** **

5th Debate of the National Development Policy Forum

Report of Proceedings

**Pre-primary and Primary Education in Uganda: Access, Cost, Quality and Relevance**

29th July 2015, Kampala Serena Hotel

# Table of Contents

# List of Acronyms

NDPF National Development Policy Forum

NPA National Planning Authority

# Introduction

The National Planning Authority in partnership with World Bank and UNICEF organized the 5th debate of the National Development Policy Forum (NDPF) on the theme: ***Pre-primary and Primary Education in Uganda: Access, Cost, Quality and Relevance***. The NDPF debates are meant to discuss national issues bearing on the realization of Uganda Vision 2040. NPA adopted an inclusive approach to development planning where policy debates are organized to create a platform for all Ugandans to discuss development issues unreservedly all inclined to the implementation of Uganda Vision 2040.

The fifth National Development Policy Forum was held on Friday 29th July 2015 at the Kampala Serena Hotel. The chief guest was Hon. John Chrysostom Muyingo, Minister of State for Primary Education. The proceedings were moderated by Dr. Kisamba Mugerwa, Chairperson NPA.

The audience comprised different stakeholders in the education sector including politicians, representatives of government Ministries, Departments and Agencies, District Education Officers, Development Partners, the private sector, Civil Society Organizations, Academia, and students. The keynote presentation was made by Dr. Joseph Muvawala, the NPA Executive Director but the paper was prepared together with the Minister of Education, Science, Technology and Sports. The Discussants included: Ms. Viola Nyakato a lecturer at Mbarara University of Science and Technology; and Mr. Patrick Kaboyo, the Executive Director of the Coalition of Private School Teachers Association (COUPSTA).

# Opening Remarks

## Remarks by the Chairperson, NPA

The Chairperson, NPA, Dr. Kisamba Mugerwa welcomed all participants and thanked the Honorable Daudi Migereko the Minister for Lands, Housing and Urban Development for honoring the invitation. He informed the participants that the National Development Policy forum is an innovation aimed at pursuing strategic issues inclined to the realization of Uganda Vision 2040.

The participants were reminded that three fora on different topics had been held on different themes and topics. The first forum concentrated on procurement given its impact on implementation of planned activities. The second forum discussed alternative sources of finance for infrastructure projects cognizant of the resource constraints in the face of unending economic demands while the third NDPF focused on gender economics for improved productivity and growth in Uganda in line with the inclusive growth aspect of the second National Development Plan (2015/16-2019/20) and the overall sustainable development theme portrayed in Uganda Vision 2040. He emphasized that it is imperative to include the majority women in development planning if planned activities are to be realized.

Dr. Kisamba expressed his delight at the topic of the fourth forum which inclined to land related issues adding that given the low levels of insurance among Ugandans, the majority of them return to land as the last resort. In addition about 65% of the total population is employed on land (agriculture) which makes its role in attaining socioeconomic infrastructure inevitable. For this reason, there is need for strategic action on land issues in terms of accessibility, availability, productivity and equity.

As he summarized, he thanked Dr. Frank Byamugisha for drafting the paper that will trickle the participants’ thinking in the course of the discussion. He also acknowledged the Deputy Chairperson and other Authority Members for their effort in ensuring that the forum is a success. He further welcomed all participants to the forum and urged them to debate openly pointing that such fora presents a platform for everyone to discuss key issues unreservedly.

The Chairperson thanked the Moderator Mr. Kobushenga the Chief Executive Officer of Vision Group for accepting to undertake the assignment thereof.

