

Report

National Dialogue on Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forestry in Uganda



Date: **6th October 2022**

Venue: **Protea Hotel, Kampala**

1.0 INTRODUCTION

1.1 Background

In 2012 Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forestry (VGGTs) were globally endorsed by the Committee for World Food Security. The VGGTs contain good principles and practices that can be used by governments as reference or be adopted in the governance of land, fisheries and forest resources. Indeed, these guidelines have shaped the governance of land, fisheries and forest resources in many countries. Uganda like most countries has committed to uphold the VGGTs but important to mention is that the VGGTs are voluntary in nature. Therefore, making it worthwhile after 10 years of the endorsement of VGGTs to assess their achievements, challenges, failures while impacting governance of tenure and come up with action points to forge a way forward to further localize and implement VGGTs at country level.

Uganda joined the rest of the world to take stock of the 10 years of Voluntary Guidelines on the Responsible Governance of Tenure of Land, Fisheries and Forestry (VGGTs). This was done through hosting a National VGGT Dialogue on 6th October 2022 at Protea Hotel, Kampala. Uganda is among the 12 countries that were selected to commemorate the 10 years of VGGTs.

The National VGGT dialogue in Uganda was organized by National Land Coalition Uganda and Ministry of Lands, Housing and Urban Development. The National Land Coalition (NLC) Uganda brings together various local and international organizations, private sector and research institutions working on land and natural resource governance in the country. The platform is hosted by Land and Equity Movement Uganda (LEMU) and coordinated by a steering committee. The goal of the coalition is to promote people centred land governance through policy and practice change in adherence to Uganda's Vision 2040. The coalition seeks to strengthen multi stakeholder platform for engagements in championing laws and policy formulation and implementation that promote people centred land governance.

1.2 Objectives of the National VGGT Dialogue

The main objective of the National VGGT Dialogue was to improve the level of commitment among key stakeholders to continued work on improving the governance of tenure of land, fisheries and forests in Uganda as a basis for sustainable and equitable progress.

1.2.1 Specific Objectives

1. To take stock of the achievements and, challenges registered in the first 10 years of the VGGTs in Uganda
2. To examine the relevance of the VGGTs in the context of Uganda
3. To explore existing and future opportunities for the achievement of VGGTs
4. To propose priority actions for the realization of VGGTs in Uganda

Expected Results/Outputs from the National VGGT Dialogue

1. A well organized, issue-based and inclusive national dialogue on Uganda's performance on the realization of VGGTs
2. Enhanced awareness and debate on VGGTs among the different actors in governance of Land, Forestry and Fisheries

3. Minimum demands for the realization of VGGTs in Uganda

4. A National VGGT Dialogue Report

1.3 Methodology

The event was both physical and virtual, with a keynote speaker from the government who shared perspectives on the performance of Uganda in as far as VGGTs are concerned. Two speakers from both local and international organizations who provided a conceptual and contemporary analysis of VGGTs and why it was necessary to take stock of the VGGTs. The presentations stimulated participants' thinking on the different aspects of the guidelines. The discussions were moderated by a facilitator who steered the day's agenda and a rapporteur documented the day's proceedings. In group discussions, participants discussed the achievements registered from VGGTs, the challenges faced and priority issues to focus on so that there is improvement of governance of tenure in Uganda.

1.4 Preparatory activities undertaken before the National Dialogue Event

1. Meetings with NLC Uganda steering committee members and MoLHUD
2. Secured the venue which is Protea Hotel Kampala,
3. Selected and briefed speakers, facilitator and rapporteurs as well as developed session briefs
4. Sent invitations to and shared relevant materials with dialogue participants.
5. Branding and publicity engagements were conducted

1.5 Structure of this Report

2.0 SUMMARY OF THE PROCEEDINGS

2.1 The process of the National VGGT Dialogue Event

2.1.1 Introduction

Welcome Remarks from the Chairperson NLC,

Ms. Frances Birungi Odongo, Executive Director UCOBAC, welcomed participants to the meeting. Noted that it is important to internally keep track of what we set out to do as country while we protect land and other natural resources.

