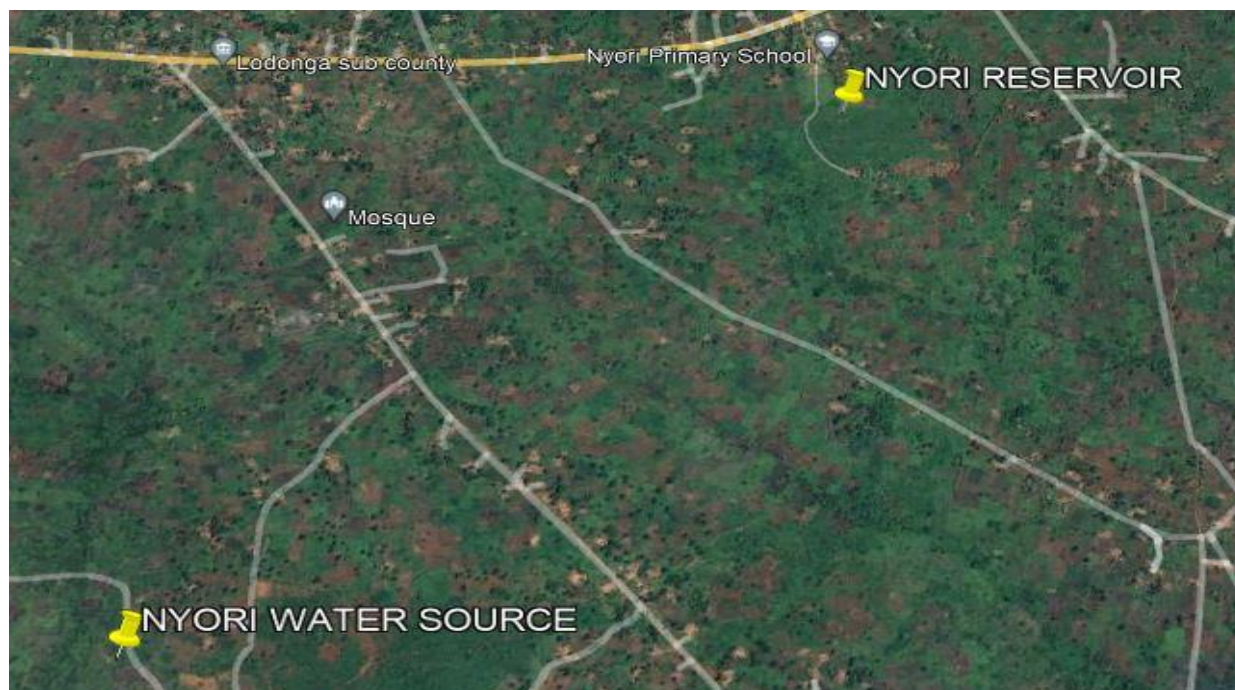




**THE REPUBLIC OF UGANDA
MINISTRY OF WATER AND ENVIRONMENT**

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

Large Solar Powered Piped Water Supply Systems and Sanitation Facilities at Nyori Rural Growth Centre, Lodonga Sub County, 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 NYORI RURAL GROWTH CENTRE,
LODONGA 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 44,564,000 (Uganda Shillings Forty-Four Million, Five Hundred Sixty-Four Thousand Only)** broken down as below;

Value of Crops	UGX 21,680,000
Value of Buildings/ Improvements	N/A
Value of Land	UGX 12,600,000
Sub-Total	UGX 34,280,000
Disturbance Allowance (30%)	UGX 10,284,000
Total Compensation Award	UGX 44,564,000

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 - Nyori Rural Growth Centre affects two villages in total i.e., Ajujinga, and Dacha in Lodonga Sub County, Yumbe District.

The Ministry of Water and Environment contracted Interface Consulting Limited, to prepare a Resettlement Action Plan for Nyori 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 2.92 acres. The project affects a total of 5 property owners, affecting land, structures, crops, and trees, at Ajujinga, and Dacha villages in Lodonga 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 2.92 acres of land as indicated below.

