



*Presented at the FIG Working Week 2025,
6-10 April 2025 in Brisbane, Australia*

ADOPTING THE PROPERTY TRANSACTIONS REGISTER TO IMPROVE TRANSPARENCY AND ACCOUNTABILITY IN UGANDA'S PROPERTY MARKET.

Lessons from Sweden

PRESENTED BY

GILBERT KERMUNDU & DOROTHY NATUKUNDA

MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT,
UGANDA

What is the mandate of the Chief Government Valuer's Office?

“To provide timely and reliable valuation services to Government”

Under this mandate, the office of the CGV amongst others is charged with supporting land reforms by providing timely and reliable land values for reforms and redistribution especially in the valuations for addressing historical land injustices.

PROPERTY VALUATION IN UGANDA

Revenue Generation

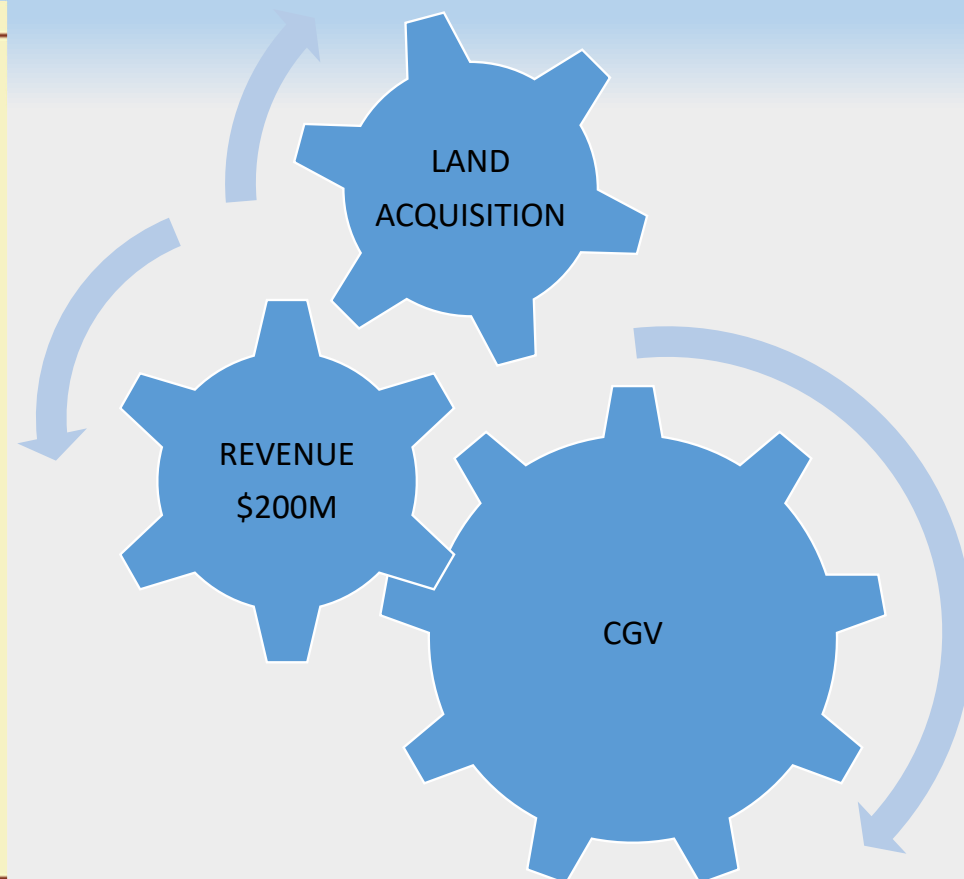


- Stamp Duty
- Capital Gains Tax
- Probate
- Premium
- Ground Rent
- Conversion
- Property Tax (Rating)
- Assets Disposal
- Rental for Gov't Property

