



OXFAM

LAND RIGHTS STRATEGY



2018-2021

Table of Contents

1. Introduction.....	3
2. Background.....	4
2.1 Constitutional and Legal Frame Work	4
2.2 Equality, Non Discrimination and Land Rights of Women	4
2.3 Investment Initiatives and Land Rights Issues	5
2.4 Extractive Industries And Compulsory Acquisition of Land for Investments.	6
2.5 Compensation and Compulsory Land Acquisition.....	7
2.6 Implementation of the Legal and Policy Framework	7
2.7 Land Disputes and Enforcement Mechanisms.	7
2.8 Civil Society and Land Rights Work	8
2.9: Land and International Frameworks, Guidelines and Mechanisms	9
2.1.0. Justification Rationale for the Land right Strategy	9
3.THE CONTEXTUAL ANALYSIS	10
3.1. SWOT Analysis for the Oxfam - Uganda Land Right Strategy	10
3.2. Stakeholders Analysis for the Oxfam – Uganda Land Rights Strategy	11
4. THE OXFAM - UGANDA STRATEGIC DIRECTION ON LAND RIGHTS	18
4.1. Vision of the Land Rights Strategy:	18
4.2. Overall Goal of the Land Right Strategy	18
4.3. Purpose of the Land Right Strategy.....	18
4.4. Objectives of the Land Right Strategy	18
4.5. The Land Rights Interventions Strategy	18
4.5.1. Governance & Accountability Program	18
4.5.2. Resilient Livelihood Program	19
4.5.3. Humanitarian Preparedness and Response	20
4.6. The Monitoring & Evaluation framework for the Land Right Strategy	21
4.6.1. The Purpose of the Land Rights Monitoring & Evaluation Framework.....	21
4.6.2. Objectives of the Land Rights Monitoring & Evaluation Framework	21
4.6.3. The M&E Data Management Framework.....	21
4.6.4. Critical Reflection/Learning	22
4.7. The Fundraising & Resource Mobilization for the Land Rights Strategy	22
4.7.1. Common Pull funding from Oxfam Uganda Programs	22
4.7.2. Unsolicited Funding	22
4.7.3. Solicited Funding	22
4.8. The Guiding Principles for the Land Right Strategy.....	23
4.8.1 An Inclusive and Participatory Approach Yields Effective Outcomes.....	23
4.8.2. Coordination/ Work with Partners Directly and Indirectly	23
4.8.3 Context-Based Analysis and Interventions Matter	23
4.8.5. Gender Equality and Equity	24

4.8.6. Working with the Monitoring, Evaluation and Learning coordinator	24
ANNEX 1: Theory of Change for the Oxfam Uganda Land Right Strategy	25
Annex 2: List of Complementing Resources to the Land Right Strategy:.....	26
Annex 3 Template for Community Dialogues on Land.....	27
Annex 4 Template for Radio/TV Talk shows on Land.....	28

1. Introduction

Oxfam is an international confederation of 20 organizations working in over 90 countries with an ultimate goal to find lasting solutions to **poverty, inequality and injustice**. In Uganda, Oxfam started work in the 1960s and has since continued implementing both development and humanitarian programs to support practical innovative ways for people to lift themselves out of poverty and thrive. Implementation of OXFAM in Uganda program is particularly based upon three key thematic areas namely; **Humanitarian Preparedness and Response; Resilient Livelihood; and Governance & Accountability**. The three themes are being implemented in the greater northern Uganda and are guided by the Oxfam Country Strategy (OCS) 2015-2019.

Under the governance and accountability theme; OXFAM looks at ensuring that vulnerable women and youth have increased space for the role in contributing meaningfully to decision making in development process and holding key stake holders accountable. This program focuses on citizen participation in transparency and accountability drives, addressing inequality in as far as raising citizen's voices in regard to how natural resources including land and minerals are governed (collected and allocated). One critical aspect under this theme is its focus on extractives in which OXFAM seeks to ensure that Citizens, especially women and youth participating and influencing natural resources policies and practices for improvement in social services and goods. The resilient Livelihoods theme on the other hand envisages that vulnerable women and youth are empowered to enjoy their rights to food and income security. The theme focuses on policy gaps with an objective to influence formation and implementation of pro poor livelihoods and gender sensitive policies and programs, promote women's access and control over economic resources like land and engage with small scale farmers and pastoralists. Lastly, the humanitarian response and preparedness theme, OXFAM seeks to empower Vulnerable women, youth (F&M), to enable them mitigate, cope with shocks and enjoy their rights to a life with dignity. The theme specifically engages in a context with poor land governance systems, internal and external conflicts and targets particularly women, boys, girls but also small holder farmers, pastoralist with activities targeted towards ensuring that women are supported to meaningfully engage in decision making processes for humanitarian response, community capacities are strengthened to cope with shocks and change through disaster reduction. Some of the decisions that affect both the refugee but also the host community concern land acquisition.

These three core themes directly and or indirectly engage with core land rights issues such as land acquisition and debates around compensation and requires a firm appreciation and engagement with clear land rights interventions. Consequently, all of these themes have a strong land rights component to them, implying that land rights are a key factor for OXFAM to achieve its goals. OXFAM directly and indirectly through some of her partners are already working on land rights interventions that affect her core programmatic areas. OXFAM has specifically been engaged in supporting key policy discussions such as the recent discussions of consideration of amendments of Article 26 (2) (a) relating to compulsory land acquisition and compensation, the Uganda National Land Policy and the draft Rangelands Management and Pastoralist Policy, and directly and indirectly supporting poor and vulnerable communities whose livelihoods have been affected as a result of the effects of mushrooming investments and coupled with poor land governance.¹ The challenge however is that the land rights work is scattered and not consolidated as a cross cutting theme across the core thematic areas. Adequate implementation of land rights requires attention consolidated and consistent efforts across the different themes and requires active and proactive strategic planning and resource and activity direction with actionable undertakings to ensure that the positive goodwill is reflected in the program work.

¹ Supporting dispute resolution in cases involving big multi-nationals and the communities (notably, Mubende case).

The Land Rights Strategy (LRS) therefore aims to integrate a land rights-responsive approach into Oxfam Country Strategy through a set of guiding principles and crosscutting strategies for Land Rights-responsive project design and implementation. In addition, the Land Rights Strategy provides a practical guidance to OXFAM-U team and partners in ensuring a stronger land rights lens through out the design and implementation of all project components, more specifically in application of an approach that ensures both project processes and actual implementation accounts for importance of Land Rights and seek out opportunities to address land rights in all program activities.

2. Background

This section provides the context of land rights in Uganda to the extent that it impacts Oxfam's work and its vision of a just world with no inequalities. It describes the constitutional and legal framework, upon which land rights are based, provisions on equality and non-discrimination and land rights of women, investments and extractive industries and how they affect land rights and consequently implementation of OXFAM programs.

