

Project “Responsible Land Policy in Uganda (RELAPU)”

An example of Fit for Purpose Land administration ?



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1. „One World - No Hunger“ Initiative

Responsible Land Policy
in Uganda (RELAPU)

ONE WORLD – No Hunger Initiative

- Special initiative „One World, No Hunger“ of the BMZ (*German Federal Ministry for Economic Cooperation and Development*) aims to reduce poverty and hunger
- Launched in 2014
- One mean of implementation are „global projects“, each with several sub-projects in different countries
- coordinated by a central coordination unit

1. „One World - No Hunger“ Initiative

Responsible Land Policy
in Uganda (RELAPU)

ONE WORLD – No Hunger Initiative: Six fields of action

1

Supporting a global agenda
for food

2

Combating acute food price
and hunger crises,
strengthening resilience

3

Promoting agricultural
innovations

Food and nutrition security,
enhanced resilience

Green innovation centres for
the agriculture and food sector

4

Supporting ecologically and
socially acceptable structural
changes in agriculture and
rural areas

5

Promoting sustainable use of
natural resources in rural
areas

Soil protection and
rehabilitation

6

Promoting responsible land
use and improving land
access

Responsible land policy

Global Project Responsible Land Policy

Objective of the global project:

In selected partner countries, prerequisites for sustainable development and food security shall be established the by **introduction of secure and equitable land use and land ownership rights**

Implementation coupled with responsible land use practices

Target Groups:

Small-scale farmers and pastoralists

They include marginalized groups, such as indigenous communities, displaced persons, refugees and young people. **Special emphasis is placed on women in all these groups.**

→ *Present partner countries: Peru, Benin, **Uganda**, Madagascar, Laos*

GIZ - German Development Cooperation

- Implementing Organisation from the German Government
 - funding mainly by German Government
 - but also European Union and others
- Works with Government and Civil Society Institutions
- Works on the basis of bilateral agreements

Rationale:

- Land tenure security is a prerequisite for sustainable agriculture, rural livelihoods, increase in productivity
→ Vision 2040!
- Source of conflicts!
→ 80% of pending court cases are land related!
- Long term security gives incentives to improve the land
→ *“I protect what I own”*
- Waiting is not option!
→ Population will double in the next 20 years!

2. „RELAPU“ Overall View

Responsible Land Policy in Uganda (RELAPU)

"If I had more resources and knowledge I would acquire higher papers to save our land"



"I wish I could get a strong document specifying the boundaries of our land so that the conflict with our uncle could end for good"



"These days you can die anytime. An official document would help me secure my land for the future of my children."



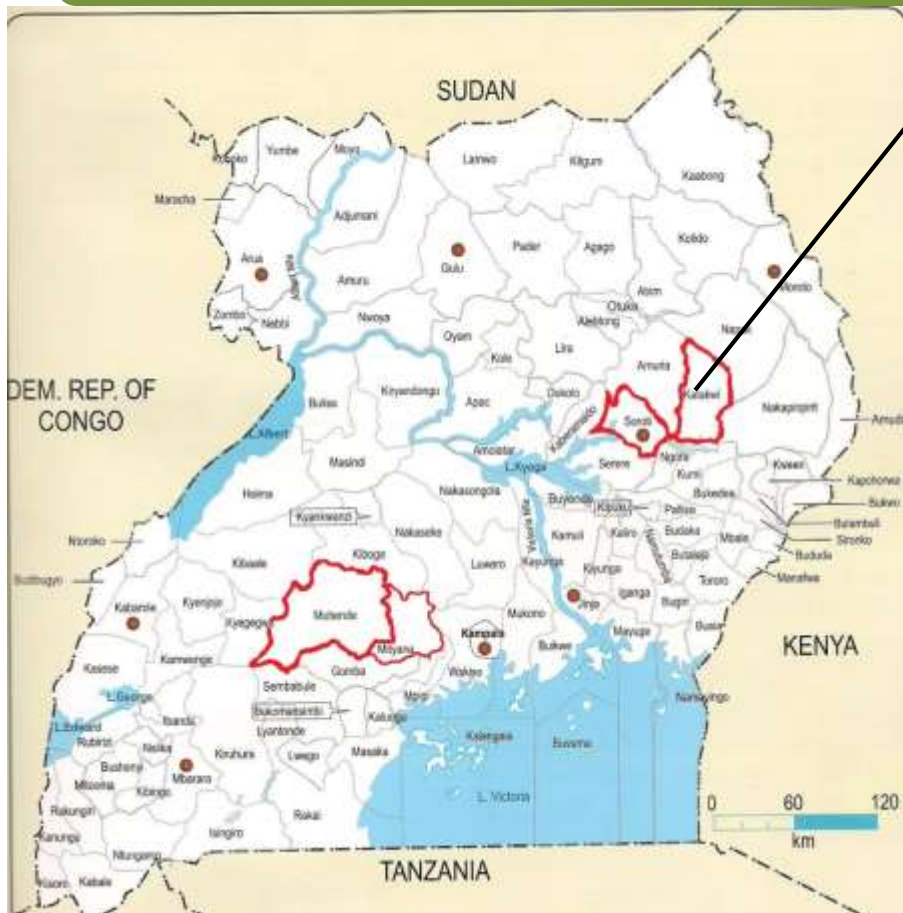
"I simply want to end the dispute and secure my allocation of land so that I can pass it on to my grandchildren."



