



UNIVERSITY OF NAIROBI

**THE RELATIONSHIP BETWEEN LAND TENURE SYSTEMS AND URBAN
RESIDENTIAL LAND VALUES IN KAMPALA: A CASE STUDY OF MAKINDYE
DIVISION**

By
KITULAZZI DAVID
B92/81700/2015

**A RESEARCH PROJECT SUBMITTED TO THE DEPARTMENT OF REAL ESTATE
AND CONSTRUCTION MANAGEMENT OF THE UNIVERSITY OF NAIROBI IN
PARTIAL FULFILLMENT OF THE REQUIREMENTS OF THE AWARD OF A
MASTERS DEGREE IN VALUATION AND PROPERTY MANAGEMENT**

NOVEMBER 2018

DECLARATION

CANDIDATE'S DECLARATION

I **David Kitulazzi** declare that this research project is my original work and it has never been submitted to any Institution of higher learning for any academic purposes.

Sign:

Date:.....

SUPERVISOR'S DECLARATION

This research project has been written under my supervision and it is ready for submission with my approval.

Sign:

Date:

Name: **Dr. Luke Obala**

DEDICATION

I dedicate this piece of work to my family; my dad Mr. John Frederick Mukasa, my momma Mrs. Edith Mukasa; my sister Justine Nalwoga and my brothers Sam Luutu and Enoch Ntale Bazanye.

ACKNOWLEDGEMENT

I acknowledge several Institutions and individuals for their moral and academic assistance towards my study at the University of Nairobi. My sincere thanks go to my employer Makerere University Business School for granting me this further study opportunity as I build my carrier. In the same spirit, I sincerely appreciate IRE/BS Foundation for African Real Estate Research for their financial sponsorship for my study program.

Special thanks go to my academic supervisor Dr. Luke Obala for his academic guidance which has made this piece of work a success. More thanks go to the teaching and non-teaching staff in the Department of Real Estate and Construction Management of this great University of Nairobi for their input in my studies. More thanks also go to my colleagues at Makerere University Business School (especially in the Department of Finance) for their academic support.

I also acknowledge the moral and academic support from my friends and family in both Uganda and Kenya.

May the good Lord bless you all.

ABSTRACT

Land holding under the land tenure systems in Kampala is a complex matter since it involves a dual ownership which allows a separation of rights to own land by the land owner and a right to use and develop the same land by a lawful or bonafide occupant with a kibanja interest. This study examined the relationship between land tenure systems and urban residential land values.

With a focus on Makindye Division, the study indicated that all the land tenure systems had this dual ownership with multiple conflicting tenure rights between the land owner and occupant/tenant. The study established that there is a lot of informality in land access, ownership, sub division and developments in the Division because informal land transactions were simple and cheap as compared to the complex formal land transactions. This was observed in the selected study areas of Katuso Zone in Buziga Parish for Kabaka's land, Kamwanyi Zone in Nsambya Central Parish for Freehold land and Central Zone in Kisugu Parish for Private Mailo.

The study further indicated a general increase in urban residential land values over a period of ten years from 2006 – 2016 as a result of the factors influencing urban land values in the division that included; accessibility, social amenities, population changes, land use regulations, size of the land among others.

Also findings of the study established that land tenure systems have a moderate positive significant relationship with urban residential land values given $(r) = .457^{**}$, $p \leq .01$ and they only contributed to 22.8% on the urban land values in Makindye Division (given adjusted R Square of .228). However, land tenure systems were insignificant in predicting urban residential land values given their probability values (p-values) higher than 0.05.

The study recommended Kampala District Land Board, Buganda Land Board and Kampala Archdiocese Land Board to consider regularizing all the land informalities in Makindye Division so that a formal register is created for land access, ownership, use, developments among other land transactions in Makindye Division.

TABLE OF CONTENTS

DECLARATION	i
DEDICATION	ii
ACKNOWLEDGEMENT	iii
ABSTRACT.....	iv
TABLE OF CONTENTS.....	v
LIST OF TABLES	viii
LIST OF FIGURES	ix
LIST OF ACRONYMS	x
CHAPTER ONE	1
INTRODUCTION	1
1.1 Background of the Study	1
1.2 Statement of the Problem.....	3
1.3 Study Objectives	4
1.3.1 Specific Objectives	4
1.4 Research Questions.....	4
1.5 Scope of the Study	5
1.6 Significance of the Study	5
1.7 Definition of Key Terms.....	5
CHAPTER TWO	6
LITERATURE REVIEW	6
2.1 Introduction.....	6
2.2 Land Tenure Systems.....	6
2.2.1 Customary Tenure.....	7
2.2.2 Mailo Tenure.....	8
2.2.3 Freehold Tenure.....	10
2.2.4 Leasehold Tenure.....	11
2.3 Urban Land Values	12
2.3.1 Overview of Land Values	12
2.3.2 Factors Affecting Urban Residential Land Values	13
2.3.3. Trends in Urban Residential Land Values	15
2.3.4. Approaches to Valuation.....	16
2.4. Relationship between Land Tenure and Urban Residential Land Values	17
2.5. Bid Rent Theory.....	19

2.6. Conceptual Framework	21
2.6.1. A Continuum in Land Tenure Rights.....	21
2.6.2. Conceptual Model.....	21
CHAPTER THREE	23
RESEARCH METHODOLOGY	23
3.1. Introduction.....	23
3.2. A Brief Background of Makindye Division.....	23
3.3 Research Design.....	25
3.3.1 Target Population.....	25
3.3.2 Sample size	25
3.3.3 Sampling Design and Procedures	26
3.3.4. Methods of Data Collection	33
3.3.5. Data Processing, Analysis and Presentation	34
CHAPTER FOUR.....	35
PRESENTATION, ANALYSIS AND DISCUSSION OF THE RESULTS.....	35
4.1 Introduction.....	35
4.2 Descriptive Results for Registered Valuation Surveyors.....	35
4.2.1 Background Information of Respondents	35
4.3 Examining Land Tenure Systems	36
4.3.1 Examining Kabaka’s land.....	37
4.3.1.1 Presentation and Analysis of Results.....	37
4.3.1.2 Discussion of Findings.....	39
4.3.2 Examining Private Mailo	44
4.3.2.1 Presentation Analysis of Results.....	44
4.3.2.2 Discussion of findings.....	46
4.3.3 Examining Freehold land.....	50
4.3.3.1 Presentation and Analysis of Results	50
4.3.3.2 Discussion of Findings.....	52
4.3.4 Examining Leasehold land.....	56
4.3.4.1 Presentation and Analysis of Results.....	56
4.3.4.2 Discussion of Findings.....	58
4.4 Examining Factors Affecting Urban Residential Land Values.....	63
4.4.1 Presentation and Analysis of Results	63
4.4.2 Discussion of findings.....	65

4.5 Examining the Trends in Urban Residential Land Values.....	70
4.5.1 Presentation and Analysis of Results.....	70
4.5.2 Discussion of findings.....	72
4.6 Establishing the relationship between land tenure systems and urban residential land values	80
4.6.1 Correlation Results Using Pearson’s Correlation Matrix	80
4.6.2 Regression Results	82
CHAPTER FIVE	84
SUMMARY OF STUDY FINDINGS, CONCLUSIONS AND RECOMMENDATIONS	84
5.1. Introduction.....	84
5.2. Summary of Study Findings	84
5.3 Conclusion	86
5.4 Recommendations.....	86
5.5 Implication and Areas of Further Research	87
REFERENCES	88
APPENDICES	92

LIST OF TABLES

Table 3.1: Category of Respondents.....	25
Table 3.2: A Matrix Showing Parishes with a Concentration of Residential Land Values from 2006 – 2016 by Bageine and Company Limited.	28
Table 3.3: Selected Study Parishes with Their Villages	28
Table 4.1: Background Information of Respondents.....	35
Table 4.2: Presentation and Analysis of Results.....	37
Table 4.3: Annual Busuulu Amounts Set by the Government of Uganda.....	40
Table 4.4: Presentation Analysis of Results	44
Table 4.5: Presentation and Analysis of Results.....	50
Table 4.6: Presentation and Analysis of Results.....	56
Table 4.7: Presentation and Analysis of Results Residential Land Values	63
Table 4.8: Correlation Results Using Pearson’s Correlation Matrix	67
Table 4.9: Presentation and Analysis of Results.....	70
Table 4.10: Presentation and Analysis of Trends of Urban Land Values on Private Mailo	74
Table 4.11: Presentation and Analysis on Trends of Urban Residential Land Values on Kabaka’s land.....	76
Table 4.12: Presentation and Analysis on Trends of Urban Residential Land Values on Freehold land.....	77
Table 4.13: Presentation and Analysis on Trends of Urban Residential Land Values on Leasehold land.....	78
Table 4.14: Presentation and Analysis of Correlation Results	80
Table 4.15: Presentation and Analysis of Regression Results	82

LIST OF FIGURES

Figure 2.1: The Bid Rent Curve.....	19
Figure 2.2: An Illustration of a Continuum in Land Tenure Rights	21
Figure 2.3: A Conceptual Model Showing the Relationship between Land Tenure Systems and Urban Residential Land Values in Kampala.....	22
Figure 3.1: A map of Makindye Division Showing Administrative Parishes	24
Figure 3.2: A map of Makindye Division Showing Parishes with a Concentration of Residential Land Values from 2006 – 2016 by Bageine and Company Limited	27
Figure 3.3: An aerial map of Katuuso Zone, Buziga Parish	31
Figure 3.4: An aerial map of Kamwanyi Zone, Nsambya Central Parish	32
Figure 3.5: An aerial map of Central Zone, Kisugu Parish	33
Figure 4.1: The Process of Securing a Kibanja on Kabaka’s Land	42
Figure 4.2: Analysis on the Trends of Urban Residential Land Values on Private Mailo	75
Figure 4.3: Analysis on the Trends of Urban Residential Land Values on Kabaka’s land	76
Figure 4.4: Analysis on the Trends of Urban Residential Land Values on Freehold land	77
Figure 4.5: Presenting Analysis of the Trends of Urban Land Values on Leasehold land.....	79

LIST OF ACRONYMS

BLB: Buganda Land Board

BoU: Bank of Uganda

CBD: Central Business District

DLB: District Land Board

KDLB: Kampala District Land Board

KALB: Kampala Archdioceses Land Board

KCCA: Kampala Capital City Authority

LC: Local Council

MLHUD: Ministry of Lands Housing and Urban Development

UBOS: Uganda Bureau of Statistics

ULC: Uganda Land Commission

CHAPTER ONE

INTRODUCTION

1.1 Background of the Study

Land tenure is a setting under which land as a natural resource is held and used with a clear relationship where land privileges and obligation are defined with regards to ownership and use of land among individuals or groups of individuals or communities (Payne & Durand-Lasserve, 2012; Durand-Lasserve, & Selod, 2007). The issue of land tenure seems to be so complex in urban areas or cities which are components of the built environment that covers all essentials of housing, relaxation centres and infrastructure that interlinks the different functions to one other. It is therefore important that the eminence of built environment will surely affect the land values in the urban areas or cities (Topçu, 2009).

All cities globally are always challenged with urbanization which exerts pressure on land use activities within them. It is due to this argument that Thirkell (1989) asserts that third world cities are characterized with hasty urbanization which has hastened demands for land for residential, commercial, industrial, recreation among other real estate activities thus pushing their land values higher for low income people in the cities who have little or no access to land. This in turn forces low income people to dwell in land unlawfully which activates informal land markets.

This therefore, calls for a crystal clear land administration with a purpose to resolve all misunderstandings relating to land ownership and use with noticeable land laws, policies and regulations. However, Pedersen et al (2012) assert that the reality and truth on the ground in regards to land administration deviates significantly from what is laid out in national land laws and regulations in many Sub-Saharan African countries.

Uganda, just like other developing countries still faces land tenure constraints which have impacted heavily on the land values in Kampala (the country's capital). Article 237 of the 1995 Ugandan Constitution asserts that all land in Uganda is to be owned by its citizens and is vested in them in harmony with four land tenure systems of Freehold, Customary, Mailo and Leasehold. These tenure systems therefore, call for a well-functioning land administration to manuscript and

disseminate information about ownership, use and value of land in a well-established land market for better market transactions.

Dowall (1993) argues that during market interactions and transactions, buyers explore goods or services of interest and upon finding the sellers, both parties negotiate the prices for such goods or services. He adds on to say that an economically logical buyer will always endeavor to pay for goods or services at the lowest price possible but may also end up discarding all sales offers in case the asking prices are too high. Therefore, in a market where land is involved as a product of transaction, a land market is created. FAO (2003) defines land markets as places where people attain or transfer land and land use rights; and their significance develop with the growth in the economy as a result of population intensification (Holden & Otsuka, 2014).

Across sub-Saharan Africa, urban land markets are arenas where governments, private developers, customary establishments, land owners, slum dwellers, tenants among other urban players make a livelihood and operational places (UN-Habitat & Urban LandMark, 2010). Urban land markets are categorized into formal and informal land markets whereby the formal land market involves land transactions and land use rights that are suitably and rightfully registered and recorded as well as signing formal agreements while the informal land market engages land transactions and land use rights that are informally registered and recorded (Syagga, 2011; Giddings, 2009). In regards to the above urban land markets, it is noted that both land markets are present in Kampala.

Syagga (2011) argues that acquiring land in Kampala under the formal market is complicated, bureaucratic, technical and translucent while acquiring land through the informal system is simple, well-understood at a lower cost and it is appropriate for trading relatively small plots of land. This has left only a few people who can afford land whereas the majority poor in Kampala have been forced to access and acquire land in the informal market on an insecure tenure because it is cheap, requires less transaction costs (brokerage fees, LC1 fees).

It is therefore, important to note that land values play a vital position in the allocation of land, thus shaping the model of development (Ottensmann, 1997). This study therefore, seeks to examine the three land tenure systems (Freehold, Mailo and Leasehold) existing in Kampala and determine their relationship with urban residential land values.

1.2 Statement of the Problem.

Many cities in sub-Saharan Africa are emerging as cosmopolitan. They are characterized with a vast population from different countries and regions living collectively with people from different backgrounds, traditions and norms. As one of the cities in sub-Saharan Africa, Kampala is following the same pattern characterized by a deprived zoning master plan. In addition, the city has a complex land tenure system with bonafide ownership legislation which has resulted in an unsystematic urbanized pattern (Habitat for Humanity, 2013).

The existence of conflicting tenure rights according to Giddings (2009) has distorted urban land market operations; thus affecting the cost of land to the likely buyers. He adds on to say that while public land (Land owned by KCCA, Institutions like churches and schools) continues to be urbanized in a moderately tidy and considered way in Kampala, Mailo land has remained mainly unregulated and loose with chaotic occupancy and is poorly serviced.

About 52% of the land in Kampala is held under Mailo (Giddings 2009), with many owners not settled on them. In many cases, the lands are settled on by lawful tenants, bonafide occupants or illegal tenants (squatters). All these tenants have to be compensated before a Mailo landowner can undertake any transactions on the land. This is in agreement with Section 35 (a) and (b) of the Land (Amendment) Act of 2010 that asserts that any land owner who wishes to transact any interests in the land should consider the first alternative of the transaction at hand to the tenant. Likewise, any tenant who desires to allocate any occupancy should offer the first alternative to the land owner.

There are conflicting tenure rights on the same piece of Mailo land; where the landlord with the land title in principle owns the piece of land, while the occupant/tenant has the legally protected right to live on and use the land provided he or she pays the nominal annual rent. This has limited the use of the land to its full potential, increased transaction costs and has broadly decreased productivity and value of the land (New Vision 2005, December 11; Land Sector Strategic Plan II, 2013-2023).

According to Kakaire (2013), this relationship between mailo land owners and tenants has been strained further by the rising demand and value of land in a way that for those landlords who do not have the ability to compensate the tenants, their land titles are equal to almost zero value

(EkitibwaKyabuganda, 2009). This is because the landlord is powerless to use the land directly regardless of land size, productiveness or location since the tenants in reality have the more valuable right to occupy and develop the land.

Furthermore, land in Kampala is administered and managed by different land boards; that is to say Buganda Land Board (BLB) for Kabaka's land, Kampala Archdioceses Land Board (KALB) for Freehold land owned by the Roman Catholic Church and Kampala District Land Board (KDLB) for Public Freehold/Leasehold and Private Mailo. These arrangements impact differently on land values, more so given their differences in their land administration and management procedures and processes.

1.3 Study Objectives

The major objective of the study was to determine the relationship between land tenure systems and urban residential land values.

1.3.1 Specific Objectives

- 1) To examine the existing land tenure systems in Kampala;
- 2) To examine the factors affecting urban residential land values;
- 3) To identify and examine the trends in the urban residential land values; and
- 4) To establish the relationship existing between land tenure and urban residential land values.

1.4 Research Questions

- 1) What are the land tenure systems existing in Kampala?
- 2) Which factors affect urban residential land values and prices in Kampala?
- 3) What are the trends in the urban residential land values?
- 4) What relationship exists between land tenure and urban residential land values?

1.5 Scope of the Study

Kampala is currently divided into five urban divisions namely Central, Kawempe, Makindye, Rubaga as well as Nakawa. The study mainly focused on Makindye Division as the case study area because the Division has all the prevailing land tenure systems and it is majorly a residential settlement with an attractive urban land market than the other divisions.

1.6 Significance of the Study

Land tenure remains a complex matter distressing most of the land relations in Kampala. As a result, conflicts persist between individuals and institutions over land ownership and land values. It is hoped that this study will help the land registries of Kampala District Land Board (KDLB), Kampala Archdioceses Land Board (KALB) and Buganda Land Board (BLB) to create an advanced formal land register to regularize land ownership in Makindye Division. This study will also be an eye opener for both public and private institutions which may have interests in establishing property price indices and land value data bank in Kampala.

Many studies on land tenure systems in Kampala (Muinde, 2013; Wamani, 2010; Giddings, 2009; Nkuruzinza, 2005) relate more on urban land uses and developments, informal settlements and urban land markets but with little emphasis on the urban land values. This study is therefore, intended to fill this empirical gap.

1.7 Definition of Key Terms

Land Tenure refers to the terms and circumstances on which land is held, used and transacted.

Land Administration refers to the process of determining, recording and disseminating information about ownership, value and use of land.

Land Market refers to a place where land is being transacted between a willing buyer and a willing seller at a given value.

Kibanja (singular of bibanja) is a Luganda vocabulary to mean a plot of land owned by an occupant or tenant given by the land lord.

Busuulu is a Luganda vocabulary that refers to an annual premium as a form of ground rent paid by a tenant to the landlord for using the land.

CHAPTER TWO

LITERATURE REVIEW

2.1 Introduction

This chapter presents a review of related literature on land tenure systems and urban land values. The literature is largely focused on studies undertaken in Uganda and other countries and it is focused to help identify the missing gaps in knowledge that may need further investigations.

2.2 Land Tenure Systems

As a result of population growth across the globe, land has been subjected to strain in order to satisfy the demands of this rising population. Durand-Lasserve, & Selod, (2007) assert that land tenure should be observed as a social relation concerning a multifaceted set of regulations that administers land use and ownership since various users might have access to the whole bundle of rights while others might be limited in their usage of the land resource. These rights and related responsibilities are rooted in sets of tenure rules and customs which are endorsed by official or unofficial entities where a number of people may hold diverse tenure rights in the same piece of land which can be formal or informal (UN-Habitat, 2007).

According to Durand-Lasserve and Selod (2007), developing countries have a multiplicity of tenure circumstances varying from the most informal land rights of ownership and usage to formal land rights depicted in a continuum in land tenure rights. In Uganda, the customary system of land holding was influenced by the beginning of new land holding systems after colonialism in order to appease the local chiefs and get local political partners in the successful administration of the country (Kihangire, 2011). For instance, all land in the Buganda Kingdom, where Kampala is located according to Nkurunziza (2005) belonged to the Kabaka (King of Buganda) and no land holding was acknowledged except it had directly or indirectly been granted by the Kabaka.

Cornhiel (2003) asserts that Uganda's formal land tenure system was at first acknowledged when the British Protectorate throughout the country's colonial administration signed the 1900 Buganda Agreement with the Buganda Kingdom. This agreement divided the land (among the Crown "Queen's government", the Kabaka, his Chiefs and Missionary societies) in square miles

of land, hence the term “mailo” deriving from the English length-unit (mile) which was the basis of measurement in land allocations (Kihangire, 2011; Wamani, 2010).

Since independence in 1962, Uganda has transformed its formal legislation regarding property rights and ownership till the 1995 Constitution with article 237 (3) on Land Ownership which asserts; *“Land in Uganda shall be owned in accordance with tenure systems of Customary, Freehold, Mailo and Leasehold”*.

2.2.1 Customary Tenure

The Land Act 1998, Cap 227 defines customary tenure as a structure of tenure presided over by rules normally established as obligatory and respected by a group people, clan, tribe to which it applies. According to Ssemutooke, (2015); Habitat for Humanity, (2013), land in Uganda is held mostly under the customary tenure in different forms say communal, belonging to a specific clan while in others, it is in custody by individuals; with people having the right to own, and use the land but without land titles (Pedersen et al, 2012).

The Land Act 1998 asserts that anybody who attains land under customary tenure shall be bound by the customary set of rules described by the local customary guidelines and regulations of land belonging to an individual, household or a customary association.

In regards to obtaining a private certificate of title for individuals, Ssemutooke (2015) asserts there must be a mutual agreement between individuals and the community that holds the land through its leaders and chiefs, then the sub-county and then government land boards take up the procedure of issuing the land title; which confirms article 237 4 (a, b) of the country’s Constitution that provides for conversion of communal tenure into freehold and leasehold.