2.1 Constitutional and Legal Frame Work

The contemporary legal and institutional framework as well as geographical patterns of land ownership and tenure systems in Uganda have been heavily influenced by the country's history. The introduction of individualized land ownership through the European colonialists marked a fundamental shift within the land relation system, which was mostly based on communal structures of ownership previously. The 1975 Land Reform Decree under Idi Amin further exacerbated the tensions by nationalizing all land and reducing the protection of tenants by law. Nevertheless, former tenure structures continuously coexist, resulting in a duality of formal and informal property rights systems and thus multilayered conflicts over the land between owners and occupants. The enactment of the 1995 Constitution can be considered as the first endeavor to comprehensively reform the land legislation in Uganda by decreasing the central governments control over the land and strengthening the rights of the tenants. Article 237 of the Constitution declares that "Land in Uganda belongs to the citizens of Uganda and it shall vest in them" in accordance with different types of land tenure systems.² Five years later, the 1998 Land Act came into force to clarify further terms of tenure rights and to cover several former gaps in the law. The current legal framework recognizes customary, freehold, Mailo and leasehold tenure, which differ in terms of rights over land use and ownership. Major laws and policies affecting land governance in Uganda comprise the 1995 Constitution, the 1998 Land Act (as Amended), and the 2013 Uganda National Land Policy.

2.2 Equality, Non Discrimination and Secure Land Rights for Women

The Constitution and the Land Act³ provide for the protection and promotion of rights of all citizens including women and children. Equal treatment of women has specifically been stressed and constitutional protection to the right to own property enshrined in Article 26 of the 1995 Constitution.

Principles of equality and discrimination are provided for generally in the constitution and more specifically in as far as it relates to land rights of women in the Land Act cap 227. The Constitution in article 21 is clear that all persons are equal before the law in all spheres of political economic, social and cultural life and in every other aspect and shall enjoy equal protection of the law. It specifically entitles women and men to equal rights during and after marriage, provides for affirmative action in favor of groups marginalized on the basis of gender or any other reason created by history, tradition or custom and requires that the state shall provide facilities and opportunities necessary to enhance the welfare of women to enable them realize their full

² 1995 of the Republic of Uganda, Article 237

³ Cap 227, Laws of Uganda

potential and advancement. The Land Act however contains several specific provisions that provide for security of tenure and safeguards the land rights of women and children. The most significant are sections 27 and 39. Section 27 outlaws discrimination against women and children in respect of ownership, occupation and use of any land and Section 40 requires mandatory consent by spouses to transactions involving matrimonial land (where the family ordinarily resides) and land from which the family derives sustenance. The provision also covers minors, dependent children of majority age and orphans. The Land Act also provides for mandatory representation of women on land tenure governance institutions such as the Uganda Land Commission, District Land Board, Area Land Committees and Communal Land Management Associations.⁴

The same commitment to equality and non-discrimination is reflected in the National Land Policy which makes specific commitments to action such as a guarantee that the transfer of land under all tenure regimes does not deny any person rights in land on the basis of gender, age, ethnicity, social and economic status, Ensure equity in the distribution of land resources, and preserve and conserve land for future generations. The policy consequently in Para 67 calls on government to modify the rules of transmission of land rights under customary land tenure to guarantee gender equality and equity and make provision for joint ownership of family land by spouses and to develop guidelines and procedures under customary land law for the allocation and distribution of land complying with the principles of equality and natural justice. The Government further commits itself to redress gender inequity and inequality to inheritance and ownership of land in statutory law through designing and implementing a regime of matrimonial property aimed at protecting spouses and to ensure that women are fully integrated in all decision-making structures and processes in access to and use of land.

However, despite the legal and policy safeguards, these protection mechanisms remain elusive especially in a largely patriarchal society that discriminates against women's rights to own land. A study by the International Justice Mission found that, for many women in Uganda, property grabbing is a common experience following the loss of a husband. Nearly 40% of widows faced an attempt of or actually experienced property grabbing in their lifetime. More than 30% of widows have been victims of property grabbing.⁵

2.3 Investment Initiatives and Land Rights Issues

In fulfilment of its vision 2040 to lead Uganda to a first world country, there is a development drive to attract investors (largely foreign) to undertake investments in the country. Most of these investments portfolio are agriculture based and often involve acquisition of large tracks of land.⁶ According to the Land Matrix 2016 for example – by 2016, 6 national and 20 international investors were listed as intended and or concluded land deals covering a total of 189,441 heacrage of land for Agriculture in Uganda.⁷

Although large-scale investments can potentially create access to markets plus capital and generate employment for the rural countries to diversify their livelihoods,,There are also important challenges which governments must address as consequences of these land deals can be expected to be very large for the local population and environment with impacts such as agricultural intensification, forest design,

⁴ Section 47, 57(2) and 64 Land Act, cap 227

⁵ https://www.ijm.org/sites/default/files/resources/IJM_Brief_Uganda_FINAL.pdf last accessed March, 2018

⁶ Friis, C.R., A:“Land Grab in Africa: Emerging Land System Drivers in a Tele-connected world”, Global Land Project. University of Copenhagen (No. 1). GLP Report.

⁷ Matrix, L., 2016. Land Matrix: The Online Public Database on Land Deals. *Land Matrix*. Retrieved January, 13, p.2016.

displacement of local populations increasing local food insecurity and poverty. The effects of Large-scale acquisitions depend on the processes and procedures undertaken towards the acquisitions' meaning it has both positive and negative impacts. The rights to food for example is especially affected if selling or leasing land to investors, whether local domestic or foreign when the local population is denied from access to productive resources indispensable to their livelihoods, sometimes without adequate compensation. and also if in accordance with agreements negotiated, most of the food is shipped to the international market. What should be noted is that in most cases it is mainly the smallholder farmers, a majority of whom are women who are affected by the negative impacts of these investments. The World Bank warns that government should protect interests of the locals especially smallholder and secondary landlords who depend on land and other natural resources such as forests and water bodies for a living.

In Uganda, land for Agriculture can either be acquired through negotiations with private landowners or through government agencies and or acquire land held by various government agencies. If an investor acquires land from a private individual, the transaction has to be based on a willing buyer/ willing seller principle. Furthermore, rightful transactions of land require the consent of all tenants household members, who depend on the particular piece of land.⁸ Nevertheless, there is no clear legal regulation on compensation where investors acquire land directly from private individuals.⁹ An investor can also lease land held by a government agency, which is authorized to hold land on behalf of the citizens of Uganda. This also includes the Uganda Investment Authority, which is legally empowered to acquire and hold property and thus to facilitate investor access to land through the 1991 Investment Code Act. Nevertheless, the Act does not provide any specific regulations for the process of land allocation and acquisition for agricultural investment through the UIA. The amount of compensation is based on a fair market valuation of affected crops and other property such as houses or other constructions.¹⁰

Section 89 National Land Policy, the government plans to regulate the amount of land investors can access in Uganda. In reality, the amount of land allocation entirely depends on the use that land will be put to and decision is basically done by the investor and government agencies. This encourages brokering deals that allow large swaths of fertile lands to end up in control of foreigners. There are also a number of rules and guidelines that guide large scale investment in land for agriculture such as the VGGT- voluntary principles adopted to guide large-scale investment in land and agriculture; Framework and Guidelines on Land Policy in Africa; AU Guiding Principles on Large-Scale Land Based Investments etc.

