

KAMPALA CITY LAND ADMINISTRATION AND MANAGEMENT CONFERENCE 2023

27
SEPTEMBER

**THEME: CHALLENGES AND OPPORTUNITIES FOR KAMPALA URBAN
RENEWAL**

Venue: The Mestil Hotel

Time: 08:30am

SCHEDULE OF ACTIVITIES

8:00 am Arrival and Registration

9:00 am Remarks from The Ag. Deputy Director Physical Planning.

9:10 am Welcome Remarks by The Executive Director

9:20 am Remarks from the 2nd Deputy Katikiro, Owek. Robert Waggwa Nsibirwa

9:30am Remarks by His Worship The Lord Mayor

9:40am Remarks by The Hon. Minister

9:50 am Remarks by The Chief Guest

10:00 am Presentation on the state of Kampala Land Management and Administration

The Presenter will be able to give key highlights on the tenure system in Kampala, the Spatial planning interventions, the current land management structures, and the implications to urban renewal.

CONFERENCE COORDINATOR



KUSIIMA Anita

Ag. Deputy Director Physical Planning, KCCA

**Coordinator of the Land Management
Conference 2023**

Anita Kusiima is a trained Spatial Planner (Bsc. URP-UDSM, Msc. CRP - UCT, PPM, SEA-NIRAS, UIMP –JICA, SDG indicator monitoring). She has obtained vast knowledge and experience over the last 16 years as a practitioner in Real estate, Academia, Project Management, Urban & Regional planning, Strategic Environmental Assessment, SDG indicator assessment and Innovative smart technologies for planning cities. For the last 10 years, she has worked at Kampala Capital City Authority where she has handled Spatial planning, Issuance of development permission, Building inspection, Policy review & formulation and Compliance monitoring for the city of Kampala.

Her workplace interventions include Spatial Planning, Improved turnaround time for the different work processes, Process re-engineering, Planning consent, Policy influence and Improved ease of doing business index.

She is passionate about transformation of communities, identification of and tapping into cities' potential, development appraisals, improved livelihoods, growth nodes and special area redevelopment modelling. She is a corporate member of the Uganda Institute of Physical Planners (UIPP), Member ISOCARP, Inaugural member of the AAPS

STATE OF THE CITY LAND MANAGEMENT - Presenter Profiles



MUSISI Zabali Flavia

**Head Geographic Information Systems
(GIS) Section, Kampala Capital City
Authority (KCCA)**

Flavia Zabali Musisi is a Trained Physical Planner and Urban Specialist with over Fourteen (14) year of Planning experience. She heads the Geographic Information Systems (GIS) Section in Kampala Capital City Authority (KCCA), the body that runs Kampala the Capital City of Uganda in behalf of the Central Government, and helps to shape GIS role in City Management for better decision making. She has implored use of GIS platforms for data creation, spatial analysis, map making as well as increase the competency in use of ArcGIS Online platform to deliver spatial data and analysis to citizens in usable applications.

With her leadership Kampala Capital City Authority received recognition for setting new precedents throughout the GIS community and awarded with the Special Achievement in GIS award (SAG Award) in 2018, an international award given by ESRI International.

She also received recognition by Kampala Capital City Authority as the most outstanding performer in the Directorate of Physical Planning for the year 2021. She has received numerous awards in regards to best presentation at Conferences; one of them from ESRI, at the Esri Eastern Africa User Conference held in Dar Es Salaam in October 2017 and another by the Energy Sector GIS Working Group at the 8th Utilities GIS Conference held in Kampala 2019.

LEGAL FRAMEWORK - Presenter Profiles

KEYNOTE SPEAKER



Ms. KABANDA Naome

**Ag. Director Land Management
with the Ministry of Lands,
Housing and Urban Development**

In charge of Land administration, legal reforms in the Land Act, Land acquisition, Gender and land policy implementation. She has over 30 years of experience in the field of Land law, Land administration, Policy development and Women's Land rights.

She heads the National Land Policy Implementation Secretariat where the National Land Policy is being coordinated and implemented since 2013. The policy is currently under review and will focus on environmental protection, climate change, resilience and mitigation, women's economic empowerment, conflict resolution using ADR methods and Reengineering Land Administration through scaling up SLAAC initiatives among others.

Training

She holds a Master Degree in Law from Georgetown University, USA.

Bachelor's Degree in Law of Makerere University, Kampala Uganda and is an Advocate of the High Court of Uganda. Alumni of Women's Law and Public Policy Program, USA, and Colombia University, USA.