# Key Emerging Issues

1. Women have access to land but lack ownership and control over what it produces and output.
2. Achievement of development objectives and Uganda Vision 2040 will remain a dream unless women are fully involved and made the center of socioeconomic transformation.
3. Land reform and investment in agriculture can lead to socioeconomic transformation.
4. Land fund is very critical and the way it is applied will address key land injustices. Capitalization of the land fund will be a mile stone in Uganda’s land reform since it will address some of the most pressing issues such as buying out absentee land lords.
5. Whereas as user rights are derived by marriage, birth and purchase, a bigger proportion of women are not in legal marital partnerships. Supportive bills such as the marriage and divorce bill only catered for the minority legally married women.
6. It is more economical and logical to economically empower land owners so that they develop their land and consequently, government can tax the produce from their land. This will generate more revenue as opposed to taxing idle land.
7. Long term agriculture productivity and the resultant socioeconomic transformation are highly dependent on secure land rights.
8. There is need to enforce compliance to physical plans and urbanization should be anticipated and embraced through prior planning since it is inevitable.
9. Tenure of ownership in mineral rich areas is an area that requires further exploration and the National planning Authority should consider organizing a debate on the same.
10. Ensure access to education and equip masses with skills to enable them harness emerging opportunities in other areas of the economy such as services and industry sector. This will reduce pressure and sole reliance on land.
11. Address the mindset issue through sensitization to avert the perception that land is the only source of income. Mindset change should also aim at making people embrace new physical developments rather than perceiving them as a government ploy to grab their land.
12. The policy process of addressing land related injustices is taking longer while the existing problem is compounding. There is thus need to accelerate the policy process regarding all spheres of land ownership especially land use planning to arrest the escalating land tenure and use related concerns.
13. Historical injustices regarding land ownership that have persisted to date should be addressed. The new tenants are taking advantage of the new law to grab land they were not entitled too there by creating a new injustice as a result of addressing the former.
14. Expedite the policy process of land use planning and follow up its implementation. For instance there is need to demarcate land for agriculture, housing estates, industrialization among others. This should be followed by sensitization about the impact of such a policy on masses across the country.
15. Land governance especially tenure security should be prioritized and given due attention.
16. The Ministry of Lands, Housing and Urban Development should establish and organize land markets with clear records and registry. Land administration and management are important tasks and should be prioritized. It is pertinent to ensure a functioning land market.
17. Undertake an audit and inventory of government and public land to avoid its misuse unscrupulous ownership by private individuals.
18. Expedite the review of succession law to address issues such as land inheritance by women and rectify land tittles owned by people but in names of the deceased.
19. Research indicates that small holder farmers are more productive than large farms and agricultural commercialization does not imply plantations and big scales. Even small holders can commercialize through specialization and intensification.
20. It is erroneous to take on agriculture investors who want tens of thousands of acres to be able to invest. To ensure a multiplier effect and socioeconomic transformation, Investors should have like 100 acres, demonstrate and work without growers so that they benefit by producing and selling to the investor.

# Presentation on Land Reform and Investment in Agriculture for Socio-Economic Transformation of Uganda by Dr. Frank Byamugisha

Dr. Byamugisha started by commenting of the Uganda Vision 2040 – the 30-year vision, from 2010 to 2040, in which the country intends to increase its per capita income by nearly a factor of 20. He said that it is certainly achievable, and that countries like China did much better than that even when it started from a poorer resource base, without the benefit of a rich agricultural resource base and without oil, both of which are not in short supply in Uganda. However, he cautioned that it is easier said than done, given Uganda’s history.

He noted that the poor performance of the agricultural sector which grew by an average annual growth of 2.6 percent in the last decade (2000-09) and 1.5 percent per annum in the 3 years from 2010 to 2012, is the key factor for Uganda’s economic under performance. He added that in order to grow agriculture, Uganda must raise her agricultural productivity which is much below its potential.