Scheme	Component	Dimensions (m)		AREA		
		Length	Width	m ²	Acres	Hectares
Nyori	Borehole	100	100	10,000	2.47	1.00
	Reservoir	30	30	900	0.22	0.09
	Office	30	30	900	0.22	0.09
	Total				2.92	1.18

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 Nyori 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 3.15 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

NYORI VALUATION SUMMARY

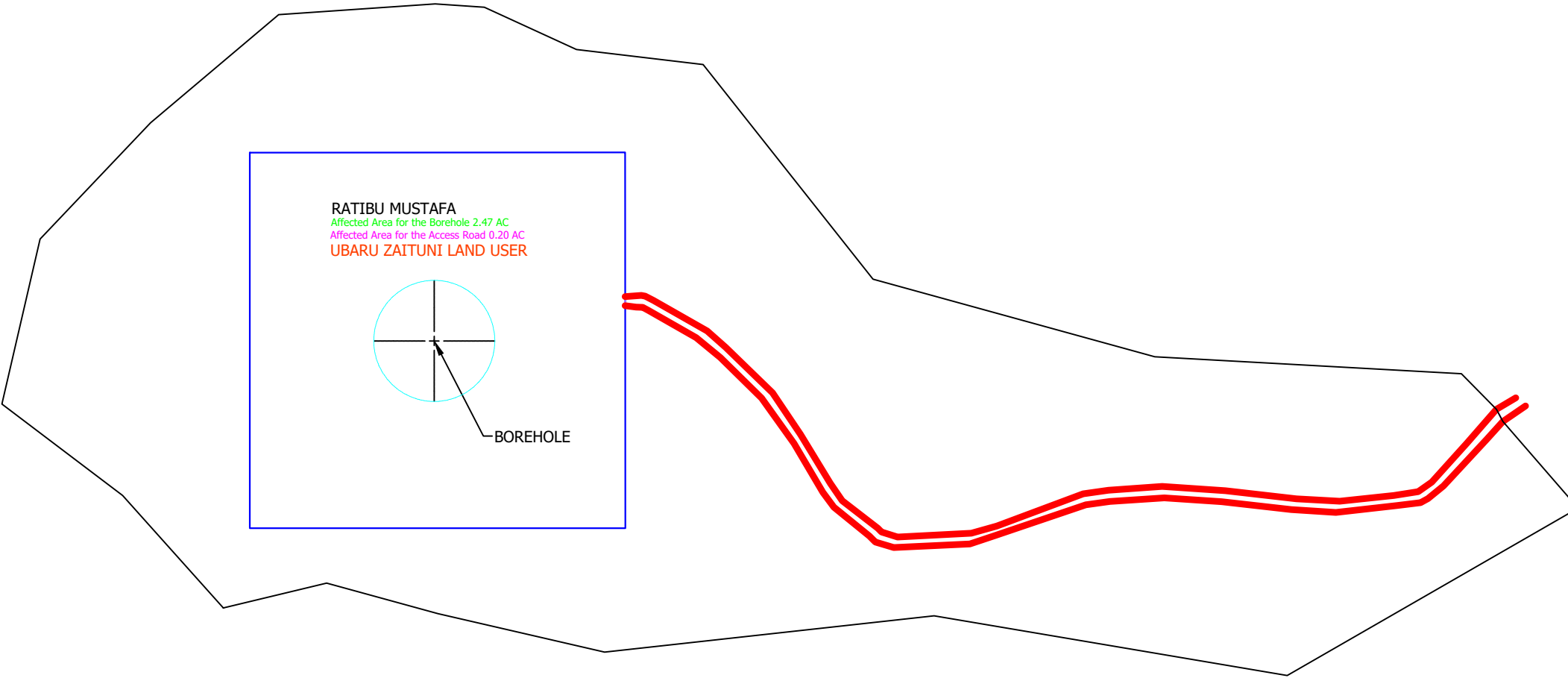
Serial No.	District	Subcounty	Village	Intended Use	Name of PAP	Land Tenure Type	Land Area (Acres)	Value for Land (UGX)	Value for Crops (UGX)	Value for Developments (UGX)	Sub Total (Land, Developments & Crops)	Disturbance Allowance @ 30%	TOTAL
1	YUMBE	LODONGA	AJUJINGA	NYORI WATER SOURCE	RATIBU MUSTAFA	Customary	2.67	10,680,000	11,470,000	-	22,150,000	6,645,000	28,795,000
2	YUMBE	LODONGA	AJUJINGA	NYORI WATER SOURCE	UBARU ZAITUNI	Customary	0	-	2,100,000	-	2,100,000	630,000	2,730,000
3	YUMBE	LODONGA	DACHA	NYORI RESERVOIR	OFOROGA SALIMU	Customary	0.27	1,080,000	2,540,000	-	3,620,000	1,086,000	4,706,000
4	YUMBE	LODONGA	DACHA	NYORI RESERVOIR ACCESS ROAD	ORIMUKE ROBERT C/O AYIKORU ALICE	Customary	0.12	480,000	2,970,000	-	3,450,000	1,035,000	4,485,000
5	YUMBE	LODONGA	DACHA	NYORI RESERVOIR ACCESS ROAD	IJOSIGA JAMAL C/O ARIKU MUHAMAD CHANDIGA	Customary	0.09	360,000	2,600,000	-	2,960,000	888,000	3,848,000
TOTAL							3.15	12,600,000	21,680,000	-	34,280,000	10,284,000	44,564,000