Land Acquisition



SGR *Reliable Connectivity*





THE REPUBLIC OF UGANDA

**MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT
KASAMBYA SUB-COUNTY, MUBENDE DISTRICT**

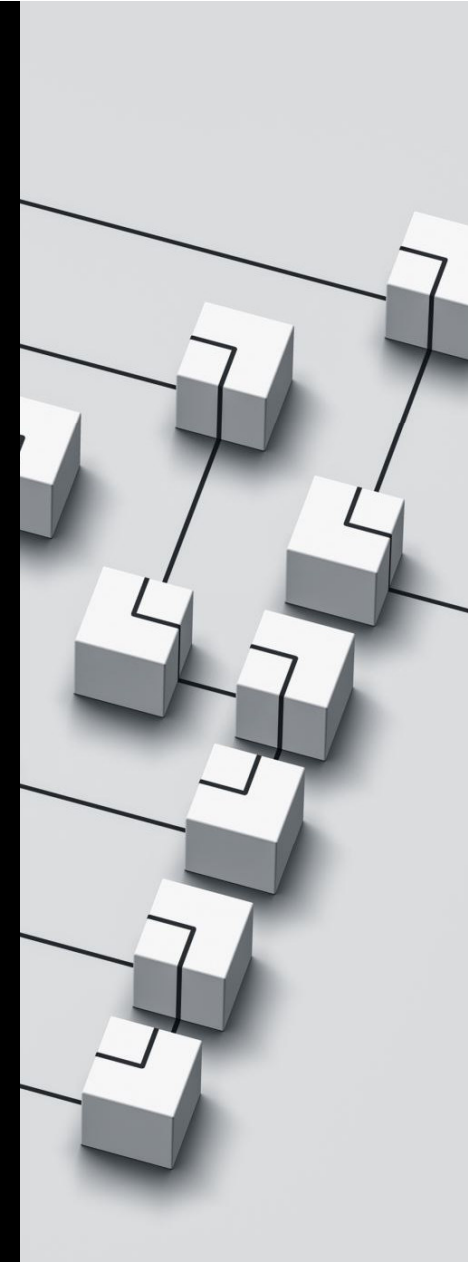
PROPERTY TRANSACTIONS REGISTER



PROPERTY TRANSACTIONS REGISTER

This Property Transactions Register (PTR) is a centralized database that records and maintains information about property transactions for a specific region. The register contains detailed records of property/land details, owners, location, land use, details of transaction and any other related transactions.

The register will be under the custody of the Local Council representative who will cooperate with the traditional chiefs in recording data and freely accessed by the community. The data collected will be frequently monitored by the Ministry of Lands, Housing and Urban Development in line with their mandate to ensure a rational, sustainable and effective use and management of land. The community is encouraged to give the right information in a bid to reduce fraudulent property transaction



Challenges:

- ❖ Unique land tenure featuring multiple interests in the same parcel of land
- ❖ Funding and resources compared to the scope of work

TRANSPARENT AND ACCESSIBLE VALUATION DATA FOR ALL

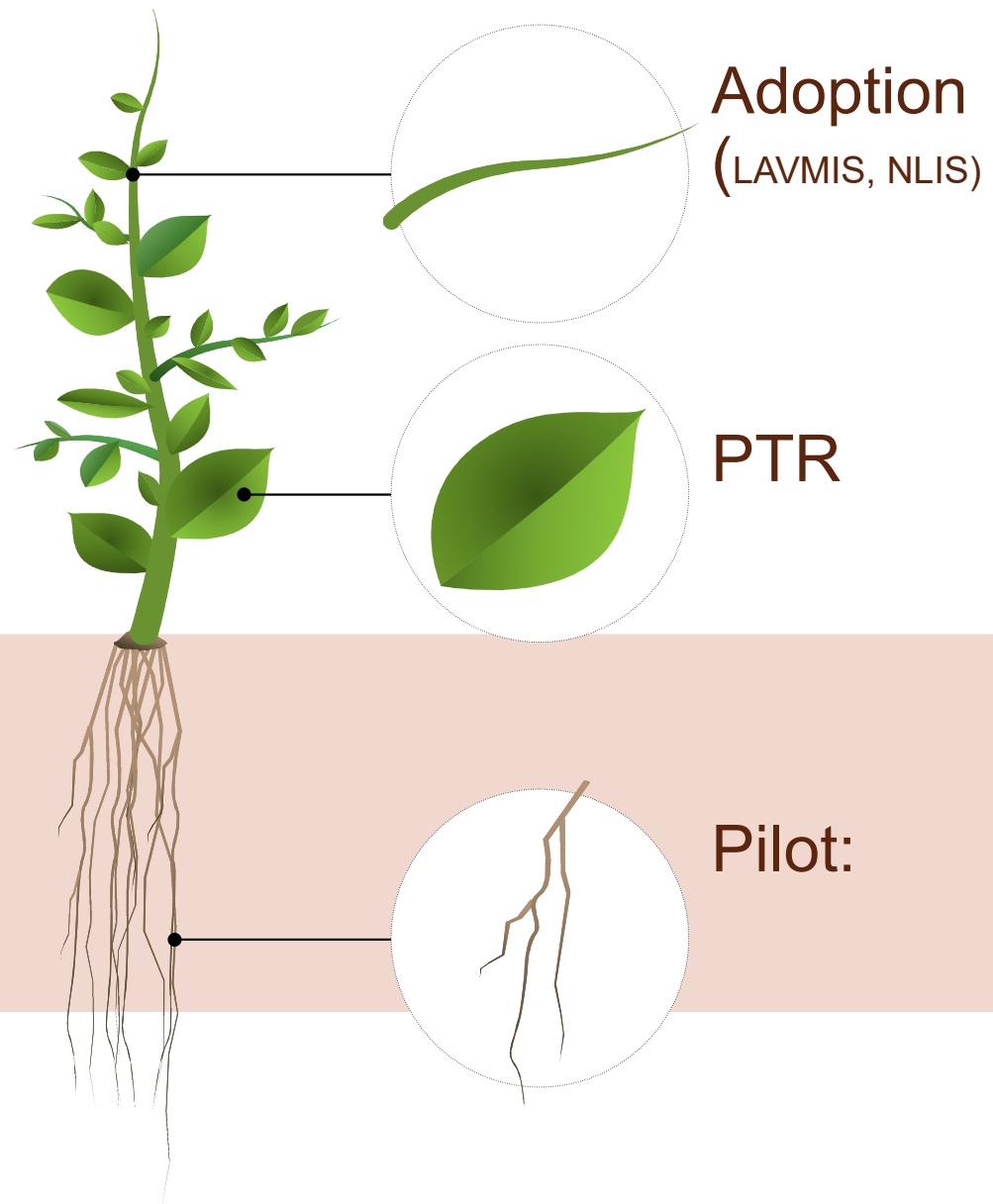
- ❖ Enhance transparency, reduce land conflicts and provide accessible valuation data.
- ❖ The three key outputs: a property transaction register, pilot data bank, and a village map.
- ❖ GIS data
- ❖ A PTR hardcopy booklet and
- ❖ Pilot data bank in form of a:

