



**THE REPUBLIC OF UGANDA
MINISTRY OF WATER AND ENVIRONMENT**

**DRAFT VALUATION ASSESSMENT REPORT - LOMUNGA RURAL GROWTH CENTRE
INTEGRATED WATER MANAGEMENT AND DEVELOPMENT PROJECT(IWMDP)**

Large Solar Powered Piped Water Supply Systems and Sanitation Facilities at Lomunga Rural Growth Centre, Yumbe District.



PREPARED BY:



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**RE: DRAFT COMPENSATION VALUATION REPORT FOR THE
RESETTLEMENT ACTION PLAN (RAP) STUDY AND IMPLEMENTATION
FOR THE LARGE SOLAR POWERED PIPED WATER SUPPLY SYSTEMS
AND SANITATION FACILITIES IN LOMUNGA RURAL GROWTH
CENTRE, BIJO SUB-COUNTY YUMBE DISTRICT**

As part of our contractual obligations, please receive the draft valuation report comprising of compensation and other resettlement remedies/ costs/ awards payable/ due to the Project Affected Persons (PAPs) in the area quoted above.

I therefore write to present to you the attached draft compensation matrix for your review.

We carried out field inspections and assessments which are presented in the attached valuation summary and matrix for your perusal, and review.

Should the attached meet your requirements, we will go ahead and have it approved by the Chief Government Valuer so that the study can be implemented.

The Compensation Award Due is **UGX 72,181,460 (Uganda Shillings Seventy-Two Million, One Hundred Eighty One Thousand, Four Hundred Sixty Only)** broken down as below;

Value of Crops	UGX 36,296,000
Value of Buildings/ Improvements	UGX 4,648,200
Value of Land	UGX 14,580,000
Sub-Total	UGX 55,524,200
Disturbance Allowance (30%)	UGX 16,657,260
Total Compensation Award	UGX 72,181,460

The Draft Compensation Valuation Summary and matrix are herewith attached for your approval.

We thank you for your usual cooperation.

For and on behalf of Interface Consulting Limited,

JOSEPH L. K. BIRIBONWA RSU FISU

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1.0 Background

Integrated Water Management and Development project (IWMDP) is a Ugandan Government project under Ministry of Water and Environment financed by the World Bank. The project is in Yumbe district in West Nile region in Uganda. The Solar Powered Piped Water Supply Systems and Sanitation Facilities - Lomunga Rural Growth Centre affects two villages in total i.e., Kirilo and Aliba in Bijo Sub County, Yumbe District.

The Ministry of Water and Environment contracted Interface Consulting Limited, to prepare a Resettlement Action Plan for Lomunga Rural Growth Centre. The preparation of the Resettlement Action Plan was carried out according to the guidelines for compensation assessment under Land Acquisition that were developed by the government of Uganda in 2017 under the Ministry of Lands Housing, and Urban Development. This RAP will culminate in the compensation of the project affected persons as per the Ugandan laws with guidance from World Bank Guidelines and other international best practices.

The project component is likely to have a direct impact related to land acquisition for the proposed site for the water source and reservoir tank. This will therefore result in both permanent land acquisition and temporally physical and economic displacement for easement for transmission and distribution lines.

The permanent total land required for the proposed project is about 3.90 acres. The project affects a total of 4 property owners, affecting land, structures, crops, and trees, at Kirilo and Aliba villages in Bijo Sub-County, Yumbe District. These specific sites are residential in nature.

The assignment at hand, therefore, was to determine the compensation and other resettlement remedies/ costs/ awards payable/ due to the Project Affected Persons (PAPs).

2.0 Approach to the assignment

Several engagements with PAPs and Local leaders were held to agree on the way forward, and Interface Consulting Limited is committed to carry out an assessment of the PAPs who are to be affected by the water project.

The valuation assessment was done in a consultative manner, and in conformity with Ugandan Laws. The community was mobilized and sensitized on this assessment methodology prior to the actual assessment. Aggrieved persons will be given opportunity to be heard prior to compensation.

3.0 Scope of the Assignment

The assignment covered property; Land, Crops, and buildings of Project Affected Persons (PAPs) within the 3.90 acres of land as indicated below.

Scheme	Component	Dimensions (m)		AREA		
		Length	Width	m ²	Acres	Hectares
Lomunga	Borehole	146	100	14,000	3.46	1.40
	Reservoir	30	30	900	0.22	0.09
	Office	30	30	900	0.22	0.09
	Total			15,800	3.90	1.58

All properties affected were considered for compensation based on the guidelines for compensation assessment under Land Acquisition that were developed by the government of Uganda in 2017 under the Ministry of Lands Housing, and Urban Development.

The overall objective was to prepare a Resettlement Action Plan (RAP) to address social issues related to land acquisition, livelihoods, and resettlement (physical as well as economic) due to construction and operation activities related to the Solar Powered Piped Water Supply Systems and Sanitation Facilities at Lomunga Rural Growth Centre and other related infrastructure. As per the terms of reference, the specific objectives included;

- Identifying persons (individuals or groups) who are affected by the project either by the necessary destruction of existing buildings, construction or crops, or by need to acquire land for the proposed infrastructure;
- Identifying, through consultation, appropriate options for the land acquisition, and verification of project affected persons (PAPs) in accordance with the legal requirements of Ugandan Law and in consistence with the relevant donor policies;
- Awareness creation about the project and its consequences among the public in general and those that are directly affected by it in particular.
- To ensure that for any displaced persons identified, their properties were valued as they wait for compensation due to them.

In our opinion, the following general terms were also applicable in order to successfully achieve the goals of the project within the given time frame;

- Stakeholder engagement and due-diligence to identify and cross-check land ownership on the land affected by the overall project.
- Prompt delivery of fair, adequate, and prompt compensation to project affected persons.
- Management of grievances related to land access and compensation.