NYORI VALUATION MATRIX

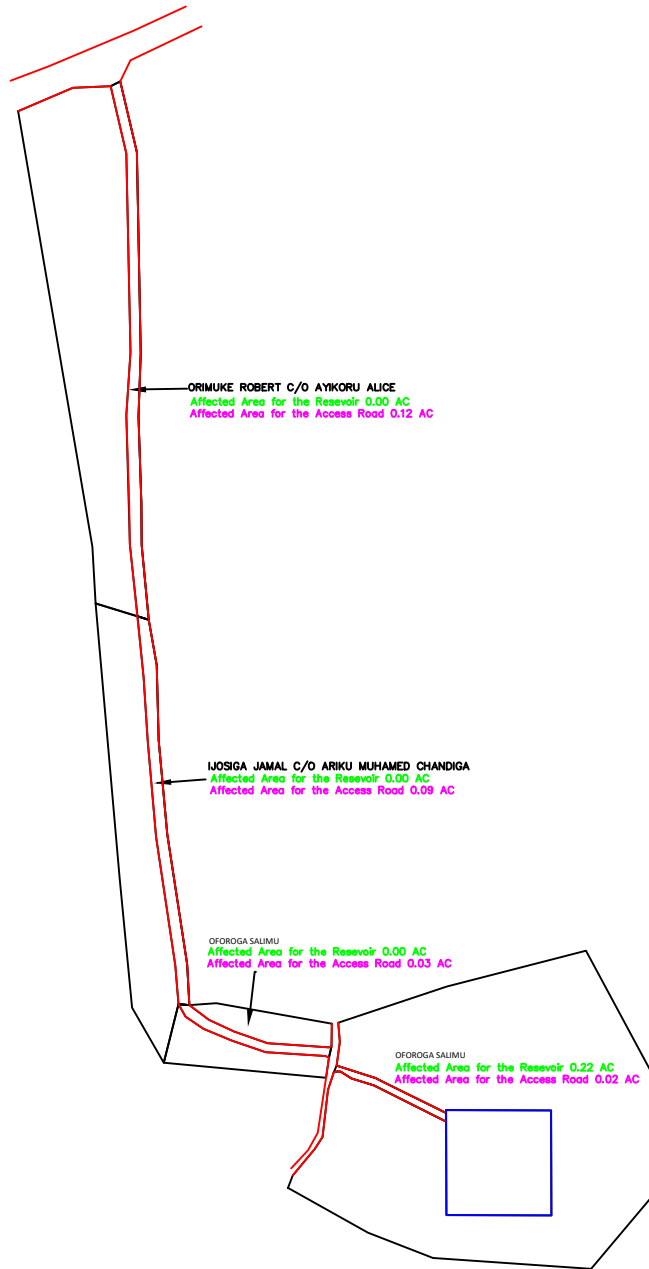
Serial No.	District	Subcounty	Village	Intended use of the Land	Name of Beneficiary	Latitude	Longitude	Land Tenure Type	Land Area (Acres)	Rate for Land (Per Acre)	Value for Land (UGX)	Description of Developments	Rate	Value for Developments (UGX)	Sub Total 1 (Developments)	Description of Crops	Number of Crops Affected	Rate	Value for Crops (UGX)	Sub Total 2 (Crops)	Sub Total 3 (Land, Developments & Crops)	Dist. Allow. @ 30%
15	YUMBE	LODONGA	AJIJINGA	NYORI WATER SOURCE	RATIBU MUSTAFA	3.4071959	31.1478561	Customary	2.67	4,000,000	10,680,000					KUMARA/SHEA BUTTER MEDIUM	12	80,000	960,000	11,470,000	22,150,000	6,645,000
																KUMARA/SHEA BUTTER YOUNG	2	15,000	30,000			
																IKA/ BUSH TREE YOUNG	3	70,000	210,000			
																ALIGO/BUSH TREE YOUNG	21	70,000	1,470,000			
																BULTI/BUSH TREE YOUNG	1	70,000	70,000			
																OLIGO BUILDING POLE	5	90,000	450,000			
																OLIGO SEEDLING	4	20,000	80,000			
																LUBINI/ BUSH TREE MATURE	8	120,000	960,000			
																LUBINI SMALL POLE	4	60,000	240,000			
																BITO/MUNJALE MEDIUM	1	160,000	160,000			
																INJU SMALL POLE	4	90,000	360,000			
																INJU MEDIUM	3	90,000	270,000			
																NVOMPI/BUSH TREE YOUNG	6	70,000	420,000			
																MEYI SMALL POLE	12	90,000	1,080,000			
																MEYI MEDIUM	8	90,000	720,000			
																MARIGO/MAHOGANY MEDIUM	1	550,000	550,000			
																INDRANI/BUSH TREE MATURE	1	150,000	150,000			
																WABANGA MEDIUM	2	90,000	180,000			
																ADUGO MEDIUM	3	90,000	270,000			
																AYAGO MEDIUM	2	90,000	180,000			
																HAZAKA SEEDLING	4	20,000	80,000			
																HAZAKA MEDIUM	4	90,000	360,000			
																INDIGO/BUSH TREE YOUNG	3	70,000	210,000			
																MALA YOUNG/SMALL POLE	1	150,000	150,000			
																OLIGO/IFSCUS YOUNG	1	90,000	90,000			