Regarding land governance and binding constraints to agricultural and socio-economic performance, Dr. Byamugisha discussed nine of the most binding land-related constraints including:

1. A Prevalence of Land Disputes all over the country,
2. Increasing landlessness, encroachment and living in high risk areas - encroachers on protected conservation lands; occupation of “high risk areas” that are prone to disaster; and Land Poverty – Not Enough Land to Commercialize and Get Out of Poverty
3. Wasting and Abusing Government and Former Public Lands: Former Government Ranching Schemes; and unused or grossly underutilized large chunks of rural land, held by government as farms
4. Underutilizing and scrambling over communal lands
5. Discriminating against women and youth in accessing land
6. Underutilizing land owned by cultural and religious institutions
7. Inadequate land administration services especially land dispute resolution, valuation and land use planning
8. Poorly functioning land sales and rental markets
9. Disorderly urbanization and proliferation of informal settlements and slums

Dr. Byamugisha experiences of land reform and impacts on agriculture and economic transformation from Japan, Taiwan, South Korea and Viet Nam. He said that land reforms have mainly been of two varieties: **redistributive land reform** primarily inspired to address social and economic injustices associated with unequal ownership of land and landlessness as was done in East Asia; and **reforming land administration**, primarily aimed at increasing land tenure incentives and efficiency in land administration.

Dr. Byamugisha noted that for Uganda to boost its agricultural growth, transform its economy and achieve its Vision 2040, it needs to undertake land reform with urgency by drawing inspiration from Japan, South Korea and Taiwan. He suggested a a **Ten-Point Program of Land Reform** for Uganda’s Socio-Economic Transformation to be implemented over 10 years.

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| --- | --- | --- | --- | --- |
|  | |  |  | | --- | --- | | **Land Reform Objectives** |  | | **Land Policy Actions** |
|  | Increase land for the landless, land poor and investors for agricultural commercialization | * Redistribute government and former public land not critical for use in producing public goods and services * Remove restrictions on land rental markets including revoking the Land (amendment) Act 2010 * Impose a land tax on unused land above 10 hectares * Promote direct land deals between formal community groups and investors |
|  | End discrimination against women and Youth | * Strengthen gender equality through: improving laws including a new Marriage and Divorce Bill 2009 and amending the Succession Act; waging sensitivity and public awareness campaigns on discrimination against women; and ensuring that land titling programs are structured in favor of joint or single registration by women * Strengthen access of youth to land through: promoting early inheritance of land from parents by introducing social welfare support and pension programs for the elderly; amending the Succession Act to provide for succession and inheritance of family land by children; and waging sensitization and public awareness campaigns on discrimination against children |
|  | Resolve land disputes effectively and efficiently | * Eliminate overlapping rights on registered lands through a re-design of the Land Fund to expedite and cost-effectively buy-out residual rights of registered owners * Fill institutional vacuum in hot spots especially northern & Albertine regions * Build competent formal institutions and eliminate overlap in responsibilities – provide adequate staff and budget to the judiciary and train judges; facilitate LC courts; revive land tribunals; and empower traditional institutions * Manage expropriations prudently - update compensation law; pay fair and full compensation, resettlement and restoration of livelihoods; adhere to the principle of eminent domain; fight corruption such as underpayment and no or delayed payment for compensation |
|  | Secure communal lands and end local land grabbing | * Use systematic approach to organize & formalize communal * groups starting with Acholi, Lango, Karamoja & Teso sub- regions * Demarcate & register their lands * Establish a government institution to provide technical advisory services to the formalized communal groups |
|  | Improve the management of government and former public lands | * Put an end to the free land bonanza * Use transparent and competitive processes to allocate unused land to the poor and to investors, respectively * Inventory, survey and register all public lands * Undertake an independent audit on ownership and use of land in former government ranching schemes and other leased former public lands to ensure efficient use and compliance with the law * Impose a moratorium on conversion of leasehold to freehold until concerns about sub-version of the law are addressed * Redesign the Land Fund to operate along efficiency and poverty reduction principles |
|  | Secure individually owned lands | * Use systematic titling approach with a spatial framework based on low-cost simple technology and “general boundary” principles for low-value rural land * Use systematic titling based on a detailed survey of boundaries for semi-urban and high-value rural lands |
|  | Facilitate better management and use of land owned by cultural and religious institutions | * Wage sensitivity and awareness campaigns to register all parcels and sub-divisions and to update information on current occupancy and use * Facilitate improved management through state funding of technical assistance and training |
|  | Improve functioning of land sales and rental markets | * Introduce a tax on unused land above 10 hectares * End the practice of allocating free land to investors * Scrap Land (Amendment) Act 2010 that has driven land owners out of rental markets * Accelerate the formalization of communal groups and registration of their communal lands |
|  | Improve and modernize land administration services including land dispute resolution, valuation and land use planning | * Use current funding from World Bank to leverage more funding to modernize all land administration services * Increase accountability and efficiency for critical land administration services through institutional reforms that provide land agencies with autonomy in management and financing using retained funds as Ghana and Kenya have done |
|  | Improve urbanization and regularize land tenure in informal settlements | * Allocate urban government land transparently using competitive processes to avoid distorting land markets * Apply physical development planning regulations consistently, predictably and transparently to avoid distorting land markets * Promote regularization of tenure of squatters on public land while facilitating negotiations between landlords and squatters to promote public private partnerships and regularization and regularization of tenure on privately held land in line with the National Land Policy * Upgrade infrastructure services as part of an integrated package with physical planning and regularization of land tenure |

