

Research Report on the Impact Arbitrary Large Scale Land Acquisitions Has on Women's Right to Land Access, Usage and Control in Uganda

A Case study of multinational land grabbing, recent government land gazettes/long term land leases in the districts of Katakwi, Nebbi, Amuru/Nwoya and Masindi/Bulisa

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For and on behalf of:

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Abbreviations/Glossary

AAIU	Actionaid International Uganda
ACODE	Advocates Coalition for Development and Environment
CDO	Community Development Officer
CSO's	Civil Society Organisations
EVI's	Extremely Vulnerable Individuals
FGD's	Focus Group Discussions
FIDA	The Uganda Association of Women Lawyers
GoU	Government of Uganda
IDP's	Internally Displaced Persons
LC	Local Council
NAADS	National Agricultural Advisory Services
NGO	Non Governmental Organisation
PRDP	Peace Recovery and Development Programme
RDC	Resident District Commissioner
SCC	Sub County Courts Committees
UDC	Uganda Development Corporation
UPDF	Uganda People's Defence Force
UWA	Uganda Wildlife Authority
VAW	Violence Against Women

Foreword

1. Background and Justification for the Research Study

This research report arises from the desire by Action Aid International Uganda under its **Women Rights** Division, to conduct a situational analysis within Uganda on the prevailing concerns on land access and ownership rights among women/girls, that are arising from the current large-scale land acquisitions by foreign investors, Government institutions, private individuals and multinational companies and how this impacts on the land rights of community members especially women.

The study aimed at obtaining information towards enabling discussion on how to improve land administration systems and investment in agriculture, so that the land rights and livelihoods of smallholder farmers and other vulnerable groups are strengthened. Of particular interest to the study is the concept of 'Land grabbing' and its potential threats to small holder famers and the gender disaggregated impact on women and their families.

In Uganda the majority of the population is still rural, and the overwhelming majority of these rural households do agricultural work. Of this an estimated 80% of the primary producers are women and girls. This section of the populace has over time been experiencing a number of hindrances including discrimination in all matters relating to land ownership, control and use. In addition of recent given the reclaimed large land custody by government institutions; or arbitrary acquisitions by local and foreign investors, multinational companies or private individuals; the land usage, ownership and control patterns among this section of the populace has been grossly convoluted.

This leads to the need for readdress of the current land administration systems; especially on how they can improve investment in agriculture and at the same time retain or promote the land rights and thus livelihoods of small holder farmers and other vulnerable populations such as the rural woman/girl; widows; orphans and the extremely poor.

Equally although Uganda does display large chunks of un-used or underutilized land, there is insufficient information on the nature and scale of the land already under ownership de facto or not; land under demand or/and the actual number of acquisitions or long-term leases to investors. Thus critical to this research study is the need to validate the impact these land deals have had on the livelihoods of women and rural communities on the whole. Most importantly the research sought to explore the extent to which land grabbing that is occurring in many parts of the country especially by nationals, local elites and within families has affected women/girls access to/ownership and control of land.

From these research findings AAIU will be capable of putting forward strong arguments against arbitrary land acquisitions that disinherit entire communities, women/girls in particular of their livelihood resource. Conversely from the findings AAIU will be in a better position to advocate for better land management and security of tenure that will see increased investment in agriculture that focuses on promoting and supporting women smallholder farmers, so that they can continue to take part in their role in achieving rural poverty reduction and increased food security.

2. Scope and Objectives of the Research Study

The proposed study sites were the districts of Katakwi; Masindi/Bulisa; Amuru/Nwoya and Nebbi/Zombo. Identified civil society organisations and pertinent government ministry key informants were also interviewed to obtain the national position on the study subject. The *raison d'être* for the study sites selected was premised on the unique experiences that each of these districts represented for instance; having gone through long periods of civil unrest causing displacement of large sections of the populace; current development of emerging districts; recent discovery of mineral resources and/or land gazetting or leases for investment purposes.

The terms of reference stipulated the research objectives as follows;

- i. To ascertain the types of land grabs taking place; who is involved and where it is happening in the country. With the purpose of enabling AAIU generate apt strategies for addressing these issues.
- ii. To find out the key factors fuelling land grabs in Uganda. With the intention of isolating the key drivers inciting land grabs from which AAIU can derive suitable resolutions for mitigating these.
- iii. To examine the impact of land grabs on women/girls land rights in selected districts in the country. Mainly to access the effects these actions have on women's rights to land and security of tenure.
- iv. To aggregate recommendations to various stakeholders as identified by the study on addressing women's rights/land rights amidst increasing scarcity and grabbing of land. Mainly that the resultant output from the study to be a sum up of propositions on the various pragmatic interventions on addressing women's rights to land as proposed by the various stakeholders during the study.

3. Methodology and Tools Used

3.1. Study Approach

The research design used was that of an amalgamation of both qualitative and quantitative methods with a participatory approach in conducting the investigation that also incorporated a gender sensitive perspective into the inquisition; given that the study laid emphasis on the land loss experiences of a cross section of rural women and girl youth.

Furthermore in order to develop an inclusive research contact base, the research team, working alongside AAIU district staff used the traditional source of partnering with locally based Community Organisations; District officials like the Community Development Officers; and acknowledged Community Representatives that enabled the research team gain access to populations and areas often neglected in research inquisitions of this nature. Through this approach the research team was able to cater for the

invisibility of women in the society under review so that the research findings are able to embrace women's land rights concerns and any accounts of violations against women with regards to the subject matter.

The research used the historical and the case study methods to conduct the inquisition. The underlying purpose for the selected approaches to the study was premised upon the understanding that by using the historical approach the trends of land acquisition processes in Uganda and efforts to include women or girls as primary beneficiaries would be elucidated. Correspondingly the case study approach where in-depth investigations of identified land loss victims were conducted would aid in the empirical exploration and documentation in-depth the persons (with a focus on women) purported to have lost control of their land as a result of large scale land acquisitions either by investors, land gazettes or any other kinds of land grabs yet to be established.

3.2. The Study Sites, Population and Sampling technique

The proposed study sites were the five districts of Katakwi; Masindi; Bulisa; Nebbi/Zombo and Amuru. A national view point on the subject matter was in addition collated from key identified stakeholders within Kampala district.

The proposed target study population incorporated a collective sample of rural women and girls as represented from all categories within the target communities of the study. In collaboration with AAIU field partners the Study identified its respondents using the non-probability (purposeful) sampling approach to create a respondent base, from which study respondents and groups were identified. A total of three hundred ninety four [394] respondents both men and women were interviewed for the study as shown in table 1 below.

Table 1: Number of Respondents per district interviewed including Case studies

District	Women	Men	Total
Katakwi	58	62	120
Amuru	46	49	95
Nebbi/Zombo	60	103	163
Masindi/Bulisa	0	0	0
Kampala	06	10	16

Government Ministries, Parastatals and NGO's visited on the subject matter were;

- ❖ Ministry of Gender Labour and Social Development
- ❖ Ministry of Lands, Housing and Urban Development
- ❖ Makerere Institute of Social Research [MISR]
- ❖ Uganda Wildlife Authority
- ❖ ACODE
- ❖ Foundation Of Human Rights Initiative [FHRI]
- ❖ Uganda Law Society
- ❖ Anti Corruption Coalition Uganda
- ❖ Avocats Sans Frontieres Uganda
- ❖ FIDA
- ❖ Uganda Land Alliance [ULA]

3.3. The data collection techniques/ Methods

The research study employed the following techniques for data collections.

- Document Review of selected research reports and papers¹: The research team undertook the study of particular reports and research papers on the subject matter to collate available public or private information on land management and administration in Uganda especially with regards to the current arbitrary land grabs within the country.
- Key Informant Interviews: personal/individual unstructured interviews of purposively identified key respondents including district officials, staff of pertinent government ministries and CSO's as indicated above were administered with the goal of eliciting information and opinions on the subject matter. These key respondents were chosen based on their positions at national, district level or on recommendation. They tallied to 41 respondents.
- Focus Group Discussions: The local people were the primary sources of data on the research topic. To this end a total of twelve focus groups comprising of both women and men were held. In order to generate gender disaggregated data and facilitate the social and gender differences on issues of land grabbing and its effects on use, control and ownership of land, the focus groups were separated into two groups of women and men only. Only three focus groups were held with both sexes of respondents.

The focus group of respondents tallied to an average of three hundred ninety four (394) participants excluding the mobilisers and AAIU project staff. The groups comprised of respondents from various sectors encompassing farmers, school teachers, market vendors, local councillors, house wives, and petty traders.

- Group Discussions: informal interviews were conducted on adhoc groups such as the AAIU field project partners/guides, community and district mobilisers. Jointly a total of twenty two (22) respondents were subjected to unstructured questions that generated debate and discussions on issues of land grabs and forceful evictions in the country. Emphasis was laid upon the ability of the rural person being able to raise their voices on the pertinent land issues affecting their livelihood including, rural poverty, failure of the NAADS program, climate change effects, poor Maternal Health service delivery; domestic violence and violence against women.
- Observations: Unstructured observation provided a wealth of pertinent information regarding the status of land use in the study districts; the target respondents' information seeking behaviour and access to justice mechanisms. This method supplemented verbal responses.

¹ Reference Annex 1

The study tools employed were²;

- Testimony Interview Questionnaire: to record from victims and witnesses their first hand experiences to land loss through land grabs.
- Focus Group Guide: to guide the facilitation of study groups on the subject matter within the selected sites.
- Key Informant Interview Guide: to aid in the steering of the unstructured interviews with the key informants.

3.4. Data Processing

For all tools used field notes were written on the days of conducting the exercise. The responses were manually analysed using a gender sensitive data analysis approach that primarily focused on women victims and the thematic and emerging issues categorised and coded by the Principle Investigator.

4. Study limitations

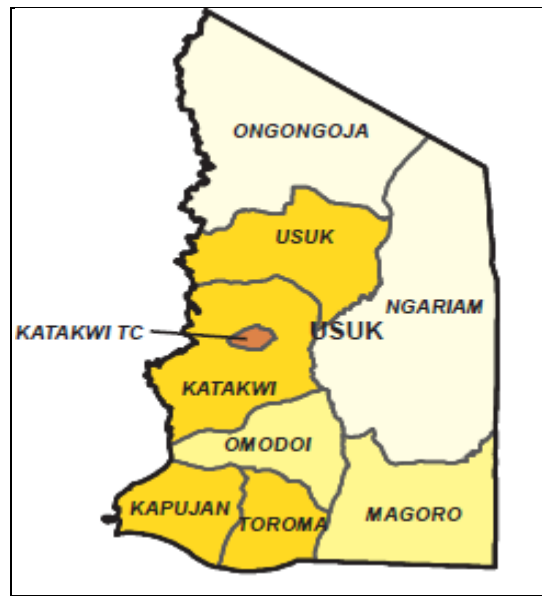
- 1.1. The busy schedule of the AAIU staff both at the Head Secretariat in Kampala and at the study district levels. This initially led to the postponement of the start period from August 2011 to January 2012. Secondly it led to continuous deferment of the field visit tours and disruption in the research study work plan.
- 1.2. The substantial dependence of AAIU on its partner organisations to assist with the field study tours. This affected the mobilisation process including the information passed onto the respondents as to the purpose of the study. The study team often had to re-emphasise AAIU's purpose of the study to the respondents most of whom were of the position that AAIU had come to hold 'court' on land matters.
- 1.3. Resulting from the above limitation there was a tendency to take the study team to groups of their interest
- 1.4. The unexpected removal of Masindi/Bulisa from the study sites affected the analysis of the results.
- 1.5. Arising from the first study limitation, the study period was not practicable especially given that the research study was overrun by similar events being conducted by both AAIU partner organisations and Land NGO's such as the Land Symposium held on the 26th April 2012.

² Reference annex 2

5. Discussion of Study Findings Katakwi District

For the purposes of this study report 'arbitrary land acquisition' refers to any form of land procurement that does not follow the statutory and acknowledged practices of land ownership, at times christen 'land grabbing'. In relation to this study arbitrary land acquisitions will encompass abrupt land gazettes and long term leases.

Figure 2: Katakwi District Map



Katakwi district is one of the districts which form part of Teso sub region located in north-eastern Uganda. The district is bordered by Moroto District to the North-East, Nakapiripirit District in the East, Amuria District in the West plus Lake Bisina and Kumi District in the south. The district covers an area of 2,477.13 Sq Km and with a population of 137,200 (70,900 female, 66,300 male).

Katakwi is among the districts in the country that is emerging out of insurgency/conflict and an area in transition requiring transitional justice mechanisms to ascertain that its communities return to normalcy. The customary tenure system that exists on its own as a communal land ownership is the prevalent manner in which land is owned, occupied, used and disposed of within this district.

The study team visited the sub counties of Usuk, Ngariam and Magoro. The parish or village communities visited were:

1. Ariamareng Village Ongema parish – Usuk Sub County
2. Guyaguya Village Adachari Parish – Usuk Sub County
3. Ngariam Sub County Headquarters - Ngariam Sub County
4. Apeleun village - Magoro Sub County.

Field findings in the district indicate that:

5.1. Nearly All Women Respondents Claimed Not To Own Land.

In as far as access, usage and control of land by women/girls in the district is concerned, the position is that this is only an entitlement for men/boys. Most of the women respondents alluded to this point of view. This position has its backdrop to the customary practice/law where women's direct access and control of land as a factor of production through inheritance or purchase is often limited. The customary provisions for indirect access to land in terms of user rights as community members has been as wives, mothers, sisters or daughters.

These user rights often don't grant enough security of tenure for women/girls especially when traditional family structures have been watered down, particularly in a conflict recovery area such as Katakwi. These user rights don't hold up when a woman is widowed, divorced or when the male head of the household is unable to exercise his authority to the family. Case in point are as detailed below.