4.0 Institutional and Legal Framework

The RAP considered the Uganda Legal Framework and the law as enshrined in the 1995 Constitution of the Republic of Uganda which requires that the Project Affected Persons are adequately compensated for all property or any interest or right over property of any description affected by the project.

In addition to the constitutional requirement, the following legal instruments provide the legal framework for compensation and resettlement in Uganda;

- Constitution of the Republic of Uganda (1995)
- Land Acquisition Act
- The Land Act (1998)
- The Mining Act (2003)
- The Local Governments Act CAP 243
- The Registration of Titles Act
- The National Environment Act
- The Physical Planning Act (2010)
- The Survey Act 232, 1939
- The Surveyors Registration Act CAP 275, 1974
- The National Land Policy, 2013
- The National Wetlands Policy (1995)
- National Environment Management Statute (1995)
- Environmental Impact Assessment Regulations (1998)

A brief review of the most relevant of the above laws and regulations to this exercise is as follows:

Constitution of the Republic of Uganda (1995)

Article 237(1) of the Constitution vests all land of Uganda in the citizens of Uganda. However, under Article 237(1) (a), the Government or Local Government can acquire land in the public interest. Such acquisition is subject to the provisions of Article 26 of the same Constitution, which gives every person in Uganda a right to own property.

The Constitution also prescribes the tenure and Land regimes in accordance with which rights and interests in land may be held (Customary, Leasehold, Mailo, and Freehold). It provides procedures to follow during the acquisition of land for public interest and provides for the “*prompt payment of fair and adequate compensation*” prior to taking possession of the land.

Land Acquisition Act (1965)

This is the principal legislation on compulsory land acquisition in Uganda. The Act makes provision for the compulsory acquisition of land for public purposes and for matters incidental thereto and connected therewith. Section 19 of this Act provides that government can acquire land by entering into an agreement with a person having an interest in land by which; (a) that person’s interest in land is acquired by the Government; or (b) that person’s claim to compensation for land under this Act is settled by the grant of other land or in any other way.

The Land Act (1998)

This Land Act (1998) addresses land holding, management control and dispute resolution.

The Act is the principal legislation on land tenure in Uganda. The Act states that all land in Uganda, whether alienated or not, is subject to all existing public rights of way which are reserved and vested in the Government on behalf of the public, and that all such rights of way are maintained by the public uninterrupted unless they are terminated or altered by the decision of the Minister in writing.

The developer should seek to enter into mutual agreement with the occupier or owner of the land upon payment of compensation

Section 43 of The Land Act (1998) gives powers to the Government or Local Governments to acquire land for public interest. This is in accordance and subject to the provisions of Article 26 and Clause (2) of Article 237 of The Constitution.

Section 77 of the Act gives valuation principles for compensation i.e. compensation at depreciated replacement costs for rural properties and market values for urban properties. Where the land is to be acquired, in addition to compensation assessed under this Section (S 78), a disturbance allowance shall be calculated at a sum of 15% of the sum awarded to that person, where more than six months' notice to vacate is given.

If less than six months' notice is given for possession, the disturbance allowance is computed at 30% [see Section 77 (2)].

Where no agreement is reached, the Minister responsible may compulsorily acquire such land in accordance with Section 43 of the Land Act (1998).

The Act creates a series of land administration institutions consisting of Uganda Land Commission (ULC), District Land Boards (DLB), Parish Land Committees (PLC) and Land Tribunals

Should any dispute arise over compensation payable under Sub-Section (3) of Section 74, it is referred to the Land Tribunal.

The District Land Tribunal shall, in assessing compensation referred to in section 76 (1) (b) take into account the following;

- In the case of a customary owner, the value of land shall be the open market value of the unimproved land;
- The value of the buildings on the land, which shall be taken at open market value for urban areas and depreciated replacement cost for the rural areas;
- The value of standing crops on the land, excluding annual crops which could be harvested during the period of notice given to the tenant.

Survey Demarcation of the 3.90 Acres of the project area was made, and all individual parcels within the project area were demarcated. The Survey was conducted under the supervision of a Registered Surveyor of Uganda.

Valuation was done for all properties found within the project area demarcated by the surveyor.

Uganda National Land Policy, 2013

The overall goal of the Policy is 'to ensure efficient, equitable and optimal utilization and management of Uganda's land resources for poverty reduction, wealth creation, and socio-economic development. One of the guiding principles of the Land Policy is effective regulation of land use and land development. One of the objectives of this policy is to ensure planned, environmentally friendly, affordable, and orderly development of human settlements for both rural and urban areas, including infrastructure development.

The policy cautions about the possibilities of multiple and conflicting interests on land, ineffective dispute resolution mechanisms, and vulnerability of some social groups in securing entitlements over land. Given that land within the project area is held under communal ownership, land conflicts, and multiple interests are likely to occur on this project. Vulnerabilities associated with land tenure will be identified and respective measures suggested.

The Local Governments Act CAP 243

This Act provides for the system of district-based local governments. Under the district, there are lower local governments and administrative units. This system provides for elected councils whereby chairmen nominate each council's Executive Committee. The Executive Committee's functions include:

- Initiating and formulating policy for approval by the council
- Overseeing government and council policy implementation
- Monitoring and coordinating district NGO activities
- Resolving disputes escalated by lower local governments.

Yumbe District Local Government is mandated under the Local Governments Act, Cap 243, to sanction and oversee development projects such as the Water Supply and Sanitation Project in the local government. The District and Lower Local Government Administrative Units including sub-counties and town councils' officers are mandated to assist in sensitizations of community for development projects in their areas of jurisdiction.