2.4 Extractive Industries And Compulsory Acquisition of Land for Investments.

Related to land for Agricultural investment is also the recent booming or springing up extractives industry sector. Some of the notable regions affected include; the Karamoja sub-region, located in northeast Uganda, with over fifty different types minerals, including: gold, silver, copper, iron, gemstones, limestone and

⁸ Section 40 Land Act cap 227

⁹ Stickler, M.M., 2012. Governance of large-scale land acquisitions in Uganda: the role of the Uganda Investment Authority. *Land Deal Politics Initiative Harris, JM and Leakey, (2003) Geology and vertebrate palaeontology of the early Pliocene site of Kanapoi, northern Kenya in Contributions in Science*, (498), pp.1-132.

¹⁰ Stickler, M.M., 2012. Governance of large-scale land acquisitions in Uganda: the role of the Uganda Investment Authority. *Land Deal Politics Initiative Harris, JM and Leakey, (2003) Geology and vertebrate paleontology of the early Pliocene site of Kanapoi, northern Kenya in Contributions in Science*, (498), pp.1-132.

marble,¹¹ and oil discoveries in the Hoima District. As a result of the discoveries in the Karamoja sub region for example, the Ministry of Energy and Mineral Development has issued 136 Exclusive Prospecting Licenses and 15 mining leases to mining companies in Karamoja,¹² covering approximately 25% of the total land area in Karamoja. To advance the exploration and production of oil in Hoima, the government of Uganda decided to build a refinery in Kabaale Parish, Buseruka sub-county, Hoima District in west Uganda along the eastern shores of Lake Albert, near the international border with DRC. Other activities in the region include the appraisal of six discoveries by Total Exploration and Production (Total E&P); appraisal by Tullow Uganda Operations; and development of the Kingfisher field by China National Offshore Oil Corporation (CNOOC). The emerging extractive industries and associated developments have resulted in numerous human rights concerns in host communities, including loss of land and evictions, without compensation and/or relocation; lack of timely and efficient information to enable communities to protect, negotiate and participate in decisions about land ownership, use and management; and extractive industry activity impact on the environment and subsequent health risks. It's note-worthy most extractives industry activities in Uganda are on customary land. This creates the need for improved protection and promotion of community rights to land, consultation, resettlement and compensation for affected communities

2.5 Compensation and Compulsory Land Acquisition.

Pertinent to the issues of investment on land is the issue of compensation specifically relating to those whose land has either been compulsorily acquired as a result of developments arising out of the investment. Article 26 (2) (a) of the Constitution of the Republic of Uganda provides that land can only be compulsorily acquired after a fair and prompt compensation has been made to the affected parties. There are however on-going processes with proposals tabled by government vide Constitution (Amendment) Bill, No. 13 Of 2017 which seeks to amend article 26 of the Constitution to remove the requirement for prior compensation during compulsory land acquisition. In addition, it is also noteworthy to point out that in June 2017, the Ministry came up with Guidelines for Compensation Assessment Under Land Acquisition (GCALA) aimed at harmonizing and improving the overall practice of valuation assessment to achieve fair and adequate compensation to protect affected persons in accordance with the law.

2.6 Implementation of the Legal and Policy Framework

While the national legal framework recognizes various land ownership and use right categories, the actual position of land rights holders is severely compromised by the reality of land governance in Uganda. An assessment of the World Bank's Land Governance Assessment Framework (LGAF)¹³, for example pointed out that with respect to large-scale land acquisitions: a) lack of transparent land allocation and compensation procedures, b) low bargaining power of current land owners and c) inefficient dispute resolution mechanisms. Others gaps include weak enforcement of the spousal consent clause for transactions on family land.

2.7 Land Disputes and Enforcement Mechanisms.

There's a rise in trans-boundary and inter-district boundary disputes; conflicts related to land use patterns pitting agriculturists and/or conservationists against pastoralists; among others. Land related conflicts

¹¹ For more information see <http://www.uganda-mining.go.ug/magnoliaPublic/en/GeologyMining/MineralOccurrences.html> (accessed 9 May 2014)

¹² For more information, see MEMD, "Computerised Mining Cadastre & Registry System" on mineral rights issued in Uganda, available at www.uganda-mining.go.ug/magnoliapublic/en/mineral-rights-registry-system.htm

¹³ LGAF "is a diagnostic tool for the evaluation of the legal framework, policies and practices regarding land and land use

constitute about 80% of the cases in Magistrates courts¹⁴. The conflicts range from inter district boundary wrangles, land grabbing by powerful, wealthier or strong people, boundary disputes among neighbours, widow and orphan's land grab and many more. While land remains to be the most litigated matter, the land justice system is considered by many as a failure. Enforcement mechanism of court decisions is another critical area driving land conflicts in Uganda. The law provides for an elaborate mechanism for enforcement of court decisions. However, political interference from Resident District Commissioners (RDC) and the Police who require verification of court orders before enforcement has added an extra layer of bureaucracy outside the confines of the law¹⁵ and as a result, it has reduced most court orders to a mere "Paper Tiger" incapable of biting. As for customarily held land, there are traditional systems, which have "soft" mandates to handle land cases either in mediation or adjudication capacities. They can mediate cases of customary nature. However, the law does not provide a mechanism of executing this mandate thus the provision is to some extent redundant. There's need for advocacy for streamlining informal and formal structures.

2.8 Civil Society and Land Rights Work

There is noted concern that human rights defenders (individuals, NGOs, movements etc.) in Uganda face a myriad of challenges including death threats, harassment, arbitrary arrest, killings, detention, as well as restrictions on their freedoms of expression, information. Non Governmental Organizations working on rights to land and resources face particular threats of arrests and disbandment for promoting and protecting land rights. Very particular concern has been noted for those operating in more remote and rural locations near oil installations, wells, and exploration sites, and those who are removed from protective mechanisms such as diplomatic missions and international and national organizations.¹⁶ Both state and non-state actors who are mainly influenced by political decision-making processes present these threats. Non-state actors include armed groups, corporations, and individuals.

It is worth pointing here that Legislation is commonly used in Uganda to restrict the activities of defenders, including:

- The Public Order Management Act that imposes restrictions on public meetings and grants the police discretionary powers to prohibit and disperse public gatherings perceived to be of a political nature.
- The Non-governmental Organisations Law which enables the Government to arbitrarily restrict the way NGOs operate.
- The NGO Registration Regulations which restrict the capacity of NGOs to engage with communities and respond when needed.

¹⁴ Kobusingye, D.N., Van Leeuwen, M. and Van Dijk, H., 2016. Where do I report my land dispute? The impact of institutional proliferation on land governance in post-conflict Northern Uganda. *The Journal of Legal Pluralism and Unofficial Law*, 48(2), pp.238-255.

¹⁵ Judicial Integrity Committee, Report of the Nation-Wide Field Visit 2011

¹⁶ On the weekend of 19 May 2012 a group of HRDs containing both a journalist and researchers from a local organization were unlawfully arrested and detained while they attempted to administer a questionnaire to local communities in Buliisa district on the relationship between land rights and oil. While the team was en route to the district security officer's headquarters (DSO), to inform the office of their planned activities, the team of three was arrested and hurriedly taken to the DSO's office: (see Only the Brave Talk about Oil" <http://www.nape.or.ug/publications/sustainability-school/46-uanda-tanzania-human-rights-defenders-speak-out/file>)

- The Anti-Terrorism (Amendment) Bill of 2015 which contains provisions that can restrict the funding of NGOs.

