

World Bank funded land project brings services closer

Interview. In a bid to better the land tenure system, Ministry of Lands, Housing and Urban Development partnered with the World Bank in the Competitiveness and Enterprise Development Project to ease land administration and planning. Mr Johnson Mukaga, the Project Coordinator at the Lands ministry talked to *Daily Monitor's* Joan Salmon.

How has this project contributed to strengthening institutions and mechanisms for land dispute resolution?

The project has availed a training programme under which institutions such as the area land committees, district land boards, physical planners, and surveyors in regional offices have received skilling. That strengthens administration in the sense that people are aware of what they are doing and become better managers.

At the Ministry of Lands, we also had the advantage of training the land officers, registrar of titles, and physical planners. CEDP has helped Makerere University to establish a Masters Degree in Land Management and Geometrics which was started this year. CEDP bought all the needed equipment. This year, Makerere University admitted 51 people to do the course and we have sponsored 10 of these (our staff). The training mainly targets officials from the Min-



Mr Johnson Mukaga, Project Coordinator during the interview. PHOTO/JOAN SALMON

istry of Lands and non-government organisations such as the Institute of Surveyors because they are all players in land administration. We believe it will go a long way in improving the administration of land.

CEDP has offered international education to some of the ministry staff such as the head of the Land Information Centre (LIC) William Kambungu, who is currently in Washington doing a Masters in System Security. Upon completion, we will not need the help of consultants in that area.

In CEDP-AF, we will be doing some construction works such as adding another floor

on the LIC building as well as constructing the Entebbe Archival Centre so that the registry copies of all land titles will be securely kept here.

However, some people cannot afford the fees of processing freehold land titles. The ministry got a grant of \$7.1m (Shs26.6 billion) from European Union to title 3,000 customary titles. Therefore, in these areas, a registry has been constructed to keep records while electronic records are backed up at the headquarters.

What major positive impacts have been registered under this project?

MINISTRY ZONAL OFFICES (MZOs)

	MZO	OFFICE LOCATION	DISTRICTS COVERED
1	KCCA	City Hall, Wing B, Ground Floor, Kimathi Avenue, Kampala City Council	Kampala
2	Jinja	Plot 68-72 Nile Crescent Next to UNRA	Bugiri, Buyende, Iganga, Jinja, Kaliro, Kamul Luuka, Mayuge, Namayingo, Namutumba
3	Mukono	Plot 17-21, Kaloli Matovu Road, Mukono Town,	Kayunga, Buikwe, Buvuma, Mukono
4	Wakiso - A (Kyadondo)	Plot 190, Busiro Block 274, Wakiso . Next to District HQ	Kyadondo in Wakiso
5	Wakiso - B (Busiro)	Next to the District Police Office	Busiro in Wakiso
6	Masaka	Plot 16 Broadway Masaka Road . Next to Magistrate's Court	Bukomansimbi, Kalangala, Kalungu, Lwengo, Lyantonde, Masaka, Rakai, Sembabule
7	Mbarara	Plot 2-14, Kamukizi Road, Kamuzi Hill	Buhweju, Bukanga, Bushenyi, Ibanda, Isingiro, Kiruhura, Mbarara, Mitooma, Ntungamo, Rubirizi, Sheema
8	Lira	Plot 2, Hotel Road Senior Quarters	Apac, Dokolo, Oyam, Alebtong, Kole, Amolatar, Lira, Otuke and Kwana
9	Kabarole	Plot 30-34, Tibaitwa Road	Kabarole, Kasese, Kyegegwa, Kamwenge, Bunyangabu, Kitagwenda, Kyenjojo, Bundigugyo and Ntokoro
10	Kibaale	Plot 08 Block232, Buyaga, Kibaale Town	Kibaale, Kagadi and Kakumiro.
11	Masindi	Plot 22, Port Road, Masindi	Hoima, Bulisa, Kiryandongo, and Kikuube
12	Mbale	Plot 21- 23a Lyadda Road, Mbale	Sironko, Bulambuli, Manafwa, Namisindwa, Kapchworu, Kween, Bukwo and Mbale
13	Arua	Plot 8-16 Pajulu Road	Zombo, Adjumani, Moyo, Maracha, Koboko, Nebbi, Yumbe Pakwach, Obongi and Madi-Okolo
14	Gulu	Plot 4a Princess Road, Gulu	Lamwo, Nwoya, Amuru, Kitgum, Pader, Agago and Omoro
15	Tororo	Plot 2-4 District Road	Budaka, Pallisa, Kibuku, Butebo, Busia, Butaleja and Tororo
16	Luwero	Bukalasa	Nakaseke, Nakasongola and Luwero
17	Rukungiri	Plot 10, Nyerere Road	Rukungiri, and Kanungu
18	Kabale	Plot 30 Sullivan Road	Kabale, Rubanda, Rukiga and Kisoro
19	Soroti	Plot 26 Central Avenue	Soroti, Bukedea, Kumi, Amuria, Kaberamaido, Katakwi, Ngora and Serere
20	Mpigi	Plot 232, Block 90, Mawokota	Butambala, Gomba, Mpigi,
21	Mityana	Plot 907, Singo Block 148, Mityana	Mubende, Mityana Kyankwanzi, Kiboga and Kassanda
22	Moroto	Plot 28 Lorika Road	Nabilatuk, Karenga, Kaabong, Nakapiripirit, Napak, Abim, Amudat, Kotido and Moroto.

We have moved services nearer to the people through the 22 ministry zonal offices (MZOs) which are fully equipped with the necessary expertise (cartographers, surveyors, valuation officers, land registrars, physical planners and land officers). That has helped to reduce the travel challenges that people faced when looking to process their titles.

Free land titles have

been given and it started with systematic land demarcation. In Busoga sub-region, it was in Walukuba, Jinja; in Iganga, it was Bulamagi. The service also extended to the western (Mbarara, Ibanda, Kiruhura and Rwampara and Northern regions in Oyam.

We are also going to produce one million titles in 35 districts. The only money people part with is Shs20,000 for registration and Shs50,000 for the ministry. This service is only being done in areas with customary land because in Buganda, there are landlords and squatters, and arbitrating them will take a lot of time yet the project time frame is only two years. We are also going to clean up the land registries because there is a lot of mess in Wakiso and Lu-

weero. It is a step-by-step process in a bid to avoid double titling.

What major challenges have been experienced while implementing this project?

Adjudication. The need to settle wrangles among land owners say husband and wife takes a lot of time, sometimes months thus delaying the project's progress.

Financing. While the land sector/regional offices generate a lot of revenue, the government does not plough back enough of this money. Therefore, we have challenges such as sensitisation where we fail to meet our target. That is because CEDP helps in the areas of CEDP activity but the rest need the government to chip in.



A section of residents from the western region pose for a photo after acquiring land titles under Systematic Land Adjudication and Certification programme at Mbarara ministry zonal offices office recently. PHOTO/GODFREY LUGAAJU

FREE LAND TITLES

Free land titles have been given and it started with systematic land demarcation. In Busoga sub-region, it was in Walukuba, Jinja; in Iganga, it was Bulamagi. The service also extended to the western (Mbarara, Ibanda, Kiruhura and Rwampara and Northern regions in Oyam.