Registration of Titles Act, Cap230

This Act provides for the registration of and certification and rectification of titles about land. It also provides rules relative to the lease of land and other matters regarding land such as mortgage and legal actions regarding land and the bringing of land under this Act. This Act is relevant to the project since it avails the guidance for registration of land ownership during project establishment. This was applied mainly to where permanent facilities of the project were located including the water source and reservoirs.

5.0 The General Valuation Approach for Compensation

The valuation and assessment of land and property for compensation in the identified area was carried out in consultation with property owners and occupants in the project area and witnessed by the area Local Council I (LCI) chairpersons.

The exercise involved pre-field study and analysis of secondary data related to the project, field data capture of PAPs and Project Impacted Persons (PIPs) including developments, utilities, and economic trees.

Office work involved analysis of the data collected in the field including market evidence and building costs. Further, deskwork included computation, valuation/ assessment, and compilation/ preparation of the valuation report for the approval of the Chief Government Valuer.

The valuation team mandate extends determination of resettlement options for the physically and or economically displaced.

Buildings & Improvements

The valuation team with the assistance of local leaders and property owners measured houses, fences, yards among others that had been identified and marked as affected by the land surveyors. Information collected was recorded on valuation assessment forms with the aid of digital gadgets and Kobotoolbox data collection tool.

In accordance with professional valuation practice, valuation of all permanent buildings and improvements was based on Replacement Cost approach. The assessment for the semi-permanent developments was based on the approved District Compensation Rates for Yumbe District 2022/2023.

Replacement cost is defined as the present-day cost of acquiring a substantially similar present-day asset that could provide a similar level to the service in question. Replacement cost is based on current market values and technology of the day. For permanent buildings and structures, these are derived from the project area in accordance with prevailing construction costs as governed by the following factors:

- Location in relation to urban centers;
- Type and quality of materials used;
- workmanship and design of buildings;
- location of building in relation to sources of materials and labour;
- Terrain of the building site and the possible amount of leveling involved;
- Age of structure and condition of buildings.

Buildings and other improvements (of a non-permanent nature) as stated in the District Land Board compensation rates were assessed in accordance with the relevant figures in the compensation rates. All permanent structures are reflected on the strip maps for easy identification and transparency.

Land

Land areas were obtained through measurements and computations by the Project Land Surveyors. To ensure accuracy and completeness of information collected, the team worked with local leaders who among others physically guided the valuation team around surveyed land and buildings for proper inspection, recording and measurement.

Open Market Value of the land was based on evidence of available market sales comparable. The Open Market Value of Land is the highest price in monetary terms which the land interest under appraisal should or could fetch in a competitive and open market under conditions requisite for a fair sale.

Implicit in this definition is the consummation of a sale at a specified date and the passing of ownership from seller to buyer under conditions whereby:

- Both the Buyer and Seller are economically motivated and are both acting prudently.
- The sale price is not affected by any undue influence.
- Both parties are well informed and well advised and are acting in what they consider to be their own best interest.
- A reasonable time is allowed for exposure in the open market.

Sales Comparable

The valuation team researched and looked at recent available sales comparable from Local Councils (LCs), Land brokers and Agents, print and online property listings, other individuals, institutions, and firms including the District Lands Office.

The land rates were analyzed and adopted for the approval of the Chief Government Valuer (CGV). Market value determinants considered for adjustments include:

- Location in relation to urban centers;
- Economic activity in the area;
- Physical and geographical factors;
- Population density;
- Vicinity to services such as water electricity and roads; and
- Cultural attitudes to land transactions.
- Tenure and planning restrictions

Trees and crops

Trees and crops affected were counted and recorded on the same assessment forms used for buildings and other improvements. The trees and crop counts were transparently done by both the valuer, the owner and witnessed by their local leaders.

The computation of the award was done based on the approved District Compensation Rates for Yumbe District 2022/2023.

It should be noted that the Land Regulations 2004 restricts compensation to crops and trees that cannot be harvested within the quit notice period referred to in section 77 (2) of the Land Act CAP 227. However, in the spirit of restoration of livelihood, such crops were considered for compensation where the same was found to be the main source of livelihood.

Disturbance Allowance

A statutory disturbance allowance of 30% of the compensation amount was awarded to the affected persons. This was under the assumption that the affected persons will be given prior notice of less than 06 months to vacate their property and pave way for the development as provided for in the Land Act.

6.0 Compensation Appeal Procedure

PAPs shall be given an opportunity to review the survey and valuation results as well as the compensation policies prior to the commencement of the compensation exercise. It is anticipated that several issues will come up among the affected communities. If an individual is not satisfied with the compensation, he could raise his complaint in writing to the assessor or filling a Complaint Registration Form and then forward it through the mechanism that has been put in place as described below:

- **Administrative Review:** To address the above concerns, the first step will be to try and resolve the issue administratively by the client.
- **Magistrates' Court:** If the complaints have not been solved administratively, then the complainant can proceed to the magistrate's court. This court is charged with powers to hear and make rulings on matters of land disputes.
- **High Court:** If the complaint is still dissatisfied with the ruling of the magistrate's court, then he can seek further redress in the High Court.

7.0 Output of the Valuer

- **Valuation List**

The detailed amounts for each person are indicated in the detailed Valuation Summary and matrix attached which should be read together with the cadastral map.

- **Cadastral maps**

A Cadastral Map is attached to show details of name, area in acres and location of persons affected, land areas taken and location of buildings in relation to the project area.

8.0 Conclusion

Land remains the main source of livelihood for the majority of Uganda's population and a major engine for economic development. Questions about land in Uganda must therefore balance the ambitious goal of propelling the country toward middle-income status and guaranteeing the constitutional and international rights of individuals to use or own land.