Although there are numerous protection mechanisms, which exist to support human rights defenders at-risk, there still insufficient capacity of Land Right Defenders to deal with emerging risks that may affect their ability to operate.

2.9: Regional and International Frameworks, Guidelines and Mechanisms

Uganda is also a party to a number of international legal and other regimes that have implications for land governance specifically for this purpose in as far as it relates to large-scale acquisitions of land and issues of transparency and accountability. These range from binding, non-binding and persuasive soft law instruments. These include international conventions such the International convention on Economic and Social Cultural Rights (ICESCR), Convention on the Elimination of all Forms of Discrimination Against Women (CEDAW) Voluntary Guidelines for Responsible Governance of Tenure of Land, Fisheries in Context of National Food Security (VGGT), Sustainable Development Goals (SDG's), African Union Framework and Guidelines on Land Policy in Africa, AU Framework and Guidelines on Land Policy, UN Principles on Business and Human Rights, Development principles and guidelines on development based evictions and displacement among others. In these instruments, Uganda commits to evaluate its land use in the context of important international development objectives like: guaranteeing food security; reducing extreme poverty and hunger; addressing the challenges posed by climate change; conserving biological diversity; resolving trans-boundary conflicts; achieving gender equality and equity; protecting human rights; and preventing forced evictions, as well as guaranteeing security of tenure. By way of example, Article 11 of the ICESCR guarantees the right to food. The article specifically obligates states to ensure that every one under its jurisdiction access to the minimum essential food which is sufficient, nutritionally adequate and safe to ensure their freedom from hunger. The implication here for example is that if a specific population that depended on their land to provide food for themselves is denied land in instances where it is given away in large scale acquisition projects, the right to food is by implication violated. Development principles and guidelines on development based evictions and displacement on the other hand, are intended to offer a guiding framework on human rights mainly within the context of evictions that are linked to development. Specifically these principles call on the states to take a primary responsibility to protect people from evictions and other human rights that could be threatened by the evictions including the right to food, security of tenure, while the VGGT set a number of safeguards to guide states in dealing with land tenure governance including respect for tenure rights as stipulated in national and international law, consultations with all affected persons, respect for rights for both men and women etc.

2.1.0. Justification Rationale for the Land right Strategy

This Land Right Strategy is justified because of several reasons, one of them is that, implementation of land and land rights is very critical for the overall implementation of Oxfam - Uganda programs considering that land problem affects all development programs and that land in itself is the most critical resource for both men and women and has multiple values and functions. As a material and productive resource, land enables survival, livelihoods and agricultural production. Implying all the three core programs of Oxfam requires secure rights to land and or an understanding and appreciation of land rights.

Proper understanding and appreciation of land rights issues is considered one the ways of tackling several social problems affecting poor communalities in Uganda like food insecurity, lack of access to education, poor education, ill health, unemployment, powerlessness, vicious cycle of political instability and violence, domestic violence, etc. Positive land management on the other hand has a positive effect on a range of development goals, like poverty reduction, food security; improve health condition and economic growth, etc.

Building on past and recent work:

There is need to scale up previous land rights intervention conducted by Oxfam Uganda like the GROW campaign (Land aspects) which among others, implores governments to provide secure access to land for smallholder farmers and especially for women - who often do most of the work on the land, but don't own it. Others include engagements in the Northern Uganda under the Right to Food Project, as well as intervention on large scale investment like in Mubende. The land rights strategy shall therefore intensify advocacy and campaigns on land policies and laws that will enable fair share of natural resources and tenure reforms to ensure enjoyment of land rights for the poor, especially women. Connected to the above, Oxfam - Uganda has strategically engaged and will continue to engage in research on land issues to inform its intervention approaches.

Focus areas:

Oxfam – Uganda needs to scale-up its initiative in securing land rights for women and vulnerable communities, strengthen land governance in the country, contribute to the initiatives that aim at stopping land grabbing and reducing land conflicts in Uganda, and harnessing positive power of agricultural investment among the ordinary and poor communities.

Oxfam – Uganda together with her partners plan to engage actors in the Extractive and other Industries to secure the land rights of poor communities as a way of promoting transparency and accountability in land transactions; and exposing land grabbers. Deliberate effort should also be made to support the dispute resolution mechanisms to deliver on their mandate. Under the National Land Use Policy, priority will focus on large-scale land based investments, access to and control of resources in protected area among others.

Mainstreaming

The strategy is formulated to provide a coherent approach of addressing land right challenges across all the development intervention of Oxfam – Uganda, it is intended to be used by the country program team as well as all the strategic partners and allies of Oxfam Uganda.

3.THE CONTEXTUAL ANALYSIS

This section provides analysis of the context in which the land rights issue in Uganda is happening. The scope of the analysis included stakeholder analysis, assessment of the Strengths, Weaknesses, Opportunity and Threats of Oxfam Uganda (SWOT).

3.1. SWOT Analysis for the Oxfam - Uganda Land Right Strategy

The SWOT Analysis focused on the internal strength of Oxfam – Uganda which can be utilized to implement the land right strategy, her internal weaknesses that can hinder achievement of the land right strategy, external opportunities that can be tapped to support the land right strategy and the external threats that can negatively affect the success of the land right strategy. Detail of the analysis is as shown below.

Strength:	Weakness:
<ul style="list-style-type: none">• Oxfam Uganda has a brand name and niche that distinguishes her as an effective advocate for the rights of the vulnerable and marginalized communities.• Oxfam Uganda has over fifty (50) years of experience in dealing with Human rights issues and right-based approach to development.	<ul style="list-style-type: none">• Lack of knowledge about land laws and policies among the staff.• Heavy reliance on donor funding.• Lack of internal capacity to streamline land right issues in all the three existing themes.

<ul style="list-style-type: none"> • Oxfam Uganda has structures, infrastructure and facilities that can support implementation of the Land Rights Strategy. • Oxfam Uganda has functional organizational system that can support the implementation of the Land right strategy like: Financial Management system, Human Resource Management System, Monitoring, Evaluation & Learning System. • Oxfam Uganda has experience in working with funders. • Oxfam Uganda has gained experience in handling Land Right issues. • Oxfam Uganda has strong leadership, governance and management structure that can oversee the implementation of the land right strategy. 	
<p>Opportunity:</p> <ul style="list-style-type: none"> • Oxfam Uganda has gained trust and confidence of donor agencies. • Oxfam has networks of international and local partners who are willing to work with her on Land Rights issue. • Oxfam Uganda has three (03) existing themes which the land right strategy shall be mainstreamed. • Good will and support from the local communities. • The Existence of a gender progressive Uganda National Land Policy • The presence of many Global CSOs on land like GLTN, UN Habitat, GIZ etc 	<p>Threat:</p> <ul style="list-style-type: none"> • Land issue in Uganda is a very sensitive political matter that can easily be polarized. • The dwindling political space for civil society organization brought about by the recent amendment of the Non Governmental Organization Act. • Stiff competition on funding. • Unpredictability of priorities of funding agencies.