																MULUJINI YOUNG	7	150,000	1,050,000			
																MULUJINI MEDIUM	3	170,000	510,000			
																MUGULI MEDIUM/BUILDING POLE	1	90,000	90,000			
																WEKE MEDIUM/BUILDING POLE SIZE	1	120,000	120,000			
16	YUMBE	LODONGA	AJIJINGA	NYORI WATER SOURCE	UBARU ZAITUNI	3.4069117	31.1480183	Customary	0	-	-					CASSAVA MATURE	0.42	5,000,000	2,100,000	2,100,000	2,100,000	630,000
17	YUMBE	LODONGA	DACHA	NYORI RESERVOIR	OFOROGA SALIMU	3.4222195	31.1628539	Customary	0.27	4,000,000	1,080,000					INJU MEDIUM	1	90,000	90,000	2,540,000	3,620,000	1,086,000
																INJU YOUNG	2	90,000	180,000			
																ALIGO BUSH TREE MATURE	1	150,000	150,000			
																ALIGO/BUSH TREE YOUNG	10	70,000	700,000			
																IKA/BUSH TREE MATURE	1	70,000	70,000			
																GOGOO MEDIUM/AVERAGE	1	90,000	90,000			
																KIDU/BUSH TREE MATURE	1	70,000	70,000			
																GUAVA AVERAGE	2	25,000	50,000			
																BUSH TREE YOUNG	15	70,000	1,050,000			
																ALI YOUNG/SMALL POLE	1	90,000	90,000			
18	YUMBE	LODONGA	DACHA	NYORI RESERVOIR ACCESS ROAD	ORIMUKE ROBERT C/O AYIKORU ALICE	3.4249669	31.1617215	Customary	0.12	4,000,000	480,000					ALIGO/BUSH TREE MATURE	1	150,000	150,000	2,970,000	3,450,000	1,035,000
																OLIGO/IFSCUS MATURE	1	150,000	150,000			
																CCASSIA/LEUCAENA AVERAGE	4	90,000	360,000			
																CASSIA YOUNG	4	15,000	60,000			
																TEAK YOUNG/SMALL POLE	1	90,000	90,000			
																TEAK MEDIUM/BUILDING POLE SIZE	11	160,000	1,760,000			
																IRANGO MATURE	1	400,000	400,000			
26	YUMBE	LODONGA	DACHA	NYORI RESERVOIR ACCESS ROAD	IOSIGA JAMAL C/O ARIKU MUHAMAD CHANDIGA	3.423575	31.16179	Customary	0.09	4,000,000	360,000					EUCALYPTUS BUILDING POLE	22	30,000	660,000	2,600,000	2,960,000	888,000
																EUCALYPTUS TELEPHONE POLE SIZE	2	120,000	240,000			
																EUCALYPTUS RAFTER CLASS	6	30,000	180,000			
																TEAK AVERAGE	6	160,000	960,000			

