

# Land Tenure Security in Uganda: Initial Evidence

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# Methods

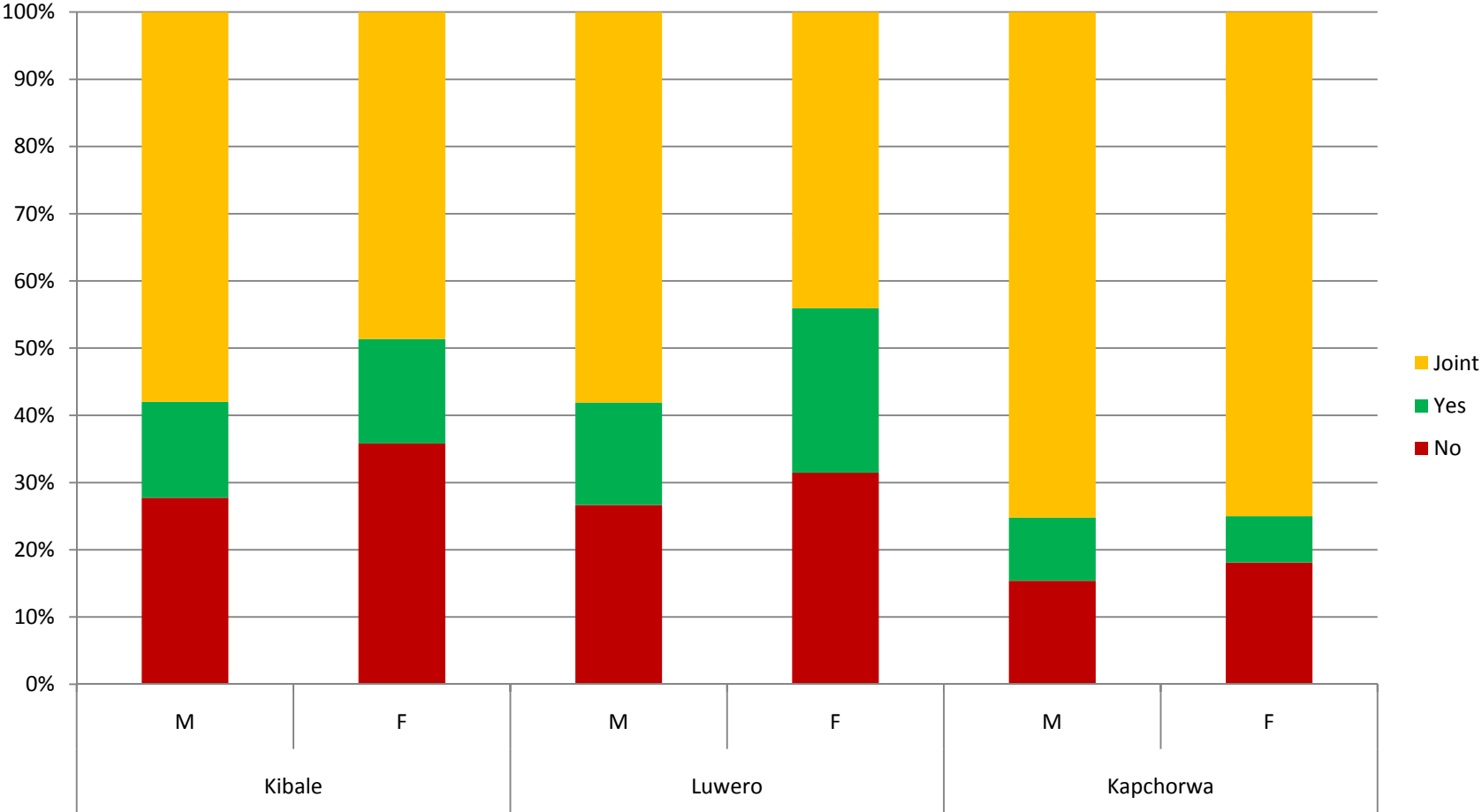
## Multi-level data collection

- National level: legal reviews, key informants
- Community tenure profiles: key informants, focus groups
- Household and individual level survey

