

# ANNUAL REPORT 2022



**LANDnet Uganda**

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# 1.0 About LANDnet

LANDnet is a value network comprising a range of stakeholders acting together with the aim of having a significant effect on development outcomes from land governance initiatives. Founded in 2012, it has been engaged in research, capacity development and policy advocacy on land, gender, agriculture and Natural resources management.

Central to LANDnet's work is to build and strengthen three kinds of relationships: Advocacy platform on agreed upon key messages relating to land governance and associated sectors; Knowledge management and sharing platforms seeking to generate new knowledge in a participatory and inclusive approach for policy influence and practice change meaningful to target group.

Holding multi-stakeholder dialogues to build consensus for on key pertinent emerging issues in land governance and associate sectors.



## Vision

Uganda's land and natural resources used productively, efficiently and sustainably for present and future generations.



## Mission

Create an enabling environment for effective participation of all stakeholders in the efficient use and management of Uganda's land resources for sustainable development.

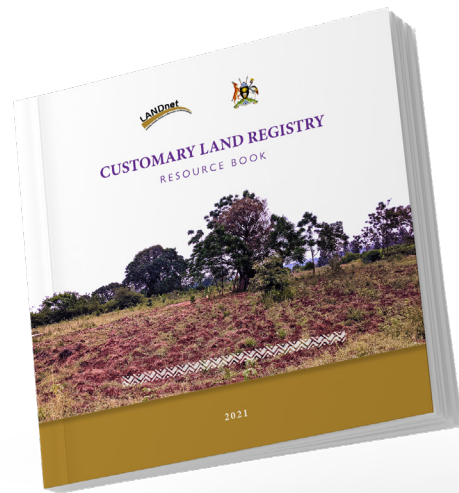
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# 1.1 Areas of Work

## 1.1.1 Customary Tenure

Land reforms that increase land tenure security through documentation of land rights and reduction of land disputes especially under customary tenure provides an incentive to the communities to invest in land improvements. These increase agricultural productivity, a large reduction in land disputes and tenure security results into investment and economic growth. LANDnet's work on customary tenure involves re-defining the approaches to customary land management through supporting the implementation of progressive provisions within the legal and policy framework that affects customary land.



## 1.1.2 Women's Land Rights



LANDnet Uganda's work aims at promoting gender equality especially on land and property rights and as such, its work is hinged on providing platforms where women can easily share their lived experiences in the fight for tenure security at all levels i.e., Household, community and at the national level. LANDnet Uganda is currently hosting the Women's Land Rights Movement from 2016 to date, an advocacy platform of 25 member organisations. The composition of the membership ranges from Ministries, departments and Agencies, Civil Society Organisations,

Community Based Organisations, Individuals, Academia and well-wishers. The mandate of this platform is to collectively influence the legal and policy processes to deliberately take into consideration the plight of women and girls in relation to land and property rights as has been evidenced over time and provide tangible and concrete solutions to close the gender gap.



### 1.1.3 Land - Based Investments

Communal lands, especially in the northern Uganda, have become magnets for investors and local land grabbers because the large tracts are unutilized. To promote investment and productivity, while protecting the land rights of the local communities, LANDnet Uganda hosts the Uganda Land Observatory, an initiative that is tasked with research and advocacy on Large Scale Land investments. The goal is to ensure that these adhere to the national and international guidelines on LSLI to deliver a win-win situation to both the investors and the communities within which the investments are happening.

### 1.1.4 Access to Land Justice

Access to Justice means different things to different people, in its narrowest sense, it represents the ability to seek legal redress through informal or formal mechanisms when ones right has been violated. Broadly speaking, it engages the wider social context of court system and the systemic barriers faced by different members of the community in accessing justice. LANDnet's Access to Land Justice Strategy is broad based and considers both the narrow and the broad representation of access to land justice. The four areas of intervention covered under this strategy will include:

- 1) Making the formal land justice mechanism in Uganda work for all;
- 2) Strengthening the informal land justice mechanism;
- 3) Reforming the Land Justice System and 4) Equality of outcomes in handling land disputes.



# 1.2 Approaches

## 1.2.1 Human Rights Based Approaches



The human rights-based approach is a conceptual framework for the process of human development that is normatively based on international human rights standards and operationally directed to promoting human rights. It seeks to analyse inequalities which lie at the heart of development problems and redress discriminatory practices and unjust distribution of power that hinders development resulting into groups of people being left behind. LANDnet Uganda being a human rights-based organization has pursued gender equality as one of its interventions.

In 2018, LANDnet started the process of making amendments to the Succession Act Cap 162 on the premise of inheritance and succession laws being discriminatory. By February 2022, Parliament passed amendments to the Succession Act bringing in new provisions and aligning the law with recent court judgements that challenged the constitutionality of some sections. An example is Section 27 of the Succession Act that dealt with percentages of shares obtained by lineal descendants or relatives was declared unconstitutional as it discriminated against women.

## 1.2.2 Conflict-Sensitivity

One of LANDnet's key approaches of operation is conflict sensitivity.

Conflict sensitivity includes:

- Understanding the context in which we operate through participatory conflict analyses
- Understanding the intended or unintended negative and positive impacts our interventions could have acting upon this understanding to avoid negative impacts and maximise positive impacts.

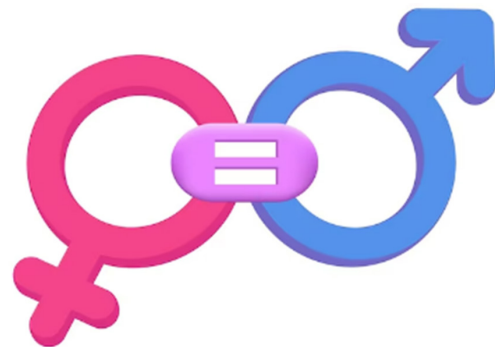


By bringing in certain resources and changing things on the ground, LANDnet becomes part of its contexts of operation. Particularly in the conflict prone setting of the Ugandan land sector, it is key to not only have the technical knowledge as experts on land governance, but to be able to analyse the conflict environment before conducting activities. If the surrounding conflict environment is however not fully understood, interventions may be irrelevant or even have unintended negative impacts, through increasing sources of tensions and working along conflict lines.

### 1.2.3 Gender-Sensitivity

LANDnet Uganda is a human rights-based organisation that seeks to advocate for gender equality in its interventions. Gender sensitivity therefore is an approach under conflict sensitivity of creating awareness to people on how gender plays a role in life through their treatment of others. The way we treat women and men differently in the project life cycle or whether one is working in, around or on conflict either brings in the socially constructed differences in roles and responsibilities. It's imperative to note that in

the context of LANDnet`s work, being aware of the impact of its interventions on both women and men is at the centre of programming so as not to recreate or escalate injustices but rather.