3. „RELAPU“ Implementation Areas

Responsible Land Policy
in Uganda (RELAPU)

Implementation Area



1) Northeast Uganda

Teso sub-region

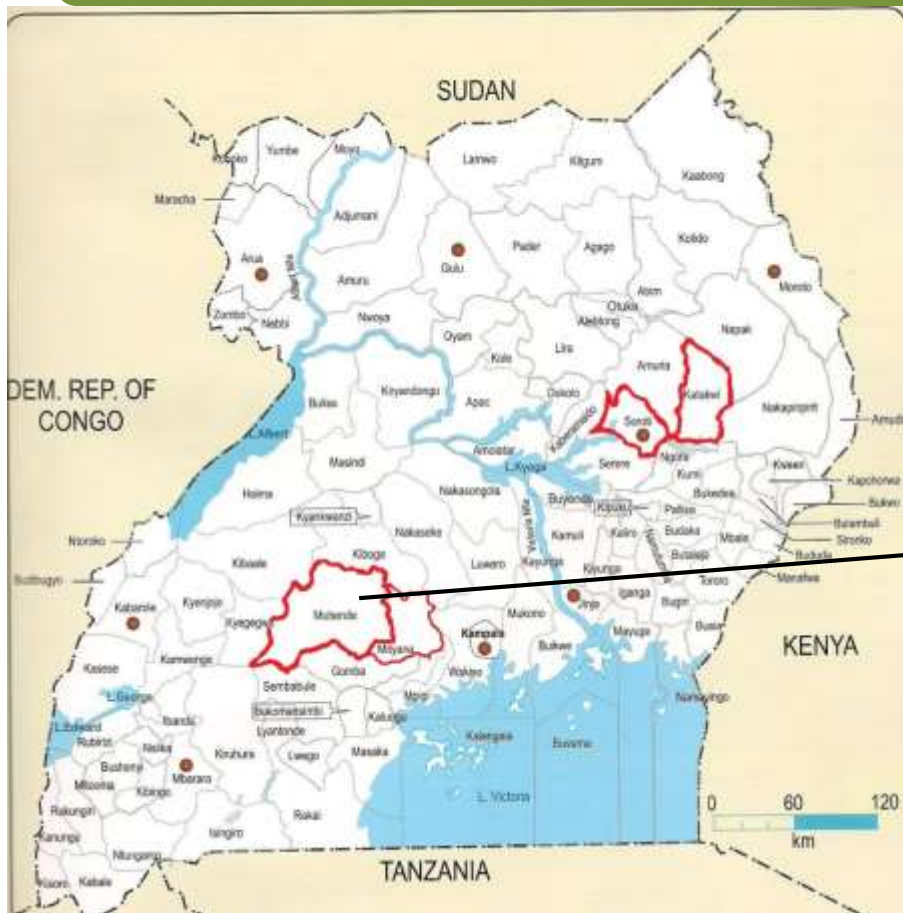
- Soroti and Katakwi districts, selected sub-counties
- Establish inventory of Customary Land Rights
- Project duration: 2016-2021

➔ **German Government funded**

3. „RELAPU“ Implementation Areas

Responsible Land Policy
in Uganda (RELAPU)

Implementation Area



1) Northeast Uganda

Teso sub-region

- Soroti and Katakwi districts, selected sub-counties
- Establish inventory of Customary Land Rights

➔ **German Government funded!**

2) Central Uganda

- Mityana and Mubende districts, selected sub counties
- Mailo land rights of bona fide tenants will be documented

➔ **German Government
and EU funded**



4. „RELAPU“ – TESO Customary Land

Responsible Land Policy
in Uganda (RELAPU)

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.“*

TESO Customary - Activity 1:

For **5,000** households **land inventory protocols** are prepared documented and recognized by the State and traditional authorities.