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%
																	TEAK YOUNG	3	90,000	270,000		
																	OLUGO/FICUS MATURE	1	150,000	150,000		
																	ALIGO/BUSH TREE YOUNG	2	70,000	140,000		

NYORI BOREHOLE




NYORI RESERVOIR



IJOSIGA JAMAL C/O ARIKU MUHAMAD CHANDIGA FIELD FORM

Validation status:

Select...



☐ Display XML names

EDIT

VIEW

DUPLICATE



Type	Question	Response
abc	District	YUMBE
abc	Subcounty	LODONGA
abc	Village	DACHA
abc	Full Names	IJOSIGA JAMAL C/O ARIKU MUHAMAD CHANDIGA
	PAP Photo	



National ID



Proof of Ownership



Coordinates

latitude (x.y °): 3.423575
longitude (x.y °): 31.16179
altitude (m): 1022.3
accuracy (m): 4.7



Tenure

Customary

1.0

Size of Land Affected

0.09

123

Rate Per Acre

4000000



Assessing

- Crops/Trees

Structures Group

Crop Group

abc	Type of Crop/Tree	EUCALYPTUS BUILDING POLE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	22
123	Rate per Crop/Tree or Acre	30000

abc	Type of Crop/Tree	EUCALYPTUS TELEPHONE POLE SIZE
	Unit of Measure	Number

1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	120000

abc	Type of Crop/Tree	EUCALYPTUS RAFTER CLASS
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	6
123	Rate per Crop/Tree or Acre	30000

abc	Type of Crop/Tree	TEAK AVERAGE
<input checked="" type="radio"/>	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	6
123	Rate per Crop/Tree or Acre	160000

abc	Type of Crop/Tree	TEAK 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	OLUGO/FICUS 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	150000
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abc	Type of Crop/Tree	ALIGO/BUSH TREE YOUNG
●	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	70000

abc	General Comment	OLUGO USED RATES FOR CLASS 111 HARDWOODS

OFOROGA SALIMU FIELD FORM

Validation status:

Select...

