



3rd NATIONAL WOMEN'S LAND RIGHTS CONFERENCE



10th - 11th August, 2021

VIRTUAL

REPORT

THEME:

**TRACKING PROGRESS OF THE RIGHT TO LAND IN UGANDA
2016-2021 AND IMPLICATIONS TO NATIONAL SOCIAL
ECONOMIC TRANSFORMATION**



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LIST OF ACRONYMS

ADR	Alternative Dispute Resolution
ADRM	Alternative Dispute Resolution Mechanism
AU	African Union
CCO	Certificate of Customary Ownership
CEDAW	Convention on the Elimination of All Forms of Discrimination against Women
CESCRA	Centre for Economic, Social Cultural Rights in Africa
CHRWs	Community Human Rights Workers
COO(s)	Certificates of Ownership
COPASCO	Coalition of Pastoralist Civil Society Organizations
CSO(s)	Civil Society Organization(s)
ESAFF	Eastern and Southern Africa Small-scale Farmers' Forum
FIDA-U	Uganda Association of Women Lawyers
FOWODE	Forum for Women in Democracy
FRA	Food Rights Alliance
FSP	Financial Service Provider
GBV	Gender Based Violence
GIZ	German-Ugandan Development Cooperation
GoU	Government of Uganda
ICL	International Coalition for Land
IGAD	The Inter-Governmental Authority on Development
LASPNET	The Legal Aid Service Providers' Network in Uganda
LIP(s)	Land Invention Protocol(s)
LJN	The Land Justice Network
MGLSD	Ministry of Gender, Labour, and Social Development
MLHUD	Ministry of Lands, Housing, and Urban Development
NAWOU	The National Association of Women's Organizations in Uganda
NESUG	New Entrant Start-up Grant
NGO(s)	Non- Governmental Organisations
NLP	National Land Policy
OXFAM	The Oxford Committee for Famine Relief

PELUM	Participatory Ecological Land Use Management
RTA	Registration of Titles Act
SDGs	Sustainable Development Goals
SEATINI	Southern and Eastern Africa Trade Information and Negotiations Institute
SIDA	The Swedish International Development Cooperation Agency
SLAAC	Systematic Land Adjudication and Certification
TEKWIP	Teso- Karamoja Initiative for Peace
TJS	Traditional Justice System(s)
UBOS	Uganda Bureau of Statistics
UCOBAC	Uganda Community Based Association for Women and Children Welfare
UDHR	Universal Declaration of Human Rights
UGHCLD	Uganda High Court Land Division
UGSC	Uganda Supreme Court
ULA	Uganda Land Alliance
UN-HABITAT	United Nations Human Settlement Program
UN Women	United Nations Women
UWONET	Uganda Women's Network
UWOPA	Uganda Parliamentary Women's Association
WEGCDA	Women and Girl Child Development Association
WHRDN-U	Women Human Rights Defenders' Network- Uganda
WLRM	Women's Land Rights Movement
WOUGNET	Women of Uganda Net



REPORT ON THE 3RD NATIONAL WOMEN LAND RIGHTS VIRTUAL CONFERENCE AUGUST 10-11, 2021

1 / BACKGROUND:

In 2016, a 2nd National Women's Land Right Conference was held and aimed at ensuring that by 2025, women attain 30% registered ownership and the members of the Women Land Rights Movement (WLRM) committed to implementing the 10 minimum demands geared towards the fulfilment of the 2025 agenda. As such the third Women's Land Rights Conference of 2021 was held to: **TRACKING PROGRESS OF THE RIGHT TO LAND IN UGANDA 2016-2021 AND IMPLICATIONS TO NATIONAL SOCIAL ECONOMIC TRANSFORMATION**. The virtual two-day conference brought together diverse groups of participants ranging from government ministries, departments and Agencies, donor community, policy makers and implementers, civil society organizations, academia, traditional institutions and grass root institutions and project beneficiaries from the various organisations that make up the WLRM namely, Northern Uganda, Karamoja region, Eastern and central region.

1.1 / About The Women Land Rights Movement:

The Women Land Rights Movement is a movement that has been in place for generation but was put in structure in 2010 to coordinate efforts of different actors who are working towards attainment of women Land Rights through policy and legal processes, collective action towards law reform and policy formulation in a bid to empower women socially and economically. The WLRM is composed of over 20 members and is currently the WLRM is coordinated by LANDnet Uganda.

1.2 / Members The Women Land Rights Movement:

The membership of WLRM attracts diverse groups of people, individuals, national and international organizations and grassroots groups and institutions who are passionate about addressing the women land rights, either directly or indirectly. The membership is open to all institutions and individuals interested in addressing the issues land rights for women. Currently the following constitute active members of WLRM and they range from National Organizations, CBOs, MDAs, and development partners as listed here: LANDnet Uganda, FIDA Uganda, Food Rights Alliance, NAWOU, LASPNET, ESAFF, UWONET, ULA, COPASCO, WHRDN-U, Women of Uganda Network (WOUGNET), The Land Justice Network (LJN), Teso-Karamoja Initiative for Peace (TEKWIP), Women and Girl Child Development Association (WEGCDA), UWOPA, PELUM, SEATINI, CESCRA, UCOBAC, Tieng Adhola Cultural Institution, Ministry of Land Housing and Urban Development, Ministry of Gender Labour and Social Development, UN Women, TROCAIRE, OXFAM, GIZ, ActionAid Uganda and UN-HABITAT.

1.3 / The Conference Objectives:

1. It created a platform for discussion and sharing of their lived experiences between the grassroots women and the duty bearers, this aimed at generating new commitments towards the cause of security of tenure for women.
2. It evaluated the progress of the 10 minimum demands that organizations committed to fulfil for the past 5 years towards the achievement of the 30% registered land in women's name.
3. It garnered and generated commitments for the Women's Land Rights Agenda 2021.
4. It documented women's voices and best practices from the 5 years implementation.
5. It laid strategies on how the WLRM would work for the next 5 years.

1.4 / Appreciation/ Acknowledgements:

The 3rd WLRM Virtual Conference was made possible by the generous support of donors, partners and well-wishers: WLRM voices their heartfelt appreciations to Spotlight Initiative, UN WOMEN, TROCAIRE, OXFAM, GIZ, UN-HABITAT, and International Coalition for Land, SIDA, ActionAid Uganda, IGAD, NESUG, Roda Roxemburg Foundation, and ASF. The WLRM further extends their gratitude to the organizing committee members who worked tirelessly to make the conference a big success. The WLRM further extends their sincere appreciation to the different line ministry representatives and members of the parliament for accepting to be part of the conference and making presentations that are geared towards the agenda of women land rights. Very importantly, the WLRM appreciates the participants of the conference local and international, the large attendance showed your commitment to the agenda of the WLRM in Uganda and your active participation during the discussions helped to shape the agenda of 2021-2025.



2 / CONFERENCE SCHEDULE.

2.0 / WELCOME REMARKS from Ms. Bernadette Bakkidde Nakimbugwe, the Chairperson Organizing committee:

Ms. Bernadette Bakkidde delightfully welcomed all participants to 3rd National Women Land Rights conference. The conference gathered all stakeholders to take stock of the journey committed to achieving women's land rights in Uganda. Key to note is that the journey had been driven by the urgency of a global rush for land and extracted resources and unprecedented urbanization, hastened by the growing impact of climate change and frequency of natural disasters and currently the COVID-19 pandemic. Women have been at the center of human rights violations regarding their rights and access to land. Women's equal rights to land and property are grounded in core international and regional human rights instruments that all stress the need to achieve equality in the enjoyment of land and property rights. Including the right to access, use, inherit, control, and own land. Furthermore, the global goals set by the 2030 Agenda for Sustainable Development recognize women's land rights as an explicit cross-cutting catalyst to ending poverty (Goal 1); seeking to achieve food security and improved nutrition (Goal 2) and achieving gender equality and women's empowerment (Goal 5). Despite all these international support and commitments, women continue to be denied equal rights to access, use, inherit, control, and own land. We are currently confronted by two biggest challenges of our generation: the COVID-19 pandemic and its consequences, and the unfolding climate change crisis. In both, women are disproportionately affected. It is my humble appeal to all of us, that this conference, will provide an opportunity to rejuvenate our efforts in enhancing women's land rights for a better Uganda. Let this be a defining conference of our time, where we can witness the development of realistic and sustainable commitments that will propel us in a much stronger way to gender equality and will end the discrimination against women and girls. It is in your hands. I wish us all a successful commemorative 3rd Women's Land Rights Conference 2021.

2.1 / Opening Remarks From the Chairperson WLRM, Ms. Esther Obaikol

Ms. Esther Obaikol recollected the 1st National Women Land Rights Conference which was held in 2010. She summed up how it was full of tears because of the suffering women were subject to because of lack of effective policies and laws to allow them enjoy their Land Rights. It was from the 2010 meeting that participants vowed to mobilize women and other stakeholders to advocate for women Land rights.

She recapped how the 2016 meeting then brought in place a structure, individuals, organizations who passionately worked towards improving laws and policies in Women's Land and because the concerted efforts, this 3rd Women's Land conference has brought in more committed groups right from technical groups in government and CSO to grassroots institutions including the cultural and religious entities. Obaikol acknowledged the many great achievements in the WLRM and urged teams to renew their strength and commitments to implement the Women Rights Agenda for Uganda which has been set up.



2.2 / Remarks From Development Partners:

Oxfam and Trocaire are long term partners of the WLRM and the participants were privileged to hear from them.

2.2.1 / Mr. Francis Shanty Odokorach County Director Oxfam: Oxfam Country Director applauded the organizers of the 3rd National Women's Land Rights Conference for bringing together diverse groups of people and organizations to forge ways towards attainment of women land rights. He emphasized the urgency of strengthening civil society engagements in tackling the women rights Agenda in Uganda. He highlighted the importance of bringing together all stakeholder including men in order to realize the women rights agenda. He also mentioned the importance of collective action in addressing corruption and continuous sensitization of the masses on Land rights. He stressed the need to embrace technology in the face of covid 19 as a means of reaching women land rights agenda.

2.2.2 / Mr. Ian Dolan Country Director TROCAIRE: The Country Director Trocaire also appreciated the efforts of organizing committee in ensuring that this conference takes place. Mr. Dolan acknowledged the value of perseverance in bringing fostering change in communities on issues that take long to change. He pledged Trocaire continued support to bring about meaningful change in the communities they serve.

2.2.3 / Remarks from Ms. Angella Nakafeero, Commissioner Ministry of Gender Labour And Social Development (MGLSD):

Ms. Angella Nakafeero Commissioner MGLSD celebrated WLRM for creating space and opportunity to discuss land questions. She recognized increasing women ownership of agricultural land from 16% to 32% and the steady increase of women representations on land issues over the years. Nakafeero urged members to continue to engage with traditional and cultural leaders to address issues of hindrances brought forth by cultures and traditions, strengthen women agendas at all levels, continuous sensitization of women on processes of acquiring land, and registering it on their own names, also encourage parents to pass land to all children.

The Commissioner further highlighted the urgency of tackling the issues of illegal land transactions, compensation which is displacing many people and should be made a central point of discussion. Nakafeero emphasized the need for women to be positioned to benefit from many development initiatives put in place by government. She emphasized the need to put in place bold and transformative steps in challenging culture and traditions which inhibit women enjoyment of land rights by working together with men and women to break cultural barriers. She rallied participants to strengthening women land right movement in order to build a stronger women's movement and strengthening women's leadership, participation and governance at all levels.




3 / DAY ONE AGENDA

3.1 / Key Note Speech From Permanent Secretary Ministry Of Gender Labour And Social Development Ms. Dorcus Okalany:

Ms. Dorcus Okalany appreciated the WLRM for gathering all participants from all over the world for this noble cause and acknowledged the importance of the women land rights agenda and pointed various ways in which the ministry is working towards improving women land rights. There are deliberate efforts to challenge unconstitutional norms and strengthening WLRA for Uganda. Ms. Okalany underscored the importance of financial inclusiveness, the need for adequate sensitization, access to descent affordable housing, prioritizing women economic empowerment, addressing high illiteracy levels among women. She mentioned the hiccups in women enjoyment to land right as;

- Limited access to formal justice systems by women
- Unfair compensation and settlement schemes which deny women land rights,
- Unfair cultural and traditional practices,
- Financial dependence by women to men which makes it difficult for them to acquire register land.
- High illiteracy levels among women,
- Land disputes that trigger GBV and make it difficult for the women to stand up for their rights,

Ms. Dorcus Okalany emphasized the government commitment to challenging customary practices that are discriminatory against women and hinder their enjoyment of basic human rights alongside CSOs and NGOs. Some of the steps the government is taking to address the above challenges as stated by Ms. Okalany include;

- a) Routine collection of gender disaggregated data to find out the land ownership by gender and working towards ensuring there is a balance,
 - b) Promoting financial inclusivity of women by using land as a means to secure loans and increase development,
 - c) Adequate sensitization of women in regard to their land rights,
 - d) Enacting legislation as well as reviewing existing legislation in order to ensure equality and protection of women. Some of the laws to be reviewed include the Succession Act, The Land Act and also the Marriage and Divorce Bill among others to promote legal protection of women.
 - e) Documentation of land rights across all land tenure systems
 - f) Supporting women investment groups.
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- g) Formalization of the informal justice systems and training the leaders in order to ensure their justice systems are not in any way discriminatory against women.

Ms. Okalany stressed the importance of Women economic empowerment is key and vital in ensuring women enjoy land rights, because without this, they remain dependent on the men and can therefore not stand up for their rights. She then concluded by pledging the government support to the movement and to ensuring that women enjoy their land rights across all tenure systems and this is to be done by government with support from other stakeholders over the next five (5) years.

3.2 / The Women Land Rights Movement - The Milestones So Far, presented by Stella Rose Akutui

Ms. Stella Rose Akutui the coordinator of the WLRM gave a brief background of the WLRM, it was conceived in 2010 as an advocacy platform for social change but specifically on women's land rights by a total of 14 NGOs and 4 Government Ministries with Land Rights components and women issues. ActionAid, FIDA-U, VEDCO, UCOBAC, Center for Land, Economy and Rights of Women- CLEAR, ULA, Land Equity Movement in Uganda, UWONET, NAWOU, New Horizon, LASPNET, Ministry of Gender, Uganda Law Society Labor and Social development, Ministry of Lands, housing and urban development, Ministry of Agriculture and Ministry of and Justice and Constitutional Affairs and Uganda Women Parliamentarians- UWOPA,).

The need for a multi-stakeholder platform that works collectively to influence the legal and policy processes with focus on women's land rights movement necessitated the formation of the WLRM and aimed at enhancing the quality of life of women in Uganda through tenure security. The mandate of the WLRM is to spearhead collective action towards law reform and setting the women's agenda on land. The pioneers of the WLRM intended that the WLR Conference take place after every five years starting from 2010, 2016, now 2021 in order for the members to have what guides them for the five years.

She further mentioned that the 2016 National WLR Conference aimed at ensuring that by 2025, women attain 30% registered ownership and that the Third WLR Conference of 2021 was a carry forward conversation to tracking progress of Women's Rights to Land in Uganda 2016-2021 and Implications to National Social Economic Transformation.

She also discussed the 10 minimum demands alongside the achievements that the WLRM members were able to achieve in the period that the members agreed to work towards fulfilling for a period of five years between 2016 and 2021. The 10 minimum demands are;

- 1) ***In full compliance with national, regional and international aspirations of women's rights instruments***, every land administration decision and action must fully involve women themselves as the rights holders regardless of her birth, age, tribe, social origin/affiliation, religion, marital status, fortune, and political or other opinion. In line with this demand, many women have been issued with certificates with collaboration from the MoLHUD.
- 2) ***Uphold and implement fully the provisions of the CEDAW and the Protocol to the African Demands on Human and People's Rights on the Rights of women in Africa, that enshrine the right to equal access to, ownership and control of land, livelihood and acceptable***



living conditions; Agenda 2030; the Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forests as well as the AU Declaration on Land Issues and Challenges in Africa. In regard to this demand, women groups were identified and women's rights issues were incorporated into their programs and they were trained on how to advocate for these rights. Work was also done to reduce the gap between statutory laws and traditional laws/practices and ensuring their implementation on ground. Additionally, Sensitization seminars, dialogues, radio talk shows on various topical issues with Kyangwali in Hoima District and Ngwedo in Buliisa District Gulu, Moroto, Gulu on women land rights, importance of legalizing their marriages was carried out.

- 3) **Fully implement Article 26 and 33 of the 1995 Constitution of Uganda which uphold and protect rights to own property and land.** Part of the efforts that have been undertaken to ensure that this demand is meant include, spearheading campaigns dubbed “SAVE Article 26” to push back on this amendment by creating awareness on Art 26 and the implication of the amendment on women's land rights, translating IEC materials around the above legal provisions were printed and disseminated to communities in 3 districts, Laying foundation for the establishment of the customary registry, and Piloting CCOs and COOs in districts of Soroti and Mubende.
- 4) **Ensure good and gender sensitive land governance including clear instruments for documentation of women's rights to land across all tenure types.** In order to ensure that this goal is met, efforts have been made under ILGU project (i.e.; mapping and production of land inventory protocols – LIPS), we ensure women are included on the LIPS, (which are documents that show ownership, the nature and outlay of family land / Kibanja).
- 5) **Improve access to justice for women and provide universal legal aid for women to seek redress for any human rights violations.** This demand has been met over the five-year period through provision of Alternative dispute resolution (ADR) support to affected parties especially women who cannot afford litigation processes, referral of affected women to existing justice systems and Legal aid clinics and Local to Local Dialogues.
- 6) **Outlaw bad customary and written laws and practices that negatively affect women's tenure security; Institute formal and cultural deterrent mechanisms against individuals, groups or associations of persons, companies or institutions that evict, dispossess or disinherit women of their land.** The efforts that have been made towards this goal include, Identification and capacity building of male and female champions that include traditional and cultural leaders on women's land rights in the districts of Moroto, Gulu, Soroti, Tororo, Pader, Kitgum etc, celebration of the annual international rural women's day which is a platform where the contribution of rural women is celebrated as they share their experiences, successes and challenges, training both female and male champions in social norms transformation, and capacity building of traditional and cultural leaders on mindset change and their mandate in protecting and promoting women's land rights.
- 7) **Respect, protect and enforce the right of every woman in Uganda to hold and use land free of fear and violence, for their economic empowerment.** This has been done through various efforts such as training land actors in gender, land and women's land rights, mobilization of community human rights workers (CHRWs) i.e. Community paralegals and watch dogs to take action and report any human rights violation on women and development of IEC material on respect of women's rights.