Unfortunately, the reality on ground is different with evidence of land grabbing in areas with customary land where the rich connive with clan or tribal chiefs after a bribe. This is confirmed by a study of Cornhiel (2003) which indicates that customary land has tended to become more individualized and incidents of sale are very high, a practice that is attributed to poverty; which has weakened the institution of customary land in many places in the country leading to an increase in many distress sales.

However, it is not only poverty that the distress sales of customary land are very high; several other factors say population growth, economic potential growth of communities today call for individualization of land where people prefer individual ownership to sharing.

2.2.2 Mailo Tenure

This is a form of tenure that entails the holding of registered land in infinity permitting the separation of land ownership from land developments made by a lawful or bona fide occupant as defined by Cap 227 of the Land Act 1998. The term mailo emanates from the 1900 Buganda Agreement as earlier stated where the whole land of Buganda Kingdom was allocated to the Kabaka, his distinguished and local chiefs in the name of mailo land from the word mile which was the basis of measurement in land allocations (Ssemutooke, 2015; Muinde, 2013; Pedersen et al, 2012; Kihangire, 2011; Wamani, 2010; Giddings, 2009).

According to Ssemutooke (2015), by the time of independence in 1962, there were thousands of registered mailo land owners with small parcels of land obtained through inheritance, or by sale who got certificates of land titles from the colonial administration while customary rights of plots (Bibanja) had peasants (Bibanja holders) settled on the land with permission of the mailo owner, who paid an annual rent premium (Obusulu) to the landlord/owner (Cornhiel, 2003).

The 1995 Ugandan Constitution under Article 237 (8) prohibits mailo land owners from restraining customary tenants, bona fide or lawful occupants. This provision was further introduced in Chapter 227 of the 1998 Land Act and revised in the 2004 and 2010 Land (Amendment) Acts in order to prevent probable land evictions of bibanja occupants by landlords. Despite these provisions to protect bibanja occupants by law, there are still cases of forced land evictions of bibanja occupants by the rich land owners.

According to Section 29 of the Land Act 1998, a Lawful occupant or tenant is “ *a) a person occupying land by virtue of the repealed— (i) Busuulu and Envujjo Law of 1928; (ii) Toro Landlord and Tenant Law of 1937; (iii) Ankole Landlord and Tenant Law of 1937; b) a person who entered the land with the consent of the registered owner, and includes a purchaser; or c) a person who had occupied land as a customary tenant but whose tenancy was not disclosed or*

compensated for by the registered owner at the time of acquiring the leasehold certificate of title”.

The section also defines a Bona fide occupant or tenant as *“a person who before the coming into force of the Constitution— a) had occupied and utilized or developed any land unchallenged by the registered owner or agent of the registered owner for twelve years or more; or b) had been settled on land by the Government or an agent of the Government, which may include a local authority”.*

This has given increased shield to the above occupants of mailo land in that before a mailo land owner sells or develops the land he or she owns, such occupants must be properly compensated since they are also acknowledged as legal owners with rights to sell and develop the land but with prior discussion with the mailo land owner too.

Mailo land has been categorized further into two (Kabaka’s Land and Private Mailo) and according to Tumusiime (2014), a frequently asked question in central Uganda by majority probable buyers prior to getting into land business deals or transactions is whether the land under sale is Kabaka’s land or Private Mailo.

Muinde (2013), Kihangire (2011) assert that the among the beneficiaries of the 1900 Buganda Agreement by virtue of their offices included the King of Buganda Kingdom (Kabaka) who was given 350 square miles. This is the land popularly known as Kabaka’s land and it is at present managed by the Buganda Land Board (BLB). Kabaka’s land is sometimes known as Official/Public Mailo or Kabakaship land.

The term Kabaka’s Land according to Tumusiime, (2014) is a phrase not embedded in the law but was most likely created since the land referred to belongs to the office of the Kabaka of Buganda. He goes on to say that this land is also mailo land, the variation being that it is official mailo (the Kabaka owns it by virtue of his office). Therefore, this land is not for sale since if one is permitted to acquire and own this land, the next generation of the Kabakas’ shall have nothing left for them. However, one can either obtain a leasehold right of ownership or a Kibanja (plot of land).

Also among the beneficiaries of the Agreement were 1000 Chiefs of Buganda Kingdom and private land owners who were allocated 8,000 square miles (each allocated 8 square miles). These held land rights similar to those of Freehold land. They were free to sell all or part of their holding as well as passing it to their successors either under customary inheritance procedures or through a will. It is through selling this private mailo that people who are not royals in the Buganda Kingdom own land that once belonged to the royals (Tumusiime, 2014).

2.2.3 Freehold Tenure

The Land Act 1998, Cap 227 defines Freehold tenure as a form of land holding of registered land in perpetuity or for duration less than perpetuity that might be permanent by a circumstance. A person holding freehold land has full rights of ownership, use, transactions and disposal which significantly make it valuable by landowners.

Just like Mailo land, Freehold tenure was originated by the 1900 Buganda Agreement and it was awarded as a grant to the citizens, existing religious, educational and other big corporate institutions by the British colonial administration before Uganda's independence in 1962 (Giddings, 2009).

With the passing of the Land Reform Decree in 1975, all land earlier held by title was declared public and all freehold interests were abolished as supported by Wamani (2010); Cornhiel (2003). The Decree converted freehold land into leaseholds of 999 years for public entities and 99 years for individuals as stated in Section 3 (a) and (b) of the Decree.

However, the institution of the 1995 Constitution reinstated the land tenure systems, although freehold still has a limited portion in the country (Pedersen et al, 2012). Ssemutooke (2015) asserts that obtaining a certificate of title under this tenure is followed openly through government established sub-county land offices, district land offices and the zonal offices of the Ministry of Lands Housing and Urban Development.

2.2.4 Leasehold Tenure

The Land Act 1998, Cap 227; Pedersen et al (2012) define Leasehold tenure as a land holding formed either by contract or by operation of law with obligations which might be regulated by law among the parties under which the landlord or owner (lessor) awards the tenant or occupant (lessee) restricted rights of ownership of land usually for a period defined for a consideration of a capital sum (premium) or for both rent and a premium.

According to Muinde (2013), leasehold land tenure in Kampala is the former public land that was owned by the colonial government which fell under the jurisdiction of Uganda Land Commission (ULC). ULC then vested this land in urban areas to Local Land Boards (LLB) to maintain, sell or lease it (Wamani, 2010; Giddings, 2009). To date, there is leasehold land owned and managed by ULC but majority of the leased land in Kampala is under Kampala Capital City Authority (KCCA) and managed by Kampala District Land Board (KDLB). However, the administration of leasehold land by ULC and KDLB is passive because KCCA has overshadowed these institutions.

Article 28 (1) of the Land Act 1998 provides for conversion of leasehold land into freehold land. It states; *“any lease which was granted to a Ugandan citizen out of former public land and was subsisting on the coming into force of the Act may be converted into freehold upon satisfaction of the board”*. A study by Muinde (2013) indicates that Leasehold land tenure in Kampala is largely in the Divisions of Central and Nakawa. This is due to the predominance of commercial activities in the Divisions than the rest.

In regards to the percentages of land holdings in Kampala, Giddings (2009) asserts that more than fifty two percent (52%) of the land is held under mailo tenure, about thirty percent (30%) is public land administered by Kampala Capital City Authority (KCCA) and leased to private individuals, about eight percent (8%) of the land is owned by the Government for its usage, about seven percent (7%) is freehold and the rest owned by institutions. This implies that the land tenure systems existing in Kampala comprise of Mailo, Freehold and Leasehold.

2.3 Urban Land Values

2.3.1 Overview of Land Values

FAO (2003) stresses that land values relate to the natural value of the land without structural improvements. They are possibly the most necessary price in urban economics where most literature seeks to explain the determinants of land prices, value of facilities, land-use regulations influencing the residential or commercial feasibility of the land according to Albouy & Ehrlich (2013).

However, studies on land value are burdened with problems because some countries have a functional land markets while others consider land a common good which is not transferable (FAO, 2003). In regards to this study, Uganda has a functional land market characterized with both formal and informal features.

According to Dowall (1993), market prices in the market place are determined at a point where the quantity that is demanded is equal to that which is supplied. This therefore, suggests that for land markets to be active with more efficient results, there should be many buyers and sellers so that no individual buyer or seller controls the market.

Within the land market, land values are also depended on the built environment surrounding the buildings, their function, land location and accessibility (Topçu, 2009). Furthermore, other factors like population changes, tenure security, building regulations among others in the community give rise to the usefulness and insufficiency of urban land.

It is therefore, in this regard important to note several factors that influence or affect urban land values in the built environment.

2.3.2 Factors Affecting Urban Residential Land Values

The demand for urban land is enormously brought about by the need for housing either for use or investment purposes or both. Hai & Huong (2017) argue that characteristics of land (fixed in location, unique in composition, and finite in supply) make land one of the most precious asset hence giving it value. This land value according to Hyford (2007) is a function of physical, social, legal, economic and environmental factors. Therefore, valuers must cautiously analyze the above factors that influence the changes in urban land values.

Physical, Environmental and Location Factors

These are visible factors that command a variation of the land values. They include; size of the parcel, location of the parcel in terms of access, topography, utilities, services like schools hospital, parks among others (Damascene et al, 2014; Kolowe, 2014; Swamidurai, 2014; Albouy & Ehrlich, 2013; Hyford, 2007; Gwartney & Delaware, 1999). Therefore, the above favorable factors command higher land values unlike unfavorable factors. For instance, a parcel of land in a good location that favors accessibility as indicated in studies by Oloke et al (2013); Uju, & Iyanda (2012) commands a higher price and value compared to one in a bad location. Furthermore, the distance from the house or land to the CBD significantly impacts on land pricing which makes buyers trade-off between the cost of housing or land to the cost of travel (Hai & Huong, 2017).

Legal, Governmental and Political Factors

Government's influence on real estate values is important at all levels (national, state or local). The factors under this category include; security of tenure, land use regulations, stable political climate, taxes, and building laws (Hyford, 2007; Gwartney & Delaware, 1999) among others. Security of tenure along with a stable political climate guarantees investors of their investment opportunities (Hyford, 2007). Therefore, when the above factors are favorable, the prices and values of land tend to be higher because land purchasers are well assured of their tenure security. On the other hand, when the above factors are not favorable, the land prices and values are low because it creates insecurity of ownership on the side of the purchasers and therefore, they are willing to pay a low price for the land.

Economic Factors

These factors depict that land has value due to its production as well as consumers' ability to purchase and use real estate. These economic influences include employment levels, income levels, inflation rates, interest rates, wage rates among others (Swamidurai, 2014; Hyford, 2007; Gwartney & Delaware, 1999). This has an influence on the standards of living among people to improve their living conditions and demand more for real estate either for consumption or investment purposes. Therefore, a stable economy with favorable economic forces will always have land prices and values higher than in an unstable economy.

Social Factors

These influences relate to trends in society/neighborhood or culture which occasionally are probable or based on genuine facts and statistics. Social influences include population trends, education, security, crime rates, prestige (Oloke et al, 2013; Hyford, 2007) among others. Land parcels in areas with better education facilities and services, low crime rates, high prestige always command a higher demand which shoots land prices and values high while land parcels in areas with poor education facilities and services, high crime rates and low prestige are less demanded and therefore, their land prices and values are lower.

The influences of the above factors articulated separately and in association with one another help the assessor determine value (Gwartney & Delaware, 1999). It is thus important to understand these factors as well as their trends in order to come up with more candid and realistic values of residential land.

2.3.3. Trends in Urban Residential Land Values

Thakur and Choi (2012) indicated that land values at the city centre of Kathmandu, Nepal increased significantly from 2002 to 2009. This increase in value was due to the rapid urban growth in Kathmandu resulting increased demand for urban land exceeding supply. Other attributes like zoning, road accessibility and planning all affected land values in both central and peripheral areas.

Study findings by Damascene (2014) in Rwanda shows a general positive trend of urban property values from 1935 – 2014; with a mild increase in land prices from 1935 to the 1990s which might depict a low demand. From the late 1990s, land prices started rising sharply till 2014 due to the increased demand for land.

In Uganda, Uganda Bureau of Statistic (UBOS) together with Bank of Uganda (BoU) joined hands in 2011 to collect data on property prices in order to come up with a property price index starting with Kampala and then to the rest of the country. The data collected indicated that the Land Price Index (LPI) “percentage change of the average price of buying a square metre of land” augmented by 223.5% between years of 2009 to 2014 credited generally by land prices in Nakawa and Kawempe Divisions as well as the municipality of Entebbe. The data also indicated an increase of 33.6% in land prices between June 2013 and June 2014 in greater Kampala (BoU, 2014).

Other study findings by Giddings (2009) give a trend in land values in some parts of Kampala that are reasonably close to the Central Business District (CBD) from 2002. Land in Kampala escalated rapidly from 2002 to 2008 significantly affecting its affordability by the majority of the population.

For instance, fairly well serviced that is leased by KCCA or ULC in Ntinda sold for \$30,000 per ¼ acre in 2002; by 2008, the average price had shot to \$120,000 per ¼ acre. In Nsambya area that is largely church freehold land, land that sold for \$15,000 per ¼ acre in 2002 increased in price to about \$60,000 in 2008. In Muyenga which is private mailo, land that sold for \$30,000 per ¼ acre in 2002 increased in price to about \$60,000 in 2008. In less well serviced areas of

Kisenyi and Bwaise, a ¼ acre land plot that sold for \$10,000 in 2002 sold for about \$20,000 in 2008 (Giddings, 2009).

2.3.4. Approaches to Valuation

Gwartney and Delaware (1999) argue that highest and best use of a site if vacant or as improved is priority during the valuation of land. Under valuation of real estate, there are three ordinary approaches to estimate market value; the cost, sales comparison and income capitalization approaches.

The cost approach is supported by the principle of substitution which indicates that a rational purchaser of real estate would not pay more than the cost of production of a substitute property of the same utility as the subject property (Gwartney & Delaware, 1999).

The approach entails subtracting from the new cost of a property the total obsolescence of the building and adding to the result the land value during the valuation exercise in order to obtain the property value. It is mainly appropriate when the property of interest involves fairly new improvements that represents the highest and best use of land highest (Lăcătușu & Onose, 2014).

The sales comparison approach makes use of land prices of authentic land market transactions of similar properties in order to fairly estimate the site value. The approach is reliant upon the use of truly comparable markets or sales data of reasonable periods to imitate market circumstances (Lăcătușu & Onose, 2014; Gwartney & Delaware, 1999).

The income capitalization approach is normally used when appraising income generating properties through either direct capitalization or discounted cash flow analysis. Lăcătușu & Onose (2014) assert that direct capitalization requires the appraiser to divide net income with a capitalized rate or multiplying the income with the income multiplier so that income is transformed into value.

On the other hand, discounted cash flow analysis is used when it is expected that regular incomes and costs will vary over time, after which the assessor processes the income into value by applying an appropriate discount rate. With the above traditional three approaches to valuation,

the sales comparison approach is the most reliable approach while estimating land values because of the prevalent existing land sales comparables.

2.4. Relationship between Land Tenure and Urban Residential Land Values

Land is one of the greatest assets man can ever hold in his life time. *"The ownership of land is the great fundamental fact which ultimately determines the social, the political, and consequently the intellectual and moral condition of a people.....On the land we are born, from it we live, to it we return again—children of the soil as truly as is the blade of grass or the flower of the field. Take away from man all that belongs to land, and he is but a disembodied spirit. Material progress cannot rid us of our dependence upon land"* Henry George (1839 – 1897)

It is therefore, vital to streamline all land related matters which are seen to be extremely complex and controversial in an urban setting especially in developing countries with a lot of inequalities. Furthermore to this argument, Holden & Otsuka (2014) assert that irregular land access to land in Africa is attributed principally by colonial administrations with a historical division of urban land between them and the inhabitants in urban areas. This according to Thirkell (1989) sets the representation of inequality of land that became well established into the urban setting

According to USAID (2010), there are also problems related with urbanization which are steadily seen as breakdowns in governance, land administration and urban planning rather than the magnitude of cities or urban areas which has generated a severe tenure crisis with the majority urban poor being forced to occupy land with insecure tenure rights that hardly have enticements to livelihoods.

It further argues that more than half of the world's population resides in cities or urban areas and this population is anticipated to grow by 1.4 billion by 20130 but majority of this growth probable in developing countries. This in turn will increase urban land values due to scarcity of the urban land in such countries as stated in studies by Damascene et al (2014) and Swamidurai (2014). This scarcity of land according to Thirkell (1989) has made land a more valuable and precious product in urban areas or cities; becoming an essential product that causes disagreements between property developers, land owners, the state and the urban poor.

Though many countries hold on to public ownership of all land, others hold it under customary ownership. Many countries nowadays allow private land ownership particularly in urban areas which is the basis of market economies that define urban land values in regards to market price rather than its use value and fertility (USAID, 2010). Therefore, this sparkling and upward demand for private ownership of urban land has raised its prices making it luxurious within numerous urban areas and cities which in turn make land acquisition very expensive for the poor.

It is in this regard that (New Vision 2005, December, 11) affirms that in Uganda, poorly-informed land share and awkward giving way of land rights over the years have resulted in overlapping land rights in many areas of the country which has led to perplexity and conflict, disagreements among people and a general reduction in the productivity and value of land. In addition to that, Giddings (2009) asserts that the existence of the contradictory tenure systems in Kampala has contaminated the land market affecting the cost of land to forthcoming buyers as well as the use of the land.

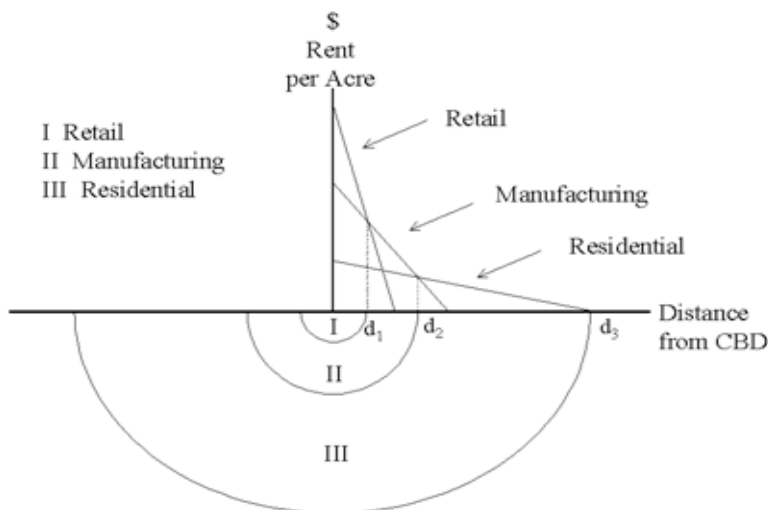
In Kampala, most public land is being leased to private individuals by KCCA while other parcels are being converted to freehold. Mailo land is occupied by bonafide/lawful tenants whose occupancy is protected by the law. All these must be compensated upon the sale of land by the mailo owner who ends up with little enticement and few resources to develop their land themselves (Kihangire, 2011; Ssemutooke, 2015). Freehold landowners like religious and educational entities are disinclined to fraction their land which leaves little serviced land in Kampala available for further residential land use (Giddings, 2009).

2.5. Bid Rent Theory

The bid rent theory primarily attributed to Alonso (1964) reflects the alteration of price and demand for real estate as the distance from the central business district (CBD) increases. This theory is supported on facts that as users move away from the CBD, the value they are willing to pay for the property declines (UN-Habitat & Urban LandMark, 2010).

The bid rent theory elucidates the relationship between urban land uses and land values where by all land uses race for the most accessible land within the CBD and they are willing to pay an amount called the bid rent as shown below in the bid rent curve.

Figure 2.1: The Bid Rent Curve



Source: Robinson (2007)

The bid rent curve above shows that retail is willing to pay the biggest rent because the CBD is precious for them; the fact that it is usually the most accessible location for a vast population for trade and commerce. Manufacturing is willing to pay for the outer edge of the CBD since there is more land for industries, CBD benefits such as market places and better transport and communication infrastructure. Finally, as people move further out of the CBD, land happens to attract more a purchase of land for household benefit and according to Trussell (2010), residential land use is affordable as you move further from the CBD.

The bid rent theory however, does not apply in many developing countries with multiple land tenure holdings where universal planning and zoning are not considered and also where urban infrastructure and services are limited to accommodate the ever rising population growth in developing countries. For instance in Kampala, it is a complex land tenure system with overlapping interests characterized by a mixture of land uses without proper implementation of planning and zoning regulations.

Therefore, there is need to further investigate and come up with a modern theory/model that will explain the behavior of land tenure, urban land uses, and urban land values that fits well in the setting of the developing countries with multiple land tenure rights.

Land tenure systems and property rights put forth a major influence over urban land use and values where; Payne (1996) asserts that under customary tenure system, customary leaders and chiefs confine land use of occupants and any change of its use would need the approval of these customary leaders. Under publicly owned and controlled land, occupants are usually under a broad array of legislative and contractual limitations which have to be adhered to by the occupants without fail.

Furthermore, he also clearly states it that even under private tenure system of freehold that presents occupants the maximum scale of independence and autonomy to use land as they wish to appreciate its full market value, statutory and contractual measures enforceable in law are a constraint too. This study is therefore, conceptualized on the relationship between land tenure systems and urban residential land values in Kampala.