In his concluding remarks, Dr. Byamugisha informed the forum that poor land governance, especially lack of land tenure security and inadequate access to land for women, the youth, the landless and the land poor, is a drag not only on agricultural productivity but also on increasing agricultural production through area expansion.

He said that even if Uganda’s oil sector were to boom and generate major economic growth, it would depress the terms of trade of agriculture (vis-à-vis the oil and the non-tradable sectors) and its competitiveness as is typical of the Dutch disease phenomenon. Should the oil boom materialize as anticipated, it is critical that land reform becomes a major part of the agricultural reform package to turn around agriculture’s competitiveness to off-set the potential Dutch disease effects of the oil boom.

Dr. Byamugisha also noted that implementation of the suggested 10-point programme requires political will and leadership complemented with support from development partners and that given its potential to transform Uganda’s agriculture and its economic development prospects, land reform deserves everyone’s support for action now, and not tomorrow.

# Discussion

The Moderator thanked Dr. Frank Byamugisha for the informative presentation and also acknowledged the presence of representatives of key institutions that worked in tandem with NPA to organize the National Development Policy Forum. These included a Representative from United Nations Development Programme and the Advocates Coalition for Development and Environment.

# Remarks by the Minister of Lands, Housing and Urban Development

Honorable Daudi Migereko expressed that the subject of land reform and its impact on investment in agriculture and socioeconomic transformation is at heart of policy makers at all levels. He thanked Dr. Frank Byamugisha for the provocative presentation. He noted that the forum was timely given recent launch of the National Land Policy and the tabling of the Land Fund Regulations before Parliament.

In addition, he remarked that the National Land Policy practically discusses all the 10 point programmes for land reforms in Uganda also prescribed in the presentation. Nevertheless, he disagreed with some of the recommendations presented by Dr. Frank Byamugisha.

He reminded that the Vision of the National Land Policy is a transformed Ugandan society through optimal use and management of land resources for a prosperous and industrialized economy with the developed services sector. The Honorable Minister upheld that as highlighted in the presentation, land reform in the agriculture sector has positive implications on socioeconomic transformation. He refuted claims that there is limited access to land by some groups of Ugandans arguing that there is no particular group that has no access to land in Uganda. “This issue has been clearly settled since the government’s political and economic survival highly depends on women and youth whose interest if not addressed can have adverse effects” he asserted. Noted that what is required is to identify areas of further improvements so that there is greater utilization of the land resources in the country by women and youth. He further mentioned that for this reason, the Government of Uganda wishes to ensure that there is equal access and availability of land to all Ugandans.

