in Kakumiro district.

Sensitization in kakumiro District, 2025 in Pictorial View.

















John Mukunde with his wife both holding land titles at their home in Butawaata East Village in Mubende district.

HOW LAND TITLES TRANSFORMED THE LIFE OF A BLIND FARMER IN MUBENDE

At 69 years old, John Mukunde every morning before doing anything waking gets his walking stick and inspect his two acres of planted coffee a few meters away in his newly built permanent house in Butawaata East Village, Kigado parish, Kasambya Sub County in Mubende District.

Mukunde is originally from Bushenyi District, where he was born and raised. In 2001, he decided to leave his ancestral home in search of better opportunities. He said he had heard about vast stretches of fertile land in Mubende that were available for purchase at relatively low prices.

“At that time, land in Bushenyi had become scarce and very expensive. I wanted to do commercial farming, but I could not afford the acres I needed. So, I decided to migrate,” he recalls.

He said when he arrived in Butawaata East, luck seemed to be on his side. He bought 30 acres at just Shs100,000 per acre, something he still describes as “unbelievable.” And after he immediately, he planted coffee and intercropped with food crops such as bananas, beans, and maize.

He said because at that time he was still energetic, he envisioned transforming the farm into a flourishing agricultural estate that would support his family for generations.

He added that his dream did not last long; barely two years after settling on the land, disturbing rumors began circulating where some neighbors whispered that the land he and other settlers were farming on belonged to an “absent landlord.”

He said some said the true owner lived far away and could come back at any time to reclaim it.

“I had planned to build a permanent house for my family but when I heard those stories, I stopped. I thought, what if I build and then one day the landlord comes back and chases me away? All my sweat would be wasted.”

He said he again suffered double damage when around 2003 Mukunde a former doctor lost his eyesight in both eyes due to an illness that could not be treated in time. Overnight, he found himself blind, dependent on a walking stick, and struggling to support his family.

“Life became so hard. I had children to raise, but I could not work as before. The thought of eviction kept haunting me, and I felt like a prisoner on my own land. I decided that if I am to die, I will die on this land. I had already sold my land back in Bushenyi, so I had nowhere else to go. This was the only place I could call home.”

He said that for years, he lived under that cloud of uncertainty and that, slowly, the rumors of eviction began to fade and around that time, residents started hearing that the government through Uganda Land Commission had actually bought the land from the absentee landlord and was planning to process land titles for all the occupants.

“I could not believe such a thing could happen. We had suffered for a long time; it sounded like just another rumor. The surveyors came and did their work within days. I did not pay anything apart from the stamp duty of Shs46,000 for each title. That

was all," he says.

He said the day he finally received his land titles from the Uganda Land Commission remains etched in his memory saying he remembers crying, rolling and dancing in front of the minister.

"When they read my name and handed me my title, I fell down and rolled on the ground in excitement. I cried tears of joy. I had never imagined that one day I would hold a title in my hands."

He now owns three titles: Block 247 Plot 738 measuring 1.3610 hectares, and Block 247 Plot 469 measuring 0.1440 hectares, among others.

For Mukunde, the titles meant more than just papers. They symbolized freedom and security. "From that day, no one has ever threatened me with eviction. I know this land is mine. I can plan freely, invest freely, and even be buried here when my time comes. My children will also inherit it peacefully."

He said he has since resumed his farming projects by replanting coffee, which is now approaching flowering, and has started rearing livestock. He also fulfilled his earlier dream of building a permanent house for his family.

He said the land titles also opened another door for him that he has since accessed financial credit that shortly after receiving them, he and his wife approached Post Bank and secured a loan of Shs12 million.

He said with the money, they bought another piece of land already planted with coffee.

"Before, banks used to deny me loans because I had no security. But now, they are the ones calling me to apply. The titles changed everything," he said.

He added that he has already started harvesting from the newly acquired coffee farm and slowly repaying the loan.

"If my neighbor had not been selling his land, I would not have rushed for the loan. But because I had the title, I was confident to borrow. Today, I am glad I did."

Local leaders confirm that the land titling program has transformed Kigado parish.

Mr. Jordan Byakatonda, the parish councilor, says there is now visible development including the establishment of a weekly market which has seen an increase in the number of livestock.

"Before, we had only about 300 cows sold in our market every week. Now, we sell over 1,000 because farmers have invested in livestock. People go to banks with their titles, get loans, and invest in businesses. Even the sub-county benefits through increased revenue."

He adds that before government intervention, tensions in the area were high that one day, people wanted to attack caretakers of the land with pangas because they feared eviction and that is why the government stepped in to buy the land and save lives.

The Commission's work in Mubende demonstrates their broader mission of not just issuing titles, but creating conditions for sustainable rural development. By resolving complex land disputes and providing legal security to vulnerable farmers like Mukunde, the Uganda Land Commission has catalyzed economic transformation that extends far beyond individual households to entire communities.

Looking back, Mukunde says the land titles has given him more than property rights but also, they have restored his dignity and hope.

"Even though I live with blindness, I feel like I see again. I see my children's future secured. I see the fruits of my labor taking shape. I see peace in my heart. The only way I can thank the government is through the ballot box. My family and I will always vote for President Museveni who made this possible."

> *"I could not believe such a thing could happen. We had suffered for a long time; it sounded like just another rumor. The surveyors came and did their work within days. I did not pay anything apart from the stamp duty of Shs46,000 for each title.*

LAND TITLES BRING PEACE OF MIND TO KAGADI'S ELDERLY FARMERS

In Kinyaruhuma village, Kagadi Sub- County, Kagadi District, 71-year-old Mr. Raphael Serugo has lived his entire life farming, raising children, and caring for his community. Yet, despite being born and raised on the land, he spent decades with no official proof that the land he called home belonged to him.

Like many in the area, Raphael told this publication that for years he relied only on sales agreements and word of mouth to secure his family's inheritance like many in the area, Raphael told this publication that for years he relied only on sales agreements and word of mouth to secure his family's inheritance. This vulnerability is precisely what the Uganda Land Commission's current initiatives aim to eliminate, recognizing that informal land arrangements leave families exposed to exploitation and dispossession.