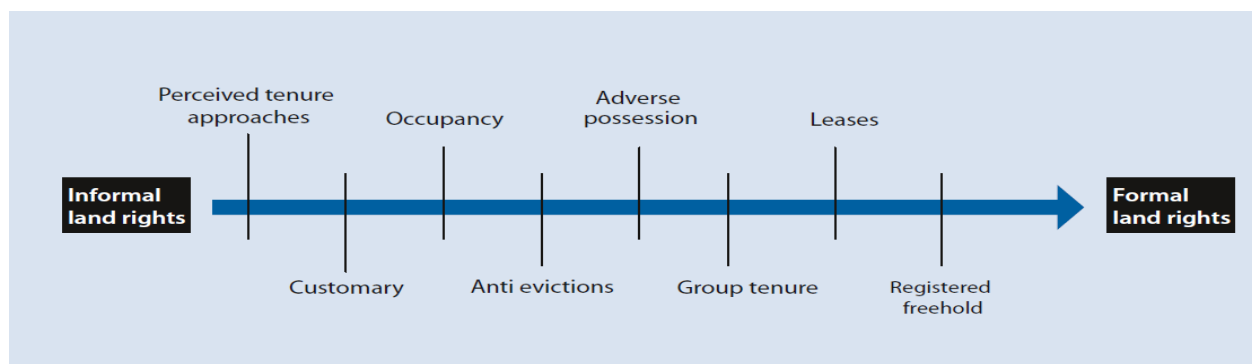
2.6. Conceptual Framework

2.6.1. A Continuum in Land Tenure Rights

The term continuum started as a metaphor to portray shifting land tenure situations. The real world however, holds multifaceted mixtures of both lawful and unlawful land tenure rights with never-ending inequalities in between (Plessis et al, 2016; Payne & Durand-Lasserve, 2012). In addition, Durand-Lasserve & Selod (2007) argue that the intensity of these rights are also distorted by a chain of other factors like customary arrangements which offer a range of land rights as a result of the legal and regulatory structure, development and construction norms and standards, restrictions on the land use among others.

Therefore, Figure 2.2 below illustrates a shift of land tenure situations from the extreme left with informal land rights to the extreme right with formal land rights which calls for different land values within both extremes.

Figure 2.2: An Illustration of a Continuum in Land Tenure Rights



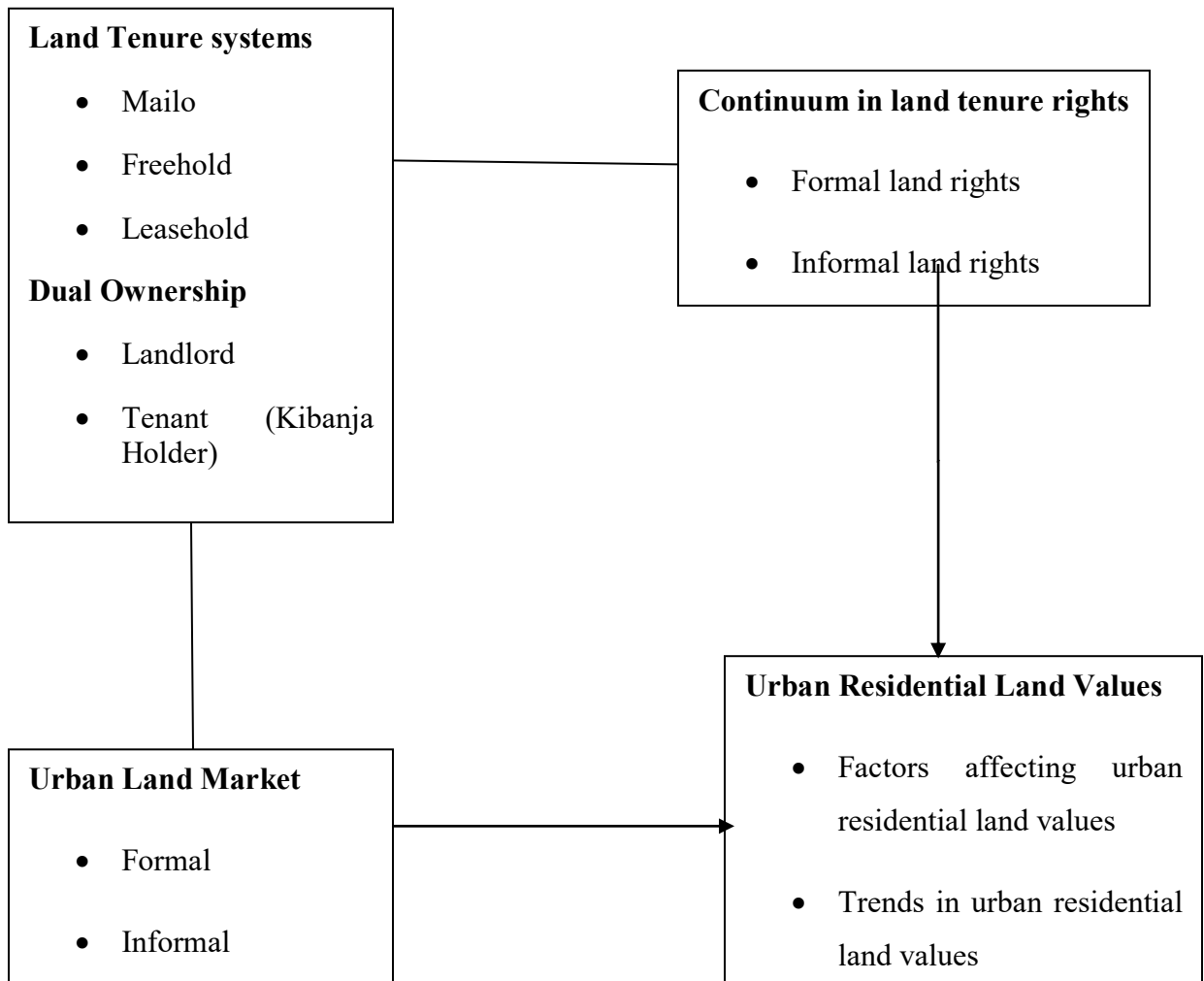
(Source: Plessis et al, 2016; Payne & Durand-Lasserve, 2012)

2.6.2. Conceptual Model

The conceptual model below depicts empirical studies by Muinde (2013); Wamani (2010); Giddings (2009) on land tenure systems in Kampala (Mailo, Freehold and Leasehold) all of which are characterized with a dual ownership with overlapping interests between the land owner and a tenant “kibanja holder”. These overlapping land rights with never-ending inequalities are portrayed in the continuum in land tenure rights. This dual ownership operates in

either in a formal or informal land market which all calls for different urban residential land values as shown below in the model.

Figure 2.3: A Conceptual Model Showing the Relationship between Land Tenure Systems and Urban Residential Land Values in Kampala.



Source: Author (2017)

CHAPTER THREE

RESEARCH METHODOLOGY

3.1. Introduction

This chapter presents the methodology used to undertake the study. It presents the research design and explains study methodology. In addition it discusses the specific approaches, the intended population, sample size, sampling method, and data collection methods, analysis as well as presentation of the output. The chapter also gives a brief background of Makindye Division.

3.2. A Brief Background of Makindye Division

Makindye Division is one of the five administrative Divisions of the Kampala city. It is located South- East of the city bordering Central Division to the North, Nakawa Division to the North-East, Rubaga Division to the North-West, Wakiso District to the South-East and Lake Victoria to the East of the division. The Division location coordinate is 00 17 N, 32 35E (Latitude: 0. 2791; Longitude: 32.5862). Makindye Division is administratively made up of 2 Sub-Counties (Makindye East and Makindye West), 22 Parishes, 120 Zones/Villages or Cells (Kiribaki, 2014), all occupying a total land area of 14,489 acres

There is a tale for the Division's origin as told to The New Vision newspaper writer Duncan Kushaba. It goes that, *"there once lived three women in the area who shared a room every night. During that time, there were animals that ate human beings. On a fateful night, an animal came and snatched one of the women and ate her. So one of the remaining two women told the other to lock the door but she declined and exclaimed "mama nze zindyee?"* literally meaning that if she goes to lock the door, the animal will eat her. So she declined to close the door and the animal ate them all. *Somehow people called these women's neighborhood Makindye* (Kushaba, 2013).

Population of Makindye Division

The households in the Division were estimated by UBOS (2014) to be 107,997 with a population of 186,368 (Males) and 206,640 (Females) giving a total population of 393,008.

Informal or Slum Settlements in Makindye Division

According to Mugisa (2014), the earliest settlement in the Division is said to have been established as early as the 1890. It is indicated that 15 of the Parishes in the Division are informal or slum settlements occupying a land area of only 1,287.9 acres (8.9%) of the total land area and it is the most densely populated area of the Division with people living in poor and congested houses known as mizigo in a local dialect.

Figure 3.1: A map of Makindye Division Showing Administrative Parishes



Source: KCCA GIS Unit (2017)

3.3 Research Design

This was a descriptive research study with both quantitative and qualitative approaches. The descriptive research design was chosen because the study aimed at giving a description of the features of the study variables and also to correlate them in order to determine their relationship.

3.3.1 Target Population.

The target population of the study was the 73 Registered Valuation Surveyors by the Surveyors Registration Board, 2017.

3.3.2 Sample size

Using Yamane (1967) formula for sample size;

$$n = \frac{N}{1 + Ne^2}$$

Where;

n = sample size

N = size of the population

e = Error if the confidence interval is 95%.

$$n = \frac{73}{1 + 73(0.05)^2}$$

$$n = \frac{73}{1 + 73(0.0025)}$$

$$n = \frac{73}{1 + 0.1825}$$

$$n = 61$$

Table 3.1: Category of Respondents

Category of Respondents	Number
Registered Valuation Surveyors by the Surveyors Registration Board	31
Land Official (Buganda Land Board)	1
Land Official (Kampala Archdiocese Land Board)	1
Local Council 1 officials	3
Total	36

Source: Field Data (2017)

3.3.3 Sampling Design and Procedures

Using simple random sampling, the study selected sixty one (61) registered valuation surveyors out of which only thirty one (31) responded positively by answering the questionnaire.

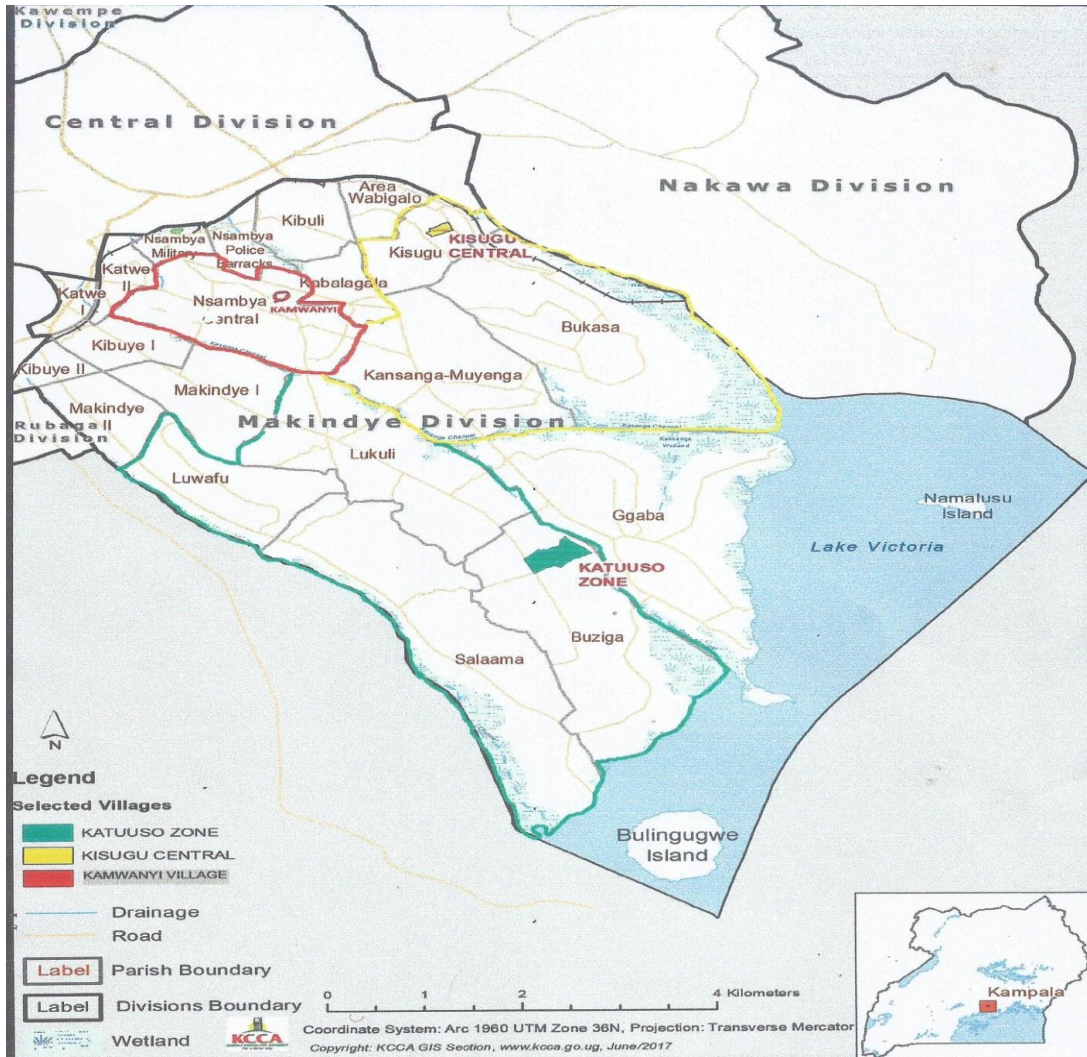
In order to obtain more information on the findings of the registered valuation surveyors, the study also took on 30 households per land tenure system in Makindye Division, which gave a total of 90 households on all the three land tenure holdings of freehold, Kabaka's land and private mailo.

Due to the absence of a clear map of land tenure systems in Kampala, the study purposively selected Parishes basing on land value data of Makindye Division obtained from Bageine and Company Limited, one of the oldest and leading reputable valuation firms in the country that was established in 1989. The justification of using the valuation firm is that during the study, it was established that many valuation firms did not have organized land value data sets; others had data sets for less than four years yet this study aimed at land value data of ten years.

Thakur and Choi (2012) argue that land value data are generally lacking in developing countries; just as it is the case with Uganda. However, Bageine and Company Limited had land value data for more than ten years. These data sets were organized by date, location and tenure system hence making it the best alternative to add value on this study.

Parishes of Kisugu, Kasanga-Muyenga and Bukasa marked Yellow present a concentration of residential land values for private mailo land (Kisugu having the highest); Parishes of Buziga, Lukuli, Luwafu and Salaama marked Green present majority land values for Kabaka's land (Buziga having the highest) while Nsambya Central Parish marked Red presents majority land values for church freehold as shown in the map and matrix below.

Figure 3.2: A map of Makindye Division Showing Parishes with a Concentration of Residential Land Values from 2006 – 2016 by Bageine and Company Limited



Source: KCCA GIS Unit and Author, (2017)

Table 3.2: A Matrix Showing Parishes with a Concentration of Residential Land Values from 2006 – 2016 by Bageine and Company Limited.

Land Tenure System	Parish
Private Mailo	Kisugu Kasanga-Muyenga Bukasa
Kabaka’s land	Buziga Lukuli Luwafu Salaama
Freehold land	Nsambya Central

Source: Field Survey (2017)

The study further identified zones or villages from parishes of Kisugu, Buziga and Nsambya Central (with a higher concentration of land values) as shown above using a list of Parishes and Zones from the office of the town clerk of Makindye Division as shown below.

Table 3.3: Selected Study Parishes with Their Villages

Parish	Village
Kisugu	Go down
	Kasanvu
	Hospital
	Market
	Upper Lakeside
	Lower Lakeside
	Mugalasi
	Central
	South A
	South B
	South C
	Kisugu Upper A

Buziga	Caretaker - Kakande
	Caretaker - Buziga Hill
	Lower Katuso
	Kiruddu
	Caretaker - Serwadda
	Caretaker - Upper Buziga
	Mawanga
	Caretaker - Lower Mawanga
	Caretaker - Upper Mawanga
	Caretaker - Mudde
Nsambya Central	Central
	Gogonya 1
	Gogonya 11
	Hospital
	Kamwanyi
	Nsambya West
	Caretaker - Katabira
	Caretaker - ST. Paul
	Caretaker - Mugwanya
	Caretaker - Buyondo
	Caretaker - Ntuuse
	Caretaker - Convent
	Embassy
	Caretaker - Mubiru
	Caretaker - Goodwill
	Caretaker - ST. Augustine
	Caretaker - Kitawuluzi
	Caretaker - Institution

	Church
--	--------

Source: Office of the Town Clerk, Makindye Division (2017)

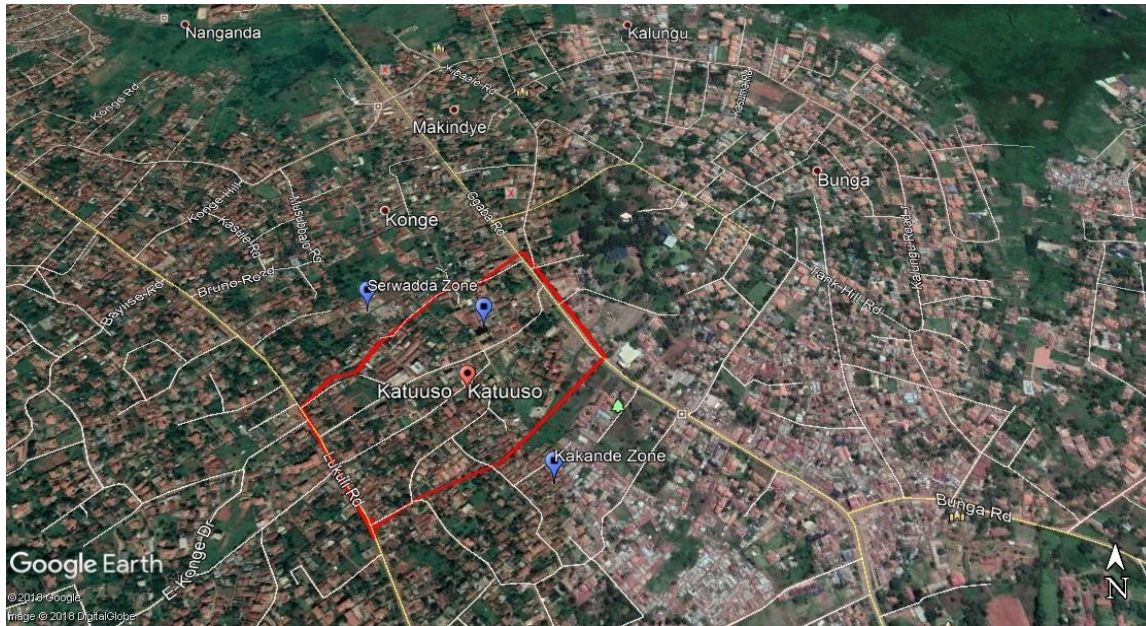
The study then adopted a simple random sampling procedure in order to select Villages/Zones/Cells. This was to ensure that each unit of the sample was chosen on the basis of chance. Villages of Lower Katuso in Buziga Parish (for Kabaka’s land); Kamwanyi in Nsambya Central Parish (for Freehold land) and Central in Kisugu Parish (for Private Mailo) were randomly selected.

Furthermore, in order to select the household respondents, the study purposively sampled 30 households per Village/Zone/Cell in each Parish giving a total of 90 respondents. This was done with the help of the Local Chairpersons 1 (LC 1) because discussions on land related matters in Uganda are delicate. The above respondents were at least 18 years of age and above due to their ability to vote in local and national elections. Below are brief backgrounds of the selected zones.

Katuso Zone

Katuso zone is one of the zones that make up Buziga parish in Makindye division. It is located 0°16’06.85”N - 32°37’02.65”E of the parish and it is estimated to have total land area of 64 acres. It is comprised of 599 households with a population of 1061 males and 1353 females; giving a total population of 2414 (UBOS, 2014). The land ownership of the entire zone is under Kabaka’s land and access to this land is mostly through direct purchase and inheritance or gift. Katuso zone borders Kakande zone to the East, Serwadda zone to the west, Lukuli road to the South West and Gaba road to the North East as shown in the aerial map below.

Figure 3.3: An aerial map of Katuuso Zone, Buziga Parish



Source: Google Earth (2018)

Kamwanyi Zone

Kamwanyi zone is one of the zones that make up Nsambya Central parish in Makindye division. It is located $0^{\circ}18'06.58''N - 32^{\circ}33'36.77''E$ of the parish and it is estimated to have a total land area of 25 acres. It is comprised of 804 households with a population of 1513 males and 1557 females; giving a total population of 3070 (UBOS, 2014). The land ownership of the entire zone is under Church Freehold land and access to this land is mostly through informal direct purchase and inheritance or gift as well as a few church leases. Kamwanyi Zone is one of the slums of Nsambya Central parish comprising of so many people living in poor congested houses that do not meet the minimum humanitarian conditions. Kamwanyi zone borders Kisasizi zone to the East, Central zone to the west, Police Barracks zone to the North, Embassy Zone to the South, Meya zone to the South East as shown in the aerial map below.

Figure 3.4: An aerial map of Kamwanyi Zone, Nsambya Central Parish



Source: Google Earth (2018)

Central Zone

Central zone is one of the zones that make up Kisugu Parish in Makindye division. It is located $0^{\circ}18'32.45''\text{N}-32^{\circ}36'29.10''\text{E}$ of the parish and it is estimated to have a total land area of 37 acres. It is comprised of 271 households with a population of 481 males and 561 females; giving a total population of 1042 (UBOS, 2014). The land ownership of the entire zone is under Private mailo land and access to this land is majority through direct purchase and inheritance or gift and a few leases from private individuals. Central Zone is one of the informal settlements of Kisugu Parish comprising of so many people living in poor congested habitats that do not meet the minimum humanitarian conditions. The zone borders UN rise to the East, Lakeside zone to the west, Go down zone to the North, Namuwongo to the North East, South B/C to the South as shown in the aerial map below.