[Web Page](#)

[Mobile App](#)



UGANDA'S PROPERTY MARKET



TRANSPARENT AND ACCESIBLE VALUATION
DATA FOR ALL



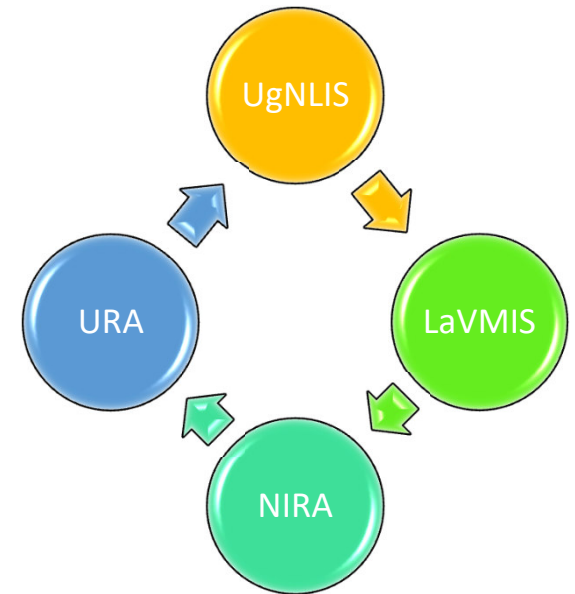
THE REPUBLIC OF UGANDA
MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT
KASAMBYA SUB-COUNTY, MUBENDE DISTRICT
PROPERTY TRANSACTIONS REGISTER

Date:/...../.....

Serial No:

LOCATION OF LAND										
Subcounty/Division				Ward/Parish			Zone/Cell/Village			
LAND DETAILS										
Tenure/Interest	County/ Block No.	Plot No.	Land Size (Ha, Acres, Sqft, Sqm)	GPS Coordinates	Land Use <input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input type="checkbox"/> Agricultural <input type="checkbox"/> Mixed Use <input type="checkbox"/> Forestry <input type="checkbox"/> Vacant	Description of Developments on land (Built-up Area, construction, condition and service)				
PARTIES										
Vendor/Seller/From					Purchaser/Buyer/To					
Name	Gender	NIN	Marital Status	Signature	Name	Gender	NIN	Marital Status	Signature	
DETAILS OF TRANSACTION										
Date of transaction	Sale price (UGX)			Remarks						
Signatures:										
LC 1 Chair Person			Traditional Chiefs			Other				
Land size: Hectares, Acres, Square metres, Square miles, Square feet										
Services: Electricity, Water, Roads, Telecommunication and Security										

Local Council Property Register
System Integration

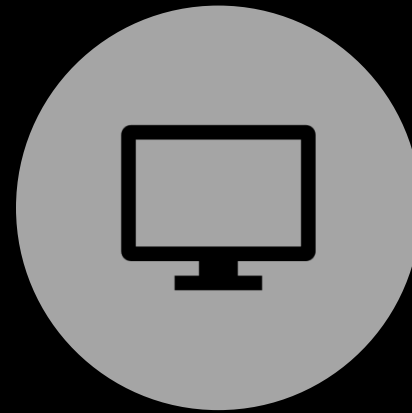


PROPERTY TRANSACTIONS REGISTER

Key Components



MOBILE MODULE



WEB MODULE

Manual Property Transaction Register