Case Study 1: A widow by the names of Ms Alupo Philomina 82 years of age from Ariamareng west village was left as a caretaker of the land when her husband and latter co-wife passed on. She was given the responsibility of ensuring that the land is passed on to her son Aleka Augustino and step son. Although she had since passed on this property to the two men, a certain Mr. Aupal John the LC II chairman and his wife Ms Olinga are claiming that the land is theirs. Mr. Aupal lodged the land complaint at the sub county (LC III Court). However community members stood as witnesses for Ms Alupo during the court proceedings. The case was decided in favour of Ms Alupo. However Mr. Aupal still insists that the property is his and openly struggles with the sons of Ms Alupo over the matter.

Mr. Aupal John is also accused by a certain Mr. Ajolo Siperano as also trying to claim his land too. Mr. Ajolo 72 lives on his alone and has no wife or family.

For Aleka Augustine 32 years Ariamareng village she is being forcefully and violently evicted from her tract of land by her brother a certain John Bosco a security personnel with a Kampala based security firm as expounded in case study 2.

Case Study 2: Aleka said that her father gave her a portion of the family land when she returned from her husband's home area after her marriage failed. In her own voice Aleka reported that; *'my brother refused me to own land that had been given to me by my father because he says that am married and entitled to land at my husband's home'*. Aleka reported that the brother came with a pistol and pangas, and forcefully evicted her, her children and parents from the land including the hut that she herself had erected.

She now lives with her parents and children on a very small portion of land that was given to them by village sympathiser's. Despite having lodged her case at the LCII court, plus a strong village support towards her rights to land, the case appears to have reached a standstill given that the village witnesses and supporters were also fearful for their lives.

The two case studies above tally well with the study's finding including secondary data review conclusions that women/girls are more often treated as land custodians and not owners or controllers. This viewpoint that women aren't entitled to become land owners is further illustrated in the practice of denying them the right to title especially in incidences where the woman purchases the land for the family. As illustrated in the case study below women aren't at liberty to own the property especially in these parts of Uganda where women themselves are ignorant of their rights particularly rights to own property.

Case Study 3: Ms Amuron Christine 38 years purchased land from her husband's clan member who wanted to dispose of his rights to the land. She single handily paid 300,000/- for the piece of land because her husband was not interested, plus she was desirous to secure a stable future for her children given that the land they currently own as a family is not adequate to cater for them in the long run. However the evidence of purchase is with her husband. Furthermore the attestation of purchase/ownership of the land bears the husband's name, that of the seller and clan head as the witness to the transaction.

Other case studies revealed that even parents, including mothers are of the belief that girls aren't entitled to family land once they have been married off. Infact the men FGD's questioned the study team as to;

'why should women own double land? That is owning land at their fathers place and at their husbands place' "men's voices on land ownership by women/girls Katakwi

This incidence of refutation to land rights is depicted in the case of Ms Abiro Stella Rose, from Carmeno Parish, Aleles Village, Magoro Sub County. As expounded in the case study below the lady is in a dilemma because she doesn't know where to go or what to do next. She presented her case through translation made by Mr. Ocebo Ian Robert – a Community Leader as well as a former neighbour to the claimant.

Case Study 4: Ms Abiro said that she got married to a certain Mr. Odeke Moses from Magoro center in 2003. She bore him one child a son. Later on her husband acquired a second wife a certain Ms Apiso Annette whom she claims is responsible for the husband's recent change in behaviour including selling of family property. She reported that without her knowledge the husband sold most of their land that she referred to as 'gardens', including her five gardens. This caused a rift between her and the husband leading to her eviction from the husband's home. She returned to her parent's village in Aputon. After three months of her lodging with her parents, they requested that she return to the husband place since she was a married woman and thus was no longer entitled to stay at her parents' home. The pressure to return to her husband's home made her to live Aputon village and return to Magoro where she is squatting at Magoro centre with no access to land where she could fend for herself and child. Ms Abiro mentioned that her husband sold the land to three people namely; a certain Mr. Omongin, Mr. Mwalimu Akope and the LC III Mr. Otim E.

5.2. Land Disputes Especially Involving Land Grabs From Women/Children Are Mainly Between Families, Neighbours and Clans

Most respondents' both men and women complained of their relatives, neighbours or clan members committing acts that result in land grabs. These actions often take the forms of land encroachments, land trespasses or land sells between male family or clan members particularly in cases where the property custodian is a child, in child headed homes, or a widow/widower who is possibly childless or has no male son/heir.

The female focus group discussants gave accounts of neighbours or in-laws using ploughs to invade or trespass into their property and latter on claim that the land is theirs given that the gardens within the said property are theirs. At times the land grab takes the form of a neighbour unexpectedly extending his/her land boundary demarcations, that respondents mentioned comprised of the use of a local tree fencing, sisal, stones and marked paths or routes that formed the border lines. This is the situation for Ms Imalingat Grace from Palau Sub County whose neighbour a certain Mr. Odungul Leo has used a similar approach to encroach on her piece of land.

At times the land grab takes the form of the divorced or widowed woman being ostracized from the land under the pretext that she or her husband doesn't belong to the region or area. At times by using local leaders or a socially high calibre community member the land grabbers forcefully evict these women of the land. This is the case for Ms Stella Atuko.

Case Study 5: Ms Atuko Stella, 38 years Ngariam, a widow with seven children is being pushed out of the land by the family members of her late husband. The brother to the late Mr. Oluja Eriasoli, with the assistance from an uncle to both a certain Mr. Poot John, are purportedly asserting that her husband didn't hail from the region since he was a Karamojong and thus she should return to where he came from. The case was taken to the LC II Court chaired by Mr. Ocole Robert, but nothing had been done. She currently is living under fear of eviction since there is still underlying hostility from the aforementioned family members.

Upon further enquiry it was revealed to the study team that this Mr. Oluja was present in the men's focus group. When Mr. Oluja was asked as to whether this claim was true, he insisted that the problem had been solved. However further probing by the mobiliser revealed that Mr Oluja had initially sought to marry Ms Atuko; widow inheritance, in order to gain ownership over the property left behind by the brother.

This allegation by the study respondents was indicative of another form of land grabbing that was coming through the discussions; that of widow inheritance by a male relative of the deceased husband, especially through marriage, in order to gain access to ownership of the property. Similarly persecution by the husband's relative so as to take possession of the property is also resorted to as reported in Ms Atuko Stella's case above and Ms Apuno Jane below.

Case Study 6: Apuno Jane from Kamenu Village a widow for the last ten years took custody of the land that she and her late husband used to farm. This is clan land. Now her brother-in-law a Mr. Omoding Joseph Michael is claiming that the land is now his property and has extended his boundaries up to the boundaries of Apuno's kitchen, leaving her with no land except where her kitchen is. Apuno took the case to clan leaders who resolved that Omoding remove his crops and boundaries from Apuno's piece of land. However Omoding has refused to respect the clan orders and has instead continued to violent Apuno's land rights. She is fearful of reporting the case to the local council courts because she does not have money to pay to the local council court for her case to be heard.

Other forms of land grabbing took the form of men cohabiting with the woman on her property at times moving in together with their relatives including children from other marriages. This is reflected in the case for Ms Jessica Aguti from Apelewun Village Magoro.

Case Study 7: Aguti Jessica married to Okiror Simon Peter from Apelewun Magoro is currently without access to land for livelihood. Of primary four schooling and a mother of seven; six boys and one girl Aguti says that she used to earn her livelihood from farming on the family land. However her gardens have been claimed and taken over by a certain Mr. Ojakola William who purportedly is a relative of a certain gentleman by the names of Ojoka James that was living with a female relative of her husband, Ms Judith Oseka. Both Oseka and Ojoka have since died and are buried within the same land. Ms Aguti insisted that the origins of Ojoka James's are unknown. Although the matter was presented to the clan leaders, they refused to intervene because they did not want conflict in the clan. Aguti Jessica's husband has also refused to continue with the case to the Local Council court, because he does not want conflict.

5.3. Disorientation, loss of Property rights due to long periods of insecurity plus confusing government actions during this period.

Many of the respondents within the study area laid claim to the long standing insecurity in the area that brought about the displacement of large sections of the population. Female group participants of Ngariam and Usuk informed the study team of the opportunity for them to return to their places of origin, especially given that the land is purportedly unoccupied. However due to the constant threat from the neighbouring clans and tribes they fear to return to these area without assured protection.

A woman focus group respondent submitted in the group study, that she had attempted to return to her place of origin in a sub county near the borders of Karamoja; but was not certain of her family's safety given rumours of Karamojong raids. She opted to return to the Sub County area camp in Ngariam. Where she is at present she is under the mercy of the landlord, who is always seeking opportunities of exploiting her for more money. The owners are currently requesting a rental sum of 120,000/- per hut. The study team is of the opinion that this is a measure by the owners of the premises to have the staying residents evicted.

This finding augured well with the research teams observations and findings from the group discussions with the CDO Katakwi, AAIU Community Mobilisers and district officials that due to the insurgency in the region many IDP's were not certain of where to return to and thus used the opportunity to seize land for their own use.

The fact that the actual custodians of the knowledge of the land have either died or lost memory due to age and/trauma, for fear of being dispossessed of their property because they aren't sure of where it is; resort to seizing land including the graves and such other land markings within the property. Several respondents alleged that some of these elders are taking advantage of grabbing land especially in instances where they are aware that the owner died, and thus disinherit the rightful owners usually of a younger generation.

Additionally the respondents of Adachari Parish mentioned that the present land troubles being faced by them and other residents of Usuk Sub County are a result of unclear land transactions involving government or its agents that took place while they were still in the camps.

The Guyaguya women and men focus groups mutually pointed out that the government actions of transferring the UPDF's School of Artillery from Masindi to the region, caused displacement of many families following the construction of the security road from Katakwi to Kotido.

Furthermore the Usuk respondents observed that they were unclear actions of a retired Colonel William Omaria, who purportedly owns land that covers 17,000 hectares including the Ngariam – Olilim ranch formerly a holding ground as some claimed. This Colonel Omaria they stated sold part of the above land to the Ministry of Defence for the school of Artillery. Equally the respondents of Ngariam also mentioned that this colonel is an agent of the government to rob them off their land.

Although this finding is anecdotal it tallies well with the information gained from the technical staff from the physical/natural resources department that pointed out that the circumstances and the methods under which the colonel became the purported owner of such a large expanse of customary land that traverses 12 villages and two sub counties is unclear.

Corresponding to the above discovery is the struggle surrounding the Angisa camp in the Pian-Upe game reserve Magoro Sub County. Although the study team was unable to reach this site, a few sampled respondents from Magoro notified the research team that the government actions using the Uganda Wildlife Institution turned their land into a game reserve while they were still in camps.

Triangulation with information from the technical staff of the physical and natural resources department Katakwi district offices, informed the team that the genesis of the conflict over the ownership of part of the Pian-Upe wild life reserve started with the reality that natural resources in Uganda as a whole were not duly managed. To their knowledge when UWA eventually came to erect the demarcating pillars the Angisa camp was found to be located within a part of the wild life reserve.

The district staff also pointed out that the East Teso controlled hunting area were people were allowed to access resources crucial for livelihood sustainance, bordered with the Pian-Upe Wild life Reserve. However programs to enable communities to change from nomadic life to more settled agricultural life in the mid 1980's are what eventually led to encroachment into the wildlife reserve.

Discussions with the Uganda Wild Life Authority revealed that most of the wildlife controlled hunting grounds were de-gazetted in 2002 to allow for more settled human activity. UWA informed that whereas the law does permit people to conduct business in these areas priority is given to the protection of wildlife. UWA clarified that this is similar to the Entebbe peninsular that is still a wild life sanctuary since it's never been de-gazetted although there is settled human activity.

With regards to the wildlife reserves UWA mentioned that by between 2003- 2005 most had been surveyed, given that in order to be able to gazette there is need to describe the boundaries of these areas. However the physical demarcations using pillars normally white in colour and about 1^{1/2} meters tall and wide had not yet been effected. UWA also mentioned that these boundaries usually follow natural features such as lakes, rivers, roads or are the natural feature itself.

In regards to the Angisa camp in Pian-Upe wild life reserve UWA was of the position that there should be no conflict considering that steps have been taken to allocate part of the reserve that has been occupied. In addition much of the hunting area had been reduced to permit human activity thereby opening up more land for people.

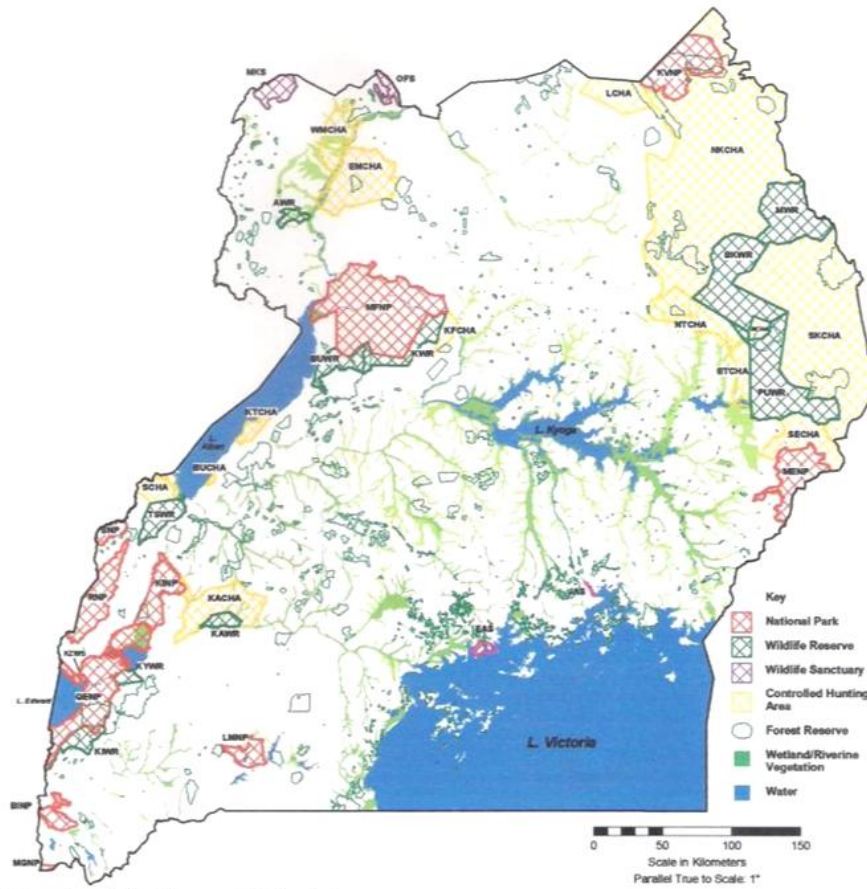
As depicted by figure 3 and 4 on page 20 and 21, the gazetted land under UWA has reduced tremendously. Additionally the study team was informed that although the Wild Life Act is explicit on how to gazette land for the institution, it is silent on how to de-gazette. There is only room under the Act to adjust demarcations and change the status.

