

The Role Of The Property Transactions Register In Improving Transparency And Accountability In Uganda's Land And Property Market.

Cissy Settumba Namuddu, Dorothy Natukunda, Susan Tushabe and Grace Florence Chandiru (Uganda)

Key words: Access to land; Affordable housing; Capacity building; Curricula; Education; Engineering survey; History; Land distribution; Land management; Legislation; Professional practice; Security of tenure; Urban renewal; Valuation

SUMMARY

This paper proposes for the adoption of the property transactions register in developing countries like Uganda. Information publicly provided enhances transparent property valuations in the growing real estate industry in Uganda. The lack of availability of reliable valuation data gives way for asymmetry in valuation and increasing inaccuracy of property valuations as discussed by Nwosu (2019). In Uganda, a valuation court was launched by the Kampala City council in 2021 to aid those that wish to object to property valuations made by the city authority. All this alluded to the imperfections in the sector despite the professional actors. The creation of the valuation court is not a lasting solution but one that concretizes the perpetuation of the problem at hand.

The methodology adopted in the creating innovating and rolling out of the property transaction register involved inter-relational working between the government, civil society organizations and traditional institutions that worked together to highlight challenges faced in the land valuation sector from the vantage point of each institution. While all the institutions work for the good of the public, the approaches differ. The design process also considered the input of leaders and citizens at the grassroots in Kasambya the pilot area. Results of the pilot dissemination of the property transactions register have shown that the information will benefit the people even in elimination of some of the land conflicts that arise from lack of market data as well as the use of rudimentary property valuation methods by the district land boards who sometimes lack the skills to effect professional practice and land management.

The paper highlights the success of the creation of the very first Property Transactions Register in Uganda, the highly valuable register lays the foundation for transparency and accessibility in property valuation information in Uganda. The register serves as a prototype for future endeavors not only in Uganda but can be replicated in other developing countries that are facing similar

The Role Of The Property Transactions Register In Improving Transparency And Accountability In Uganda's Land And Property Market. (13103)

Cissy Settumba Namuddu, Dorothy Natukunda, Susan Tushabe and Grace Florence Chandiru (Uganda)

FIG Working Week 2025

Collaboration, Innovation and Resilience: Championing a Digital Generation

Brisbane, Australia, 6–10 April 2025

challenge. The methodology highlights the importance of innovative approaches away from the traditional book. It highlights the importance of cooperation amongst institutions like government, traditional leaders and civil society organization, community engagement, effective resource utilization, real estate development, land management, and adaptability in project implementation. Making valuation data available to the public in Uganda will enhance transparency, an efficient land market and will contribute to resolving valuation related land conflicts. Adopting the property transactions register will also promote the use of digital approaches and recording the environmental detail of land parcels, giving value to trees and highly greened areas and keeping stock as a means to facilitate climate resilience.

The authors appreciate capacity building received from Lantmateriet in Sweden that enabled them design, innovate and implement the register.

The Role Of The Property Transactions Register In Improving Transparency And Accountability In Uganda's Land And Property Market. (13103)

Cissy Settumba Namuddu, Dorothy Natukunda, Susan Tushabe and Grace Florence Chandiru (Uganda)

FIG Working Week 2025

Collaboration, Innovation and Resilience: Championing a Digital Generation

Brisbane, Australia, 6–10 April 2025