

Tenure Transformation Through the Land Fund: An Evaluation of Outcomes and Challenges in Uganda - Case study of Selected Districts in Western Uganda

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SUMMARY

Land tenure security is still a major challenge in land governance in Uganda. It is especially a problem in areas where the Mailo land system and absentee landlordism have had an impact. The Government of Uganda responded to this problem by creating the Land Fund through the 1998 Land Act. The Land Fund is a tool that helps in acquiring land as well as in securing tenure of lawful and bona fide occupants of land. This paper assesses the success of the Land Fund in some districts of Western Uganda (with a particular emphasis on Kibaale Town Council) in a mixed-methods research. Quantitative data was gathered from 150 respondents (55 beneficiaries and 95 non-beneficiaries) and key informant interviews as well as a policy review were used in conjunction. The results indicate a substantially higher level of tenure security among the beneficiaries. The majority (80%) have a land title certificate and this has prompted an increase in permanent investments. Besides, there have been no eviction threats. On the other hand, non-beneficiaries suffer from insecurity in every aspect of their lives. They have limited documentation, face considerable risks of being evicted, and have lots of disputes over their land. According to the study, the Land Fund has the power to change tenure relations radically and to induce investment. However, there are a number of things that limit its general influence such as insufficient funding, bureaucratic inefficiencies, and weak beneficiary selection, and political interference, which point to the requirement for institutional and governance reforms to make tenure security universally available in Uganda.

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