3.2. Stakeholders Analysis for the Oxfam – Uganda Land Rights Strategy

The analysis of the key stakeholders for the land right strategy focused on the assessment of the mandates, power and influence of the stakeholders over the issue of land in Uganda. It also provides how to engage with the stakeholders in the pursuit of the land rights for the vulnerable and the poor communities. Below are the key stakeholders identified:

Stakeholder	Mandate	Power/influence on land right issues	Strategy for engagement
The Ugandan Citizens: Women and Men	Engage in sustainable development peace building in the country	Have high but latent power enshrined in the Constitution.	Support the poor Citizens with platform, knowledge and resources to demand for and protect their land rights
The President of the Republic of Uganda	Providing the overall leadership in public policy management and promotion of good governance in the country	Has very high power and influence on land issues because of being an executive President with very high political and administrative powers.	Engage, Lobby, collaborate, and negotiating with him/her on critical and contentious issues on land rights that affect the poor communities in the country
The Resident District Commissioners	They represent the President in the district; coordinate the administration of Government services in the district; advise the local leaders on matters of a national nature, monitor and inspects the activities of local governments	Resident District Commissioners draw their powers directly from the President who is also very powerful politically and administratively. This makes them very influential on land rights issues.	Engage, sensitize, lobby, collaborate, and negotiating with them on critical and contentious issues on land rights that affect the poor communities in the country
The Parliament of the Republic of Uganda	Enacting national laws, providing legislative guidance on government business, monitoring, scrutinizing and deliberating on issues that affect the people of Uganda	Has very high influence and powers on determining land right issues within the laws and policies	Inform, engage, lobby, conduct research, collaborate, and negotiate with them especially on the much-needed legal and policy reforms

Political Leaders at the District and Lower Local Government	Plan for the district and local community, enact Byelaws and Ordinance, provide leadership to the district and local government	Have very high power and influence on land right issues by the fact that they are at the grassroots level with the communities who own the land	Form alliance with them, conduct Research, provide support and platform for dialogue and advocacy on land right issues that affect the poor and vulnerable members of the community
Cultural Institutions	According to the Traditional /Cultural leaders Act, 2011, the Traditional or Cultural institutions have the mandate to promote and preserve the cultural values, norms and practices which enhances the dignity and well being of the people and as well promote development, preservation and enrichment of all the people in their community.	Cultural Institutions in Uganda have high powers to influence Land right issues in Uganda considering that in many communities in the country they are still the custodian/owners of land	Form Alliance, conduct Research, and provide support and platform for dialogue and advocacy on land right issues that affect the poor and vulnerable community.
Business Community	Initiate and operate viable business enterprises in country and contribute to the development of the country	Have very high power and influence on land rights issues because of their financial capabilities which they often use to acquire land and also protect their interest in the courts of law	Engage, sensitize, lobby, collaborate, and negotiating with them on critical and contentious issues on land rights that affect the poor communities in the country Support litigation of businessmen/women who infringe on the rights of the poor and vulnerable members of the community.
The Ministry of Finance, Planning &	Formulating economic policies, formulate policies that enhance overall economic	Has very high power and influence on land right issues in the country because of its	Inform, engage, lobby, conduct research, collaborate, and negotiate with them on critical issues

Economic Development	stability and development in the country, responsible for revenue mobilization; ensuring efficient allocation and accountability for public resources	control over financial resources:	like increasing financing for the sector; monitoring compliance of government funded projects to legal standards etc.
The Ministry of Local Government	Ensuring smooth running of the local government structures, ensuring that Local Governments comply with the statutory requirements and adhere to national policies and standards, facilitating the implementation of the decentralization policy, Reviewing systems, structures, statutory instruments and guidelines on local governance, etc.	Has high influence on land issues in the community because it has structures responsible for managing and governing the local community	Informing, engaging, lobbying, collaborating, conducting researches and negotiating with the Ministry

Ministry of Justice and Constitutional Affairs	Carrying out legal and advisory services to the people of Uganda, perusing and clearing of contracts, treaties; provision of legal opinion on Government borrowing; drafting bills and statutory instruments; regulating the legal profession and legal education; administering estates of deceased, unsound and missing persons;	Has very high power to influence land rights issues considering that it has the mandates to preside over land legal cases and make judgments on them	Informing, engaging, lobbying, collaborating, conducting researchers and negotiating with the Ministry on legal and litigation issues pertaining land rights of the poor and vulnerable communities
Ministry of Lands, Housing and Urban Development	Ensuring that there is a rational, sustainable and effective use and management of land and orderly development of urban and rural areas as well in the country. Planning and ensuring adequate housing for socio-economic development in the country.	The Ministry has high power and influence on land issues in the country considering that it oversees land use in the country	Informing, engaging, lobbying, collaborating, conducting researchers and negotiating with the Ministry on land rights for the poor and vulnerable communities
Ministry of Energy and Mineral Development	Establishes and promotes the utilization, and sustainability of the mineral resources for social and economic development of the country.	Has very high power and influence on land right issues in Uganda because of the new recent development on extractive industry like the exploration of oil, commence of the extraction of minerals in various regions like Mubende and Karamoja.	Informing, engaging, lobbying, conducting research, collaborating, and negotiating with the Ministry

Ministry of Works and Transport	Plan, develop and maintain economic, efficient and effective transport infrastructure on road, rail, water, air and pipeline; manage Public works including government structures and; promote good standards in the construction industry	Has high power and influence through the Uganda National Road Authority and the Uganda Railways Cooperation to influence land right issues in Uganda considering that there are rapid road & railways infrastructural developments that requires land	Form Alliance, conduct Research, provide support and platform for dialogue and advocacy on land right issues that affect the poor and vulnerable community during the road construction like compensation, relocation, etc
Ministry of Agriculture, Animal Industry and Fisheries	Formulate, review and implement national policies, plans, strategies, regulations and standards and enforce laws, regulations and standards along the value chain of crops, livestock and fisheries	Has low power to influence land rights issues in the community considering that it is not involve in direct acquisition of land from the community	Form alliance, conduct Research, provide support and platform for dialogue and advocacy on land right issues that affect the poor and vulnerable community as far as agricultural activities are concerned
Ministry of Water and Environment	Promoting and ensuring the rational and sustainable utilization, development and effective management of water and environment resources for socio-economic development of the country	Has high power and influence on land rights issues considering that it regulates water and environmental recourses in the community	Form alliance, conduct Research, provide support and platform for dialogue and advocacy on land water and environmental issues that affect the life of the vulnerable members of the community
The Uganda Police Forces	Protecting the life, property and other rights of the individual; Maintaining security within Uganda; Enforcing the laws of Uganda; Ensuring public safety and order; Preventing and detecting crime in the society;	The Police Force and especially the Land Police Protection Unit has high power to influence land rights issues in the country considering that they receive and investigate land cases in the community	Form alliance, conduct Research, provide support and platform for dialogue and advocacy on land rights issues