For years, he said he owned five different plots of land, but none had land titles and uncertainty followed him for most of his life until 2023, when the government, through the Uganda Land Commission, processed freehold titles for tenants on disputed land.

"I had lost hope that I would ever get a land title, I have many plots of land without titles, it kept paining me over the years and I never wanted to lose my land.

He said his fears on living on a land without tiles kept worsening by news reports almost every evening, while watching television, where stories of land grabbing and eviction in different parts of Uganda were being reported.

"I used to worry that one day, it might be me. We were living on borrowed time," he explains.

He added that though he is of advanced age, the most risk was not just losing a piece of soil but it was the fear of leaving his family without a secure future.

"In Uganda, land is like gold, having a land title in your names means you have gold. But here in Kagadi, especially on the plot where I was staying, the story was always that the land belonged to someone else that one day, the true owner would show up to reclaim it, and we would become landless."

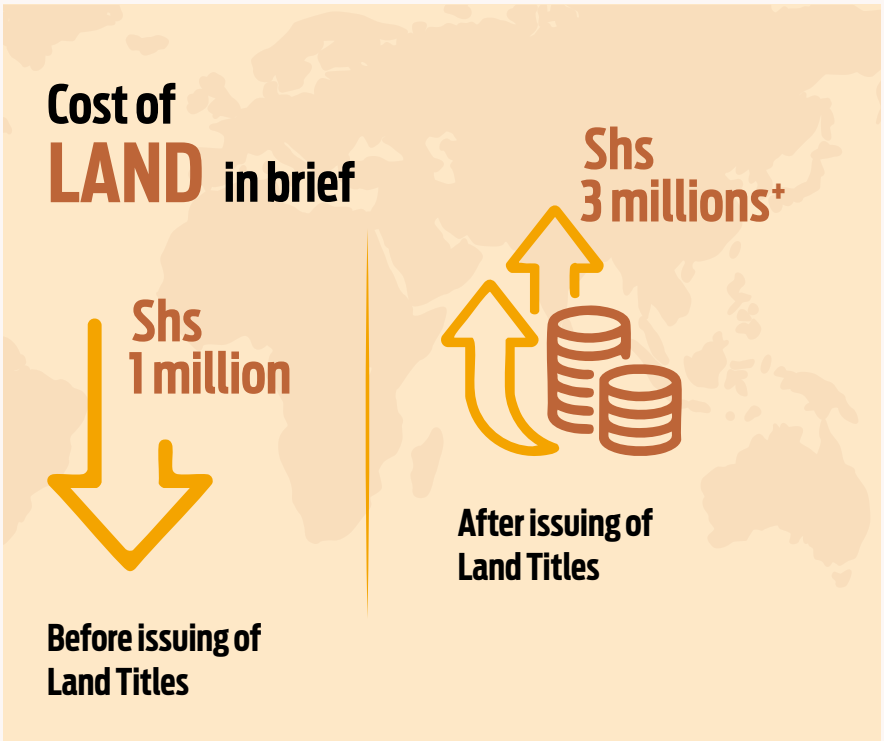
He said despite the risks, he continued to farm his land and grew food crops to feed his family and cash crops to sell at local markets but admitted that every harvest came with uncertainty.

"That was my biggest worry. Even though I was farming, I was never sure that if I died, my family would keep the land. People fight over property when there are no titles. I did not want that for my children."

He said in 2023, his fears finally eased when, the Uganda Land Commission staff surveyed his land in Kagadi and began issuing titles to sitting tenants and said for him and others families were recognized as rightful owners.

Of his five plots, two titles have already been processed in his name. The other three had errors, but he has been assured that by September 16, 2025, they will also be corrected and issued.

"The government relieved us from the stress of not having land titles. We know they compensated the people who originally owned the land, while we who had been living on it were not displaced. Our land was surveyed at no cost. We only paid a small stamp duty, which was nothing compared to the millions one would spend to process a title individually."



He said the impact of the titles is already visible that before, land was sold cheaply because buyers knew that owners lacked formal documentation.

"An acre of land was going for only Shs 1 million because no one had a title. But now, depending on location, the same acre can fetch Shs 3 million or more. The value of land has increased because people are sure of ownership."

He said on one of the titled plots, he has built a residential house for his family and on the other, he maintains gardens that provide both food and income.

"Now I am confident that even if I die, my family will not suffer. They will not fight over land like other families where no title exists. I now have a succession plan for my family. You can write a will, but without a land title, anyone can evict your family. With a title, no one can touch what belongs to us."

He added that for years, he has been struggling to obtain loans because banks would not accept sales agreements. "When I went to the bank with only a land sale agreement, they gave me very little money. The banks had no assurance that the land wasn't mortgaged elsewhere."

But with his titles, Raphael he has now bargaining power. "With a title, the bank recognizes the land's real value. You can negotiate for a bigger loan. That means I can invest in better farming and secure my family's needs," he said.

His two secured titles include: Block 65, Plot 13, measuring 2.6602 hectares, Block 65, Plot 853, measuring 0.8926 hectares.



Mr. Raphael Serugo at his home with land titles in Kinyaruhuma village, Kagadi Sub-County, Kagadi District

LAND TITLES BRING PEACE OF MIND TO WIDOWS IN MUBENDE

In Butawaata East Village, Kigado Parish, Kasambya Sub County in Mubende District, the lives of many families have been shaped by uncertainty over land ownership. For years, ordinary villagers farmed and raised their families under the constant fear of eviction from absentee landlords. Among them are two widows Jasinta Kemisikurano, 60, and Regina Nyantabiri, 89.

Jasinta, migrated with her late husband from Bushenyi District to Mubende in 1993 and at the time, the couple was full of hope.

She said with their savings put together, they purchased 20 acres of land for Shs 600,000. "When we bought the land, we thought the sales agreement we received was enough. We didn't even know that land titles existed. To us, the agreement was final," she recalls.