5.4. Claims of Unresolved Court Cases

Given that the research was primarily focusing on the land rights of women/girls, the study team took into account that the input from men respondents on their land problems will help guide the interpretation of the land problems for women/girls within the region. As expounded from point 5.1.1, it is far-sighted that the men's land problems be considered since most women hold land by proximity through a male figure either the: father, husband, brother or son.

In fact in some of the female FGD's the women gave accounts of the land problems being faced by their spouses and sons. In all incidences given the women and their entire families were not able to secure land for use especially to feed their families and grow cash crops for livelihood sustainance. For the purposes of this research these cases were considered given that women are affected especially should the spouse die or become incapacitated before the matter is resolved. Summations of these accounts are detailed on page 22.

Figure 3: Uganda Map showing the land area under protection by the UWA 1966

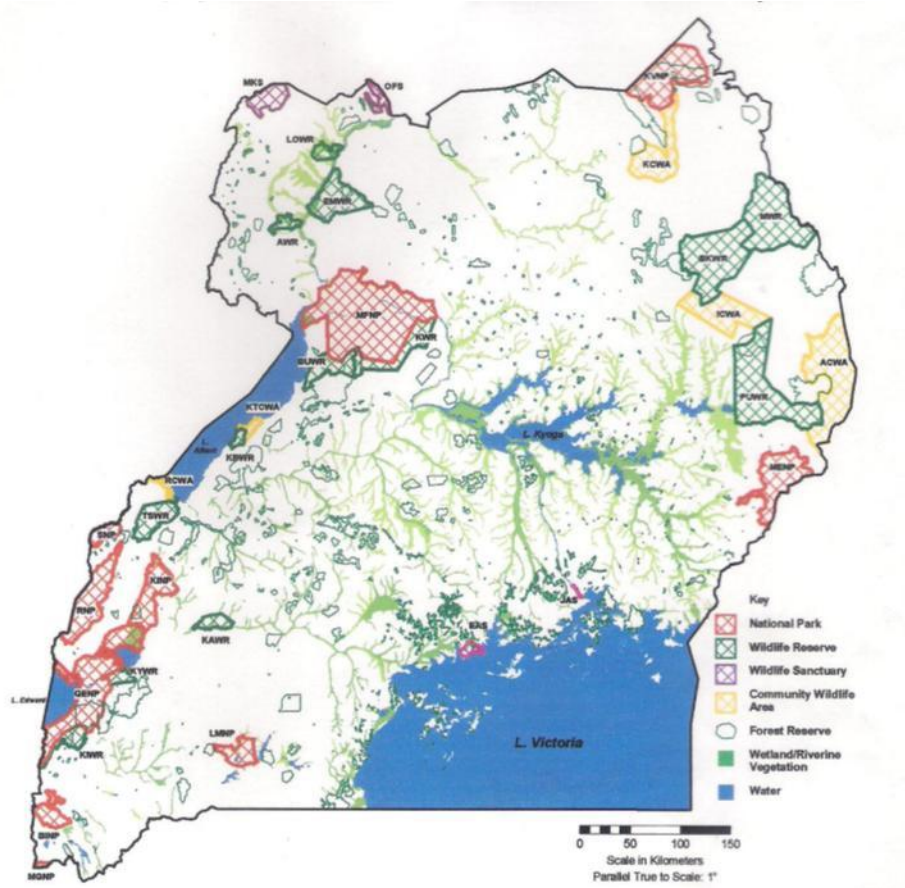


Note: only wildlife PAs are coded for clarity

National Parks	Wildlife Reserves	Controlled Hunting Areas	Animal Sanctuaries
BINP Bwindi Impenetrable	AWR Ajai's	BUCHA Buhuka	EAS Entebbe
KINP Kibale	BKWR Bokora Corridor	EMCHA East Madi	JAS Jinja
KVNP Kidepo Valley	BUWR Bugungu	KACHA Katonga	MKS Mt. Kei
LMNP Lake Mburo	KAWR Katonga	KFCHA Karuma Falls	OFS Otze Forest
MENP Mt. Elgon	KWR Karuma	KTCHA Kairo-Tonya	KZWS Kazinga
MFNP Murchison Falls	KIWR Kigezi	LCHA Lipan	
QENP Queen Elizabeth	KYWR Kyambura	NCHA Napak	
RNP Rwenzori	MWR Matheniko	NKCHA North Karamoja	
SNP Semuliki	PUWR Pian-Upe	NTCHA North Teso	
MGNP Mgahinga Gorilla	T/SWR Toro -Semliki	SCHA Semliki Flats	
		SECHA Sebei	
		SKCHA South Karamoja	
		ETCHA East Teso	
		WMCHA West Madi	

* Former, incl. Kilak CHA

Figure 4: Uganda Map Showing the Current Land Area protected by UWA 2002



National Parks		Wildlife Reserves		Community Wildlife Areas		Wildlife Sanctuaries	
BINP	Bwindi Impenetrable	AWR	Ajai	ACWA	Amudat	EAS	Entebbe
KINP	Kibale	BKWR	Bokora Corridor	ICWA	Irimi	JAS	Jinja
KVNP	Kidepo Valley	BUWR	Bugungu	KCWA	Karenga	MKS	Mt. Kei
LMNP	Lake Mburo	EMWR	East Madi	KTCWA	Kaiso-Tonya	OFS	Otze Forest
MENP	Mt. Elgon	KAWR	Katonga	RCWA	Rwengara	Sanctuaries in QENP/Kyambura	
MFNP	Murchison Falls	KBWR	Kabwoya				Kahendero
QENP	Queen Elizabeth	KWR	Karuma				Kashaka
RNP	Rwenzori	KIWR	Kigezi				Kayanja
SNP	Semuliki	KYWR	Kyambura				Kazinga
MGNP	Mgahinga Gorilla	LOWR	Lomunga				Kisenyi
		MWR	Matheniko				Rwenshama
		PUWR	Pian-Upe				Sanctuaries in QENP/Kyambura
		TSWR	Toro -Semliki				Ntoroko-Kanara

Note: Pian-Upe WR shown follows recommendations of Wildlife Protected Area System Plan, but the area of the reserve may shortly be reduced following degazettement for commercial agriculture (see text).

Unresolved Land Court Cases as reported by the Men Focus Group Participants.

- a) Mr. Otim Oluka Sam has had 4 gardens grabbed by Mr. Okwi Pantaleo. The matter was taken to the LC II court and was resolved in favour of Mr Otim Oluka Sam. However life threats from Okwi have prevented Oluka and his family from using the land. The matter has now been forwarded to the sub county chief Magoro. Mr Oluka informed the study team that he has so far spent 1,400,000/-.
- b) Mr Oteleng Peter's 5 gardens are being grabbed by Mr Opoo Giringorio. At the LC II court where the matter was lodged the judgement was in favour of Oteleng. Following this Opoo relodged the matter at the Sub County court LC III. Now due to the pending resolution that neither party should trespass on the land until the matter is resolved; Oteleng Peter and his family aren't able to use the land neither are they permitted to harvest anything from the land.
- c) Mr Pampas Okoropot 63 years of age from Ariamareng village Usuk sub county reported that the LC's especially the LC I from Aterai is in connivance with some government officials to take over his land purportedly for construction of a village school. He reported the case to the Magistrate's Court but it has not been resolved up to date.
- d) Mr Okoiel Clement says that his land has been encroached on by a Ms Igwangit Rose the daughter of Ms Alupo Elizabeth his step mother. He has not yet reported the case to any authorities but the village neighbours are aware of this conflict.
- e) Mr lisat Isaac reported that he has a long standing land wrangle with Mr Ekellot Osele John and the matter is currently being handled by the Ngariam Police. However nothing has been resolved as yet.

These and other study respondent gave several reasons as to why these land matters weren't being resolved including;

- i. Connivance between the land perpetrator and the local leaders, politicians or court officials to grab the land.
- ii. Local leaders themselves taking advantages of the land scarcity problem and insecurity to rob land from child headed families, families headed by widows or widowers and the elderly persons.
- iii. Deferred arrival at decisions on the land matters presented to the clan leaders; LC's and the court officials at times due to;
 - a) the fact that the arbitrator is related to the accused
 - b) the demand for compensation
 - c) the need for physical onsite verification to establish the actual land conflict
 - d) lack of lawyers to work on the case
 - e) confusing submission of accounts on the land matter
 - f) Political influences; including cases where the government or its agents are seeing to take over land that was given as a gift.

5.5. Itemisation of issues and concerns from field findings

A synthesis of study findings including observations identifies the following as the emerging concerns with regards to women's land rights in Katakwi district:

- ❖ ***Bequest of land by females is still a practical challenge:*** Despite the presence of laws governing the right to property; women/girls aren't benefiting from this providence due to an entrenched cultural attitude, belief and practice that women/girls aren't permitted to own land or property. Study findings reveal that in Teso property customarily belongs to the male members of the society. Women may purchase and own animals and some household property and foodstuffs but not land. has

These findings augur with the secondary data findings that it is not unusual that women/girls are often considered, and consider themselves only as custodians of property for their spouses and sons with user rights in as far as regards food and cash crop production, with no right to inherit or purchase land. This cultural attitude of not bequeathing women/girl's property is now an entrenched practice within the transmission of land under the pretext that they will benefit when they get married off.

- ❖ ***Despite the growth of land markets and "commoditization" of land rights women find it difficult to engage in land markets and if they do their participation or contribution is not recognized:*** in instances where land is up for sale especially within the customary clan system of tenure the women find it difficult to engage in the sale given:
 - that culturally by practice they aren't at liberty to own property;
 - by virtue of the subordinate position aren't included in the land sale discussions; or
 - often don't have the funds required to conduct the purchase.

In instances where the women have engaged in the land market, their rights are often reaped of through the omission of their names from the land sale agreements.

- ❖ ***Regularisation of land holdings including defining of boundaries (land demarcations) has not been a practice for many including the government and its agencies:*** The study findings show that land holdings were held and passed on to another landlord based upon mutual trust and no regularisation of land holdings as a practice was ever considered. Additionally efforts to clearly define land demarcations especially under the customary tenure that employs the traditional boundary marking systems are exclusively the responsibility of the landowner. This has in the long run been a basis upon which conflicts are rife due to unclear demarcations of land holdings and/or the failure of the traditional boundary markings.

This is as well the case with government or religious premises that were once upon a time gifted for the purpose of establishing education or hospital facilities, churches and district administration units. The parties involved at the time didn't complete the land transactions and this has become the basis upon which land conflicts have arisen.

Findings from secondary sources studied indicate that the major causes of this laxity in land demarcations and survey/mapping is due to the high costs to be incurred as a result of privatizing of the survey services, coupled with limited professional capacity and professionalism within the survey sector.

In instances where regularization of the land holdings has been effected the women/girls are still left without land mainly because their names are not reflected on the land agreements or certificates of customary ownership. Conversely should the woman be bequeathed with the land in question often she is not very certain of the land demarcations unless a natural feature is involved, as she is seldom included in on the land survey excursions held by her father, brother or husband.

- ❖ ***Pursuing and obtaining Certificate of Customary Ownership is still a challenge:*** although permitted under the law there is no obligation to pursue and obtain a certificate of customary ownership for a person, family or community holding land under customary tenure. In many instances since the land administration is governed by the male head or section of the family or community respectively, the pursuance of the certificate of customary tenure if not taken as an asset by the incumbent administrator will not be applied for. This in itself denies women or girls the right to land.

Additionally given that traditionally land is not passed on to women/girls, the relevance of certificate of customary ownership in as far as regards them may not seem significant given that women/girl's land inheritance rights remain tenuous; especially if they are widowed or inherited by a male next of kin.

Thirdly the provision for spousal co-ownership of land that was reflected within the Domestic Relations Bill is in practice violated through distress sale of land by male next of kin or threats of disinheritance by male relatives or clan leaders.

- ❖ ***The need to have considered a Land Resettlement Action Plan of all IDPs in Katakwi was never taken into account:*** given that the consideration of land in return (restitution and resettlement) isn't adequately dealt within the National Land Policy; in instances where the statutory and customary institutional framework for land administration and justice have been severely weakened as a result of war, such as in Katakwi District; the prerequisite to have strongly enforced the consideration for a Land Resettlement Action Plan that ascertains that vulnerable groups such as women, especially widows, and children, especially the orphaned; aren't marginalised out of owning land during the return process, should have been taken into account.
- ❖ ***Weak local land dispute mechanisms that haven't been able to resolve land disagreements especially in enforcing of women land rights:*** Although the 1998 Land Act had handed over the jurisdiction over customary land cases to the District and Sub County land tribunals, this process was never effected due to lack of funds to establish the land tribunals and a claim of the potential duplication of services as offered by the magistrate courts. As a result jurisdiction was reverted back to the LC II and III. The capacity of these institutions to handle adjudication of land cases is very limited particularly in mandate and resources as well as in the ability to hand cases in a timely manner. Hence the overwhelming backlog of cases that worsens the vulnerability women's access to land.