He observed that the submission by Dr. Frank Byamugisha made in reference to the land fund. He clarified that the land fund and the regulations currently before Parliament thereof seek to:

1. Address historical injustices imposed on some communities which deny them access to land, land ownership and land use rights.
2. Once the land fund is capitalized, the government will be in position to pay off absentee land lords thereby making such land free for use, access and ownership by the traditional settlers (owners).
3. Enable land lords access investable funds for investment in equally deserving areas currently short of vital investable funds.
4. Enable government to deal with the problem of the landless, land poor and bibanja owners who will be able to secure registrable interest in their land thus giving them the opportunity to access land tittles that can be used as collateral to pursue improved commercial agriculture.

He conveyed that there is a consensus over the critical importance of the land fund and its ability to address critical land issues in line with the land reform.

The Honorable Minister also argued that although the presenter called for repeal of the Land Amendment Act 2010, it is important to note that the initial intention of the Act was to address problems between land lords and bibanja owners. He agreed that some of disputes pertaining to land in areas like Bunyoro and central region can be solved by buying out land owners and enabling bibaja owners to take up registrable interest in such land. For this reason, he emphasized the importance of the land fund in the programme of land reform in the country.

He continued to remark that given access to resources to capitalize the land fund, the regulations will ensure that land is made available to all deserving parties in a transparent and accountable manner. As regards the utilization of government land, the Honorable Minister stated that government land is under the control of Uganda Land Commission and acknowledged the public outcry on the management and allocation of this land. As a result, his ministry is in the process of coming up with a law and guidelines to govern the operations and management of land under Uganda Land Commission which is not only a land bank for investment but also a holder of trust land for institutions among others. This commission will have a clear criteria for leasing and allocating land in a transparent and accountable manner cognizant of the optimal utilization of the land and the purpose of allocation.

He reiterated that agriculture accounts for the biggest percentage of land use in Uganda and is a source of livelihood for many Ugandans. For this reason, there is need for secure land access to enable Ugandans undertake agricultural activities. He also shared that there are strong links between inequality of asset distribution and poor macroeconomic performance. This therefore suggests that land reforms are one of the most important challenges in the fight to attain poverty alleviation today. He emphasized that whereas there numerous poverty reduction programmes initiated and provide by the National Resistance Movement (NRM) government today, the ultimate goal should be to ensure socioeconomic transformation for the population in the shortest period of time.

As regards physical planning and proper land use in the urban areas, he emphasized need for enforcement and respect of physical plans to ensure purposeful land use in urban areas. He noted that there is limited compliance to physical plans and condemned the local mindset that it is honorable for people to live in slums and rural areas. He urged Ugandans to embrace the urbanization process remarking that the movement from rural to urban areas is inevitable and we should anticipate and plan for it.

He also condemned leaders in the areas of Kireka and Kasokoso who encouraged their constituents to oppose urbanization and physical planning by fighting to remain in slums. He urged Ugandans to borrow best practices from neighboring countries such as Ethiopia and Kenya which are destroying slums and establishing better housing estates. He pressed that growth and poverty reduction strategies will highly hinge on increasing agriculture production and productivity through streamlining land use rights. Nevertheless, there is need to pursue scientific approaches of agriculture such as use of production inputs such as fertilizers, water for production and improved planting material to complement the secure land rights.

He informed that the National Land Policy provisions provide for:

1. Implementation of reforms that enable individuals, family, communal or group registration of land under the four tenure systems.
2. Implementation of the decentralized land administration system as part of taking land services closer to the people.
3. Strengthening the land dispute resolution mechanisms to mediate and litigate amongt those with land conflicts
4. Implementation of a public awareness campaign on the benefits of productive and optimal agricultural based land use practices.

He was optimistic that these four interventions should change the current situation characterized with low agriculture productivity in the country. Greater land security should transcend into more investment and greater land productivity. The Honorable Minister committed that his Ministry will step up its focus on institution capacity building especially at the decentralized level and land dispute resolution institutions through training, exposure, change of mind set and attitude of officers and provision of a framework of rules and regulations to guide their work.

