Registration commissioner cancels city land titles over duplication with UIA

BY DAVID WALUGEMBE

KAMPALA. The Commissioner of Land Registration has cancelled several land title certificates in Kampala after discovering that they overlapped with an existing title registered in the name of the Uganda Investment Authority (UIA).

Mr Baker Mugaino confirmed the cancellation in a public notice issued on March 16, stating that the decision followed complaints lodged by the Investment Authority regarding duplicate titles allegedly issued over its land.

Mr Mugaino said investigations established that several titles had been illegally issued and overlapped with a certificate of title already held by the UIA.

"I hereby recall all the Certificates of Title which were issued overlapping the Certificate of Title in the names of Uganda Investment Authority," he said in the notice.

Mr Mugaino added: "The registered proprietors of all the aforementioned Certificates of Title are hereby ordered to surrender the duplicate Certificates of Title to this office for cancellation within seven days."

Land disputes remain one of the leading sources of conflict in Uganda.

According to the Justice Needs and Satisfaction in Uganda 2024 report, about 42 percent of Ugandans have been involved in land-related disputes.

Data from the Uganda Police Force 2024 Annual Crime Report shows that 397 cases of land-related crimes were reported, up from 271 cases in 2023 — representing a 46.5 percent increase.

AFFECTED PLOTS

The commissioner explained that the dispute arose after the UIA reported that it was the registered proprietor of land comprised in Freehold Register Volume 379 Folio 11 covering Block 111 Plots 964 and 965 and Block 113 Plots 59, 60, 61, and 62.

However, subsequent surveys and boundary openings revealed that several other titles had been issued overlapping the authority's land.

The affected titles include Plots 1422, 1611, 1612, 1613, 1614, 857, 858, 859, 860, 861, 865, 866, 867, 868, 1480, 1488, 1489, 1490, 1494, 1495, and 1496, all located on Kyaggwe Block 133, which were found to overlap with Plot 59 Block 113.

The findings also showed that Plots 1288 and 1289 on Kyaggwe Block 133 overlap with Plot 965 Block 111 Kyaggwe, while Plot 390 on Kyaggwe Block 561 partially overlaps with Plot 61 Block 112 by about 2.419 hectares.

Mr Mugaino said the Department of Surveys and Mapping had earlier issued a notice of intention to amend the land register in October 2023 and invited the affected parties for a public hearing.

Following the hearing, it was established that the UIA title had priority since it was issued earlier.

"After the hearing, it was confirmed that the certificate of title for UIA was issued first in time in December 2001 under Instrument Number 321467," Mr Mugaino said.

He added that the ministry will continue enforcing the principle of priority of instruments while cleaning up the land register to eliminate illegal and overlapping titles.