She said but only a few months later, their excitement gave way to fear after surveyors moved around their land, opening boundaries without their notice and said rumors spread quickly that the real landlord wanted to reclaim the property.

"That's when we learned the land had another owner. We never talked to him directly, but later we were told we had to start paying Busuulu to stay."

She the thought of eviction haunted them this was because they had already sold all their land back in Bushenyi, leaving them with no fallback.

"We kept asking ourselves, where would we go if chased away?" she said.

In 2015, she said tragedy struck when she lost her husband and she was left alone with the children, and the life became unbearable on her side.

"When my husband died, the world became so small. All the children were looking at me. The threats of eviction were still there, but I had no strength to fight. I kept asking myself where I would take my children if we were thrown out."

She added that what disturbed her most was the future of her husband graveyard which held sentimental value for them but would be removed if they were evicted, it weighed heavily on her heart.

"I worried that even his grave would be destroyed if we were evicted. I was advised to plant fruit trees on the land, that if I was to be evicted, I would at least receive compensation for the trees. I followed the advice, but the anxiety never left," She said.

Kemisikurano, said relief came when news spread that government had purchased the land from the absentee landlord and planned to give titles to all occupants.

"When I heard that, I loved President Museveni even more. I thought I would die, just like my husband, before getting a title. But then, finally, I received mine."

With her titles secured, Kemisikurano, said she has thrown herself into commercial farming as she now grows coffee and keeps livestock without fear of losing her land and again she has prepared a succession plan.

"Even if I die today, my family will be safe. Unlike when my husband died and left us uncertain, I will leave my children with land titles. There will be no fights because the boundaries are well-known."

Not far from Jasinta's home lives another widow, 89-year-old Regina Nyantabiri, whose wrinkled face carries a constant smile these days.

She says she is finally at peace of recent years after knowing her land and her children's future are secured.

Regina said she migrated from Kanungu District when she was still a child, moving with her parents who later passed away.

She said she inherited the land they had been cultivating, but like Jasinta, she never had a title. "All the years we stayed here, we lived in fear. We kept paying Busuulu to the caretakers of the land every year, but we had no certainty."

She added that when she got married, her husband also had land but no title. Together they raised eight children, though sadly four of them died. The remaining four, she says, now have a bright future because of the titles.

"For us, we had given up. We left everything to God, praying that we would not be evicted. That is why we call President Museveni our second God. He bought this land for us. All the governments before him never thought of doing that. I am only waiting to vote for him next year."

Now that she has a title, she said she is confident her property will remain intact even after her death and also graveyards

The physical demarcation process that Regina references reflects the ULC's survey teams clearly established boundaries and help to prevent future disputes and encroachment.

"I am sure that my grave and the graveyards of my family will never be touched. The surveyors marked the boundaries with stones. No one can steal this land again."

Because of her advanced age, Regina no longer cultivates the land actively. Instead, her children and grandchildren manage the gardens, ensuring there is always food for the household and something extra for her needs.

This intergenerational management arrangement illustrates how ULC interventions create platforms for sustainable family land governance, enabling elderly beneficiaries to maintain control while ensuring continuity of productive land use across generations.

To safeguard the titles, she said she handed them over to one of her children for safekeeping.



Jasinta Kemisikurano with land title and grandchildren in Butawaata East Village, Mubende district.



Regina Nyantabiri with her grandchildren at home in Butawaata East village in Mubende district.

KARUSANDARA FAMILIES PLACE THEIR HOPES IN LAND TITLES AFTER DECADES OF UNCERTAINTY

At 63 years old, Mr. Emanuel Mutamba of Karusandara village, Karusandara Sub-County in Kasese District, vividly recalls the long journey his family has endured to find security on the land they call home.

He narrates that in 1965, his father moved the family from Kisoro District to Karusandara in the present-day Kasese district, saying that at that time, his father did not buy the land in the area, but he gained its possession from the caretaker who was looking after it on behalf of the government.

He said that for families who wished to settle, they were required to take gifts, usually jerrycans of local brew, to the chiefs, and in return, they were allocated land freely, though everyone knew it legally belonged to the government.

“Our parents told us that there was no land purchase agreement, no titles, nothing. You would just give alcohol to the chief, and he would show you where to settle. My father got our land this way,” Mr. Mutamba recalls.

He said many years later, the tensions arose when it became clear to all tenants that much of the land was under the management of Mubuku Prison.

He added that around 1990, after residents had lived on it for decades, the Mubuku prison authorities began processes to evict the families, and the community resisted fiercely, staging demonstrations that attracted the attention of President Museveni to intervene.

“The prison officers warned us not to build permanent houses or plant cash crops because the land was not ours. We lived in fear. No one wanted to invest in building or farming something permanent. We had no electricity, no schools, and no real development because everyone knew we could be evicted at any time,” he said.

Mutamba said that despite this, families continued to informally buy and sell pieces of land among themselves on sales agreements arrangement including himself that he annexed part of his inherited land from his father.

“When I bought the land, I was given a sales agreement, but deep inside I knew the land belonged to the government. That’s why land was cheap. Even those buying knew eviction could come anytime,” he says.

He said the struggle for security for land continued until 1997, when the government through Uganda Land Commission announced that land would be subdivided and titles issued to residents, saying that this was after a series of demonstrations and resistance from the community.

“That announcement brought joy to the entire sub-county. For the first time, we felt secure, knowing that one day we could own our land permanently without fear of eviction,” says Mutamba.

He said after the announcement from the government, development started to take root in the entire sub-county, although the titling process took many years, until earlier this year when ULC surveyors visited Karusandara and started and concluded the process of surveying the land.

He said that together with other residents, they were told that a total of 721 titles would be processed for families across the three parishes of Karusandara Sub-County, Kibuga, Kanaba, and Karusandara. Next will be the display so we confirm our land, open files, sign the transfer papers then pay stamp duty and later receive our titles ULC staff explained to us.