In his conclusion, he remarked about the mining sector and the tenure of land ownership in areas with minerals such as iron ore, aluminum and uranium. This calls for sensitization on the access for investors to such land if they (inhabitants) are to benefit from these natural resources. He urged the NPA to organize a forum on such a theme to plausibly discuss issues related to land ownership in mineral reach areas.

# Discussion by Dr. Abby Sebina-Zziwa - Panelist

Dr. Sebina-Zziwa noted that as regards land lords and tenants, the Ministry of Lands, Housing and Urban Development will have solved this issue in the next 3 years. She differed with the Honorable Minister on a number of concerns, for instance, she asserted that whereas access to land by women is a settled issue, control and ownership of the same by women is non-existent. Moreover, the Marriage and Divorce Bill is loop sided since it only caters for women in marital relationship yet less than 50 percent of such women are in legal relationships. The Succession Act which is under review is in favor of women land lords and the Administrator General ensures that women and men equally share land and it also caters for the children of the deceased.

On this note, the moderator tasked Dr. Sebina-Zziwa to explain why the policy process is taking longer while the problem is compounding at a much faster rate. In the meantime, she advised that women in legal unions have their names appear on the certificates.

# Discussion by Ms. Naome Kabanda, Assistant Commissioner/ Department of Land Administration Ministry of Land Housing and Urban Development

Ms. Kabanda noted that there are challenges such as historical land injustices which have been existent since 1900 when land was distributed among the different groups of people. She added that land distributed politically among a few people as a reward by colonialists yet such land was already occupied by people. She commented that all the land reforms that have been undertaken in the country have not addressed this problem.

As a result of the above, she remarked that when the land policy was being debated and eventually passed, a number of proposals were suggested on how to deal with land disputes in different areas; for instance in hot spots- issues of multiple rights over the same piece of land which can be resolved by land sharing as one of the measures proposed in the new land policy. Secondly, the nominal ground rent is also proposed to be reviewed. The land lord tenant relationship should be addressed since the Land Act proposes a law to come up with a law that regulates the relationship between land lords and tenants although this was not undertaken.

The status is that the new land lords are more vigilant to undertake land evictions than their counter parts in the past.

As regards to the validity of the perception that while an old injustice is being addressed, a new one is being created, Ms. Kabanda noted the need to take all measures as a set of options to be applied in different areas regarding of the land injustice therein. For instance in the case of Kibaale where there are absentee land lords, capitalization of the land fund and buying out absentee land lords can address land issues there. For northern Uganda, the issue is boundaries and the returning people who were not in the area while drawing the boundaries. Besides, it is imperative to assess ways of incorporating communities in the exercise to guide a survey.

# Plenary Discussion

On further prompting by the moderator about the policy process taking longer at the expense of an escalating land problem at hand escalating, the Honorable Minister informed that the Land Act provides for registering land associations based on clans, groups of people among others particularly in the eastern and northern Uganda. He further noted that this is being worked in by the ministry since the initial problem of funding the programme, the process is in course.

**Communal Land**

The Chairperson, National Planning Authority informed the participants that reminded the participants that 30 years ago, communal land was not well recognized but there is some progress now. However, he noted that there is another emerging dynamic and although government is working to enable people register land communally the society is not homogeneous. He discussed that although this has succeeded in Tanzania and Kenya (Masai) where NGOs play a great role in sensitization.

He called for the need to ensure access to education and get people absorbed in the emerging opportunities in the country that are not solely dependent on land. However, the moderator noted that social aspect exists for instance having a share of paternal land. The Honorable Minister interjected that albeit the problem of land grabbing exists in some areas, it is a mainly mindset issue which can be addressed through sensitization, education and greater exposure. He expressed that any attempts to introduce a new development in a new area by government is regarded as land grabbing. In addition, we cannot all focus on the land, there is need for people to move to the industry and service sector to reduce pressure on land. He pointed out Northern Uganda where the government’s development initiatives have been linked to land grabbing.