She gave a brief summary on the NLC, membership, thematic groups, pillars and strategies. She noted that the platform is coming together to advocate for more people centered legislations on land and natural resources.

Official Event Opening Remarks by Government Representative

Ms. Naome Kabanda, the Director of Land Management, Ministry of Lands, Housing and Urban Development opened the meeting by thanking participants for their individual and institutional efforts towards protection of the land. She noted that the VGGTs were endorsed during the formulation of the National Land Policy and a VGGT secretariat was set up at the Ministry of Lands.

She noted that the National VGGT Dialogue has coincided with the time when the National Land Policy is being reviewed. She therefore appealed for focus on what can be adopted under the National Land Policy that will be relevant for the next 10 years. She noted that the successes in the last ten years are visible.

Ms. Kabanda commended NLC for organizing a forum for the review, and forging the next step. She noted that the National Development Plan 3, National Resistance Movement manifesto, the SDG as key efforts that should be linked to;

- Systematic land education
- Survey and mapping
- Issuance of certificates of customary land ownership and free hold titles

Ms. Kabanda noted that 22 ministry zonal offices have been set up to decentralize land management, call centers to enable complainants to report, public open days for feedback to public to enhance awareness on land rights. She noted that the land awareness week is rotating in the country to create a linkage between the people and the ministry of Lands for better service delivery.

Ms. Kabanda thanked development partners World Bank, European Union, GIZ, UNHabitat in the implementation of the National land policy. The National Land Coalition was called upon to join efforts on the ensuring land rights as well as avail itself in the review of the national land Policy.

2.1.2 Presentations

Presentation 1: What are the VGGTs?

- Ms. Leila Shamsaifar, Resource mobilization and partnership Specialist, Food and Agriculture Organization
- Mr. Makay Rigava, Country Expert, Food and Agriculture Organization
- Mr. Geoffrey Ocan, Field Officer, Arua, Food and Agriculture Organization

This presentation by the three FAO representatives was aimed at achieving two objectives: a). to bring everyone up to speed on what the VGGTs are about; and, b). to share with participants what FAO has done in relation to the implementation of the VGGTs. Ms. Shamsaifar did a great job explaining what the VGGTs are as well as what FAO had done. Mr Godfrey provided additional insights on FAO's work from a Field person's experience. Both of their presentations are herewith attached as Annex 2.

The Question and Answer and Comments/Feedback Session:

Question or Comment	Answer or reaction to the Comment
In reference to the work FAO did in Kasese of establishing a database for land registrations, the Ministry tasked FAO on why they had "abandoned" the work such that today the District is having a lot of challenges with it. Also, the Ministry was very interested in learning about the Talking Book.	FAO assured the Ministry that they will have a one-on-one dialogue to iron out the issues raised as well as to share more on the 'Talking Book'.
A participant asked: <i>"you mentioned an ongoing process on the review of the achievements of VGGTs. Does the review entail an update?"</i>	No reaction on this question
A participant was concerned that, in relation to <i>'the whole society being involved, Academia, courts, traditional leaders have not been highlighted'</i> and recommended that they should be <i>"highlighted and purposively involved in this"</i>	FAO representative noted that the state acts on behalf of society. All the stakeholders are involved in land governance and were called upon to be part of the reform process-this was the reason for conducting this dialogue.
A participant raised this: <i>"there is a challenge with global agreements. Different actors have different/diverse and often radically opposing interests. When we consider VGGTs we should not just focus on what is legal but also what is legitimate in the society...and this brings in the customary land tenure. States have wanted to interfere in customary land.."</i>	FAO clarified that customary is well catered for under the VGGTs and that there is a full chapter on customary in the VGGT guidelines

A comment was made that: <i>“we are looking at the VGGTs only but there are other technical guides that elaborate these principles: we need to highlight them in our discussions.”</i>	NO reaction to this comment
A participant asked: <i>“do these VGGTs have a timeframe?”</i>	FAO responded that there is no timeframe to the VGGTs
A comment was made as follows: <i>“how does society get involved? As we reflect around the space around which the VGGTs have been implemented. A space full of contentions. VGGTs are a global framework but there are nationalistic tendencies that conflict the global framework. At the society level, there is the customary land and it belongs to the natives: they do not want to hear about a global framework. In some contexts to talk about a global framework it can be seen as imperialism for those who feel that there is a threat to lose their land”</i>	FAO clarified that the VGGTs are in line with the Declaration of the AU and the framework guideline on Land Policy in Africa hence the VGGTs were <i>“very well rooted in Africa related land challenges”</i> . The advise was that each country must extract only those principles that apply to it, and contextualize them.