LEGAL FRAMEWORK - Presenter Profiles

SESSION CHAIR



Mr. KHAYANGAYANGA Dave

Director, Housing and Human Settlements at the Ministry of Lands Housing and Urban Development

Dave has a wealth of experience of over 20 years in the Housing Sector at both rural and urban levels. He is the current Director for Housing and Human Settlements at the Ministry of Lands, Housing and Urban Development where he handles Policy, Affordable Housing, Regional and Urban Planning, Access to housing finance, Slum upgrading and redevelopment

Training

- MSc. Urban and Regional Planning Studies with research in Housing from the London School of Economics and Political Science, University of London (1997)
- Bachelor of Social Sciences from Makerere University
- Postgraduate Diploma in Indicators for Sustainable Urban Development from University of Delft, Netherlands
- Postgraduate Diploma in Sustainable Urban Service delivery from World Bank Institute/Uganda Management Institute
- Certificate in Landuse and Housing planning from Academy for International Business Officials, Beijing – China

LEGAL FRAMEWORK - Presenter Profiles

DISCUSSANT



NAMUDDU Kiyaga Settumba
Cissy

**Specialist in Social Justice, Political
Studies, Political Economy & Cultural
studies**

After 8 years experience in the banking sector, Cissy joined the Land sector as a land administrator and women's land rights activist. Where she has handled among others

- Worked as the Project Coordinator leading the Mass Registration Project of the Kingdom.
- Managed the Lease Access Financing Initiative a program that was designed to make credit available to low income earners to acquire land titles.
- Product and business development manager
- General Manager of Buganda Land Development Cooperative Financial Services.

Training

- B.A. Arts/Social Anthropology
- Master's degree in Public Administration and Management
- Masters in Philosophy
- PhD Fellow at Makerere University, Institute of Social Research.
- An alumni AWLI & NELGA.

LEGAL FRAMEWORK - Presenter Profiles

DISCUSSANT



TURYAGYENDA Mugema
Berna

**Head of Experimentation, UNDP
UGANDA**

Berna is an innovation enthusiast currently working in the development sector to promote strategic systems thinking and mainstreaming portfolio approaches to solving complex development challenges. She is very passionate about empowering young entrepreneurs and unlocking their tacit knowledge.

Previously, she worked 10 years in the telecommunication sector driving the roll out of 2G to 4G data technologies. She holds a master's degree in business administration from University of Nicosia and a Bachelor of Science degree in Electrical Engineering from Makerere University.

Berna is interested in making impactful contributions in whatever roles she takes on with excellence at the core of her delivery. Constant learning and growth are part and parcel of what she embodies. Uplifting other young women in STEM and beyond is something she has a soft spot for.

LEGAL FRAMEWORK - Presenter Profiles

DISCUSSANT



KAAYA Nakimwero Christine

**Kiboga District Woman Member
of Parliament 2021 - 2026**

She has an 18years' working experience with Civil Society in fields of dispute resolution, women rights, Integrated Risk Management (IRM) including Climate Change Adaptation, Disaster Risk Reduction (DRR) and Ecosystem Management. She is also ;

- Chairperson Parliament Land forum
- Shadow Minister for Water and Environment.
- Won the Women in Climate Change 2022 Climate Policy Advocacy for demonstrating outstanding policy leadership and advocacy at National and community Levels organized by GGI, European Union and GIZ.
- Current Chairperson of the Uganda Parliamentarians Land Management Forum (UPLMF).
- Member, Uganda Climate Change and Gender Thematic negotiation group under the UNFCCC

Training

- Masters' Degree in Land Use and Regional Development
- Bachelor's Degree in Environment Management of Makerere University.

SCHEDULE OF ACTIVITIES

10:15am Break Tea

10:30am Panel Presentations

TOPIC : LAND ADMINISTRATION AND MANAGEMENT LEGAL FRAMEWORK

The Presentation on the Land administration and Management legal framework will give an overall state of the legal framework on land administration and Management in Uganda and draw in on the challenges and opportunities presented by this. The Speaker has had vast knowledge and experience in the sector and will explore avenues for change, advancement and practical strategies & experience on directions for urban renewal. The Panelists have been specifically selected to share land management realities, Inclusiveness and the need to rethink & challenge the current system course of interventions.

Keynote speaker: Ms. Naome Kabanda - Director Land management, Ministry of Lands Housing and Urban Development.

Session Chair: Mr. Dave Khayangayanga – Director, Housing and Human Settlements at the Ministry of Lands Housing and Urban Development.