- ❖ **Arbitrary and confusing land acquisitions by government institutions or agents:** the actions of government, its institutions or agents generate a lot of confusion with regards to what is government land and what is public land. In regards to the central purpose of the research in Katakwi district it's arguable as to how some individuals within government especially officials within the army acquire public land. Given the absolute power that these individuals' possess the Area Land Committees and District Land Boards are powerless to hold this estate in trust for the people.

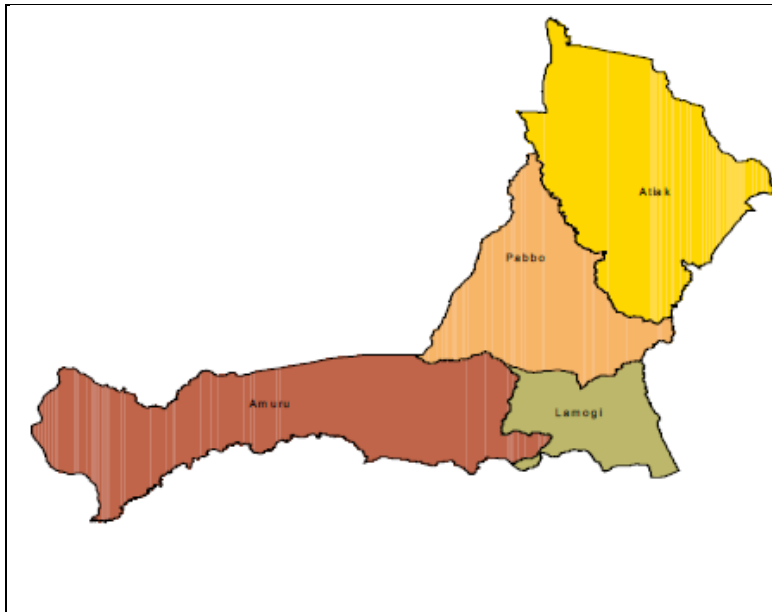
5.6. Conclusions and Recommendations for Katakwi District

For Katakwi district the following interlinked recommendations are proposed:

- ❖ **Promote Knowledge, Attitudes Beliefs and Practices [KABP] change of the community towards women's/girl's right to become owners and controllers of land:** Despite efforts at land reforms women and girls in this region still face constraints around inheriting land. As has been observed by the ULA there is a huge divide between the law and practice. To this end therefore is the prerequisite for continued sensitisation on women's right to land as owners/controllers doesn't matter in what context – birth place or marital property.
- ❖ **In order to eliminate gender discrimination in ownership and transmission of land the Succession Act be amended especially to encompass the equal rights of women and children to ownership of property:** there is need to conduct a comprehensive revision of the Succession Act especially in tackling the customary laws and practices that continue to discriminate and perpetuate land grabbing at family level; so as to support the removal of procedures that impede transmission of land to women and children particularly girls. For the moment comprehensive sensitization on change in attitudes, behaviours and practices towards women/girls land rights within the traditional and informal legal systems often used by communities to mediate and adjudicate land disputes can ensure that the family heads are accountable to their fiduciary duties in regards to women and girls access and ownership of land within the family context.
- ❖ **Encourage names of Spouses to be included on the Certificates of Customary Ownership/Land sale agreements:** exploit the provision for spousal co-ownership of land in the issuance of the Certificates of Customary Ownership. In cases of polygamous marriages, divorce, widows and co-habitation there is need to redefine the law on the women's position with regard to the spousal property, as well as enforcement measures to ensure that these statutory provisions are effected in practice.
- ❖ **Capacity Strengthening of the Local Arbitration Resolution mechanisms through:**
 - Trainings on land matters including the laws and regulations;
 - Training on gender mainstreaming in land matters;
 - How to expedite the resolution of land matters within the community; with regards to the customary tenure system of land ownership this may encompass the need for a
- ❖ **Radical Re-demarcation of land holdings within Katakwi district to promote equitable distribution of resources plus ensure that every Ugandan woman and child (whether boy or girl) have land for sustenance.** Re mapping of customary land claims in this region may be necessary to ensure equitable redistribution of resources. As indicated the need to have a pragmatic land resettlement action plan cannot be ignored if gender equality is to be mainstreamed in land matters within the region.

6. Discussion of Study Findings Amuru District

Figure 5: Amuru District Map



The District of Amuru located in Northern Uganda forms part of the larger Acholi Sub region. The district was carved out of Gulu district in 2007, and later on Nwoya was carved out from Amuru giving the district its current contour. The district is now bordered by Adjumani District to the north, Southern Sudan and Kitgum District to the northeast, Gulu District to the east, Oyam District to the southeast, Nwoya, Masindi and Bulisa Districts to the south, Nebbi District to the west and Arua District to the northwest. The population of Amuru is estimated at 220,400.

Crop production is the main economic activity giving employment to over 90% of the population. The available land is arable and very fertile making up almost 90% of the total land coverage within the district. However from field observations only less than 1% of this land is utilised.

The proposed study sites were Ome and Kololo Village Amuru Sub County; Akaa and Lakang villages in Pabbo Sub County. The Study team visited Ome Village but were unable to reach the research groups of Kololo village Amuru Sub County, Akaa and Lakang villages in Pabbo Sub County due to technical hitches in mobilizing respondents plus delays experienced waiting to interview district officials since most still reside in Gulu town. Nonetheless group and FGD's were held with key informants and study respondents including:

- a) Cultural and Religious Leaders
- b) District officials and Local Leaders
- c) Security agency officials
- d) CSO representatives
- e) Local people including women, men and youth Amuru

Field findings indicate that the land wrangles within the area are spotted mainly in the regions of Giragira – Lamogi; Parabongo; Amuru Sub County -Lojoro; Pabbo Sub County- Palwong. Key issues emerging from the research indicate that;

6.1. Majority of women in the district profess not to own land

In the Ome village women's focus group, out of the 46 respondents only 2.2% claimed to own land. Most of the respondents maintained that they do not own land because women are only permitted to use land but not become heir to or own it. Respondents proceeded to mention that whereas boys (their sons) can inherit land, the girls (their daughters) are not allowed to become heir to or own land. The respondents continued to point out that even with the demise of a spouse (husband); if the widow is childless, has no male child or the children are very young; she will not be allowed to take over the land, instead the next of kin usually a brother to the deceased, will take possession of the land.

However for Ms Aciro Matina, 70 years old and a widow from Amuru informed the research team that she owns the land where she currently resides and derives her sustenance.

Case Study 1: Ms Aciro Matina claims that she inherited land from her late husband Mr. Aloni Lukwiya who was killed during the war. She has one son and one step daughter. She does not have any proof of ownership of the said property but mentioned that her step daughter and grandchild are her only witnesses

6.2. Widows are on occasion expelled from the land belonging to the spouse

Female participants also mentioned that they are often not allowed to stay on the land after their spouses have passed on. An example is that of Ms Aceng Filda 50 years of age, a local women's councillor currently residing at her father's place in Ome village. Aceng says she was not permitted to stay at her husband's village in Pabbo when he died almost 30 years ago. Ms Aceng's case is detailed below.

Case Study 2: According to Ms Aceng Filda, her husband Mr. Ocaya William worked outside of the region, in Kakamega, where they lived with their three boys. When the husband died she returned with the casket to the husband's home area; however she was not permitted to stay there. She added that even the burial of her husband on the family land was contested by the brothers to the deceased. Aceng continued to mention that even before her husband's demise, the brothers always destroyed whatever investment her husband carried out on the family land as he was never present.

6.3. Women are customarily left out when family property is being sold.

Following from point 5.4.1 where the women respondents stated that girls are not allowed to control or own land or property. The respondents further pointed out that it is also not uncommon for them to be sold off with the property. A case in point is that of Ms Oyela Concy 28 years old from Lapulomuny B Village. Ms Oyela informed the research team that while her husband Mr. Onyona Santo was still alive he sold off their family land without her knowledge. Presently she is residing at a neighbour's plot and is requesting for assistance to acquire land for her sustenance.

6.4. Women reported land losses to unknown affluent persons from outside the region

Most of the women respondents reported on incidents where rich and well to do persons come to the district and forcefully take the land belonging to the natives. The women respondents gave accounts of what they or their spouses have faced citing that this is often in collusion with local officials and under the pretext of investment for the development of the region. The women further mentioned that in most cases these individuals have authority and influence to manipulate and sway events in their favour. These are the circumstances under which Ms Jerilina Ajok and Auma Rose have found themselves faced with as explained in case studies 3 and 4 below.

Case study 3: Ajok Jerilina, 56 years old, from Karitye Village said that she took possession over the land that belonged to her late husband Mr. Onyai Julius. At the moment a certain Mr. Okumu, the son of Odella Wilson of Anaka Sub County Nwoya District; who resides in Kampala (known to be well off) and has a very large farm in Karitye village, came to her land and asserted that it is part of his property. He threatened to have her and her family removed from the land if they didn't leave it immediately. She doesn't know where to go to for help with her problem.

Case Study 4: Ms Auma Rose 52 years said her husband Mr. Okello Bernard born in 1957 (53 years old), the son of Okote Ceka who is buried in Ome 1, inherited land from his father as mentioned, and is in possession of the document that the father gave him in regards to the land as proof of his ownership. However a certain Mr. Anthony Acaye encroached and took over a portion of the land claiming that it is his property. These actions of Acaye Anthony took place while they were still in the camps. Her Husband Mr. Okello has reported the case to the magistrate court at the district head quarters where the case was transferred to the High Court in Gulu. They are still waiting for their case to be heard.

Study findings also indicated that not only men are accused of taking over land. In a unique state of affairs this is what Mr. Onyac Saverio 46 years from Twarangu village Pailyec parish in Amuru is faced with. According to Mr. Onyac a certain lady by the names of Ms Harriet Aber has used her influence and status to rob him and his family off their land.

In the interview with Mr. Onyac, he said that he together with his 4 brothers owned large tracts of land marked by hills that they inherited from their father. The land holdings between the siblings were demarked by hills. His father died during the war period around about 1984/1986 and was buried next to his father (their grandfather) on the same plot of land. After the Kony war during the resettlement period people were encouraged to return to their original villages to start normal lives. This is where they encountered problems as explained in the case study extract below.

Case Study 5: Mr. Onyac said that when his family returned to their village, they found their land being guarded by soldiers (army men from the UPDF). His younger brother Munurach Denis, proceed to lodge their complaint over this irregularity to the concerned district officials. Instead the brother was seized and imprisoned under the orders of Ms Harriet Aber, purportedly the recognized Acholi wife of a Major General Salim Saleh. Mr. Onyac said that his bother Munurach Denis has since been released from prison. Mr. Onyac pictured below said that he has not taken any further action because he is fearful for his life and that of his family. For the moment he resides with his family and younger brother on a portion of land that has been given to them by the community sympathizers. Mr. Onyac continued to add that although he does not know under whose authority Ms Harriet Aber comes in to occupy his and his brother's land, he is brutally aware of the force behind her since she is constantly in the company of military escort that beats up and seizes people whom they find on the land that they claim is theirs. To date the UPDF soldiers are still occupying and guarding their land.

When the study team inquired as to why his family land has been grabbed, Mr. Onyac submitted that he doesn't understand nor know why their land was targeted. He also mentioned that they are several other families affected by the actions of Ms Aber but they have not received any assistance from any officials at the district.

Bystanders/onlookers during the interview affirmed the report and continued to assert that Ms Harriet Aber is the Acholi wife of a certain Major General Caleb Akandwanako who also owns a lot of property over 5000 hectares as well as a goat and cattle farm in Apaa village in Pabbo Sub County Amuru District.

6.5. Women are affected when the men lose control of the property

The study of the men's focus group reports gave information that when they lose control or possession of their land, their family's including wives and children suffer. Each male participant had a land complaint that encompassed loss of land through acts of boundary trespass by neighbours; persons with influence hiring locals to evict people of their land using raids and torching of property; as well as well to do officials/persons conniving with local authorities including police/army to grab their land.

Case Study 6: Mr. Abalo John born 1961 from Labongo B Village, Toro Parish inherited land from his father, Sabino Ojara. But upon return from the camp when they were trying to settle down in the village, a certain Kinyera Richard, the son of Atemo Ladojok, together with thirty (30) other young men, raided their village and torched their houses and violently evicted him and his family plus several other families in the area from their land. The matter was reported to the police and sub county chiefs but there has been no action taken to address the matter. Mr. Abalo said that he is has been forced by the actions of this Kinyera to run from his home because he is fearful for his life and that of his family. They are now living under a tree with no food and the children are not going to school.

Other respondents who mentioned that they too were victims of Kinyera Richard's actions include:

- a) Mr. Kibwola Cipirano Paodongo Ojok born in 1961 for Labongo B Village
- b) Mr. Okwonga Amoyo Martin born in 1966
- c) Mr. Komakech Francis
- d) Mr. Justino Owot from Twarangu

All respondents insisted that Kinyera Richard together with his hunch men is being hired by a certain Mr. Owuma Vicent, the regional CID Northern Uganda and a Mr. Mego Avent Mugerwa army officer. Some of the respondents explained that although they have lodged their complaints to the LC II court at the parish, at the Sub County Chiefs offices and the police no action has been taken. Some of the respondents further explained that they have had to spend on treatment for themselves and for their relatives.

These respondents further purported that the police and the local leaders approached for help seek for some form of recompense in order to offer assistance. The police was accused of requesting for fuel and mentioning that they have '*orders from above*' not to get involved or that the case is '*under investigation by state house*'.

On the other hand, triangulation with the security official's response to these accusations revealed that the police only get involved in land matters when there is criminal trespass or malicious damage to property given that their primary responsibility is to offer protection to people and their properties. The said officials informed that the first point of contact at the village level to address such matters is the LC II

court. They further informed that there have been accusations made on the ability of these local officials to handle such cases especially involving close relations, coupled with their avarice for money.

Observations made also disclose that the police capacity is limited plus the reality that they are often faced with life threatening situations when dealing with land conflicts as attested to by the number of spears apprehended by the police during land dialogues between the aggrieved parties.