National development goals are driven by projects like the development of the standard gauge railway that can facilitate trade and transport, the advancement of the power grid that can electrify villages, the installation of an oil pipeline that can significantly boost Uganda's economy and development of high-quality drinking water and sanitation services, accessible to everyone to improve the livelihood of the citizens throughout the country. However, these projects can only be realized against a backdrop of functional laws and policies regarding land registration, prompt payment of fair and adequate compensation, access to justice and public awareness of laws and policies.

Because of the complex nature of the land laws, limited public awareness and often underperforming public institutions, the system of land laws and policies is prone to fail or be easily abused or misinterpreted by a wide variety of stakeholders, including the private sector, public offices and even private individuals.

Millions of Ugandan citizens know little about their land rights, have limited access to legal aid and lack documentation to prove their ownership and interest on land. This group is not only extremely vulnerable to fraud and intimidation, they also lack a voice in shaping the institutions that develop the national land policies.

In dealing with the land question, a level playing field is required where the positions of citizens, the government and the private sector are all considered equally. Land policies should not be used as a means to achieve one stakeholder's agenda at the expense of others. Therefore, striking a balance between advancing the national development agenda and observing individual property rights is key to answering the legal conundrum relating to compulsory land acquisition by Government.

APPENDICES

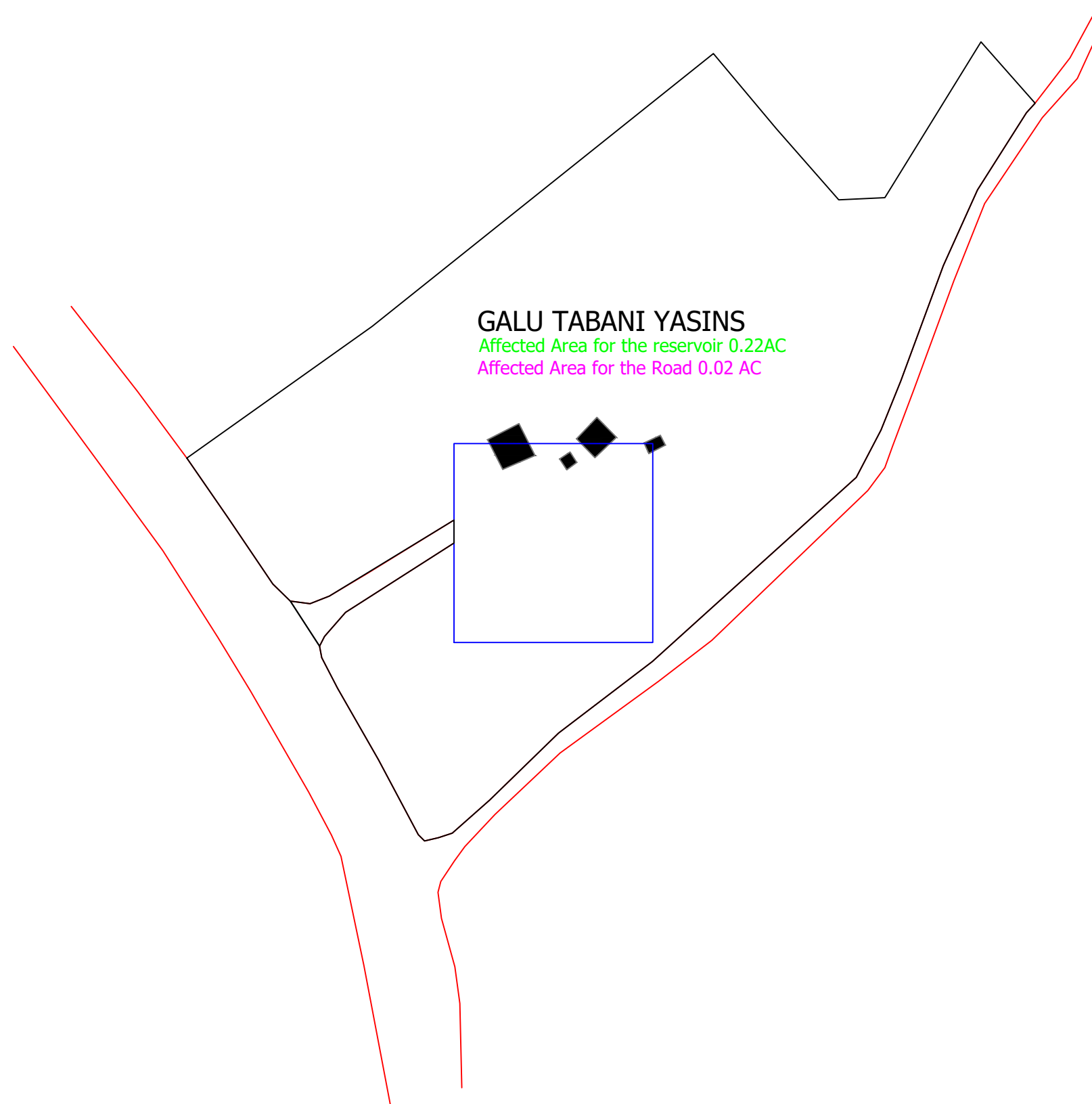
LOMUNGA VALUATION SUMMARY

Serial No.	District	Subcounty	Village	Intended Use	Name of PAP	Land Tenure Type	Land Area (Acres)	Value for Land (UGX)	Value for Crops (UGX)	Value for Developments (UGX)	Sub Total (Land, Developments & Crops)	Dist. Allow. @ 30%	TOTAL
PAP 01	YUMBE	BIJO	KIRILO	LOMUNGA WATER SOURCE (KIRILO)	WAKU RASULU OMARI	Customary	3.33	9,990,000	31,085,000	-	41,075,000	12,322,500	53,397,500
PAP 02	YUMBE	BIJO	ALIBA	LOMUNGA RESERVOIR	GALU TABAN YASINI	Customary	0.24	3,600,000	1,326,000	4,648,200	9,574,200	2,872,260	12,446,460
PAP 03	YUMBE	BIJO	KIRILO	LOMUNGA WATER SOURCE (KIRILO)	UNKNOWN	Customary	0.15	450,000	1,545,000	-	1,995,000	598,500	2,593,500
PAP 04	YUMBE	BIJO	KIRILO	LOMUNGA WATER SOURCE (KIRILO)	UNKNOWN (YADA)	Customary	0.18	540,000	2,340,000	-	2,880,000	864,000	3,744,000
TOTAL							3.9	14,580,000	36,296,000	4,648,200	55,524,200	16,657,260	72,181,460