The Uganda Human Rights Commission	Investigates violation of any human right and recommendations relevant authority on how to improve protection of human rights in the country, Educating and encouraging the public to defend this Constitution at all times against all forms of abuse and violation	Has high powers and influence on land rights issues considering that its mandates is inherently protection of human rights	
Civil Society Organizations	Promote community development by providing services that respond to the needs and problems of the poor and vulnerable communities	Have very high power and influence on land rights issues because they identify with the poor and vulnerable members of the community	Form alliance, conduct Research, and provide support and platform for dialogue and advocacy on land right issues that affect the poor and vulnerable community.
Diplomatic Missions	Represents the interest of their countries in Uganda	Have high power and influence on land right issues aligned to the political philosophy of the country that are either pro or against the poor communities	Understand the political philosophy of the diplomatic mission, form alliance with those who are pro poor communities, conduct Research, and provide support and platform for dialogue and advocacy on land right issues in the country
Academia	Provide training, research and services to the communities	Have high power and influence on land rights issues considering that they do research, present facts from the community and have platform for disseminating their findings	Form alliance, conduct Research, and provide support and platform for dialogue and advocacy on land right issues that affect the poor and vulnerable community.
The Media	Research to inform, educate and entertain	Have very high power to influence land right issues considering that	Form alliance, conduct Research, and provide support and platform for

	the public on issues of interest	they control channels through which information are disseminated to the public	dialogue and advocacy on land right issues that affect the poor and vulnerable community.
--	----------------------------------	--	---

4. THE OXFAM - UGANDA STRATEGIC DIRECTION ON LAND RIGHTS

4.1. Vision of the Land Rights Strategy:

Our vision is a Uganda where all citizens, particularly Women and men are able to enjoy their land and natural resources rights and influence decisions that affect their lives

4.2. Overall Goal of the Land Right Strategy

Vulnerable communities in Uganda especially Women & men empowered and able to exercise their land rights

4.3. Purpose of the Land Right Strategy

To mainstream Land Right interventions in all the Oxfam – Uganda Country program

4.4. Objectives of the Land Right Strategy

4.4.1. To support the enactment of new and effective implementation of existing laws and policies on Land and its associated natural resources in Uganda through advocacy and campaigns

4.4.2. To create and/or facilitate existing spaces for dialogue and networking on land rights issues in Uganda by CSOs and government.

4.4.3. To make available credible/reliable data through research on land rights issues in Uganda

4.5. The Land Rights Interventions Strategy

4.5.1. Governance & Accountability Program

Good governance demands that all men and women effectively participate in decision making either directly or indirectly through legitimate intermediate institutions or leaders that represent their interests and views. Meaningful participation can only be realized when people have freedom of assembly, dialogue and collaboration, when there is fair and enforceable laws, impartiality before the law and respect for the fundamental human rights. In Uganda however, ordinary and poor citizens especially women and youths have continued to experience inequality and injustice in accessing and utilization of natural resources like land, minerals, water, etc. in form of unfair compensation, eviction, land grabbing, lack of transparency in concessions and contracts, in as far as it limits their participation in decision making in land-related projects.

Oxfam Uganda believes that when citizens are actively engaged and equipped with accurate and reliable information and supported to effectively communicate their message to decision makers, they can drive fundamental change in their communities as far as achievement of land rights and access to natural resource justice is concerned. In this regard, Oxfam Uganda plans to pursue the following strategic actions as far as governance of land and natural resources in Uganda is concerned:

- a) Support the establishment of fora/ space that promotes information sharing at the district, regional and national levels, and empowers the citizens and civil society to engage with government to demand transparency and accountability on all projects, contracts and transactions on land and associated natural resources.
- b) Convene, facilitate and participate in legal and policy discussions that directly affect land and other natural resources like on compulsory land acquisition, compensation, succession, among others.
- c) Support CSO's/ build the capacity of CSO's and other key stakeholders, to monitor compliance of both state and private companies to their commitments to upholding land rights under the various laws, policies and frameworks.
- d) Facilitate networks and alliances like Northern Uganda Land Platform (NULP), Civil Society Coalition on Oil and Gas (CSCO) etc, for effective lobby, advocacy and campaigns linking local, national, regional and global levels-through organizing policy dialogues and undertaking research.
- e) Enhance governance, accountability and transparency through strengthening capacities of informal and formal land governance institutions, parliament, traditional leaders, and Community Based Organizations through providing trainings on land related laws and policies.
- f) Support innovative land protection and promotion approaches including legal aid targeting at both legal advice, mediation, legal representation and public interest litigation, specifically for those who have been affected as a result of activities relating to extractives and other large-scale land-based investments.
- g) Support advocacy for the streamlining of formal and informal structures on land dispute resolution in Uganda
- h) Conduct high level dialogues regularly with government to influence the budgeting and financing to the land rights sector, work with the citizens, civil society and all key stakeholders to conduct research that can help in identifying and exposing issues of corruption, waste, mismanagement and abuse of power by the duty bearer and business companies on land and its associate natural resources like water, minerals, oil, gas, trees, fish and animals.
- i) Conduct research, organize advocacy workshops on extractives industries and highlight governance issues that are affecting the poor and vulnerable communities like displacement, compensation, sharing of concession, environmental damage, pollution and degradation.
- j) Support initiatives for the protection of land rights defenders to deal with emerging risks that may affect their ability to operate

4.5.2. Resilient Livelihood Program

Uganda has been and continues to face numerous social, cultural, economic, political and environmental challenges that have perpetuated poverty and inequality in the country especially among the poor and the most vulnerable members of the community like women, and youths and the pastoralist communities. The above course of event limits participation of majority of the population who are poor and vulnerable groups, access to opportunities and resources, their ability to participate and have a voice in decisions that affect them and makes them more prone to risky situations, shocks and other vulnerabilities. In the struggle to address the above mentioned plethora of social ills, Oxfam Uganda positions itself as a convener, influencer, thought leader that rallies the various key stakeholders together around the issue of access to land for the vulnerable members of the different communities in Uganda. In this land right strategy, Oxfam plans to work with Government, Civil Society organization, Development Partners, the citizens and various Ministries, Departments and Agencies to address the issue of landlessness and injustice among the poor and vulnerable communities by:

- a) Empower the poor and vulnerable communities especially women and youths with knowledge and skills to put their land to productive use to ensure food security in their homes.
- b) Promote land rights awareness through various offline and online engagements, especially targeting areas such as discrimination against women, children and persons with disabilities with respect to access, use and ownership of land.
- c) Conduct and disseminate research finding on critical issues around and land issues and livelihood program in Uganda.
- d) Create platforms for dialogue to change land policies and laws that continue abet poverty and economic injustice.
- e) Work with the communities to address the issue of environmental degradation and climate change as they use the land.
- f) Work with local and national Government and all key stakeholders to monitor implementation of Land laws and related policies in the country.
- g) Support advocacy for the protection and improvement of women's and pastoralists' land rights.
- h) Promote interventions and policies that contribute towards securing land rights of especially the vulnerable men, women, pastoralists, and youth.
- i) Support best practice efforts and initiatives protect pastoral lands from indiscriminate appropriations, promote establishment of Communal Land Associations and establish efficient mechanisms for the speedy resolution of conflict over natural resources in pastoral communities.
- j) Lobby and dialogue with government to acknowledge the decisions or processes undertaken by lower land governance institutions particularly traditional institutions.