6.6. Unclear allocation of land to private investors or government institutions

Several Respondents and key informants from the district asserted that under unclear circumstances an uncertain number of hectares have been allocated to the Madhvani Group of Companies in the village of Apaa in Pabbo Sub County, Lakang and Kololo villages in Amuru Sub County; Amuru District.

The respondents further cited additional unclear land allocations by the government or its agents in the district such as the allocations of large chunks of land to army generals including a Major General Julius Oketta; former MP Gulu Municipality Army Officer David Penyto; former MP Kilak County Mr. Oyet Simon and a Major General Salim Saleh. Ostensibly according to the key informants, these gentlemen have scores of land upon which they have established farms for animal rearing and crop planting.

Some district clan leaders informed the research team that the genesis of this land conflict arose as a result of the Apaa Village in Pabbo Sub County being the first area to experience the Lord's Resistance Army attack leading to the displacement of the people within the area. The area was cordoned off by the UPDF and became a NO GO ZONE for locals seeing as allegedly the Kony rebels were highly concentrated there.

The district key informants however noted that during this period when the area was under siege by the UPDF; many senior army officers began to cultivate the land opening up large farms for animal rearing and crop planting. Accounts of forceful evictions by these army officials were relayed with emphasis on the use of hired youths from Awe to commit arson and destruction of property including farms/gardens.

Additionally mentions of allocations of land to a civil servant by the names of Christine Atimango were made, also under vague state of affairs.

Focus Group Respondents and key informants laid blame of the land losses within the region on the unclear actions of the clan leaders, district local leaders and government representatives. They claimed that a delegation of unclear composition from the region led by the cultural leader Rwot Otinga Atuka of the Lamogi Clan, met with H.E the President of Uganda to discuss the status of these areas of land that is Apaa in Pabbo Sub County; Lakang and Kololo in Amuru Sub County; but the agenda and results of the meeting are still not known.

On the other hand other informants mentioned that at this meeting with H.E the President of Uganda; an agreement was signed by the same delegation for and on behalf of the community to have the aforementioned land allocated to Madhvani and each delegate was purportedly rewarded with a sum of 500,000/- Uganda Shillings.

Key respondents further cited the abrupt gazette of land in Apaa village Pabbo Sub County in Amuru into a Game Reserve by the UWA. Most respondents laid claim that the area had never been considered as a Game Reserve. However the findings on this vary with some key respondent's purporting that the area was a Tsetse fly infected area while others claim that it was public land since 1961. Nonetheless the research team was shown a gazette instrument for the said land by the RDC Mr. Milton Odongo. It should be noted that the authenticity of this document was not within the scope of this research team to verify.



RDC Milton with the Gazette Instrument

Triangulation with UWA reveals that the area was initially a controlled hunting area (CHA) in Kilak County East Madi, whose expanse was recently re-sized due to encroachment from human activity with a smaller section parcelled out into an East Madi Wildlife Reserve³.

Although anecdotal UWA purported that all the above land claimants are outside of the reserve area and efforts to have this matter settled have been stalled for political reasons.

6.7. Land conflicts as a result of unconsolidated land gifting

Key respondents further noted that there is emerging land conflict arising out of land offerings that had been made during pre-independence times. These said properties had been donated to missionaries and government/district authorities in order to facilitate the establishment of educational, hospital, district and religious facilities/structures. Accounts given include the sudden emergence of claimants purporting that the land was never donated to these institutions. Institutions cited as having such conflicts over land include Lacaro Primary School in Lamogi Sub County and Amuru Lamogi Primary School.

³ Please reference the UWA maps section 5.1.3 Figure 3 & 4.

6.8. Itemization of issues and concerns from the field findings

- ❖ ***Displacement due to conflict and Land lord absenteeism:*** the study findings above reveal that in the region disputes are mostly occurring upon land that was left behind upon disarticulation by the war. These disputes are mainly occurring on inherited land followed by land that had been gifted prior to the war period. This situation is further compounded by prolonged landlord absenteeism with no actions to regularise the land holdings. Correspondingly the prevailing land disputes are compounded by factions or individuals disenfranchised from the gains of transition from war to peace such as the orphaned children (youth); widows, female or child headed households and the elderly persons. These persons or groups of persons are uncertain of their land allocations by origin, have no recollection of the property in question or have suffered extensive trauma to have clear recollections of what was theirs.

The FGD's also reveal the heightened value that is now being placed upon land by returnees represented by moves towards individualising what was initially taken as communal land with access, use and sharing rights. These from the findings often take the form of boundary trespasses and or complete encroachment on lands at the family or village level; together with the pursuit of large-scale land possession within the area by various speculators and grabbers with commercial interests.

- ❖ ***The traditional Land demarcations are no longer of value:*** given that the area has been under a long period of conflict the traditional boundary markers such as trees, streams and homesteads have diminished making it very difficult to distinguish and recall boundaries. In addition the women are not certain of the previous boundaries given that they were traditionally not involved in the defining of these demarcations since it would have been against the rules of natural justice for them to consider a stake in the land. The surviving elderly either do not recall these demarcations or are taking advantage of the situation to gain property to escape the indigence that cropped upon them due to the long confinement periods in the camps with no or low economic activity. This has grave implications on their security of tenure in terms of their property rights definition and property rights distribution.

- ❖ ***Women inheritance of ancestral and spousal property still a challenge:*** similar to the Teso region, land in this region is held under the customary tenure. Under this system women and girls are still excluded from ownership of ancestral lands passed down through inheritance or ownership/control of spousal property. Therefore in instances of bereavement the widows and children are often expelled or disinherited in order to gain access to the property by male relatives or clan leaders.

Additionally is the supposition under this system that women or girls automatically gain ownership and control of the land of their spouse, but in practice the reality is that they only have access for subsistence purposes. This reveals that the social system that protected the vulnerable groups such as the orphans and widows has greatly weakened and or failed to reconstruct itself to its original values as upheld by the customary system.

- ❖ ***Exploitation of land rights by affluent persons for quick and unfair gain:*** respondents from the FGD's as well as key informants persistently pointed out that an increasing number of land transactions took place during the period of displacement. Although the survey team did not explore these claims, the majority of the respondents reported finding their property having been occupied by or under the ownership of military officers and elite groups with influence to obtain land for themselves.

- ❖ ***Unclear forcible land transactions/actions by government or its agencies involving private investors or multinational companies:*** Majority of respondents and key informants asserted that there is currently a move by government, its agencies such as UWA, NFA and the Ministry of Lands, Housing and Urban Development; as well as government officials especially from the army or the private sector to seize large tracts of land from the region. The findings reveal that these persons or agencies are extremely powerful often using district leaders, the police or military might to execute the land evictions and take over. Additionally is the indistinguishable connection of these actions to the leadership at the Executive of this country.

though the study team was unable to investigate as to whether these actions are as a result of the speculative actions by various interested parties, both national and international, over the mineral resources ostensibly within the area; or as to whether these actions are governed by the eminent domain of government to secure land for public interest; what is certain is that there have been increasing land conflicts within the region, arising out of arbitrary large scale land acquisitions especially through leases and gazettes, purportedly for agricultural and industrial investment purposes. From these actions many natives including women and children have been disenfranchised out of land holdings expressly given that the locally recognized land acquisition processes are bypassed.

- ❖ ***Increased violence shrouded by Land Conflicts:*** study findings reveal heightened violence either due to unresolved land cases or struggle for land between the ‘customary owner’ and the ‘land grabber’. According to the study these violent acts are often presented in the form of trespass, expulsion, assault, arson and murder. Subsequently women are dispossessed of their rights to access to land for livelihood sustenance further marginalizing them and rendering their tenure security highly precarious.
- ❖ ***Lack of a functional Magistrate Courts in Amuru:*** land adjudication in the district is hindered by the absence of functioning Magistrate Court in the region. The infrastructure for the Courts of Judicature is in existence but is not completely functional to provide justice especially for the arbitration of land matters. Findings reveal that the Magistrate Court Grade I within the district has limited personnel; is supposed to hold court three days in a week that is- Tuesday through Thursday; however holds court once or twice a week because the resident Magistrate commutes from Gulu and is often away on official business in Gulu or Kampala.

Additional study findings (from FGD’s and Key respondents) revealed that all land matters are still being handled from Gulu Court about seventy kilometres from Amuru. Study respondents expressed sullenness over the manner in which the institutions handling or resolving land disputes within the region are preventing the successful resolution of land conflicts. Respondents cited incompetence’s resulting from among other causes the;

- Manipulation and entanglement in the land wrangle by those mandated to adjudicate or mediate on the matter;
- political involvement in the land matters;
- Security intimidation or influence from higher level leaders; and
- Corruption through bribery of some of the traditional leaders.

On the whole women study respondents interviewed had never reported any of their cases to any authority.

6.9. Conclusion and Recommendations for Amuru District

Review recommendations for the district include:

- ❖ ***Promote Knowledge, Attitudes Beliefs and Practices [KABP] change of the community towards women's/girl's right to become owners and controllers of land:*** similar to the Katakwi region; there is an emerging need to combat violence against women's rights and promote gender equality by using a multi-pronged approach to the cultural and societal norms, attitudes and practices towards women/girls. Additionally taking into consideration the close to twenty year long period of dislocation experienced within the region, there is a complete breakdown of cultural values and norms that provided protection toward the Extremely Vulnerable Individuals [EVI's] that should be addressed through an attitude and practice transformation.

The first proposed approach is a systematic sensitization and rights knowledge building aimed at addressing men's attitudes towards women, specifically on property rights and violence against women. This should encompass as well, the other custodians of cultural values that promote the abuse of women's rights on the whole.

The second proposed approach would be to create networks, including strengthening women's groups and organisations; as well as building synergies among women leaders; to promote a stronger women's voice on their rights, including rights to property; reinforce fair dealings on violations and abuses against women/girls; as well as equip women within the society to effectively work on their income generating activities so as to enable them engage in the land markets gainfully.

A third proposal would entail an approach to equip women leaders, particularly at the grass roots levels, with the technical capacities and skills in using a rights based approach to land management and arbitration.

- ❖ ***The urgent need to ensure security of tenure, access to and control of land holdings; as well as manage the equitable distribution of land within the region:*** This is not only in reference to women, whose argument for land is premised upon the need for food production; but for all persons within the region, including the youth that were born in the camps during the war period, that are experiencing some form of landlessness; if maximum land utilisation and economic development is to be promoted. One of the four strategic actions of the PRDP is to rebuild and empower communities with the primary aim of consolidating on the one hand a peaceful return of IDP's and an active and vibrant economy within the region on the other. In order for this to be effected the security of tenure for all persons, as well as the control of land holdings must be properly tackled. A proposition to this end would be the redistribution or parcelling of land using a gendered approach as stipulated under the National Land Policy.

Although a very contentious proposal, for the long term development of the region there is need to employ a radical approach to the allocation of land among returnee's, in an attempt at solving the problem of landlessness in Amuru District. Furthermore this proposition is supported by the reality that;

- i. Given the increasing value attached to land in Uganda there is escalating individualization of land holdings even upon the clan land that is bringing about land conflicts through encroachments to gain larger parcels for self.
- ii. The provision under statutory law of being able to convert the Certificate of Customary Ownership into a Free Hold land ownership by registration.

❖ **Engender the facilitation of the EVI's to manage the re-establishment of their livelihoods; as well as the transmission and ownership of land:** For the case of Amuru district there is an emerging category of the EVI's that includes widows, orphans, the very elderly/frail persons, Persons With Disabilities, as well as Persons Living With HIV/AIDS, whose access to property are usually restricted to what is termed as secondary or derived land rights. Therefore taking into consideration the displacement effects of war the management of such person's resettlement and re-establishment of livelihoods is highly hinged on the interpretation and enforcement of the statutory law as governs right to property for such persons.

In addition although the Succession Act was not within the scope for review by the research team; evidence suggests that there appears to be conflict between customary and statutory law with regards to property inheritance rights for women and girls. To this end there need to review the various provisions within the Succession Act concurrently with the various customary laws to tackle those regulations and practices within the latter that continue to impede transmission of land to women and girl children.

❖ **Government needs to be clear and transparent with communities where land transactions involving private investors and multinational companies are taking place:** there are two positions under this commendation governed by the imperative to adopt a restorative justice element into land and economic reform efforts.

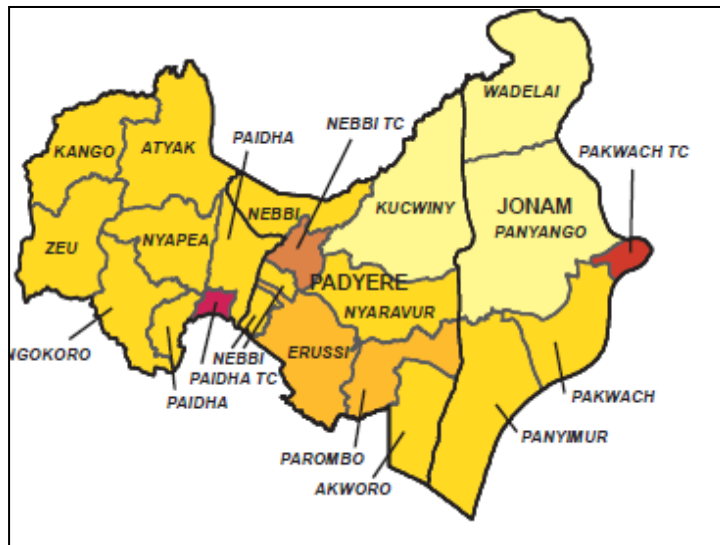
- In order to reconcile its contradictory policies as they relate to land in Uganda, as well as adhere to its obligations under the International Human Rights Law; the GoU needs to ensure that Public Land is only leased for private interests with the full participation and consent of the community land owners; and that the land lease prioritizes the local development needs in every aspect of investment negotiation, contracting, implementation and monitoring.
- The obligation to address impunity over persons abusing their influence for personal gain; call for the Justice Law and Order sector (JLOs) to prevail over persons using their positions of power, private sector and "purported government institutions to exploit the land rights of indigents especially the women and children by enforcing the existing land laws.