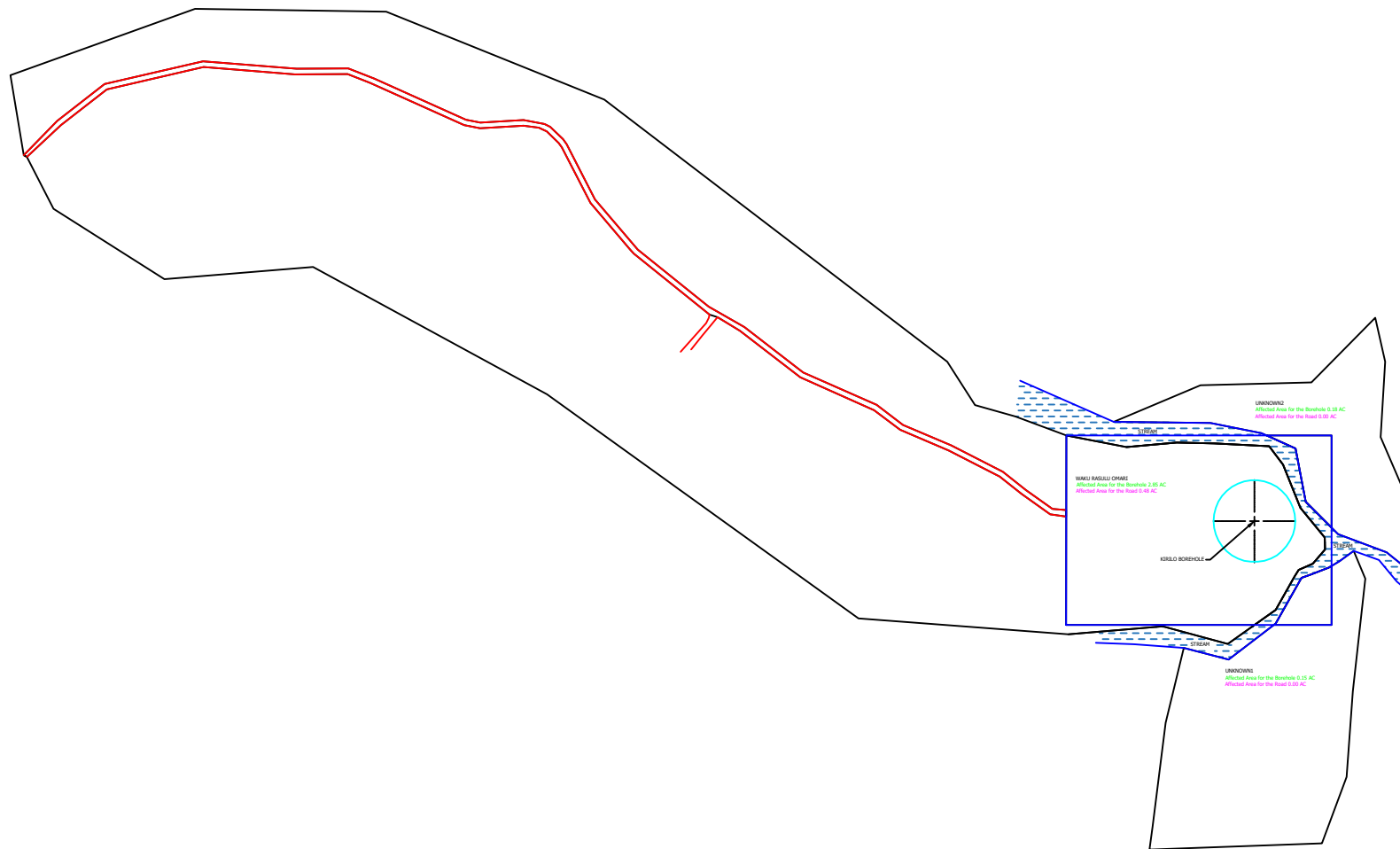
LOMUNGA VALUATUION MATRIX

Serial No.	District	Subcounty	Village	Intended use of the Land	Name of Beneficiary	Latitude	Longitude	Land Tenure Type	Land Area (Acres)	Rate for Land (Per Acre)	Value for Land (UGX)	Description of Developments	Rate	Value for Developments (UGX)	Sub Total 1 (Developments)	Description of Crops	Number of Crops Affected	Rate	Value for Crops (UGX)	Sub Total 2 (Crops)	Sub Total 3 (Land, Developments & Crops)	Dist. Allow. @ 30%
25	YUMBE	BIJO	KIRILO	LOMUNGA WATER SOURCE (KIRILO)	WAKU RASULU OMARI	3.4303198	31.3076373	Customary	3.33	3,000,000	9,990,000					ALIGO/BUSH TREE YOUNG	209	70,000	14,630,000	31,085,000	41,075,000	12,322,500
																KIDU MEDIUM	5	90,000	450,000			
																MULUJINI MATURE	8	350,000	2,800,000			
																MULUJINI YOUNG	3	90,000	270,000			
																MILI MATURE	2	700,000	1,400,000			
																CASSAVA MATURE	0.44	5,000,000	2,200,000			
																GUAVA AVERAGE	1	25,000	25,000			
																OYUGO TIMBER	5	140,000	700,000			
																OYUGO MEDIUM	5	90,000	450,000			
																ULIRO/BUSH TREE MATURE	5	150,000	750,000			
																ULIRO/BUSH TREE MATURE	3	150,000	450,000			
																MEYI MEDIUM	9	170,000	1,530,000			
																MEYI SMALL POLE	18	150,000	2,700,000			
																NSAMBA YOUNG/SMALL POLE	1	90,000	90,000			
																ALUMIDIKU TIMBER POLE SIZE	6	150,000	900,000			
																KOHORO/ISHEA NUT MATURE	1	80,000	80,000			
																OLLING/BUSH TREE MATURE	1	150,000	150,000			
																MALA MEDIUM	1	160,000	160,000			
																CHAWUGO/BUSH TREE YOUNG	3	70,000	210,000			
																BUSH TREES	6	70,000	420,000			
																KUMI AVERAGE	2	160,000	320,000			
																LUKUJENI/BAMBOO MATURE	4	100,000	400,000			
30	YUMBE	BIJO	ALIBA	LOMUNGA RESERVOIR	GALU TABAN YASINI	3.4254595	31.2751136	Customary	0.24	15,000,000	3,600,000	Walls: Burnt Bricks Plastered Painted Doors: Timber Floor: Cement Screed Measuring Approx. 28.7	100,000	2,670,000	4,648,200	CASSAVA MATURE	64	7,000	448,000	1,326,000	9,574,200	2,872,560
												Walls: Earth Bricks Plastered Painted Doors: Timber Floor: Cement Screed Measuring Approx. 17.7	100,000	1,770,000		CASSAVA YOUNG	28	6,000	168,000			
												Walls: Earth Bricks Unplastered Doors: None Floor: Cement Screed Measuring Approx. 4.94	30,000	148,200		ORANGE MATURE	1	250,000	250,000			
												Walls: Earth Bricks Doors: None Floor: Cement Screed Measuring Approx. 12	5,000	60,000		MANGO YOUNG	2	80,000	160,000			
																JACKFRUIT MEDIUM	1	140,000	140,000			
																TEAK TREE MEDIUM	1	160,000	160,000			
31	YUMBE	BIJO	KIRILO	LOMUNGA WATER SOURCE (KIRILO)	UNKNOWN	3.430645283	31.30807084	Customary	0.15	3,000,000	450,000					MANGO MATURE	2	400,000	800,000	1,545,000	1,995,000	598,500
																LUKEUNE/BAMBOO MATURE	4	100,000	400,000			
																ALIGO/BUSH TREE	1	70,000	70,000			
																GUAVA MEDIUM	1	25,000	25,000			
																NSAMBA YOUNG	1	90,000	90,000			
																MULUNJI AVERAGE	1	160,000	160,000			