Dr. Byamugisha advised that religious groups and cultural leaders hold land for religion and culture and the issue is that they have not been facilitated to manage and use their land important. As a result, the government of Uganda has a responsibility to ensure that such lands are surveyed and facilitated by the government for instance technical support among others.

**Government Land**

In response to a question regarding why government land is not divided or used among others instead of taking up occupied areas that spur social tensions, Dr. Sebina-Zziwa said that there is an unresolved debate between government and public land. She defined public land as land held by government in trust for the people whereas government land is land owned by the government institutions such as the prisons of Uganda.

Ms. Naome Kabanda informed the participants that the Ministry is undertaking an inventory survey project which entails going around the country to register land and identify the existing owners. She added that although it is government land, some people have applied for tittles over it and the inventory is intended to survey all the land that belongs to government. The Moderator gave an example of the Civil Aviation Authority that claimed land that was deemed government farm to expand only to find the land tittle in private individual’s name.

On the inventory, Hon. Migereko said that if anything belongs to government, the constitution gives government power to restore its own for instance the CAA case, the tittle was cancelled.

During the plenary, the following comments and suggestions were raised:

1. The Executive Director ACODE noted that the paper emphasizes land as the sole employer and driver of socio economic transformation thereby neglecting other areas and factors that can transform the economy.
2. Recommended adjustment of the politics of the country for instance it is the politicians urging citizens to encroach on government land. He emphasized that a review of countries that have excelled in agriculture have functioning systems and a well-organized political system. If it democracy, it is pertinent to follow the rules of the game.
3. Equity does not imply equal distribution of all available land to Ugandans. It instead entails equal access and availability of land to all Ugandans. Besides it is not true that every Ugandan needs a piece of land to be economically transformed.
4. There is need to pursue and follow up on land use planning and its implementation for instance it has taken five years to come up with land use but there is no substantial guiding to enforce it and guide physical settlement decisions. She also called for forceful evacuation and resettlement of people living in land slide prone areas like Bududa districts.
5. The impact of new policies on various people of society should be popularized for instance how the new policies will affect people in Kasese whose land was taken over by government institutions (prisons) and game parks.
6. There is need to borrow best practices from countries such as China which have undertaken land use planning and implemented the same. For instance there is land gazetted for agriculture unlike in Uganda where former agricultural lands in areas like Wakiso and Mukono has been turned into housing estates.
7. Although small land holders are more productive as indicated by the presentation, it is pertinent to clearly state how small the land should be to avert land fragmentation. It is useful to have commercialized agriculture but ought to sensitize on the use of large lands.
8. Children can take over land from parents at an early stage but there must be an agreement that such land cannot be fragmented.
9. Is there nothing learnt from the presentations made that can be used to improve the policy?
10. Telling people to go back to the land is not sabotaging development and urbanization as perceived but rather enabling them to work the land with their hands as opposed to idling in Kampala. Besides, the anticipated industrialization will come from increased agriculture production.
11. It is not logical for government to support Buganda Land Board as proposed by the presenter because it is one of the richest organizations getting revenue from leasing land left right and center.
12. The Chairperson of NPA informed that technically, talking about commercialization is not plantations and large scale farmers, even small holders can commercialize through specialization.
13. There is need for a strong component of management of financial resources, evaluation of projects. Technical assistance to ensure that money earmarked for development is used for its purpose. It is not absence of financial resources per say but management of available resources equally important.
14. Noted poor land governance – especially lack of land tenure security, inadequate access to land by women, landlessness, if solved will increase production and productivity. Giving land to children is a behavioral issue for instance some children do not know about agriculture.
15. Uganda holds the best land tenure system – mixed tenure. Best way forward is to find a willing buyer and seller rather looking for absentee land lords to buy them off. Giving land to children and women is good venture but results into though they cannot optimally used it by investors.
16. There is need to increase efficiency and productivity to ensure that Uganda’s external account is balanced based agriculture and agro processing produce.
17. It is erroneous to take on agriculture investors who want tens of thousands of acres to be able to invest. To ensure a multiplier effect and socioeconomic transformation, Investors should have like 100 acres, demonstrate and work without growers so that they benefit by producing and selling to the investor.
18. There is need to establish regional agriculture centers in response to the declining per capital land ownership. In addition, the MLHUD should devise ways of providing land for refugees and displaced people without displacing and harming anyone.
19. It should be noted that the well performing small holder farms are tilled by women and all land use planning initiatives and processes should not lose track of women.
20. On moving people from slums, it is pertinent to gazette areas for their resettlement especially the vulnerable women.