Figure 3.5: An aerial map of Central Zone, Kisugu Parish



Source: Google Earth (2018)

3.3.4. Methods of Data Collection

Primary data was collected using questionnaires, observations and interview guides while secondary data was collected by reviewing land value data from Bageine and Company Limited. A questionnaire pertaining attributes of land tenure systems and urban residential land values were administered to the registered valuation surveyors. This was done by dropping the questionnaires at their work places and then picking them after they had been filled.

More questionnaires were administered to interview household respondents in Makindye Division in order to corroborate the information by the registered valuation surveyors. These questionnaires included both open and closed-ended questions which majorly focused on land tenure attributes (land access, ownership, sub division and developments) and urban residential land values in order to have their opinions and experiences in regards to the subject matter.

Data was also collected through in-depth interviews with key informants at Buganda Land Board and Kampala Archdiocese Land Board. These interviews involved a structured interview guide with oral questions and the responses recorded (for the case of Kampala Archdiocese Land Board). The reason for undertaking in-depth interviews with key informants was because such key informants had adequate knowledge, expertise and experience on the subject matter in Makindye Division and their information definitely validated the information gathered in the questionnaires by the household respondents.

Furthermore, the study reviewed secondary data of urban residential land values for valued land properties in the Division provided by Bageine and Company Limited. This was undertaken in order to come up with the trends in urban residential land values in the Division.

3.3.5. Data Processing, Analysis and Presentation

The collected data was processed to help reduce errors and gaps in the information that may have been provided by the respondents in order to ensure complete and accurate information. Quantitative data obtained from registered valuation surveyors were analyzed using a comprehensive system of Statistical Package for the Social Sciences (SPSS). The open and closed ended responses from household respondents were also analyzed using the Statistical Package for the Social Sciences (SPSS).

Correlations and a linear regression analysis also analyzed the relationship between land tenure systems and urban residential land values. The study also used Microsoft Excel to generate a data set for urban residential land values in Makindye Division. Qualitative responses from key interviews by key informants were transcribed to generate the information.

The analyzed data was then presented in tables and line graphs.

CHAPTER FOUR

PRESENTATION, ANALYSIS AND DISCUSSION OF THE RESULTS

4.1 Introduction

This chapter presents the results of the study findings. The findings of this study were an outcome of quantitative research instrument-questionnaires for registered valuation surveyors and qualitative instruments like interviews as well as open and closed-ended questionnaires for household respondents in Makindye Division during data collection. The results were presented based on the order of the objectives of the study in the sequence of the methods of data collection that included questionnaires.

4.2 Descriptive Results for Registered Valuation Surveyors

4.2.1 Background Information of Respondents

This section includes the background information of respondents (Registered valuation surveyors). The information is in regards to age, gender and educational level of the respondents.

Table 4.1: Background Information of Respondents

Age	Frequency	Percentage (%)
18-30	10	32.3
31-40	14	45.2
41-50	2	6.5
51+	5	16.1
Total	31	100.0
Gender		
Male	27	87.1
Female	4	12.9
Total	31	100.0
Education Level		
Certificate/Diploma	1	3.2
First degree	21	67.7
Post Graduate Diploma	2	6.5
Master's Degree	7	22.6
Total	31	100.0

Source: Field Survey (2017)

The above distribution of respondents by age shows that majority were aged between 31 – 40 years (45.2%), followed by those aged between 18 – 30 years (32.3%), followed by those aged above 50 years (16.1%) and lastly those aged between 41 – 50 years (6.5%). This implies that this study mainly reflected the views of the young valuers of 18 to 40 years of age compared to the older valuers of above 40 years.

In regards to the distribution of respondents by gender, majority 27 (87.1%) were male while the rest 4 (12.9%) were female. This implies that this study voices out more views of the male valuers compared to their female counterparts. There are 62 male and 11 female registered valuation surveyors by the Surveyors Registration Board (ISU Secretariat, 2017)

The above distribution of respondents by their education level shows that majority 21 (67.7%) were first degree holders, followed by 7 (22.6%) master's degree holders, followed by 2 (6.5%) Post graduate diploma holders and only 1(3.2%) had a Diploma. This implies that almost all respondents had attained a first degree in their field of expertise with enough knowledge on the topic of discussion under study.

4.3 Examining Land Tenure Systems

The analysis of responses from Valuers was categorized into three; category one consisted a combination of those who Strongly Agreed and Agreed, category two consisted those who were Neutral while category three consisted a combination of those who Strongly Disagreed and Disagreed to the attributes of land tenure systems and urban residential land values in the questionnaire. This analysis was based on average mean where the average mean between 1 to 2.9 stood for a category of Strongly Agreed and Agreed, the average mean of 3 stood for Neutral and lastly the average mean from 4 to 5 stood for Strongly Disagreed and Disagreed to the attributes of land tenure systems and urban residential land values in the questionnaire.

4.3.1 Examining Kabaka's land

4.3.1.1 Presentation and Analysis of Results

Table 4.2: Presentation and Analysis of Results

No	Statement	SA Freq (%)	A Freq (%)	N Freq (%)	D Freq (%)	SD Freq (%)	Mean	S.D
1	Kabaka's Land							
2	Has clear rights of ownership	8 (25.8%)	9 (29.0%)	5 (16.1%)	7 (22.6%)	2 (6.5%)	2.55	1.287
3	It is easy to access	1 (3.2%)	15 (48.4%)	6 (19.4%)	5 (16.1%)	4 (12.9%)	2.87	1.147
4	It is easy to acquire land	1 (3.2%)	17 (54.8%)	6 (19.4%)	5 (16.1%)	2 (6.5%)	2.68	1.013
5	The Kibanja owner has perpetual ownership of land	4 (12.9%)	12 (38.7%)	4 (12.9%)	8 (25.8%)	3 (9.7%)	2.81	1.250
6	It is easy to transfer land	4 (12.9%)	11 (35.5%)	6 (19.4%)	6 (19.4%)	4 (12.9%)	2.84	1.267
7	Lease application procedures are well stipulated	6 (19.4%)	16 (51.65%)	5 (16.1%)	2 (6.5%)	2 (6.5%)	2.29	1.071
8	Is easily subdivided with clear guidelines	3 (9.7%)	9 (29.0%)	9 (29.0%)	7 (22.6%)	3 (9.7%)	2.94	1.153
9	Has clear land use regulations and guidelines	0 (0.0%)	6 (19.4%)	9 (29.0%)	10 (32.3%)	6 (19.4%)	3.52	1.029
10	Land development procedures and guidelines are well stipulated	0 (0.0%)	7 (22.6%)	10 (32.3%)	8 (25.8%)	6 (19.4%)	3.42	1.057
11	Has an impact on urban land values in Makindye Division	11 (35.5%)	16 (51.6%)	2 (6.5%)	2 (6.5%)	0 (0.0%)	1.84	.820
	AVERAGE MEAN						2.776	

Source: Field Survey (2017)

The average mean of 2.776 from the Table 4.2 above shows that majority of the respondents agreed with the examination of land tenure systems in regards to Kabaka's land although this was close to a Neutral response. Study findings indicated that Kabaka's land has clear rights of ownership where by 54.8% of the respondents agreed, 29.1% disagreed while 16.1% were neutral. This implies that the rights of ownership under this tenure holding are clear and understandable.

The Kabaka (King of Buganda) is the landlord while all those settled on this land are tenants or occupants (bibanja holders) having full rights of occupancy (use, sublease, pledge, subdivide, pass it to family). In case the Kingdom may want to have further developments on this land, tenants will be subject to compensation (with lawful tenants considered first).

The study findings indicated that it is easy to access Kabaka's land where by 51.6% of the respondents agreed, 29% disagreed while 19.4% were neutral. This implies that access to Kabaka's land is easily understood. Access to this tenure holding by bibanja holders or occupants is mainly through direct purchase, inheritance or gift and leases from BLB.

It was established by this study that it is easy to acquire Kabaka's land where by 58% of the respondents agreed, 22.6% disagreed while 19.4% were neutral. This implies that acquiring land is well known by all bibanja holders on this type of tenure holding.

On the matter as to whether a kibanja holder has perpetual ownership of land, 48.4% of the respondents agreed, 35.5% disagreed while 12.9% were neutral. This implies that a kibanja holder reasonably understands that he or she has perpetual occupancy of land with the Kabaka being their landlord.

In regards to as whether it is easy to transfer Kabaka's land, 47.7% of the respondents agreed, 32.3% disagreed while 19.4% were neutral. This implies that the transfer of land under this tenure holding is fairly understood.

More study findings also indicated that lease application procedures on Kabaka's land are well stipulated with 71% of the respondents who agreed, 13% disagreed while 16.1% were neutral. This implies that lease application procedures under this tenure holding are clearly understood.

It was also established by study findings that Kabaka's land is easily subdivided with clear guidelines where by 38.7% of the respondents agreed, 32.3% disagreed while 29.0% were neutral. This implies that sub division of Kabaka's land is moderately understood by Kabaka's subjects on the land.

Study findings indicated a 19.4% of the respondents who agreed that Kabaka's land has clear land use regulations and guidelines, 51.7% disagreed while 29.0% were neutral. This implies that this tenure holding has no clear land use regulations and guidelines.

In regards as to whether land development procedures and guidelines are well stipulated, 22.6% of the respondents agreed, 45.2% disagreed while 32.3% were neutral. This implies that the land development procedures and guidelines under this tenure holding are not clearly understood. This is attributed by the presence of settlement patterns with no clarity of land use regulations and procedures.

Further study findings indicated that 87.1% of the respondents agreed that Kabaka's land has an impact on urban land values, 6.5% disagreed while 6.5% were neutral. This implies that this tenure holding has got an impact on the urban land values due to its features as well as its predominance in the division.

4.3.1.2 Discussion of Findings

Based on the findings on the examination of Kabaka's land tenure holding, the study established that majority of the respondents agreed with the issues that were raised. The Kabaka (King of Buganda Kingdom) is the land lord with full rights of ownership and whoever is settled on his land is considered a tenant (Kibanja holder) holding a plot (Kibanja) with full rights of occupancy (use, sub lease, assign) who pays a premium called "Obusulu" in a local dialect. This land is managed by the Buganda Land Board (BLB) as indicated in study findings of Muinde (2013); Wamani (2010); Nkurunziza, (2005); Cornhiel, (2003) on examining Kabaka's land tenure holding.

Paying Obusuulu is a voluntary act whereby some tenants pay while others do not; although BLB encourages tenants on this land to always subscribe to their annual premiums. The reason for this encouragement is for the Board to recognize the lawful tenants in that in case of any future developments of the land by the Kingdom, they are to be compensated first. BLB charges annual Busuulu amounts set by the Government of Uganda as indicated in the table below.

Table 4.3: Annual Busuulu Amounts Set by the Government of Uganda

Area	Amount (UShs)
City	50,000
Municipality	40,000
Town Council	30,000
Town Board	20,000
Village	5,000

Source: Buganda Land Board (2017)

During the interview of households in Katuso, it was indicated that they owned plots on Kabaka’s land with only rights of occupancy, some of whom paid obusuulu while others did not.

It was established by the study that bibanja holders in Katuso had accessed land mainly through direct purchase and inheritance; with 73.3% who had access through direct purchase while 26.7% had access through inheritance. This confirms study findings of Nkuruzinza (2005) who argues that buying, inheritance and gifts are the main modes of access of land in Kampala.

Buganda Land Board (BLB) under the campaign (that started about two years ago) of Kyapa Mungalo which literally means “ a title in your hands” has made a voluntary call requesting all bibanja holders to apply for lease titles of their bibanja interests to the Board. This campaign is aimed at regularizing ownership of the bibanja holders so that they can obtain lease titles which in turn confirm certainty of peoples’ settlement on the land.

During the household interviews in Katuso, some occupants were uncertain whether they, their children and their future generations will continue to settle on Kabaka’s land. A one Mr Kasozi H. was not sure of his future tenement on Kabaka’s land. He said; “*I am on tension because the land belongs to the Kabaka,*” implying he is not sure of his future settlement on the land since he holds a temporary stay on the land. Therefore, having a lease title may give assurance to such bibanja occupants.

In this regard, the Board has put in place a process of securing a kibanja (plot) on Kabaka's land as shown in Figure 4.1 below. The process by BLB (2017) includes five steps as explained below:

Step one is the Kibanja Registration where the land lord gets to know seated tenants on his land. This step requires a sitting tenant to fill an application form with detailed information which includes a total payment of UShs. 1,600,000 to BLB for registration, verification and survey of the Kibanja.

The applicant then obtains and fills in lease application forms from any of the BLB offices after which the applicant produces copies of authentic documents that indicate ownership of the piece of land, or a copy of the Articles & Memorandum of Association plus a certificate of registration for the case of companies.

The applicant then draws a directional sketch map to the plot or kibanja applied for indicating physical features along the route for clear directions to the plot after which the applicant produces a photograph of the existing development on the plot. This information should be accompanied with passport size photographs attached on the forms obtained from BLB, after which the plot is inspected and documents are verified to ascertain true ownership.

Step two involves the survey of the plot or kibanja to accurately plot it on the map. Step three involves the giving of a lease offer to the applicant clearly showing the duration of the lease as well as premium and ground rent to be paid.

Step four involves signing of the agreement in the presence of a witness. Finally, step five involves the processing of a lease hold title and handing it over to the tenant after submission of the signed agreements. All the above five steps are shown below in Figure 4.1

Figure 4.1: The Process of Securing a Kibanja on Kabaka’s Land



Source: Buganda Land Board (2017)

It is important to note that the Kyapa Mungalo campaign is a modification of the regularization of a lease on Kabaka’s land administered by Buganda Land Board as indicated by Nkuruzinza, (2005). This implies that the campaign to regularize leases on Kabaka’s land has been ongoing since the early 2000s. The chief valuer at BLB and a key informant stated that it is vital to have a lease title on Kabaka’s land because titled land has development conditions which in turn results into organized land development patterns on the land

BLB plays a primary role in regards to land transfers and developments on Kabaka’s land as stated by Mr Mulumba Mathias. He states that the Ministry of Lands Housing and Urban Development (MLHUD) does not consider land transfers on Kabaka’s land without the consent of BLB. In regards to land developments, BLB consents the land for developments and then forwards the plans to KCCA for approval. Despite the above roles by the board, the study indicated that so many land transactions are done informally between the vendor and purchaser with the presence of the Local Council 1 Chairperson (LC1) and witnesses.

For instance during the household interviews in Katuso, 26.7% of the households which had ever sub-leased their land never had consent of BLB while in regards to land developments, 83.3% of the households never had their building plans approved by the KCCA. This is mainly because majority households have no lease titles yet it is a requirement for both processes.

“I don't have a lease title to formally sub divide and sub lease my land.” Mr Kirungi R, Ms Nakintu Goret, all residents of Lower Katuso. In addition, the process of approval of building plans is bureaucratic, time consuming and costly that majority households cannot afford as told by Mr Luutu, Maama Alice, all household residents. This has left majority households to opt for informal transaction procedures as indicated in studies by Syagga (2011); Wamani (2010); Giddings (2009); Nkuruzinza, (2005) on informal land markets in Kampala.

However, on a positive side of view, study findings indicated that there is sensitization of land related matters by BLB as highly supported by 90% (on land sub division) and 97% (on land development procedures) households in Katuso. With this finding, land transactions on Kabaka's land may gradually shift from the informal processes to formal ones.

Kabaka's land has posed some challenges to bibanja holders or occupants due to its features. For instance, one cannot apply for a mortgage on Kabaka's land since commercial banks are reluctant to provide this service to a kibanja holder, the fact that they cannot have land titles as collateral security for the mortgage. During the household interviews, a one Mr Kato Ronald among others said, *“I cannot access a mortgage on Kabaka's land since I am a kibanja holder”*. Other challenges like delay in acquiring lease titles, land grabbing, family land conflicts which cut across all tenure systems are existent too.

BLB on the other hand also faces challenges regularizing land tenancy of bibanja occupants some of which include resistance from some bibanja occupants themselves as well as political interferences from some politicians as told by Mr Mathias Mulumba. These believe that the campaign of Kyapa Mungalo does not favor the majority poor households on Kabaka's land. The argument has been that the majority poor households may end up losing their bibanja (plots) in case their leases are not renewed by the BLB.

4.3.2 Examining Private Mailo

4.3.2.1 Presentation Analysis of Results

Table 4.4: Presentation Analysis of Results

	Private Mailo	SA	A	N	D	SD	Mean	S.D
1	Has clear rights of ownership	19 (61.3%)	11 (35.5%)	0 (0.0%)	1 (3.2%)	0 (0.0%)	1.45	.675
2	It is easy to access	17 (54.8%)	10 (32.3%)	1 (3.2%)	3 (9.7%)	0 (0.0%)	1.68	.945
3	It is easy to acquire land	17 (54.8%)	12 (38.7%)	0 (0.0%)	2 (6.5%)	0 (0.0%)	1.58	.807
4	There is perpetual ownership	21 (67.7%)	8 (25.8%)	2 (6.5%)	0 (0.0%)	0 (0.0%)	1.39	.615
5	The guidelines for transfer are well stipulated	16 (51.6%)	12 (38.7%)	3 (9.7%)	0 (0.0%)	0 (0.0%)	1.58	.672
6	Lease application procedures are well stipulated	2 (6.5%)	20 (64.5%)	5 (16.1%)	3 (9.7%)	1 (3.2%)	2.39	.882
6	Is easily subdivided	8 (25.8%)	19 (61.35%)	2 (6.5%)	2 (6.5%)	0 (0.0%)	1.94	.772
7	Has clear guidelines for sub-division	8 (25.8%)	11 (35.5%)	8 (25.8%)	3 (9.7%)	1 (3.2%)	2.29	1.071
8	Has clear land use regulations and guidelines	2 (6.5%)	9 (29.0%)	9 (29.0%)	9 (29.0%)	2 (6.5%)	3.00	1.065
9	Land development procedures and guidelines are well stipulated	3 (9.7%)	11 (35.5%)	10(32.3%)	6 (19.4%)	1 (3.2%)	2.71	1.006
10	Has an impact on urban land values in Makindye Division	11 (35.5%)	17 (54.8%)	1 (3.2%)	2 (6.5%)	0 (0.0%)	1.81	.792
	AVERAGE MEAN						1.984	

Source: Field Survey (2017)

The average mean of 1.984 from Table 4.4 above shows majority of the respondents agreed with the examination of land tenure systems in regards to Private mailo.

Study findings indicated that private mailo has clear rights of ownership with 96.8% of the respondents who agreed while 3.2% disagreed. This implies that rights of ownership on private mailo are well known and understood by the owners.

Study findings in regards to whether private mailo is easily accessed, 87.1% of the respondents highly agreed, 9.7% disagreed while 3.2% were neutral. This implies that access of this tenure holding is clearly understood by whoever needs to get hold of it.

From the above study findings, 93.5% of respondents highly agreed that it is easy to acquire land under private mailo while 6.5% disagreed. This implies that acquiring land is well known by the interested parties.

It was also indicated that there is perpetual ownership of land under private mailo which was highly supported by 93.5% of the respondents who agreed while 6.5% were neutral. This implies that once you hold a private mailo parcel of land, it is in perpetuity with perpetual rights of ownership and use.

The study also indicated a 90.3% of the respondents who agreed that guidelines for transfer of land under private mailo are well stipulated while 9.7% of the respondents were neutral. This implies that transfer of land under this tenure holding is clearly guided.

It was also indicated by the study findings that lease application procedures under private mailo are well stipulated. This was supported by 71% of the respondents who agreed, 12.9% disagreed while 16.1% were neutral. This implies that even if a lease is to be administered on a private mailo, its application procedures are well predetermined.

In regards as to whether private mailo is easily subdivided, 87.1% of the respondents highly agreed, 6.5% disagreed while 6.5% were neutral. This implies that once a subdivision is to be undertaken on a private mailo, it is easily understood and done.

Further study findings also indicated 61.3% respondents who agreed that private mailo has clear guidelines for sub-division, 12.9% disagreed while 25.8% were neutral. This implies that subdivision of private mailo is clearly understood with clear guidelines.

In addition to sub division of a private mailo, study findings as to whether private mailo has clear land use regulations and guidelines indicated 35.5% of the respondents who agreed, 35.5% disagreed while 29.0% were neutral. This implies that the land use regulations and guidelines are neutrally understood.

Study findings further indicated that land development procedures and guidelines are well stipulated under Private mailo land. This was supported by 45.2% of the respondents who agreed, 22.6% disagreed while 32.3% were neutral, which implies that these procedures and guidelines are fairly understood.

It was also indicated that private mailo tenure has an impact on urban land values as it was highly supported by 90.3% of the respondents who agreed, 6.5% disagreed while 3.2% were neutral. This implies that private mailo has an impact of the urban land values due to its features; mostly perpetual ownership which is most preferred by households.

4.3.2.2 Discussion of findings

Based on the study findings on the examination of private mailo, it was established that majority of the respondents agreed with the issues that were raised.

A person or entity holding a private mailo interest enjoys absolute rights of ownership, use, transaction and disposal of the land as stated by Section 4 (c) of the 1998 Land Act; *“using and development of the land for any lawful purpose, taking and using any and all produce from the land, transactions including but not limited to selling, leasing, mortgaging or pledging, subdividing creating rights and interests for other people and creating trusts of the land and disposing of the land to any person by will,”* which confirms related studies on examining private mailo in Kampala by (Muinde, 2013; Pedersen et al, 2012; Wamani, 2010; Giddings, 2009).

Just like other tenure holdings, private mailo is accessed mainly through inheritance and direct purchase in Makindye Division. This was supported by 63.3% of the majority household respondents during the household study interviews in Central, Kisugu Parish who had accessed land through inheritance while 36.7% accessed the land through direct purchase. This confirms study finding by Nkuruzinza (2005) on land access in Kampala.