32	YUMBE	BIJO	KIRILO	LOMUNGA WATER SOURCE (KIRILO)	UNKNOWN (YADA)	3.430807927	31.30765749	Customary	0.18	3,000,000	540,000					MULUNJINI MATURE	1	350,000	350,000	2,340,000	2,880,000	864,000
																KUMI MATURE	1	220,000	220,000			
																MANGO MATURE	2	400,000	800,000			
																ALIGO YOUNG	4	70,000	280,000			
																MILIMAHOGANY AVERAGE	1	550,000	550,000			
																CHAWUGO/BRUSH TREE YOUNG	2	70,000	140,000			

LOMUNGA-RESERVOIR



LOMUNGA KIRILO BOREHOLE



WAKU RASULU OMARI FIELD FORM

X


Validation status: Select... ▾

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EDIT

VIEW


DUPLICATE





Type	Question	Response
abc	District	YUMBE
abc	Subcounty	KULULU
abc	Village	KIRILO
abc	Full Names	WAKU RASULU OMARI
	PAP Photo	
	National ID	
	Proof of Ownership	
	Coordinates	latitude (x.y °): 3.4303198 longitude (x.y °): 31.3076373 altitude (m): 852.9

accuracy (m): 4.992

<input checked="" type="radio"/>	Tenure	Customary
1.0	Size of Land Affected	3.32
123	Rate Per Acre	3000000
	Assessing	<ul style="list-style-type: none">Crops/Trees
Structures Group		

Crop Group

abc	Type of Crop/Tree	ALIGO/BUSH TREE YOUNG
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	209
123	Rate per Crop/Tree or Acre	70000

abc	Type of Crop/Tree	KIDU MEDIUM
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	5
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	MULUJINI MATURE
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	8
123	Rate per Crop/Tree or Acre	350000

abc	Type of Crop/Tree	MULUJINI YOUNG
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	3
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	MILI MATURE
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	700000


abc	Type of Crop/Tree	CASSAVA MATURE
<input checked="" type="radio"/>	Unit of Measure	Acres
1.0	Number of Crops/Tree or Acreage	0.44
123	Rate per Crop/Tree or Acre	5000000


abc	Type of Crop/Tree	GUAVA AVERAGE
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	25000


abc	Type of Crop/Tree	OYUGO TIMBER
-----	-------------------	--------------

	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	5
123	Rate per Crop/Tree or Acre	140000

abc	Type of Crop/Tree	OYUGO MEDIUM
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	5
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	ULIRO/BUSH TREE MATURE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	5
123	Rate per Crop/Tree or Acre	150000

abc	Type of Crop/Tree	ULIRO/BUSH TREE MATURE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	3
123	Rate per Crop/Tree or Acre	150000

abc	Type of Crop/Tree	MEYI MEDIUM
	Unit of Measure	Number

1.0	Number of Crops/Tree or Acreage	9
123	Rate per Crop/Tree or Acre	170000

abc	Type of Crop/Tree	MEYI SMALL POLE
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	18
123	Rate per Crop/Tree or Acre	150000

abc	Type of Crop/Tree	NSAMBIA YOUNG/SMALL POLE
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	ALUMIDIKU TIMBER POLE SIZE
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	6
123	Rate per Crop/Tree or Acre	150000

abc	Type of Crop/Tree	KOMORO/SHEA NUT MATURE
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1