▼



☐ Display XML names

EDIT

VIEW

DUPLICATE



Type	Question	Response
abc	District	YUMBE
abc	Subcounty	LODONGA
abc	Village	DACHA
abc	Full Names	OFOROGA SALIMU
	PAP Photo	



National ID



Proof of Ownership



Coordinates

latitude (x.y °): 3.4222195
longitude (x.y °): 31.1628539
altitude (m): 1014.5
accuracy (m): 4.44



Tenure

Customary

1.0

Size of Land Affected

0.27

123

Rate Per Acre

4000000



Assessing

- Crops/Trees


Structures Group


Crop Group


abc	Type of Crop/Tree	INJU MEDIUM
	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	INJU YOUNG
	Unit of Measure	Number

1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	ALIGO /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	ALIGO/BUSH TREE YOUNG
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	10
123	Rate per Crop/Tree or Acre	70000


abc	Type of Crop/Tree	IKA/BUSH TREE MATURE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	70000


abc	Type of Crop/Tree	GOGOO MEDIUM/AVERAGE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1

123	Rate per Crop/Tree or Acre	90000
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abc	Type of Crop/Tree	KIDU/BUSH TREE MATURE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	70000

abc	Type of Crop/Tree	GUAVA AVERAGE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	25000

abc	Type of Crop/Tree	BUSH TREE YOUNG
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	15
123	Rate per Crop/Tree or Acre	70000

abc	Type of Crop/Tree	ALI 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	General Comment	INJU AND GOGOO USED CLASS 11 HARDWOODS

ORIMUKE ROBERT C/O AYIKORU ALICE FIELD FORM

Validation status:

Select...

▼



☐ Display XML names


EDIT

VIEW

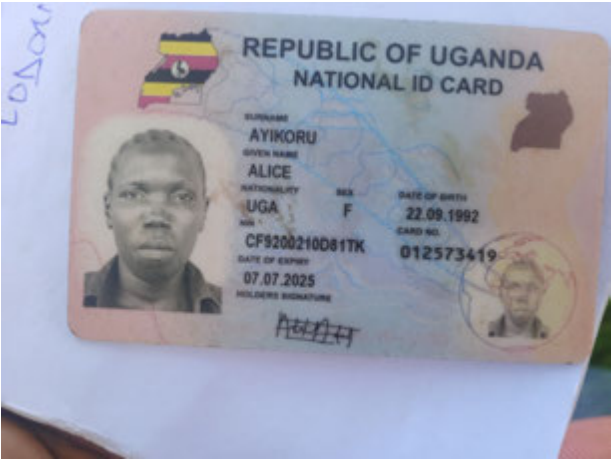
DUPLICATE




Type	Question	Response
abc	District	YUMBE
abc	Subcounty	LUDONGA
abc	Village	DACHA
abc	Full Names	ORIMUKE ROBERT C/O AYIKORU ALICE
	PAP Photo	




National ID






Proof of Ownership



Coordinates

latitude (x.y °): 3.4249669
longitude (x.y °): 31.1617215
altitude (m): 1017.6
accuracy (m): 4.55



Tenure

Customary

1.0


Size of Land Affected

0.13

123

Rate Per Acre

4000000





Assessing

- Crops/Trees

Structures Group

Crop Group

abc	Type of Crop/Tree	ALIGO/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	OLUGO/FICUS 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	ACASSIA/LEUCAENA AVERAGE
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	4
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	ACASSIA YOUNG
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	4
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	TEAK 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	TEAK MEDIUM/BUILDING POLE SIZE
🕒	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	11

123	Rate per Crop/Tree or Acre	160000
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abc	Type of Crop/Tree	MANGO MATURE
●	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	400000

abc	General Comment	ACEESS ROAD

RATIBU MUSTAFA FIELD FORM

Validation status:

Select...

