

Mr Yokosafati Kikute Mugerwa, 96, the landlord sold off the land in 2025 to an investor who is now ordering the school to vacate the land.

BY FRED MUZAALE

Authorities and parents of at least 600 learners of Mugema Primary School in Kayunga Sub-county in Kayunga District are pondering on their next move after a man claiming to be the landlord sold the school land and its structures to an investor.

Ms Jane Atim, the school head teacher, said the move has thrown the school administration and parents into panic, with the investor ordering them to vacate his land. The land measures about five acres.

The Universal Primary Education (UPE) implementing learning institution has been in operation for 70 years with an enrolment of about 650 learners.

Mr Stephen Mutyaba, the chairperson of Mugema Village, who is also the school's management committee chairperson, told this publication at the weekend that the school was started in the early 1950s by the late Canan Guliko, who belonged to the Society of One Almighty God, popularly known as Malakite or Malaki religious denomination. Late Guliko had a title for the school's land.

"The school started as a private primary school, and it was run as such until 1979 when it became government aided on the request of Yokosafati Kikute Mugerwa, the son of late Guliko," Mr Mutyaba said.

He added: "After being taken over by the government, the academic standards and enrolment improved and a headmaster was deployed by the then Mukono District."

Upon Guliko's demise, Mr Mugerwa

Uncertainty as landlord sells off school premises



Pupils walk in the compound of Mugema Primary School in Kayunga District on February 19. PHOTO/FRED MUZAALE

BACKGROUND

Mugema Primary School was set up as a private institution, until 1979 when it became government-aided on the request of Yokosafa-

ti Kikute Mugerwa, the son of late Guliko. Mr Mugerwa, upon the demise of his father gave the land title to the Malaki Church leaders and asked for a land swap. However, the plan backfired.

(son to the deceased), whose home was located on the school land, handed the school and all its property alongside the land title to the Malakite leaders.

"Thereafter, he asked the Church to

give him alternative land so he could leave the school property, which he said was not convenient for him," Mr Mutyaba narrated.

The Church agreed and gave him a

piece of land in Kibose Village, Luweero District. This land had been donated to the Malaki religion by a believer who, however, didn't give them the title.

Deal gone sour

Mr Mugerwa lived on this piece of land until 2014, when the grandchildren of the believer, who had since passed on, ordered Mr Mugerwa to vacate the land, claiming he had no documents to show ownership of the land.

This prompted Mr Mugerwa to drag the Malaki Church to the courts of law,

claiming the Church had given him 'hot air'.

Mr Mugerwa demanded that the Church restore to him his Mugema Primary School land and property. The Malaki Church leaders agreed to his demands.

Mr Mugerwa, 96, later sold it off in 2025 to an investor who is now ordering the school to vacate his land. When contacted at the weekend, he acknowledged selling off the school land and structures, noting that he had failed to reach an understanding with the district leadership for payment.

"I cannot reveal how much I was paid, but the buyer gave me some money and also bought me a piece of land on which he is building a residential house for me. I am very old, and need a burial place," he told *Daily Monitor*.

The Kayunga District Education Officer, Dr Dan Bubaaale, said they are trying to handle the matter with the investor who bought the land.

He, however, faulted Mr Mugerwa for selling off the land without first contacting the district authorities.

Ms Atim said owing to the current standoff, enrolment is still low as several parents fear that the school could be closed anytime.

Mr Mutyaba attributed the problem to the drastic rise in land value in the area following the tarmacking of the Kayunga-Busaana Road. Other infrastructure projects in the past six years, include the tarmacking of roads in Kayunga Town, the construction of a gravel road connecting the district to Nakasongola District, and the completion of Isimba Hydro power dam. These projects have fuelled an influx of new settlers in the area, thus a spike in the cost of land.