The formal transfer process of private mailo is stipulated by the Transactions Procedures (Series 6) of MLHUD (2011) as indicated below.

Step 1 requires an applicant to have in his or her possession a fully completed set of transfer forms which includes; a transfer form, a copy of a certificate of title and two passport photos of the buyer and seller.

Step 2 requires the applicant to present documents to the valuation division for assessment of stamp duty (1% of the land value); after which he or she checks with the valuation department within a period of three working days. Assessment for payment of registration fees (US\$ 10,000) is done by the respective district cashiers.

Step 3 requires the applicant to pay the fees in the bank, have a receipt and the transfer form stamped, and thereafter submit all documentation together with a duplicate certificate of title, receipts and copies of all documents to the Mailo Registry.

Step 4 requires the photocopy to be stamped “received” and the applicant is asked to check after ten working days. Step 5 requires the applicant to present identification documents and photocopies to collect the duplicate certificate of title. The applicant then signs for the title and a copy stamped ‘returned’ on completion.

Despite the above formal process, the informal process which is the order of the day is through drafting purchase/sales agreements that are signed in the presence of Local Chairpersons (LC 1) and a witness. This was supported during the household interviews in Central, Kisumu where 46.7% of the households had binding documents (purchase/sales agreements) while 53.3% had no legal documentation due to the fact that majority of the respondents accessed land through inheritance without ownership documents. Mr Musoke Dan, a resident of the area said, “*My parents never gave me the documents*”. Another Mr Kayima Moses said, “*My parents told me the documents got lost during the political turmoil of 1979 – 1986;*” all which give rise to informal transactions.

In regards to sub division of mailo land, the MLHUD (2011) under Transactions Procedures (Series 7) on how to carry out a sub division on mailo land clearly stipulates six steps as shown below:

Step 1 requires the applicant to have a duplicate certificate of title, fully filled mutation forms and two passport photographs of the owner. This mutation form must have been stamped by the registered surveyor, fully filled by the registered owner, dated and signed by all necessary parties.

Step 2 requires the applicant to present originals and a copy of the documents to the Mailo registry for checking and approval of sub division. The documents are received and stamped ‘received’ and the returned to the applicant.

Step 3 requires the applicant to check after five working days to pick the documents after which he or she presents a copy of the documents stamped “received” and on collection; the copy is stamped “returned.”

Step 4 requires the applicant to present an approved mutation form from the district surveyor, with an area schedule, checks fees receipts, deed plan fees, registration fees, a duplicate certificate of title, passport photographs after which the applicant submits them to the mailo registry and a photocopy is stamped ‘received’ and returned to the applicant.

Step 5 requires the applicant to check after ten-twenty five days. Step 6 requires applicants to present identification documents and photocopies to collect the duplicate certificates of title. The applicants then sign for the titles and a copy is stamped “returned” on completion.

Despite the above formal procedures, majority households in Central, Kisugu were tenants holding bibanja interests who had plots which needed no further sub division. This was supported by the majority 90% of the household respondents who had never sub divided their land for a sale or a lease.

It was also further established by the study that they were no sensitization seminars in regards to land related formal procedures in the zone/cell from Kampala Capital City Authority (KCCA). This could be majorly due to the informal setting of settlements in Kampala, Central, Kisugu inclusive.

Informality in settlement in Kampala according to Habitat for Humanity (2013); Syagga (2011) and UN-Habitat (2007) have greatly resulted to poor land developments in the urban area because majority of residents in these settlements build residential structures without approved building plans. This was evident with the household interviews where only 3.3% of the residents in Central, Kisugu had building plans while 96.7% had no building plans.

During the household interviews, it was observed that Central zone in Kisugu Parish has poor drainage of sewage, rain water as told by Mr Kato Samuel, LC 1 chairperson of the area; *“One of the problems we have in this area is the poor drainage, as you can see, there is running sewage all over.”*

Just like Kabaka’s land, land conflicts among landlords and occupants or tenants are majorly present on private mailo. This confirms a study by Kakaire (2013) on the mailo land curse leaves hate, misery in its wake. He argues that too many sitting bibanja occupants in Buganda region (where Kampala is located) are afraid they could be thrown off the land at any time by their landlords. This is because these landlords have failed to compensate the occupants and have resorted to forced evictions of occupants with the help of armed men and goons.

The country has failed to solve this crisis between a mailo land owner and occupant (kibanja holder). Even the best approach of creating a land fund aimed at fully compensating landlords for their land to avoid evictions of occupants among other aims has not yielded positive results. The money allocated in the land fund is embezzled by some government officials, misappropriated, misallocated to non landlords, exorbitantly compensated to a few landlords and has ended up in pockets of a few individuals leaving the majority bibanja occupants subject to forced evictions by landlords.

This study therefore, argues that this crisis will continue until the land fund is genuinely managed by transparent individuals who are impartial. It is also possible to shift management of the land fund to a more transparent private entity to efficiently manage the fund.

4.3.3 Examining Freehold land

4.3.3.1 Presentation and Analysis of Results

Table 4.5: Presentation and Analysis of Results

	Freehold land	SA	A	N	D	SD	Mean	S.D
1	Has clear rights of ownership	23 (74.2%)	7 (22.6%)	0 (0.0%)	1 (3.2%)	0 (0.0%)	1.32	.653
2	It is easy to access	8 (25.8%)	7 (22.6%)	7 (22.6%)	8 (25.8%)	1 (3.2%)	2.58	1.232
3	It is easy to acquire	2 (6.5%)	20 (64.5%)	5 (16.1%)	3 (9.7%)	1 (3.2%)	2.29	1.101
4	There is perpetual ownership of land	19 (61.3%)	10 (32.3%)	1 (3.2%)	0 (0.0%)	1 (3.2%)	1.52	.851
5	It is easy to transfer	14 (45.2%)	10 (32.3%)	6 (19.4%)	1 (3.2%)	0 (0.0%)	1.81	.873
6	Guidelines of land transfer are clear	14 (45.2%)	13 (41.9%)	4 (12.9%)	0 (0.0%)	0 (0.0%)	1.68	.702
7	Lease application procedures are well stipulated	8 (25.8%)	15 (48.4%)	5 (16.1%)	2 (6.5%)	1 (3.2%)	2.13	.991
8	Has clear guidelines and procedures of sub-division	7 (22.6%)	18 (58.1%)	5 (16.1%)	1 (3.2%)	0 (0.0%)	2.00	.730
9	Land development procedures and guidelines are well stipulated	6 (19.4%)	16 (51.6%)	7 (22.6%)	2 (6.5%)	0 (0.0%)	2.16	.820
10	Has an impact on urban land values in Makindye Division	12 (38.7%)	15 (48.4%)	1 (3.2%)	1 (3.2%)	2 (6.5%)	1.90	1.076
	AVERAGE MEAN						1.939	

Source: Field Survey (2017)

The average mean of 1.939 from Table 4.5 above shows majority of the respondents agreed with the examination of land tenure systems in regards to Freehold land.

Study findings in indicated that freehold land has clear rights of ownership as it was highly supported by 96.8% of the respondents who agreed while 3.2% disagreed. This implies that the rights of ownership under this tenure holding are clearly understood since a person or entity owning freehold land enjoys perpetual ownership.

Study findings indicated that it is easy to access freehold land as agreed by 48.4%, disagreed by 29% while 22.6% were neutral. This implies that access of freehold land is fairly understood by the interested parties.

The study findings further indicated that it is easy to acquire land under freehold tenure as supported by 71% of the respondents who agreed, 12.9% disagreed while 16.1% were neutral. This implies that acquiring freehold land is easily understood and done.

With regards as to whether there is perpetual ownership of land under freehold land, it was highly agreed by 93.6% of the respondents, 3.2% disagreed while 3.2% were neutral. This implies that a freehold land holder owns the land in perpetuity and this is clearly understood.

It was also indicated by study findings that it is easy to transfer land under freehold tenure as supported by 77.5% of the respondents who agreed, 3.2% disagreed while 19.4% were neutral. This implies that the transfer of land under freehold tenure is clearly understood.

In addition to the transfer of land under freehold tenure, study findings indicated that guidelines of land transfer under freehold are clear as highly supported by 87.1% of the respondents who agreed while 12.9% were neutral. This implies that such guidelines of land transfer are well understood.

Further study findings indicated that lease application procedures under freehold land are well stipulated. This was supported by 74.2% of the respondents who agreed, 9.7% disagreed while 16.1% were neutral. This implies that lease applications procedures under freehold are clearly understood.

In addition to the lease application procedures under freehold, the study indicated that freehold land has clear guidelines and procedures of sub-division as supported by 80.7% of the respondents who agreed, 3.2% disagreed while 16.1% were neutral. This implies that these guidelines and procedures are well understood.

In regards to as whether land development procedures and guidelines are well stipulated under freehold, 71% of the respondents agreed, 6.5% disagreed while 22.6% were neutral. This implies that land development procedures and guidelines are well understood.

Study findings also indicated that freehold tenure has an impact on urban land values in Makindye Division as highly supported by 87.1% of the respondents who agreed, 9.7% disagreed while 3.2% were neutral. This implies that it is clearly understood that freehold tenure has an impact on urban land values in Makindye Division due to its features.

4.3.3.2 Discussion of Findings

Based on the findings on the examination of freehold land tenure holding, it was established by the study that the majority of the respondents agreed with the issues that were raised.

Freehold land was given as a grant to the citizens of Uganda, existing religious, educational and other big corporate institutions by the colonial government under the 1900 Buganda Agreement before independence in 1962 as indicated in studies of Pedersen et al (2012); Wamani (2010); Giddings (2009); Nkuruzinza (2005) on the examination of freehold land tenure system in Uganda.

In Makindye Division, all land under freehold (in Nsambya) is Church land owned by the Roman Catholic Church in perpetuity and managed by Kampala Archdiocese Land Board (KALB). However, it was observed during the study in Kamwanyi zone, Nsambya Central Parish that this land is occupied by both lawful/bonafide occupants and squatters with rights of occupancy (use, sub lease, dispose by will) but whose occupancy is temporary. This confirms a study by Giddings (2009) that argues that freehold owners like religious institutions are disinclined to part with their land. This was further re-echoed by Mr Mpindi Allan, a resident of Kamwanyi zone who said; *“I can only get a leasehold title for my land but not a freehold title”*.

Access to church land is mainly through direct purchase, inheritance and lease. This was supported by 63.3% of the households interviewed in Kamwanyi, Nsambya Central who had access through direct purchase while 30% had access through inheritance and 6.7% had access through leases by Kampala Archdiocese Land Board (KALB).

It is important to note that all occupants on church land can only get leasehold land titles given by KALB not freehold titles from MLHUD. But for purposes of this study, it is important to enlighten on the process of acquiring a freehold title as stipulated by the MLHUD (2011) under the Transactions Procedures (Series 2) as shown in the steps below:

Step 1 requires the applicant to have fully completed forms (4, 10, 19, and 23), a set of three valid deed plans, three passport photographs, and receipts of payment as well as a forwarding letter requesting for a freehold title signed by the district land officer of the respective district where the land is located.

Step 2 requires the applicant to present a full set of original documents in duplicate and a copy of the same to the department of land administration for checking. The copy is then stamped “received” and returned to the applicant. The applicant is then requested to check with the department after ten days to confirm his or her approval or rejection.

Step 3 requires that upon approval, the approved documents are forwarded to the department of land registration for issuance of a freehold land title after which the applicant is requested to check after twenty working days.

Step 4 requires the applicant to present copies given to him or her by the department of land administration stamped “received” and identification documents upon collecting the freehold title. The applicant then signs for the title and the photocopy is stamped ‘returned’ upon completion. The fees paid at MLHUD include registration (US\$ 10,000); Assurance of title (US\$ 20,000) and Issuance of title (US\$ 20,000)

Although the church through KALB does not sell its land, it opts to offer lease titles of 49 years for all willing residents. During an interview with the Administrative Manager at KALB and a key informant during the study; he said; *“getting a lease on church land starts with both the LC1 chairperson and the church agent who recommend the applicant to KALB for a lease application after screening with due diligence that the person of interest (lease applicant) is law abiding in the zone.”*

However, the informal way of acquiring plots on church land which is the order of the day is done by writing purchase or sales agreements between the interested parties in the presence of witnesses mainly the LC 1 Chair Persons. Kamwanyi zone, being an informal settlement on church land has had several land transactions carried out informally between the purchaser and vendor without the consent of KALB. This is in line with Syagga (2011), who argues that in the informal land market, buyers rely on social recognition and supporting documents which are considered more vital than the land title since there are many titled land transactions not reflected in the lands registry.

During the study, it was observed that KALB is still under establishment. This observation was further highlighted by Administrative Manager at KALB who asserted that most of the land administration of church land is done through KCCA. He stated; *“land developments and sub divisions are mainly under KCCA not the church.”*

Just like BLB, KALB has also invited applicants especially bibanja holders or occupants to regularize their stay on church land. This is done to ensure that the church has a formal land registry of all occupants on church land. However, this has become a challenge because some bibanja holders and occupants are unwilling to regularize their tenancies as told by the Administrative Manager at KALB. This is majorly attributed to uncertainties of their future stay on church land in case their lease periods expire without a renewal from the church as their landlord.

The study observed majority of the settlements in Nsambya Central Parish are informal with poor living standards and structures without building plans. This was evident by 96.7% of the households in Kamwanyi who never had buildings plans for their houses. It was indicated by interviewee Number 12 who said; *“It is a norm here, people just build the way they want.”*

It was also further reported by household residents in Kamwanyi that there is no sensitization on land related matters by the KALB. However, in response to this, the Administrative Manager of the Board said during the interview; *“the Board only concentrates much on land sensitizations in zones/cells that are subject to future developments by investors or by the Church.”*

Just like any other land tenure holding, some bibanja holders on church freehold are constrained because of their temporally tenement status on the land. Interviewee Number 1 said; *“We are on this land temporally, we are moving away anytime.”* It was observed during the study that people of Central zone, the neighboring zone/village to Kamwanyi had been compensated and moved after the land was zoned for a bigger development. So, households in Kamwanyi are expecting the same anytime.

In addition to the above challenges, the church also faces challenges of slums or informal settlements, unwillingness of bibanja holders and occupants to regularize their tenancies and non-collection of dues on church land as told by the Mr. Zziwa.

4.3.4 Examining Leasehold land

4.3.4.1 Presentation and Analysis of Results

Table 4.6: Presentation and Analysis of Results

	Leasehold Land	SA	A	N	D	SD	Mean	S.D
1	Has clear rights of ownership	15 (48.4%)	12 (38.7%)	1 (3.2%)	3 (9.7%)	0 (0.0%)	1.74	.930
2	It is easy to access	10 (32.3%)	14 (45.2%)	6 (19.4%)	1 (3.2%)	0 (0.0%)	1.94	.814
3	It is easy to acquire	11 (35.5%)	14 (45.2)	5 (16.1%)	1 (3.2%)	0 (0.0%)	1.87	.806
4	It is easy to transfer	9 (29.0%)	17 (54.8)	3 (9.7%)	1 (3.2%)	1 (3.2%)	1.97	.912
5	Lease application procedures are well stipulated	9 (29.0%)	12 (38.7%)	7 (22.6%)	3 (9.7%)	0 (0.0%)	2.13	.967
6	Is easily subdivided	4 (12.9%)	8 (25.8%)	9 (29.0%)	7 (22.6%)	3 (9.7%)	2.90	1.193
7	The procedure of conversion of leasehold to freehold is well stipulated	6 (19.4%)	13 (41.9%)	5 (16.1%)	4 (12.9%)	3 (9.7%)	2.52	1.235
8	Has clear land use regulations and guidelines	9 (29.0%)	14 (45.2%)	6 (19.4%)	2 (6.5%)	0 (0.0%)	2.03	.875
9	Land development procedures and guidelines are well stipulated	8 (25.8%)	14 (45.2%)	8 (25.8%)	1 (3.2%)	0 (0.0%)	2.06	.814
10	Has an impact on urban land values	11 (35.5%)	14 (45.2%)	6 (19.4%)	0 (0.0%)	0 (0.0%)	1.84	.735
	AVERAGE MEAN						2.1	

Source: Field Survey (2017)

The average mean of 2.1 from Table 4.6 above shows majority of the respondents agreed with the examination of land tenure systems in regards to Leasehold land.

Study findings indicated that leasehold land has clear rights of ownership as it was highly supported by 87.1% of the respondents who agreed, 9.7% disagreed while 3.2% were neutral. This implies that rights of ownership are clearly understood because both parties (lessor and lessee) have clear rights laid in their lease agreement.

It was also indicated that leasehold land is easily accessed as agreed by 77.5% of the respondents, 3.2% disagreed while 19.4% were neutral. This implies that access of leasehold land is well known and easily done.

In addition to access of leasehold land, further study findings indicated that it is easy to acquire land under leasehold. This was also highly supported by 80.7% of the respondents who agreed, 3.2% disagreed while 16.1% were neutral. This implies that acquisition of leasehold land is well understood.

Study findings also indicated that it is easy to transfer land under leasehold as highly agreed by 83.8% of the respondents, disagreed by 6.4% while 9.7% were neutral. This implies that leasehold land transfer is well understood.

Study findings also indicated that lease application procedures are well stipulated as agreed by 67.7% of the respondents, disagreed by 9.7% while 22.6% were neutral. This implies that these lease application procedures are well understood.

It was also moderately indicated by the study findings that leasehold land is easily subdivided. This was fairly supported by 38.7% of the respondents who agreed, 32.3% disagreed while 29.0% were neutral. This implies that sub division of leasehold land is fairly understood.

Findings of the study further indicated that the procedure of conversion of leasehold land to freehold land is well stipulated. This was supported by 61.3% of the respondents who agreed, 22.6% disagreed while 16.1% were neutral; which implies that conversion of leasehold land to freehold land is well understood.

Findings of the study also indicated that leasehold land has clear land use regulations and guidelines as supported by 74.2% of the respondents who agreed, 6.5% disagreed while 19.4% were neutral. This implies that the land use regulations and guidelines under freehold land are well understood.

It was also further indicated by the study findings that land development procedures and guidelines are well stipulated as supported by 71% of the respondents who agreed, 3.2% disagreed while 25.8% were neutral. This implies that land development procedures and guidelines are clearly understood.

Study findings also indicated that leasehold land tenure has an impact on urban land values as highly supported by 80.7% of the respondents who agreed while 19.4% were neutral. This implies that it is clearly understood that leasehold tenure holding has an influence on the urban land values.

4.3.4.2 Discussion of Findings

Based on the findings on the examination of leasehold land tenure system, study findings established that the majority of the respondents agreed with the issues that were raised.

Under leasehold agreements, the lessor (landlord) and lessee (tenant) have certain obligations to fulfill for a given time period at a consideration. After these obligations are agreed upon, then the parties sign the agreement and the lessee will definitely get access to the land of interest as stated by studies of Muinde, (2013); Pedersen et al (2012), Wamani (2010) on the examination of the leasehold land tenure system.

During the study, it was indicated that there is no Parish or Cell/Zone in Makindye Division which is predominantly leasehold land but there exists scattered leasehold land in the Division some of which is under Uganda Land Commission (ULC) mainly in areas of Namuwongo (Central Division) bordering Kisugu Parish and the rest for KCCA as indicated by Muinde, (2013). This is as a result of conversion leasehold land to freehold land as told by Mr Kato Samuel, Chairperson LC 1 Central Village, Kisugu who said; *“many people converted leasehold land of Uganda Land Commission to freehold land which gave them private ownership.”*

The MLUD (2011) under Transaction Procedures of how to acquire a leasehold land title (Series 3) stipulates a formal process as shown below. Step 1 requires the applicant to have fully completed forms (8, 10, 18, and 23), a set of three valid deed plans, three passport photographs, and receipts of payment as well as a forwarding letter requesting for a freehold title signed by the district land officer of the respective district where the land is located.

Step 2 requires the applicant to present a full set of original documents in duplicate and a copy of the same to the department of land administration for checking. The copy is then stamped “received” and returned to the applicants. The applicant is then requested to check with the department after ten days to confirm his or her approval or rejection. The applicant is then given a letter advising him or her on the fees to be paid.

Step 3 requires the documents (once approved) to be forwarded to the department of land registration for preparation of issuance of lease agreements after which the applicant is requested to check after ten working days for signing and sealing by the chairperson and secretary of the respective district land board. The applicant is expected to pay stamp duty of 1% of the premium and ground rent.

Step 4 requires the applicant to present fully signed and sealed lease documents by the district land board chairperson and secretary as well as lease agreements stamped by Uganda Revenue Authority (URA) after which the applicant is given a photocopy of the lease agreements stamped “received”.

Step 5 requires the applicant to present a copy given to him or her by the department of land registration stamped “received” and identification documents upon collecting the leasehold title. The applicant then signs for the title and the copy is stamped “returned” on completion.

The fees paid at the MLHUD include registration (US\$ 10,000); Assurance of title (US\$ 20,000); Issuance of title (US\$ 20,000); Preparation of lease (US\$ 20,000). The fees paid at the URA (1% of the premium and ground rent)

In regards to converting leasehold to a freehold land title, the MLHUD (2011) under Transaction Procedures of how to convert leasehold to a freehold land title (Series 4) stipulates a formal process as shown below:

Step 1 requires the applicant to have fully completed forms (4, 5, 10, 19, and 23), a set of three valid deed plans, three passport photographs, and receipts of payment as well as a forwarding letter requesting for a conversion of a leasehold to freehold title signed by the district land officer of the respective district where the land is located. In case the land was titled after the enforcement of the 1995 Constitution, then a surrender deed or agreement (prepared by the secretary District Land Board, to be implemented by the DLB and the applicant or registered proprietor) of the lease is necessary required.

