



# 10<sup>th</sup> EASTERN AFRICAN LAND ADMINISTRATION NETWORK 2018 AGM & CONFERENCE 23-25 July, 2018 KAMPALA, UGANDA

## CUSTOMARY LAND REGISTRATION

Zeno Pack

GIZ RELAPU – TESO

Responsible Land Policy in Uganda

Sponsors





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## ONE WORLD – No Hunger Initiative

- RELAPU is part of the special initiative „One World, No Hunger“ of the BMZ (German Federal Ministry for Economic Cooperation and Development)
- Aims to reduce poverty and hunger
- One mean of implementation are „global projects“ coordinated by a central coordination unit and with several country projects



Implemented by





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## Objective of Project

*„**Access to land** as a key precondition for poverty and hunger reduction in rural areas **has improved** for certain population groups, especially for women and marginalized groups, **in Central and North-Eastern Uganda.**“*



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## Project Area



### 1) Northeast Uganda

#### **Teso sub-region**

- Soroti and Katakwi districts
- 2 Sub Counties
- Adding additional 2
- Customary land rights will be documented

**→ BMZ funded!**





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## Background – Teso – Abukoros aoko

- Violent incidents in
- Most LRs are undoc

*"There is a lot of corruption in the lands system. The secretary of the land commission will have to be paid before your file is processed."*

- Corruption

**ETELI 5**  
**KANU**  
**ALUPO**

**Surveyor blames intern for bogus Entebbe wetland plots**

By Andante Okanya, Edward Anyoil, and Yvonne W...

surveyor dodged me. I think

**REGIONAL NEWS**

NEW VISION, Tuesday, July 17, 2018

### Five injured in land dispute

**SOROTI**

By Emmanuel Opiio and Abraham Elapu

Five people are nursing injuries at Soroti Regional Referral Hospital after an angry mob hacked them as they tried to implement a land eviction order issued by court.

The victims were cut using pangas and their Sahara Toyota car, UAU 544E burnt in the presence of the Police who had been secured to provide security to the court bailiffs.

Robert Ezungu, James Elongu and other three relatives of John Wabwire were hacked and deep cuts inflicted on their bodies.

The incident happened on Friday in Merok village, Katine sub-county, Soroti district after a dispute of over 80 hectares of land between John Wabwire and seven other people.

The eviction was supposed to be implemented after the Soroti High Court on May, dismissed the appeal filed by seven people against a judgment by the grade one magistrate court that was in Wabwire's favour.

The victims had moved with Wabwire and court bailiffs to implement a court order issued by the Soroti High Court to evict the households of the seven people.

Patrick Seno, the managing director of Chan-cha General

eviction, after finding armed people.

Michael Odongo, the Police spokesperson for East Kyoga, said the Police will investigate the matter. He warned people against using violence to solve land conflicts.

Odongo urged people to use the clan and church leaders, as well as the courts of law to handle land wrangles, to avoid becoming casualties of violence. Moses Emugu Emu, the LC3 chairperson of Katine sub-county, condemned the

**BETWEEN THE LINES**

The eviction was supposed to be implemented after the Soroti High Court dismissed the appeal filed by seven people against a judgement by the Grade One Magistrate Court.

use of violence in handling land disputes. He asked government to intervene, to resolve the land conflict in the area.

Emugu said the rich have continued to grab land from the residents and urged courts of law to look into the matter critically, saying the locals have no where to relocate.

"The Government should listen to the people of Merok village," Emugu said.

The vehicle that was burnt during an attempt to evict people in Katine sub-county on Friday last week. Photo by Abraham Elapu





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## Field of Action 1:

Improve the institutional framework and procedures to secure tenure rights in North-eastern Uganda



## Outcome indicator:

For 5,000 households in North-eastern Uganda, documented and by the State and traditional authorities recognized, land use and land ownership rights are prepared.



Partners: Sub County, ALC



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## Activities:

- **Capacity Building** of partners (ALC, DLO, CSO, etc.) to improve framework and procedures to secure land **Training and mentoring**

- **Documentation of customary customary rights**

- Study **best practices** (PPRR, ZOA, FAO, etc.)
- **Fusion of traditional demarcation** and boundary tree planting with the **modern use of technology**
- Approach is **Pro-Poor** and **Fit For Purpose**

**Systematic land rights documentation**

→ FPIC: Households **decide** if they want to apply for CCO!

**(Land Inventory, CCO)**







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## Field of Action 2 :

**Increase the engagement of the civil society in the formalization and implementation of a responsible land policy**

Eastern Choice Drama actors during awareness raising.



## Outcome indicator:

80% of the land conflicts, that occur during the new processes to secure land use or land ownership rights in the target communities in North-eastern Uganda, will be processed and solved with the participation of civil society actors.