“This is something we are grateful for. We thank President Museveni for the effort. It has been a long journey, but at least now we see progress. As a sub-county, we are proud supporters of the NRM in the entire district,” Mutamba notes.

However, he points out that four villages—Nyabubare, Kikoga, Ngado, and Mubuku II, were not surveyed during the land survey.

“We appeal to the government to also consider our brothers and sisters from those villages. They, too, deserve security of tenure,” he adds.

Mr Mutamba says the community has transformed since the threat of eviction eased and that over the past decade, permanent houses have sprung up, cash crops like coffee and cocoa are thriving, and schools have been established nearby. Electricity has also reached the area, something that was unthinkable in the past.

“Before, no investor would risk their money here. But today, we are seeing businesses and investments coming in because there is confidence that people will stay on their land. Our children no longer walk long distances to school. Things are much better,” he says with a smile.

The value of land has also skyrocketed.

"In the 1980s, an acre cost about Shs 30,000. By the time evictions stopped, it had risen to Shs 2 million. Today, an acre is over Shs 10 million, and we believe it will go higher once we receive our titles," he says.

For Mr Mutamba, one of the most important changes is the assurance of succession, saying in the past, while children inherited land from their parents, there was no guarantee they would keep it.

"I inherited my father's land but lived knowing I could lose it at any time. My children will not go through that. They will inherit land with titles, and that is a permanent assurance. This is the biggest joy we have," he says.



HOW LAND OWNERSHIP TRANSFORMED EDITH KYOKUSIIMA'S LIFE IN RWAMPARA

At 46 years old, Edith Kyokusiima sits under the shade of a banana tree in her compound in Nyaruhandagazi village, Bugamba sub-county, Rwampara District, watching the construction of a new permanent house slowly take shape.

For her, every brick laid is more than just a building project—it is a symbol of peace, security, and a future she once thought was impossible.

Edith came to Nyaruhandagazi in 1994 as a young bride. She said her husband's family had land, but like most families in the area, it had no land title. From the very beginning, her life as a wife and mother was shadowed by uncertainty.

"I was told the land we stayed on had no title. On the radio, I would always hear that the land belonged to someone else who had a title and was the landlord. We lived in fear, wondering if one day we would be chased away." She said.

She said that her fear grew worse whenever she watched the news on television about the eviction of people who formerly occupied the land.

"We would see hundreds of people being evicted from their land in other districts. I would look at my children and ask myself, what shall we do if it happens to us? We had no title to protect us."

As the years went by, Edith and her neighbors realized that living under the fear of eviction was draining their hope. Together, they decided to approach local leaders to raise the issue. To their relief, the leaders explained that the government had purchased the land from landlords on behalf of the sitting tenants.

"We became happy when we heard that the government had bought the land for us. But when the years passed and no one was given a title, we developed bias and started doubting whether the government was serious. The same rumors kept coming that someone else still owned the land. Until we finally received the titles, we were stressed and never felt secure." She added.

For nearly two decades, Edith said she endured eviction tension. Without a title, she says, people sold land cheaply since buyers knew the ownership was not secure, and as families had no access to formal bank loans, most were forced to rely on local moneylenders.

"Those moneylenders were dangerous. They would give you money, but in the end, their real target was your land. Many people lost what they had. Everything changed when the government rolled out a program to issue freehold titles to sitting tenants," she said.

She said when she received a title for her family land, which she co-owns with another relative, officially registered as Block 9, Plot 2400, measuring 0.3552 hectares. Holding the title in her hands for the first time, she felt an overwhelming sense of relief.

"With the title, I now stay on the land with confidence. I have started constructing a permanent house, something I never thought of doing before. We were always

afraid to build, thinking it would be wasted effort if we were evicted."

Beyond building, Edith said she has also expanded her farming activities as she diversified into a banana plantation and a two-year-old coffee plantation that is nearly ready for harvest.

She added that the title has also given her family a clear path for the future, unlike before, when inheritance was uncertain and disputes were common; she now knows exactly how the land will be divided among her children.

"This land now and forever belongs to us. As a family, we know how we shall subdivide it so that each person gets their share. Even my children will inherit without fear. In the past, we did not know how to go about such processes, and there was always confusion." Uganda Land Commission staff came as a heaven send and in no time we had titles no corruption since all the processes were transparent and on time.

For Edith, she said the land title has not only secured property but also strengthened her sense of dignity and belonging, and said she now feels proud that their family is recognized as landowners.

Edith says the arrival of the land title is the greatest relief she has experienced in her adult life.

END

HOW LAND TITLE OWNERSHIP IS EMPOWERING WIVES AND PREVENTING DOMESTIC ABUSE IN RWAMPARA



Ronald Bataringaya with her wife in their house in Nyaruhandagazi village, Nyaruhandagazi parish, Bugamba sub-county in Rwampara District

At 41 years old, Ronald Bataringaya sits outside his modest homestead in Nyaruhandagazi village, Nyaruhandagazi parish, Bugamba sub-county in Rwampara District, watching his children play freely in the compound.

His face carries both relief and pride. For the first time in his life, he says, he is at peace knowing that the land under his feet truly belongs to his family since Uganda Land Commission gave him a title in his names.

Born in 1984 to the late Geofrey Bataringaya in the same village, Ronald said he grew up knowing only one home, the small piece of land where his family cultivated food, built their huts, and buried their loved ones.

Like many families in Ankole, however, the land was not formally theirs. It lay under Mailo's tenure, once belonging to the Ankole Kingdom.

"As a child, we were told that this land was Mailo land. Even though we lived here for many years, we knew there was another landlord somewhere. We didn't face evictions then, but the fear was always there. The thought that one day someone might tell you to leave was terrifying." He said.

He said that fear shaped his entire childhood and young adulthood, where each planting season, his family cultivated the land with uncertainty, while the graves of his relatives lay in the same soil, yet the question lingered—what if they were told to leave?.

"It is hard to plan for a place when you are not sure you will be allowed to stay. It gives you fear even to make long-term developments," he explains.