# Concluding Remarks

In her response and concluding remarks, Ms. Naome Kabanda emphasized that it is impossible for Uganda to develop and economically transform without involving women and that there is need to take logical corrective measures that are independent of the politics.

As regards taxing idle land above 10 acres, she recommended that it is imperative to empower and enable owners of such land develop it and then tax what is produced thereof.

Dr. Abbey Serena recommended the following:

1. Increase investment in the agriculture sector to at least 10 per cent of the national budget in line with the Comprehensive African Agriculture Development Programme (CAADP). Even with secure land tenure, limited investment in the sector undermines the purpose.
2. Cultural practices that encourage land fragmentation should be streamlined to consolidate land and avert costs associated with fragmentation.

Dr. Frank Byamugisha thanked all participants for the invaluable input and informed that secure land tenure use rights are vital for private sector investment but this must be complimented by public investment. He said that the importance of land rental markets cannot be overstated. Research indicates that for land rental markets to be effective, land rights instruments must be existent. He added that markets are the drivers of socio-economic transformation and land rental markets can spur this transformation. Besides, functioning land rental markets will stimulate lease of land from big land lords.

He concluded by noting that waste of government and public land is an issue and should be used for its intended purpose. Kenya undertook an inquiry on the use of public and government land and discovered that a number of acres had been abused and wasted. Uganda should emulate this to ensure economic use of such land.

# Closing Remarks

Dr. Kisamba-Mugerwa remarked that in terms of socio-economic transformation, Uganda is not a very small country especially after exploring other emerging opportunities by equipping people with relevant skills to avert reliance on land as an insurance and source of income. However, failure to invest in other opportunities such as industries, services and job creation will compound the pressure on land by the entire population.

He said that equity does not entail an equal share of the available land among all Ugandans but rather a clear and transparent mechanism to access the land by all Ugandans. This can be done through a robust land market which is existent with Commission agents albeit not yet organized. He added that there is therefore, need to have the records and registry are available and secure in the Ministry of Lands, Housing and Urban Development.

Dr. Kisamba informed the participants that the government has a key role to play in all this especially in terms of land use through physical planning to avoid haphazard construction of structures. The Land use policy should be adopted and implemented to the dot.

He said that there is need to:

1. Address the land market in socio economic transformation. People cannot engage in farming unless farming is made attractive.
2. Increase productivity in agriculture and step up investment to enhance food security and provision of raw materials to agro based industries.
3. Address the succession law to address the issues such as land tittles in names of departed owners. Land administration and management are important tasks and should be prioritized. It is pertinent to ensure a functioning land market and empower people

Dr. Kisamba also upheld that agriculture performance has shrunk over the years notwithstanding the existing national food security. He attributed the shrinking to the political turmoil in north one of the most productive areas and loss of market for the tradition agriculture of tea, cotton and coffee due to political changes for instance ginneries are no longer existent.

He concluded by calling for empowerment of women through education and an effective and efficient land market to ensure transformation. This will alleviate the cultural and traditional mindset.

Ms. Mary Muduuli expressed her gratitude to Dr. Frank Byamugisha for the wonderful paper with in depth insight. She also conveyed thanks to the audience for honoring the invitation and urged all participants to shape and change the mindset of other Ugandans to make a head way in land issues.