### 1.2.4 Partnerships & Collaborations



LANDnet Uganda collaborates with individuals, communities, businesses and organizations to strengthen our efforts. This ensures our capacity to modernize, facilitate, and enhance multistakeholder dialogues on land issues. From leveraging resources, to engaging in joint efforts, we recognize the value of working toward shared visions and common goals with organizations and communities from all sectors of the economy especially the land sector.



## 1.3 What We Do



### 1.3.1 Research

Research is at the core of innovation and at the heart of LANDnet's value proposition. Research at LANDnet aims at practice change and policy influence. The key areas being;

- Land
- Gender and property rights.
- Equal opportunities, housing and urban development.
- Natural resource management.
- Land governance in the context of agricultural investments and food security.

Research findings will form a basis for convening policy dialogues and build common positions for improvement of existing procedures and approaches within the land sector to which all actors will subscribe.

In order to strengthen the work that LANDnet Uganda does on women's land rights, a study was conducted to analyse the "*Efficacy of grassroots women's groups in advancing for secure women's land rights*" these results were reduced into a report that will be launched and will be available for public use.



### 1.3.2 Capacity Building

Capacity building is the process of developing and strengthening the skills, abilities, processes and resources that organisations and communities need to survive, adapt and thrive. To achieve this, LANDnet focuses on empowerment and training through training of trainers, gender analysis and integration and young professionals' skills and competence development.



### 1.3.3 Advocacy

The LANDnet team has a wealth of experience in advocacy and policy influencing and will use this knowledge to undertake advocacy on strategic matters. LANDnet focuses on the following advocacy innovations;

- Public information.
- Multiple stakeholders with the mission to improve inclusive and participatory land governance.
- Identifying priority areas of intervention from identified existing gaps that require regulatory or structural change.
- Advocating for appropriate and affordable approaches and interventions which can improve democratic land governance at scale, learning from best practices in other countries.



### 1.3.4 Empowerment

LANDnet understands that there are many organisations incrementally working in the land sector but lack the capacity to implement their programs at scale. LANDnet has the skills and capacity to support institutional growth and development to enable organisations to function efficiently and effectively. This is done through;

- Simplification of laws and technical documents.
- Organisational development.
- Institutional review, monitoring and evaluation.
- Law and policy analysis and development.
- IEC materials and development of land tools necessary for the implementation of various provisions of laws and policies.

## 2.0 2022 in Numbers

Because of your kind and generous support,  
we were able to carry out...



Research studies

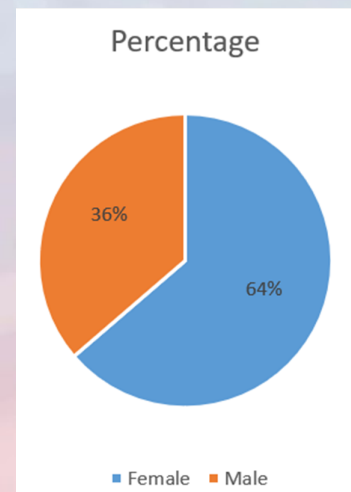


Convenings



People Empowered

At LANDnet, women are at the heart of our interventions. In 2022, our interventions reached out to 186 women which represents 64% of the total number of people engaged.





# STAND FOR HER LAND

HER RIGHTS. HER LAND. A BETTER FUTURE FOR ALL.

STAND FOR HER LAND

STAND FOR HER LAND



## 3.0 2022 At a Glance

### Word from the Executive Director

In the year 2022, LANDnet Uganda was able to register significant success amidst a myriad of challenges. This moment in time has proven that when teams work together, we are able to make a difference. I am inspired by our donors, partners and staff who have risen to the unprecedented challenges of this past year. They have demonstrated resilience and a dedication to the communities we serve. Despite uncertainty in the face of dwindling funding among other challenges that affected our ability to deliver, there was an unwavering commitment to our mission to lead positive systemic change that strengthens land tenure security for the most vulnerable in Uganda.

One of the highlights of this past year was developing our new 5-year strategic plan. Our management team developed a plan that is aspirational, future-focused and will enable us to embrace the changes that impact our society and the communities we serve as well as strengthen the ability of LANDnet to deliver of new global priorities like climate change and food systems. A great deal of consultation was done with community members and participants, LANDnet staff, partners and leaders to ensure that our strategic plan represents current and emerging needs and trends.

As I read through the following annual report, I am struck by what has been achieved in the past year. However, it is not our



accomplishment alone. We thank all who have contributed to our success. Amid challenges, our various donors, overwhelmed us with their outpouring of support. I am deeply grateful to each of our advisors, donors, community leaders and partners for contributing to our success in a remarkable way. Similar

to the developmental growth that the land sector in Uganda experiences, we have had some melt downs, regressed here and there, but ultimately, we're leaping to each new milestone.

Despite the challenges and constraints, it has been a productive year, which would not have been possible without our partners. Moving forward, we will continue to adjust to create an enabling environment for the sustainable use of Uganda's natural resources for the current and future generations.

Thank you for inspiring us and for joining us in our fight to secure land tenure for all Ugandans.

A handwritten signature in black ink, appearing to read 'Jonathan Ochom'. The signature is stylized and somewhat cursive.

**Jonathan Ochom**  
Executive Director

## 4.0. LANDnet in Action

### 4.1 Reshaping the Discourse on Customary Land Registration in Uganda

#### a) Departmental Meetings with MLHUD



Following earlier engagements with officials from the Ministry of Lands, Housing and Urban Development it was clear that amendments to the various land laws were happening concurrently. Therefore, it was important that thematic discussions on the establishment of a Customary Land Registry for Uganda take place to further delve into the issues and prepare action for the government to follow up. Seven (7) Departmental Meetings were held with some involving discussions with The Minister of State for Lands, The Permanent Secretary for MLHUD and department officials from the various departments within the Ministry. The result from this was continued advocacy and garnering support from the top management within the ministry. These are all now aware and are in agreement with the need to have the registry established. Amendments to the Land Act were paused and waiting for the conclusion of the review of the report of the Commission of Inquiry into land matters that will form the benchmark for the amendments.

#### b) CSO Meetings on Legal Reform

LANDnet Uganda constituted the Civil Society Organizations Working Group on legal reforms. This is a 7-member working group with representatives from a number of CSOs whose core work focuses on land. The objective of the platform is to enable actors to fully scrutinise the existing land laws under review to ascertain their implications on customary land governance



and/or other issues that may require joint advocacy. This working group directly feeds into the government's land reform processes.