- 8) **Regulate businesses and investments so they are accountable for respecting human rights, environmental, social and labour standards.** This has been done by reviewing public policies that fuel land grabbing, and ensuring they are replaced with policies that prioritize sustainable land use taking into account the unique needs of women and other small-scale food producers; and ensure the free, prior & informed consent of all communities affected by land-based investments inclusive of extractives.
- 9) **Generate status of land governance in Uganda using gender indicators to provide evidence and gendered information** on land ownership that will be used to close the gender gap in land holding.
- 10) **Target women with incentives for land allocation,** utilization as well as facilitate land transactions and funding to promote equal opportunities.

Ms. Stella Rose Akutui the Coordinator of the WLRM in Uganda presented the milestones of the movements: She highlighted the success, challenges and gaps to be address as follows.

ACHIEVEMENTS

- *The WLRM advocated for the passing of the Succession (Amendment) Bill 2018 which now awaits presidential assent for gender equality on property ownership, inheritance and equitable disposal of the deceased person's estate.*
- *Creation of platforms for consensus building i.e. The National Land Forum 2018, the National Dialogue on compulsory land Acquisition, all these aimed at ensuring that women's voices are heard through their lived experiences direct to the duty bearers.*
- *With partnership with MLHUD organized land awareness weeks in 2017 (Northern Uganda); 2018 (Teso region); 2019 (Karamoja region) and 2020 (West Nile region) reaching over 2,000,000 people through the community open sensitizations and dialogues, mobile legal aid clinics, radio talk shows, TV shows (People's Parliament), and music produced on land rights themes among others*
- *Numerous trainings conducted for different national and grassroots stakeholders on various topics that affect the attainment of women's land rights.*
- *With collaboration with the Ministry of Lands Housing and Urban Development, many women have been issued with certificates but further, application for CCOs include the female members of a household, including wives, daughters, sisters etc.*
- *Several media campaigns were launched by the members to increase awareness, and especially to save Art 26 of the constitution.*
- *Dissemination of land rights information has been done to communities in Mubende, Soroti and Nakasongola, Moroto, Gulu Ø in partnership with the Ministry of lands, the capacities of land administrators in districts of Mubende and Soroti was conducted on land registration.*
- *Advocacy towards not only the inclusion of women in Land administration structures but also empower voice i.e. the Area Land Committees, Recorders etc*



- *Ensured that while identifying and training community support structures Community paralegals, champions etc, there is a deliberate effort to select both women and men as champions of women's land rights.*
- *Social Tenure Domain Model (STDM) records women's details for registration of customary land using Certificates of Customary Ownership*
- *Identified women groups and incorporated women's rights issues in to their programs, trained and built their capacity so as to strengthen them to advocate for women's rights and help one another in seeking justice in Buliisa and other parts of the country.*
- *Popularized and annually hold the International Rural Women's day to celebrate the achievements and recognition of the role played by rural women.*
- *Identification and capacity of building of male and female champions that include traditional and cultural leaders on women's land rights in the districts of Moroto, Gulu, Soroti, Tororo, Pader, Kitgum etc.*

CHALLENGES:

- Limited funding on movement activities,
- Coordination issues in terms of mobilizing members who also have their independent activities in their various organizations especially for the members and the grass roots women,
- Lack of guiding document that can hold members accountable on their commitments(charter),
- Absence of women's land rights strategy to guide implementation of activities, among others.

Areas for Collaborations by WLRM

- Legalizing the functionality of the WLRM,
- Streamlining membership and the Structure of the WLRM,
- Identification of the new host organization 2021-2026,
- Resource mobilization for the movement activities,
- Modalities of holding joint planning and implementation of activities under the WLRM
- Building capacity of members to close the gap of varied capacities among members
- Strengthen WLRM through collaboration with members
- Advocate for the ascent of the succession bill by the president,
- Joint continuous raising of awareness on WMLR,
- Come up with a guiding document to hold member accountable to their mandates,
- Resource mobilization for movement activities
- Establish the frequency of reporting.

4 / BREAKWAY SESSIONS

The conference was broken down into 3 breakaway sessions for day 1 which included Gender and Land Documentation, Gender and Large-Scale Land Based Investments: Implications on women land rights in Uganda and Land and Women's Economic Empowerment. The breakaways were meant to enable participants tag and contribute to topics which most resonated with them.

4.1 / SESSION 1: Gender and Land Documentation

This session discussed land rights documentation and the role that documentation plays in securing and ensuring the enjoyment of land rights. The goal of the session was to come up with key policy and practice recommendations for securing tenure for all through gender responsive and equitable land rights documentation and/or registration. The session was attended by a total of 78 participants.

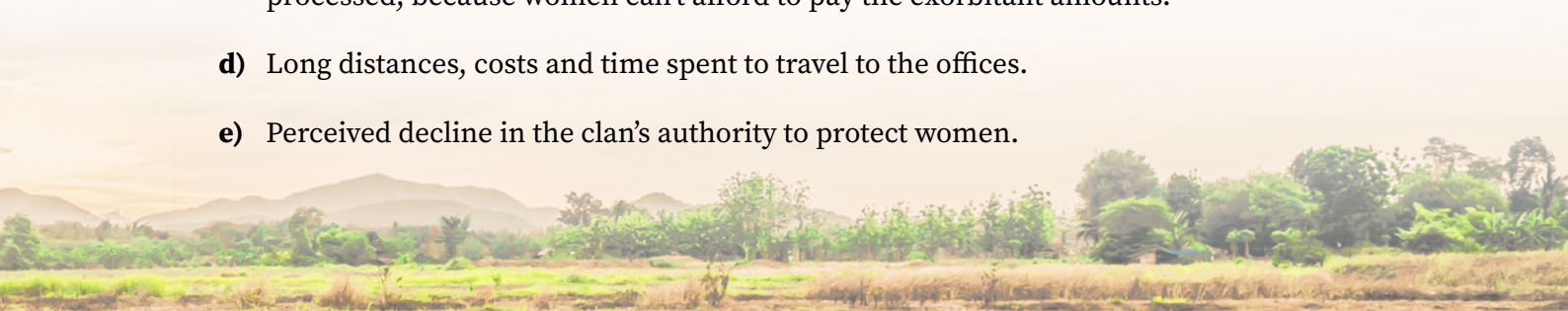
4.1.1 / TOPIC 1: Existing legislative frameworks, practices, challenges and opportunities in engendering land documentation presented by Mr. Dennis Obbo, Principal Information Scientist, Ministry of Lands, Housing and Urban Development

Mr. Obbo started his presentation by highlighting the existing policy and legislative framework in relation to land and these are; the 1995 Ugandan Constitution as amended, Registration of Titles Act, Land Act, 1998 as amended, Land Regulations 2004, Illiterates Protection Act, 1918 (deals with verification of documents written for illiterate), NLP, 2013 and Gender Strategy for implementation of NLP, and the National Land Use Policy, 2008.

He discussed the practices in land documentation. These practices entail; i) obtaining legal documentation on land under the 4 tenure systems (including Certificates of Occupancy), ii) Making clear boundaries on the land (e.g. by ALCs), iii) Making optimal use of the land, iv) Undertaking written land transactions, and v) Involvement of Traditional institutions (bakulu bamalambo; Rwot Kweri/Okoro / Moo among others.

Here are some of the challenges faced specifically by women in the documentation process and these are;

- a) High rates of illiteracy among many women,
- b) Most District and sub-county Land administration offices do not have the resources to process documentation and forms. For those women who cannot afford the requirements, they lose out.
- c) Fees charges by legal practitioners and ALCs limit the number of applications being processed, because women can't afford to pay the exorbitant amounts.
- d) Long distances, costs and time spent to travel to the offices.
- e) Perceived decline in the clan's authority to protect women.



- f) Distorted information women receive about land and ownership rights.
- g) Panic caused by word of mouth.
- h) Fear of Land grabbing and boundary disputes.
- i) Some land documentation which women possess are informal and provide only social evidence.

Mr. Obbo concluded by highlighting opportunities in engendering land documentation. These opportunities are; i) Training of Land Administrators to equip them with necessary capacities to enable them deliver gender responsive land registration services; ii) Systematic Land Adjudication and Certification (SLAAC) interventions, iii) Operationalization of the sub-county customary land registration processes in the issuance of CCOs and CoOs, iv) Formation of Legal entities under the Customary tenure system with majority of members being women. v) Partnerships in mobilization & sensitization with CSOs specifically targeting women inclusiveness interventions, and vi) review of Land Forms, procedures, tools and data collection Methodologies to capture Gender Disaggregated Data.

4.1.2 / Topic 2: Women's land rights amidst customary land registration and documentation. Practices, threats and opportunities presented by Mr. Brian Makabayi; Lecturer Makerere University.

In his introduction, he highlighted the fact that customary land tenure is the largest land tenure system in Uganda. Under this tenure system, land is owned both communally and individually but in most instances, it is managed by the customary head.

Mr. Makabayi presented some of the challenges of customary land tenure system and these include;

- a. It does not provide for security of tenure for the land owner because land is mainly owned by an entire community.
- b. It impedes the advancement of the land markets because the land is difficult to sell as there may not be one documented user, raising issues of who would be compensated and to what extent in the event of a sale.
- c. It discriminates against women because it largely depends on custom and yet most customary practices discriminate against women.
- d. Patriarchal practices in most communities, where land passes through the male lineage, women hold secondary rights to men depending on their affiliation to men and therefore they cannot wholly own the land but only use it.
- e. High rates of illiteracy among women.

Registration of women on customary land tenure in pilot projects.

- Women headed households have been registered and issued with certificates of customary ownership (CCOs).

- During registration of land it has been made a pre-requisite to include women and girls on the CCO documents.
- Women and girls have been co-opted on the demarcation teams.
- Women and girls have been included in the witnesses and adjudications of land rights on customary land.
- Women have been allowed to report disputes on land in the ADR committees. They have also been members on the committees.
- Women have been given chance to report and testify in the ADR committees when disputes on land arose.

Challenges in registering women on customary land

- Women are tied down with work at the homes to participate in the documentation process.
- Men have discouraged women from participating in the land adjudication process due to the presumed ignorance on land rights.
- Women who appear during adjudication are intimidated by the men due to cultural inferiority complex.
- Rural women's knowledge on land rights is still limited and thus cannot fight for what they do not know.
- Women are not financially empowered to register their land. They lack money for application and processing of requirements.
- Challenges are still faced on inheritance as women and girls were not allowed to register their land.

Recommendations

- Directed sensitization of women on their land rights.
- Financial empowerment of women such that they can register their land.
- Further subsidization of the documentation process for women.
- Deliberate increase of the women involved in the pilots. These will act as change agents in the district.
- Deliberate revision and enforcement of the succession act as it is not being fully implemented on customary land.



4.1.3 / TOPIC 3: Women's land rights amidst mailo land registration and documentation. Practices, threats and opportunities presented Mr. Daniel Kirumira | GIZ Uganda.

The scope of his presentation was on the International guidelines, practices- policy and legal framework, threats and opportunities available to women.

The international guidelines being followed to ensure women's land rights are the SDGs, VGGTs, Free Prior Informed Consent (FPIC), Do no harm, and the fit for purpose approaches and technologies.

The policy and legal framework in place to ensure that women's' land rights in mailo land tenure are the 1995 Constitution of the Republic of Uganda as amended, NLP, 2013 • Gender strategy, 2016, the Land Act, 1998 as amended and the Local Government Act among others.

He then shared some of the practices that are being carried out and these include, raising awareness in regard to Ownership/possession rights and obligations, marital rights (spousal consent), control, exclusion, enjoyment, and disposition including Succession rights. The participation in the awareness activities has been 18021 females and 35103 males.

The other practice has been carrying out alternative dispute resolution mechanisms to serve as an alternative to formal courts and traditional, cultural and religious entities. The disputes reported have been 2,998, those resolved are 2,087(70%), and those in ADRM are 838 while those in courts are 73.

The last practice he highlighted was the documentation of land rights which is being done in order to provide adequate information for negotiations between landlords and tenants. The documentation covers the location of the land, the size, shape and access to amenities. As of May 2021, of the occupancies documented, 2452 were joint occupancies, 48374 was occupied by men and only 24649 by women.

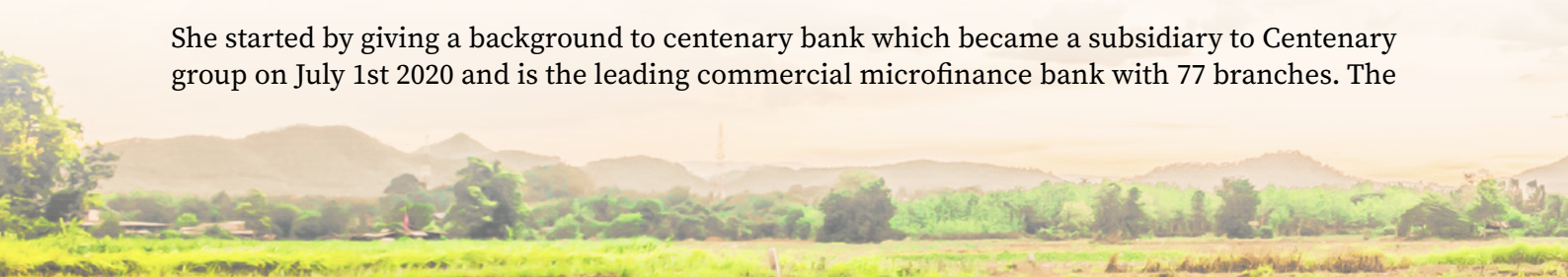
The threats as highlighted by Mr. Kirumira are; low knowledge of estate administration legal and institutional framework, high population growth, reduced access to land, polygamy, hesitation towards joint ownership, and delayed negotiations with mailo owners among others.

He discussed some of the opportunities that could be exploited to ensure that women enjoy their land rights on mailo land. These opportunities are; harmonized relationships with land owners (regularization of occupancy), paralegals/CLVs & ADRM committees, female land owners (serve as inspiration to other women), and secure use rights (access through purchase & rent) among others.

In his conclusion, he quoted a newspaper article of 29th January 2021 by Beti Kanya from the Ministry of Lands, Housing and Urban Development, which in effect states that the Government of Uganda embraces the approach of GIZ ILGU on Mailo as solution to the impasse.

4.1.4 / Topic 4: Land documentation and financial inclusion for women presented by: Mrs. Beatrice Lugalambi | Centenary Bank.

She started by giving a background to centenary bank which became a subsidiary to Centenary group on July 1st 2020 and is the leading commercial microfinance bank with 77 branches. The



bank also rolled out a women banking program dubbed “CenteSupawoman” aimed at increasing women empowerment and financial inclusion, and this has recorded an increase from 23% to 36% since 2016.

She noted that women are now actively engaged in income generating activities but lack working capital, ownership of assets, control over money and most income generating activities belong to men. Yet they (women) carry the larger burden of household decision making but are not empowered. There is therefore need increase access to credit to women which is key to poverty eradication but this is being hindered by the lack of land titles that can be used to access credit.

She also noted that the bank has received support from various bodies such as FIDA Uganda, the Buganda Land Board in regard to legal advisory on spousal consent on land although it was noted that men are less supportive of their spouses. GIZ and UBA also collaborated with the bank in regard to land inventory mapping in order to support provision of certificates of occupancy which can be used a security. In regard to the collaborations, she highlighted the future intervention with the UNDP (youth and women) to support low interest rate finance for Covid recovery business support and support to build market linkage trade to international markets.

In conclusion, she stated that there is a need for a thorough understanding of how women acquire, own, access, control and manage land that is critical to the development of policies to secure the land and property rights of women and reduce their vulnerability in relation to land. She also stated that as a bank, they knowledge the needs of women and women empowerment, and are strategically positioning themselves to meet their needs by increasing financial literacy efforts to create awareness and work with partners advocating for women and support for the “Supawoman” program to enables women at the grassroots to grow.

She finally gave the bank’s commitment to continually provide financial literacy trainings, advisory services, offering specialized credit facilities to the women, providing networking opportunities, engage gender-based funders to support the women agenda to access finance and land ownership for national development.

4.2 / SESSION 2: Gender and Large-Scale Land Based Investments: Implications on women land rights in Uganda.

The break-away session was attended by a total of 62 participants out of the 525 participants of the conference on day one, with 60% of the attendance having males and 40% having women. The session was moderated by **Esther Kisembo** who had 3 panelists namely Mr. **Abdunasser Olekwa** of the Ministry of Lands Housing and Urban Development, Mr. **James Nkuubi** an enthusiastic research lawyer and Mr. **Pascal** a grassroot community representative from Soroti.