TESO Customary - Activity 2:

80% of the land conflicts, that occur during the new processes to secure land rights, will be **processed and solved** with the participation of civil society actors

TESO Customary - Activity 3:

Raise awareness of private agriculture investors **about responsible land policy** along internationally agreed guidelines and the national land policy (NLP).

Field of Action 1:

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

Communication Strategy

Sensitisation of local population on systems of land tenure rights in Uganda

Training and Mentoring

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

Systematically secure land rights

Non-formal recording of undocumented customary rights (Land Inventory)

- Study best practices (PPRR, ZOA, FAO, etc.)
- Data capture and preparation of “Fit For Purpose” **social documents** (Land Inventory Protocols) incl. family tree, preceding demarcation, sketches of the parcels (mapped with GPS-system))
- → Free and priory informed consent: Households decide if they want to apply for CCO afterwards!

Field of Action 2 :

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

- Alternative Dispute Resolution for emerging Land Disputes
(Traditional structures with support from CSO)
- Establishing and strengthening of mechanisms for the prevention and settlement of land conflicts
- Establishment or strengthening of dialogue platforms
- Strengthening and adapt traditional mechanism of conflict management
- Capacity development in mediation, dialogue facilitation, Do No Harm
- Documentation of good practice cases

Land inventorization in TESO

- Awareness Raising by CSO
- Demarcation of boundaries by right holders with **trees** which are only used for marking borders such as *ejumula* or *eligo* (PPRR)
- Field Work by Subcounties (ALC, field assistants, cartographer)
- Capture of **household data** plus **spatial attributes** of existing user rights (area, shape, location) using GNSS enabled technologies and orthophotos for clear visualization of boundary vectors
- Subsequent data processing by cartographers
- **Format of Land Inventory Protocols** follows CCO regulations

Addressing the customary land impasse

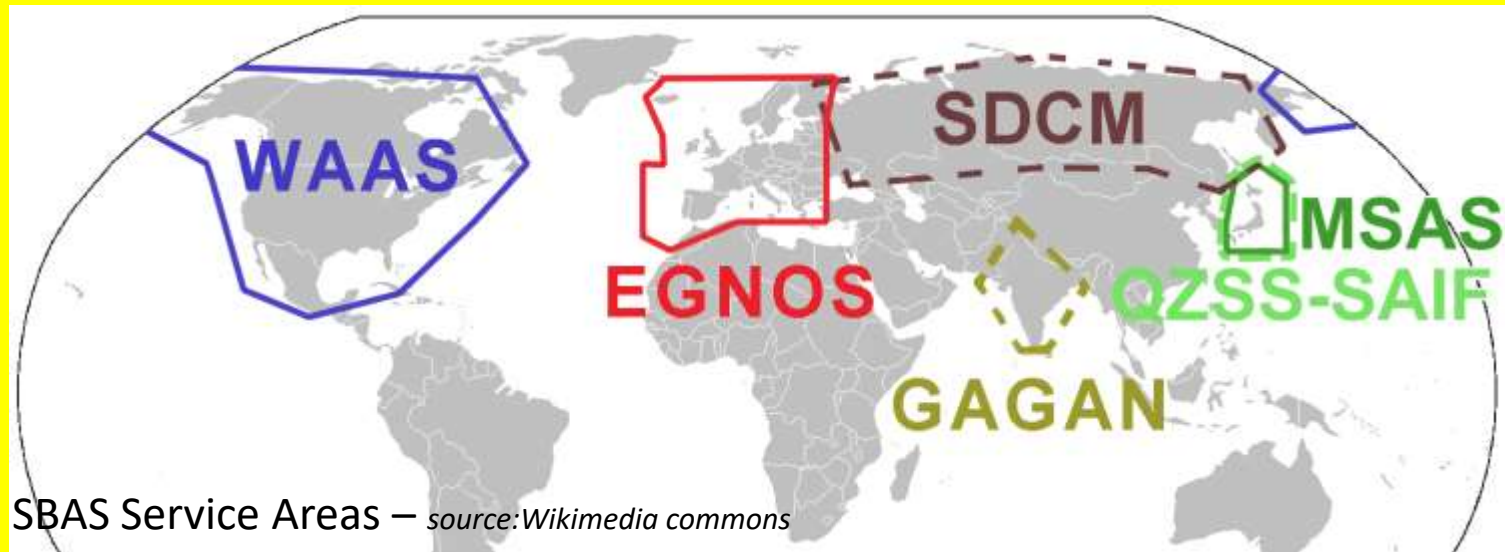
- Determination of boundaries on subcounty level.
- Ascertainment of ownership and size of land (ALC),
- ‘Fix’ boundaries - proof of boundary position by accurate coordinates
- ‘Fix’ boundaries - avoidance of encroachments
- Establish social documents (Land inventory protocols), basis for future CCO
- Fact based resolution of land disputes between neighbours

