

PROJECT PROFILE

Sector	Environment and Natural Resources
Sub-Sector	Lands
Code	0139- formerly NR49 (A)
Title	Land Tenure Reform Project -Phase 2
Implementing Agency	Ministry of Water, Lands and Environment
Location	Countrywide
Total Planned Expenditure	US\$ 23.09m
Funds Secured	US\$ 5.5m
Funding Gap	US\$ 17.5m
Start Date	2001
Completion Date	2010

Background

Uganda's land resources are an important structural component of the overall strategy for poverty reduction. Although they are still adequate to support agricultural based development (it is estimated that only 1/3 of Uganda's cultivable land is under productive use, and urban development is less than 1% of the country), increasing population density and unsustainable land use practices are jeopardising the sustainability of the resource base.

Although legislation governing land tenure is in place, it has not been implemented. Moreover, the country lacks a comprehensive National Land Policy and Land Use Policy. Reforming the Land Sector by providing a framework for contributing to the achievement of Government policies and goals of modernising agriculture and eradicating poverty is therefore a priority. In this way the livelihoods of the vulnerable will be improved and lead to sustainable management and use of natural resources.

Formulation of new land tenure legislation began in 1989. The new Constitution established important provisions relating to land, including the vesting of ownership of land to citizens of Uganda rather than in the State. The Land Act of 1998 brought about significant changes in land policy through the recognition of the four traditional land tenure systems, their formalisation, and the devolution of regulation of land matters and resolution of land related disputes to fully autonomous District Land Boards and District Land Tribunals.

Objectives

The project aims at reforming the land sub-sector by providing a framework for contributing to the achievements of Government policies and goals of modernising agriculture and eradicating poverty by implementing the Land Sector Strategic Plan (LSSP), which provides the operational, institutional and financial framework for the implementation of sector wide reforms including the implementation of the Land Act. It is intended to guide government, the private sector and civil society in the management and use of Uganda's land resources. While the LSSP covers the next 10 years, this second phase of the project is limited to the next three years. The main objectives are:

- Creating an inclusive and pro poor policy and legal framework for the land sector
- Increasing availability and use of land information
- Establishing and maintaining transparent, accessible institutions and systems for decentralised delivery of land services
- Mobilising and utilising public and private resources effectively for the development of the land sub-sector.

Expected Outputs

The LSSP covers a vast ground and, therefore, impinges on many sectors and activities. However, the main expected outputs are:

- Security of land tenure
- Land resources used sustainably
- Institution of a relevant and computerised Land Information System

Performance Indicators

Monitoring indicators have been developed to monitor the impact of the LSSP on the PEAP, namely:

- investors accessing land and using it sustainably
- settlements and developments in line with land use plans
- number of land disputes / conflicts declining

- participation of stakeholders in the land sector
- districts making and implementing own land sector plans
- % of households with uneconomic landholdings declining
- % land rented and borrowed increasing (ie: supply of land to the poor increasing)
- Average land holding size (both national and district)
- income/investment rising in demarcated areas vs. non-demarcated areas

Technical Description

The activities planned for the medium term are:

- Review and revision of relevant laws, and formulation of National Land and Land Use Policies.
- Operationalisation of the Land Fund.
- Dissemination of Public Information on Land Rights
- Institution and facilitation of District Land Tribunals.
- Collection of data on existing land use;
- Identification of Government land and compilation of an inventory of such land;
- Piloting of the land readjustment approach.
- Development and piloting of systematic demarcation.
- Design and preparation for the Land Information System;
- Rehabilitation of existing records.
- Procurement and installation of technical equipment and procedures.
- Strengthening of technical services in district land offices;
- Support for the operations of District Land Boards;
- Strengthening of the capacity of national land sector institutions for co-ordination and monitoring;
- Conducting a study of the viability and methodology for divestiture of technical services.
- Conducting a study of revenue generation potential and options;
- Conducting a study of methods for transferring funds to local governments for addressing local land sector priorities;
- Piloting transfer of funds to districts.

Financing

The majority of the funds are provided by the GoU through the Poverty Action Fund. However, support from DfID is continuing, and negotiations are underway with other development partners such as SIDA, World Bank etc for supporting activities which cannot currently be funded by GoU because of resources constraints.

Plan of operation

The institutional framework for implementing the LSSP is build on a three tier structure - namely national, zonal and district, and sub-county and below. Each level is mainly responsible for, respectively: policy, planning and allocation; technical services and land management; land dispute resolution.

Co-ordination among the three levels will be ensured by appointing a focal point officer at each level, to ensure both vertical and horizontal co-ordination of land sector planning and implementation activities.