4.2.1 / PANELIST 1: **Abdunassar Olekwa** | Principal Land Officer, Ministry of Lands, Housing and Urban Development.

Mr. Olekwa started the conversation introducing to the participants what large scale land investment entails and how it includes both compulsory Government land acquisition as well as foreign investment land acquisition.



Compulsory Government land acquisition is whereby government takes property from a private owner or land holder and transfers all rights related to that property to the state or in some cases a different private entity.

Both private investment and foreign direct investment require a lot of land to be operational.

The rationale for Government land acquisition is to improve on the development of Uganda e.g. building of infrastructure such as roads, electricity pipe lines for example, the 3rd National Development program whose initiative was to make Uganda preferable for investment.

The Ministry has therefore; done the following to facilitate land based land acquisition;

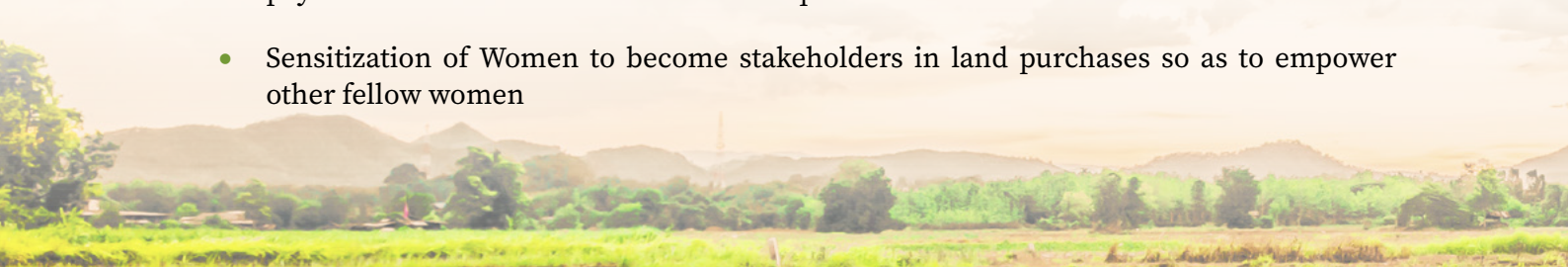
- Legal framework and Policy.

Through the enactment of laws such as the land Acquisition Act, the amendment of the land Act, Government and Parliament have made sure land rights are

- Sensitization of women about legal policy and framework through workshops,
- Government valuers ensure that land is adequately valued so as to ensure proper compensation of land users and owners as projects for country development occur.
- Adequate compensation of individuals during compulsory Government Land acquisition where the Government makes sure all people with rights are paid, including users of customary land where negotiations. For example, during the sale of the land that encompassed the Okuru School, surface rights were not acquired therefore, Government had to negotiate between the Chinese investors and the people with ownership, and user rights over the land so as to ensure all land users were paid and compensated.
- Adequate compensation must be paid prior to acquisition/ taking of such property by the government. This position has been reiterated by the courts of law. In *Onegi Obel and another vs. the Attorney General and another*, the government failed to prove that it was in the public interest to construct a road on the plaintiff's property without heed to the requirements for compensation. Hon. Augustus Kania found a breach of statutory duty on the part of the government in the failure to pay adequate, prompt compensation in the circumstances. Similarly, *Julius Okot vs. Attorney General* was a complaint to the Uganda Human Rights Commission against the taking of private property in an alleged public interest to establish a military detach. The Commission found the government liable in trespass for failure to promptly pay fair compensation prior to taking of the property in issue. From the above, all individual victims of LSLA are entitled to the protection under Article 26 (2).
- Due diligence by Government before acquiring land compulsorily, where the true owners of the land are sought out so as to avoid compensation to wrongful parties.

Mr. Abdunasser further recommended ways on how to balance Women land rights for not only land owners but land users as well such as;

- Married women must provide spousal consent of land acquisition and should receive payment as well as a result of the land acquisition.
- Sensitization of Women to become stakeholders in land purchases so as to empower other fellow women



- Compensation rates for land users and owners should be taken into consideration and all compensated seeing as in most cases land owners are men and land users are dominated by women. Therefore, compensation to both types of users accommodates women.
- Promotion of community participation in women land rights. That's to say the Ministry has a strategy of community engagement and ensures local and foreign investors must seek authorization from land owners' users to avoid scenarios of land grabbing.

4.2.2 / PANELIST 2: James Nkuubi lawyer and researcher.

Mr. Nkuubi continued with the discussion stating that the Government has far from assisted the prevalence of women land rights vis a vie large scale land acquisition. He gave several examples which are as follows;

Presence of an ineffective existent legal policy and framework i.e. laws aren't enacted, existent laws are too archaic for example, the functioning land Acquisition Act is 55 years old and doesn't address the current challenges like cut off debts that especially affect women. Secondly, Government has failed to enact several of the laws that would bring a positive change. For example, Voluntary guidelines of tenure of fisheries and forestry as well as Guidelines of large scale investments in Uganda have not yet been fully effected as law despite the fact that fishery and forestry are the majorly affected by large scale investment.

He noted that although the right to compensation is well entrenched in the legal framework of Uganda, it is at times seen as a stumbling block to the government's desire to implement development projects without delay. It is for this reason that President Museveni has, for example, fronted an amendment to the mining laws to remove the requirement for compensation of the poor before takeover of land beneath which there are minerals; in the public interest. Yet, international human rights law and practice dictates that the poor should not be unreasonably inconvenienced in the "public interest"; they too are members of the public.

The law on compensation in the Ugandan context can lead to multiple interpretations as a result of, for example, absence of clear stipulations on key terms such as "public interest", "public order" and "public safety" as seen in Article 26 (2) (a). For the foregoing, scholars such as Oloka-Onyango have made recommendations for constitutional amendment of Article 26 to clarify these concepts among others. This would go a long way in capturing trends at definitions as seen in case law, such as *Bhatt and Another vs Habib Rajan*. In this case, it was emphasized that 'public interest' would have an objective of fulfilling a community-based interest as opposed to that in the interest of the individual.

In addition, however noble the objective behind compulsory acquisition is, compensation cannot be legally dispensed with. Even where government actions of deprivation are in the public interest, the principle of legality must be heeded to fulfil the compensation prerequisites as set out in the Constitution.

He quoted an example in Amuru District whereby women in desperation to be heard resorted to full blown nudity as a means of striking against the land grabbing that was going on.

Historically nudity has been used as an effective tool to seek change as was seen in the Greek play *Lysistrata* by Aristophanes where women took to nudity and withholding of sex so as to

stop the war in Athens and all of Greek. It is therefore no surprise that even currently in Amuru district women take to nudity when enough has become enough.

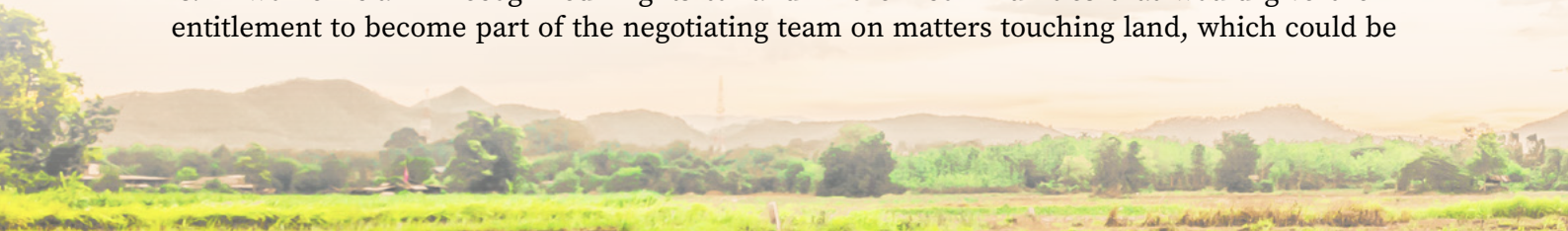
This is so because seeing as women are one of the oppressed groups of people in society, they often are not listened to, protected, or has solutions that avidly equip them in solving their problems with abuse of their land rights. Therefore, in a bid of rage they resort to nudity as a tool for justice.

Furthermore, he stated that, implications for public policy, Uganda's macro policy makes land access change inevitable but inconclusive. The commitment to invest in commercial agriculture to achieve faster socioeconomic transformation means that the impact of this situation goes beyond specific locations. Yet, across the country, land ownership can become threatened, and remains insecure for many. Land markets are emerging throughout the country, although considered by some to be narrow in scope, segmented, and unpredictable due to a wide range of influences. As demand for land grows, market-based land transactions increase. Stimulated by these macro policy drivers of change, the demand for land is rising across Uganda.

Where there is relative abundance of land, low population density, and weak infrastructure, land transactions appear to be generally fair. However, in areas where development projects are mooted or underway, many people, including those from beyond the neighboring communities, are arriving in anticipation of potential windfalls. Consequently, the amount of land that is held speculatively and unutilized is increasing. More local people are choosing to settle in nearby trading centers in anticipation of economic growth.

Impacts of investments on land access are not being anticipated and monitored. Large-scale land investments have a poor record to date of anticipating and monitoring their impacts on the social, economic and land tenure landscape. In the investments analyzed in the two case study areas, we saw little evidence of effort to forecast the nature of transitions of land tenure, land use change and land governance. Future largescale investment projects should focus on anticipating such changes, develop longitudinal data to monitor such impacts and design appropriate responses. Land disputes reduce agricultural production. Land disputes are on the increase in both case study areas. For example, in both Kalangala and Amuru, there are court cases contending land ownership or the process of land dispute adjudication. This increase is likely to constrain land productivity. Estimates suggest that Uganda as a whole loses 5–11 per cent of agricultural production due to land conflicts. In areas where the system of mailo land tenure is predominant, losses due to land conflicts are estimated to be even higher – up to 25 per cent. He shared that Land governance institutions struggle to cope with the scale and pace of change. Evidence from the case studies demonstrates the incapacity of existing land governance institutions to cope with the scale of change, particularly in areas with existing or proposed investments. Similar challenges are evident in other areas with large-scale land acquisitions, even when they are not agri-business related. In the Albertine Rift, for example, the rush for land, stimulated by oil development, is overstressing the capacity of local institutions to cope, and is therefore increasing tenure insecurity.

The kind of land rights women hold and the security of their tenure are determining factors in the extent to which they can take part in accountability processes in cases of large Scale land acquisition. Tenure security for women may depend on many factors including how they acquired the land, their marital status, how advanced or culturally sensitive their community is. If women claim “recognized” rights to land in their communities that would give them entitlement to become part of the negotiating team on matters touching land, which could be



large scale land acquisition. Traditionally, a title holder is recognized more.

As mentioned above, the majority of women in Uganda claim rights in the customary sphere that comes with a lot of hurdles for their participation. The relegation of women to the periphery on matters of land in Uganda is the reality that is happening in an environment that is governed by pro-women's (land) rights laws both at the international and national levels. Uganda is a party to a number of international instruments that contain provisions in favour of promoting equality men and women. These include the International Convention on the Elimination of all forms of Discrimination against women (CEDAW), Universal Declaration of Human Rights (UDHR), which are for non-discrimination. Among others, the CEDAW calls upon states to stamp out discrimination against women.

During a return to the breakaway sessions, the participants shared that regular evictions of individuals or land owners from land are seen as major problems faced due to Large Scale investment. These rampant and isolated cases of eviction from land in a sporadic and incremental fashion across the country could have a sum total and consequences akin to those in typical large scale land acquisition (LSLA), yet they may not technically qualify to be large scale land acquisition. These (relatively small but multiple) land acquisitions, leading to evictions, coupled with the high demand for land in a bid to transform the economy and in response to land demands by foreign investors makes LSLAs eminent in the very near future. It therefore makes e a study on the trends and how appropriate the legal framework is to deal with them pertinent.

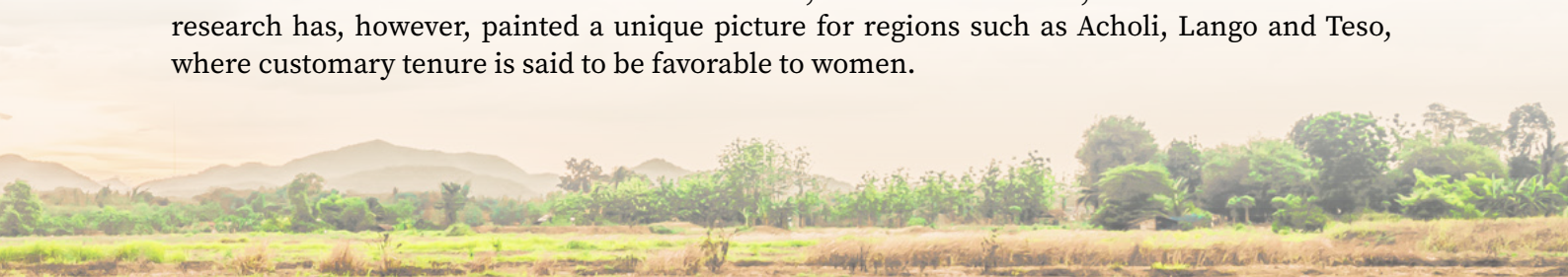
The two Panelists were unable to log back in and **Amuriat Pascal** of Soroti stepped in to contribute to the discussion where he largely gave his personal experience from Soroti.

He stated that large scale land acquisition is greatly affected by corruption as well where people are disadvantaged because of social economic and political standing where justice is delayed and denied.

He gave an example of Land Acquisition of land that neighbored Soroti University where the foreigners who acquired it falsely measured the number of acres taken ad as such unfairly compensated users. When the users sought assistance from the courts they experienced heavy case backlog as well as not being worked upon due to failure to afford good lawyers and lack of social capital with judicial officers, leaving them not only defenseless but home less as they were evicted.

Furthermore, The Government Proceedings Act provides against bringing actions of ejection against government. Such a prohibition has a likelihood of curtailing the rights of private persons whose land the government takes over. In addition, the absence of uncontested evidence to the effect that one cannot find valid customary claims to land delineated as “public land” in Uganda today means that claimants of such rights to public land are very susceptible to loss of land through LSL giveaways of public land.

For disputes arising in customary tenure, he found it worth mentioning that under the Land Act Section 88 (1), mediation as a means of settling them is provided for. In this sense, the elders are the instrumental players i.e. mediators. The fact that these apply custom to a great extent shows that women would be disadvantaged, since in a number of communities, customary norms value men as the land owners and women, more often than not, mere land users. Some research has, however, painted a unique picture for regions such as Acholi, Lango and Teso, where customary tenure is said to be favorable to women.



It should also be noted that it is atypical for women to be in decision-making positions in such mediation fora since the icon of an elder in many societies is a man and not a woman. The women would further be disadvantaged in these processes since there are no clear guidelines that these bodies use to facilitate the mediations, and there is no supervision of their work by any other body to ensure that they heed to principles of natural justice in their work.

Participants shared that the legal protection of both certificate holders and lesser interest holders such as lawful and bona fide occupants is important, but leads to a number of consequences that might not necessarily have been foreseen. These may include unnecessary limitations to free transferability of land by both those that hold the Mailo title to it and the lawful or bona fide occupant. The Mailo title holder, in a sense, cannot transfer the land to someone else in contravention of the law requiring giving the first option to purchase to the lawful or bona fide occupant. In case she does not have the capacity to purchase the land, the Mailo owner cannot under the law evict him/her and sell to someone else. Termination of tenancy is only allowable for non-payment of rent for a period over two years pursuant to acquisition of a court order allowing the eviction. The 2010 Land Amendment Act makes it a criminal offence to evict a lawful and bona fide occupant without a court order. As mentioned earlier, the overlapping interests lock the land up and deter its transferability by either party.

4.3 / Conclusions and Recommendations

International investment plays a vital role in development and poverty reduction. Investment can improve livelihoods and bring jobs, services, and infrastructure, when it is managed responsibly within the context of an effective regulatory framework. Although LSLA investments have the potential to offer benefits if handled in a transparent manner, the rapid rush for LSLA in Uganda still poses more questions than answers. One of the highest development priorities in the world must be to improve smallholder agricultural productivity, especially in Uganda. Smallholder productivity is essential for reducing poverty and hunger, and more and better investment in agricultural technology, infrastructure, and market access for poor farmers is urgently needed.

Given that LSLA are relatively a new form of investment, Uganda is still ill-equipped and has very little experience in handling such kinds of investments. For instance, a lot of secrecy and lack of transparency is a major characteristic behind most large-scale investments in land, oil, and forestry in Uganda. The country should therefore focus on developing strong legal and institutional framework that protects the rights of smallholder farmers and minimizes negative impacts associated with LSLA. LSLA do not offer sustainable investment since it's well known that the demand for land (due to population growth) exceeds its supply. Concentrating large tracts of land in hands of a few investors is equivalent to violating the human rights and dignity of the majority smallholder farmer who significantly contribute to Uganda's economy. Efforts should be prioritized in supporting smallholder farmers with agricultural incentives and easy access to markets, credit, improved seeds, fertilizers, efficient transport, and modern technologies to reduce post-harvest losses.

Many international organizations like have proposed that establishing a code of conduct for host governments and foreign investors could help ensure that land deals are a “win-win” arrangement for investor and local communities. For example of the Extractive Industries Transparency Initiative, which binds participating governments and companies to certain standards in mining

and oil activities, as one possible model for large-scale land deals. Additionally, emphasis should be put on the existing body of human rights laws, which can be applied to large-scale land acquisitions and used to get governments to meet their obligations to citizens.