Technical Equipment

- Windows Surface Tablets
- Fingerprint Scanner
- CRISP Data Capture Software
- GNS 2000plus GPS Receiver

Technical Equipment

- **GNS 2000plus**
- **GPS / GLONASS / Galileo Triceiver**
- Enhanced GPS handheld complemented by Satellite-Based Augmentation System (WAAS/EGNOS)
- high sensitive 99-channel chip



Technical Equipment

- GNS 2000plus
- GPS / GLONASS / Galileo Triceiver
- Enhanced GPS handheld complemented by Satellite-Based Augmentation System (WAAS/EGNOS)
- high sensitive 99-channel chip
- **supplies accurate position information via Bluetooth**
(first tests: 0.8m horizontal repetition accuracy)
- ideal for all Bluetooth activated devices
- small and ultra flat box (80 * 45 * 11 mm)
- Li-Ion battery , operating time >10 hrs
- appr. 120 US\$



4. „RELAPU“ – TESO Customary Land

Responsible Land Policy

The Republic of Uganda

THE LAND ACT, CAP. 227
The Land Regulations 2004



DEMARCATION FORM FOR
CERTIFICATE OF CUSTOMARY OWNERSHIP

FORM 23

CUSTOMARY LAND IDENTIFICATION NUMBER (CLIN) 8060205.001

District	County	Sub-County	Parish	Village	Parcel No.
8	06	02	05	.0	1
UGANDA	SOROTI	KATINE	MEROK	APUTON	1

Parcel Inventory Protocol

2017-07-26 14:56:17

Field Clerk: ZP

District UGANDA

County SOROTI

Sub-County KATINE

Parish MEROK

Village APUTON



Occupancy ID number(OIN): 8060205.001

UTM Coordinates Centroid: E= 550 N= 203 GeoID: 5075.0333

Area: 3.7503 ha 9.267 ac Use: Agriculture, Farming



4. „RELAPU“ – TESO Customary Land

Responsible Land Policy

Parcel Inventory Protocol Physical Person

2017-07-26 14:56:18

Field Clerk: ZP

Claimant: Mary-Claire Anabo RCIN: 2 Occupancy ID number (OIN): 8060205.001
Sex: Female Birthdate: 31/01/1983 Mobile Phone No: +256-787181624
Marital Status: Married Married To: 1
Address: Aputon, Merok, Katine Nationality: Uganda
IdNo: Clan: Ikaribwok Idiamai Fathers Name:

Other Group Users: Emugu-Eroju Moses



Claims

Bona fide occupant: N Lawful Occupant: N Since:

Documents to prove claim: N Other Sources of Claim: Y

Known Existence of		
1	Restriction	no sale without consent of clan, and family



So

Land Survey Report

Surveyed Points			
0	Lat 1.8388667	Lon 33.4568967	Alt 1044.000
	E 550815.694	N 203257.220	L 1044.000
1	Lat 1.8390983	Lon 33.4569233	Alt 1043.700
	E 550818.653	N 203282.827	L 1043.700
2	Lat 1.8393233	Lon 33.4569400	Alt 1040.200
	E 550820.501	N 203307.698	L 1040.200
3	Lat 1.8393283	Lon 33.4569433	Alt 1039.100
	E 550820.871	N 203308.251	L 1039.100
4	Lat 1.8396900	Lon 33.4569333	Alt 1044.600
	E 550819.748	N 203348.228	L 1044.600
5	Lat 1.8400067	Lon 33.4568867	Alt 1039.900
	E 550814.550	N 203383.229	L 1039.900
6	Lat 1.8400800	Lon 33.4568700	Alt 1040.400
	E 550812.694	N 203391.334	L 1040.400
7	Lat 1.8401400	Lon 33.4568733	Alt 1041.500
	E 550813.062	N 203397.967	L 1041.500
8	Lat 1.8405400	Lon 33.4568650	Alt 1039.900
	E 550812.124	N 203442.180	L 1039.900
9	Lat 1.8409083	Lon 33.4568217	Alt 1037.000
	E 550807.295	N 203482.892	L 1037.000
10	Lat 1.8408117	Lon 33.4565267	Alt 1038.700
	E 550774.487	N 203472.200	L 1038.700
11	Lat 1.8408717	Lon 33.4559617	Alt 1041.500
	E 550711.645	N 203478.816	L 1041.500
12	Lat 1.8408967	Lon 33.4557400	Alt 1039.000
	E 550686.990	N 203481.573	L 1039.000
13	Lat 1.8408750	Lon 33.4554750	Alt 1039.400
	E 550657.517	N 203479.170	L 1039.400
14	Lat 1.8405067	Lon 33.4555633	Alt 1042.800
	E 550667.352	N 203438.459	L 1042.800
15	Lat 1.8402117	Lon 33.4556283	Alt 1044.100
	E 550674.589	N 203405.853	L 1044.100
16	Lat 1.8401533	Lon 33.4556233	Alt 1043.500
	E 550674.035	N 203399.404	L 1043.500
17	Lat 1.8398550	Lon 33.4556750	Alt 1042.000
	E 550679.790	N 203366.430	L 1042.000
18	Lat 1.8394633	Lon 33.4557233	Alt 1045.200
	E 550685.177	N 203323.138	L 1045.200
19	Lat 1.8392083	Lon 33.4557633	Alt 1048.000
	E 550689.633	N 203294.953	L 1048.000
20	Lat 1.8389850	Lon 33.4558183	Alt 1042.500
	E 550695.756	N 203270.289	L 1042.500
21	Lat 1.8385133	Lon 33.4558917	Alt 1044.700
	E 550703.927	N 203218.135	L 1044.700
22	Lat 1.8382417	Lon 33.4559667	Alt 1044.300

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4. „RELAPU“ – TESO Customary Land

Responsible Land Policy
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Partners of the project



5. Comparison with Fit for Purpose Approach

Responsible Land Policy
in Uganda (RELAPU)

Reference Document - Final Version - 30 Nov. 2015

Key Issue

Why do we need to change our current approaches?

Fit-For-Purpose Land Administration Guiding Principles



Stig Enemark
Robin McLaren
Christiaan Lemmen

Current land administration solutions in developing countries are built on legacy, often colonial, approaches that are largely inappropriate and are simply not feasible or affordable to rollout at a national level.

5. Comparison with Fit for Purpose Approach

Responsible Land Policy
in Uganda (RELAPU)

KEY PRINCIPLES		
Spatial framework	Legal framework	Institutional Framework
- Visible (physical) boundaries rather than fixed boundaries. - Aerial / satellite imagery rather than field surveys. - Accuracy relates to the purpose rather than technical standards. - Demands for updating and opportunities for upgrading and ongoing improvement.	- A flexible framework designed along administrative rather than judicial lines. - A continuum of tenure rather than just individual ownership. - Flexible recordation rather than only one register. - Ensuring gender equity for land and property rights.	- Good land governance rather than bureaucratic barriers. - Integrated institutional framework rather than sectorial silos. - Flexible ICT approach rather than high-end technology solutions. - Transparent land information with easy and affordable access for all.

The key principles of the FFP approach.

Reference Document - Final Version - 30 Nov. 2015

Fit-For-Purpose Land Administration Guiding Principles



Stig Enemark
Robin McLaren
Christiaan Lemmen

Key Characteristics

The FFP approach includes three fundamental characteristics:

1. Focus on the purpose before designing the means to be most “fit” for achieving it
2. Approach requires flexibility in designing the means to meet the current constraints
3. It emphasises the perspective of incremental improvement to provide continuity.



Thank you