123	Rate per Crop/Tree or Acre	80000
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abc	Type of Crop/Tree	OLUNG/BUSH TREE MATURE
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	150000

abc	Type of Crop/Tree	MALA MEDIUM
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	160000

abc	Type of Crop/Tree	CHAWUGO/BUSH TREE YOUNG
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	3
123	Rate per Crop/Tree or Acre	70000

abc	Type of Crop/Tree	BUSH TREES
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	6
123	Rate per Crop/Tree or Acre	70000

abc	Type of Crop/Tree	KUMI AVERGE
●	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	160000

abc	Type of Crop/Tree	LUKUENI/BAMBOO MATURE
●	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	4
123	Rate per Crop/Tree or Acre	100000

abc	General Comment	KIDU, OYUGO, ULIRO, NSAMBIA, BAMBOO USED RATES FOR CLASS 11 HARDWOOD. MALA, MULUJINI, KUMI AND MILI USED RATES FOR CLASS 1A HARDWOOD. MEYI AND ALUMUDIKU USE RATES FOR CLASS 1B HARDWOOD.
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GALU TABAN YASINI FIELD FORM



Validation status:

Select...

☐ Display XML names







EDIT

VIEW

DUPLICATE



Type	Question	Response
abc	District	YUMBE
abc	Subcounty	BIJO
abc	Village	ALIBA
abc	Full Names	GALU TABAN YASINI
	PAP Photo	

	National ID	
	Proof of Ownership	
	Coordinates	latitude (x.y °): 3.4254595 longitude (x.y °): 31.2751136 altitude (m): 942.9 accuracy (m): 4.97
	Tenure	Customary
1.0	Size of Land Affected	0.24
123	Rate Per Acre	15000000
	Assessing	<ul style="list-style-type: none">• Crops/Trees• Structure
Structures Group		
<div></div>		



Photograph of Structure



☰	Walls	<ul style="list-style-type: none">• Bricks
☰	Wall Finish	<ul style="list-style-type: none">• Painted
☰	Doors	<ul style="list-style-type: none">• Timber
☰	Windows	<ul style="list-style-type: none">• None
☰	Floor Finish	<ul style="list-style-type: none">• Cement Screed
☰	Roof Covering	
☰	Ceiling	<ul style="list-style-type: none">• None
●	Boundary fence	None

1.0	Gross External Area	26.7
123	Rate Per SQM	100000












Photograph of Structure



☰	Walls	• Bricks
☰	Wall Finish	• Painted
☰	Doors	• Timber
☰	Windows	• None
☰	Floor Finish	• Cement Screed
☰	Roof Covering	

	Ceiling	<ul style="list-style-type: none">None
	Boundary fence	None
1.0	Gross External Area	17.7
123	Rate Per SQM	100000

 Photograph of Structure

	Walls	<ul style="list-style-type: none">Bricks
	Wall Finish	<ul style="list-style-type: none">Unplastered
	Doors	<ul style="list-style-type: none">None
	Windows	<ul style="list-style-type: none">None
	Floor Finish	<ul style="list-style-type: none">Cement Screed
	Roof Covering	
	Ceiling	<ul style="list-style-type: none">None
	Boundary fence	Hedge
1.0	Gross External Area	4.94
123	Rate Per SQM	30000



Photograph of Structure



	Walls	
	Wall Finish	
	Doors	<ul style="list-style-type: none">None
	Windows	<ul style="list-style-type: none">None
	Floor Finish	<ul style="list-style-type: none">Cement Screed
	Roof Covering	
	Ceiling	<ul style="list-style-type: none">None
	Boundary fence	None

1.0	Gross External Area	12
123	Rate Per SQM	5000

Crop Group

abc	Type of Crop/Tree	CASSAVA MATURE
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	64
123	Rate per Crop/Tree or Acre	7000

abc	Type of Crop/Tree	CASSAVA YOUNG
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	28
123	Rate per Crop/Tree or Acre	6000

abc	Type of Crop/Tree	ORANGE MATURE
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	250000

abc	Type of Crop/Tree	MANGO YOUNG
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or	2

	Acreage	
123	Rate per Crop/Tree or Acre	80000

abc	Type of Crop/Tree	JACKFRUIT MEDIUM
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	140000

abc	Type of Crop/Tree	TEAK TREE MEDIUM
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	160000

abc	General Comment	MIRA/KHAT TREES 198 NOT CONSIDERED, ILLEGAL.
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UNKNOWN



Validation status:

Select...