Step 2 requires the applicant to present a full set of original documents in duplicate and a copy of the same to the department of land administration for checking. The copy is then stamped “received” and returned to the applicant. The applicant is then requested to check with the department after ten days to confirm their approval or rejection. The applicant is given a letter advising him or her on the fees to be paid.

Step 3 requires the documents (once approved) to be forwarded to the department of land registration for preparation of issuance of a freehold land title which the applicant is requested to check after ten working days for the processing of a surrender deed or agreement.

Step 4 requires the applicant to present a copy given to him or her by the department of land registration stamped “received” and identification documents upon collecting the freehold title after twenty working days. The applicant then signs for the title and the copy is stamped “returned” on completion.

The fees paid at MLHUD include stamp duty (UShs. 5,000); Registration fees for the surrender deed (UShs. 10,000); Registration fees (UShs. 10,000); Assurance of title (UShs. 20,000); Issuance of title (UShs. 20,000)

In regards to transfer of land under leasehold, the MLHUD (2011) under Transaction Procedures of how to transfer land under leasehold and freehold (Series 5) stipulates a formal process as shown below:

Step 1 requires the applicant to have fully completed sets of transfer forms which include a transfer form and two consent forms, a photocopy of a duplicate certificate of title and two genuine passport photographs of the buyer and seller.

Step 2 requires the applicant to present the documents to the valuation division for stamp duty (1% of the assessed land value by the chief government valuer) valuation assessment after which he or she checks after three working days to pick the form and proceed to pay the stamp duty and registration fees in the Bank.

Step 3 requires the applicant to get a receipt and have the transfer form stamped. The applicant then gets consent from the controlling authority of the leasehold title and then submits all documentation together with the duplicate certificate of title, receipts and photocopies of all documents to the leasehold/freehold registry. Step 4 requires the photocopy to be stamped “received” and returned to the applicant and he or she is asked to check after ten working days.

Step 5 requires the applicant to present identification documents and photocopies to collect the duplicate certificate of title after which the applicant signs for the title and the photocopy is stamped “returned” on completion.

The fees paid at MLHUD include registration (UShs. 10,000); Consent fees (UShs. 10,000); if it is a company, there is an additional UShs. 5,000.

Despite the above formal procedures under this tenure holding, Kampala is largely informal with enormous informal land transactions as indicated in studies by Muinde, (2013); Wamani, (2010); Giddings, (2009), Nkuruzinza, (2005) on land markets in Kampala since informal land markets transactions are simple, quick and cheaper.

In a nut shell, the above discussions tackle an examination of land tenure systems in Makindye Division mainly in terms of land access, ownership, sub division and development. The above findings depict a continuum in land tenure rights (Payne & Durand-Lasserve, 2012) with land parcels having overlapping interests some of which are recognized by law while others are not which results to differences in the urban residential land values.

The study established that land owners enjoy rights of ownership while tenants or occupants enjoyed full property rights of occupancy which at times conflict each other most likely during transactions.

Furthermore, the study observed that the division is generally full of informal land transactions as established by the case study areas. This informality is majorly brought about by the majority poor tenants or bibanja holders who cannot afford formal procedures put in place to access, own, sub divide and develop land; creating a lot of inefficiencies and ineffectiveness in the formal procedures.

This observation is further supported by one of the targets of the KCCA Strategic Plan (2014/15-2018/19), which proposes upgrading of slums in Kampala. The strategic plan further indicates that Kampala is comprised of 62 informal settlements which do not fulfill the minimum humanitarian standards of access to water, shelter and sanitation.

This in turn has made it difficult for KCCA to implement formality in land access, ownership, land use regulations, land sub division and land developments; hence, confirming studies by Muinde (2013); Syagga (2011); Wamani (2010); Giddings (2009) and Nkuruzinza, (2005) on land tenure systems in Kampala and their relationship towards urban land markets, land use developments and informal settlements.

This therefore, calls for well-established system to formalize all these informalities which may be coordinated by KCCA. For instance, the Praedial Registration System to formalize informality on land in Peru as stated by Cornhiel & Barnes (1999) could be a benchmark for KCCA and the prevailing land boards in Kampala.

4.4 Examining Factors Affecting Urban Residential Land Values

4.4.1 Presentation and Analysis of Results

Table 4.7: Presentation and Analysis of Results Residential Land Values

No	Statement	SA	A	N	D	SD	Mean	S.D
		Freq (%)	Freq (%)	Freq (%)	Freq (%)	Freq (%)		
1	Factors Affecting Residential Land Values							
2	Size of land parcel	20 (64.5%)	10 (32.2%)	0 (0.0%)	1 (3.2%)	0 (0.0%)	1.42	.672
3	Land accessibility	23 (74.2%)	7 (22.6%)	0 (0.0%)	1 (3.2%)	0 (0.0%)	1.32	.653
4	Land use regulations	12 (38.7%)	12 (38.7%)	6 (19.4%)	0 (0.0%)	1 (3.2%)	1.90	.944
5	Population changes	12 (38.7%)	15 (48.4%)	4 (12.9%)	0 (0.0%)	0 (0.0%)	1.74	.682
6	Changes in peoples income levels	7 (22.6%)	12 (38.7%)	8 (25.8%)	3 (9.7%)	1 (3.2%)	2.32	1.045
7	Political climate	11(35.5%)	12 (38.7%)	5 (16.15%)	2 (6.5%)	1 (3.2%)	2.03	1.048
8	Social amenities	12 (38.7%)	16 (51.6%)	3 (9.7%)	0 (0.0%)	0 (0.0%)	1.71	.643
9	Land topography	9 (29.0%)	19 (61.3)	2 (6.55)	0 (0.0%)	1 (3.2%)	1.87	.806
10	Land tenure security affects Urban land values	14 (45.2%)	15 (48.4%)	2 (6.5%)	0 (0.0%)	0 (0.0%)	1.61	.615
	AVERAGE MEAN						1.769	

Source: Field Survey (2017)

The average mean of 1.769 from the above table shows majority of the respondents agreed with the factors that affect urban residential land values in Makindye Division. Study findings indicated that size of land parcel affects urban residential land values. This was highly supported by 96.7% of the respondents who agreed while 3.2% disagreed. This implies that different sizes of land parcels will call for different land values.

Findings from the study also indicated that land accessibility affects urban residential land values as highly supported by 96.8% of the respondents who agreed while 3.2% disagreed. This implies that differences in accessibility of land parcels will result to differences in their land values.

Study findings also indicated that land use regulations affect urban residential land values as supported by 77.4% of the respondents who agreed, 3.2% disagreed while 19.4% were neutral. This implies that urban land values differ as per the land use regulations of land in a given area.

Further study findings indicated an 87.1% of the respondents who agreed that population changes affect urban residential land values while 12.9% were neutral. This implies that urban land values will always alter with the population at a given time in a given area due to the demand for land.

In addition to the population changes, further study findings also indicated that changes in income levels of households affect urban residential land values. This was supported by 61.3% of the respondents who agreed, 12.9% disagreed while 25.8% were neutral. This implies that an addition in the income levels of households in a given area will result into more demand for land unlike a reduction in their income levels.

It was also indicated by the study findings that the political climate affects urban residential land values as it was agreed by 74.2% of the respondents, 9.7% disagreed while 16.1% were neutral. This implies that the political climate influences the demand for urban land since it impacts on investment opportunities.

Further study findings also highly indicated that social amenities affect urban residential land values. This was highly supported by 90.3% of the respondents who agreed while 9.7% were neutral; which implies that areas with better social amenities call for higher urban land values unlike those areas with poor social amenities.

It was also indicated that land topography affects urban residential land values as this was highly supported by 90.3% of the respondents who agreed, 3.2% disagreed while 6.5% were neutral. This implies that areas or locations with better topography increase the demand for land unlike those locations with poor topography hence affecting urban land values.

Furthermore, findings of the study also indicated that land tenure security affects urban residential land values as it was highly supported by 93.6% of the respondents who agreed while 6.5% were neutral. This implies that the tenure security of the location affects urban land values in a way that locations with a well administration of the land tenure system will result to increased land values unlike those locations with poor administration of the land tenure system.

4.4.2 Discussion of findings

Based on the findings on the factors that affect urban land values, the study established that majority of the respondents agreed with the issues that were raised.

Makindye Division is characterized with major locations of Muyenga, Bunga, Gaba, Munyonyo, Buziga among others which are predominantly known for high end residential properties with better facilities and utilities and amenities, hence calling for high land values as compared to low lying and flat areas in the Division. Most of these major locations were settlements for the colonialists who lived in organized locations. *“Land in Munyonyo is of a high value because it was a settlement for colonialists who lived in organized and well established neighborhoods,”* said Mr Kato Tonny, Principal valuer at the Ministry of Lands, Housing and Urban Development.

This is in agreement with a study by Kolowe (2014) on the determinants of urban land and property values in Rwanda that indicated that people are willing to pay higher prices for amenities that maximize their utilities.

Makindye Division has easy access to Kampala city with major roads which include Kampala-Gaba; Muyenga; Munyonyo, among others which provide quick and better access to the city and many other locations hence confirming studies by Uju, & Iyanda, (2012) Topçu, (2009). *“The proximity of land in Makindye to the city centre gives it a higher value because people can easily*

have a quicker access to the city”, said Mr Lawrence Mugerwa Musis, the Executive Director Valuation at Bageine and Company Limited.

Land use regulations are another vital factor that influence urban residential land values of a given location. *“Locations with well-regulated land uses definitely will have their land values higher than those with poor land use regulations,”* said Mr Nsamba-Gaiya Eddie, Managing Director of Consultant Surveyors and Planners. However, Kampala in general has ineffective land use regulations with no control in most areas as told by Mr Masereje Richard, the Managing Director at E.D.I Consult Limited.

Population changes are highly significant in influencing urban residential land values because these changes drive demand for land. In addition to population changes are changes in income level of this population as indicated by (Damascene et al, 2104). A population of 1.75 million residents in Kampala according to KCCA Strategic Plan (2014/15-2018/19) has driven demand for land in the region as said by Mr Babumba-Kyeyune Andrew, a Principal Partner at Allied Property Services.

Makindye division is also characterized by many social amenities, say hospitals (St. Francis Hospital, Nsambya, Nsambya General Hospital, International Hospital Kampala among others), Institutions of learning (Universities, High Schools, Tertiary institutions, Primary Schools, Kindergartens among others), entertainments facilities which also add value to the land in the area.

In addition are the utilities (electricity, water supply, sewage lines among others), communication networks, among other services which call for high land values in all locations of the Division. This confirms studies on factors influencing urban land values by Damascene et al, (2104); Kolowe, (2014); Oloke et al, (2013); Uju, & Iyanda, (2012).

The property market is also characterised by rental incomes. This is so crucial the fact that some people can only afford to rent rather than to buy or build a house due to their livelihoods. Therefore, in this regard, it was indicated that property rental markets influence changes in the urban residential land values in that areas characterise by high land values have high rental income compared to those with less land values as indicated in a study of Emo et al (2013).

Furthermore, the study correlated the above factors affecting urban residential land values in order to determine their relationship with urban residential land values as shown in the Table 4.8 below.

Table 4.8: Correlation Results Using Pearson’s Correlation Matrix

Correlations										
	1	2	3	4	5	6	7	8	9	10
Size of land (1)	1.000									
Land accessibility (2)	.821**	1.000								
Land use regulations (3)	.119	.107	1.000							
Population changes (4)	-.047	.044	-.040	1.000						
Changes in income levels (5)	.276	.282	.067	.214	1.000					
Political climate (6)	-.114	-.162	-.132	.059	.264	1.000				
Social amenities (7)	.060	.231	.172	.204	.343	.460**	1.000			
Land topography (8)	.165	.145	.115	.362*	.605**	.202	.376*	1.000		
Land tenure security (9)	.003	.238	.106	.072	.045	.175	.549**	.165	1.000	
Urban Residential Land values (10)	.291	.409*	.043	.456**	.690**	.329	.537**	.619**	.398*	1.000

** . Correlation is significant at the 0.01 level (2-tailed).

* . Correlation is significant at the 0.05 level (2-tailed).

The Correlation analysis Table 4.8 above presents a weak positive relationship between size of the land and urban residential land values given ($r = .291$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.2 - 0.3 are poor or weak. This implies that a change in the availability of size of the land in an area is associated with weak positive changes in urban residential land values of that area.

From the Correlation analysis in Table 4.8 above, the results reveal a moderate significant positive relationship between land accessibility and urban residential land values given ($r = .409^*$, $p \leq .05$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.4 - 0.6 are fair or moderate. This therefore, implies that a unit

change in land accessibility in an area is associated with significant positive moderate changes in urban residential land values in that area.

From the Correlation analysis in Table 4.8 above, the results reveal a very weak positive relationship between land use regulations and urban residential land values given ($r = .043$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.1 - 0.2 are very weak. This therefore, implies that a unit change in land use regulations of a given location is associated with very weak positive changes in urban residential land values in the same location.

From the Correlation analysis in Table 4.8 above, the results reveal a moderate significant positive relationship between population changes and urban residential land values ($r = .456^{**}$, $p \leq .01$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.4 - 0.6 are fair or moderate. This therefore, implies that a unit change in the population of a given location is associated with significant positive moderate changes in urban residential land values in that same location.

From the Correlation analysis in Table 4.8 above, the results reveal a moderate but close to a strong significant positive relationship between changes in peoples' income levels and urban residential land values ($r = .690^{**}$, $p \leq .01$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.4 - 0.6 are fair or moderate. This therefore, implies that a unit change in peoples' income levels in an area is associated with a moderate but close to a strong significant positive change in urban residential land values of that area.

The Correlation analysis Table 4.8 above presents a weak positive relationship between the political climate and urban residential land values given ($r = .329$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.2 - 0.3 are poor or weak. This implies that a change in the political climate of an area is associated with weak positive changes in urban residential land values of that area.

From the Correlation analysis in Table 4.8 above, the results reveal a moderate significant positive relationship between social amenities and urban residential land values ($r = .537^{**}$, $p \leq .01$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.4 - 0.6 are fair or moderate. This therefore, implies that a unit change in the social amenities of an area is associated with significant positive moderate changes in urban residential land values in that same area.

From the Correlation analysis in Table 4.8 above, the results reveal a moderate significant positive relationship between land topography and urban residential land values ($r = .619^{**}$, $p \leq .01$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.4 - 0.6 are fair or moderate. This therefore, implies that a unit change the land topography of an area is associated with significant positive moderate changes in urban residential land values of that area.

From the Correlation analysis in Table 4.8 above, the results reveal a weak but close to a moderate significant positive relationship between land tenure security and urban residential land values given ($r = .398^*$, $p \leq .05$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.2 - 0.4 are poor or weak. This therefore, implies that a unit change in land tenure security of an area is associated with significant positive weak but close to moderate changes in urban residential land values of that area.

4.5 Examining the Trends in Urban Residential Land Values

4.5.1 Presentation and Analysis of Results

Table 4.9: Presentation and Analysis of Results

	Trends in Urban Land Values	SA	A	N	D	SD	Mean	SD
11	Private mailo had the highest trend	11 (35.5%)	11 (35.5%)	8 (25.8%)	1 (3.2%)	0 (0.0%)	1.97	.875
12	Kabaka's Land had the highest trend	1 (3.2%)	1 (3.2%)	14(45.2%)	11(35.5%)	4 (12.9%)	3.52	.890
13	Freehold land had the highest trend	7 (22.6%)	5 (16.1%)	9 (29.0%)	10 (32.3%)	0 (0.0%)	2.71	1.160
14	Leasehold land had the highest trend	2 (6.5%)	9 (29.0%)	11(35.5%)	9 (29.0%)	0 (0.0%)	2.87	.922
15	Property rental values always give a reflection of changes in the trend of land values	6 (19.4%)	13(41.9%)	4 (12.9%)	7 (22.6%)	1 (3.2%)	2.48	1.151
16	The demand and supply of land always gives a reflection of changes in the trend of land values	13(41.9%)	15(48.4%)	2 (6.5%)	1 (3.2%)	0 (0.0%)	1.71	.739
17	Favorable factors affecting land values show a rate of increase in the trend of land values	7 (22.6%)	20(64.5%)	2 (6.5%)	1 (3.2%)	1 (3.2%)	2.00	.856
18	Unfavorable factors affecting land values show a rate of increase in the trend of land values	0 (0.0%)	5 (16.1%)	8 (25.8%)	15 (48.4%)	3 (9.7%)	3.52	.890
	AVERAGE MEAN						2.598	

Source: Field Survey (2017)

The average mean of 2.598 from the above table shows majority of the respondents agreed with Trends in Urban Land Values in Makindye Division although this was close to an average Neutral response.

Study findings indicated that private mailo had the highest trend of urban land values with 71% of the respondents who agreed, 3.2% disagreed while 25.8% were neutral. This implies that private mailo land is most preferred by the people since the holder has perpetual ownership.

Private mailo was followed by freehold land where 38.7% of the respondents agreed, 32.3% disagreed while 29.0% were neutral. This implies that Freehold land is fairly preferred since it also has perpetual ownership (for the case of the Church) for purposes of this study.

Freehold land was later followed by leasehold land where 35.5% of the respondents agreed, 29.0% disagreed while 35.5% were neutral. This implies that leasehold is neutrally preferred since it involves a mutual understanding between the lessor and lessee.

Finally, Kabaka's land received the least response with 6.4% of the respondents who agreed, 48.4% disagreed while 45.2% were neutral. This implies that Kabaka's land is not preferred since this land belongs to the King of Buganda (Kabaka) while the rest on the land are tenants or occupants owning just plots of land (kibanja interest).

Furthermore, study findings also indicated that property rental values always give a reflection of changes in the trend of land values as it was supported by 61.3% of the respondents who agreed, 25.8% disagreed while 12.9% were neutral. This implies that changes in the rental property values alter the trend of urban land values in a way that high property rental values reflect a higher trend in the land values unlike low property rental values.

It was further noted that the demand and supply of land always gives a reflection of changes in the trend of urban residential land values. This was highly supported by 90.3% of the respondents who agreed, 3.2% disagreed while 6.5% were neutral. This implies that the changes in demand and supply of urban land alter the trends in the urban land values.

It was further indicated by study findings that favorable factors affecting land values show a rate of increase in the trend of urban residential land values unlike unfavorable factors. This was highly supported by 87.1% of the respondents who agreed, 6.4% disagreed while 6.5% were neutral. This implies that once factors that influence urban land values are favorable, the trends of urban land will also increase.

Study findings as to whether unfavorable factors affecting land values showed an increase in the trend of urban residential land values indicated 16.1% of the respondents who agreed, 58.1% disagreed while 25.1% were neutral. This implies that unfavorable factors influencing urban residential land values do not show a rate of increase in the trends of urban land values.

4.5.2 Discussion of findings

Based on the findings on trends in urban residential land values in Makindye Division, it was established that majority of the respondents agreed with the issues that were raised.

There is a general increase in the urban residential land values on all land tenure systems with Private mailo land having the highest, followed by Freehold land, then leasehold land tenure and finally official land tenure or Kabaka's land. *"Land values generally increase with time due to the fact that land appreciates in value with time; hence Makindye Division is no exception,"* as said by quite a number of the valuer respondents. This is majorly due to the population growth in the area which has driven the demand for land yet supply is inelastic, as indicated by Damascene et al, (2104). This was observed during the household interviews in the selected study areas which hardly had vacant land for sale.

The land market is also characterized by rental income where those people who cannot afford to buy land and put up their own homes have an option of renting residential dwellings. Therefore, a trend in property rental income is vital in ascertaining a view of a trend in urban residential land values as indicated by Wamani (2010).

During the study, it was indicated that land locations characterised by high rental income household have higher land values as compared to those with less rental income households. It was indicated that prime locations of Munyonyo, Bunga, Buziga among others had much higher rental incomes compared to less prime locations of Katuso, Kisugu, Nsambya.

In order to obtain more information on the trends of urban land values per land tenure system in Makindye Division, the study further reviewed urban residential land value data from Bageine and Company Limited. Buziga, Lukuli, Salaala and Luwafu Parishes had majority land values for Kabaka's land; Nsambya Central Parish for Freehold land and Kisugu, Kansanga-Muenga and Bukasa Parishes had majority land values for Private mailo.

However, urban residential land values on leasehold land tenure system were cutting across the entire Makindye Division due to its scarcity in the division. Therefore, the urban residential land value data below are opinion estimates of Bageine and Company Limited which had at least land value data for a period of ten years which the study aimed at.

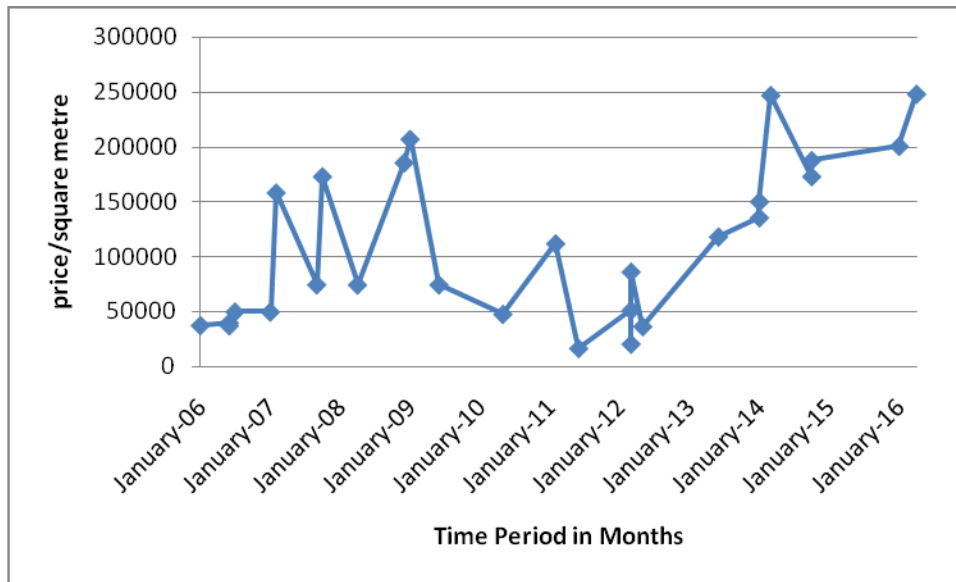
This study established that many valuation firms in Kampala lacked land value data for over a period of five years since most of them are below five years of establishment as told by Mr Paul Mungati, a Director at East African Consulting Surveyors and Valuers hence giving Bageine and Company Limited the best alternative for this study. The trends of land values in Makindye Division are shown in the tables and figures below.