❖ **The Call to Strengthen the existing land dispute resolution mechanism in Amuru District:** GoU through the Justice, Law and Order (JLOS) sector needs to strengthen the Magistrate court in Amuru District by;

- in the first instance employing more judicial officers to adjudicate land cases in the district;
- Enforcing Systems of Accountability among these officers; by calling upon the inspectorate department of the judiciary to carry out its oversight role of periodically monitoring and evaluating the functioning of Courts within the region specifically Amuru, to curtail on the absenteeism of judicial officers; as well as using the local monitoring systems championed by the NGO's.
- Cease the handling of Amuru Land Cases in Gulu District; a way forward is for the Amuru Magisterial Area duly instituted to accelerate speedier delivery of justice to the women and men of Amuru District.

7. Discussions of study findings for NEBBI and ZOMBO district

Figure 6: Nebbi/Zombo District Map



The District of Nebbi is bordered by Arua District in the North, Amuru and Nwoya Districts in the Northeast and East respectively, Bulisa District in the south east as well as the Democratic Republic of Congo (DRC) to the South. In 2010 the District was divided into two parts making the former Okoro County into what is currently known as Zombo District. The predominant tribe in the region is the Alur. The estimated population according to the national house hold census 2002 growth rate of 2.5% stands at 324,500. In the recent past the governance and trade activities within the district were frequently disrupted by the activities of the Lord's Resistance Army.

The study team visited Zeu and Atyak Sub Counties in Zombo District as well as Panyango Sub County in Pakwach Nebbi District. It should be observed that from the onset the study area in Northwestern Uganda was Nebbi District. However the AAIU team on ground advised that the research team extend their inquiry scope into Zombo District given the ongoing land conflict that was prevailing between the local people and the private national company- Mukwano Group of Companies.

Case studies were collected from three sub counties, namely Zeu and Atyak Sub Counties in Zombo district and Panyango Sub County in Pakwach Nebbi district. Using the testimony interviews, we collected data from widows, couples, disabled and single mothers. These were pointed out from the members of the focus group mobilized at the village level, which included the local leaders (LC1), elders/leaders in Alur kingdom, men and women.

Findings from the region point out that:

7.1. There is ongoing Land grabbing by private companies/individuals.

According to the FGD's held in Cula Village, Zeu Sub County Zombo District; the incident of land evictions within the area started in the month of January 2009. According to a number of respondents⁴ a certain Mr Ismail Baguma said to be an agent of Mukwano of Mukwano Industries; assisted by the area LC III Chairman a certain Mr. Ketho Yasin Gipatho Mario from Kango Sub County, forcefully took over several plots of land within the area. Participants mentioned that this Ismail who entered the community as a resident at the UDC Quarters in Aghawa village employed the use of tractors, pangas and hoes together with unfamiliar persons to destroy their plantations in an effort to have them removed off the land. Some of the respondents gave accounts of Ismail personally attacking them from their gardens. All affected families mentioned that they were chased away from their land and weren't permitted to access these premises for whatever reason. For a period of almost two years (Jan 2009 – Feb 2011) they were rendered homeless; were not able to access and use their land for cultivation; thus had trouble with securing food for their families given that they had been dispossessed of their property.

Participants further mentioned that their land was targeted because they understood that it was a favourable area for the growing of Sun Flower. Mukwano went ahead to plant pine trees on their land which the villagers burnt down. Study team observations are that the land in question is vast, undulating with gentle slopes and fertile for the cultivation of cash crops such as tea, sugar cane and sun flower as portrayed in the pictures below.



Part of the land expanse in Cula Village

⁴ Reference respondents list appended Annex 3



Pic showing the resumed land farming activities in Cula Village



Key informants Mr Charles Ujol and Wife Margaret Cwinyaai detailing their land eviction experience

Follow through testimonies from identified key respondents on the above incident are as recorded below.

Testimony 1

Mr. John Okwi, 35years old and his wife, Apolot Betty are land owners of family land and farmers in Cula village Zeu County with a family of five children. Both attested to and spoke bitterly about the Mukwano group who had them expelled from their family land. In January 2009 Mukwano came and told us we had to leave the land says Okwi. Ms Apolot continues to mention that a certain man, whose names she didn't remember found them in the garden and informed them that he had instructions from Mukwano as the new owner of the land to take over. We had to leave the land since we were chased away by force, Mukwano planted pine trees and had plans to cultivate sun flower Apolot reports. For two years we had nowhere to live or cultivate until in 2011 February when our King of Alur returned from USA, and ordered the entire community to go back and occupy the land.

We are told that at the meetings the king asked his people to find out whether Mukwano was the owner of the land and how he come to own the land because we as the people of Zeu never sold the land to anyone. The Couple mentioned that they are aware that Mukwano is using politicians to get the land for his business.

Testimony 2

A second couple Mr. Odagiu Samson, born 1944 in Abanga village, 68years old, and his wife Ms Faumbe Alison both land owners and farmers in Ocwanyu village, Zeu Sub County, claimed that without notice and in an abrupt manner Mukwano's worker or manager came to their village and started destroying their gardens claiming that the land belonged to Mukwano and that they had to leave the land. All of us in Ocwangu village were expelled by this man from Mukwano. This was in January 2009 when our King of Alur was in America Faumbe reported. For two years we had nowhere to live or plant our gardens for food. It was only after our King returned in 2011 that we were allowed to return to our lands Odagiu reported.

The couple was not clear as to why their land was targeted but said that rumors had it that Mukwano wanted the land to plant Sunflower.

Testimony 3

Mr. Oryem Naftali 70 years old with one wife and eleven children said that he inherited the land in Cula Village from his father Mr. Okello Mathiasi together with his brother who has since passed on. The man who he was later told was called Ismail, found him digging in the garden and asked him to leave the land and go away. Naftali says that he asked him why he was to leave the land but instead he saw a tractor come and start digging in his land destroying his crops. He had no option but to leave since the man had a lot of force. He went with his family to Atheju East Vilage and lived on a piece of land that was lent to him by a friend. He only returned after being informed that the King said they can return.

Testimony 4

According to Mr. Wilson Olwor 77 years married to two women; including his late brother's wife with a total of sixteen children, he was at home when his wife told him that a certain man from Mukwano is chasing people away from the village saying that the land has been bought by Mukwano. Olwor informed that he consulted with a number of people in the village to find out if this was true and found that many of their gardens had actually been destroyed and taken over by someone whom they said had only arrived in the area a month ago.

Olwor reported that he never left the village because he had nowhere to go with his family.

Testimony 5

For Oribdugu Jimmy 29 years old from Aghawa Village in Zeu, in March 2009 as he was digging in the gardens of his father together with his wife Ms Ayiorwoth Beatrice 19 years, when this Ismail man approached them with a group of men with panga's and told them to vacate the land. Oribdugu says that he then resisted eviction given that his requests for the grounds upon which he and his family had to leave the land were not adequately being responded to. This is when the men with the panga's began to destroy his gardens and a later on a tractor was brought and it started to plough the land.

It was gathered from these accounts and FGD's that with the intervention of the cultural institution of the King of Alur, assisted by His Royal Highness's Prime Minister Dr. Edwing Jalkwio and the area woman MP Ms Kwicwiiny Grace and Mr. Stanley Omwonya; that land was later reinstated to this community. Nevertheless there is still a lot of apprehension among the community on the status of their land tenure security.

Furthermore the respondents reported that the above interventions were prompted by the response made by the chairman of the Area Land Committee a one Mr. Binenga Vinansio who called for a land meeting in March of 2009, to study the circumstances governing the forcible acquisition of the lands within the area. Key informants reported that several meetings among the concerned stakeholders took place where it was validated that no land in the area had been allotted or sold to the Mukwano Group of Companies.

Conversely majority of the Key informants insisted that there is need for clear explanations for the grounds upon which they suffered by the LC III Chairperson Kertho Yasin and the Chairperson Movement Mr. Tom Joram Zeu County. Focus group respondents and key informants stressed that they aren't against investment especially if it's going to help provide jobs or income generating possibilities for them as a people. However there must be discussions held between all parties, proper following of channels of land acquisition and clear terms or conditions spelt out for all interested persons including the investor.

Study findings from Atyak Sub County Zombo District and Panyango Sub County Pakwach Nebbi District reveal that the land rights for women are being trampled upon through land grabbing within the family setting under the following circumstances;

7.2. Dispossession of land belonging to Widows by Male In-Laws

From the study findings these acts to disenfranchise women especially widows and orphans of their land rights by male in-laws of clan members take several forms including;

7.2.1. Women reported land selling by the male next of Kin.

Respondents noted that as a result of increasing interest in land within the region, land sales have become very lucrative especially if one is selling to private investors from outside of the district. This has resulted into increased sale of land belonging to widows and orphaned children by the male family members. In most instances they aren't even informed of the decision to sale the land and are neither involved in the land and thus are unable to benefit financially from the sale. The case study of Ms Pikelith Rose highlights how this is being done at the family level.

Case study 1

Ms Pikelith Rose, born in 1947 from Yothu village, was married to the late Mr. Orombu Enyasio from Pamora Village, Padyere County Nebbi district. They had two sons one of whom passed on during childhood. Pikelith Rose tells that after the demise of her husband during Uganda's President Idi Amin Dada's reign, she was approached by her late husband's brother's who recommended the sale of the husband's property the proceeds of which would enable her return to her village Yothu in Anola parish, Atyak Sub County with her son. Pikelith continued to testify that after a while when she approached her brother in Law for her share of the sale of land that he had purportedly informed her he had sold, she was never was given her share but instead denied by the same from cultivating the land. In the long run as a farmer and one who greatly depended on having to farm to secure income and food for herself and son, Pikelith Rose was forced to leave her husband's village and returned to her village where she is currently living with her son. Pikelith Rose continued to point out that her two brothers-in-law have since passed on; however their sons have now taken possession of the land that once belonged to her and her husband. Pikelith Rose mentions that she was powerless to claim back her land, however her only the son is thinking of taking some action.

When the research team inquired as to the type of land ownership that Pikelith enjoyed on this land; as well as find out if she was aware of her land rights, Pikelith Rose said that land was family land upon which the husband had a portion that was given to him for use freely for farming and that she as his wife was also entitled culturally to own and use since she bore sons in that family who are the rightful heirs of the land.

During the interview it was also reported by the respondent Ms Pikelith Rose, that she suspects that the plan for the in-laws to disinherit her off her husband's land resulted from her having left the village to return to her ancestral home for the burial of her father. She has been away for twelve years.

7.2.2. Women reported being forcibly expelled from the land by the male relatives

Augmented by secondary data findings, the revelation that women/girls land rights entitlements are at jeopardy especially in instances of bereavement, incapacitation of husband due to disease or disability, and or relocation was mentioned by several respondents as illustrated in Chandiru's case below.

Case Study 2

For Ms to Chandiru Winnie a senior one drop out from Ojayo village, born in the year 1987; she was married to the late Mr. Loci Wilfred from Yamu village, who passed away in Sept 2011, and they had three sons; six months after her husband's demise she was not permitted to cultivate the land that she and her husband used for farming by the grand uncle a Mr. Uboku of her late husband. He continued to deny her and her sons any form of access to the land that she was forced to relocate to her ancestral home in Ojayo vilge Atyak Sub County. Ms Chandiru continued to assert that she believes that the grand uncle sought to use the opportunity of her being a widow to chase her away from the land so that he can take it. However she thinks that this is not right especially since she has the right to own the land given that it is family land and that the husband left a Will to that effect that is under the custody of one of her brother in law.

During the interview of Ms Chandiru it was observed that she has not yet reported the matter to any traditional leader or legal authority mandated to handle such land matters. It also transpired in both case studies above that although there are many widows that are known to respondents including a certain Ms Americana from pamola village, Ms Angei and Ms Bitola from Yamu village that have suffered such land violations, no one within the community has come to their assistance.

7.2.3. Land grabbing through illegitimate possession of unoccupied lands.

In other cases women reported unlawful possession of spousal or ancestral land through encroachment due to landlord absenteeism or prolonged periods of none-use. This is illustrated by Rose Wilson's dilemma in the case study below.

Case Study 3

According to Ms Rose Wilson 50 years of age from Pacego village Panyango Sub County, Nebbi District, a widow of the late Wilson Openjitho from Padoch South, Panyango Sub County Pakwach, and a mother of seven children; when she eventually returned to the land left behind by her late husband in Adwal village, in Panyango Sub County, she found that the brothers to her husband had used the property to cultivate cassava plantations. Wilson reports that given that it is family land she did not object the land use by her in-laws. However when she mentioned to them of her intentions to start cultivating on the same land her in-laws informed her that she has no rights over the land any more. Wilson says that she has reported the matter to the LC I of Jukal South Panyango, a Mr. Omit Nega and the hearing of the case was scheduled on this same day that we interviewed her.

During the interview of Wilson Rose, it was revealed that she has not received any assistance from any community member especially to help her protect the land for her two sons who she purports are the rightful heirs to the property.

7.2.4. Women reported land losses through sale or gifting of ancestral lands by male relatives

Most women respondents noted that they are most assured of gaining user rights to land through marriage. Very few female respondents professed at being able to obtain land through inheritance; with most alluding that their portions of ancestral land share is distributed between the boys, sold or gifted. A case in point is that of Ms Abalo as illustrated below.

Case Study 4

Ms Abalo Jane born in 1954 in Moroto district, a widow of the Late Mr. Ezayia Okwong, residing with her children at her ancestral home in Jukal village panyango Sub County, is claiming that her uncle Mr. Okello Pola in 2006 gave an estimated three acres of their land to a private investor to build a school presently known as the Oghenda Girls Secondary School. Ms Abalo continued to say that two years ago in 2010 the school administration was taken over by the government under the Ministry of Education. Ms Abalo emphasized in her account that the land which was given away belonged to her late father Ambrose Jawoko, but her uncle's ambitious schemes to become popular in the community decided to give away their section of the family land. Although as a family they have held several meetings over the matter they are not certain of how to handle the matter and are fearful of reporting their uncle to the authorities since he is a chief and a speaker in the Alur Kingdom.