He said when the Ankole Kingdom was abolished in the 1960s, many families thought they would eventually gain ownership of their land. Ronald's family and others in the village decided to approach government authorities, hoping the state would sell the land to them. But their hopes were short-lived.

"By the time we went, another person had already bought the land from the kingdom. That was the moment when fear increased even more. We realized someone

else now had a title, and for us, eviction could come anytime."

Mr Bataringaya said that fear paralyzed development in the area, and he said he made a deliberate decision not to invest heavily in permanent projects, that building a modern house or even installing electricity seemed like wasted effort.

Instead, he quietly began making plans to sell his small inheritance and relocate to another area where he could buy land outright.

"I had reached a point of almost giving up. I told myself: better to move away and start afresh than to live under constant fear," he admits.

He added that just when he was finalizing plans to sell his land, unexpected news reached the village that the government had stepped in to acquire the contested land on behalf of residents and that Uganda Land Commission was to survey, subdivide the land, allocate plots to the sitting tenants, and provide them with freehold titles.

"That news changed everything. We could hardly believe it. For me, the greatest shock was when they called out my name first. I was the very first person in the entire village to receive a land title. I had never touched a title in my life, not even my parents had." He said.

For processing, he said he paid only Shs 31,400 in stamp duty, a fraction of what he estimates would have cost him if he had attempted to process the title privately.

"We thank President Museveni because of this program; we now have land security. For me personally, it changed everything. We shall give him more votes in 2026."

His land, officially recorded as Block 9, Plot 2360, measures 0.1564 hectares. Though small, the title gave him a new sense of dignity and courage.

He said that within weeks of receiving the title, Ronald's outlook on life shifted dramatically. He said he quickly drew up plans to build a permanent house, something he had avoided all his adult life.

He said he also installed electricity in his current home, another development he had postponed out of fear.

"I now have confidence with my family that this land belongs to us. Before, I would think: what if they come tomorrow and chase us away? But now, I am working hard to improve the land. Next time, when I buy more land, I will never make the mistake of buying without a title."

Beyond development, he also sees the title as a pathway to economic empowerment. "If I need a loan, I have security in my title. In the past, banks would ask for a land title, but all we had were sale agreements. Now I can present my title and access credit."

He also notes that land disputes have drastically reduced in his village since the titling exercise. "In the past, boundary disputes were very common. Today, they are rare. Before titles were issued, ULC surveyors ensured boundaries were opened in front of everyone concerned, and marker stones were placed. Each person knows exactly where their land ends."

Sitting beside him, his wife, Ms Scodius Twikirize, nods in agreement. For her, the title represents more than land, it is a source of family unity and respect.

"Having a land title reduces domestic violence in families. Before, women were treated as useless when it came to land issues. Agreements were signed by men only, sometimes even in bars, and wives were just witnesses or not involved at all." She said.

She explains that with a title, decisions about land use must now be made jointly, though her name is not on the title.

"I know the title belongs to our family. I am the one who keeps it. My husband cannot take it anywhere without my knowledge. If we are to take a loan, we must agree first on how much and for what purpose." She said.

She adds that the title has given her children a brighter outlook. "In the past, children could grow up and find the land gone because their father sold it secretly. Now, no one can sell without the family knowing. Our children have an assurance of inheritance, and they will not face land disputes."

She added, "Before, a man would sell land without informing the wife. Today, with a title, such things are harder. The land is clearly registered, the boundaries are known, and the family is secure. That gives us peace of mind."

As Ronald prepares to build his new house and expand his small farm, he says he finally feels free to dream bigger, and the insecurity that haunted his childhood is gone.

"In this land, our family will stay. I know now that our children and grandchildren will inherit without fear. That is the greatest gift the government has given us." He said.

END





THE LEASE PROCEDURE

Uganda Land Commission is charged with managing Government land and the property thereon, and in this capacity we lease out land to various individuals, investors, schools, universities, offices, churches, homes etc.

The commission has procedures and terms for the various leases we provide as detailed below:

PROCEDURE FOR LEASING LAND HELD OR CONTROLLED UNDER UGANDA LAND COMMISSION

1. The land is identified for development.
2. The interested applicant obtains the application form 7, fills it in triplicate and lodges it with the Uganda Land Commission on payment of an application fee of 20,000/= to URA. The application form must be accompanied by;

   a) Location map / deed print identifying the land.

   b) Where the applicant is a corporate body, documents of incorporation should be attached i.e.; Memorandum of Association, Articles of Association, the constitution of the corporate body

   c) Passport photos

   d) Proof of nationality & the national identification documents.

   e) Where the land is already registered in the name of Uganda Land Commission, a copy of the title should be attached on the application.
3. In case the land is not registered in the name of Uganda Land Commission, the Commission writes to the Commissioner Land Administration Department seeking guidance on the following; a) The nature and location of the land i.e.; wetland, forest reserve

   b) The controlling authority (ownership).

   c) Any other information that may be useful in guiding the Commission before the lease is offered.
4. Where the land is under the use of the MDA, the Commission shall write to the Accounting Officer of the responsible MDA detailing the nature of the application, nature of proposed developments and any other policy guidelines seeking a “no objection” / consent to the application. The Consent must be in writing and signed by the Accounting Officer of the responsible MDA.
5. The Commission should then arrange to inspect the land to ascertain; the actual location, status, state of development, or any other claims that may be adverse to the application.
6. Where the land is already surveyed, the Commission will authorize for the boundary opening of the land and the surveyor should furnish the Commission with a written report with the following;

   a) Detailed description of the land ie; district, county, block (road name), plot number, etc.

   b) Access to the land

   c) Neighboring developments and any economic activity in the neighborhood

   d) Nearest township or trading center

   e) A copy of the cadastral map of the land.

   f) Three (3) certified copies of deed plans.
7. Where the land is neither surveyed nor titled, the Commission shall cause a survey and have the land titled in the name of Uganda Land Commission. The Commission shall then consider the application as to the extent of the area being applied for.
8. Before considering the application the Commission shall write to the Commissioner Physical Planning detailing the nature of the land, location, proposed developments and seeking his or her planning comments/ consent.
9. The application is minuted on the Commission agenda for consideration. The applicant must be informed in writing of the decision taken in the Commission meeting whether; approved / deferred or rejected. The communication should be in writing and not later than 7 days, citing the reasons.
10. Where the application has been approved by ULC, the Commission shall write to the Chief Government Valuer for the determination of the terms of the grant i.e.; the Premium and the Ground Rent.
11. The Commission issues a Lease Offer to the applicant.
12. The offer is communicated to the allocate accompanied by the bank payment advise forms and all payments are to be made in the bank).