Table 4.10: Presentation and Analysis of Trends of Urban Land Values on Private Mailo

area	block no	plot size (acres)	plot size (sq.m)	value estimate (Ugx)	date of valuation	price/sq.m
kisugu	244	1.12	4532.64	168,000,000	January-06	37064.492
kisugu	244	0.79	3197.13	126,000,000	June-06	39410.346
kisugu	244	0.37	1497.39	55,000,000	June-06	36730.578
kisugu	244	0.208	841.776	41,600,000	July-06	49419.323
kisugu	244	0.197	797.259	39,400,000	January-07	49419.323
nabutiti-kansanga	254	0.25	1011.75	160,000,000	February-07	158141.83
kisugu	244	0.338	1367.886	101,558,100	September-07	74244.564
kisugu	244	0.494	1999.218	345,800,000	October-07	172967.63
kisugu	244	0.069	279.243	20,700,000	April-08	74128.984
kisugu	244	0.0889	359.7783	66,750,000	December-08	185530.92
nabutiti-kansanga	254	0.35	1416.45	293,250,000	January-09	207031.66
kisugu	244	0.371	1501.437	111,300,000	June-09	74128.984
kisugu	244	0.089	360.183	17,000,000	May-10	47198.23
nabutiti-kansanga	254	0.249	1007.703	112,500,000	February-11	111640.04
kisugu	244	0.74	2994.78	48,000,000	June-11	16027.889
kisugu	244	0.136	550.392	28,000,000	March-12	50872.832
kisugu	244	0.99	4006.53	80,301,000	March-12	20042.531
kyeitabya	246	0.82	3318.54	285,000,000	March-12	85881.141
kisugu	244	4.94	19992.18	720,000,000	May-12	36014.082
kisugu	244	0.419	1695.693	200,000,000	June-13	117945.88
kyeitabya	246	0.25	1011.75	137,000,000	January-14	135408.94
kisugu	244	0.494	1999.218	300,000,000	January-14	150058.67
kisugu	244	0.37	1497.39	370,000,000	March-14	247096.61
muyenga	244	0.5	2023.5	350,000,000	October-14	172967.63
kisugu	244	0.395	1598.565	300,000,000	October-14	187668.32
kisugu	244	0.27	1092.69	219,200,000	January-16	200605.84
kisugu	244	1.06	4289.82	1,065,000,000	April-16	248262.16

Source: Bageine and Company Limited (2017)

Figure 4.2: Analysis on the Trends of Urban Residential Land Values on Private Mailo



Source: Bageine and Company Limited (2017)

Under private mailo in Table 4.9 above, a total of twenty one (27) properties were analyzed as shown in Figure 4.2 above. It was indicated that land values were on the rise from the year 2006 to 2007. From 2007-2009, there was a rise and fall in the land values which may be highly attributed to world financial crisis of 2007/2008. At the beginning of the year 2009, land values continued to decrease till mid-2012.

This may be attributed to the low demand for land, speculation of the general elections, and the decline in the performance of the economy. There was a decline in the Gross Domestic Product (GDP) at market prices from 7.8 % in 2010 to 6.6% in 2011. This decline continued to 2.7% in 2012; thereafter an increase to 4.8% was reflected in 2013. Gross Domestic Product (GDP) at basic prices also reflected a decline from 8.0 % in 2010 to 6.1% in 2011. This decline continued to 2.2% in 2012; thereafter an increase to 4.8% was reflected in 2013 as stated by UBOS (Echoku, 2015).

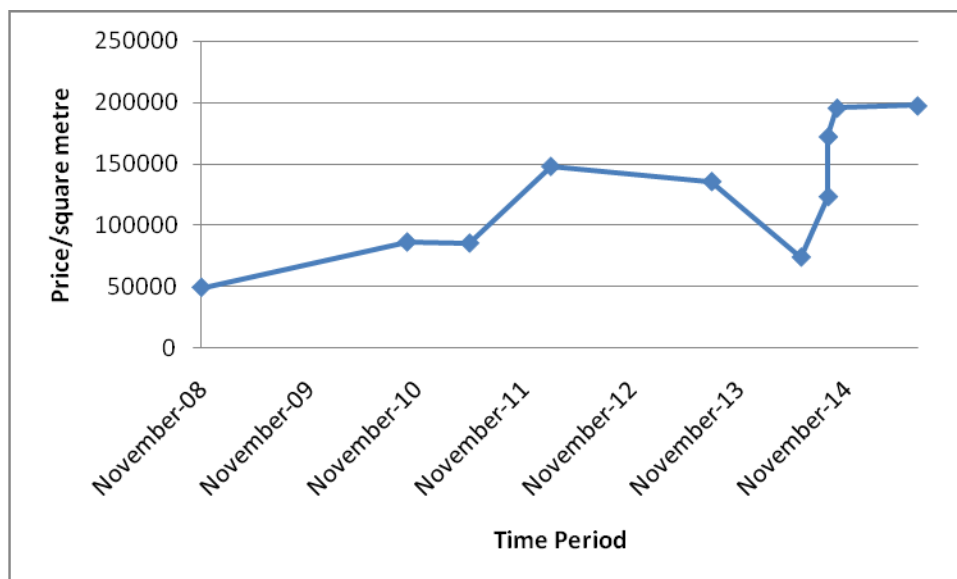
Thereafter, till to date, land values have been escalating as shown in the graph due to favorable factors resulting to an increase in the demand for more land in the Division although there was a slight decline of at the end of 2014.

Table 4.11: Presentation and Analysis on Trends of Urban Residential Land Values on Kabaka’s land

area	block no	years	wef	plot size (acres)	plot size (sq.m)	value estimate (Ugx)	date of valuation	price/sq.m
konge	273	49	1/1/2004	0.19	768.93	38,000,000	November-08	49419.323
buziga	273	44	1/5/2006	0.561	2270.367	196,350,000	October-10	86483.815
buziga	273	44	1/12/1996	0.462	1869.714	160,000,000	May-11	85574.585
buziga	273	49	1/7/2009	0.1	404.7	60,000,000	February-12	148257.97
lukuli	253	47	1/3/1978	0.457	1849.479	251,350,000	August-13	135903.14
konge	273	49	1/10/2007	0.314	1270.758	94,200,000	June-14	74128.984
buziga	273	44	1/5/2011	0.694	2808.618	347,000,000	September-14	123548.31
buziga	273	44	1/5/2009	0.94	3804.18	655,900,000	September-14	172415.61
buziga	273	46	1/7/1993	0.41	1659.27	325,000,000	October-14	195869.27
buziga	273	49	1/9/2014	0.25	1011.75	200,000,000	July-15	197677.29

Source: Bageine and Company Limited (2017)

Figure 4.3: Analysis on the Trends of Urban Residential Land Values on Kabaka’s land



Source: Bageine and Company Limited (2017)

Under Kabaka’s land in Table 4.10, a total of ten (10) properties were analyzed as shown in Figure 4.3 above. It was indicated that land values were on the rise from the year 2008 till the end of 2010. Towards the end of 2010 till mid-2011, there was no rise or fall in the land values which could be a result general presidential elections and its aftermath where people may hold to

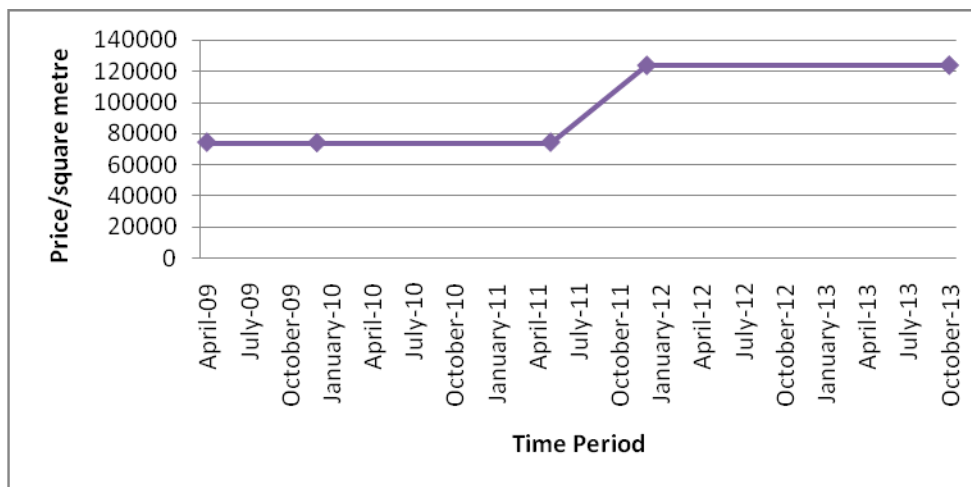
purchase land. Thereafter values went on the rise till the beginning of 2012. From the year 2012 till mid-2014, there was fall in the land values which may be attributed to factors that influence land values then a rise in the land values is observed towards the end of 2014 till mid-2015.

Table 4.12: Presentation and Analysis on Trends of Urban Residential Land Values on Freehold land

Area	Block no	Years	Wef	plot size (acres)	Plot size (sq.m)	Value estimate (Ugx)	Date of valuation	Price/Sq.m
sambya	15	49	1/1/1994	0.25	1011.75	75,000,000	April-09	74128.984
nsambya	15			0.255	1031.985	76,200,000	December-09	73838.283
nsambya	15	49	1/1/1996	0.3	1214.1	90,000,000	May-11	74128.984
nsambya	15	99	1/1/1993	0.969	3921.543	484,500,000	December-11	123548.31
nsambya	15	36	1/8/2000	0.195	789.165	97,565,000	October-13	123630.67

Source: Bageine and Company Limited (2017)

Figure 4.4: Analysis on the Trends of Urban Residential Land Values on Freehold land



Source: Bageine and Company Limited (2017)

Under freehold land in Table 4.11 above, a total of five (5) properties were analyzed as shown in Figure 4.4 above. It was observed that values from the beginning of the year 2009 till mid 2011 were relatively the same with slight changes. Then there was a rise in the land values till end of 2012 after which they were relatively the same until 2013.

The above trend could also be as a result of the little demand of church land in the area since one cannot be so sure to have a permanent stay on this land, resulting to marginal changes in the land value on this tenure. Besides, the church is reluctant to sell its land, so one is left with an option of leasing church land. This explains the little activity of land valuation from the year 2009 - 2013 yet this study aimed at ten years.

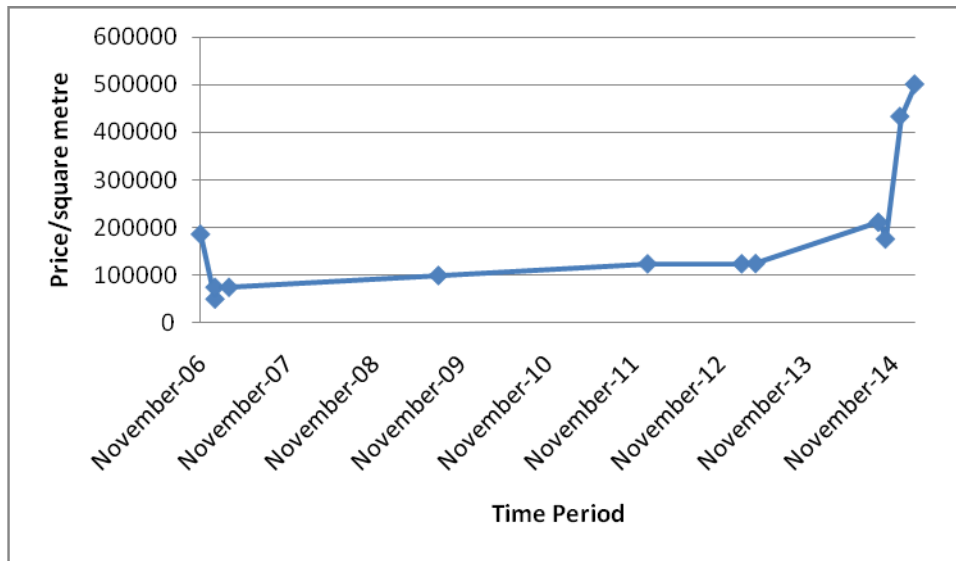
Unlike the above land tenure systems, the leasehold residential land values are per the entire Makindye Division since leasehold land is not predominant in any Parish or Zone/Cell but it is scattered all over the Division as shown below.

Table 4.13: Presentation and Analysis on Trends of Urban Residential Land Values on Leasehold land

area	block no	ye ars	wef	plot size (acres)	plot size (sq.m)	value estimate (Ugx)	date of valuation	price/sq. m
katwe	7	49	1/8/1984	0.59	2387.73	442,500,000	November-06	185322.46
bunga	249	49	1/8/1984	0.494	1999.218	98,800,000	January-07	49419.323
namuwongo 18 close		49	1/8/1995	0.067	271.149	20,100,000	January-07	74128.984
gaba	252	49	1/1/1994	0.25	1011.75	75,000,000	March-07	74128.984
kisugu close		99		0.111	449.217	44,400,000	August-09	98838.646
bukasa 3rd close		99	1/6/1999	0.521	2108.487	260,000,000	January-12	123311.17
kibuye	7	44	1/8/2006	0.141	570.627	70,395,000	February-13	123364.3
kibuye	7	49	1/3/2005	0.207	837.729	103,740,000	April-13	123834.8
muyenga	244	99	12/6/2013	0.17	687.99	144,924,150	September-14	210648.63
kawuku	248	99	13/10/2009	0.31	1254.57	220,000,000	October-14	175358.89
gaba	255	49	1/10/1995	0.16	647.52	280,000,000	December-14	432419.08
kibuye	7	49	1/3/1998	0.42	1699.74	850,000,000	February-15	500076.48

Source: Bageine and Company Limited (2017)

Figure 4.5: Analysis of the Trends of Urban Land Values on Leasehold land



Source: Bageine and Company Limited (2017)

Under leasehold in Table 4.12, a total of twelve (12) properties were analyzed in Figure 4.5 as shown above. It was observed that values were on a decline till the beginning of the year 2007. From the year 2007 all through, there was a rise in the land values till September 2014 which may be attributes to favorable factors that influence land values as well as good terms of the lease arrangement between the landlord and tenant; then a slight fall in October 2014. Thereafter, land values escalated till the year 2015. This trend is generally as a result of factors influencing urban residential land values in the whole region.

4.6 Establishing the relationship between land tenure systems and urban residential land values

This study also investigated the relationship between land tenure systems and urban residential land values as shown in the Pearson's Correlation Matrix table below. The table indicates first a relationship between each land tenure system against urban land values and then the variable land tenure systems (*as a whole*) against urban land values.

4.6.1 Correlation Results Using Pearson's Correlation Matrix

Table 4.14: Presentation and Analysis of Correlation Results

	1	2	3	4	5	6
Kabaka's Land (1)	1.000					
Private Mailo (2)	.437*	1.000				
Freehold Land (3)	.531**	.505**	1.000			
Leasehold Land (4)	.394*	.365*	.430*	1.000		
Land Tenure Systems (5)	.735**	.762**	.801**	.749**	1.000	
Urban Residential Land values (6)	.499**	.289	.492**	.177	.457**	1.000

*. Correlation is significant at the 0.05 level (2-tailed).

**. Correlation is significant at the 0.01 level (2-tailed).

Source: Field Survey (2017)

Kabaka's land = (r) = .499**, $p \leq 0.01$

Private mailo = (r) = .289

Freehold land = (r) = .492**, $p \leq 0.01$

Leasehold land = (r) .117

Land Tenure System = (r) = .457**, $p \leq 0.01$

From the Correlation analysis in Table 4.13 above, the results reveal a moderate significant positive relationship between Kabaka's land and urban residential land values ($r = .499^{**}$, $p \leq .01$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.4 - 0.6 are fair or moderate. This therefore, implies that a unit change in the availability of Kabaka's land is associated with significant positive moderate changes in urban residential land values.

It is also indicated from the Correlation analysis Table 4.13 above that there is a weak positive relationship between private mailo land tenure and urban residential land values ($r = .289$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.2 - 0.3 are poor or weak. This therefore, implies that a change in the availability of private mailo land tenure system is associated with weak positive changes in urban residential land values.

The Correlation analysis Table 4.13 above further portrays a moderate significant positive relationship between freehold land tenure system and urban residential land values given Pearson's correlations coefficient ($r = .492^{**}$, $p \leq .01$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.4 - 0.6 are fair or moderate. This means that a change in the availability of freehold land induces significant positive moderate changes in urban residential land values.

In the Correlation analysis Table 4.13 above, the relationship between Leasehold land tenure system and urban residential land values was found to be very weak but positive given Pearson's correlations coefficient ($r = .177$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.1 - 0.2 are very poor or very poor. This implies that a change in Leasehold land tenure system is associated with very weak but positive changes in urban residential land values.

Lastly, it was indicated that there is moderate significant positive relationship between land tenure systems (as a whole) and urban land values ($r = .457^{**}$, $p \leq .01$). The r value of this relationship is in line with Gunesh (2005) who asserts that correlation (r) values between 0.4 - 0.6 are fair or moderate. This implies that a change in land tenure systems as a whole is associated with moderate significant positive changes with urban residential land values.

4.6.2 Regression Results

Table 4.15: Presentation and Analysis of Regression Results

Furthermore to the study, a linear regression analysis was done to determine the prediction and contribution of and tenure systems on urban residential land values as shown below

Model Summary

Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.575 ^a	.331	.228	.34159

		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	.843	.429		1.964	.060
	Kabaka's land	.453	.263	.436	1.723	.097
	Private mailo	.079	.216	.100	.366	.717
	Freehold land	.379	.241	.450	1.574	.128
	Land Tenure Systems	-1.306	2.101	-.300	-.622	.539

a. Dependent Variable: Land values

Excluded Variables^b

Model		Beta In	t	Sig.	Partial Correlation	Collinearity Statistics
						Tolerance
1	Leasehold land	. ^a000

a. Predictors in the Model: (Constant), Kabaka's land, Private mailo, Freehold land

b. Dependent Variable: Urban Land values

Source: Field Survey (2017)

The results from the Linear Regression analysis Table 4.14 above established that land tenure systems contributed 22.8% (given adjusted R Square of .228) to urban residential land values. This implies that the contribution of 77.2% is attributed to other factors (size, access to CBD, social amenities, topography, and land use regulations among others) that affect urban residential land values.

In order to determine the predictive power of each land tenure system on urban residential land values, the study established that Freehold land tenure explained 45% of the observed changes in urban residential land values, given (beta .450). This implies that freehold land tenure is a weak predictor of urban residential land values and it is insignificant in predicting urban residential land values given its probability level (p-values) of 0.128 which is higher than 0.05.

Kabaka's land explained 43.6% of the observed changes in urban residential land values given (beta .436). This implies that Kabaka's land is also a weak predictor of urban residential land values and it is insignificant in predicting urban residential land values given its probability level (p-values) of 0.097 which is higher than 0.05.

Private mailo land explained 10% (beta .100) of the observed changes in urban residential land values. This implies that private mailo land tenure is a weak predictor of urban residential land values and it is also insignificant in predicting urban residential land values given its probability level (p-values) of 0.717 which is higher than 0.05.

The results from the Linear Regression analysis Table 4.14 above further indicated that land tenure systems (as a whole) had a negative predictor of urban residential land values given beta -.300 (-30%). This implies that land tenure systems in general are a weak predictor of urban residential land values and they are insignificant in predicting urban residential land values given their probability level (p-values) of 0.539 which is higher than 0.05.

However, the regression analysis excluded Leasehold land tenure system.

CHAPTER FIVE

SUMMARY OF STUDY FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

5.1. Introduction

This chapter presents the summary of the study findings, the study conclusion and recommendations. The recommendations are proposed on purpose to strengthening the land holding in Kampala in relation to the research objectives.

5.2. Summary of Study Findings

The main purpose of the study was to determine the relationship between land tenure systems and urban residential land values in Kampala. The study was based on a case study of Makindye Division.

The first objective required an examination of the existing land tenure systems in Kampala. The study findings established that there are three land tenure systems of Freehold land, Mailo land (Kabaka's land/Private Mailo) and Leasehold land with Mailo land being the most predominant, followed by Freehold land then Leasehold.

It was further established by the study that Kabaka's land which belongs to the King of the Buganda Kingdom (Kabaka) is managed by Buganda Land Board. Freehold land in Nsambya which owned by the Roman Catholic Church is managed by Kampala Archdiocese Land Board (KALB), while private mailo land which is owned by private individuals and entities, leasehold land are managed by Kampala Capital City Authority (KCCA) and Kampala District Land Board (KDLB).

This study established that all the above land tenure holdings in selected study areas had occupants or tenants (bibanja holders) who had bibanja interest and they enjoyed almost the same rights like the land owners; which confirms study finding of Wamani (2010). However, some of these rights are recognized by the law while other rights are not which has led to overlapping interests between the land owners and the tenants.

Further examinations of the land tenure systems indicated that there is a lot of informal procedures in regards to land access, ownership, sub division, developments among others as stated in urban land market studies of Kampala by (Muinde, 2013; Syagga, 2011; Wamani,2010; Giddings, 2009), hence distorting urban land markets and urban residential land values.