Conclusions on discussions

- ✚ *FAO’s work should have coherence.*
- ✚ *FAO’s ‘Talking books’ were a great idea.*
- ✚ *Need to have local communities, academia, Justice, Law and Order Sector (JLOS) in the efforts on land governance and in the review of the VGGT*
- ✚ *The VGGTs need to consider not only the legal but also legitimacy issues to be able to cater for customary interests*
- ✚ *Look at the VGGT in relations to other technical guides*
- ✚ *Do the VGGTs have a time frame?*

Presentation 2: Why do we need to make the VGGT Reflection?

- *Theresa Auma, Executive Director, Land and Equity Movement in Uganda (LEMU)*

This presentation was made to help participants understand why the National VGGT Dialogue was being conducted and what outcomes were expected from the process. The full presentation is herewith attached as Annex 3. However, in brief the presentation covered the following issues:

-The background of the VGGT

-Taking stock of the implementation of the VGGT

-Constraints. The main one was that ‘VGGTs are voluntary and direct enforcement on specific cases can be limited’

- The stock taking should cover: how national organizations used the VGGT to advance and accelerate tenure process, how they are used to build innovative practices and tools to improve governance of tenure at local level,

-The national dialogue was an opportunity to identify the next steps and prioritize, reflect and re-focus at all levels with actors in the land sector

-Goals of the national dialogue: a) improve the level of commitment among key stakeholder; and b) improve governance of tenure.

Presentation 3: Light Country Assessment Report Uganda

- *Dr. Doreen Kobusingye, National Land Coalition Facilitator*

The presentation is herewith attached as Annex 4.

Table 2: Feedback on the Country Assessment Report

Disagreements, Additions or Comments on the Assessment Report	Reactions from Presenter (Dr. Kobusingye)
A participant made a correction to an issue in the presentation that <i>'the Attorney General of Uganda withdrew the proposal to amend the Constitution on Article 26 pending further consultations.'</i> This was made to remind all that GOU is not yet done with the proposal.	This was acknowledged since the participant who contributed this was a GOU representative
A participant made this addition. <i>"On the elite and investor interests, the Investment Code Act is the one that guides Investors in Uganda. A review of the Code Act mentions land only in this way- that any investor will get either free land or land provided by government. It has nothing about rights of the people that may be found on that kind of land. This means that investor interest override the Ugandan citizen's rights.."</i>	Point noted
Another participant highlighted the aspect of small scale producers vis.a viz large scale producers. Noted that there was diminishing focus on the small scale	Point noted
Comment: the light country assessment focused more on Land and not much is covered on Fisheries and Forests: <i>"we needed fisheries and forestry to get the general overview"</i>	The NLC responded that other sectors will be given opportunity to enrich the report
Comment: <i>"You mentioned that the Tenant-Landlord law did not have gender provisions. The MLHUD is in the process of developing the regulations: provide input on areas needing further legislation"</i>	This point was well received and noted for further action by NLC
Addition: A GOU representative added that <i>"recently European Union gave 32 billion Euros for a period of two (2) years to handle customary land rights"</i> .	Point noted
Comment: <i>"I hoped that after the challenges you should have given us Opportunities regarding VGGTs as this could have given us more mileages"</i>	Point noted
Comment: To FAO: <i>"the VGGTs and a desire to have measurable indicators: Don't we have other indicators, and are we not contributing to these, e.g. SDG indicators? NDP III indicators? and, to Donor's expected indicators? So, yes it would be good to have indicators for VGGTs progress in implementation but is it necessary since we do contributions to other indicators?"</i>	The NLC agreed with this existent challenge and noted that government does not have the money; and yet there are many costs related to the CCOs, some of which must be borne by the applicant for a CCO.
Comment: <i>"in the presentation, you recognize the four (4) different land tenure but said that government only focuses on the three (3). The light country assessment should have understood why there is little focus on the customary. This is important because in Adjumani district, the Senior Land officer is now stuck with so many applications because government is not putting money into CCO processing"</i> .	Point noted

As can be seen from the nature of comments and additions from participants, there was no disagreements. Most of the issues raised were either already known or new information that reinforces already existent knowledge, practice and challenges.