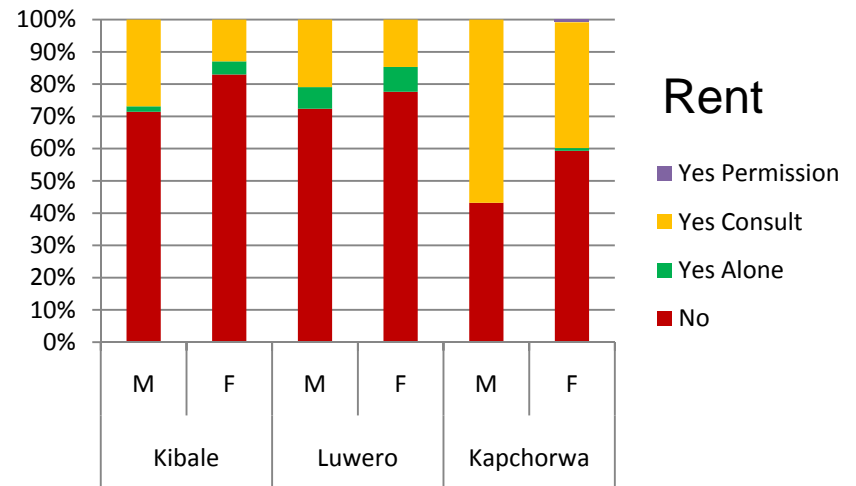
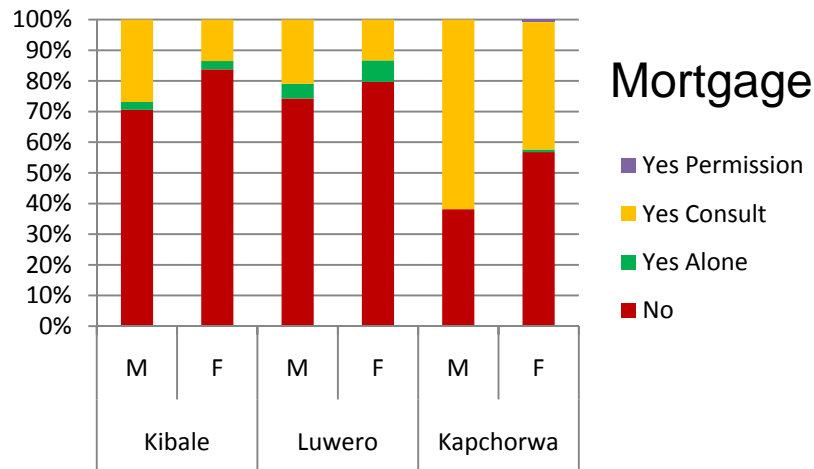
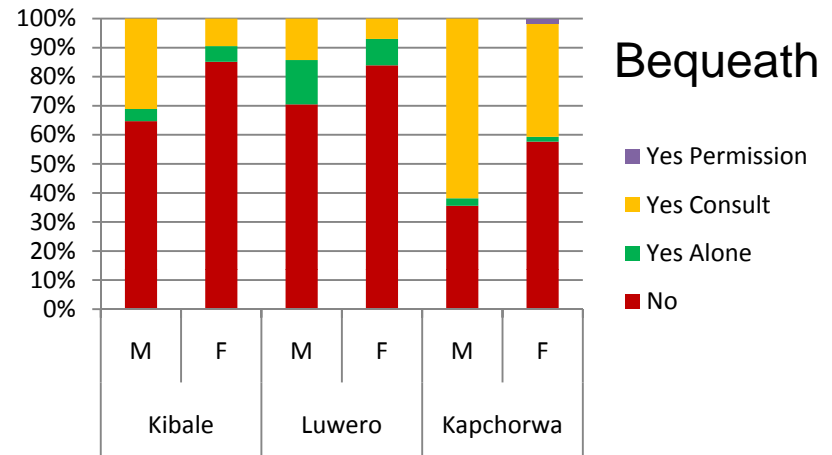
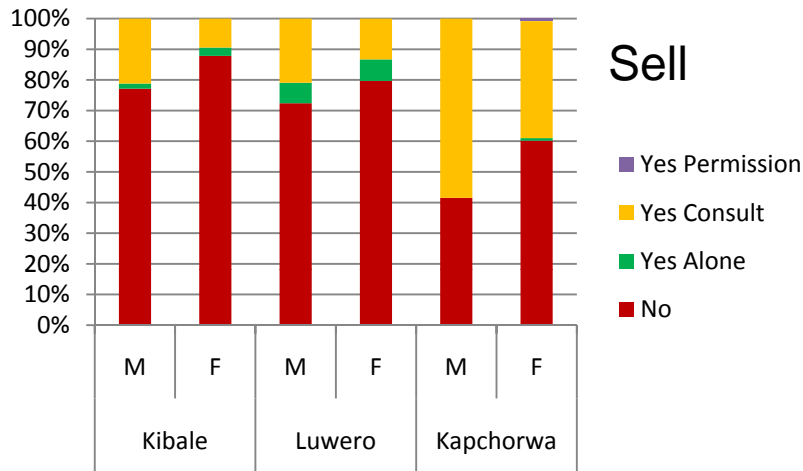
Qualitative, quantitative analysis of how these levels interact, mediate property rights in practice