13. Upon return of a copy of the offer form endorsed with a payment stamp and a copy of the receipt from the Accounts section, the Commission shall then write to the Commissioner Land Registration requesting for preparation of the Lease Agreement.
14. The draft Lease Agreement will then be passed on to the allocate and advised to execute the agreement, pay stamp duty and there after return them it the Commission for execution where upon, the Chairman and the Secretary shall append their signatures and seal of the Commission. 15. The signed lease agreement shall be forwarded in writing to the Commissioner Land Registration with a request for issuance of a certificate of title, with a requirement that a copy of issued title shall be filed and returned to the Commission.

PROCEDURE FOR LEASE EXTENSION

1. The applicant writes an application letter for extension of lease to the Secretary, Uganda Land Commission. The application must be accompanied with the following;
   a) A Copy of Certificate of title
   b) Photographs of the developments carried out on the land
   c) An occupational permit, if applying for extension to full term
   d) Proof of nationality and national identification documents.
   e) Proof of payment of Ground Rent Arrears.
2. The Commission then arranges to inspect the land to ascertain its state of development.
3. The application is then minuted on the Commission Agenda for consideration. The applicant is informed in writing of the decision taken by the Commission; whether approved (with the number of year granted) or deferred or rejected.
4. Where the Ground Rent is due for revision, the Secretary writes to the Chief Government Valuer to revise the Ground Rent payable.
5. The applicant then pays the Ground rent due and the Extension Fees.
6. The Secretary then instructs the Commissioner Land Registration to register the extension of the lease with a requirement that a copy of extended title shall be filed and returned to the Commission.

PROCEDURE FOR LEASE VARIATION

1. The registered proprietor applies by letter to the Secretary, Uganda Land Commission for variation of lease. The application must be accompanied with the following;
   a) A Copy of Certificate of title
   b) Photographs of the current development
   c) An occupational permit, if it's a full term lease
   d) Proof of nationality and national identification documents.
   e) The applicant is required to have cleared the Ground Rent Arrears before applying for lease variation.
2. The Commission then arranges to inspect the property to ascertain the actual location, status, state of development, acreage or any other claims that may be adverse to the application.
3. Before considering the application, the Commission shall write to the Commissioner Physical Planning seeking his /her planning comments regarding the variation. i.e. variation from 49year lease term to 99 years.
4. The application is then minuted on the Commission Agenda for consideration. The applicant is informed in writing of the decision taken by the Commission; whether approved or deferred or rejected.

5. Where the application has been approved, the Commission shall write to the Chief Government Valuer to determine the terms following variation i.e; New Premium and Ground Rent.
6. The New Premium and Ground Rent is communicated to the proprietor accompanied by the bank payment advice forms and all payments are to be made in the bank).
7. Preparation of the Deed of Variation by the Commissioner Land Registration.
8. The Variation Deed is then passed onto the applicant for execution and after the Secretary and Chairman also endorse it.
9. After signing the VARIATION Deed, its sealed and a copy given to the registered proprietor for titling to take to the Commissioner Land Registration for titling with a requirement that a copy of varied certificate of title shall be filed and returned to the Commission.

PROCEDURE FOR RENEWAL OF LEASE

1. The applicant applies by letter to the Secretary, Uganda Land Commission, requesting for renewal of lease.

The application must be accompanied with the following;

a) Copy of the expired leasehold title.

b) Current photographs of the developments on the land.

c) Proof of nationality and national identification documents

d) Passport photos

e) Consent of the Accounting Officer of the responsible MDA.

2. The Commission should then arrange to inspect the property to ascertain the actual location, status, state of development or any of the claims that may be adverse to the application.
3. The Commission then writes to the Commissioner Physical Planning detailing the nature of the land, developments by the applicant and seeking his/her planning comments or consent.
4. The application is minuted on the Commission agenda for consideration. The applicant must be informed in writing of the decision taken by the Commission in the meeting; whether approved, deferred or rejected. The Communication should be in writing and not later than 7 days, citing the reasons.
5. The Secretary writes to the Commissioner Surveys and Mapping requesting for certified copies of the deed plans in triplicate.
6. The Secretary then writes to the Chief Government Valuer for determination of Fresh Terms upon Renewal of the lease i.e.; New Premium and Ground Rent.
7. The Commission issues a Lease Offer to the applicant.
8. The Offer is communicated to the applicant accompanied by the bank payment advice forms (all payments to be made in the bank).
9. Upon return of a copy of the offer form endorsed with a payment stamp and a copy of the receipt from the Accounts section, the Commission shall then write to the Commissioner Land Registration requesting for preparation of the Lease Agreement.
10. The draft Lease Agreement will then be passed on to the applicant to execute the agreement, pay stamp duty and there after return them to the commission for execution where upon, the chairman and the secretary shall append their signature and seal of the Commission.
11. The signed lease agreement shall be forwarded in writing to the Commissioner Land Registration for issuance of certificate of title with a requirement that a copy of issued title shall be filed and returned to the Commission.

PROCEDURE FOR CONSENT TO MORTGAGE PROPERTY

1. The applicant writes an application letter addressed to the Secretary, Uganda Land Commission requesting for consent to mortgage developed Government land.

The application must be accompanied with the following;

a) Copy of land title

b) Where the applicant is a corporate body, documents of incorporation should be attached.

c) Clearance of ground rent arrears

d) Three passport photos

e) Developments done on the ground.

f) Proof of nationality/ National identification documents.