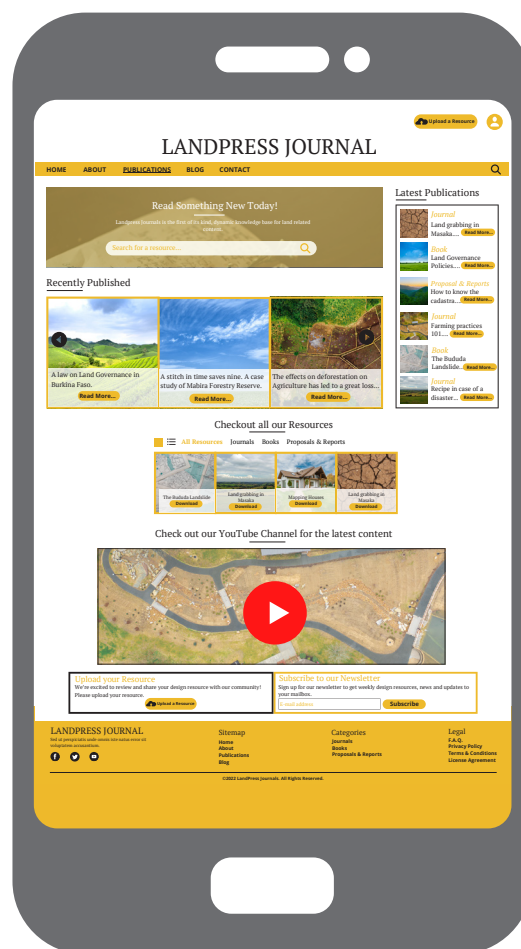
Two (2) meetings were held in the year, an inception meeting to understand the mandate of the group and the second in which a MLHUD representative was co-opted to give updates on the existing land law reform processes highlighting the role and contribution of CSOs in these processes.

### c) **E-Journal on Land Governance**

LANDnet Uganda set out to establish an e-journal with an aim of creating a centralised platform that recuperates efforts of NGOs into mainstream research where different actors including beneficiaries of their services and NGO donors can find information about outcomes, discourse regarding different projects and which individuals/institutions to reach for assistance.

This is geared towards enhancing immediate access to practical policy cases and in the long run fostering improved management and administration of land in terms of use, access, and control as well as funding streams for various projects regarding land governance.

For this year, guidelines for writing and for publications on the e-Journal were developed as well as the website for hosting the journal.



The link to the website is provided below;



### d) **Issues papers on the need for a Customary Land Registry**

Following developments and advancements in not only technology but also people's relations to land, there have been proposals to amend a number of laws in Uganda to bring them to speed with these advancements. The Commission is undertaking a review geared towards harmonising the varying rights and interests over land; to support commercial land utilisation; improve land ownership, use, planning, management and administration. The laws under review include but are not limited to the Land Act, the Land Acquisition Bill and the Valuation Bill.

The objective of the policy brief/issues paper was to document issues on customary land administration in light of the Valuation Bill (2022) as well as the Land Acquisition (Amendment) Bill 2022 and what policy considerations should be made during its amendment.

Specifically, the assignment was to:

1. To review the Valuation Bill and Land Acquisition (Amendment) Bill highlight what provisions are there for customary land administration broadly.
2. To examine the current trends and share practical insights on customary land administration highlighting any issues that are cropping up due to these trends especially during the valuation of land and compulsory land acquisition under this tenure system.
3. To make proposals on alternative approaches to address these issues and what policies should be considered.

Below is the link to the document on the issues highlighted;



#### e) **Technical Committee Meetings**

The previous year of the project “Towards building an appropriate Customary Land registry for Uganda” saw a number of milestones reached including but not limited to the launch of the Customary Land Registry resource book and the consensus built with the Ministry of Lands, Housing and Urban Development on this topic.

It’s against this background that the continuation of the duties of the technical committee that was structured at the project inception to lead and review the discussions towards development, production and presentation of a coherent issues paper that speaks to the challenges rendering establishment of the customary registry model. The Technical Committee will also be at the nexus between the development of the issues and policy papers and the revision of the model proposed in the Customary Land Registry resource book into a more comprehensive and applicable model, through the different number of meetings organised by the secretary of the committee.

The Technical Committee has three (3) meetings. These were avenues through which the TC reviewed the Synthesis report and also made comments to a number of publications within the project as well as steering the initiative.



## Land Tenure Reform: A case for the Customary Land Registry – National Land Forum 2022

Despite the need and importance of establishing a Customary Land Registry as well as the need to quickly address issues related to management of land under this tenure system such as land inequality, there are limited steps have been taken to actualize the proper management of this tenure system for such a long period of time.

This session focused on highlighting the background and need for the establishment of a customary land registry and what opportunities it presents in addressing the glaring land inequality in Uganda. The session also discussed what has been done so far and what steps need to be taken forward to ensure that this policy aspiration is achieved. The guiding topics of the discussion were;

- The need for a Customary Land Registry for Uganda
- Opportunities that the CLR presents in addressing land inequalities in Uganda.
- What has been done so far and what needs to be done next to ensure its development?

The session was attended by about 50 participants (24 female and 26 male) from government, academia, Civil Society Organizations and the private sector. The details of what transpired in the meeting can be accessed from the report through the link provided below.

 [Land Tenure Reforms – National Land Forum 2022](#)



### f) **Massive Open Online Course (MOOC) Learning Platform**

The objective of the Massive Open Online Course platform is to To promote learning, knowledge management and awareness raising through public awareness on the conceptual, policy, legal, spatial and institutional arrangements on land tenure in Uganda.

Specifically, the strategies seek to:

1. Shape the public discourse regarding land tenure in Uganda.
2. Promote knowledge sharing/advocacy through multimedia initiatives that leverage technology and digital platforms.

3. To enable viewers (land sector actors and the general public) to appreciate the variations among the different tenure systems and how they impact their relationship to land (access, control and use).
4. Share practical insights on the emerging issues in the land sector
5. Gather perceptions and gauge knowledge levels of the public on pertinent issues within the sector.

The screenshot shows a 'Public Profile' form on the LANDnet platform. The user is Mayoganyi Risbond, a Software Developer. The form includes fields for:
 

- Name: Risbond
- Profile picture: Mayoganyi
- Headline: Software Developer
- Professional headline: Add a professional headline like, "Lecturer at University" or "Civil Engineer"
- Website: https://www.lugoniasamuel.com
- Twitter: https://twitter.com/risbond
- Facebook: https://facebook.com/samrisbond
- LinkedIn: https://linkedin.com/LinkedIn Profile

 A 'Submit' button is located at the bottom of the form. The page header includes 'LANDnet', 'Categories', a search bar, and 'My Learning'.