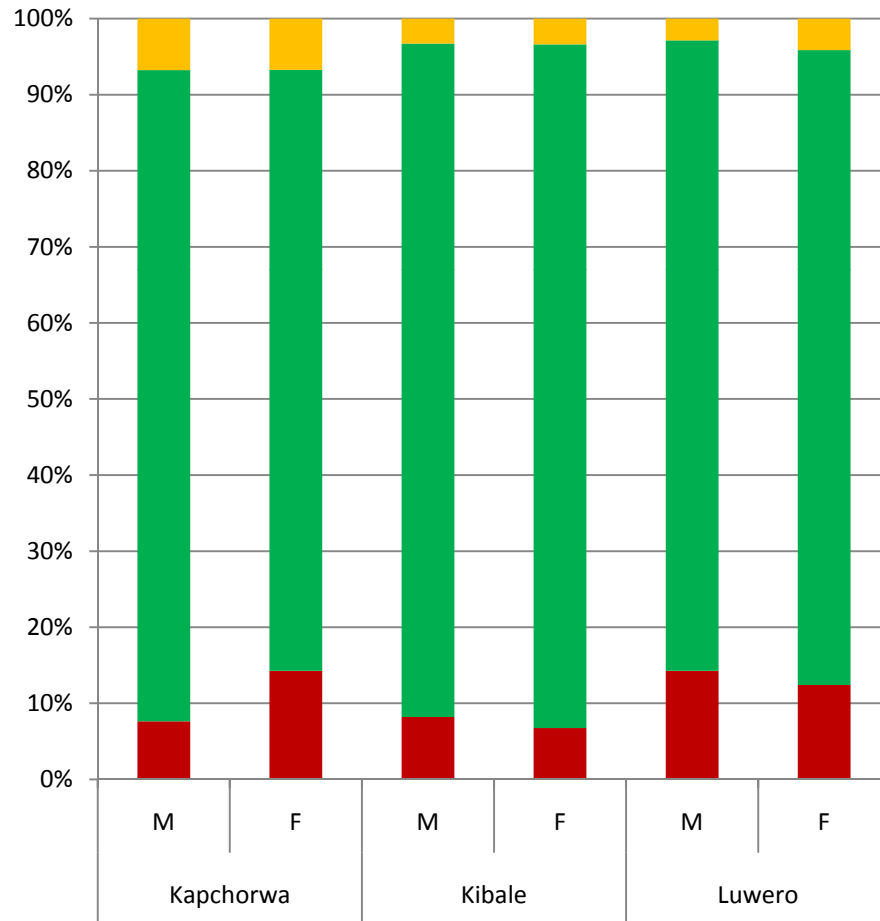
# Dwelling Ownership



# Bundles of Rights on Dwellings



# Relatively Secure