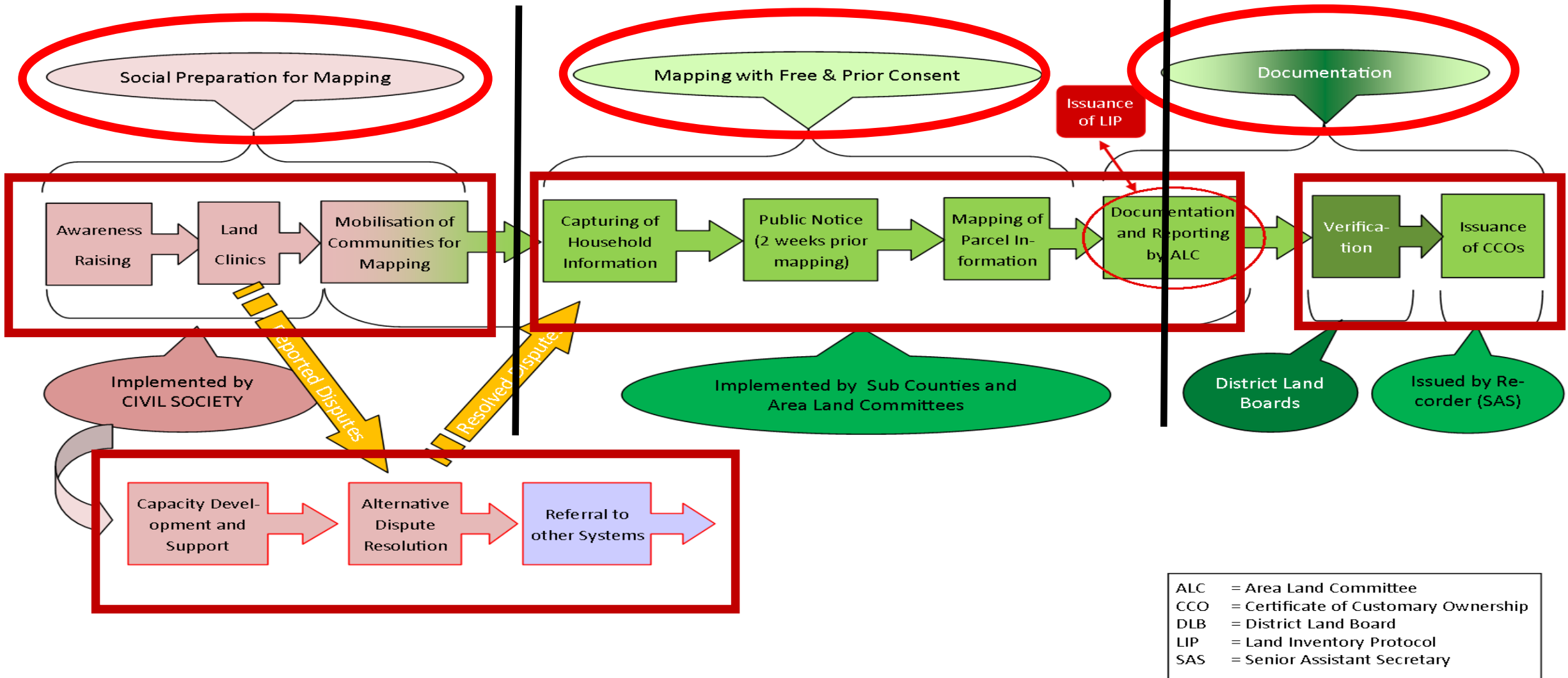


Partners: CSOs  
(AWOLARIP, TIP & TAC)





## Project Implementation Flow of RELAPU





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## Equipment, Materials and Software

- Tablets (OS Windows)
- GNS 2000 receivers
- CRISP: Cadastre and Rights Inventory saving paper
  - Capturing software for household and spatial data







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## Field Teams

Usually 5 members:

- ✓ Area Land Committee (ALC) member
  - ✓ Elder
  - ✓ Clan Leader
  - ✓ Field Assistant
  - ✓ Local Council II  
(Parish) Chairperson
- Plus
- ✓ Local Council I  
(Village) Chairperson





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## Participation

According to legislation:

- *Witnesses* (representatives from the relevant clan)
- *Neighbours*
- *Family members*

✓ Community members hold the GPS at the corner point

➤ Social Mapping

➤ But also ***challenge*** to have ***everybody present***



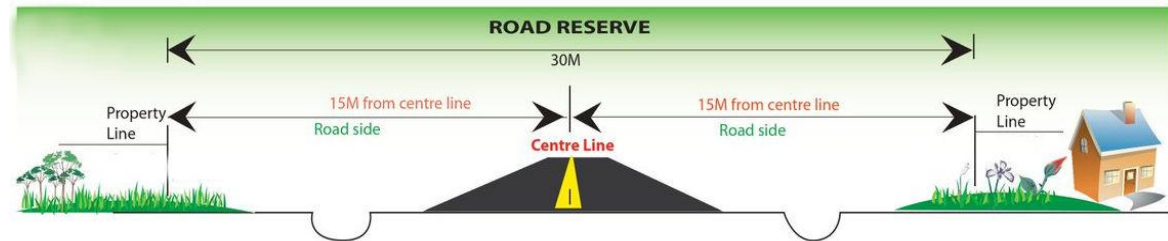


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## Challenges

- Buffer zones unclear (physical planning)

- Road reserves
- Forests
- Wetlands



- No visible plot boundaries

- Fear for loss of role and status by Clan Leaders

- Block mapping

- Strict requirements / regulations: passport pictures, sketch maps .....

- **Incompatibility of regulations with systematic, technologic approach**



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## Summary (Mid-January until End June)

| Location   | Parcel Information |                        |                              | People reached       |       | # of HH |
|------------|--------------------|------------------------|------------------------------|----------------------|-------|---------|
| Sub County | Parcels Mapped     | Total area mapped (Ha) | Average area (Ha) per parcel | Percentage of Female | Total |         |
| Katine     | 720                | 1 869                  | 2.6                          | 50.62%               | 5 537 | 691     |
| Omodoi     | 471                | 1 084                  | 2.3                          | 42.80%               | 3 056 | 449     |
| Total      | 1 191              | 2 953                  |                              | 46.71%               | 8 593 | 1 140   |

> 80% land disputes resolved



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Thank you for  
your attention

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Implemented by



Time for questions