To support the Massive Open Online MOOC platform a number 3 course modules were developed and tailored to the layout of the platform these are:

- a. Fundamentals of Women Land Rights
- b. Fit for Purpose Land Administration in Uganda
- c. Conflict Sensitive Land Governance in Uganda

g) **Validation and Launch of the synthesis report on the fit for purpose approach in Uganda**

The Fit for Purpose Land Administration in Uganda: A technical review report was developed based on a background that a number of FFP tools have been piloted in Uganda and therefore the need for standardisation if the data collected is to be entered into the National Land Information System. The report was based on 3 objectives listed below;

1. To examine the theoretical and normative basis of the FFP approach.
2. To evaluate the application of FFP tools in land administration in Uganda.
3. To make policy proposals for the use of FFP tools in Uganda.

A draft report was produced and validated on 30<sup>th</sup> November, 2022 in a multistakeholder meeting. Comments from the participants were recorded and the revised report launched on 20<sup>th</sup> December, 2022. The objectives of this particular activity were to;

1. To draw attention to what has been accomplished in securing tenure using Fit for Purpose tools and what is their correlation with the current land administration procedure and how are they supporting and making the system better in Uganda?
2. To launch and publicize the research recommendations at a multi-sectoral platform.
3. To provide a platform to stimulate debate on customary land registration challenges in the public arena and propel stakeholders to formulate solutions to the identified shortfalls.



Both the validation and launch of the Synthesis report were attended by roughly 25 participants with a fair representation of both male and female from the academia, government, Civil Society Organizations and the private sector. The report that was launched can be accessed through this link: [FFP Report](#)

## 4.2 The Women Land Rights Movement

### a) Training of the Women Land Rights Movement members

The WLRM is an advocacy platform that brings together the different organisations, MDAs, researchers, community-based Organisations in solidarity towards the overall goal of achieving gender equality in land and property rights. This is done through the different avenues like; policy and legal reforms, Capacity Building, Awareness creation, Legal aid provision, Advocacy on pertinent issues, media campaigns to mention a few. The WLRM keeps getting new members joining and thus the different and varied knowledge gaps and levels among the members on some of the key advocacy concepts, it was prudent that a training on key and relevant concepts like; gender dynamics, power analysis and movement building was organised for the 25 organisations that make up the membership of Women Land Rights Movement for all to be on the same footing. It was attended by 30 participants 26 female and 06 male from 9th to 10th August 2022 at the Millennium Terrace Hotel. This training was a refresher to other members while for others it was an eye-opening training on how some of the concepts interplay, how they are interlinked and how some of them like power, if not used well can lead to bigger problems.

### **Objectives of the training were;**

- To enable members of WLRM understand gender, power dynamics and how gender intersects with power, different dynamics intersect to entrench marginalization of women and deny them their land rights
- To enhance participants understanding of the concept of movements building (what they are, why they exist, how they are built)
- To enable members of the WLRM understand feminism, its principles and how these facilitate the WLRM to undertake advocacy on women land rights

At the end of the two days training, there was renewed energy and zeal among members on the need to jointly advocate for women's land rights issues since they are the basis for peaceful communities, They further came up with a comprehensive joint action plan that will act as a road map for members to achieve sizeable milestones towards the visibility of the WLRM and capacity enhancement of its members and in a long run, the overall achievement of the 10 minimum demands that each of the members subscribes to in the long run.



## b) Training of women leaders in Amuria and Kitgum

The WLRM hosted under LANDnet Uganda secured funding from Oxfam Uganda to implement a 5months project entitled ‘‘Strengthening Women’s Land Rights in Uganda through Movement Building’. In light of this, a training on **“Transformative leadership for women’s land and natural resource rights”** was held for grassroots women leaders and members of their organizations from 15<sup>th</sup> to 18<sup>th</sup> August 2022 in Kitgum and Amuria districts. This is with the bearing of changing the leadership narratives, from conventional leadership which is male dominated and often times doesn’t make it easy for women and girls to fully compete for and thrive in leadership, to an inclusive, participatory and transformative feminist approach to leadership.

The training was organized for local women leaders, activists, champions, youth, PwDs as well as targeted some male local leaders to support in amplifying the movement on women land rights in the two districts. In Kitgum, the training was held at Malakai hotel and attended by 29 number of participants 23 female (3 disabled) and 6 male (2 disabled) from 15<sup>th</sup> to 16<sup>th</sup> August 2022; and in Amuria district it was held at Girls hostel of Church of Uganda, Soroti diocese and participants were 30 out of which 25 female (3 disabled) and 10 male (3 disabled) from 17<sup>th</sup> to 18<sup>th</sup> August 2022.

### Objectives of the training were;

- To enable the participants to acquire knowledge on transformative leadership on women land rights, so that they can cascade the knowledge to their community members.
- To influence cultural leaders to change their policies and practices towards promotion of women land rights in their communities.
- To empower participants with knowledge on women land rights and on how best to implement women land rights in their communities.

After the 4 days training for both districts, community-based women’s land rights movement was created in each of the districts comprising of transformed leaders who had pledged to champion women’s land rights in their respective constituencies. It should also be noted that there was express gratitude and commitment by the district Chairpersons, Resident District Commissioners on the approach LANDnet had taken to identify and build the capacity of the local council leaders, empowering them to be proactive in championing women’s land rights and transforming the leadership narratives.



### 4.3 Promoting Conflict-Sensitive Land Governance

In Uganda, land is a major factor of production, source of income and form of identity. Due to the fast-growing population, pressure on land increases daily thus creating tension and conflict around land and the existing natural resources. The Covid 19 pandemic worsened the situation as most people lost their sources of livelihood and sustenance, thus creating limited financial and sustainability options available leading to a vicious scramble over land and its natural resources. To this effect, interventions on land are to be conducted in a conflict sensitive manner so as to prevent escalation of the same.

#### Activities done in the year 2022

1. Training of LANDnet staff and mainstreaming activities within LANDnet to fit within the conflict sensitivity checklist.
2. A staff retreat to conduct a refresher training on conflict and gender sensitivity and team building activities.
3. A human land rights defenders training of land rights champions and persons working in the Uganda Land Observatory on best data protection practices and personal defence mechanisms.
4. A training of land management officials in the Acholi sub region specifically from the districts of Gulu, Kitgum and Pader on Conflict Sensitive Land Governance.
5. A monitoring and evaluation exercise to gauge understanding and applicability of training content on conflict sensitive land governance by land rights champions and CSOs in the Acholi sub region in the districts of Gulu, Kitgum and Pader.
6. Development, launch and dissemination of a toolkit on conflict sensitive land governance.
7. Development and dissemination of IEC material, specifically posters and brochures on conflict sensitive land governance.