Conclusions on discussions

- The Land Act does not fully address issues of investment
- VGGTs are clear on people's interest on investment but that does not apply to the Uganda legislation
- There is a diminishing focus on the small scale
- Fisheries and forestry were not tackled to detail
- These are guidelines. What were the indicators that informed the evaluation?
- The assessment should have looked at the limited attention given to VGGTs

2.1.3 The break out to groups

The process: The Main facilitator presented two options on how to proceed with the group work session as follows: (a) a thematic areas-based discussion-where the participants would identify the issues and reflect on these; and, (b) a Principles-based discussion- where the participants would group around the 5 VGGT Principles and then reflect on them.

Participants agreed with the Facilitator on a 4:1 ratio of those in support of a Principles-based: Thematic-based approach. Hence, the Principles-based approach was adopted for the smaller group work.

The Facilitator then facilitated the formation of the smaller groups and provided the guiding questions for the groups to use in their reflection. Each group would select a Chair and a rapporteur.

Group work was allocated 30 minutes.

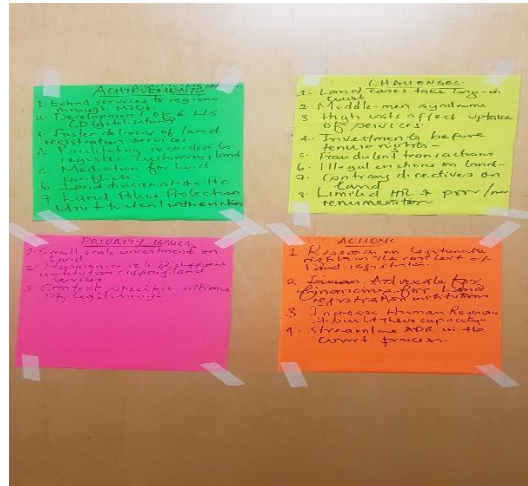
Five groups were formed around the five (5) Principles of the VGGTs.

The Guiding questions: the group level reflection was guided by the following questions.

- (a) What have been the achievements?
- (b) What have been the challenges in realising this VGGT principle?
- (c) What are the priorities in realising the principles?
- (d) What actions need to be taken?

Group work photos





2.1.4 The Plenary Session after Group work

The main points of the presentations from the five (5) teams are well captured and presented in Annex 6. Table 3 below highlights the commonly agreed issues; those in which there were disagreements and then the Issues agreed on as focus areas.

Table 3: Areas of agreement, disagreement and focus going forward

What was commonly agreed in relation to the governance of tenure;	The areas where there were disagreements in relation to governance of tenure;	Issues agreed on as focus areas;
Principle #1: Recognize and respect all legitimate tenure right holders and their rights		
<p>The achievements on Principle #1 (see Annex 5)</p> <p>The Challenges under progress on Principle # 1 (see Annex 5)</p>	<p>A participant contributed that <i>“the “kyesenza” (literally means squatters) are the category of people giving this country headache”</i> .</p> <p>But this was countered with the contribution that: 1. The law requires them to legitimise their occupancy on land (this refers to Mailo land tenure mostly)</p> <p>2. A participant proposed that <i>“the discussion should shift from citizens to natives so that legitimate rights to land can be traced”</i>. Indeed, the definition of ‘legitimacy’ was questioned.</p> <p>3. Another perspective was that <i>“the question of legitimacy invites us to abandon the idea that the law can capture everything hence there is need to go back to society and how it views it’s members settled on that land. Therefore, they may not be natives but if they are recognized as legitimate by society: e.g. many times government has labelled certain people as illegitimate dwellers on a certain land but at the societal level none is contesting their legitimacy.”</i></p>	<p>Amendment of laws</p> <p>Address Mailo land tenure issues</p> <p>Focus on women land rights</p> <p>Consider youth land rights</p>