During the interview of Ms Abalo Jane it was not clear as to whether she is reclaiming land that was gifted by her family for the set up of a school facility especially given the reality that she resides on her parents family land, and that land is gaining value as an article of trade and as a factor of production; or is a victim of land distribution rights that are geared to rob of women their rights to ownership and control of land by traditional leaders and male family members.

It was also not clear as to what the government actions have been towards the regularisation of this property if it was gifted by the community/family; since the study team did not continue to explore the grounds for the land wrangle as the matter was outside the jurisdiction of the study objective. However Ms Abalo claims to be having difficulty securing land upon which to cultivate for her sustenance.

7.3. Additional Study findings reveal that;

7.3.1. Women aren't able to inherit ancestral or spousal lands:

In Nebbi and Zombo district study findings affirms that women/girls aren't viewed as owners or controller of land but only as custodians and users for livelihood sustenance. This classification is also agreed to by the women themselves. In fact during the interviews in Zeu Sub County it was very difficult for the study team to get female respondents that claimed to own or even have ownership rights to the land. Most of them claimed to have only user rights for food production at the subsistence level.

7.3.2. Land grabbing at the family level is also among the male members of the family:

Especially in incidences of landlord absenteeism and through the exploitation of keeper rights during landlords' absence. This from the various testimonies often takes the form of land encroachments, boundary extensions, land sales, revoke of land sale or gift agreements and or outright land grabbing through forceful expulsion from the property. This as well robs women close to these men control of land especially given that women own land by proxy to a male figure in their lives.

7.3.3. Most women believed that they are land owners through extension by marriage:

Study findings reveal that most complainants of land grabs were widows. The majority of married women seemed to be of the view that they own land in partnership with their husbands. Several of the female respondents appeared comfortable with the status quo mentioning that they are co-owners of the land since they are the wives in the home and have children. Two accounts from the FGD's attest to this stance as depicted below.

According to Ms Okechi Rufina 66 years married to Mr. Ocamuwun Quintino, 70 years; she uses a portion of his family land that she reported she co-owns with him. Rufina reported that she shares this property with her co-wife and they are currently using trees and shrubs to demarcate the boundaries. For Ms Opira Margaret John 45 years, a women's LC representative on the LC I Executive Committee, she informed the study team that she owns the land that she resides on and cultivates together with her husband Mr. John Opira

7.4. Itemisation of issues and concerns from the field findings

- ❖ ***Forcible acquisition or grabbing of land by government or private business companies:*** the accounts given by the key informants and FGD's on the Mukwano incident provides evidence that in Uganda particularly in the Northern hemisphere there is a land rush by investors to acquire on a large-scale, land for commercial investment probably in the agricultural sector. Additionally these large-scale land acquisitions are taking place without necessary using the accredited land acquisition methods. The study team believes that the private investors exploit these communities because they are aware that the institutions governing the rights to land of the peasants and native communities are very weak. Furthermore is Uganda's preferred bend towards foreign investment in the agricultural sector among others.

These actions by government, the private investors or both are not transparent and any information on this is often classified. This is depicted from the above accounts on the Mukwano incident in Zeu Sub County where it was not clarified as to whether the Mukwano Group of Companies did in fact obtain authorization either through leasehold or purchase the land within the region. Conversely from the above reports what is definite is that any land acquisitions that bypass the local communities involved in the process will for sure generate irresolvable conflict and disdain towards actions by government and investors whether local or foreign.

- ❖ ***Increasing incidents of land grabbing from among widows:*** mostly by male relatives or traditional leaders as reported, study findings appear to suggest an increased incidence in the grabbing of lands used by widows. Although the study did not compute the magnitude statistically, by representation within the FGDs and key informants the majority of complainants were widows.

This study finding yields skepticism around the declaration that the customary tenure system is more inclusive of women's land rights in that it permitted women and girls to benefit from a collective ownership of land

- ❖ ***Women in the region are totally ignorant of their land rights:*** from the reports by the women respondents themselves on their land rights abuses, it is clear that in the region women and girls are on the whole extremely uninformed of their human right to land. Majority of the respondents instead viewed their right to land through a multiplicity of social relationships chief among which is the marital access to and ownership of land; a right that only holds, as attested to by the reports, when the union is not under threat by divorce, disease or death of the male party; or childlessness and/or lack of a male heir.

Given the above position taken by the women within the region the result is a lack of some form of organized support among the women (including local women groups) to assist those whose land rights have been violated particularly in reporting the matter to the authorities. Furthermore the women's lack of knowledge of their land rights, coupled with their impassiveness to their land status, continues to fuel the oppressive cultural and social actions that exploit the weak land management systems.

7.5. Conclusions and Recommendations for Nebbi District

The proposed study recommendations for Nebbi District are:

- ❖ ***GoU should exercise its eminent power of domain with the primary interest of the people:*** notwithstanding the constitutional power of the GoU to acquire land compulsorily; the rising interest for large scale farm land should primarily support and propel the vital economic role of the small-holder farmers particularly women. As recommended for the case of Amuru district in section 6.9; GoU must remove measures in national legislature that supports uncontrolled large scale land acquisitions especially under its investment policy, and undermines the affected communities through exclusion from the decisions affecting the land they rely on.

Furthermore in addition to reconciling the contradictory policies as they relate to land in Uganda, GoU should, in instances where the community right prevails over the individual right in the acquisition of land needed for Public Interest, resolve the grievances of the affected persons as required by law.

Lastly ensure that investors whether local or foreign respect the provisions for land acquisition for investment as provided for by law under the prevailing land tenure systems; in addition to making sure that the principles of free, prior and informed consent is followed in all agreements.

Away forward is for the CSO's to equip the communities to play their role in monitoring that the investments respect human rights, including the rights of women to land; are initiated with the primary cause of meeting the local development needs and do not promote vulnerability to indigence.

- ❖ ***CSO's to engage communities in Nebbi to promote Women's rights; as well as monitor, document and report cases of women's rights violations and abuse:*** as recommended in the two regions above, there is need to promote knowledge on women's rights so as to aid in combating VAW especially in relation to property and land rights; as well as promote gender equality in land management.

Key strategies within this recommendation encompass:

- i. The systematic sensitization of traditional and clan leaders on a rights based approach to property and land rights; aimed at enabling men change their attitudes towards women/girls; as well as curb VAW premised upon land rights violations
- ii. Improving women's knowledge especially on their legal rights; as well as enabling them effectively work on their income generating activities so as to enable them engage in the land markets gainfully
- iii. Equip and strengthen women groups and organisations to create networks and build synergies that will promote stronger women's voices on their rights, in particular to property.
- iv. Put in place mechanisms that enhance the technical capacities and skills of women leaders, including women councillors, in using a rights based approach to land management and

arbitration; as well as increase women's representation within the land administration institutions both local or national.

Annexes

8. Annex 1: List of Literature reviewed

1. Women and Land in_focus; Case Study Kenya, Tanzania & Uganda: Centre for Basic Research Uganda sponsored by Social and Economic Policy Program International Development Research Centre (IDRC/CRDI) www.idrc.ca/in_focus_womenandland
2. Women's Rights to Land and Agriculture; Concept Note for Policy and Programme work; Action Aid International Women's Rights Team, October 2010
3. Land Rights and Rush for Land; Findings of the Global Commercial Pressures on Land Research Project; authors Ward Anseeuw, Liz Alden Wily, Lorenzo Cotula and Michael Taylor; January 2012 The International Land Coalition
4. The Land (Amendment) Act 2010; Acts Supplement No 1; Uganda Gazette
5. The Uganda National Land Policy; Ministry of Lands, Housing and Urban Development March 2011
6. The Impact of National Land Policy and Land Reform on Women in Uganda; Women's Land Link Africa October 2010
7. Land and Power; The growing scandal surrounding the new wave of investments in Land; an Oxfam Briefing Paper; September 2011 www.oxfam.org/grow
8. Gender and Land Rights; understanding complexities; adjusting policies; Policy Brief 8 Food and Agricultural Organisation (FAO)
9. Briefing Paper LEMU: How does land grabbing happen 2009.
10. Protocol to the African Charter on Human and Peoples' Rights on the Rights of Women in Africa
11. Securing Women's Land Rights in Southern and Eastern Africa; Daniela Huaman Rodriguez, Mokoro Ltd February 2012
12. What Women Farmers Need; A Blue Print for Action; ActionAid International February 2011
13. Northern Uganda Land Study; Analysis of Post Conflict Land Policy and Land Administration: A Survey of IDP Return and Resettlement Issues and Lesson: Acholi and Lango Regions: Margaret Rugadya; Eddie Nsamba Gayiia and Herbert Kamusiime: February 2008

9. Annex 2: Research Tools

Key informant Interview Guide

Brief Introduction on the purpose of the study, who is aiding the research and how the findings will assist the AAIU Advocate and address some of the issues being raised.

- What do you know about the current land acquisition processes in Uganda?
- What are the national inventories of approved and proposed large scale land acquisitions' at the National/district level?
- If possible elucidate some of the current land grabbing/arbitrary long term leases of land in the country (or district) that you are aware of. (Types of land grabs)
- Shed light on the emerging issues in relation to long term leases/land grabbing in the district or Uganda in general? [Specifically who is involved, where it is most prominently occurring & the grounds behind such acquisitions?]
- Illuminate on some of the effects of the above activities on women and their rights to land as a source of livelihood.
- What are your suggestions on addressing these challenges on long term leases; land gazette and land grabbing in general, and on how they are affecting women in particular?

Focus Group Guide

Brief Introduction on the purpose of the study, who is aiding the research and how the findings will assist the AAIU Advocate and address some of the issues being faced by the respondents.

- (Brainstorm) Explore the participants' knowledge on Land Ownership
- Explore the participants' knowledge on the land rights for each of the land ownership types mentioned in the above brainstorming exercise.
- (Volunteers) Give accounts of land losses by women within the area. (Mentioning names)
- (In plenary) Participants' to give accounts on:
 - a) Who is involved in these arbitrary land acquisitions?
 - b) Which parts are these violations commonly occurring & why?
 - c) How has it affected them generally; and specifically the women Sufferers
- What proposals do they have for addressing these violations against their rights?

Testimony Interview Guide

Brief Introduction on the purpose of the study, who is aiding the research and how the findings will assist the AAIU Advocate and address some of the issues being faced by the respondents.

Bio data of respondent:

Names:

Date/Village of Birth:

Marital Status:

Names of Spouse

No of Children:

Current residence:

Level of Education attained:

Occupation:

Seek permission from respondent to record his/her testimony.

In your own words, can you give us an account of the events that led to your land being taken away from you/family?

Who did you say was involved in you losing your land?

Why do you think your land was targeted?

What did you do about it?

Who assisted you? (please give us names and their positions)

What type of ownership did you have over the land in question? How can you prove this ownership?

Are you aware of your rights to this land as an owner?

At the moment where are you now with this matter? (how it has affected the family + how far she has gone with lodging her complaint)

What suggestions can you give us to see that this matter is concluded?

10. Annex 3: List of Research Respondents

No	Date	District	Sub County	Parish/Village	Respondents
1	12/03/2012	Katakwi	USUK	Ongema; Ariamareng	Okaleng Stella
2		“	“		Atim Mary
3		“	“		Apolot Florence
4		“	“		Odong Paul (LC I)
5		“	“		Ogwel Stephen
6		“	“		Okoel Clement (Army Officer)
7		“	“		Aupal John (LC II)
8		“	“		Otim Noarati
9		“	“		Amuron Christine
10		“	“		Atino Nobert
11		“	“		Akol Agnes
12		“	“		Alupot Philomina
13		“	“		Amodoi Filbert
14		“	“		Okorio Augustine
15		“	“	“	Otworot Joseph
16		“	“	“	Olinga Josephine
17		“	“	“	Atino Rose
18		“	“	“	Ikiyai Hellen
19		“	“	“	Amuge Domitila
20		“	“	“	Emoyoit Robert
21		“	“	“	Akela Auguestine (Claimant)
22		“	“	“	Ajolo Seperio
23		“	“	“	Okoropot Pampas
24		“	“	“	Icodat Basilio
25		“	“	“	Oucul Siliver
26		“	“	“	Odeke Cosma
27		“	“	“	Atino Nobat

No	Date	District	Sub County	Parish/Village	Respondents
1	12/03/2012	“	Usuk	Adachari; Guyaguya	Okwi Charles
2				“	Otim Bosco
3				“	Operemo Joseph
4				“	Odeke Cornelius
5					Okwi Simon
6				“	Ikaot Mike
7				“	Nakot Ann
8				“	Alura John
9				“	Ongok Grace
10			“	“	Okwakol John
11			“	“	Bila Joyce
12			“	“	Apio H Grace
13			“	“	Adeke Bulandina
14			“	“	Ingalat Margaret
15			“	“	Akello Florence
16			“	“	Icumar Rose
17			“	“	Asio Binokola
18			“	“	Ajenga Grace
19			“	“	Okodio Pius
20			“	“	Opuon Robert
21			“	“	Angela Rose
22			“	“	Akol Mary
23			“	“	Aleper Paulo
24			“	“	Okure James
25	“	“	“	“	Stella Rose Adongo
26	“	“	“	“	Ikwe Mary
27	“	“	“	“	Appolot Stella
28	“	“	“	“	Alupo Joyce
29	“	“	“	“	Kipyeko Alex