#### Total reach/ impact

Districts reached- 20 ( Gulu, Kitgum, Pader, Amudat, Tororo, Amuria, Abim, Napak, Kaberamaido, Moyo, Ibanda, Kapchorwa, Lira, Fort Portal, Soroti, Wakiso, Mbale, Jinja and Kabale) Individuals trained- 85 with 47 being female and 38 being male.

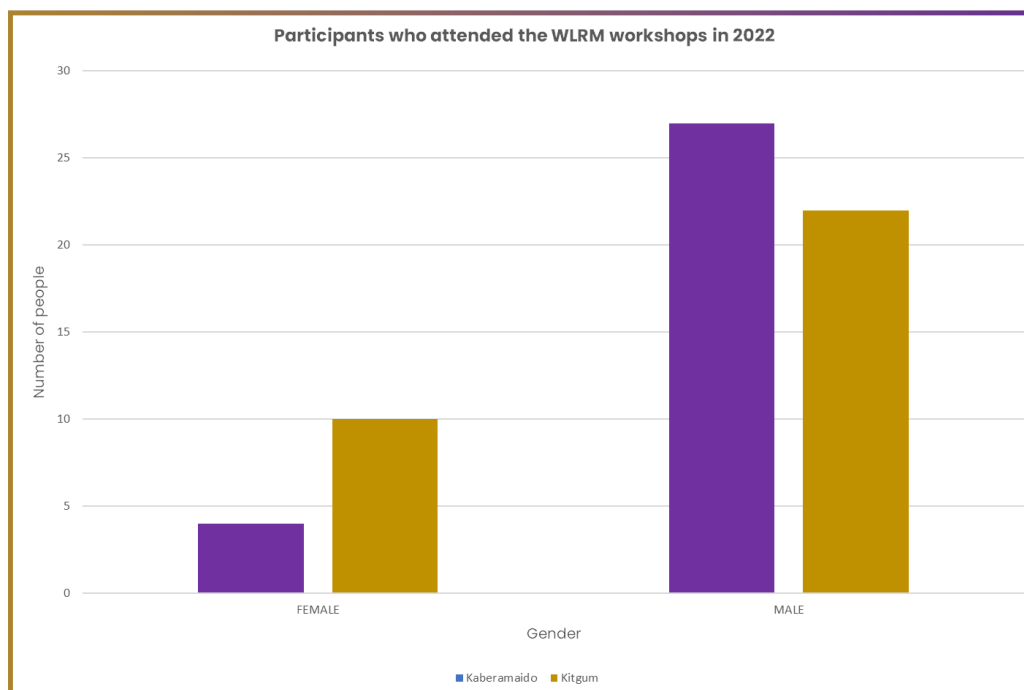
## 4.4 Women Economic Empowerment (WEE)

During In 2022, with the support of UN Women has implemented a project - Increasing Women's Economic Empowerment through Tenure Security in Uganda: Enhancing Women's Access, Control and Ownership of Land in in thirteen (13) districts of Abim, Amudat, Amuria, Gulu, Kaabong, Kabermaido, Kitgum, Kotido, Moroto, Nakapiripirit, Napak, Pader and Tororo Districts.

The project was implemented with the financial support received from the Embassy of Sweden in Kampala. The project registered high levels of success, including strengthening community structures on land governance and women's economic empowerment through the institution of female and male champions. The male and female champions were trained and have continued to support the districts at localized level in mediation, sensitization and awareness creation on GEWE. This approach ensured that there is resident knowledge and skill in the communities to support women and girls experiencing domestic violence, particularly loss of tenure security. This approach has enabled LANDnet to sustain its campaign on gender equality and women's economic empowerment at community level.

LANDnet furthered its advocacy campaign on the passing of the Succession (Amendment) Act. LANDnet's role was to engage with the legal and parliamentary committee to lobby and advocate for the adoption of the succession(amendment) bill, convene regional meetings and conducting radio talk shows to popularise the succession (amendment) bill. LANDnet believes that Land is not only a factor of production, it is power. Violence against women is more often than not embedded in the imbalance and injustices experienced by women in access, ownership and control of land. Through land ownership and control, women's participation in political and social life in their communities is enhanced as they experience equality in their lives. It is therefore important that women's capacity as well as that of the communities in which they live is enhanced in gender equality on land through gender empowerment approaches.

The amendment to the Succession Act remains a key enabler to ending violence against women through tenure security. 80% of property rights are transmitted through succession and inheritance.



LANDnet engaged with Parliament and community leaders towards the passing of the Succession (Amendment) Bill into law. LANDnet targeted community structures such as the Local Councils, Local Council Courts, and Area Land Committees as avenues for reaching out to communities on strengthening women's rights to land. The Initiative strengthened the capacity of 204 male and female champions as first contacts and response within the communities when violations occur. These were equipped with referral pathways to ensure that justice is delivered in a timely manner.

### **Promote exchange visits after the training on how to manage a Community Based Organization**

Under the UNWOMEN funded project, an exchange visit was held in Mbale district, attended by female and male champions from Gulu, Kitgum and Abim districts who visited the Community Legal Volunteers run by FIDA Uganda in Mbale. A total of 26 champions (17 Female, 9 Male) participated in this activity. The main reason for this exchange visit was to facilitate exposure and peer learning, there has been positive progress by the Mbale team where they had organised a solid and functional Paralegal association, there was need to learn from their experiences, borrow and benchmark on some of the approaches employed over time that made their association vibrant, but also hear their achievements and challenges they face in their work to motivate the male and female champions moving forward.

After the 3 days of sharing and exchange of ideas and lessons, the male and female champions were able to learn aspects like Volunteerism, Fundraising for the Association, Knowledge management and dissemination, Advocacy work is a continuous process, personal development and branding is important, solidarity and teamwork.

As a result, the female and male champions from the different districts were more motivated to continue with their work with or without facilitation for the sake of their communities, it should also be noted that the subcounty officials in Gulu and Kitgum gave the champions office space at the subcounty headquarters to operate as they run their business, a space where they can coordinate themselves from and hold meetings etc.



## 4.5 Uganda Land Observatory – Large Scale Land Investments

### Data Collection

The team at the Uganda land observatory have continued the search for new and existing deals that fall within the threshold of large-scale land acquisitions as defined by the platform. So far this year, the secretariat and research taskforce have been able to identify 6 deals occupying a total land mass of 18,250 Hectares, additional information for some of these deals is still being consolidated while other deals have been fully researched.