Improving land and water governance should be a priority of Uganda government if at all it aims at meeting its obligations to the citizens. Weak governance characterized by gross corruption, inefficiency, favoritism, exclusiveness, and lack of accountability in government institutions is the major hindrance to Uganda's economic progress. Bad governance excludes majority of the people in decision making and favors the politically powerful, elites and foreign investors to exploit the rural smallholder farmers who basically can neither afford the costs of bribing land administration officers nor the costs of litigation in case of unlawful evictions or unfair compensations. Government should promote transparency regarding land deals. Government agencies should make foreign investment agreements accessible for public scrutiny by all stakeholders especially those who are likely to be affected by this type of investment.

4.4 / SESSION 3: LAND AND WOMEN'S ECONOMIC EMPOWERMENT

4.4.1 / PANELIST 1: Winifred Masiko | National Programme Coordinator (NPC), Ministry of Gender, Labour and Social Development

Ms. Winifred Masiko the National Programme Coordinator MGLSD stresses Women's Economic Empowerment as a prerequisite of sustainable development, inclusive growth, and the achievement of the UN Agenda 2030 at international level and Uganda's vision 2040. She pointed out that;

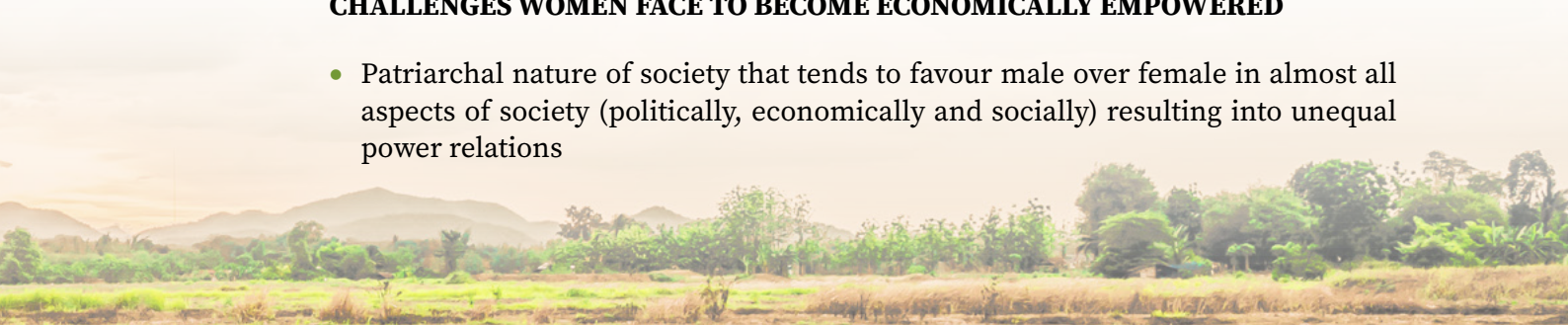
- Land is one of the most productive and key assets for economic empowerment of women and yet on 7% of registered land is owned by women in Uganda
- A majority of women don't have equal rights to own or inherit land in many societies across the country

BUT

- Land is key to access to credit as collateral, security from formal financial institutions.
- Enhance women participation in decision making both at household level and the community
- Facilitate women's ability to participate and contribute to commercial agriculture production (agribusiness)
- Ownership of Land makes women more visible, give them the bolder voice and boosts their confidence

CHALLENGES WOMEN FACE TO BECOME ECONOMICALLY EMPOWERED

- Patriarchal nature of society that tends to favour male over female in almost all aspects of society (politically, economically and socially) resulting into unequal power relations



- Limited access to productive resources such as land, capital, market
- Limited knowledge and skills due to high illiteracy levels among women compared to men
- High poverty level among women
- Unpaid care work of women which limits their participation in other key activities
- Low levels of income among women
- High levels of unemployment
- Limited access and adoption to appropriate technologies
- Limited access to affordable credit to facilitate women's business growth

THE EXTENT OF THE IMPACT OF WOMEN'S UNPAID CARE WORK ON THEIR ECONOMIC EMPOWERMENT

- Women bare disproportionate responsibilities for unpaid care and domestic work
- Women tend to spend around 2.5 times more time on unpaid care and domestic work than men
- Unpaid care work is essential to the functioning of the economy but often goes uncounted and unrecognized. It is estimated that if women's unpaid work were assigned a monetary value it would constitute between 10% and 39% of GDP of any country

THE UNPAID CARE WORK OF WOMEN CONTRIBUTES TO:

- Limited women's participation in productive activities
- Contributes to low levels of incomes for women
- Hinders women's exposure in life changing aspects which are key for women's economic empowerment
- Contributes to high unemployment levels of women

INITIATIVES OR BEST PRACTICE INTRODUCED BY GOVERNMENT TO UPLIFT THE WEE AGENDA IN UGANDA

- Creation of women economic empowerment affirmative action(s) such as UWEP which is the first of its nature in the country
- Gender Responsive Legal and Policy regime which recognizes the need to integrate women in political social economic spheres (Gender and Equity Compliance Certificate)
- Availability of structures to support WEE such as MGLSD, Equal Opportunities



Commission, School of Women and Gender Studies at Makerere University

- Availability of Women Specific Oriented Civil Society Organizations, eg UWONET, FOWADE, UWEAL, etc.
- Affirmative Action Initiatives in Education, political participation and now economic empowerment

SOLUTIONS OR STRATEGIES TO UPLIFTING WEE IN UGANDA

- Strengthen women affirmative action economic empowerment programs such as UWEP through increased funding
- Strengthen male involvement in women economic empowerment initiatives
- Enhance implementing of existing laws and policies that are geared toward WEE
- Strengthen coordination and collaboration among WEE action through creation and strengthening existing women economic empowerment forums
- Promote increased women's participation of women in labour markets
- Recognize women's unpaid care work (when more women women work economies grow)
- Enhance research and documentation on the area of WEE
- Changing and inheritance laws “ maybe the most critical step in ensuring women's full and participation in local economies”
- Achieving women's economic empowerment will need sound public policies, a comprehensive approach and long term commitment from government and all actors

4.4.2 / PANELIST 2: Joyce Asekenye | Activist of women rights | Teso Karamoja women Initiative for Peace (TEKWIP)

Ms. Asekenye began by listing the challenges women face to become economically empowered such as:

- ✓ Lack of capital
- ✓ Lack of entrepreneurial skills
- ✓ Too much domestic commitment
- ✓ Lack of exposure
- ✓ Discriminative cultures that limit women access to means of production like land
- ✓ Low self esteem



- ✓ High illiteracy rates among women.
- ✓ Inaccessibility to loans because women lack security.

She listed the **CURRENT NATIONAL LEGAL FRAMEWORK AND EXISTING POLICIES ON LAND IN RELATION TO WEE**

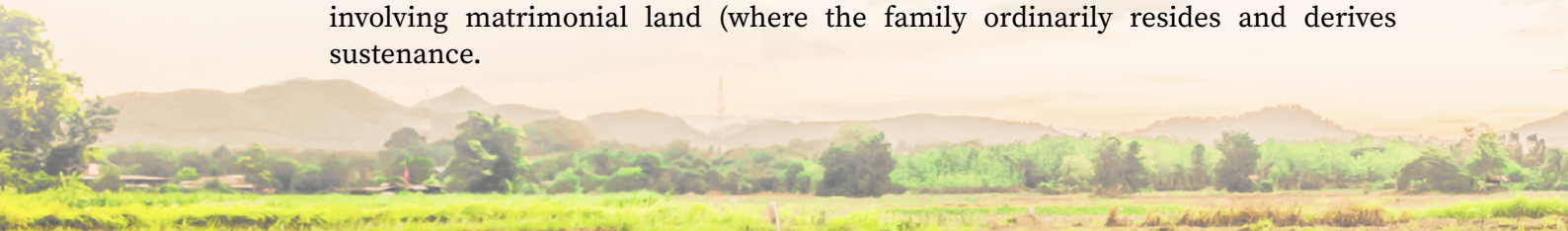
- The 1995 Constitution of the Republic of Uganda vests land in the citizens of Uganda; to be owned under customary, freehold, Mailo and leasehold tenure systems (Art. 237) Article 237(9) gives a right to the lawful or bonafide occupants of Mailo land, freehold or leasehold land to enjoy security of occupancy on the land, who in most cases are women and children.
- Article 21 forbids discrimination based on gender and accords equal rights for men and women.
- Article 26 (1) provides for the right of every person to own property.
- Article 33 guarantees women equal rights with men; provides special help/ protection for mothers and women because of previous historical discrimination against women and prohibits any customary laws, traditions, or customs that discriminate against women.
- 1998 Land Act, (Section 4(1) (e) recognizes Customary tenure, its usage and ownership however Section 27 declares any decision which denies women access to ownership, occupation or use of any land or imposes conditions which violate the Constitutional rights of women, null and void in respect to land held under customary tenure.
- Section 6 provides that Communities, families, or individuals may apply for a certificate of formal customary ownership.

Ms. Asekenye further listed **THE CURRENT NATIONAL LEGAL FRAMEWORK AND EXISTING POLICIES ON LAND IN RELATION TO WEE**

The right of legally married women to have access to and live on family land is protected under **Section 38A of the 2004 Amendment to the Land Act**

It further defines what constitutes family land to include not just land on which the family ordinarily resides, but also land on which is located the ordinary residence of the family and from which the family derives sustenance, land which the family agrees shall be treated as family land and land which is treated as family land according to the norms, culture, customs, traditions or religion of the family.

In a bid to curtail land sales by male/ heads of households, the Land (Amendment) Act of 2004 under **Section 39** required mandatory consent by spouses to transactions involving matrimonial land (where the family ordinarily resides and derives sustenance).



The Local Council Courts Act provides for the role of LC in adjudicating matters related to customary land disputes.

Here are Ms. Asekenye's ideas **on INCREASING WOMEN'S ACCESS AND OWNERSHIP TO LAND AS AN ASPECT TO ADDRESSING WOMEN ECONOMIC EMPOWERMENT.**

Land is very instrumental in women economic empowerment in Uganda with 77% of the population being women involved in subsistence agriculture.

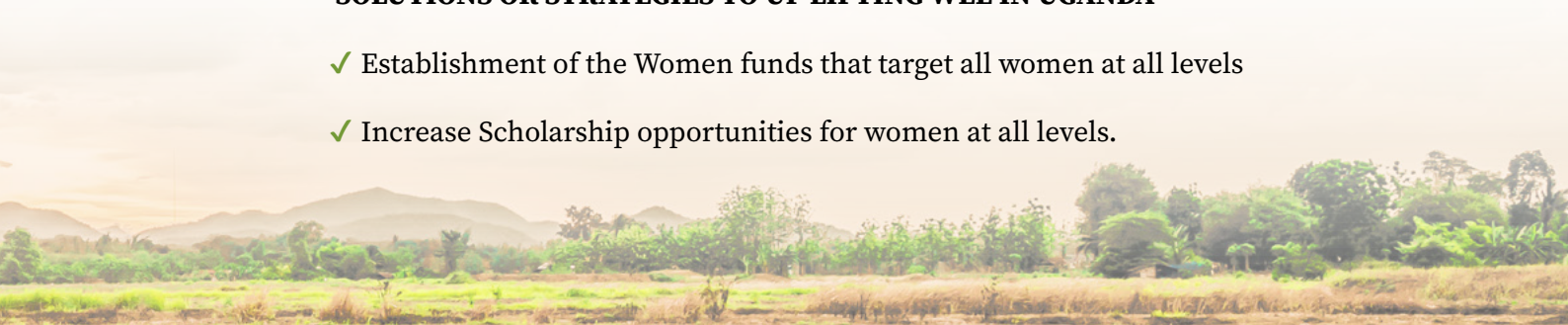
- ✓ Supporting women to register their interests in land **and** formation of Communal Land Associations where land is held communally/ family/a group of persons.
- ✓ Support advocacy towards Increment in financing of the land sector for implementation of the NLP
- ✓ Capacity development of land sector actors such as Local Councils, District Land Boards as these are every instrumental in supporting women with land cases.
- ✓ Capacity building in terms of Education at all levels
- ✓ Women access to finance to enable women do what they want without necessary demanding land as the major collateral for them to access loans from financial institutions.

INITIATIVES OR BEST PRACTICE INTRODUCED BY GOVERNMENT AND CSOS TO UPLIFT THE WEE AGENDA IN UGANDA

- ✓ Improving Women's access to Education at all levels for example introduction of 1.5 additional points for girls joining university.
- ✓ Through the ministry of gender, labour and social development, the government introduced UWEP, a programme designed to benefit women.
- ✓ Different CSOs have designed programmes that build the capacities of girls and women at grassroots level in entrepreneurial projects such as tailoring, farming among others.
- ✓ Some organizations support women with seed capital for their income generating activities.
- ✓ Some organizations take women for exchange visits where they get to learn from others areas and groups doing similar income generating activities.
- ✓ Appointing Women in positions of influence for example, Vice President, Prime Minister, Speaker of Parliament and many others and these will represent well the needs of women and motivate others.

SOLUTIONS OR STRATEGIES TO UP LIFTING WEE IN UGANDA

- ✓ Establishment of the Women funds that target all women at all levels
- ✓ Increase Scholarship opportunities for women at all levels.



- ✓ Skilling women and girls at all levels.
- ✓ Provide conducive markets for Women products.
- ✓ In all these listed above our sisters, mothers, daughters with disabilities will be taken as priority number one.

4.4.3 / **PANELIST 3: Edton Babu Ndyabahika Project Manager - NPRP CARE International Uganda**

Mr. Edton Babu started by enlightening the participants on CARE's work in women economic empowerment as follows.

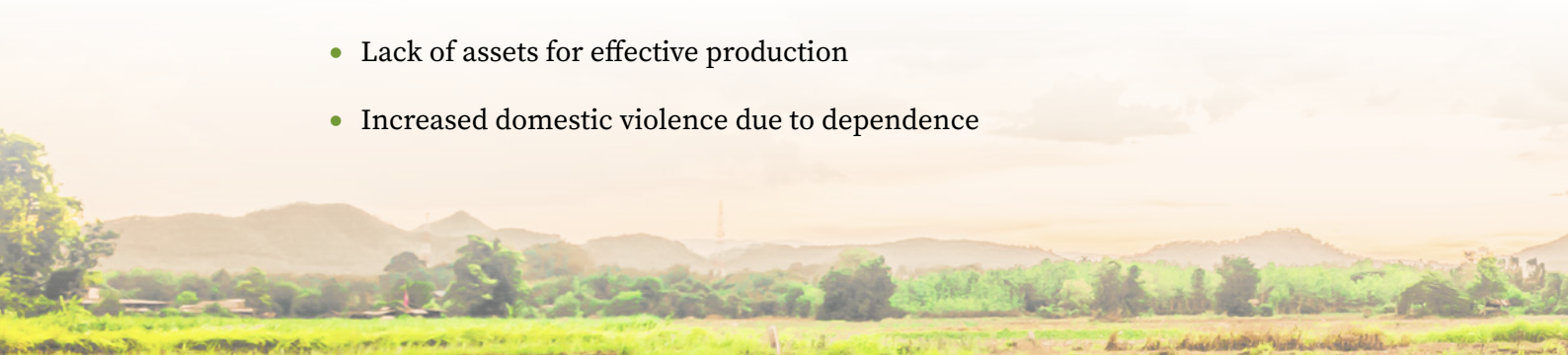
- CARE's work of increasing women's financial autonomy and inclusion began nearly 30 years ago through harnessing the power of Village Savings and Loans Associations (SGs), aimed at improving women's resilience and economic well-being.
- CARE has supported over 12.5 million members (80% women) 112.5 million members (80% women)
- Focus on the 5 WEE Collectives elements

(Pulling savings & Sharing risks, participatory learning, critical consciousness, Access to markets)

Women often face discriminatory legal and political structures, entrenched social norms, exclusionary market systems, increased risks from climate change and the current Covid-19 pandemic challenges in a bid to become economically empowered.

Women spend most of their time doing unpaid care work and has affected them greatly in the following ways:

- Globally, the economic contribution of unpaid care work – overwhelmingly done by women - has been estimated at USD 11 trillion
- Women still do more than double the number of hours of unpaid care work (daily about four hours) than men
- The COVID-19 crisis with policy measures such as lockdowns, social distancing, and the closure of national borders
- Increased marginalization of Women
- Lack of assets for effective production
- Increased domestic violence due to dependence



The GOU has however put several avenues for Women Economic Empowerment in Uganda and here are strategies for uplifting WEE in Uganda.

- Strengthening women's aspirations and awareness of rights
- Strengthening women's knowledge, skills and capability
- Encouraging and supporting women's collectives and movements
- Male Engagement
- Supporting space for women's voice and leadership
- Promoting positive norms and practices
- Advocating for and influencing market policies, institutions and systems which enable women's economic justice
- Advocating for and influencing Government laws, policies, institutions and systems which enable women's economic justice
- Effective coordination mechanism – Collaboration and networking



5 / BUILDING A CUSTOMARY LAND REGISTRY FOR UGANDA: PROSPECTS FOR WOMEN'S LAND RIGHTS

The moderator for this session, Jimmy, highlighted the fact that women's land and property rights remain a challenge across the globe. In Africa it is worsened by the social norms, beliefs and patriarchal attributes of land, legal attachment and recognition of land and property ownership rights. The inadequacy of the existing land administration infrastructure can be partly blamed for this. With majority of land in Uganda under customary tenure, it is natural that streamlining any matters on it has serious gender implications. This session will therefore explore how the proposed establishment of a land registry system to support the registration of land rights under customary tenure is likely to impact women's land rights in Uganda.

5.1 / PANELIST 1: Jonathan Ochom Ag. Executive Director, LANDnet Uganda.

The customary land registry is an important aspect onwards documentation of rights and securing of tenure by customary land holders, of which a majority are peasant farmers throughout Uganda.