4.5.3. Humanitarian Preparedness and Response

Uganda has continued to experience humanitarian crisis mainly as a result of political turmoil in the country and impact of geo-political instabilities in the neighboring countries like Kenya, South Sudan, Somalia, Democratic Republic of Congo, Rwanda and Burundi. The main humanitarian crisis the country is facing is the uncontrolled influx of refugee in the country. As the refugees come in the country, they exert pressure on the limited land and natural resources and as result they create tension and scarcity within the community considering that the response by the Humanitarian Agencies is always slow and even unpredictable. Other incidences that have raised eye brows on humanitarian situation in the country has been the draught and famine in the Karamoja and Teso sub – region and land slide on Mount Elgon that has been affecting the people of Bududa.

The land rights problem associated with the humanitarian preparedness and response revolve around acquisition of land for resettling the refugees and the challenge of integrating the refugees among the host communities. Many times, there has been no transparency on the ways in which the government acquires land for resettling the refugees, sometimes, the refugees them attempt to acquire land and in the process conflict with the host community. Another scenario is when the refugee over stay and constitutionally they become legible to attain the citizenship of Uganda in a land that was temporary acquired for them.

In response to the above land problem brought about by the humanitarian crisis, Oxfam Uganda shall peruse the following strategic actions:

- a) Sensitize the Oxfam staff, partners and refugees on the land rights of refugees under the different land-related laws and policies
- b) Work with Government to ensure that acquisition of land for settling refugees is done within the existing legal framework and done in a transparent and accountable manner
- c) Work with the Refugee host communities to resolve land conflicts

- d) Conduct and disseminate research finding on critical issues around humanitarian crisis and land issues in Uganda

4.6. The Monitoring & Evaluation framework for the Land Right Strategy

It is critical to track the inputs, processes and outcomes of the land rights strategy so as to attain the value of the investment into this strategy. It is also an obligation on the side of Oxfam to report to the funders and all key stakeholders what their money has done in the attempt to solve the problem of land which is a big factor of perpetuating poverty, vulnerability and human rights abuse in the country. This Monitoring and Evaluation Framework is design to help in tracking relevant data that used for learning and creating subsequent strategies, projects and programs.

4.6.1. The Purpose of the Land Rights Monitoring & Evaluation Framework

To provide real time information that can be used for improving management decisions, providing accountability and learning on the value of the Oxfam Uganda land rights intervention.

4.6.2. Objectives of the Land Rights Monitoring & Evaluation Framework

- To generate information that can give insight on the financial viability of the agreed activities on the land right intervention
- To generate information that can improve implementation of the land rights intervention
- To generate information that improve test and improve the theory of change on the land rights strategy
- To generate information that improve capacity of the staff of Oxfam Uganda and partner institutions on the land rights advocacy

4.6.3. The M&E Data Management Framework

Strategic Objectives	Indicator	Source of data	Form of Data	Frequency of Data collection	Resources/Finances/ Budget line	Responsible person
1. To support effective implementation of laws and policies on Land and its associate natural resources in Uganda	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team
2. To create or facilitate existing spaces for dialogue and networking on land	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team

rights issues in Uganda						
3. To conduct and disseminate research findings on land rights issues in Uganda	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team	To be determined by the implementing team

4.6.4. Critical Reflection/Learning

The Land Rights Coordinators shall be responsible for convening meeting with all the key stakeholders on the land right strategy to discuss the salient issues that have emerged from the monitoring and evaluation. The key stakeholders shall be availed data at an agreed time to discuss and evaluate the success and failures of the strategy and discern a way forward.

4.7. The Fundraising & Resource Mobilization for the Land Rights Strategy

The effective implementation of the Oxfam Uganda Land rights Strategy shall depend on the availability of the funds and resources necessary to execute the strategic actions mentioned above. In pursuit of the necessary fund the following strategy shall be used to mobilize funds and resources to implement the strategy:

4.7.1. Common Pull funding from Oxfam Uganda Programs

The management of Oxfam Uganda shall ensure that all the projects and programs contribute some funds and logistics to implement the activities of the land rights strategy considering that it is cross cutting issues that needs to be mainstreamed in all projects and program of Oxfam Uganda.

4.7.2. Unsolicited Funding

In line with the funding policies of Oxfam, the Land rights officer together with other staff shall develop innovative proposals to solicit funding from various funding agencies to support the implementation of the land right strategy in Uganda.

4.7.3. Solicited Funding

The land rights officer shall spearhead application for solicited funding from various funding agencies whose values and philosophy are in line with that Oxfam.

4.7.4. Gifts and Donation

In line with its funding policy, Oxfam Uganda shall accept gifts and donations from individuals, Foundations and corporations who are willing to support achievement of land rights for the poor and vulnerable communities in Uganda.

The mobilization of the funding and resources shall be a collective and transparent effort by the Oxfam Uganda team with support from the Oxfam Global Mission.

4.8. The Guiding Principles for the Land Right Strategy

4.8.1 An Inclusive and Participatory Approach Yields Effective Outcomes

Meaningful participation is critical across all stages of the project, whether as part of project planning and staffing, or as part of community-level implementation. Meaningful participation by all project staff plays a critical role in advancing land rights-responsive outcomes. Processes that are inclusive and consultative of land rights are more likely to reflect land rights concerns and yield outcomes that are overall more efficient and effective. Meaningful participation often requires preparation and awareness raising to equip relevant project staff with robust awareness of the land rights implications of the relevant legal frameworks, pending reforms and changes. Knowledge is key for active and direct participation, as is an enabling environment that embraces such interventions.

In addition to the above, it is critical to ensure that land rights Specialists/Coordinator(s) are integrated into project staffing, and provided the mandate and authority to input, monitor and assess land rights integration into the project. The Land Specialist/Coordinator should also have access to tools, comparative experiences and promising practices concerning the project's sensitive and process elements. For Oxfam, this would include expert support around key legal instruments and policies that affect land reform in policy and in practice. The Land Specialist should also be entrusted (and supported) in efforts to orient and train project staff, implementers, and partners on land rights-responsive approaches. This therefore implies:

- a) Seeking and including input from all projects and or programs and ensuring participation by the Land Rights Coordinator across all project components. This includes within project infrastructure and processes – for example research design and execution, trainings, professional development opportunities, outreach to and selection of organizational partners, etc. – and throughout components and activities that involve policy and decision-making bodies all levels, from the national level to the community level.
- b) Orientation of the implementing project staff and or partners on the emerging land rights issues
- c) Conducting a land rights assessment for each project before implementation

4.8.2. Coordination/ Work with Partners Directly and Indirectly

Oxfam core strength is in organizing dialogues, convening and knowledge brokerage. It is important for Oxfam to work with the different civil society organizations and individuals to implement this strategy; the cornerstone of Oxfam approach should be in working closely with the government institutions. The Ministry of Lands through its stakeholder matrix provides space for its engagement with CSOs (Oxfam and its partners) in these processes.

This strategy shall place emphasis on the ongoing processes within the Ministry of Lands Housing and Urban Development that include the implementation of the National Land Policy, formation and registration of communal land associations as well as ongoing legal and policy processes. The strategy shall strive to maintain strong collaboration and coordination with line Ministries so as to address the sustainability question, deliver effective advocacy with the right target group by securing the government buy-in; and maintaining the relevance of Oxfam intervention as it can be streamlined within ongoing government processes/interventions

4.8.3 Context-Based Analysis and Interventions Matter

As highlighted in the introduction, Uganda has four land tenure systems, namely Freehold, Leasehold, Customary and Mailo. Each of these tenures presents different characteristics and salient features, which thus provides different and unique context in relation to the implementation of land rights across OXFAM thematic areas. It is therefore good practice to take into consideration the context for more spot-on

interventions, which are realistic and appropriate to context.

