Fostering Transparency in Land Ownership Use and Transmission: Jinja case Study

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Background & Context

Jinja District, Uganda

Rural Sub-Counties:
• Buwenge
• Mafubira
• Budondo

Urban Divisions:
• Walukuba/Masese
• Mpumudde
• Kakira Town Council
SWID History

• Walukuba Housing Estate privatized in 2007
• Tenant option to purchase land and housing units
• Town goal was to upgrade deteriorated housing stock
• Women have no resources to purchase
• Many evicted and start to organize
• SWID forms 2003
SWID Mission and Vision

• To improve on the quality of lives in Jinja urban slums and rural communities through empowering them to meet their social, political and economic needs in a sustainable manner”

• An empowered community and a home for every women
Land Acquisition Challenges for Women

- Women have difficulty getting titles under their names
- Bribes necessary to get titles
- Women unaware of housing and land rights
- Delays in land application process
Our Solutions

The Revolving Loan Fund

• Launched in 2003 to facilitate women’s access to land and housing.

• 120 women have benefited from the revolving loan fund and achieved security of land tenure.

• The fund also enabled women to engage a surveyor to demarcate the land so that each of them gets ownership individually.
Our Solutions

SAY NO TO CORRUPTION
Transparency & Accountability Initiative

Project Components

• Community Mobilizing
• Community Mapping
• Advocacy through local to local dialogues
Community Organizing & Mobilization

- March 2013
- 50 community members invited to meet by SWID
- Discuss government transparency problems and new land titling manual
- Flow chart discussion of land titling process challenges
Community Mapping

• **Identify Key Stakeholders**
  - Uganda Land Commission, Jinja District Land Board, Area Land Committees, Local Council II and CBOs

• **Form 13 member Community Coalition**
  - Youth with A Vision, Police Wing Youth Association, SWID Core, Pressure from Below, Baidhumbira, Munomukabi, Ona, Mitamu, Mpumudde Women’s Group, Practical Rural Women’s Association, Kakira Community Initiative for Development, Buwenge Development Group for Women’s, Empowerment and Budondo Post Test Club

• **40 grassroots women trained to lead the process**

• **Members commit to move forward**
  - Guide their own group on land titling process
  - Raise awareness on corruption

• **Awareness raising & Sensitization**
Advocacy

• **Two Local to Local Dialogues held in 2013**

• Area Land Committee Chairperson makes public commitments to guide women through land titling process

• Land officers agree to move around the community to clearly verify ownership
Moving Through Process in Groups

- Paying fees
- Visiting land offices
- Submitting papers
- Understanding the process
Achievements

- 50 women were granted land titles ranging from 25, 49 and 99 years.
- 555 Copies of SWID’s land titling manual distributed
- 81 participants trained in land titling process
- SWID has gained community recognition for their process of reducing corruption in the titling process – men and other community members have begun to seek out SWID for assistance
- Increased Security of land tenure for women who hold individual land titles
- Reduced Corruption in land offices because community members increased knowledge of titling process and payments
- Reduced land conflicts through collective surveying process
- Reduced land speculation as women know the worth and value of their land
- Increased access to credit for women through land ownership
- Change of mindset of men who have allowed their women’s names to be included on the land titles.
Partnerships Developed

- Grassroots women strengthen partnerships with the local authorities
- SWID partnered with the local government, District Land Board and Area Land Office on land titling and engaged duty bearers in all workshops and dialogues
- Communities empowered to understand and monitor services to which we are entitled around land
Benefits to Jinja Municipal Council & Central Government

• Increased revenue to Jinja Municipal Council and central government through payments of land premium and ground rent and lease documents fees

• Improved service delivery to people in the area as a result of increased government revenues

• Reduced land and household disputes, JMC and Community.
Main Challenges

- Complicity and beaucracy in the land titling process
- Collective Document Gathering and Management
- Cultural Mindsets and Barriers
Lessons Learned

- Approach Government as a Group to Cut Corruption
- Involve a Land Area Chairperson
- Local to Local dialogue strategy
- Mobilize a large constituency to influence government
Conclusions

- Women’s land ownership is central to improving our daily lives
- Women are proactive and dedicated to ensuring that other grassroots women secure land tenure
- Activism has created more independence for women and allowed us to play a bigger role in many areas of decision making (household to community)
- Barriers persist: long-standing traditions, weak laws and courts, and women’s own limited education. Yet grassroots groups have turned these challenges into new opportunities for creativity and growth
- The way forward: a) funding organized groups of grassroots women is essential to improving service delivery, democratizing decision making and reducing corruption. b) Partnership is a key factor in facilitating grassroots women’s leadership to produce these results.
Thank You