What was commonly agreed in relation to the governance of tenure;	The areas where there were disagreements in relation to governance of tenure;	Issues agreed on as focus areas;
Principle #2: Safeguard legitimate tenure rights against threats and infringements.		
<p>The achievements on Principle #2 (see Annex 5)</p> <p>The Challenges under progress on Principle # 2 (see Annex 5)</p>	<p>Survey standards: the country has survey standards but they are not reflecting what is on the ground, as in fit for purpose.</p> <p>MLHUD responded and informed participants that they <i>"have recognized the Fit for Purpose strategy and that they were in advanced stages of having it approved by cabinet. Additionally, MLHUD is reviewing the Survey Act-this should be able to relax the rigid standards in the current survey Act while at the same time not creating overlaps"</i>.</p>	<p>Address evictions</p> <p>Address survey guidelines</p> <p>Recordation of customary land</p> <p>Formal justice systems to improve service delivery</p> <p>Amendment of laws</p>
Principle #3: Promote and facilitate the enjoyment of legitimate tenure rights.		
<p>The achievements on Principle #3 (see Annex 5)</p> <p>The Challenges under progress on Principle # 3 (see Annex 5)</p>	<p>None</p>	<p>Harmonise roles in land administration institutions</p> <p>Address the issue of 'legitimacy'</p>
Principle #4: Provide access to justice to deal with infringements of legitimate tenure rights		
<p>The achievements on Principle #4 (see Annex 5)</p> <p>The Challenges under progress on Principle # 4 (see Annex 5)</p>	<p>None</p> <p>Just a comment: <i>"the group should have highlighted who the informal and formal actors are"</i></p>	<p>Address issues in the formal and informal justice systems</p> <p>Address policy and legal issues</p>
Principle # 5: Prevent tenure disputes, violent conflicts and corruption.		
<p>The achievements on Principle #6 (see Annex 5)</p> <p>The Challenges under progress on Principle # 6 (see Annex 5)</p>	<p>Not Applicable: the event was overtaken by time so participants had no chance to make input on the presentation (this was the last presentation)</p>	<p>Address legal framework gaps</p> <p>Address constraints in bottlenecks in formal justice system</p> <p>Communities supported to deal with land-based investments and compensation issues</p>

3.0 ACTION PLAN AND NEXT STEPS

Action Plan generated from the National Dialogue

The group level reflection yielded proposals on what priority areas should be considered per principle and what actions are required to move forward. Table 4 below captures the group level presentations on their reflections and agreements.

Table 4: Group presentations on Priority area and required actions to improve governance of tenure going forward

Priority Issue or Area of Work	Required Action
Principle #1	
1. Formulate /review laws to protect legitimate tenure rights	Comprehensive legal framework for all Fast track VGGTs legal assessment framework
2. Participation/all-inclusive into the policy level	
3. Document women tenure rights-customs evolve: others are progressive	Capacity building for traditional land administration institutions and leaders Capacity building for formal land administration institutions
4. Target youth for land	
5. Record Tenants on Mailo Land	
	Document and empower communities affected by investors
Principle # 2	
1. Lack of implementation; evictions have never been sent to jail	Amendment of laws such as the Land Acquisition Act Adequate, timely compensation of evicted people Livelihood programs for the indigenous persons
2. Lack of Survey guidelines	
3. Prioritization of recordation of customary land	Awareness and sensitization of land matters
4. Corruption	Financial allocation especially to land administration institutions
5. Regulation of land registration processes	
	Legal Aid Clinics Court circuits to go to different places and work on land conflicts Raise awareness on and engage in ADR
Principle #3	
1. Small scale investments on land	
2. Harmonise role of different institutions offering land services	Advocate for financing of land registration institutions Increase human resource and build their capacity Streamline ADR in the court process
3. Context specific notions of legitimacy	Research on legitimate rights in the context of land registration
Principle # 4	
1. Increased funding for land justice institutions	Advocacy and lobbying
2. Harmonisation of formal and informal justice systems	Engage Law reform Commission
3. Strengthen institutions for land justice	Retooling of Local Council Courts, capacity building Develop and Implement guidelines for informal justice institutions
4. Policy and legal development	Finalize the NLAP Bill, Valuation Bill, LARRP, and Land Acquisition Bill
Principle #5	
1. Release report of the Commission of Inquiry	Release report of the COI