2. The Commission seeks a no objection to consent to mortgage the property from the Accounting Officer of the responsible MDA.
3. The Commission inspects the property to ascertain the actual location, status, state of development or any other claims that may be adverse to the application.
4. The application is then put on the commission agenda for consideration.
5. Where the application has been approved, the Secretary shall write to the applicant consenting to the mortgaging of the property.

PROCEDURE FOR SUB DIVISION

1. The registered proprietor writes an application letter for subdivision to the Secretary, Uganda Land Commission. The application must be accompanied with the following;

a) A Copy of Certificate of title

b) Photographs of the current development

c) An occupational permit, if applying it's a full term lease

d) Proof of nationality and national identification documents.

e) The applicant is required to have cleared the Ground Rent Arrears.

2. Before considering the application, the Commission shall write to the Commissioner Physical Planning detailing the nature of the development and the application, seeking his/ her planning comments regarding the sub division.
3. The Commission then arranges to inspect the property to ascertain the actual location, status, state of development, acreage or any other claims that may be adverse to the application.
4. The application is then minuted on the Commission Agenda for consideration. The applicant must be informed in writing of the decision taken by the Commission; whether approved or deferred or rejected.
5. Where the application has been approved, the Commission shall write to the Commissioner surveys and mapping requesting him/ her to instruct a survey firm to carry out the subdivision surveys and there after forward three (3) certified copies of the deed plans to the Commission.
6. The Secretary then writes to the Chief Government Valuer to apportion Ground Rent for the sub divided parcels.
7. The applicant then pays the Ground Rent for the different parcels as determined by the Chief Government Valuer, and surrenders the original certificate of title.
8. The Secretary then writes to the Commissioner Land Registration requesting him / her to make separate titles for the created parcels after the sub division surveys, with a requirement that a copy of issued title shall be filed and returned to the Commission.

PROCEDURE FOR CHANGE OF USER

1. The applicant applies by letter to the Secretary, Uganda Land Commission, requesting for consent to change user. The application must be accompanied with the following;

   a) A Copy of Certificate of title
   b) Photographs of the current development
   c) Proof of nationality and national identification documents.
   d) The applicant is required to have cleared the Ground Rent Arrears before applying for change of user.

2. Before considering the application, the Commission shall write to the Commissioner Physical Planning seeking his /her planning comments regarding the change of user.
3. The Commission then arranges to inspect the property to ascertain the actual location, status, user, state of development, acreage or any other claims that may be adverse to the application.
4. The application is then minuted on the Commission Agenda for consideration. The applicant is informed in writing of the decision taken by the Commission; whether approved or deferred or rejected.
5. The Secretary then writes to the Commissioner Land Registration requesting for preparation of the Variation Deed reflecting the change of user.
6. The Variation Deed is then passed onto the applicant for execution and after the Secretary and Chairman also endorse it.
7. The signed Variation Deed is then forwarded to the Commissioner Land Registration for issuance of title with a requirement that a copy of issued title shall be filed and returned to the Commission.

PROCEDURE FOR CONSENT TO TRANSFER

1. The lessee writes an application to the Secretary, Uganda Land Commission, requesting for consent to transfer the property. The application must be accompanied with the following;

   a) A Copy of Certificate of title

   b) Photographs of the current development

   c) Proof of nationality and national identification documents of both the transferor and transferee.

   d) The applicant is required to have cleared the Ground Rent Arrears before applying for transfer.

   e) Details of the purchaser.

2. The Commission then arranges to inspect the property to ascertain the actual location, status, user, state of development, acreage or any other claims that may be adverse to the application.
3. The application is then minuted on the Commission Agenda for consideration. The applicant must be informed in writing of the decision taken by the Commission. Whether approved or deferred or rejected.
4. Where the application has been approved, the transferor and transferee shall sign transfer forms.
5. The Certificate of title together with the copy of the signed transfer forms shall be sent to the Chief Government Valuer for determination of the Stamp Duty, which shall be paid in the bank.
6. After payment of the Stamp Duty, the Commission shall write to the Commissioner Land Registration requesting him/ her to effect the transfer on the Certificate of Title with a requirement that a copy of issued title shall be filed and returned to the Commission.

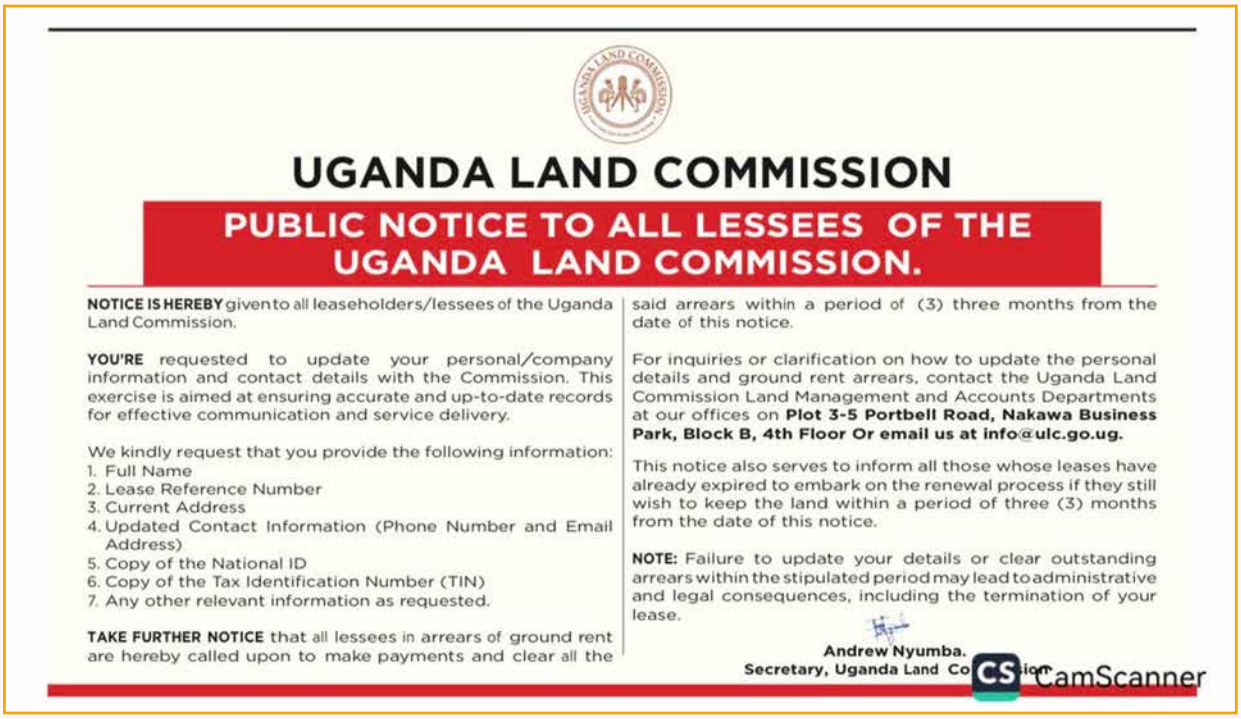
The commission receives two types of payments from lessees which are:

Premium which is a lump sum paid once and is compiled according to the market value of the land.

Ground rent is paid on an annual basis and is compiled as a percentage of the premium.

Both Premium and Ground rent are assessed and compiled by the Government Chief Valuer. Individuals who receive leases from Uganda land commission have roles and expectations to adhere to by especially paying the required dues promptly.

The Commission has struggled in the collection of ground rent from our various lessees and in January 2025 we put the following advert in the New Vision Newspaper.



UGANDA LAND COMMISSION

PUBLIC NOTICE TO ALL LESSEES OF THE UGANDA LAND COMMISSION.

NOTICE IS HEREBY given to all leaseholders/lessees of the Uganda Land Commission.

YOU'RE requested to update your personal/company information and contact details with the Commission. This exercise is aimed at ensuring accurate and up-to-date records for effective communication and service delivery.

We kindly request that you provide the following information:
1. Full Name
2. Lease Reference Number
3. Current Address
4. Updated Contact Information (Phone Number and Email Address)
5. Copy of the National ID
6. Copy of the Tax Identification Number (TIN)
7. Any other relevant information as requested.

TAKE FURTHER NOTICE that all lessees in arrears of ground rent are hereby called upon to make payments and clear all the said arrears within a period of (3) three months from the date of this notice.

For inquiries or clarification on how to update the personal details and ground rent arrears, contact the Uganda Land Commission Land Management and Accounts Departments at our offices on **Plot 3-5 Portbell Road, Nakawa Business Park, Block B, 4th Floor Or email us at info@ulc.go.ug.**

This notice also serves to inform all those whose leases have already expired to embark on the renewal process if they still wish to keep the land within a period of three (3) months from the date of this notice.

NOTE: Failure to update your details or clear outstanding arrears within the stipulated period may lead to administrative and legal consequences, including the termination of your lease.

Andrew Nyumba.
Secretary, Uganda Land Co[illegible]ion

CamScanner

As a means to follow up ULC will also carry out Regional Media Engagements as part of preparatory activities for developing a Government Land Inventory and Improvement of NTR collections.

The programme (Regional Media Engagement) is intended to:

1. Strengthen and promote public awareness of Government land and its management.
2. Clarify the roles of the public, stakeholders, and MDAs in protecting and accounting for Government land.
3. Enhance collaboration with institutions and communities to improve lease administration.
4. Facilitate increased Non-Tax Revenue (NTR) collections through better management of premiums, ground rents, lease extensions, and renewals.
5. Engage with lessees of Government land and pass on information about their obligations relating to rent, premiums, lease extensions, and renewal compliance.
6. Provide an opportunity to update lessees' records with ULC, ensuring an accurate and reliable land register.
7. Strengthen the public image of ULC as a transparent, service-oriented institution.

1. Prioritized Focus Areas

No.	Area	Details
1.	Institutional Collaboration	- Compile a list of MDAs with significant land holdings. - Issue letters requesting each MDA to appoint a liaison officer to work with ULC. - Collect information on land held, its location, titling status, and whether titles are deposited with ULC.
2.	Regional Media Engagements in Pilot Areas	- Implement structured media engagements in the following 16 pilot districts/cities:Kampala, Entebbe, Mbarara, Gulu, Mbale, Hoima, Jinja, Fort Portal, Arua, Lira, Masindi, Kasese, Mubende, Masaka, Tororo, Soroti. - Work with district/city leadership and communication officers through structured media channels. - Develop tailored messages, announcements, and communication points for local broadcasts. - Establish the ULC “Media Engagement Desk” to handle inquiries and feedback.
3.	Lease Management & NTR Enhancement	- Use media platforms to sensitize lessees and occupants of Government land about their obligations. - Highlight the importance of timely payment of ground rent, premiums, and arrears. - Provide clarity on lease extensions and renewal processes and the consequences of default. - Encourage lessees to update their records with ULC for proper billing and compliance monitoring. - Strengthen institutional systems for tracking and recovering arrears. - Use the “Community Information Desks” to verify tenancy, identify arrears, update lease data, and provide on-site facilitation for compliance.
4.	Public Image & Institutional Trust	- Position ULC as a responsive and service-oriented institution through open communication channels. - Reinforce ULC’s role as the custodian of Government land by providing timely information, dispute handling, and redress mechanisms. - Promote ULC’s efforts towards transparency and accountability in land management.
5.	Implementation Approach	- Strategic Launch: High-level interface with local leadership and structured media briefings. - Media Slots: Peak-time sponsored content to sustain messaging. - Community Information Desks (ULC Clinics): On-ground points in accessible spaces for inquiries, verification, grievance handling, lease updating, and compliance sensitization.

Pictorial view of Staff's Fourth Quarter Meeting

















Staff RETREATS & BUILDING



TEAM























A publication of:

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