No.	Investment Name	Primary Investor	Hectares	Location
1	Wagagai Mining Uganda Limited	Liaoning Hongda Group	924 Ha	Alupe, Busia
2	Hillside Agricultural Limited	Dodla Holdings PVT Limited	13,985 Ha	Maruzi, Tarogali Parish, Ibuje Sub County
3	LiaoShen Industrial Park Company Limited (LSIP)	Zhongda Group	518 Ha	Kapeeka Sub County, Nakaseke
4	Wadelai Irrigation Project	Africa Development Bank (AfDB), Nordic Development Fund	1000 Ha	Wadelai Sub County, Pakwach
5	Kidera Sugar Limited	Modern Group	Unknown	Buyende District, Iringa Village
6	Sugar & Allied Industries Limited (SAIL)	Alam Group	2023 Ha	Bwayuya Village, Buyende District.

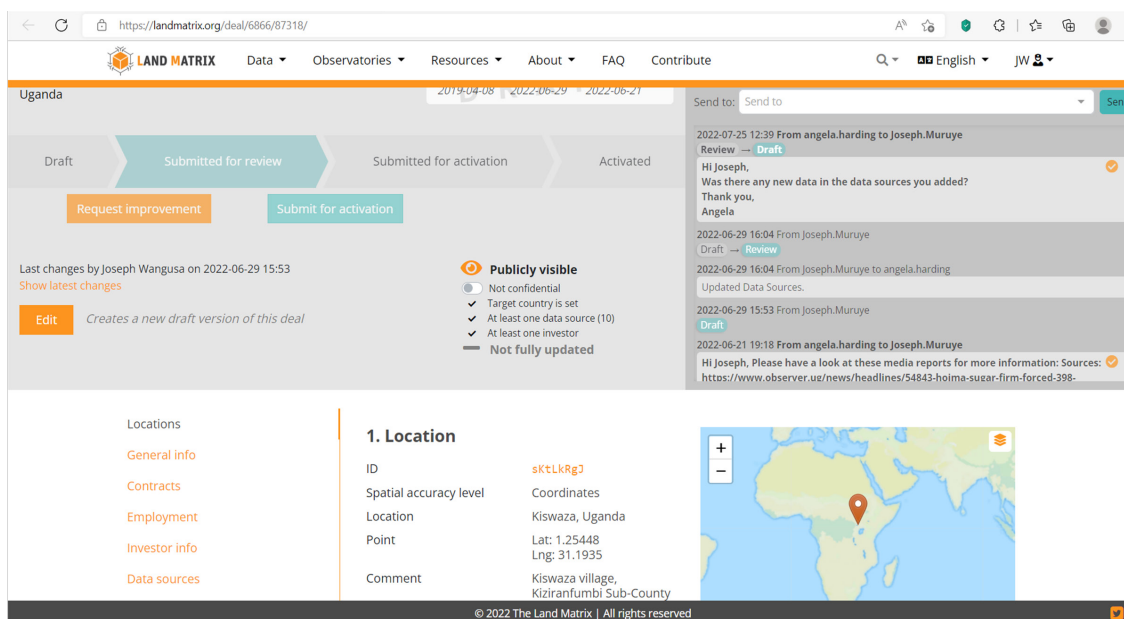
### ULO Data Mapping

One of the key areas of focus for the platform in 2022 was the mapping of these large-scale land-based investments in Uganda, a data mapping campaign commenced in 2021 and has since been continued in the year 2022. The Uganda land observatory through its coordinator has for the greater part of 2022 worked collaboratively with two consultants; Madalitso Kamenya and Kaspar Hurni. This partnership has witnessed a multi layered approach to identifying and marking boundary locations of particular investments. Advanced satellite imagery has been provided by one of the consultants giving rise into clearer imagery shared on the platform and more accurate depictions of the phenomenon as it occurs in the ground. Below is a list of the deals mapped out and uploaded onto the land matrix platform.

No.	Mapped out Investment Name(s)	Deal Number
1.	Icemark Africa Limited	#3154
2.	McLeod Russel Uganda (MLRU)	#3776
3.	Busoga Forest Company	#3020
4	Nakigalala Tea Estate	#4175
5	Forest Absorbing Carbon Emissions (UWA-FACE) Project	#1969
6	Kaweri Coffee Plantation Limited	#1963
7	Hanhe Uganda Farm Limited	#1978
8	New Forest Company Holdings	#3017

## Data Updating and Modifications

The land observatory secretariat through its coordinator has also contributed to numerous updates and modifications to the land matrix data on Uganda, this is being given priority since credible data and information will effectively support the different outcomes derived from utilizing accurate data and information. The secretariat has been able to review and update a total of 12 deals with 5 deals being recommended for activation due to being fully updated, numerous locations have also been improved, for instance; Nile Fibre Boards; 1.206944, 31.559444, Asili Farm: 1.846041, 32.019540 whose coordinates were sharply contradictory to the information on the ground, these updates and modification are projected to continue throughout 2022 as the platform seeks to ensure that all the data is credible.

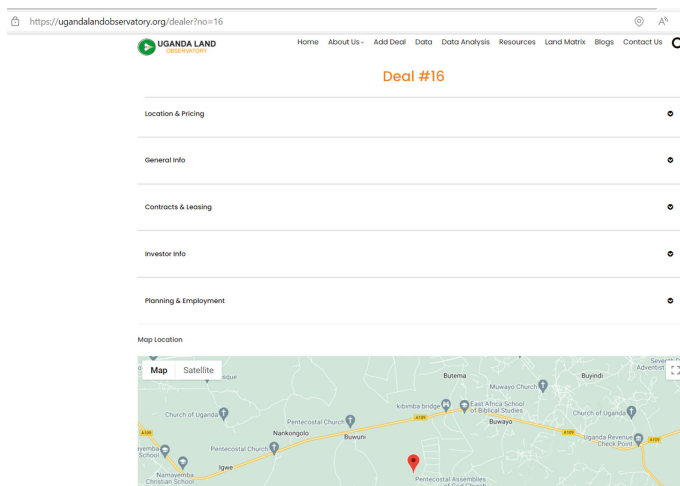


Source: (Land Matrix Platform, 2022)

## Uganda Land Observatory Website; updating deals and data report

The land observatory platform has undergone some transformation with a couple of modifications made to the website to improve data and information utilization by the end user, the secretariat was able to update the data page by adding a mapping provision that locates the deals in the platform online repository through the provided coordinates. The secretariat was also able to increase the number of deals captured by the platform to 56 deals with several more being cleaned prior to their uploading on the website.