Mr. Ochom underscored the importance of having a customary land registry because it will provide a reliable and systematic record of information about the different parcels of land.

5.2 / PANELIST 2: Dr. Abby Sebina Zziwa Private Consultant.

She stated by stating that Uganda has different tenure systems such as Mailo, Freehold, Leasehold and Customary Tenure. About 80% of land in Uganda is held on customary tenure system. The Customary Land Tenure System is an arrangement under which land is owned by Indigenous communities and administered in line with their customs and norms. Customary Land Tenure applies to a specific land areas and are governed by customary laws. Land under this tenure system is individually, communally or jointly owned by particular groups of people. Land use under this tenure is commonly controlled by elders, clan heads or a group in its own well-defined administrative structure and authority.

CHALLENGES OF THE CUSTOMARY LAND TENURE.

- It does not provide security of tenure for the landowner. In the past the communities guaranteed security but this is slowly seizing in some communities.
- It impedes the advancement of land markets. The use of land is changing and undocumented land becomes difficult to use e.g. compensation etc.
- It discriminates against women. Even if some tribes have tried to protect women generally women are being discriminated with the increased commercialization of land.
- Cohabitation relationships are not legally considered and as such women cannot receive benefits like protection by spousal consent as they are not legally married despite doing all marriage duties.

- Customary marriages are polygamous in nature and as such no clear instructions of which spouse has rights to which exact land.
- Women are tied down with work at the homes to participate in the documentation process.
- Men have discouraged women from participating in the land adjudication process due to the presumed ignorance on land rights.
- Women who appear during adjudication are intimidated by the men due to cultural inferiority complex.
- Rural women's knowledge on land rights is still limited and thus cannot fight for what they do not know.
- Women are not financially empowered to register their land. They lack money for application and processing of requirements.
- Challenges are still faced on inheritance as women and girls were not allowed to register their land.

RECOMMENDATIONS

- Women headed households have been registered and issued with certificates of customary ownership (CCOs).
- During registration of land it has been made a pre-requisite to include women and girls on the CCO documents.
- Women and girls have been co-opted on the demarcation teams.
- Women and girls have been included in the witnesses and adjudications of land rights on customary land.
- Women have been allowed to report disputes on land in the ADR committees. They have also been members on the committees.
- Women have been given chance to report and testify in the ADR committees when disputes on land arose.
- Directed sensitization of women on their land rights.
- Financial empowerment of women such that they can register their land.
- Further subsidization of the documentation process for women.
- Deliberate increase of the women involved in the pilots. These will act as change agents in the district.
- Deliberate revision and enforcement of the succession act as it is not being fully implemented on customary land.



6 / DAY TWO; MOVEMENT BUILDING: LAYING STRATEGIES FOR THE NEXT 5 YEARS. STRENGTHENING THE WOMEN'S LAND RIGHTS MOVEMENT

Day two of the conference began with the prayers, anthems, and welcome remarks from the chairperson of the conference. This was followed by a brief and highlight from the issues that emerged from the breakaway held on day one and the agenda for day two then commenced.

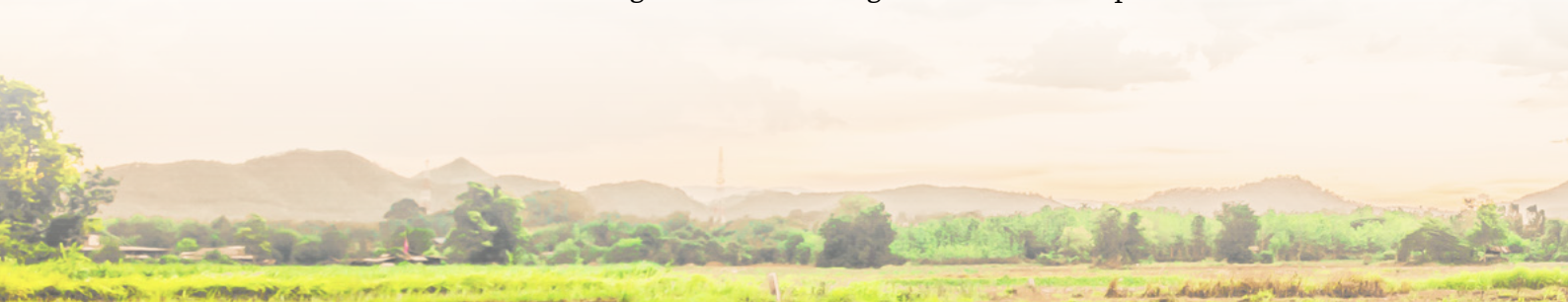
6.1 / Panel discussion: WLRs through a Legal and Policy eye: Lessons for the WLRM

This session was moderated by Ms. Barbra Babweteera who introduced the topic and highlighted the fact that access to land rights by women is a fundamental part in ensuring adequate standard of living and is made provision for in the Constitution of Uganda and other legislations. Land conflicts are rampant and they hinder women from enjoying their land access, user and ownership rights. In the quest for justice women report land disputes to the formal and informal justice systems, however women encounter different challenges in both systems. She pointed out some of the challenges women face in the course of seeking for land justice which limit their enjoyment of land rights, and these include: Corruption in both formal and informal justice systems; customary norms on inheritance support transmission of land to men; delays in adjudication of land cases; lengthy and complex procedures of accessing justice in the formal justice systems; patriarchy/male dominance in traditional justice institutions and Local Council Courts; high costs involved which some women cannot afford; and the Covid 19 pandemic has also limited access to courts of law and other institutions that handle land cases during the lock down and slowed down land dispute resolution throughout the pandemic period. She then introduced the panelists and the session commenced.

6.1.1 / PANELIST 1: Hon. Lady Justice Olive Kazaarwe Mukwaya

Hon. Lady Justice Olive Kazaarwe Mukwaya termed her presentations as “**Some developments in Court interventions in Women's Access to Land Justice in Uganda: A view from the Bench**”. The Lady Justice discussed about Judiciary Gender Policy 2012 which includes a strategy constructed on 5 Pillars:

- a. Ensure Equal Access to the Judiciary by women and men
- b. Ensure Timely and Responsive Administration of Justice for women and men
- c. Develop Capacity and skills for both judicial officers and non-judicial staff in Gender justice
- d. Strengthen Research and Data Collection on Gender and Access to Justice
- e. Address Gender Issues in Organizational Management and Development



Here are some of the examples with the Judicial Policy;

- Multiple trainings of Judicial Officers at the Judicial Training Institute
- National Association of Women Judges Uganda directly mandated to deliver trainings on the subject to judicial officers
- Emergence of gender sensitive judgments among graduates of these trainings;
- SEE: Soroti Civil Appeal No. 46 of 2013. Adong Simon and others v Opolot David (reported on ulii)
- Ebiju & Anor v Echodu (Civil Appeal-2012/43) [2015] UGSC 122 (17 December 2015)
- Sefo Tumwesigye v Vangirista Bagamutengyera and Anor (Land Civil Suit-2015/53) [2021] UGHCLD 61 (31 March 2021);

Summary for court decisions on Women's Access to Land

Soroti Civil Appeal No. 46 of 2013 Adong Simon and others v Opolot David (reported on ulii) – Judge Henrietta Wolayo

1. A widow has a right to dispose of the land she inherited from her deceased husband as surviving spouse in light of Article 31 (1) of the Constitution that confers on men and women equal rights at marriage, during marriage and at its dissolution.
 - Ebiju & Anor v Echodu (Civil Appeal-2012/43) [2015] UGSC 122 (17 December 2015)- Judge Henrietta Wolayo
2. The custom that bars widows who have inherited customary land to exercise proprietary rights is discriminatory and against the welfare of women and contrary to article 33(1) of the Constitution, which accords women equal dignity with men.
3. With respect to customary tenure, although section 27 of the Land Act Cap 227 as amended permits the taking of decisions in accordance with customs, traditions and practices of the concerned community, such decision must not deny women access to ownership, occupation or use.
4. Article 32 (2) of the Constitution prohibits customs, cultures and traditions that are against the dignity, interests or welfare of women. Article 5 of the Convention on the Elimination of All Forms of Discrimination Against Women (CEDAW) affirms the same principle when it urges States to modify social and cultural patterns of conduct of men and women with a view to achieving elimination of prejudices, customary and other practices which are based on the idea of inferiority or superiority of either of the sexes.
 - Sefo Tumwesigye v Vangirista Bagamutengyera and Anor (Land Civil Suit-2015/53) [2021] UGHCLD 61 (31 March 2021);- Judge Olive Kazaarwe Mukwaya
5. Court held that 1st Defendant was the rightful owner, of the first part of the suit land, having been a co-beneficiary of the marriage gift given to her late husband Emmanuel

Bagamutengyera under Kigezi custom. She was well within her rights to sell the land having received consent from her children who ordinarily derived sustenance from the land in accordance with section 39 of the Land Act.

Judiciary Client Charter- 2020-2023

- Communicates the Judiciary's commitments in service delivery as follows:
- Vision- Justice for All
- Mission- To be an Independent, Competent, Trusted and Accountable Judiciary that Administers Justice to All
- Core Values- Independence & Impartiality, Transparency, Professionalism, Integrity, Accountability and Equality and Respect Select Service Commitments
 - a. Make just decisions of court to all manner of people without fear or favour, affection or ill-will.
 - b. Treat all court users with dignity, courtesy, patience and respect.
 - c. Provide accessible, timely and quality judicial services.
 - d. Ensure that adequate compensation is awarded to victims of wrongs.
 - e. Employ and deploy well trained professionally competent judicial staff and continuously build the capacity of all our staff.
 - f. Provide services in an honest and transparent manner.
 - g. Uphold the principles of justice, equality and affirmative action.
 - h. Provide timely and appropriate actions on poor service delivery.

The Hon Lady Justice concluded with a commitment at the institutional level in the Judiciary to provide an environment for women's access to land justice. Progress in my view, shall be demonstrated when individual judicial officers continue to apply the legal principles imparted through the regular training on this subject.

6.1.2 / **PANELIST 2: Dr. Diana Harriet Musoke**

In her introduction she stated that land is a fundamental source in Uganda because it is the basis of income, sustenance and identity. She discussed the various ways women can acquire land in Uganda for example, through purchase, through marriage (jointly owned property), through inheritance either from blood lineage or as a spouse of a deceased person, and at divorce.

She highlighted the sources of legal framework in Uganda, which are; written law i.e. the Constitution (Article 237,21,26(1) and 33), Acts of Parliament (the Land Act as amended, the

Registration of Titles Act) and Statutory Instruments. Another source is the customary law that includes cultures and traditions of the various tribes in Uganda, and lastly, the common law principles that are as a result of the colonial master's influence. The National Land Policy, 2013 attempts to provide for a detailed framework on land governance. In Section 4.10, the policy recognizes the gaps women access to land use. It makes recommendations for change although most of them have not been achieved.

Dr. Musoke further stated that despite all the legislation in place, women face many challenges in accessing land rights which include, but are not limited to, conflicting norms under customary law, lack of political will to confront institutional discrimination, and outdated legislation among others.

In her concluding remarks she emphasized the need to amend some of the existing legislation in order to protect women's land rights. The proposed amendments to the Succession Act and the proposed Marriage and Divorce Bill need to be assented to in order to realise this.

6.1.3 / PANELIST 3: Mr. Bob Opio Oketch AG Alur Kingdom

Mr. Bob Opio the Attorney General of Alur presented a paper on how traditional institutions are instrumental in supporting the Land Rights Agenda. In his introduction, he stated that traditional institutions play a very important role in protection of land rights, although culture is often viewed as a bad and backward thing, which is not and should not be the case.

Mr. Opio mentioned the roles that traditional institutions play, which include, the cultural role of protecting the subjects, collaborating with other stakeholders in educating women on their rights, maintaining the rule of law through the ADR mechanisms, and above all, promoting and preserving culture without causing discourse in society.

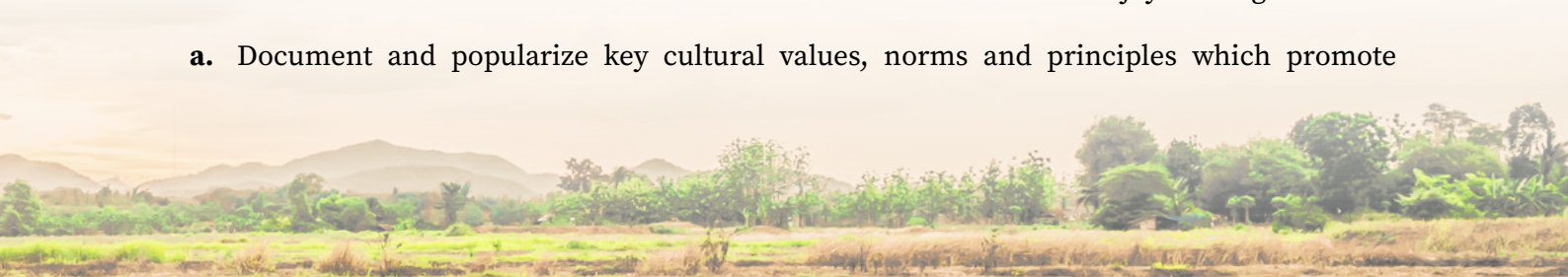
He stated some of the major issues that hinder the enjoyment of women's rights in traditional institutions. These issues are; i) the contradiction between written law and traditions, ii) the fact that most traditional practices are unwritten so the members are not aware of the positive practices that protect women, iii) limited financial and committed human resource, among others.

He also highlighted the different cultural resources that cultural institutions apply in order to achieve their roles and these resources are, values, norms, principles, practices and administrative organs of the institutions.

Mr. Oketch further presented the trends that the Alur Kingdom has taken in order to ensure that it plays its role in the society. i) Since 2015 the Alur king HRM Ubimu/king Philip Olarker Rauni III made a Royal Pronouncement/the Voice of the king above being popularized. ii) Established a 9 member Alur Kingdom Land Board with 3 women, in 2017. iii) Partnering with CSOs to identify and protect useful cultural practices that protect women, fight teenage pregnancy, and child marriage.

He also stated what can further be done in order to ensure that women enjoy land rights.

- a. Document and popularize key cultural values, norms and principles which promote



women's rights to land and utilize them as training tools for mentorship, empowerment and promotion of women's rights to land.

- b.** Actors to plan, fund and organize village level empowerment and rights dialogue for women cultural leaders only and similar for men and one mix in collaboration with chiefdoms and clans as grassroots units for cultural institutions.
- c.** Identify and document cultural resources which promote women's rights to land with secure tenure. Dialogue with cultural leaders (chiefs & wives) at chiefdom level on acceptability of identified resources. Use such to develop IEC materials especially charts for distribution in chiefdoms to remind communities.
- d.** Identify clan level male and female champions to deliver appropriate women rights messages by working with cultural institutions and their known resource persons.
- e.** Create regional forums for champions on women's rights to land and secure tenure facilitated by legally recognized cultural institutions in the area.
- f.** Increase capacity of cultural leaders to understand the concepts of law and people's rights and their relationship with culture.
- g.** Traditional court fees must be regulated and based on culture of particular communities as researched and documented. CSOs to support cultural institutions struggling with establishing progressive TJS in their institutions.
- h.** At national level, TJS Courts be established from chiefdom to kingdom levels of cultural institutions then to the High Court. Officials be trained in basic judicial procedure and conduct. TJS civil procedure rules be developed. Government and especially the ministries of land, housing and urban development as well as MoLSD should engage with cultural institutions in a multisector approach with MoJ&CA and CSOs in this regard.
- i.** The challenge of TJS is that decision making at "customary law courts" is made predominantly by "modern day traditional men" whose mind sets have been eroded by biases against women and corrupted by personal monetary gain. Many of their decisions are flawed against women, vulnerable persons and children who cannot pay for justice. Deliberate focused training for mindset change is essential and necessary for all cultural institutions.

He then concluded his presentation by emphasizing that much as steps have been taken in the different traditional institutions to protect and promote women's land rights, there is still need to do more, for example by incorporating some of the recognized institutions into the WLRM.



7 / PRESENTATION ON THE CASE FOR COMMUNITY LED APPROACHES

7.1 / PRESENTER: Moses Onen | Representative of the WLRM from PELUM Uganda.

SESSION BRIEF:

The session took stock of the different approaches and strategies the Members of the Women Land Rights Movement (WLRM) in Uganda have taken in various engagements with different stakeholders towards the achievement of the ten (10) minimum demands. The presentation specified cases of community led approaches and innovations of members (WLRM) over the last five (5) years and further explored the good practices that have worked for members in view of strengthening learning and innovations for future engagements on Women's Land Rights.

