Project “Responsible Land Policy in Uganda (RELAPU)”

An example of Fit for Purpose Land administration?
1. „One World - No Hunger“ Initiative
2. RELAPU - Overall Overview
3. RELAPU - Implementation Areas
4. RELAPU - Teso Customary Land
5. Comparison with Fit for Purpose Approach
6. Q & A
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

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

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

5. Promoting sustainable use of natural resources in rural areas

6. Promoting responsible land use and improving land access

Food and nutrition security, enhanced resilience

Green innovation centres for the agriculture and food sector

Soil protection and rehabilitation

Responsible land policy
Objective of the global project:

In selected partner countries, prerequisites for sustainable development and food security shall be established by the 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
1. „One World - No Hunger“ Initiative

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
• 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

"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

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

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
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 eligoi (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
4. „RELAPU“ – TESO Customary Land

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

Source: Wikimedia commons
4. „RELAPU“ – TESO Customary Land

**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

<table>
<thead>
<tr>
<th>CUSTOMARY LAND ID</th>
<th>District</th>
<th>County</th>
<th>Sub-County</th>
<th>Parish</th>
<th>Village</th>
<th>Parcel No.</th>
</tr>
</thead>
<tbody>
<tr>
<td>8060205.001</td>
<td>Uganda</td>
<td>Soroti</td>
<td>Katine</td>
<td>Merok</td>
<td>Aputon</td>
<td>1</td>
</tr>
</tbody>
</table>

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**: 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

**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:**

**Address:** Aputon, Merok, Katine  
**Nationality:** Uganda

**Idno:** Clan: Ikaribwo Ikiamai  
**Fathers Name:**

**Other Group Users:** Emugu-Eruju 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

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**Land Survey Report**

<table>
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<tr>
<th>Surveyed Points</th>
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</table>
4. „RELAPU“ – TESO Customary Land

Partners of the project

- Civil Society Organisations
- Donors and implementing organisations
- MLHUD (Ministry of Lands, Housing and Urban Development)
- Traditional leaders and institutions (Clans, ICU, etc.)
- GIZ
- Private Sector
- Other partners
- Local Government (e.g. DLO, DLB, ALC, etc.)
5. Comparison with Fit for Purpose Approach

Key Issue
Why do we need to change our current approaches?

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

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

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