Source: (ULO Website, 2022)





### **Training of ULO Researchers on Land Rights Defenders Protection**

A two-day training on protection of land rights defenders was conducted by the Uganda land observatory in partnership with GIZ civil peace, this two-day training was organized to equip the participants with the knowledge and skill to operate more effectively, and with a conflict sensitive outlook to the work that the participants perform. This training took place on the 21<sup>st</sup> and 22<sup>nd</sup> of July and brought together 14 of the ULO regional researchers as well as 17 land rights champions affiliated to LANDnet Uganda, to receive training on numerous topics pertaining to personal and digital security, for instance risk or threat analysis, an overview of land rights or rights of the researchers, understanding personal security and working securely with digital tools among other topics. This training also allowed the land observatory team to build support groups and networks, and provide a space for information sharing, the networks formed would also strengthen their ability to work in sensitive regions and on sensitive subjects since they would have more individuals to work in partnership with. A key area of interest for the ULO researchers was the digital security training since the platform actively migrated to utilizing digital tools and software for data capture and relay, the training was able to give them a greater understanding of the context within which they operate and provide in-depth insight on how to take responsibility of one's security.

## 5.0. Success stories



I am **Opejo Robert**, the chairperson of the Iteso Cultural Union in Asamuk subcounty. I was invited to attend the training on because of my role in the promotion of women's land rights in my community.

One of my biggest mandates and role as a clan leader is to mediate on land related issues especially between men and women and clans. I am very happy that I got this training that LANDnet has given me on women's land rights, transformative leadership and now I have become a champion for women's land rights. I will now use all the platforms that I have been engaging in like radio talkshows because I have free airtime on radio 7-8 pm every Sunday, churches, burials, marriage ceremonies to at least pass a message to encourage men, parents to consider promoting women's land rights starting from their households. I have been very influential in promoting progressive practices in my community for example ensuring that when families are dividing land, I ensure that parents do not leave the girl behind but divide the land equally amongst children.

I am very grateful to LANDnet Uganda and Oxfam for bringing this knowledge which has enhanced my capacity and knowledge level on issues of land and specifically women's land rights.



I am **Apio Mary Catherine**, a district Councillor youth for Abarilela S/c.

Most youth have not been involved in key positions or in decision making processes, their issues are not really being taken on seriously because of limited knowledge on important issues. But that training I have got today have given me courage to mobilize my fellow youth in planning, but also to be brave enough to raise issues of the youth in any platform. Me as a youth leader I don't have to be shy or have low self-esteem because it's one of the factors that hinders active participation in decision making spaces.



I am **Akicho Christine** I am a district woman Councillor for Orungo subcounty but doubling as the secretary gender in council.

I have been having some little knowledge on land rights and women's land rights but I was not very confident with the little knowledge I had to sensitize people in my community and yet there are many land issues in the community. The clan heads and local council leaders also don't have adequate knowledge on women's land rights. I am so happy today that LANDnet Uganda has come to strengthen the women's grassroots movement in Amuria and have trained us women leaders on women's land rights, the legal framework, transformative leadership for women's land rights, an approach which is very important and very useful to me as a leader, I am now encouraged to

be a transformative leader who is accountable to my community, I have to empower other women to also rise from poverty and become economically empowered using land as an engine, with this they will be able to take care of their households.

Appreciation goes to LANDnet Uganda with support from Oxfam Uganda for building our capacity on issues of women's land rights and leadership, I am going to put this into practice to be a better leader who will also empower others.



I am **Okalany Grace**, vice secretary for the persons with disability in Amuria.

I am very lucky to have been chosen to attend this training, most times we PWDs are discriminated when it comes to issues of land, from the households, we are not considered as people who have land rights, but with the training I get from LANDnet Uganda today is that the constitution gives rights to all people including the PWD to have rights over land and other natural resources. I am going to use this knowledge to sensitize my community members to start considering the PWDs and treat them equally on issues of land and specific ally women's land

rights because most communities have been discriminating us for a long time. It's even worse if one is a woman and with disability, because women have no land rights culturally and yet the law protects all people.

I am very happy that LANDnet with support from Oxfam has come to open our eyes on important issues of land rights that we did not have enough knowledge in.

## 6.1. Partnerships and Collaborations

- **LANDnet Uganda is a paid-up member of the National Coalition of Human Rights defenders (NCHRD)**

This platform is very relevant in the provision of legal guidance and protection of the land rights providers that LANDnet Uganda directly works with in the different regions and districts namely; the Researchers and the male and female champions. It has been evidenced over the years that the Human rights defenders are the most vulnerable in terms of harassment, detentions and arrests, assaults by those who are opposed to their work and as such they need protection so that they are able to do their work peacefully.

- **The Women's Economic Empowerment Coalition (WEE-Coalition)**

led by Action Aid Uganda. LANDnet is part of this coalition for advocacy purposes since land is an economic factor and many women are challenged in attaining empowerment using land as a factor of production. LANDnet Uganda has been actively engaged in the different activities under the coalition like coordination meetings, trainings and social media engagements towards the popularisation of the coalition agenda in Uganda.

- **Northern Uganda Land Platform (NULP):**

LANDnet participated in the platform meeting and presented a paper on the model approach of Male and female champions and how they have been able to facilitate the resolution of land related cases at community levels, achievements and challenges faced.

- **LANDnet Uganda is also one of the members under the Domestic Violence coalition led by CEDOVIP.**

Violence against women and girls takes many forms for example, Physical, Sexual, Emotional and Economic and as such, LANDnet Uganda aligns itself to this platform to bring solutions to the economic violence that comes to women and girls denying them access, control and ownership to resources like land at all levels. Every year this platform organises activities aimed at creating awareness to the communities to stop all forms of violence against women and girls for example the 16 days of activism where LANDnet Uganda participated and contributed to the development and presentation of the press conference statement, development of key messages and trainings to popularise the campaign.

- **Outcome Harvest;** LANDnet was part of the 2022 was one of the strategic partners to Oxfam International that collaborated in the outcome harvest workshop. This is a space where tangible results and outcomes are identified and tied to the theories of change of different projects highlighting the successes, challenges faced during project implementation.

- **Launch of the S4HL campaign;**

LANDnet Uganda is one of the members of the S4HL campaign in Uganda that graced the launch of the Stand For Her Land Campaign held in August 2022. This campaign aims at closing the gender implementation gap that exists especially on land and property rights. It further fronts grassroots women and puts them at the forefront of all interventions to strengthen voice and urgency.