No	Date	District	Sub County	Parish/Village	Respondents
1	13/03/2012	Katakwi	Ngariam	Ngariam Sub County Qtrs	Asio Stella
2	"	"	"	"	Oluwai Simon Peter
3	"	"	"	"	Esakan Michael
4	"	"	"	"	Adong Joyce Mary
5	"	"	"	"	Amongine Naume Rose
6	"	"	"	"	Acan North
7	"	"	"	"	Omongin Hassan
8	"	"	"	"	Ariko George. William
9	"	"	"	"	Ariko Martha
10	"	"	"	"	Imagoro Florence
11	"	"	"	"	Alaso Joyce Mary
12	"	"	"	"	Onyait Robert
13	"	"	"	"	Adikin William
14	"	"	"	"	Nyaku Peter
15	"	"	"	"	Okiya Richard
16	"	"	"	"	Abunyana Ben
17	"	"	"	"	Epuat Pantaleo
18	"	"	"	"	Okedi Nasoh
19	"	"	"	"	Okello Samuel
20	"	"	"	"	Iisat Isaac
21	"	"	"	"	Etukoit Lambert
22	"	"	"	"	Atuko Stella
23	"	"	"	"	Olengen Stanely
24	"	"	"	"	Egwang Justine
25	"	"	"	"	Teko Charles
26	"	"	"	"	Imaipus Selevest
27	"	"	"	"	Eyuru William
28	"	"	"	"	Oluja Eriasoli

No	Date	District	Sub County	Parish/Village	Respondents
1	14/03/2012	Katakwi	Magoro	Apeleun	Adeke Basilisa
2					Oromogang Hellen Mary
3				“	Acom Helen
4				“	Imalingat Anna Grace
5				“	Apunu Jane
6					Acan Jane
7				“	Acom Loy
8				“	Tino Vergilina
9				“	Kedi Norah
10				“	Igayaya Anna Grace
11				“	Itukoit Margrate
12				“	Angiro Lorence
13				“	Senyan Party Angarany
14				“	Ocebo Ian Robert
15				“	Ariko Isaac
16				“	Oboi Isaac
17				“	Opus
18				“	Oteleng John Peter
19				“	Olukor Peter
20				“	Esamai Lorence
21				“	Otim Micheal
22				“	Elungat
23					Oluka Sam
24				“	Onyait Micheal
25				“	Otim Oluka Sam
26				“	Imere Josephine
27				“	Asire Polly
28				“	Among Catherine
29				“	Akiror Hellen
30	“			“	Aguti Jeniffer Loy

31				“	Abiro Siter
32				“	Alupo R
33				“	Oitangor B
34				“	Amoron M
35				“	Okure Grace
36				“	Ijagolet Janet

No	Date	District	Sub County	Parish/Village	Respondents
1	26/04/2012	Amuru District	Amuru	Ome	Opio Robert Ochoi
2			“	“	Kitara Michael
3			“	“	Odokanyuro Charles
4			“	“	Olwach Otukme
5			“	“	Oyet Wilson
6			“	“	Obalo Johnson
7			“	“	Olango Patricia
8			“	“	Oloya Awaro
9			“	“	Acaye Velente
10			“	“	Oketta V
11			“	“	Openy Charles
12			“	“	Ojwang Tiga
13			“	“	Aleja Jo
14			“	“	Oloya Patrick Rajal
15			“	“	Ocan Denisa R. K.
16			“	“	Latigo Peter
17			“	“	Olwech Basatita
18			“	“	Onyac Soverio
19			“	“	Lukavabuor Samwel
20			“	“	Oceeya Justo
21			“	“	Komakech David
22			“	“	Kingala Dickson Ogala
23			“	“	Oyet Ronald
24			“	“	Kemking George
25			“	“	Ouma John Jelly
26			“	“	Okwonga Eugeni
27			“	“	Komakech Charles T
28			“	“	Ocan Kalito
29			“	“	Odwong Cimayo
30			“	“	Onen S

31			“	“	Ojok Anjelo
32			“	“	Odong Charles
33			“	“	Oola Stephen
34	“	“	“	“	Wangrala Charles
35			“	“	Owona Paulino
36			“	“	Okello C Bernard
37			“	“	Okwera Robinson
38			“	“	Okwonga Peter Thomas
39			“	“	Apuke Cosmas Acellam
40			“	“	Otukene Charles
41			“	“	Odongo Kosantino
42			“	“	Okakena Ladato
43			“	“	Ocan Kalito
44			“	“	Okwonga Amoyo Martin
45			“	“	Ojara Marko
46			“	“	Kuli Simayo
47			“	“	Oloya Gure
48			“	“	Abola Patrick
49			“	“	Wgokora Emmanuel
50			“	“	Amono Doreen
51			“	“	Aceng Filda (women Councillor)
52			“	“	Akir Filda
53			“	“	Piloya Movick
54			“	“	Alany Janat
55			“	“	Alok Chantal
56			“	“	Auma Rose
57			“	“	Lamono Beatrice
58			“	“	Lackey Jenifer
59			“	“	Aciro Matina
60			“	“	Acola Jesca
61			“	“	Acan Doreen

62			“	“	Akot Hellen
63			“	“	Ara Grace
64			“	“	Akwel Pamela
65			“	“	Akela Paska
66			“	“	Labong Christine
67	“	“	“	“	Avo Madelena
68			“	“	Acan Nancy
69			“	“	Akello Janet
70			“	“	Auma Betty
71			“	“	Arach Christine
72			“	“	Oyela Concy
73			“	“	Ladu Alesh
74			“	“	Acao Mona
75			“	“	Ayet Doreen
76			“	“	Alek Roch
77			“	“	Adoch Margaret
78			“	“	Aromo Alice
79			“	“	Ada Mary
80			“	“	Aciro Albertina
81			“	“	Akwir Night
82			“	“	Ajok Jeninah
83			“	“	Aryemo Evelyn
84			“	“	Akech Betty
85			“	“	Aceng Christine
86			“	“	Aryemo Rose
87			“	“	Adong Concy
88			“	“	Aloyo Jenifer
89			“	“	Acen Josephine
90			“	“	Oyela Angela
91			“	“	Acan Lilly
92			“	“	Akum Esther

93			“	“	Apoko Marina
94			“	“	Acero Christine
95			“	“	Acaye Grace
96			“	“	Auma Fildah

No	Date	District	Sub County	Parish/Village	Respondents
1	30/04/2012	Zombo	Zeus	Abanga/ Cula & Ucwanu Villages	Okethwengu Wilfred
2	“	“	“	“	Osenduru Albert
3	“	“	“	“	Giramia Jeros
4	“	“	“	“	Odongo Christopher
5	“	“	“	“	Thumidhuga Wilfred
6	“	“	“	“	Upul Charles (Alur Kingdom Rep)
7	“	“	“	“	Uryem Naftali
8	“	“	“	“	Onegiu Kenedy
9	“	“	“	“	OgenRwoth Robert
10	“	“	“	“	Angea Ango Anet
11	“	“	“	“	Wanican Patrick
12	“	“	“	“	Chonga Innocent
13	“	“	“	“	Otingcwinyu Albert
14	“	“	“	“	Iwutungu Gladys
15	“	“	“	“	Obedgiu Benedict
16	“	“	“	“	Omirambe Richard
17	“	“	“	“	Alhecon Isaac
18	“	“	“	“	Minyayich Melody
19	“	“	“	“	Manhle Matilda
20	“	“	“	“	Margaret Gwinyai
21	“	“	“	“	Mary Okoku
22	“	“	“	“	Ayio-Rwoth Beatrice
23	“	“	“	“	Bithum Karoline
24	“	“	“	“	Pirakol Jackline
25	“	“	“	“	Jumenu Amelian
26	“	“	“	“	Nesta Chandiru
27	“	“	“	“	Ayomi-Rwoth Pasca
28	“	“	“	“	Iutunig Giraladi
29	“	“	“	“	Irachan Brenda
30	“	“	“	“	Amia Colin
31	“	“	“	“	Bithom Doreen
32	“	“	“	“	Gipatho Janet
33	“	“	“	“	Pican Bitwesu
34	“	“	“	“	Anicani Glory

No	Date	District	Sub County	Parish/Village	Respondents
1	30/04/2012	Zombo	Atyak	Anyola Parish/Oja Village	Adegitho Albert (PO Apalala Women's Group)
2	"	"	"	"	Alworonga Christopher (LC I)
3	"	"	"	"	Onencan Agitho
4	"	"	"	"	Arombu Stephen
5	"	"	"	"	Madawon Alice
6	"	"	"	"	Ocora Siteru
7	"	"	"	"	Wilembe
8	"	"	"	"	Agenu Mungu Santa
9	"	"	"	"	Muriek Irene
10	"	"	"	"	Uuca Santhina
11	"	"	"	"	Farus Hasan
12	"	"	"	"	Susu Cinina
13	"	"	"	"	Aliango Cienty
14	"	"	"	"	Opira Margaret John
15	"	"	"	"	Aduba Isabela
16	"	"	"	"	Nano Guledi
17	"	"	"	"	Ayiu-Rwoth Night
18	"	"	"	"	Wani Margaret
19	"	"	"	"	Athrimango Trinity
20	"	"	"	"	Binen Grace
21	"	"	"	"	Ocanda Alikar
22	"	"	"	"	Ayerango Agnes
23	"	"	"	"	Parmu Lily
24	"	"	"	"	Alay oweki
25	"	"	"	"	Mungu Acilec Abram
26	"	"	"	"	Juma Kassim
27	"	"	"	"	Ongolumbia Joseph
28	"	"	"	"	Opoti
29	"	"	"	"	Kisa Geoffrey
30	"	"	"	"	Juma Sila
31	"	"	"	"	Jal-Agah Donaldson
32	"	"	"	"	Cwombe Michael
33	"	"	"	"	Asumayel Umirambe

34	“	“	“	“	Kasamba Christopher
35	“	“	“	“	Makucado Michael
36	“	“	“	“	Omondi Stanley
37	“	“	“	“	Ongolwia John
38	“	“	“	“	Bidong Michael
39	“	“	“	“	Onegiu Tom
40	“	“	“	“	Othubgiu Albert
41	“	“	“	“	Nikuma Georgina
42	“	“	“	“	Mariek Janet
43	“	“	“	“	Agenutho Beatrice
44	“	“	“	“	Ramadan Safi
45	“	“	“	“	Biyika Stephen
46	“	“	“	“	Kuba Tomasi
47	“	“	“	“	Omani Stephan
48	“	“	“	“	Pimundu Samuel
49	“	“	“	“	Keronga Juma
50	“	“	“	“	Opieru Stephan
51	“	“	“	“	Onen Charles
52	“	“	“	“	Omwon Bale
53	“	“	“	“	Ogenmungu Marchelo
54	“	“	“	“	Okechi Rufina
55	“	“	“	“	Ayetho Antony
56	“	“	“	“	Chanoroma Agnes
57	“	“	“	“	Owacgi Jaril
58	“	“	“	“	Lulu
59	“	“	“	“	Omita
60	“	“	“	“	Kasamba Wilfred
61	“	“	“	“	Obote Naftali
62	“	“	“	“	Adungo John
63	“	“	“	“	Acan Doreen
64	“	“	“	“	Oboko Moses
65	“	“	“	“	Jagen Alex
66	“	“	“	“	Otera David
67	“	“	“	“	Akumu Beatrice
68	“	“	“	“	Adokorach Joash

69	“	“	“	“	Monsu Phoebe
70	“	“	“	“	Pathum Jolly
71	“	“	“	“	Oyungker Alice
72	“	“	“	“	Kerlitho Rose
73	“	“	“	“	Candiru Winny
74	“	“	“	“	Candit Amidi
75	“	“	“	“	Udima Kasiano
76	“	“	“	“	Kasamba Lawrence Ocweda
77	“	“	“	“	Oryem Charles
78	“	“	“	“	Okethi Uuca
79	“	“	“	“	Giramia Christine

No	Date	District	Sub County	Parish/Village	Respondents
1	01/05/2012	Nebbi	Panyango	Pacego Parish/Nyakaduli Village	Berocan Immaculate
2	"	"	"	"	Aryemo Jane
3	"	"	"	"	Abalo Jane
4	"	"	"	"	Okwong Josephine
5	"	"	"	"	Ojara Night
6	"	"	"	"	Anirwoth Florence
7	"	"	"	"	Ucurino Nelita
8	"	"	"	"	Nyamundu Janet
9	"	"	"	"	Etwiya Elizabeth
10	"	"	"	"	Fambe Salome
11	"	"	"	"	Aporo Doreen
12	"	"	"	"	Okumu Justina
13	"	"	"	"	Owoda Margaret
14	"	"	"	"	Rose Wilson
15	"	"	"	"	Onyol Quinto
16	"	"	"	"	Odonga Jenesio
17	"	"	"	"	Owachgiu Charles
18	"	"	"	"	Karombo O Richard
19	"	"	"	"	Marcelino Piwang
20	"	"	"	"	Oniga Felix
21	"	"	"	"	Odomi Gidaga Jr
22	"	"	"	"	Ochama Osicos (disabled)
23	"	"	"	"	Owacgui Daga
24	"	"	"	"	Kwiocwiny Kennedy
25	"	"	"	"	Olwoya Christopher
26	"	"	"	"	Onegiu Agustino L
27	"	"	"	"	Ari Yop Stanley
28	"	"	"	"	Ogen Simayon
29	"	"	"	"	Oryema Ocaya
30	"	"	"	"	Odongo J
31	"	"	"	"	Zino Jamundo
32	"	"	"	"	Japii Salomon
33	"	"	"	"	Paullo Okello
34	"	"	"	"	Nega Kilirogea

35	“	“	“	“	Ocawo Julius
36	“	“	“	“	Anoha Alensio
37	“	“	“	“	Oyori William
38	“	“	“	“	Oyath Vicent
39	“	“	“	“	Omiya Denis
40	“	“	“	“	Onencan Michael
41	“	“	“	“	Jakony Fesale
42	“	“	“	“	Okulu George
43	“	“	“	“	Wilbrod Orach
44	“	“	“	“	Onyutha Nicholas
45	“	“	“	“	Onyuthi Sam
46	“	“	“	“	Thomas Clerkson
47	“	“	“	“	Palyel Charles
48	“	“	“	“	Omegiu Henry
49	“	“	“	“	Tingo Nixon
50	“	“	“	“	Uma Emmanuel Samuel