Approaches, Models and Innovations

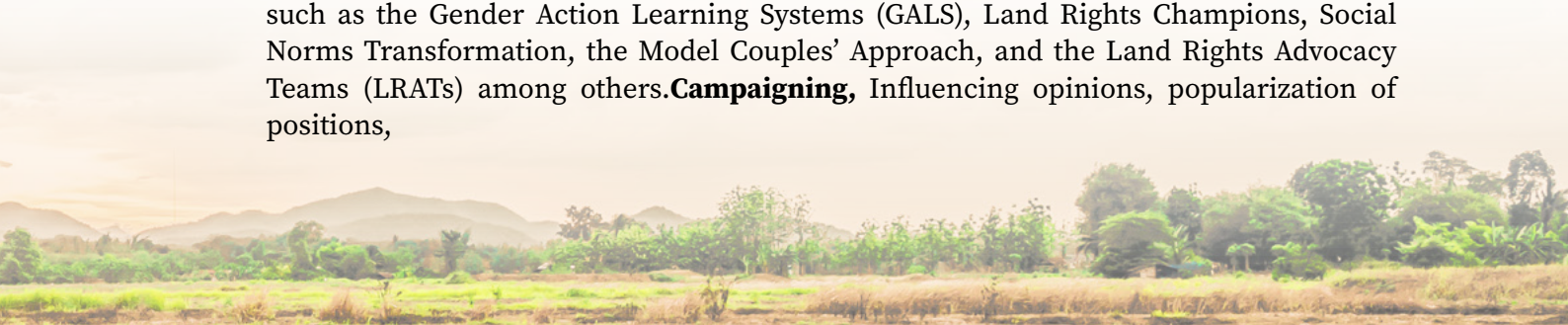
The WLRM members implement programs within the National and International Legal and Policy frameworks i.e. African Charter on H&PRs, CEDAW, the Constitution, 1995; NLP, 2013, LA CAP. 227, Gender Strategy of the NLP, POMA, etc

1. Human Rights Based Approach (HRBA),
2. Gender and Development Approach/gender mainstreaming,
3. The Welfare Approach,
4. Research, Documentation and knowledge sharing,
5. Advocacy (Lobbying, Campaigning and Activism),
6. Movements and grassroots organizing,
7. Networking and Partnership building,
8. Strategic Litigation,
9. Working through Members- Models and Innovation

1. The Human Rights Based Approach (HRBA)

The HRBA pillars/blocks

- **Empowerment**-Capacity development, community organizing and consciousness building, through trainings and information dissemination (IECs) on land rights, legal and policy frameworks, engagements using community participatory methodologies such as the Gender Action Learning Systems (GALS), Land Rights Champions, Social Norms Transformation, the Model Couples' Approach, and the Land Rights Advocacy Teams (LRATs) among others. **Campaigning**, Influencing opinions, popularization of positions,



- **Alternatives and Innovation**-Policy proposals/WRL/Succession Bill, Constitution Amendment Bill No. 13 (Article 26)
- **Solidarity**- Standing with the affected women and their communities and organizations like in the case of Kiryandongo, Lusanjaevictions, the Apaa evictions, the Benet community, and with CSOs affected by the Democratic Governance Facility (DGF) closure among others.

Engagements

Empowerment

- Capacity development initiatives in collaboration with MLHUD, MoGLSD, MDAs through trainings, mentorship, coaching and exposure/exchange visits. This targeted grassroots women and their organizations, formal and traditional land management structures and actors in justice systems.
- Development & translation; revision and reprinting (hard copies, audio and video) of Information, Education and Communication (IEC) materials on land rights with MLHUD & other MDAs.
- Information dissemination and awareness creation on land rights through the different fora/channels- Annual National Land Awareness Week (LAW), Dialogues, Radio, TV, & Social Media.

Campaigning

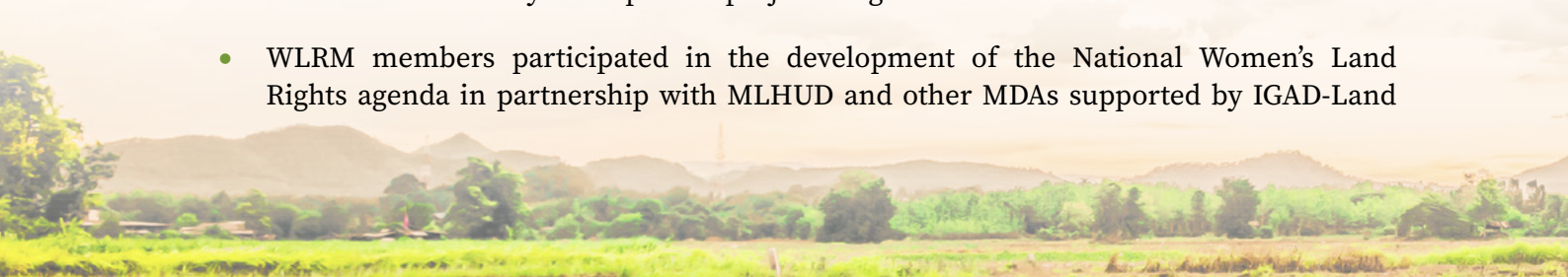
WLRM members appreciate Campaigning as one of effective ways of influencing opinion, position and popularization of positions/policy alternatives. Members mainly engaged in Media Campaigns, development of position papers, policy briefs, leaflets, and open public campaigns, among others. This were on Article 26 and the succession Bill, among others.

Solidarity Actions

Just as noted earlier, WLRM members stood in solidarity with affected members through gestures and actions like in the case of Apaa evictions and the Benet community land case among others.

2. Gender and Development Approach/gender mainstreaming

- Programmes focused on the inclusion and Involvement of males to champion women's land rights through training and commissioning of teams to intervene in areas of will writing, succession issues, community dialogue guides, among others.
- The males champions were as well attached to the district authorities and registered them as CBOs so they can tap other projects of government.
- WLRM members participated in the development of the National Women's Land Rights agenda in partnership with MLHUD and other MDAs supported by IGAD-Land



Governance Unit. The Agenda has been adopted by the 7 IGAD member states and we shall start working towards their implementation.

- The WLRM members participated in the pretest of the Gender and land training manual, a process that was supported by IGAD-Land Governance unit. This was to address the issue of multiplicity of information hence this harmonized and whole round training manual/reference booklet, gender, social norms transformation, HRBA, legal frameworks that support WLR nationally & internationally. This is yet to be rolled out.

3. The Welfare Approach

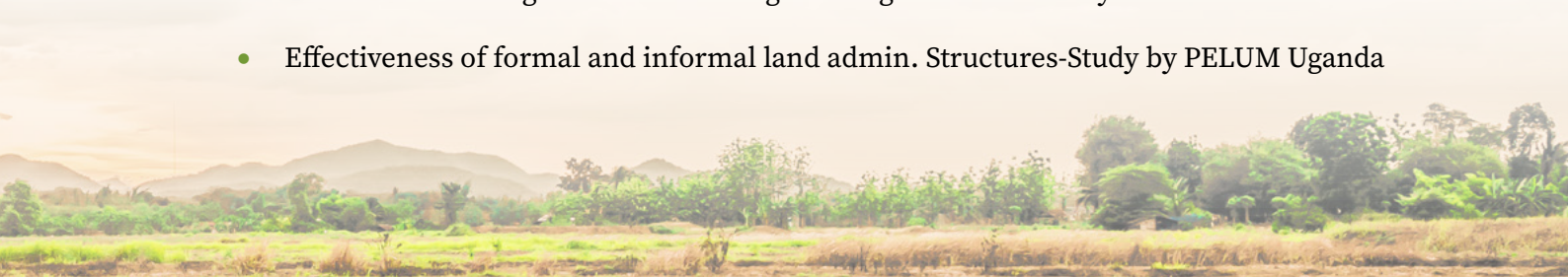
Land Rights Registration for Women- In collaboration with the MLHUD, the WLRM members supported the registration of Customary land rights and issuance of Certificates of Customary Land Ownership (CCOs)

- WLRM members subsidized the costs under different projects.
- Registration for over 4,000 land parcel for over 7,500 households.
- WLRM members purposefully promoted the issuance of family CCOs much as a few individual CCOs were also issued. The family CCOs promotes registration of women as land owners-due to this, over 850 women were directly included on CCOs as land owners.
- **Pastoral community' land rights-** In collaboration with the MLHUD, the WLRM members supported the establishment and incorporation of over 250 Communal Land Associations (CLAs) in the Karamoja region as a way of securing the land rights for the pastoral communities. Significant number of women were included in the CLA committees to ensure that interests of women are not left behind during management, control and use of communal land.
- Provision of ADR-Services: Mediation, referrals, Counselling and guidance, through the Legal Aid Project-ULS, Justice Centres, Community Based Paralegals, Alternative Dispute Resolution Committees, Social Norms Transformation Initiatives, Male and Female Champions
- Public Interest Litigation undertaken through partners and members like LASPNET, NETPIL and CEPIL.

4. Research, Documentation and knowledge sharing,

WLRM members conducted Research, Studies and Surveys and shared knowledge on subject of WLRs to inform policy processes. These among others included the;

- Land and Inequality; “Effectiveness and Impact of Certificate of Customary Ownership of Land in Securing Women’s Land Rights in Uganda”- Studies by Oxfam
- Effectiveness of formal and informal land admin. Structures-Study by PELUM Uganda



- “Land give aways in Uganda; Compliance to the VGGTs and African Union Guidelines on LSLBI”- Study by FRA
- “The Roles of Traditional Authorities in advancing Women’s Land Rights – Study by UCOBAC
- Survey to collect views of different leaders on the need to develop a customary lands registry- Study by LANDnet Uganda
- “Transitional Justice and Women’s Land Rights in Northern Uganda” – Study by ActionAid Uganda
- “Compulsory Land Acquisition in Uganda, Cases of Compensation”- Study by LASPNET/ VOICE
- Documentation of the plight of women for evidence based advocacy, for example on succession and inheritance. This led to the development of an issues and policy paper that has today resulted into the draft Amendment of the succession Act which is now awaiting Presidential assent.

5. Advocacy (Lobbying, Campaigning and Activism),

Policy Advocacy engagements by WLRM members, 2016-2020

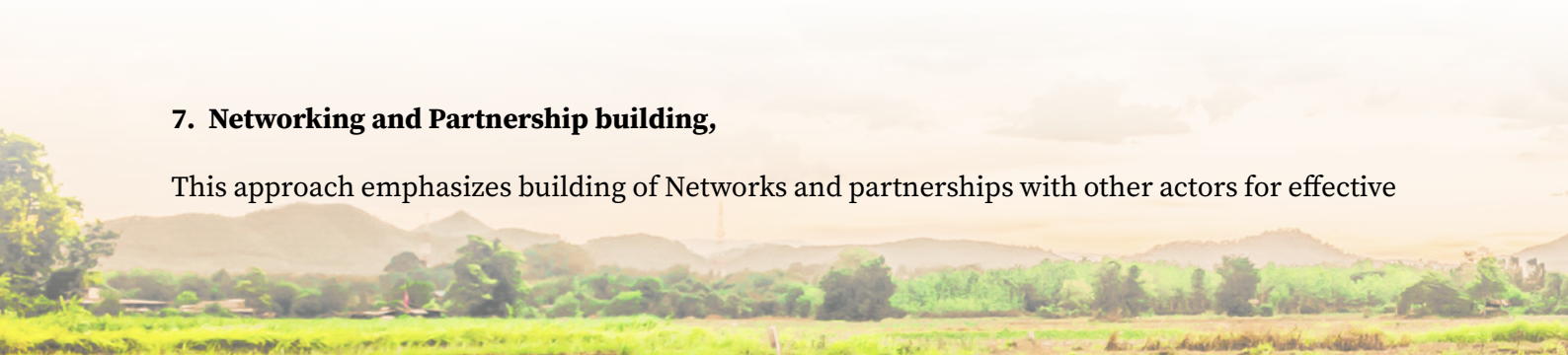
- Budget Advocacy,
- The succession (Amendment) Bill 2018,
- The National Guidelines for Lawful Evictions,
- The Constitutional Amendment Bill (Article 26),
- The Land Acquisition Bill 2018 and the Land Acquisition, Resettlement and Rehabilitation Policy (LARRP),

6. Movements and grassroots organizing,

The WLRM members built rural women’ movements in the districts where the they operate. These movements were able to share women experiences on National and International days i.e. International Rural Women’ day; Women’s day to inform and influence policy processes on matters affecting women. Women were further organized under the GALS women groups- PELUM, Oxfam; REFLECT, Activista, and the Benet Community movement-ActionAid; and Grassroots women movements under NAWOU, ESAFF, FIDA and UWONET among others.

7. Networking and Partnership building,

This approach emphasizes building of Networks and partnerships with other actors for effective



collaboration. This included working with Governments (MDAs), Traditional and Cultural Institutions, Religious bodies and institutions, the Academia, Grassroots organizations-farmers, and the Media, among others. Some key actions were as follows;

- In collaboration with MLHUD WLRM members conducted trainings for land management institutions (Area Land Committees-ALCs and District Land Boards-DLBs) in across the regions of Uganda between 2017 and 2019.
 - As a result, the women in these structures were able to engage effectively in the performance of their roles as exhibited during customary land registration in Nebbi.
 - In Kaabong district, the ALCs in all the 13 Sub Counties didn't have full composition of women representation as prescribed by the law. As a result of the capacity building trainings, 13 men were removed and 13 women were appointed to the ALCs to fill this gap on the structure in 2018.
- In collaboration with MLHUD, we held Annual Land Awareness Weeks (LAW) in 2017 (Northern Uganda); 2018 (Teso region); 2019 (Karamoja region) and 2020 (West Nile region) reaching over 2,000,000 people through the community open sensitizations and dialogues, mobile legal aid clinics, radio talk shows, TV shows (People's Parliament), and music produced on land rights themes among others. The LAW provided mediums and platform for information dissemination targeting women.
- Engagements with Institutions of Cultural and Traditional leaders-Dialogues, trainings and information dissemination initiatives. This included working with the Ker Kawro Acoli, Ker Alur (Alur Kingdom), Iteso Cultural Union (ICU), and Buganda Kingdom, among others.
- The National Land Forum in 2018 in collaboration with MLHUD, MAAIF and the WLRM members presenting on gender and women land rights in Agriculture.
- The Land Actors Platform; e-mail (Information & knowledge sharing, Joint action, etc)

8. Working through Members- Models and Innovation



The Social Norms Transformation (UCOBAC), in Mityana and Mubende districts.

- This approach is Curriculum Based and works at House Hold (HH) and Family with Couples to integrate issues of Social Norms
- It starts with Baseline to assess/map the prevailing Social Norms.
- UCOBAC is implementing this under a 7 week' curriculum "Secure your family future" which runs for seven (7) weeks for men & women separately.
- Analyze social norms (how harmful, how they affect the HH, how they it be transformed)
- Sessions cover topics on wills, succession, care work, land documentation, etc
- The process is facilitated by Community Facilitators (Traditional leaders, Local leaders, Opinion leaders) who are trained on the Social Norms Transformation.
- After a period of not less than a year, evaluation is done (will, land documentation, etc)
- The approach is self sustaining as successful HHs have turned to become facilitators.



The Gender Action Learning Systems (GALS)-PELUM & Oxfam



Districts: Nebbi, Soroti, Masaka, Amuru, Gulu

Level: Group, HH

Issues: HH Power dynamics, HH resource management, Community development

Successes: Land documentation in Nebbi



The Model Couple's Approach – by NAWOU

- In 2019, Joyce and Chrisanto took part in a gender training for couples organized by NAWOU and Okoro Coffee Growers Association with support from We Effect.
- Couples received information that unlike the cultural perspective of men being sole managers of productive resources, it was a non-negotiable right for women too to own, inherit land from parents, pass on land to their children including girls, take part and make decisions in any land related transaction, have their names appear on the land transaction documents, for joint or individual modalities.
- This couple chose to defy the norms and empowered the woman.
- *"I am proud to say that my husband and I now make decisions on the land as a couple and my husband is confident that with or without him, I can responsibly take charge of the land for the benefit of our family without interference by relatives; something I am training my children as well."* Joyce shared

Districts: Zombo

Level: Group, HH

Issues: HH Power dynamics, HH resource management, Community development

Successes: HH resource sharing



8 / WOMEN'S ACCESS TO LAND RIGHTS IN POST CONFLICT COMMUNITIES; A SOCIO-ECONOMIC DILEMMA PRESENTER: DOREEN MUSASIZI | TRANSITIONAL JUSTICE PROJECT, AVOCATS SANS FRONTIERES (ASF) (DUE TO LIMITED TIME AND NETWORK CHALLENGES, THE PRESENTER WAS NOT ABLE TO MAKE HER PRESENTATION.)

KEY NOTE ADDRESS:

'Movement Building and WLRs in Uganda: Insights into the Future' Traces the past and the present context of movement building for WLRs but also sheds light on the future. What are the dynamics likely to influence movement building in the next 5 years? How does the WLRM in Uganda prepare for that?

8.1 / PANELIST 1: Rita Aciro, Executive Director, UWONET

Ms. Rita Aciro Lakor the Executive Director for UWONET, gave a Key Note address on “How do we leverage on the existing platforms and expertise to build a strong, vibrant but self-sustaining WLRM?” Ms. Aciro defined the concept of a social movement to participants as A persistent and organized effort involving the mobilization of large numbers of people to work together to either bring about what they believe to be beneficial to social change or resist or reverse what they believe to be harmful to social change (https://rowman.com/webdocs/SP_CH2.pdf). She further explained that social Movements are bound and driven by a common belief, vision and goal. Movements are fluid and exist in public interest in the formal, informal, public and private circles. Some of the examples of social movements include;

- The Civil Rights Movement: United States of America
- The Me Too Movement against sexual violence
- “Black Lives Matter” – against racism and police brutality towards African Americans
- Mahatma Ghandi: led a successful movement based on non-violent resistance against British rule in India
- The Anti-Apartheid movement in South Africa – led by Nelson Mandela, Walter Sisulu and Oliver Tambo
- The Mau Mau Uprising: a Kenyan political movement opposed to British rule
- The Ugandan movement to “Save Apaa Land” in Amuru

A Women's Movement can be; anyone who believes in the dignity of women and girls, All Persons that support Women's Rights and Gender Equity, The Women's Movement stands for, Equality and equity between women and men, Justice, Freedom and Respect. It is inclusive, speaks out against injustice and oppression and defends women's rights.