- **International Day of the Rural Woman;** LANDnet Uganda joined the rest of the world on the 15th of October for International Day of the Rural Women commemoration in Maputo Mozambique Organised by African Union (AU) under the auspices of the Stand For Her Land Campaign under the them: **“Strengthening Rural Women’s Resilience in Food Systems and Agriculture”** selected participants came from most of the African union countries to share their lived experiences and learnings on good land use practices that have seen them produce good food for all.

- **High-Level Regional Land and Conflicts;** LANDnet Uganda was part of the participants during the 3-day High Level Regional Land and Conflicts in the East and Horn of Africa dialogue organised by IGAD-Land Governance Unit held at the Sheraton Kampala Hotel. Panel discussion was organised by LANDnet Uganda in partnership with other civil society organisations under the theme; ``Securing Women’s interests in Land in the aftermath of conflict`` where a presentation was made by Stella Rose Akutui the coordinator of the Women’s Land Rights Movement on some of the approaches that the WLRM has employed to secure Women’s land rights in the aftermath of conflict in Uganda.



- **National Land Forum;** LANDnet Uganda with other partners hosted a hybrid 2nd NLF in the month of November under the theme: ``Taking stock of the National Land Policy in addressing land inequality in Uganda``.

## 6.2 Media Engagements

The use and importance of media cannot be underestimated. At LANDnet Uganda advocacy is at the heart of its interventions, media therefore is one of the modes of creating awareness of different pertinent and emerging issues to the wider public through the use of radio and TV talk show, Newspaper opinion pieces, social media engagements like Twitter chats, podcasts etc. Below are the stories, links and photos of some of the engagements.

## 6.3. Working Groups

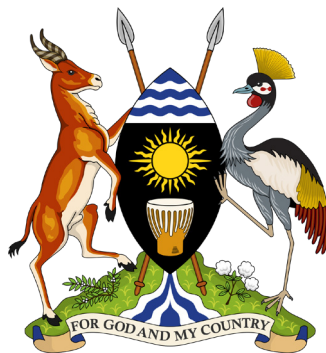
1. The SDG National working group.
2. Civil Society Budget Advocacy Group (CSBAG)
3. Natural resources working group



## 7.0. Our Sponsors for 2022



*We were able to achieve in partnership with*



# 8.0. Our People

## 8.1 New staff recruited



**BETHEL KISAARWOT**  
Legal Assistant

## 8.2 Staff as 2022



**JONATHAN OCHOM**  
Executive Director



**SUSAN OKEDI**  
Administrator and Human  
Resource Officer



**BOB ANYURU**  
Director Operations



**LILLIAN ACHOLA**  
Program Officer Land Tenure



**BEATRICE ARIKOT**  
Assistant Finance and  
Admin. Officer



**STELLA ROSE AKUTUI**  
Capacity Building and  
Networking Officer



**REBECCA ATAYO**  
Legal and Board Liaison  
Officer



**JOSEPH MURUYE**  
Uganda Land Observatory  
Coordinator



**JUDITH ATUKUNDA**  
Surveyor



**FRIEDDERIKE HOFF**  
Programme Advisor,  
GIZ CPS Project



**JUSTIN AWETO**  
Legal Officer  
Kitgum Office



**SHERINE CHEBET**  
Legal Officer  
Moroto Office



**REGINA AMOL**  
Land Rights Community  
Worker Kitgum Office

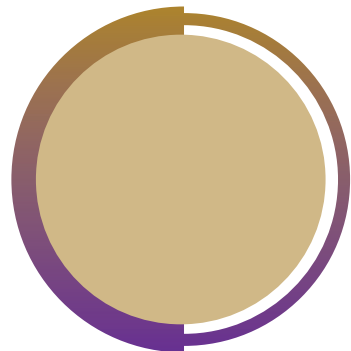


**WINSTON BYARUGABA**  
Janitor



**JOHN MAFU**  
Security Officer

**GEOFFREY ONYING**  
Land Rights Community  
Worker Moroto Office



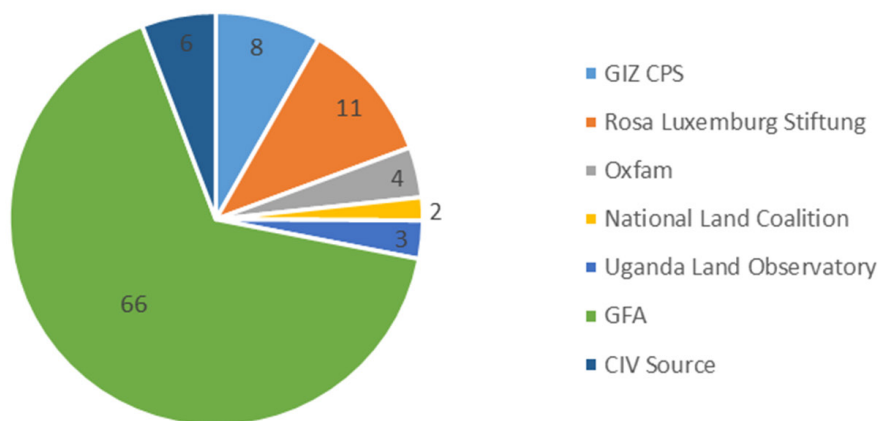
## 9.0. Income

In the year 2022, LANDnet Uganda's budget was 100% donor funded with the breakdown expressed below;

Funding Sources	Amount (UGX)	%age
GFA	912,127,697	66
Rosa Luxemburg Stiftung	152,976,310	11
GIZ CPS	114,037,805	8
CIV Source	80,000,000	6
Oxfam	54,300,000	4
Uganda Land Observatory	40,975,049	3
National Land Coalition	24,860,000	2
<b>TOTAL</b>	<b>1,379,276,861</b>	

Pie chart showing funding sources and their %age contributions to LANDnet.

Donor Percentage (%) Contributions





## 10. Challenges & Lessons

1. Delays in donor funding and donor cuts thus affecting organizational programs.
2. Gaps in research work due to limited or no correspondence from the relevant stakeholders involved.
3. Unavailability of various stakeholders within specified periods of time resulting into delayed implementation of project activities.
4. Lack of political Commitment to push Forward land reforms at a rate that they are supposed to be done.

## 11. Conclusion

There can be no doubt that 2022 was a year of considerable challenge and achievement for our work within the land sector. Nevertheless, because of a clear vision of what is needed and the ability to double our collective efforts, we were able to sustain our partnerships with our donors and our partners within the land sector while implementing our strategic priorities as per our old strategic plan. LANDnet hopes that this report has succeeded in highlighting the progress and continuing challenges.

As we move forward, LANDnet Uganda will continue serving the sector and strengthening our presence in research, advocacy and capacity building to influence practice and legal reform while focusing on securing the rights of women on land in Uganda and beyond.





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