Tenure

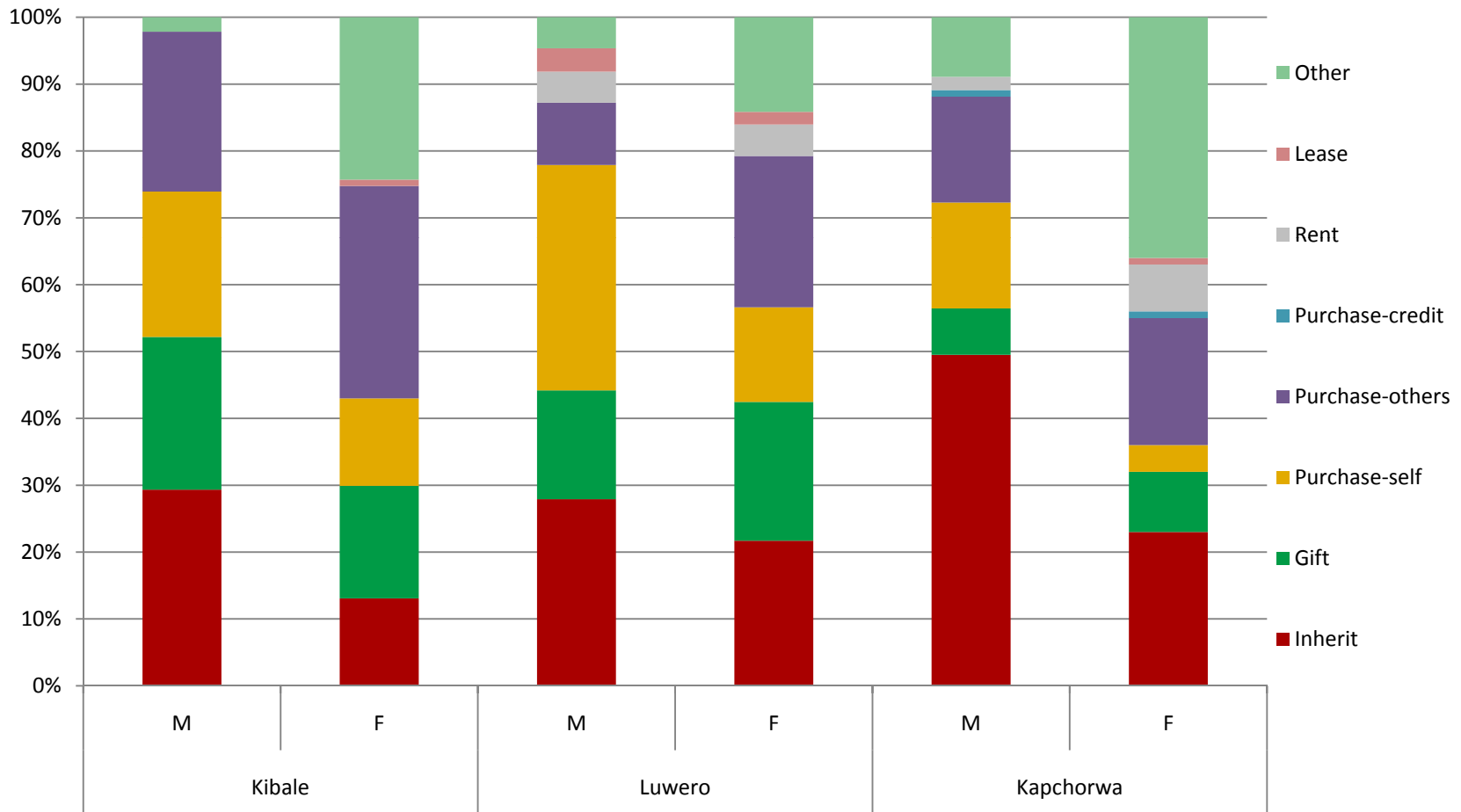


>95% report having land

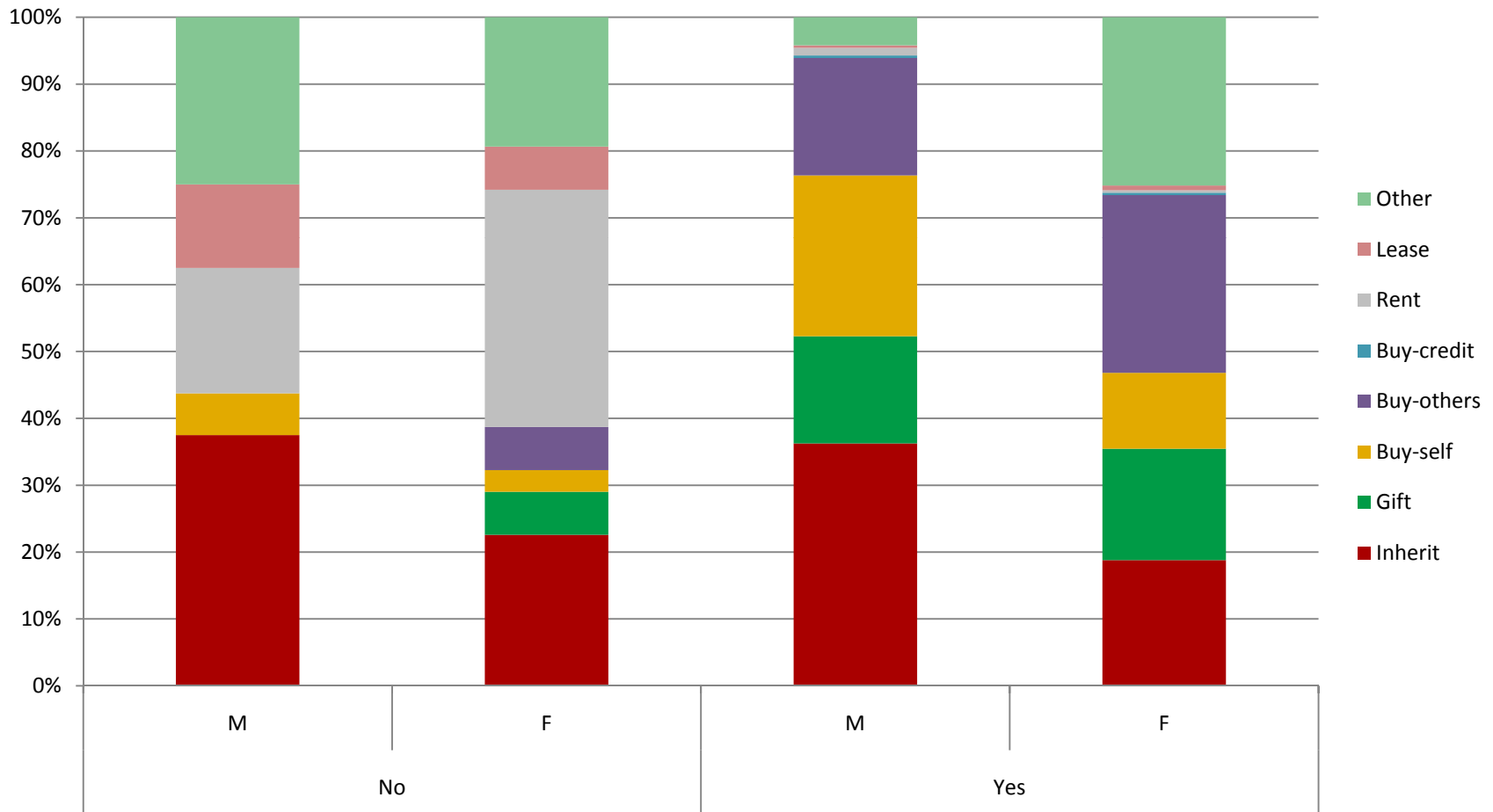
Overall 10% concerned about losing land in 5 years

No overall M/F difference except Kapchorwa (customary tenure)