WHERE IT BEGAN

- It started 114 years ago with the founding of the first girls' school and 105 years when the Mothers' Union was formed under the leadership of Mrs. Sarah Mukasa and Naome Binaisa.
- In 1926, Mothers' Union expanded to 88 branches and influenced the formation of the Catholic and Muslim women's associations
- This gave women the consciousness to work together for emancipation
- Mothers' Union became a mother to others: Uganda Women's League (UWL) in 1946, Uganda National Council of Women (UCW), Young Women's Christian Association in 1952.
- In 1966 UCW was renamed the National Association of Women's Organizations in Uganda (NAWOU)
- UCW influenced the nomination of women to the Legislative Council (LEGCO) in the 1950s and 1960s.
- UCW was instrumental in pushing for women's adult suffrage as pre-independence political party leaders negotiated for the country's independence.
- The influence of the Women's Movement led to the establishment of the Ministry for Women in Development, Culture and Youth in 1988 which has become today's Ministry of Gender, Labour and Social Development; a critical National Machinery for the advancement of women and promotion of gender equality.
- 1971 military coup by General Idi Amin led to the banning of all women's groups
- YWCA defied the order and continued operating alongside the Muslim women's associations
- Influence from the 1975 – 1985 UN conferences led to the proliferation of Ugandan women's associations. There was formation of professional ones at national, regional and grass roots (FOWODE, NAWOU, WIPC, MAMAfm, FAWE)

PROGRESS MADE BY THE WOMEN MOVEMENT SO FAR:

Since the 1970s, the Women's Movement has kept the momentum and also impacted many areas as seen below;

1. **Igniting Women's Influence in the Public leadership, nationally and internationally**
 - Emergence of individual women in positions of responsibility in public affairs
 - Affirmative action is a direct result of the influence of the Women's Movement
2. **The Women's Movement made possible, Policy, Programmes and Legislation for Women and Girls in Uganda**



- The 1995 Constitution of Uganda – reaffirmed equality between women and men. It is recognized as one of the most gender sensitive constitution in the region.
- The Women's Movement was at the fore of mainstreaming gender into land policy these policies but more needs to be done for realization of women's land rights.

Land policy: Land Act 1998 (shifted women's land rights discourse and advocacy), the National Gender Policy 1997 (on mainstreaming gender into national development), the National Land Use Policy 2006 and the National Land Policy Implementation Action Plan.

- The Women's Movement spearheaded legal reform for gender-responsive laws; The Domestic Violence Act 2010, the Prohibition of Female Genital Mutilation (FGM) Act, The Prevention of Trafficking in Persons Act, The Prevention and Prohibition of Torture Act, The Succession Amendment Bill, The Sexual Offences Bill, The Marriage and Divorce Bill, The Employment Amendment Bill
- Advocacy for domestication of regional and international conventions e.g. The Beijing Platform for Action on Human Rights, The CEDAW, The Maputo Protocol
- The recent signing of the IGAD Regional Women's Land Rights' Agenda 2021

FACTORS THAT INFLUENCED PROGRESS OF THE WOMEN'S MOVEMENT

1. The Women of Uganda shared a common problem which they recognized needed a joint effort to address. This facilitated a common agenda for the Women's Movement
2. The common vision of the WROs has furthered networking and social movement building to reflect and have a common agenda as women
3. The enabling environment created by policy and legal Frameworks and the support from existing Government
4. Use of evidence based advocacy; research and documentation on different topics which has provided evidence
5. The presence of women in leadership at all levels and in all sectors gave voice to women's concerns
6. Continuous capacity building of various groups at the national and subnational levels to enhance knowledge and practical skills on different aspects
7. Resource mobilization through partnerships to address women's concerns
8. Mentorship of young people especially young women leaders to take up the mantle



CHALLENGES ALONG THE WAY:

Despite the efforts of the women's mobilizing and organizing, there are still challenges that continue to affect organizing for women's land rights especially.

- ❖ The apparent pushback on the advancement of Gender Equality and Women Empowerment (GEWE) is a huge impediment to the progress of the women land rights agenda.
- ❖ Weakened enforcement and implementation of law and policy – many laws remain unimplemented. Some are outrightly regressive, for instance, the Public Order Management Act 2011.
- ❖ The narrowing political space for women. Since the country changed to multi-party politics, the space for women's political participation has been narrowing hence becoming an impediment to advancing the women's land rights agenda. This has entrenched division.
- ❖ Similarly, the strained relationship between government and civil society relations - creates suspicion, which hinders the well-intended Movement's mandate and activities to advance the Women's Land Rights Agenda.

WHY WE SHOULD REMAIN COMMITTED TO THE WOMEN'S LAND RIGHTS AGENDA

- ❖ Because of the intersectionality of Women Land Rights and women's well-being.
 - Stronger women's land rights and productive assets are linked to improved living conditions, better nutrition, food sovereignty, improved health and education outcomes, higher earning and individual savings, better access to credit, social services & better protection from gender violence. (<https://www.landesa.org/resources/>)
- ❖ Women's land rights and property rights remain a challenge across the globe with land being a key resource in agricultural production with 50% out 69% of the population employed by agriculture being women (UBOS, 2012) yet still in Uganda women only own 28% (UBOS, 2013).
- ❖ Women are increasingly becoming bread winners, income earners and landowners. So, there is need for deliberate efforts to educate women about their land rights, build public knowledge about women land rights and build capacity of women to register their legal and equitable interests in land.
- ❖ Secure land rights for women off sets powerful, continued ripple effects that go a long way towards realizing gender equality and a range of critical SDGs and human rights. They also lead to greater incentives to invest in the land, which creates economic opportunities and leads to more sustainable farming practices



WHAT SHOULD THE WOMEN'S LAND RIGHTS MOVEMENT IN UGANDA BE AWARE OF FOR ITS SUCCESS?

- ❖ **Define the change needed;** make an affirmative case and define exactly the change that the WLRM wants to achieve by communicating clear ideas and plan.
- ❖ **Shift the spectrum of the WLRM's allies;** map who is passive, neutral and active supporter and win over opponents.
- ❖ **Identify the pillars of power;** identify the institutions that have power to implement the change and win them over. These can include cultural institutions, the media, government agencies, or other organizations
- ❖ **Seeking to attract and not to overpower;** Non-alienation of detractors is key. This involves how to mobilize numbers needed to influence a pillar of power to further mobilize people from the neutral or passive to being allies.
- ❖ **Building a plan to survive after victory;** Successful movements have sufficient capacity to sustain positive change after victory. Important to note, is not confuse the movement for change with the values that the movement seeks to represent.

In forging the next steps, *Ms. Aciro quoted “Social Movements are at once the symptoms and the instruments of progress. Ignore them and statesmanship is irrelevant, fail to use them and it is weak” Walter Lippman*

- ❖ By strengthening, mobilizing, organizing and co-ordinating to move the WLRM's forward – enhance women's leadership, strengthen and institutions for effective land advocacy and governance to mobilize and coordinate the women's organizing
- ❖ Popularise the Women's land rights agenda - the National Women's Manifesto 2021-2026 which highlights land and property rights as a critical catalyst for women's empowerment. Now we have the IGAD Regional Women's Land Rights' Agenda 2021
- ❖ By building the consciousness, voice and agency of differently organized indigenous groups to support of the women's land rights agenda; church groups, burial support groups, savings, groups, farmer groups, business women, e.t.c.
- ❖ Relatedly, there is need to ensure continued participation of funding agencies in local advocacy for women's land rights, so as to engage government to get its commitment on formulation and enforcement of gender policies
- ❖ Let us reshape narratives on male engagement for women's land rights and equity to deal with perceptions and attitudes that affect land justice
- ❖ Mobilise resources particularly in consortia with other land rights actors to fund programming for women's land rights – to enable bigger coverage and consolidate voice of all advocates



- ❖ Continuous mentorship of young women and men who will take up leadership in advocating for women's rights in Uganda.
- ❖ Enhance the relationship between national and district legislators and members of the WLRM to find common ground and foster support for the land rights agenda
- ❖ Increase political mobilization of women to claim women's space in Politics, Leadership and decision making

THE WLRM SHOULD ALSO BEAR IN MIND ALTERNATIVES FOR WOMEN'S LIVELIHOODS

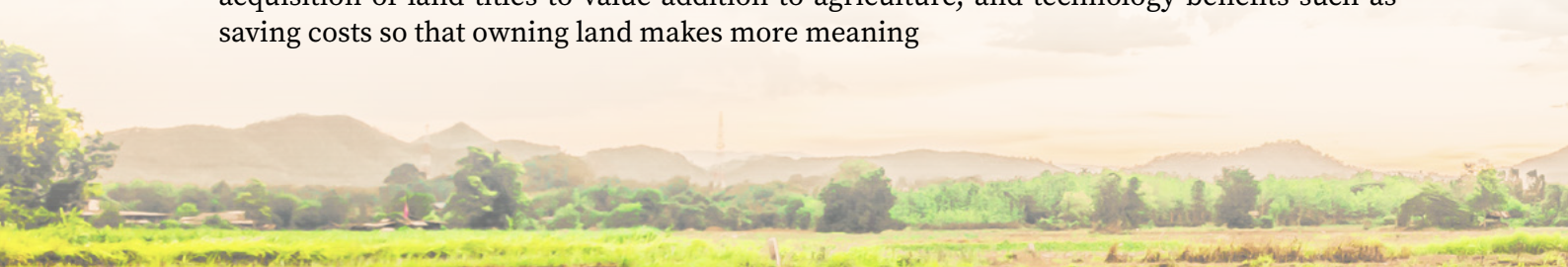
- ❖ Being a land owner, or depending on land alone is no longer a guarantee to economic freedom. The WLRM should turn cast land as a springboard for women's empowerment
- ❖ Women land owners and users should harness the benefits of practices such as value addition, use of technology so that owning land becomes more meaningful
- ❖ It is only if women are part of the bigger development agenda and target, that we shall we attain any development goal.

Some of these alternatives include:

- ❖ Human Capital Development
- ❖ Increasing women's access to Government wealth creation programmes
- ❖ Creation of more women centred credit facilities
- ❖ Support to micro small and medium enterprises (MSMEs) which is where most female entrepreneurs engage
- ❖ Explore agricultural alternatives for none land based agriculture

CONCLUSION REMARKS

- ❖ Considering what social movements are, it is imperative to join the Women Land Rights Movement to further women's rights and gender equity, justice, freedom, respect, inclusiveness and participation of women at all levels, speaking out against injustice and oppression, and defending women's rights.
- ❖ Remain committed the Women Land Rights Agenda because of the intersectionality of Women Land Rights and women's well being
- ❖ Although the Women Land Rights Movement should push for the acquisition of land titles for women, it should only be considered as a spring board. Focus should move beyond acquisition of land titles to value addition to agriculture, and technology benefits such as saving costs so that owning land makes more meaning



- ❖ For the situation of women to change, there has to be continuous engagement of government, and policy makers for enactment, amendment and enforcement of laws and policies.
- ❖ There is need for the Women's Land Rights Movement to constantly borrow from the successes and failures of other social movements to further their agenda and build a strong movement.

8.2 | **PANELIST 2: Hilda Penelope Akabwai.**

Ms. Hilda Akabwai presentation on Access to Justice emphasized the importance of profiling as many women as possible so as to have a bigger voice. The WLRM should strengthen their relationship with other organizations. The WLRM should develop specific goals for different partners leveraging the diverse skills set among the various partners. The WLRM should continue to illuminate its mandate in every given opportunity and very importantly WLRM should involve both formal and informal actors.

8.3 / **PANELIST 3: Scovia Arinaitwe**

Ms. Scovia Arinaitwe underscored the issue of sustainability of the WLRM by rallying large groups of women to the join the WLRM cause and including all categories such as the young and old, the rural and urban women, elite and illiterate at large to ensure that there is collective voice and all parties are heard.

Ms. Arinaitwe also emphasized the following issues;

- ❖ Members should be available and committed to the mandate of the WLRM
- ❖ There should be a concerted effort by all members to galvanize women and moment to the WLRM
- ❖ Members should be all join efforts in mobilizing resources both capital and human resources
- ❖ WLRM should streamline the time frames for meeting to strategize, learn and forge way forwards.



9 / Recommendations & Way Forward

9.1 / Presentation on Regional approach to women's land rights. By Joselyn Bigirwa | IGAD Gender Expert.

She started her introduction by introducing IGAD, which is the The Intergovernmental Authority on Development (IGAD) is a Regional Economic Community (REC) of the African Union. Member countries include Djibouti, Eritrea**, Ethiopia, Kenya, Somalia, South Sudan, Sudan, and Uganda. The mission of IGAD is to assist and complement the efforts of the Member States through increased cooperation to achieve food security and environmental protection; promotion and maintenance of peace and security and humanitarian affairs; and economic cooperation and integration. The IGAD is mandated to provide technical guidance to the member countries, monitor land sectors' progress and promote regional land policy under the AU Declaration on Land issues and challenges, 2017, and it has a land governance program which was established in 2018.

She then elaborated on the key global commitments on Gender and Land such as the 1946 Universal Declaration of Human Rights, which in Article 2 provides for non-discrimination, the International Covenant on Economic, Social and Cultural Rights of 1966 which under Article 3 calls on States parties to “undertake to ensure the equal right of men and women to the enjoyment of all economic, social and cultural rights.” There is also the CEDAW which requires state parties to end all forms of discrimination among women in laws, policies and practices, and various other global laws.

On the African level, there are also various commitments on gender and land and these include, i) Protocol to the African Charter on Human and Peoples' Rights on the Rights of Women in Africa (2003) which mandates state parties to promote women's access to and control over productive resources such as land; and guarantee their right to property in and out of marriage, ii) The African Union Agenda 2063, which makes commitments to African women being, fully empowered in all spheres, with equal social, political and economic rights, including the rights to own and inherit property, iii) The AU Framework and Guidelines on Land Policy in Africa (2009) that elaborates commitments to addressing gender inequality on land and requires each Member State to take appropriate action to address challenges and barriers to Women's Land Rights, and iv) The Guiding Principles on Large Scale Land Based Investments in Africa (2014), whose fourth fundamental principle is to respect the land rights of women, recognize their voice, generate meaningful opportunities for women alongside men, and do not exacerbate the marginalization of women.

She then discussed the 4 strategic objectives in the land governance 10 year business plan and these are;

- a. Land administration in IGAD region is more efficient, harmonized and gender-inclusive;
- b. Enable sustainable development through strategic gender-sensitive and conflict-sensitive approach to land use and management;
- c. Increased member states capacity to leverage Land for economic transformation and;
- d. Reduced barriers and enhanced protection of women's rights to the public and private sphere.

Ms. Bigirwa then discussed the IGAD Regional Women's Land Rights Agenda 2021-2030 which was endorsed by the member states in July 2021 and it provides overarching frameworks for Women's Land Rights programming for all Land actors including Public Sector, CSOs, Academia and Research institution. The agenda was inspired by the need to close the existing gender gap on land in order to achieve inclusive and sustainable development in the IGAD region.

She also discussed the focus areas for the agenda and these are;

- i. Improving the Policy and Legal Environment for Gender Equality on Land in the IGAD Member States
- ii. Addressing Culture, Religion and Customary Practices that hinder Women's realization of their full potential on land
- iii. Reshaping Urbanization towards Inclusive, Resilient and Sustainable Cities in the IGAD Region
- iv. Strengthening Inclusion in Large Scale Land-Based Investments (LSLBI)
- v. Enhancing Capacity and Coordination of Land institutions and actors on Gender Mainstreaming
- vi. Enhancing Public Awareness/Information on Women's Land Rights
- vii. Building Women's Leadership and Participation in Land Governance
- viii. Enhancing Youth Participation in Land Governance
- ix. Strengthening Women's Rights in Communal and Community Land (i.e. Commons – Pastures, Forest, Fisheries)
- x. Generating sex and Gender disaggregated data on land

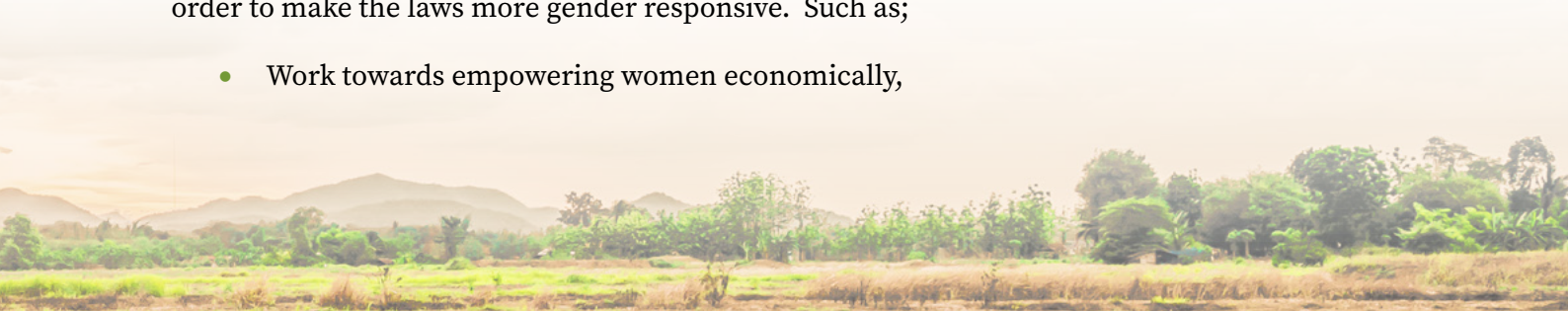
She then concluded by highlighting the next steps that are to be taken and these are, formulation of plans of action for the country and the regional WLR Agenda, resourcing and implementation.

9.2 / Moving Forward: Presentation on the Emerging issues, recommendations and Minimum demands for the next 5 years Presentation on the Emerging issues, recommendations and Minimum demands for the next 5 years.

