

CHALLENGES TO THE REALIZATION OF LAND RIGHTS IN AFRICA: A CASE OF UGANDA

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Shelter and Settlements Alternatives
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UGANDA'S CONTEXT

- Complex Land Tenure System:
 - Four tenure systems
 - Conflicting claims over land
- Land policy and land laws that bear inconsistencies and contradictions
 - Land act; Succession Act; resettlement action plans; urban policy
 - Lack of clear procedure on evictions and resettlement
- Limited documentation of land in the state registry
 - Ministry Zonal Offices non computerized
 - Customary land and Mailo land not documented

- ◉ Combined context: Disaster (flooding) and Military operations in Makusa and Kigungu



- ◉ Customary practices in Northern Uganda: Amuru district



- ◉ Development-induced displacement in Kasoli Uganda



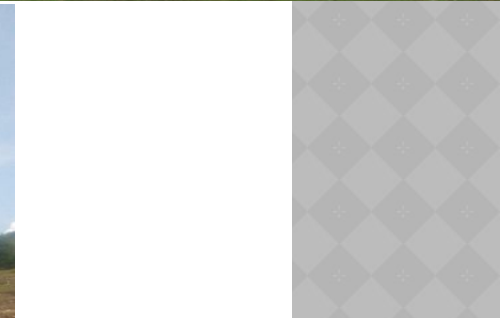
MAKUSA & LWAMUNYU FISHING COMMUNITIES

The case of a fishing community that was displaced from islands to the main land for to security reasons and disaster



ISSUES:

- Property rights
- State recognition
- Social inclusion
- Economic status



REDRESS:

- Charity assistance & relief
- Administrative action



CUSTOMARY PRACTICES: AMURU DISTRICT

Cases of women dispossessed from land and home due to customary practices

ISSUES:

- Lost/ unequal inheritance
- Violent evictions
- Gender-based violence
- Livelihood loss
- Family/ Community fights

REDRESS:

- Customary / traditional systems
- Judicial interventions
- Alternative Justice Systems



DEVELOPMENT-INDUCED DISPLACEMENT IN KASOLI UGANDA



The case of displacement of a slum redevelopment community in favor of infrastructure development of the Standard Gauge Railway (SGR) Project.

- Conflict between state agencies
- Uncertainty of communities especially women
- Legal framework on eviction processes