2. Create awareness on streamlined avenues for grievance redress	Continue land awareness on rights and obligations Support the work of CSOs, land coalitions Revival of land tribunals Strengthen capacity of Local Council I who are the first "run to" for grievance redress
3. Institute regular audits for land officers especially since the system shows records	
4. Address some of the gaps in the legal framework that result into dispute (from corruption tendencies)	Support pro-people campaigns
5. Preparation of communities for land-based investments	Engage in preventive legal empowerment of communities whose land rights are threatened
6. Document rights of those who own the land so that they are empowered to negotiate either compensation or involvement in the intended projects	
	Conduct more research on land funded by government

Next steps and/or tasks agreed on;

Since the synthesis of the group feedback to get the final and overall priority issues and the related actions required was not done by the participants, due to time constraint, the National Land Coalition Facilitator, in her closing remarks urged participants to remain available for further consultations. She said that the NLC team will work on the feedback from the day's event and then share on emails for further contributions from the participants. This would enable the development of a program for implementation of a suite of activities between now and January 2023 using the USD 20,000 grant from the IFAD/FAO.

Next step: NLC communication to participants on email to secure their feedback on priority areas and activities to implement between October 2022 - January 2023.

ANNEXES

Annex 1: Participants' List of the National VGGT Dialogue



**National VGGT
Dialogue Attendance**

Annex 2: FAO's Presentation



Presentation by
FAO-Leila-VGGT_FAO

Annex 3: Presentation on the need to take stock of VGGTs



Theresa-Presentation
on VGGT National Dia

Annex 4: Light Country Assessment Report



Uganda LCA
Presentation.pptx

Annex 5: Group Work

Principle	Achievements	Challenges	Priority Issues	Actions
<p>Recognize and respect all legitimate tenure right holders and their rights. They should take reasonable measures to identify, record and respect legitimate tenure right holders and their rights, whether formally recorded or not; to refrain from infringement of tenure rights of others; and to meet the duties associated with tenure rights.</p>		<ol style="list-style-type: none"> 1. no legal framework 2. no clear zoning for pastoralists 3. fishermen 4. lack of recorded rights – customary land 5. discrimination of women 6. registration is expensive, fraudulent 7. land dispute 8. tenant rights not recognised 9. male dominance in ownership 	<ol style="list-style-type: none"> 1. formulate and review legal provision 2. participate/inclusive in legal formulation and reform 3. document women tenure rights 4. document and empower victims affected by large investments 5. target youth for land 6. record tenant rights on mailo land 	<ol style="list-style-type: none"> 1. Comprehensive legal framework 2. fast track VGGT legal assessment framework 3. document women tenure rights 4. capacity building for formal land administrators 5. document cases of victims to evictions 6. target youth for land
<p>Safeguard legitimate tenure rights against threats and infringements. They should protect tenure right holders against the arbitrary loss of</p>	<ul style="list-style-type: none"> - Laws - Land registration - Awareness raising on land rights - Presidential directives - Ministerial directives 	<ul style="list-style-type: none"> - Conflict between the law and customs - Historical land injustices e.g the Batwa - Limited financing for implementation - Unregistered land - Low prioritisation of land matters - Squatters 	<ul style="list-style-type: none"> - Implementation - Survey guidelines - Prioritisation of registration of customary land - Awareness and sensitization of land matters - Legal clinics 	<p><i>(draw from priority areas)</i></p>