It was further established by the study that most bibanja holders and occupants in villages of Kamwanyi, Nsambya Central Parish and Central, Kisugu Parish lived in slums or informal settlements which do not fulfill the minimum humanitarian standards of access to clean water, better shelter and sanitation.

The second objective of the study required an examination of the factors affecting urban residential land values. In this regard, the study established factors of; size, accessibility, social amenities, population changes, land use, tenure security, changes in peoples' income levels, topography; all remarkable in influencing urban residential land values.

The third objective of the study required an examination of the trends of urban residential land values. The trends as analyzed by the line graphs established that urban residential land values in general have been rising from 2006 – 2016; which is attributed to the fact land appreciates in value with time. However, the trends portrayed some falls in urban land values in some areas during the period of 2007 – 2008 and 2010 – 2011 respectively which may probably be attributed to the low demand for land.

The fourth objective of the study required an establishment of the relationship existing between land tenure systems and urban residential land values. The findings for this relationship were given after a correlation and regression of the study variables. Correlation results indicated that Kabaka's land and Freehold land had moderate significant positive relationships with urban residential land values; given $(r) = .499^{**}$, $p \leq .01$) and $(r) = .492^{**}$ $p \leq .01$ respectively.

On the other hand, Private mailo and Leasehold land had a weak and very weak positive relationships with urban residential land values which were not significant; given $(r) = .289$ and $(r) = .177$ respectively. The study further established a moderate significant positive relationship between land tenure systems (as a whole) and urban residential land values; given $(r) = .457^{**}$, $p \leq .01$).

Furthermore, regression results established that land tenure systems only contributed 22.8% (given adjusted R Square of .228) on urban residential land values. However, land tenure systems were insignificant in predicting urban residential land values given their probability level (p-values) being higher than 0.05.

5.3 Conclusion

In a nut shell, the above study presents a dual ownership of land holding between a land owner and tenant or occupant characterized by overlapping interests some of which are recognized by law while others are not (Payne & Durand-Lasserve, 2012) as observed in the case study areas of Katuso, Buziga Parish; Kamwanyi, Nsambya Central Parish and Central, Kisugu Parish. This has contributed to variations in the urban residential land values in the division mainly during market transactions.

The study also established a general increase in urban residential land values in the Makindye division from 2006 – 2016 attributed to factors (accessibility, social amenities, population changes, land use, tenure security, changes in peoples' income levels, topography and size) that influence urban residential land values in the Division

The study further established that land tenure systems were insignificant in predicting urban residential land values given their probability level (p-values) being higher than 0.05.

5.4 Recommendations

During the study, it was noted that there is no clear map of land tenure systems in Kampala due to the complexity of land holding and ownership in the urban area of greater Kampala. The study therefore, recommends MLHUD with corroboration with KCCA (GIS Unit) and the Institution of Surveyors of Uganda (ISU) to put in place a task force of experts to demarcate the boundaries of the land tenure systems in Kampala in order to come up with a clear and valid map that can be used for future reference.

The study also highly recommends the office of Chief Government Valuer to establish a data set of assessed urban land values per Division in Kampala and further in all districts for research purposes. This is because the office had no data set of assessed urban residential land values.

It was noted during the study that Kampala Capital City Authority (KCCA) has no official written background of Makindye Division. The study therefore, recommends the authority through its divisions to come up with an official written document of the background of Makindye to support future studies in the division. This recommendation should also extend to other divisions of Kampala which may not have official written historical backgrounds.

During the study, it was noted that the list of villages/zones/cells in Makindye division provided by the office of the town clerk was not up to date. For instance, Mawanga zone is divided into Mawanga Lower and Mawanga Upper but the list reads only Mawanga. Therefore, there should be a revision of the list by the office of the town clerk in order to produce an updated list. This recommendation should also extend to other divisions of Kampala.

The study also recommends KCCA to create a formal lands registry for all informal land transactions for all land that meets the minimum plot size of 50 x 100 feet.

Lastly, KCCA, KDLB and KALB should physically carry out mass sensitizations of land related matters to the households on ground so that they impart knowledge to the people.

5.5 Implication and Areas of Further Research

The land values obtained during the study were only for titled land that meets the minimum standard plot size of 50x100 feet. However, it was observed that many households in all the study areas of Kamwanyi and Central were settled to plot sizes that were below the minimum required standard size. The study therefore, recommends a need for further investigation on urban residential land values of plots (bibanja) below the minimum required plot size.

There is a perception that during National Presidential Elections, there is always a low demand for property which may call for a reduction in property prices and values as indicated in chapter four of this study on the trends of urban residential land values. However, this study did not statistically prove this perception. Therefore, this study recommends a need for further research to statistically prove this perception.

REFERENCES

- Albouy, D. & Ehrlich, G. (2013). The Distribution of Urban Land Values: Evidence from Market Transactions. *Retrieved from <http://davidalbouy.net/landdescription.pdf>*.
- Cornhiel, S. L. (2003). Uganda Country Brief: Property Rights and Land Markets. *Retrieved from <http://citeseerx.ist.psu.edu/>*
- Cornhiel S. L. & Barnes, G. (1999). Formalizing Informality: The Praedial Registration System in Peru. LTC Research Paper 131
- Damascene, J. et al (2014). Land Market Values, Urban Land Policies, and their Impacts in Urban Centers of Rwanda.
- Dowall, D. E. (1993). The Role and Function of Urban Land Markets in Market Economies. *Paper presented at a Workshop on Privatization of Land in Ukraine.*
- Durand-Lasserve, A. & Selod, H. (2007). The Formalization of Urban Land Tenure in Developing Countries. *Retrieved from <http://siteresources.worldbank.org/>*
- Echoku, S. (2015). GDP Explanation Notes for CY2014.
- Emo, I. F. et al. (2013). Prioritizing Residential Land Value Determinants in Onitsha, Nigeria. *International Journal of Academic Research in Business and Social Sciences Vol. 3, No. 3 /SSN: 2222-6990*
- FAO. (2003). FAO Land Tenure Studies 3. Land Tenure and Rural Development. *Retrieved from www.fao.org/3/a-y4307e.pdf*.
- FAO. (2003). Overview of Land Value Conditions. *AGL/MISC/35/2003.*
- Financial Stability Report. *Issue No.6.* (2014, June). *Retrieved from <https://www.bou.or.ug/>*
- General Analysis of the Land-Problems in Uganda. (2009, December 3). *Retrieved from <https://ekitibwakyabuganda.wordpress.com>*.
- Giddings, S.W. (2009). The Land Market in Kampala, Uganda and its Effect on Settlement Patterns. *Washington D. C. International Housing Coalition.*
- Gunesh, R. (2005). Correlation Analysis.
- Gwartney, T. & Delaware, A. (1999). Estimating Land Values.
- Habitat for Humanity & The Master Card Foundation. (2013). Uganda Housing Market Mapping and Value Chain Analysis. *Retrieved from <https://www.habitat.org/sites/>*
- Hai, L. & Huong, T. N. (2017). Factors Influencing Residential Land Prices in Tien Du District, BacNinh Province. *Journal of Forestry Science and Technology. No. 5*

- Hayford, S. A. K. (2004). Design of a Land Value Information System to Support Land Reform Program. *A Case Study of Namibia*.
- Holden, S.T & Otsuka, K. (2014). The Roles of Land Tenure Reforms and Land Markets in the Context of Population Growth and Land Use Intensification in Africa: *Elsevier, Volume 48, October 2014, Pages 88-97*
- Kakaire, S. (2013, July 4). Mailo Land Curse Leaves Hate, Misery in Its Wake. *Retrieved from <http://observer.ug/component/content/article?id=26235:mailo-land-curse-leaves-hate-misery-in-its-wake>*.
- KCCA. (2015). Strategic Plan. (2014/15-2018/19). Laying the Foundation for Kampala City Transformation. *Retrieved from <https://www.kcca.go.ug>*
- Kihangire, N. (2011, March1). Land Tenure in Colonial and Post-Colonial Uganda. *Retrieved from <http://lawschoolguide.blogspot.co.ke/2011/03/land-tenure-in-colonial-and-post.html>*.
- Kiribaki, W. (2014). Profiles of Higher Local Governments.
- Kolowe, P. (2014). The Determinants of Urban Land and Property Values: *The Case of Rwanda. Master's Theses. Paper 87. Retrieved from <https://repository.usfca.edu/thes/87>*
- Kushaba, D. (2013, April 26). Makindye: The 'Beverly Hills of Uganda' *Retrieved from https://www.newvision.co.ug/new_vision/news/1423105/-beverly-hills-uganda*
- Lăcătușu, D. Onose, D. (2014). Valuation Approaches Applied To Valuation of Lands with Special Destination.
- Land Tenure System Reduces Value Of Land. (2005, December 11). *Retrieved from <http://www.newvision.co.ug>*.
- MLHUD. (2013). Land Sector Strategy Plan - II 2013 - 2023. *www.mlhug.go.ug*
- MLHUD. (2011). How to Acquire a Freehold Land Title. MLHUD Transaction Procedures (Series 2). *www.mlhug.go.ug*
- MLHUD. (2011). How to Acquire a Leasehold Land Title. MLHUD Transaction Procedures (Series 3). *www.mlhug.go.ug*
- MLHUD. (2011). How to Convert a Leasehold to a Freehold Land Title. MLHUD Transaction Procedures (Series 4). *www.mlhug.go.ug*
- MLHUD. (2011). How to Transfer Land under a Leasehold to a Freehold. MLHUD Transaction Procedures (Series 5). *www.mlhug.go.ug*

- MLHUD. (2011). How to Transfer Mailo Land. MLHUD Transaction Procedures (Series 6). www.mlhug.go.ug
- MLHUD. (2011). How to Carry out a Sub division on Mailo Land. MLHUD Transaction Procedures (Series 7). www.mlhug.go.ug
- Mugisa, F. (2014). Slum Settlement Profile. Makindye Municipality.
- Muinde, D.K. (2003). Assessing the Effects of Land Tenure on Urban Land Developments in Kampala. Retrieved from <https://www.itc.nl/>
- Nkurunziza, E. (2005). Informal Land Delivery Processes in African Cities. *Summary of findings and implications. Policy Brief -5.*
- Oloke, C. O et al. (2013). An Examination of the Factors Affecting Residential Property Values in Magodo Neighborhood, Lagos State. *International Journal of Economy, Management and Social Sciences*, 2(8) August 2013, Pages: 639-643.
- Ottensmann, J. R. (1997). Urban Sprawl, Land Values and the Density of Development. *Land Economics: Pg 389-400.*
- Payne, G. (1996). Urban Land Tenure and Property Rights in Developing Countries: A Review of the Literature.
- Payne & Durand-Lasserve (2012). Holding On: Security of Tenure - Types, Policies, Practices and Challenges. Retrieved from <http://www.ohchr.org/>
- Pedersen et al. (2012). Land Tenure and Economic Activities in Uganda: *A Literature Review. DIIS Working Paper 2012:13*
- Plessis et al, (2016). The Continuum of Land Rights Approach to Tenure Security: *Consolidating Advances in Theory and Practice.*
- Republic of Uganda.(1995). Constitution of Uganda.
- Republic of Uganda. (1998). The Land Act.
- Republic of Uganda. (1975). The Land Reform Decree.
- Robinson, M. (2007). Bid Rent and Location Gradients: The Importance of Relative Location. Retrieved from www.hhsrobinson.org
- Securing a Kibanja on Kabaka's Land Has Been Made Easy, Try It Now (2017). Retrieved from <http://www.bugandalandboard.or.ug/>
- Ssemutooke, J. (2015, February 11). Explaining the Different Types of Land Tenure. *The Daily Monitor*, Retrieved from <http://www.monitor.co.ug>.

- Swamidurai, S. (2014). Factors Affecting Urban Land Value in Indian Cities - Chennai City as a Case Study. *Volume I, Issue III, IJRSI ISSN 2321 - 2705*.
- Syagga, P. M. (2011). Urban Land Markets in East Africa. Retrieved from <http://www.urbanlandmark.org.za/>
- Thakur, S. & Choi, M. J. (2012). Characteristics of Land Value Variation and the Urban Land Market in Kathmandu, Nepal. *International Journal of Urban Sciences, 16:1, 49-61, DOI: 10.1080/12265934.2012.665220*.
- Thirkell, A. (1989). Urban Land World Bank Policy: Redressing the Balance between the State, the Market and the Poor. *Working Paper No. 38*.
- Topçu, M. (2009). Accessibility Effect on Urban Land Values. *Scientific Research and Essay Vol.4 (11), pp. 1286-1291*.
- Trussell, B. (2010). The Bid Rent Gradient Theory in Eugene - Oregon: *An Empirical Investigation*.
- Tumusiime, A. K. (2014, March 11). Understanding 'Kabaka's' Land and Private Mailo. Retrieved from <http://www.monitor.co.ug>.
- UBOS (2016). The National Population and Housing Census-2014 – Main Report, Kampala, Uganda.
- Uju, I. V & Iyanda, S. T.(2012).Comparative Analysis of the Determinants of Residential Land Values Chinese Business Review. Vol. 11, No. 2, 187-192.
- UN- Habitat (2007). Situation Analysis of Informal Settlements in Kampala. Retrieved from <https://unhabitat.org>
- Urban LandMark& UN Habitat. (2010). Africa's Urban Land Markets: Piecing Together an Economic Puzzle.
- USAID (2010). Uganda-Land Tenure and Property Rights Profile. Retrieved from <https://usaidlandtenure.net/>
- Wamani, B. (2010). The Impact of Informal Settlements on Land Markets in Nakawa Division. Retrieved from <https://www.researchgate.net>

APPENDICES

Appendix 1

QUESTIONNAIRE TO VALUERS

Dear Respondent,

This questionnaire is for the purpose of helping Mr David Kitulazzi a postgraduate student pursuing a Masters Degree in Valuation and Property Management at the University of Nairobi, Kenya obtain information that will assist him write a dissertation that is a partial requirement for the above course. The information provided will be used for academic purposes only. The topic under study is **“The Impact of Land Tenure on Urban Land Values in Kampala. A Case Study of Makindye Division”**

You are kindly requested to spare **15-30** minutes to answer this questionnaire in support of the study.

Background information of respondents

Name.....

Organization

Job Title

Age

- a) 18 - 30 years
- b) 30 – 40 years
- c) 40 - 50 years
- d) Above 50 years

4. Gender

- a) Male
- b) Female

5. Educational level

- a) Diploma/Certificate
- b) First Degree

- c) Post graduate diploma
- d) Masters Degree
- e) PhD

Questions

- 1) On which land tenure system do you carry out most valuations in Makindye Division?
 - a) Freehold
 - b) Mailo
 - i. Private Mailo
 - ii. Official Mailo (Kabaka’s Land)
 - c) Leasehold

In section **I-III**, you are required to tick (√) on the following as deemed appropriate: **Strongly Agree (SA)**, **Agree (A)**, **Neutral (N)**, **Disagree (D)** and **Strongly Disagree (SD)**. Section I contains information on Land Tenure Systems, Section II contains information on Factors Affecting Urban Land Values and Section III contains information on the Trends of Urban Land Values in Makindye Division.

SECTION I: LAND TENURE SYSTEMS

A) OFFICIAL MAILO (KABAKA’S LAND)	SA	A	N	D	SD
a) Has clear rights of ownership					
b) Is easy to access					
c) Is easy to acquire					
d) The Kibanja owner has perpetual ownership of land					
e) Is easy to transfer					
f) Lease application procedures are well stipulated					
g) Is easily subdivided with clear guidelines					
h) Has clear land use regulations and guidelines					
i) Land development procedures and guidelines are well stipulated					
j) Has an impact on urban land values in Makindye Division					
B) PRIVATE MAILO	SA	A	N	D	SD
a) Has clear rights of ownership					

b) Is easy to access					
c) Is easy to acquire					
d) There is perpetual ownership of land					
e) The guidelines for transfer of land are well stipulated					
f) Lease application procedures are well stipulated					
g) Is easily subdivided					
h) Has clear guidelines for sub-division					
i) Has clear land use regulations and guidelines					
j) Land development procedures and guidelines are well stipulated					
k) Has an impact on urban land values in Makindye Division					
C) FREEHOLD LAND	SA	A	N	D	SD
a) Has clear rights of ownership					
b) Is easy to access					
c) It is easy to acquire land under freehold					
d) There is perpetual ownership of land					
e) Is easy to transfer land under official mailo					
f) Guidelines of land transfer are clear					
g) Lease application procedures are well stipulated					
h) Has clear guidelines and procedures of sub-division					
i) Land development procedures and guidelines are well stipulated					
j) Has an impact on urban land values in Makindye Division					
D) LEASEHOLD LAND	SA	A	N	D	SD
a) Has clear rights of ownership					
b) Is easy to access					
c) Is easy to acquire					
d) Is easy to transfer					
e) Lease application procedures are well stipulated					
f) Is easily subdivided					
g) The procedure of conversion of leasehold to freehold is well stipulated					

h) Has clear land use regulations and guidelines					
i) Land development procedures and guidelines are well stipulated					
j) Has an impact on urban land values in Makindye Division					
SECTION II: FACTORS AFFECTING URBAN LAND VALUES	SA	A	N	D	SD
a) Size of land parcel					
b) Land accessibility					
c) Land use regulations					
d) Population changes					
e) Changes in income levels					
f) Political climate					
g) Social amenities					
h) Land topography					
i) Land tenure security					
SECTION III: TRENDS IN URBAN LAND VALUES	SA	A	N	D	SD
a) Private mailo has the highest trend of land values over the 10 years of 2006 - 2016					
b) Official mailo (Kabaka's Land) has the highest trend of land values over the 10 years of 2006 - 2016					
c) Freehold land has the highest trend of land values over the 10 years of 2006 - 2016					
d) Leasehold land has the highest trend of land values over the 10 years of 2006 - 2016					
e) Property rental values always give a reflection of changes in the trend of land values					
f) The demand and supply of land always gives a reflection of changes in the trend of land values					
g) Favorable factors affecting land values show a rate of increase in the trend of land values					
h) Unfavorable factors affecting land values show a rate of increase in the trend of land values					

Thank you for your assistance

Appendix 2

HOUSEHOLD QUESTIONNAIRE

Dear Respondent,

This questionnaire is for the purpose of helping Mr David Kitulazzi a Postgraduate student pursuing a Master's Degree in Valuation and Property Management at the University of Nairobi, Kenya obtain information that will assist him write a dissertation that is a partial requirement for the above course. The information provided will be used for academic purposes only. The topic under study is **“The Impact of Land Tenure on Urban Land Values in Kampala. A Case Study of Makindye Division”**

You are kindly requested to spare **15-30** minutes to answer this questionnaire in support of the study.

Background Characteristics of The Respondents *(Please tick where appropriate)*

1. Name *(Optional)*.....

2. Occupation:

- a) Civil servant
- b) Businessman/woman
- c) Student
- d) Unemployed
- e) Any other (specify.....)

3. Age

- e) 18 - 30 years
- f) 30 – 40 years
- g) 40 - 50 years
- h) Above 50 years

4. Gender

- c) Male
- d) Female

5. Educational level

- f) Diploma/Certificate
- g) First Degree
- h) Post graduate diploma
- i) Master's Degree
- j) PhD

6. Marital status

- a) Single
- b) Married
- c) Widow/widower
- d) Divorced/separated
- e) Others specify.....

Questions

Land Access and Ownership

- 1) On which kind of land tenure system are you settled?
 - a) Mailo
 - i. Private Mailo
 - ii. Official Mailo
 - b) Freehold
 - c) Leasehold
 - d) Public Land
- 2) How did you access this tenure?
 - a) Direct purchase
 - b) Lease
 - c) Auction
 - d) Inheritance/Gift
 - e) Others (*Please specify*).....
- 3) When did you buy/lease this land?
.....
- 4) How much did you buy/lease this land?
.....

5) What other costs did you incur when buying/leasing this land?

.....
.....

Do you have legal documents of ownership on this tenure?

a) Yes

b) No

6) If Yes, which kind of documents?

.....
.....

7) If No, explain why?

.....
.....

8) What rights of do you enjoy on this land tenure system?

.....
.....
.....
.....

9) What constraints and restrictions do you encounter on this land tenure system?

.....
.....
.....

10) In your opinion, what measures should be undertaken to overcome these constraints and restrictions?

.....
.....
.....
.....

Land Sub-division

11) Have you ever sold/lease part of your land?

- a) Yes
- b) No

12) If yes,

- a) Did you seek permission from the landlord/tenant?
 - i. Yes
 - ii. No
- b) Did you seek permission from the urban authority?
 - i. Yes
 - ii. No

13) What procedure did you undertake while sub-dividing your land?

.....
.....
.....

14) Is there sensitization of the procedure of land sub-division on the land tenure you hold?

- a) Yes
- b) No

15) What documents do you offer after completing the sub division?

.....
.....
.....

Land Development

16) Do you have your building plans approved?

- a) Yes
- b) No

17) If no, why?

.....
.....
.....

18) What procedure or process do you follow to develop the land?

.....
.....
.....

19) Is there sensitization of the procedure of land development on the land tenure that you hold?

- a) Yes
- b) No

Urban Land Values

20) In your opinion, what have been the trends in land values on the land tenure you hold over the ten years of 2006 - 2016?

Years	Increasing	Stagnant	Decreasing
2006 - 2008			
2008 - 2010			
2010 - 2012			
2012 - 2014			
2014 - 2016			

21) In your opinion, what major factors do you think affect urban land values in Makindye Division?

.....
.....
.....

In your opinion, do you agree that land tenure systems have an impact on land values?

- a) Strongly Agree
- b) Agree

- c) Neutral
- d) Disagree
- e) Strongly Disagree

22) Give reasons for your answer?

.....
.....

Thank you for your assistance