4.8.5. Gender Equality and Equity

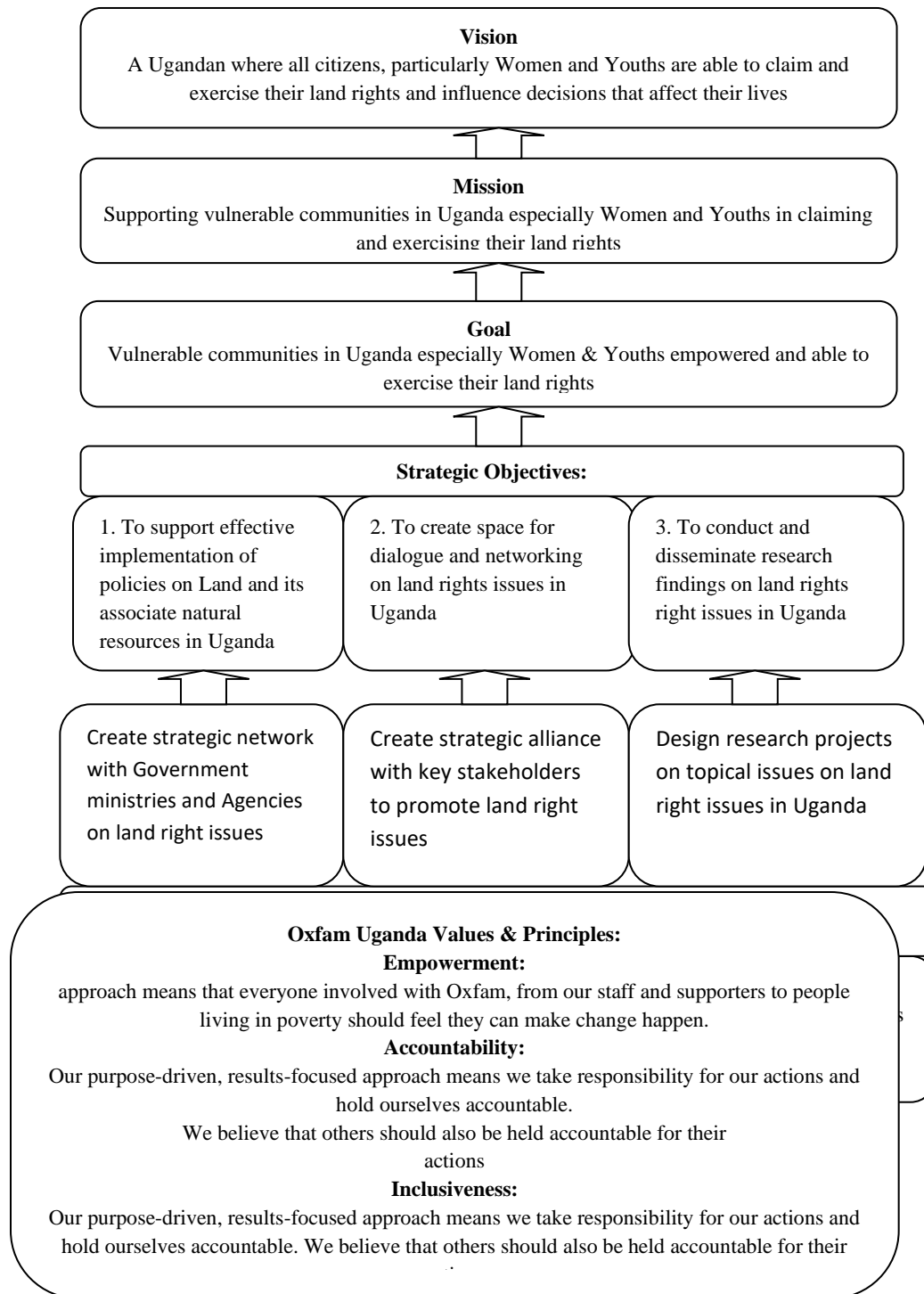
The strategy will ensure realization of equal rights of women and men on land rights, while acknowledging differences between women and men and taking specific measures aimed at accelerating de facto gender equality where necessary and ensuring that women and girls have equal tenure rights and access to land, independent of civil and marital status. Every effort shall be made to promote equity between men and women boys and girls, including empowerment, in order to promote equitable land tenure rights for all women and men, youth and vulnerable and traditionally marginalized people.

4.8.6. Working with the Monitoring, Evaluation and Learning coordinator

The MEAL Coordinator shall ensure that monitoring and evaluation activities are inclusive of land rights issues and design monitoring plan that support the participation of Land Rights Coordinator in the identification of qualitative and quantitative indicators to be monitored, the monitoring process itself, and the analysis and evaluation of the results. Further to the above, the MEAL Coordinator is expected to harmonize and coordinate data collection approaches, including the utilization of data for decision-making that can contribute to achieving the goal of this strategy and the entire intervention of Oxfam – Uganda.

ANNEXES:

ANNEX 1: Theory of Change for the Oxfam Uganda Land Right Strategy



Annex 2: List of Complementing Resources to the Land Right Strategy:

- a. GALS methodology
- b. Gendered Tool for Meaningful Community Engagement on Large Scale Land Based Investment in Agriculture
- c. Annual action plans for running land rights interventions (key dates and calendar of events)
- d. Oxfam Country Strategy
- e. OI Global Land Rights Strategy
- f. OU Extractives Strategy
- g. Land governance training modules; workshops in Oxfam's international/OU programs/GROW campaign (land component) activities etc.
- h. Educational and action kits e.g. translation of laws into local languages; showcasing successful community models
- i. How-to Guides on leadership, campaigning, fundraising, power analysis and hosting events
- j. Webinars (as opportunities for learning, networking and collaboration)
- k. Lists and contact list development for stakeholders
- l. Success and 'most significant change' stories about Oxfam's land rights interventions and other related program themes' work
- m. Resource mobilization internet sites for land rights support

Annex 3 Template for Community Dialogues on Land

Topic for Discussion

.....
.....

Venue and Date

.....
.....

Situational Analysis of the topic in the targeted Community

.....
.....

.....
.....

.....
.....

Goals/objectives of the dialogue

- a.
.....
- b.
.....
- c.
.....

Legal and Policy position on those issues

.....
.....

.....
.....

.....
.....

Key messages

.....
.....

.....
.....

.....
.....

Stakeholders and their role

- a.
.....
- b.
.....
- c.
.....

Methodology

.....
.....

.....
.....

Feedback from participants

.....
.....

Annex 4 Template for Radio/TV Talk shows on Land

Topic for Discussion

.....
.....

Media House and Date

.....
.....

Panelists

- d.
.....
- e.
.....
- f.
.....

Situational Analysis of the topic

.....
.....

.....
.....

Goals/objectives of the talk show

d.
.....

e.
.....

f.
.....

Legal and Policy position on those issues

.....
.....

.....
.....

Key Oxfam and partner messages on the topic

.....
.....

.....
.....

Methodology

.....
.....

.....
.....

Feedback from Listeners/Viewers

.....
.....