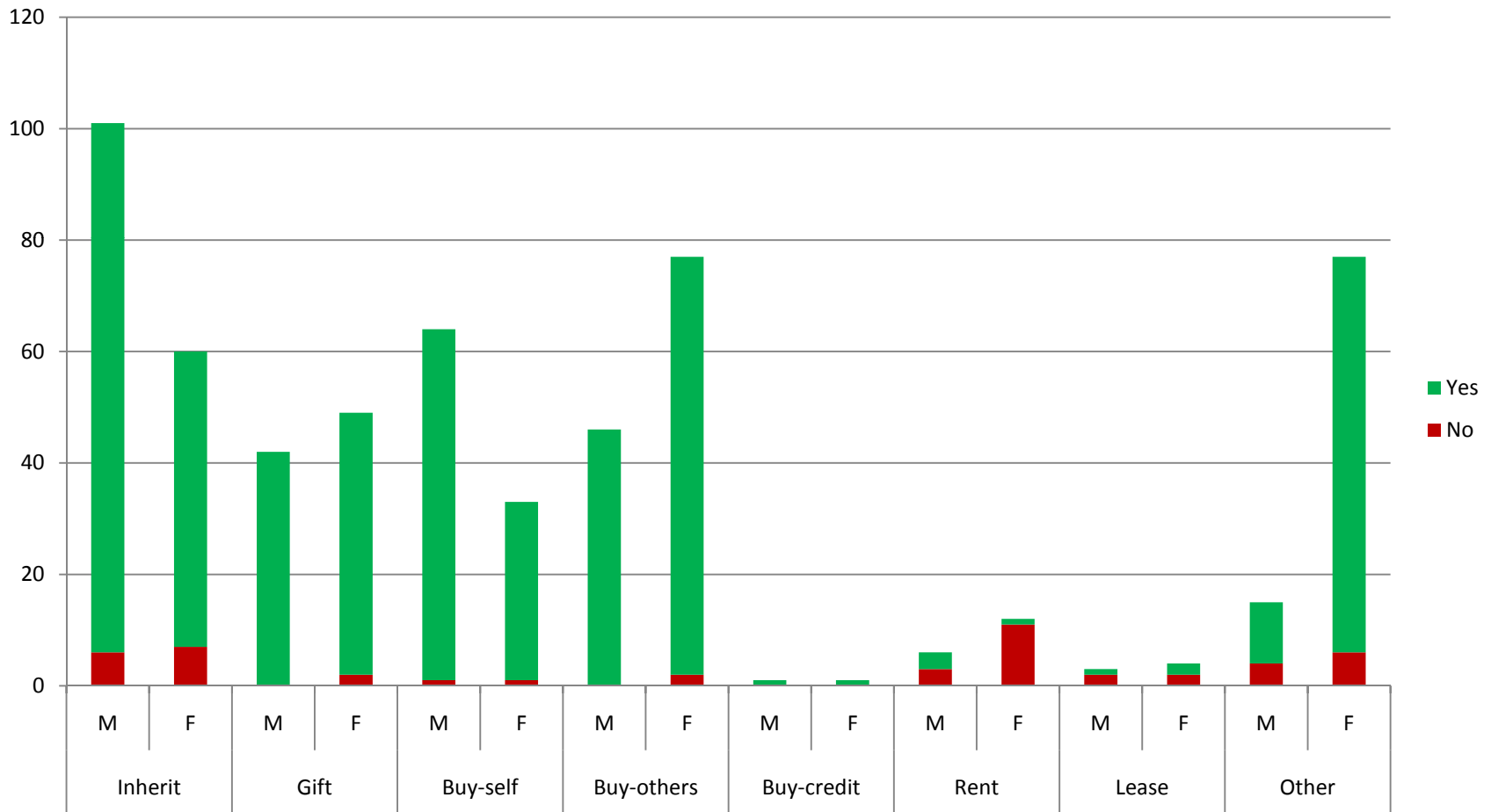
# Methods of Acquiring Land



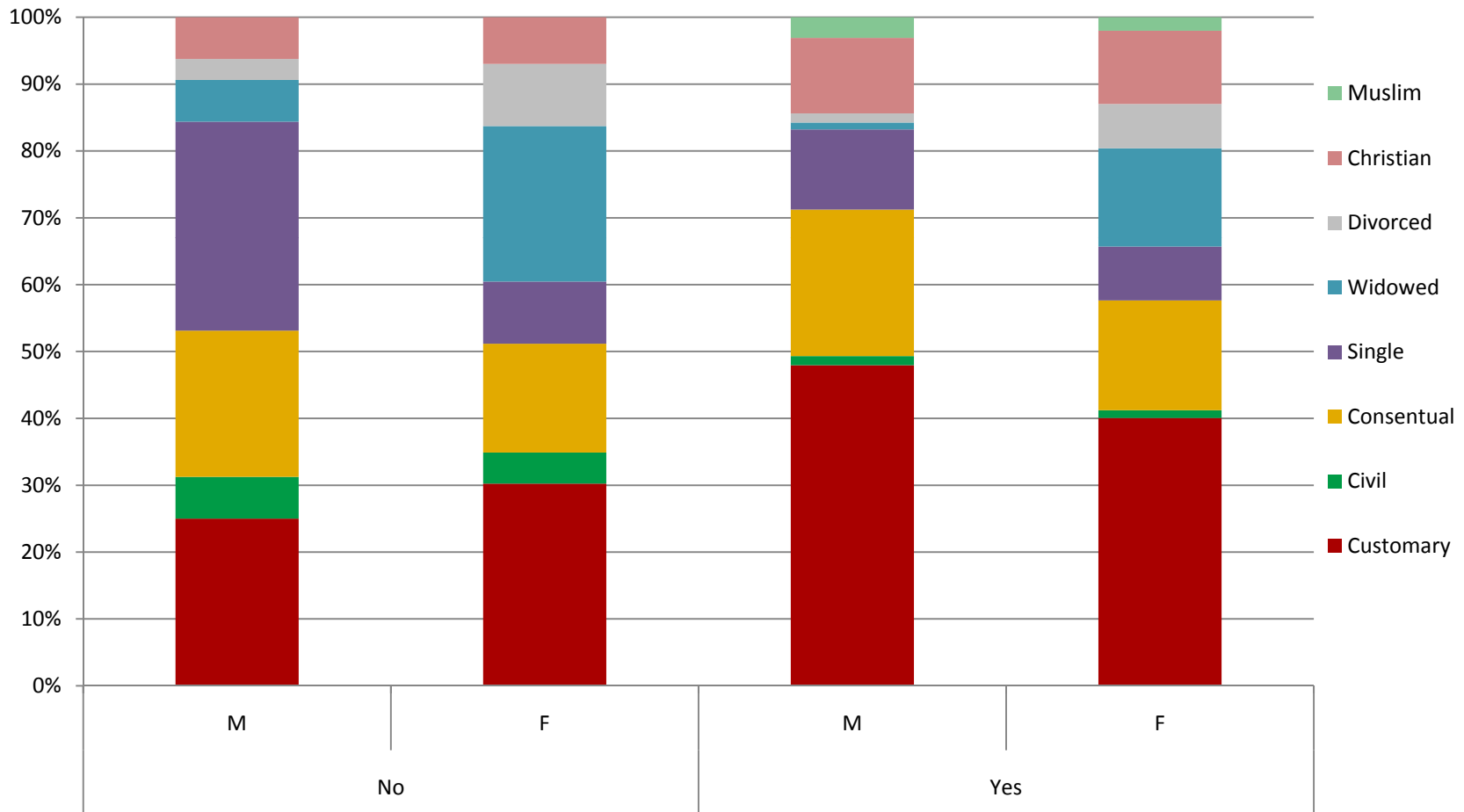
# Security by Land Acquisition



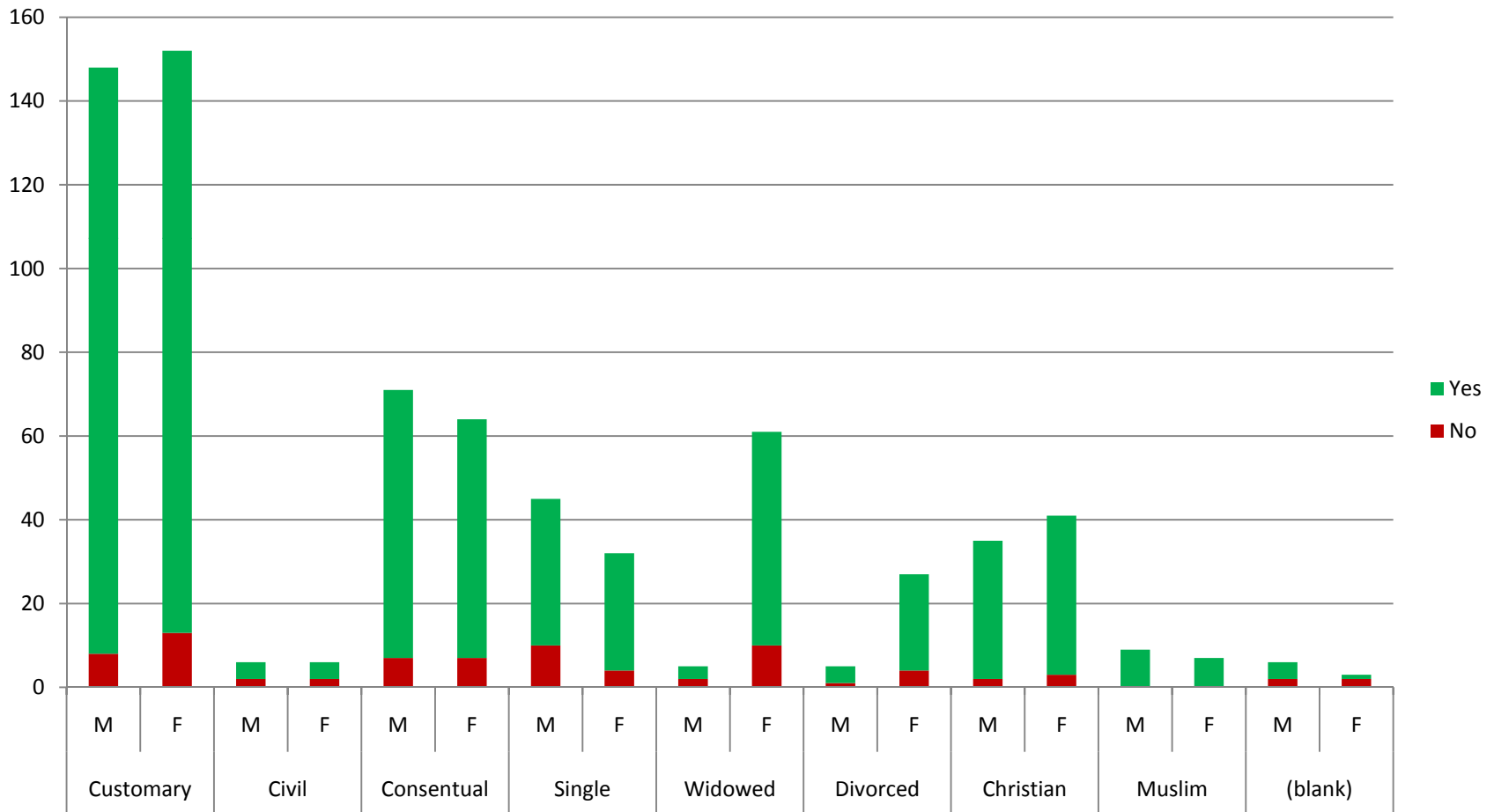
# Tenure Security by Land Acquisition



# Tenure Security by Marital Status



# Tenure Security by Marriage Status



# Unpacking Property Rights

- Beyond “ownership” --bundles of rights:
- Acquisition
  - How and when affects exclusivity, strength of rights
- Disposal
  - Sale, mortgage, bequeathing, renting out
- Defining “security” of tenure
  - Complete bundle vs safeguards
- Individuals vs joint (land linked to relationships)

# Unpacking Household Assets

- Importance of marital regime
  - Unmarried men; divorced, widowed women more insecure
- What assets are brought into the household vs “hidden” or held individually, often without knowledge of others
  - Interlinked with security of marriage/fallback

# Broader Implications

- Getting into complexities of property rights, intrahold relations
- How to measure women's assets, indicators of wellbeing
- Importance of different types of marriage
- Simple cause and effect relationships don't really tell the story. Need to understand e.g. how cultural norms and beliefs that will affect land "markets".
- Big changes:
  - Pressure on land (demographic change, foreign investment)
  - Changing marriage patterns
  - Traditional systems that may have worked are not working the same
- Policies that strengthen the cooperativeness of households