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EDIT

VIEW

DUPLICATE



Type	Question	Response
abc	District	YUMBE
abc	Subcounty	KULULU
abc	Village	KIRILO
abc	Full Names	UNKNOWN
	PAP Photo	

	National ID													
	Proof of Ownership													
	Coordinates	latitude (x.y °): 3.4306452829484404 longitude (x.y °): 31.308070837324202 altitude (m): 0 accuracy (m): 0												
	Tenure	Customary												
1.0	Size of Land Affected	0.15												
123	Rate Per Acre	3000000												
	Assessing	<ul style="list-style-type: none">Crops/Trees												
Structures Group														
Crop Group														
<table><tr><td>abc</td><td>Type of Crop/Tree</td><td>MANGO MATURE</td></tr><tr><td></td><td>Unit of Measure</td><td>Number</td></tr><tr><td>1.0</td><td>Number of Crops/Tree or Acreage</td><td>2</td></tr><tr><td>123</td><td>Rate per Crop/Tree or Acre</td><td>400000</td></tr></table>			abc	Type of Crop/Tree	MANGO MATURE		Unit of Measure	Number	1.0	Number of Crops/Tree or Acreage	2	123	Rate per Crop/Tree or Acre	400000
abc	Type of Crop/Tree	MANGO MATURE												
	Unit of Measure	Number												
1.0	Number of Crops/Tree or Acreage	2												
123	Rate per Crop/Tree or Acre	400000												
<table><tr><td>abc</td><td>Type of Crop/Tree</td><td>LUKEUNE/BAMBOO MATURE</td></tr><tr><td></td><td>Unit of Measure</td><td>Number</td></tr><tr><td>1.0</td><td>Number of Crops/Tree or Acreage</td><td>4</td></tr><tr><td>123</td><td>Rate per Crop/Tree or Acre</td><td>100000</td></tr></table>			abc	Type of Crop/Tree	LUKEUNE/BAMBOO MATURE		Unit of Measure	Number	1.0	Number of Crops/Tree or Acreage	4	123	Rate per Crop/Tree or Acre	100000
abc	Type of Crop/Tree	LUKEUNE/BAMBOO MATURE												
	Unit of Measure	Number												
1.0	Number of Crops/Tree or Acreage	4												
123	Rate per Crop/Tree or Acre	100000												
<table><tr><td>abc</td><td>Type of Crop/Tree</td><td>ALIGO/BUSHTREE</td></tr></table>			abc	Type of Crop/Tree	ALIGO/BUSHTREE									
abc	Type of Crop/Tree	ALIGO/BUSHTREE												

<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	70000
123	Rate per Crop/Tree or Acre	1

abc	Type of Crop/Tree	GUAVA MEDIUM
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	25000

abc	Type of Crop/Tree	NSAMBIA YOUNG
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	MULUNJI AVERAGE
<input checked="" type="radio"/>	Unit of Measure	Acres
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	160000

abc	General Comment	MULUJINI USED RATES FOR CLASS 1A HARDWOOD. NSAMBIA AND BAMBOO USED RATES FOR CLASS11 HADWOOD
start		2023-10-10T16:31:23.826+03:00

UNKNOWN (YADA) FIELD FORM



Validation status:

Select...

NEXT

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EDIT

VIEW

DUPLICATE



Type	Question	Response
abc	District	YUMBE
abc	Subcounty	KULULU
abc	Village	KIRILO
abc	Full Names	UNKNOWN (YADA)
	PAP Photo	

	National ID													
	Proof of Ownership													
	Coordinates	latitude (x.y °): 3.430807927166607 longitude (x.y °): 31.307657491404832 altitude (m): 0 accuracy (m): 0												
	Tenure	Customary												
1.0	Size of Land Affected	0.18												
123	Rate Per Acre	3000000												
	Assessing	<ul style="list-style-type: none">Crops/Trees												
Structures Group														
Crop Group														
<table><tr><td>abc</td><td>Type of Crop/Tree</td><td>MULUNJINI MATURE</td></tr><tr><td></td><td>Unit of Measure</td><td>Number</td></tr><tr><td>1.0</td><td>Number of Crops/Tree or Acreage</td><td>1</td></tr><tr><td>123</td><td>Rate per Crop/Tree or Acre</td><td>350000</td></tr></table>			abc	Type of Crop/Tree	MULUNJINI MATURE		Unit of Measure	Number	1.0	Number of Crops/Tree or Acreage	1	123	Rate per Crop/Tree or Acre	350000
abc	Type of Crop/Tree	MULUNJINI MATURE												
	Unit of Measure	Number												
1.0	Number of Crops/Tree or Acreage	1												
123	Rate per Crop/Tree or Acre	350000												
<table><tr><td>abc</td><td>Type of Crop/Tree</td><td>KUMI MATURE</td></tr><tr><td></td><td>Unit of Measure</td><td>Number</td></tr><tr><td>1.0</td><td>Number of Crops/Tree or Acreage</td><td>1</td></tr><tr><td>123</td><td>Rate per Crop/Tree or Acre</td><td>220000</td></tr></table>			abc	Type of Crop/Tree	KUMI MATURE		Unit of Measure	Number	1.0	Number of Crops/Tree or Acreage	1	123	Rate per Crop/Tree or Acre	220000
abc	Type of Crop/Tree	KUMI MATURE												
	Unit of Measure	Number												
1.0	Number of Crops/Tree or Acreage	1												
123	Rate per Crop/Tree or Acre	220000												
<table><tr><td>abc</td><td>Type of Crop/Tree</td><td>MANGO MATURE</td></tr></table>			abc	Type of Crop/Tree	MANGO MATURE									
abc	Type of Crop/Tree	MANGO MATURE												

<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	400000

abc	Type of Crop/Tree	ALIGO YOUNG
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	4
123	Rate per Crop/Tree or Acre	70000

abc	Type of Crop/Tree	MILI/MAHOGANY AVERAGE
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	550000

abc	Type of Crop/Tree	CHAWUGO/BRUSH TREE YOUNG
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	70000

abc	General Comment	MULUJUNI USED RATES FOR CLASS 1A HARDWOOD. KUMI USED RATES FOR CLASS 1B HARDWOOD.
start		2023-10-10T16:39:46.311+03:00