Discussants:

- i. Hon. Christine Kaaya – Shadow Minister of Water & Environment and the current Chairperson of the Parliamentary Land Forum
- ii. Dr. Cissy Namuddu Kiyaga –PhD Fellow at Makerere Institute of Social Research
- iii. Ms. Berna Mugema – UNDP

KEYNOTE SPEAKER



Mr. Kizito Bashir Juma

Deputy CEO Buganda Land Board

He is a Land administration specialist with experience of working in the real estate sector and Land administration in the public and private sectors. He is the current Deputy Managing Director and Head Operations, Business Development and Corporate Affairs at Buganda Land Board. Overtime, He has gained extensive knowledge and skills in Land rights Recordation, Adjudication, Land surveying and other activities leading to obtaining security of tenure for communities. He is a member of the Buganda Heritage and Tourism Board, Chairman supervisory committee of the corporate Muslim multi-purpose community and the Project Head for the Land Electronic Card that was introduced at BLB to increase security of tenure.

Training

- He is a registered land surveyor and a fellow at the Institute of Surveyors of Uganda.
- Bashir holds a B.Sc. Surveying degree from Makerere University,
- Diploma in law from the Law Development Centre
- Master's in Business Administration from Uganda Management Institute

SESSION CHAIR



Mr. Frank Rusa

Director Legal Affairs KCCA

He is a distinguished legal professional who currently holds the position of Director of Legal Affairs at KCCA. In addition to previously working in both the public and NGO sectors, in his capacity at KCCA, Frank assumes a pivotal role in overseeing all legal aspects of KCCA's operations.

In addition, he served as the

- Head of the Legal Department at the Uganda Electoral Commission.
- Served as the Executive Secretary of the Interparty Organisation for Dialogue.

Training

Bachelor of Laws degree from Makerere University,

Postgraduate diploma in Legal Practice from the Law Development Centre,

Master's in Public Administration from Harvard University.

Frank has been selected for prestigious fellowships, including the Reagan Fascell Fellowship at the National Endowment for Democracy (NED) in Washington D.C, the Maurice R. Greenberg Fellowship at Yale University, and the Draper Hills Fellowship at Stanford University.

DISCUSSANT



Mr. Geraldine Kabami

Senior Programme Manager at Friedrich-Ebert-Stiftung- Uganda Office

A Ugandan trained Lawyer and Advocate, a Development Practitioner with 13 years' experience on a range of land and governance issues with a keen interest in Urban Development and Women Rights

Education Background

- Bachelor of Laws - Makerere University
- Post Grad Diploma in Legal Practice
- Msc. In Development Management from Open University- UK
- Certificate in Land governance from University of Utrecht
- Certificate in Responsible Land Admin from University of Twente.

Competencies

Experience in Policy dialogue to enhance achievement of socially just reforms in relation to land management and administration, Urban Public Transport and Urban Housing.

DISCUSSANT



Jimmy Ochom

Land Rights Lead at Oxfam, Uganda

He holds an LLM from the University of South Wales and currently his work involves supporting the Oxfam Global team on Advocacy, Campaign or Influencing work in areas of Land rights, Food Security, and Climate Justice. He is among others;

- Human Rights Lawyer, activist and specialist in Investment Law and Policy, Land Policy, Land Governance and Natural Resources Conflict Management;
- Served the GoU as the Chief Mediator (Land) during the Commission of Inquiry into Land Matters in 2019.
- He has worked with several organizations that look at improving access to Justice through litigation and ADR.
- He has implemented several Natural Resources Governance projects and developed experience in Climate Justice, Protection of Human Rights, Access to Justice and Gender Equality.
- He represents Africa on the International Advisory Board of the Global Community of Practice on Land and Corruption.
- Sits on the Uganda's Advisory Board of the Land Equity Movement.

DISCUSSANT



Mr. Simon Mwesigye

GLTN expert, UN Habitat

Simon is a Land Tenure Advisor with Global Land Tool Network and UN-Habitat.

He is currently working as the coordinator of LAND-at-Scale in Uganda project. Simon has more than 10 years professional experience, primarily working as a Land Tenure Specialist and has a wealth of skills in land administration, land policy reforms, property taxation and valuation from both private and government practices in Uganda.

He has experience working at the forefront of global agenda on land tenure involved on specific country-level interventions for FAO, GIZ and UN-Habitat/GLTN.

Mr. Mwesigye holds a MSc. degree in Land Management and Land Tenure from Technical University of Munich (Germany) and BSc. Degree in Land Economics from Kyambogo University (Uganda)

SCHEDULE OF ACTIVITIES

11:30am Presentation

TOPIC: SECURITY OF TENURE INNOVATIONS, BEST PRACTICES AND DEVELOPMENT CHALLENGES

The Presentation on the Security of Tenure Innovations, Best practices, and Development challenges will highlight the practical interventions on the digital transformation & and innovation agenda for land information systems. Specifically, this panel will look into the need for security of tenure and its implication to infrastructure redevelopment, draw in on the investment potential, and show avenues for functional & and workable land management structures with a clear-cut discourse on the paradigm shift needed to unlock overall economic potential and areas for policy dialogue. The panelists have been specifically selected to share innovations, case studies, civil society interventions, international best practices, potential synergies, and collaborations.