PRESENTER: Stella Rose Akutui Coordinator WLRM

Ms. Akutui highlighted the way forward and the first step is working towards legal reform in order to make the laws more gender responsive. Such as;

- Work towards empowering women economically,



- Strengthening male involvement in women's economic activities
- Strengthen collaboration with various CSOs working with women
- Recognize and raise awareness on unpaid care work to make sure its recognized,
- Promoting joint and inclusive land documentation
- Subsidizing access to justice for women and promoting systematic land adjudication systems among others.

Ms. Akutui concluded by mentioning the need to go back to the drawing board and decide which strategies to take on for the next five years so as to ensure maximum implementation and results.

The 500 participants gathered online comprising grassroots women, male champions for women's land rights, professionals, women's rights activists, scholars, members of parliament, policy makers and practitioners; during the 3rd women land rights conference re adopt the 2016-2021 minimum demands as outlined below **but with specific actions to carry forward in the next 5 years.**

The WLRM members therefore commit to undertake the followings actions for the period 2021- 2026 in regards to the 10 minimum demands of the movement:

1. Legal land reforms.

- Implementation of the succession Amendment Act 2018.
- Reviewing land reforms, procedures and tools on registration of land to make them more gender responsive and to capture gender disaggregated data.
- Enhance implementation of existing laws and policies that are geared towards WEE.
- Fully implement Articles 21, 26, 33 and 227 of the 1995 Constitution of Uganda and National Land Policy section 4 which uphold and protect rights to own property and land but in particular preserve women land rights
- Reforms on the marriage and Divorce bill

2. Land and economic empowerment

- Strengthen Women Affirmative action and Economic Empowerment Programme such as UWEP through increased funding.
- Strengthen male involvement in women economic empowerment initiatives.
- Strengthen coordination and collaboration among WEE actors through creation and strengthening existing Women Economic Empowerment Forums.
- Recognise women's unpaid care work (When more women work, economies grow).
- Financial support to women groups should be put in groups as startup capital and

revolving fund.

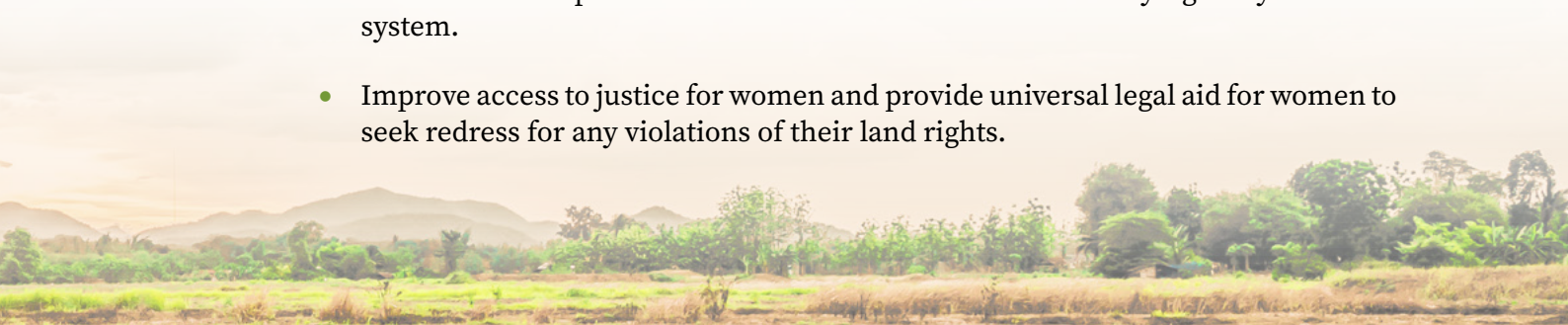
- Possibility of having public private partnerships between the government and CSOs to extend these services to the rural women. Government should engage with CSOs in implementing their programmes.
- Urban low resourced women and how they can be collectively be enabled to access land and engage in large scale production.
- Sensitize and raise awareness for women on the existing economic opportunities and their entitlements therein so they can benefit in order to purchase assets for themselves.
- Advocate for an increase in budget allocation to the ministry of gender labour and social development so they can reach a bigger number of women.
- Offer alternative credit security for women as the land registration and ownership issues get addressed. E.g implementation of the chattels security act Uganda 2014

3. Gender and Land Documentation.

- Continuous training of land administrators to build their capacity to undertake gender responsive land administration and registration
- Support systematic land adjudication and certification.
- Promoting inclusive land documentation eg during demarcation of land encourage joint documentation, promote CLA. Recognize all categories i.e. men and women, minors so that clans and sub-clans can acquire and benefit from documentation.
- Operationalization of the sub-county customary land registration processes in the issuance of CCOs and CoOs;
- Partnerships to help mobilize and sensitize communities; partners like CSOs can support the government to reach the grassroots, earn people's trust and also promote inclusiveness in processes.
- Promote mindset change/Information on Women's Land Rights
- Building Women's Leadership and Participation in Land Governance
- Increasing land registration for women to 30%

4. Access to land justice

- Access to justice as women cannot afford the litigation processes and many are illiterate on the procedures which intimidates them into shying away from the system.
- Improve access to justice for women and provide universal legal aid for women to seek redress for any violations of their land rights.



- Empowerment of traditional structures ie chiefs in gender issues to help them dispense justice

5. Land and investment.

- Strengthening Inclusion in Large Scale Land-Based Investments (LSLBI)
- Track the review and development of the Land Acquisition rehabilitation and resettlement Policy, Land Acquisition Bill, Land Valuation Bill
- Urge government to commit to implementing VGGTs and AU guidelines on largescale land based investments
- Urge the government to promote meaningful community engagement by development of country public participation guidelines to promote FPIC during largescale land based investments
- Strengthen capacity of land administrators to engage with communities during land based investments.

6. Research and evidence based advocacy.

- Enhance research and documentation on the area of WEE.
- Documentation of the success stories.

7. Inclusiveness

- Inclusion of women with disabilities because they have social exclusion.
- Inclusion of men in the championing of women's agenda

8. Corruption.

- Ensuring that there is accountability by the government and also civil society

OVERALL EMERGING ISSUES:

- ❖ Which mechanisms are in place to disseminate information to rural and illiterate women?
- ❖ Women lack financial capacity to purchase and own properties, are there tangible examples from somewhere we could borrow to empower rural women?
- ❖ How can CSO support women to have a practical application of women voices on the ground?
- ❖ There is need to bridge the gap between theory/policy on paper and real practices, there is need to translate and interpret the policies to local understanding.
- ❖ There is a high level of corruption among policy implementers, the take advantage of the

ignorance and illiteracy of most women to steal from them

- ❖ There are many government financial interventions with minimal interests, however more sensitization, proper criteria and corruption needs to be addressed
- ❖ Some government programs on financial credits are not clear Long distances from zonal offices to register land
- ❖ High illiteracy levels among women especially from rural areas
- ❖ Informal documentations which only provide social evidence and no legal evidence
- ❖ Implementation of existing legislation is still lacking
- ❖ Exorbitant fees incurred during the documentation process
- ❖ Customary tenure discriminates women because its largely hinged on customary practices that are patriarchal in nature
- ❖ Limited financial capacity
- ❖ Women in rural areas spend most of their time tending to unpaid care work and as such do not usually participate in the registration process and are left out.
- ❖ Mobilization and sensitization in order to explain the land rights to women ensure that women obtain national IDs to be able to register land as citizens subsidize and further decentralize the documentation process, financial empowerment of women.



10 / CLOSING REMARKS.

10.1 / **By Ms. Adekemi Ndieli UNWomen Deputy Country Director.**

Ms. Adekemi Ndieli is the UN Women Deputy Country Director. She applauded LANDnet and the WLRM for organising the conference and also emphasised the necessity of land as a crucial resource in development and production and women play a key role in this development.

She recognised the fact that land rights issues are very prevalent in Africa as a whole largely because of the patriarchal nature of the society that promotes discrimination against women. In this regard, she mentioned the UN Human Well Being goal that is geared towards addressing patriarchal practices, discrimination and marginalisation especially in relation to land rights.

Ms. Ndieli highlighted some of the things that can be done to ensure women's land rights are upheld. Some of the suggestions she made include, deliberating on how best to implement the ten minimum demands geared towards achieving the 2025 agenda, adopt strategies that can attract a wide range of actors to include financial empowerment of women in order to be able to achieve these goals.

She also noted the need for government to address the climate change issue in order to promote agricultural development and enable women benefit from land use since they are largest stakeholders in agriculture. She also recommended that the government shows its willingness to work with the WLRM to ensure that women's land rights are protected.


In her conclusion, she affirmed the UN Women commitment to support the WLRM.

10.2 / **Ms. Naome Kabanda Director Land Management - MoLHUD**

The conference was concluded in a graceful manner, all protocol observed whereby Madam Naome thanked all participants, panelists, organizers such as UWONET, Ministry of Gender, Lands Urban housing and Development and JLOS to mention but a few.

She further thanked individual participating groups and donors. She stated that the recommendations are to be submitted to the Government of Uganda.

Some of the key challenges that were mentioned and are to be highly considered by Government include;

- Need to review all land related laws
 - Inadequate sensitization of women on policy and legal framework and their land rights
 - Passive land acquisition and inadequate compensation
 - Need to enhance land rights for women especially in refugee and indigenous groups as well as cohabiting women
- 

- Translation of laws and policies into local languages
- Denial of dividend sharing of land during compensation
- Delays in handling court cases in the judiciary
- Exorbitant fees paid to institutions
- Limited cooperation between different agencies of government
- Delayed roll out of interpretation of spousal consent clause, leaving its implementation to only banks during credit acquisition
- Delayed Formalization of Arbitration and Dispute resolution and legal aid to women and inadequate compensation for common property resources and communal lands amongst others

The Ministries i.e. Ministry of Lands Urban Housing and Development, Ministry of Gender and JLOS as well as other stake holders pledge to study the conference report come up with an action plan that will be implemented together with the WLR development plan together.

The Agenda at the fore as well as the recommendations will then be implemented during Uganda's Macro instruments i.e.

- i.** NDP3 (Uganda's Major Development Agenda)
- ii.** NRM Manifesto 2021-2026
- iii.** Vision 2040
- iv.** And The SDG goals which have highlighted land as one of the massive indicators for Growth.



11 / ATTENDANCE LIST

0-9		26	Bategeka Jolly
1	347546	27	Beatrice Akello
A		28	Beatrice Lugalambi
2	Abby Sebina Zziwa	29	Bero-Worth Judith
3	Achola Leya	30	Bethel Kisaarwot
4	Agaba Dan Denis	31	Betty Inyakoit
5	Agatha Apio	32	Bob Anyuru
6	Agnes Arue	33	Boniface Obonyo
7	Agnes Kirabo	34	Brenda Aromor
8	Aketowanga Daisy	35	Brenda Kugonza
9	Akiteng Sarah	36	Brian Makabayi
10	Alemu Eseza	37	Brian Odella
11	Alupo Peruth	C	
12	Amanda Lisa Serwanga	38	Carol Tusabe
13	Ambrish Dubey	39	Carolina Papani
14	Amol Regina	40	Caroline Akello
15	Andrew Mwayai	41	Charles
16	Andrew Odiit	42	Charles Opiyo
17	Anena Jennifer	43	Chris Charles Oyua
18	Angela Aramo	44	Christoph Aicher
19	Angella Nakafeero	45	Clare Katwesigye
20	Apophia Kemigisha	46	Constance Acom
21	Arnest Jjingo	D	
22	Assimwe Christine	47	Daniel Abyong
23	Atim	48	Dave Kayanga
24	Babirye Damalie	49	David Komakech
25	Barnadatte Bakkidde	50	David Oryem F

51 Delphine Atwine

52 Denis Obbo

53 Denise Kukundawe

54 Dhatemwa Agnes

55 Doreen Nancy K

E

56 E Ronald

57 Edga R Batte

58 Edith Kahubire

59 Elizabeth Kemigisha

60 Elizabeth Ruvwa

61 Elliot Orizaarwa

62 Elton Kirya

63 Emilly

64 Emmanuel Kandia

65 Enyetu Peter

66 Epolon

67 Esther Adokey

68 Esther Maura

69 Esther Mufumba

70 Esther Obaikol

71 Eunice Among

72 Eva Sibanda

73 Eve Rebecca Lanyara

74 Evelyne Ajambo

F

75 Faith Namansa

76 Felly Ademun

77 Festo Okidi

78 Florence Masullya

79 Francis

80 Francis Odokorach

81 Freda Orochi

G

82 Galaxy Tab A

83 Geoffrey Onying

84 Gertirude UCOBAG

85 Gloria Awor Akitui

86 Gloria Birungi

87 Gloria UCOBAC

88 Gotino Hope

89 Grace Agella

90 Grace Loumo

91 Grace Majara

H

92 Hakim Baliraine

93 Hanna Mwesigwa

94 Harriet Adong

95 Harriet Akello

96 Hellen Apio

97 Hilda Akwabwai



I

- 98 Ian Dolan
 99 Immaculate Alanya
 100 Immaculate Anyurhant
 101 Infinix Hot 10 Lite
 102 Innocent Kayiza
 103 Irene Jabulani
 104 Irene UG
 105 Irene Woebke
 106 Isaac Opolot

J

- 107 Jacinta Kunda Zambi
 108 Jacob Kizito
 109 Jacquelline Mukash
 110 James Rubakis
 111 Jane NJeri
 112 Jane Ocaya Irama
 113 Janet Agaba
 114 Janet Murungi
 115 Jean
 116 Jimmy Ochom
 117 Joan Kabayambe
 118 Joan Leyon
 119 Joan Tumusiime
 120 John Ndyanabo
 121 Jordana Wamboga
 122 Joseph Muruye
 123 Josephine UWA Mariya

- 124 Joyce Asekenye
 125 Joyce Peshu
 126 Jude Odaro
 127 Judith Clare
 128 Juliet Were
 129 Julliet UCOBAC
 130 Justine Oboya

K

- 131 Kaberemaido M
 132 Kaganga John
 133 Karungi Joviah
 134 Kashumbusha B
 135 Kato Amos
 136 Kayondo Junior
 137 Kevina Auma
 138 Kimera HENDRY
 139 Kyampire Plax

L

- 140 Lanyero Gloria
 141 Lawrence Kankulya
 142 Lilian Achola
 143 Lilian R
 144 Linda Nakimbugwe
 145 Lindah Nanyonga
 146 Lokiru Samuel
 147 Lucy Imalingat
 148 Lucy Nantume
 149 Madiga Guloba



M

- 150 Martin Kityo
 151 Mary Agoya
 152 Mary Baganizi
 153 Mary H Lamunu
 154 Mary Saba
 155 Masaba Rosemary
 156 Masiga
 157 Matilda Nabukonde
 158 Mayi Namakula
 159 Miiro Margaret
 160 Mildred Barungi
 161 Monic Khawa
 162 Monica Nantume
 163 Monica Nyawere
 164 Moses Oteng
 165 Ms. Musudio
 166 Mukabalisa Jessica
 167 Mulumba Harriet
 168 Murungi Patrick
 169 Musani Lawrence
 170 Musinguzi Vicent

N

- 171 Nabinseke Hellen
 172 Nabwami Christine
 173 Namwiza Dianah
 174 Naome Shadrack
 175 Naomi Kabanda

- 176 Nasimiyu Masinda
 177 Ndagire Maria J
 178 Nivatiti Nandujja
 179 Nngobi Joyce
 180 Nuru Nambuya

O

- 181 Ochieng Gorge
 182 Ochom Johathan
 183 Ogenyi Morris
 184 Okori Mercy
 185 Olive Nyamwenge
 186 Olive Twinobusingye
 187 Opar Moses
 188 Opito James
 189 Otwani Wycliff
 190 Owek Jenniffer
 191 Oyungrwoth Stella

P

- 192 Pamela Drate
 193 Patience Kwionminya
 194 Patricia Dikan
 195 Patricia Land Justice
 196 Patrick Osude
 197 Pauline Nankya
 198 Peace NABAKKI
 199 Penninah Amuron
 200 Philip Mwebaza
 201 Phiona Subira
 202 Promise Ninsima

R

- 203 Rashida@FSHUganda
 204 Rebecca Apio
 205 Rebecca Atayo
 206 Rebecca Jovia Athieno
 207 Resty Naturinda
 208 Richard Agunzu
 209 Richard Asiimwe
 210 Rita Aswiimwe
 211 Rita Nakibuule
 212 Ritah Nanyonga
 213 Robert Opio
 214 Robert Opio
 215 Rose Amongin
 216 Rose Amono
 217 Rosemary Migidde

S

- 218 Safina
 219 Samiya Patience
 220 Samuel Eraiku
 221 Samuel Gamurowa
 222 Samuel Kasirye
 223 Sandra Hanthar Lydia
 224 Sarah Kulata
 225 Shamila Yusuf Nora
 226 Silvia Kyomuhindo
 227 Snr Mugisha

- 228 Solome Awidi
 229 Sophie Bukirwa
 230 Stella Laloya
 231 Stella Rose Akutui
 232 Stephan Micheal Oraya
 233 Stephen Bogere
 234 Susan Achen

T

- 235 Techno Pop 4
 236 Timothy Kemba
 237 Treasure Layola
 238 Tugumusirize Amos
 239 Turyamuhawe Christina

U

- 240 UCOBAC Rural
 241 UCOBAG Grassroot

V

- 242 Valentine Opanga

W

- 243 Wagubi Maurine
 244 Wainaina Nelson
 245 Winnie Kyamulabi

Z

- 246 Zahara Abdul
 247 Zawedde Patricia
 248 Zurah Namusisi





WOMEN'S LAND RIGHTS MOVEMENT