▼



☐ Display XML names

EDIT

VIEW

DUPLICATE



Type	Question	Response
abc	District	YUMBE
abc	Subcounty	LODONGA
abc	Village	AJUJINGA
abc	Full Names	RATIBU MUSTAFA
	PAP Photo	



National ID



Proof of Ownership



Coordinates

latitude (x.y °): 3.4071959
longitude (x.y °): 31.1478561
altitude (m): 980.2
accuracy (m): 3.809



Tenure

Customary

1.0

Size of Land Affected

2.67

123

Rate Per Acre

4000000



Assessing

- Crops/Trees


Structures Group


Crop Group


abc	Type of Crop/Tree	KUMARA/SHEA BUTTER MEDIUM
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	12
123	Rate per Crop/Tree or Acre	80000


abc	Type of Crop/Tree	KUMARA/SHEA BUTTER YOUNG
	Unit of Measure	Number

1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	15000


abc	Type of Crop/Tree	IKA/ 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	ALIGO/BUSH TREE YOUNG
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	21
123	Rate per Crop/Tree or Acre	70000


abc	Type of Crop/Tree	BILITI/BUSH TREE YOUNG
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	1
123	Rate per Crop/Tree or Acre	70000

abc	Type of Crop/Tree	OLIGO BUILDING POLE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	5

123	Rate per Crop/Tree or Acre	90000
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abc	Type of Crop/Tree	OLIGO SEEDLING
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	4
123	Rate per Crop/Tree or Acre	20000


abc	Type of Crop/Tree	LUBINI/ BUSH TREE MATURE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	8
123	Rate per Crop/Tree or Acre	120000

abc	Type of Crop/Tree	LUBINI SMALL POLE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	4
123	Rate per Crop/Tree or Acre	60000


abc	Type of Crop/Tree	BITO/MUVULE 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	INJU SMALL POLE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	4
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	INJU MEDIUM
	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	NVOMPI/BUSH TREE YOUNG
	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	MEYI SMALL POLE
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	12
123	Rate per Crop/Tree or Acre	90000


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

1.0	Number of Crops/Tree or Acreage	8
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	MARIGO/MAHOGANY MEDIUM
	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	INDFIANI/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	WABANGA MEDIUM
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	90000

abc	Type of Crop/Tree	ADUGO MEDIUM
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	3


123	Rate per Crop/Tree or Acre	90000
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abc	Type of Crop/Tree	AYAGO MEDIUM
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	2
123	Rate per Crop/Tree or Acre	90000


abc	Type of Crop/Tree	MAZAKA SEEDLING
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	4
123	Rate per Crop/Tree or Acre	20000

abc	Type of Crop/Tree	MAZAKA MEDIUM
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	4
123	Rate per Crop/Tree or Acre	90000


abc	Type of Crop/Tree	INGIGO/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	MALA YOUNG/SMALL POLE
	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	OLUGO/FISCUS YOUNG
	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	MULUJINI YOUNG
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	7
123	Rate per Crop/Tree or Acre	150000

abc	Type of Crop/Tree	MULUJINI MEDIUM
	Unit of Measure	Number
1.0	Number of Crops/Tree or Acreage	3
123	Rate per Crop/Tree or Acre	170000

abc	Type of Crop/Tree	MUGULI MEDIUM/BUILDING POLE
	Unit of Measure	Number

[illegible]

UBARU ZAITUNI FIELD FORM



Validation status:

Select...

☐ Display XML names


EDIT

VIEW


DUPLICATE




Type	Question	Response
abc	District	YUMBE
abc	Subcounty	LADONGA
abc	Village	AJUJINGA
abc	Full Names	UBARU ZAITUNI
	PAP Photo	




National ID






Proof of Ownership



Coordinates

latitude (x.y °): 3.4069117
longitude (x.y °): 31.1480183
altitude (m): 979.2
accuracy (m): 3.9



Tenure

Customary

1.0


Size of Land Affected

0.0

123

Rate Per Acre

0




Assessing

- Crops/Trees

Structures Group

Crop Group

abc	Type of Crop/Tree	CASSAVA MATURE
	Unit of Measure	Acres
1.0	Number of Crops/Tree or	0.42

Acreage		
123	Rate per Crop/Tree or Acre	5000000

abc	General Comment	LICENSE ON RATIBU MUSTAFA'S LAND