<p>their tenure rights, including forced evictions that are inconsistent with their existing obligations under national and international law.</p>		<ul style="list-style-type: none"> - Land grabbing - Presidential and ministerial directors - Expensive justice - Corruption - Costly registration - No survey guidelines - 	<ul style="list-style-type: none"> - Alternative dispute resolution - Corruption - Court circuits go to different parts of the country; Allocate funds - Regulation of land registration processes - Amend land acquisition Act - Compensation be timely, adequate - Livelihood programs for the evicted persons 	
<p>Promote and facilitate the enjoyment of legitimate tenure rights. They should take active measures to promote and facilitate the full realization of tenure rights or the making of transactions with the rights, such as ensuring that services are accessible to all.</p>	<ol style="list-style-type: none"> 1. Extend service to regions 2. Fast register land through digitalisation 3. Recordings to register customary land 4. Mediation for land conflicts 5. Land division at the HC 6. Police unit for protection to deal with eviction 	<ul style="list-style-type: none"> - Land cases take long - High costs of acquisition e.g surveying - Investment before tenure rights - Fraudulent transactions e.g titles in water bodies - Illegal evictions, legal evictions done illegally - Contrary directions on land - Limited human resource on administrators 	<ul style="list-style-type: none"> - Harmonise roles of institution - Small 	<ul style="list-style-type: none"> - Research on legitimate rights in the context of land registration - Advocate for financing land registration institutions - Increase human resources and build their capacity - Streamline ADR in the court processes

<p>Provide access to justice to deal with infringements of legitimate tenure rights. They should provide effective and accessible means to everyone, through judicial authorities or other approaches, to resolve disputes over tenure rights; and to provide affordable and prompt enforcement of outcomes. States should provide prompt, just compensation where tenure rights are taken for public purposes.</p>	<ul style="list-style-type: none"> -Availability of legal services e.g justice -Alternative dispute resolution -Mediation by non-state actors -Law reform process – Legal Aid ill, Valuation Bill -Capacity building for Land justice system -Compensation of PARS -Awareness 	<ul style="list-style-type: none"> -delayed legislation -limited resources for LC courts -Inadequate staffing in courts -conflicting mandates between institutions -delays in adjudication -conflict in formal and informal justice system -corruption in land sector -patriarchy 	<ul style="list-style-type: none"> -increase funding for land justice -harmonise formal and non formal justice -Strengthen institutions -Policy and legislation development 	<ul style="list-style-type: none"> -Advocacy and lobbying -Engage LRC -Retooling LC Courts, capacity building -develop and implement guidelines for informal justice systems -Finalise pending legislations
<p>Prevent tenure disputes, violent conflicts and</p>	<ul style="list-style-type: none"> - Create transparency, zonal offices, open days 	<ul style="list-style-type: none"> - Alternative justice centres - Abuse and misuse of office 	<ul style="list-style-type: none"> - Prepare communities for large investments 	<ul style="list-style-type: none"> - Land awareness - Funding for CSO that do land interventions - Support pro-poor campaigns

<p>corruption. They should take active measures to prevent tenure disputes from arising and from escalating into violent conflicts. They should endeavour to prevent corruption in all forms, at all levels, and in all settings.</p>	<ul style="list-style-type: none"> - Awareness of land rights - Distributing on knowledge materials - Attempts of translating to native languages - Supporting alternative justice - Commission of inquiring e.g Bamugemerirwe report - 	<ul style="list-style-type: none"> - Impunity – ownership because of less documentation - Not documenting/updating ownership by owners - Delayed justice - Complexity on procedure especially transactions - Focus on large scale land acquisition - Late/no release of land commission reports 	<ul style="list-style-type: none"> - Document rights of those that own land 	<ul style="list-style-type: none"> - Revive land tribunals - Strengthen capacity of LC - Research on conflict and grievance by government
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Annex 6: Photographs



Ms. Birungi Odong giving the opening remarks at the start of the National VGGT Dialogue, October 6, 2022, Hotel Protea, Kampala.



Ms. Kabanda Naome giving her opening remarks and officially opens the National VGGT Dialogue, October 06, 2022, at Hoetl Protea, Kampala.



FAO representative, Ms. Leila Shamfaisar, makes her presentation on what VGGTs are and FAO's work in Uganda, October 6, 2022 at Protea Hotel, Kampala



Group photo of the National Dialogue participants, October 06, 2022, at Hotel Protea, Kampala.



Group work session-Group I members during the reflection on Principle NO.1



Group work session-Group II members during the reflection on Principle NO.2