Keynote Speaker: Mr. Bashir Kizito Juma – Deputy CEO Buganda Land Board

Session Chair: Mr. Frank Rusa , Director Legal Affairs KCCA

Proposed Discussants

- i. Ms Geraldine Kabami – Senior Program Manager , Friedrich-Ebert-Stiftung
- ii. Mr. Simon Mwesigye - GLTN expert, UN Habitat
- iii. Mr. Jimmy Ochom – Oxfam International in-charge of Land management.

KEYNOTE SPEAKER



MABALA, Shibuta Samuel

Country Urban Advisor, Cities Alliance

- A Housing and Urban Development Specialist with more than forty years' experience in the field.
- Currently engaged as a Country Urban Adviser overseeing the Cities Alliance portfolio in Uganda.
- Served in the Ministry of Lands Housing and Urban Development for more than a decade as the Commissioner for Urban development and later in 2018 as the Director for Housing before joining the Cities Alliance in 2019 as Country Urban Adviser.
- Member of the SUEZ Consulting Team of experts undertaking an affordable housing market study for the AFD to review the policy and regulatory framework to enhance delivery of affordable housing in the Greater Kampala Metropolitan Area.
- In 2021, Undertaken research as Team leader, a research conducted by the ACCIONA Consulting Team for the EU to understand challenges of the Secondary Cities in order to inform the EU on strengthening the role and functions of secondary cities in its development cooperation efforts.
- In 2015, Team leader of the Cities Alliance Future Cities Africa Feasibility Study undertaken for the DFID / UKAID to develop a business case for future proofing of the secondary cities against rapid urbanization, climate change, economic shocks, financial uncertainties and environmental disasters, among others.

SESSION CHAIR



AGABA Vincent

MD Avarts

Vincent Agaba is the Managing Director of Avarts Housing Ltd. He is the Founder, past CEO and past President of the Association of Real Estate Agents of Uganda (AREA-Uganda). He is also the Chairperson of the Governing Council of the Real Estate Institute of East Africa (REIEA). He is a Board Member of Habitat for Humanity Uganda (HFH) Board. He is the Resident Technical Advisor for Uganda for the International Housing Coalition – IHC Global. He is a Member of the Executive Committee of the Uganda National Urban Forum (UNUF), representing Professional Bodies. He is and Director of the Rwenzori Tourism Academy and the Secretary (and former Chairperson) of the Board of Rena Foundation Uganda and Chairperson of the Netherlands Alumni Association of Uganda (NAAU). He is a past Member of the Audit Committee of PSFU, the Private Sector Foundation of Uganda. He is also a Member of Rotary International.

Vincent Agaba holds a Degree in Business Administration and Management attained at Uganda Martyrs University and a Degree in International Business and Management from the University of Groningen in the Netherlands. He also attained a Certificate of Proficiency in Insurance (COP) offered by the Insurance Training College, Professional Certificate in Real Estate Management by IREM, USA; Professional Certificate in Real Estate Brokerage and Management offered by the International Real Property Foundation in cooperation with World Bank-IFC and AREA-Uganda; Professional Certificate in Trainer of Trainers and in Housing Finance, both offered by Frankfurt School of Finance & Management - Germany in cooperation with World Bank-IFC and Institute of Banking and Financial Services

DISCUSSANT



Mr. KYANIKA Abdul

**Manager Micro-credit and housing –
Centenary Bank**

He is the current Manager Housing and Renewable Energy at the Centenary Bank, Uganda. He has over 24 years of experience in the Banking sector and during this time, He has handled property financing and been able to form partnerships with various stakeholders including Government of Uganda, Real Estate Companies, Buganda Land Board, ISU, NGOs and other players to support developers in obtaining security of tenure, secure households and investment /development through access to finance. He has developed finance models for all income groups to address the financing needs for the housing value chain for land surveying, valuation, construction, and purchase.

DISCUSSANT



MUGISHA Turyahikayo
Allan

**Land Valuer, CEO- SM Cathan and
PhD Fellow**

- An Advocate of the High Court of Uganda
- Registered Valuer with the Surveyors Registration Board in Uganda.
- Honorary Secretary of the Institution of Surveyors (ISU) in Uganda, 2007 to 2017.
- Member of the Membership and Standards Review Board of the International Valuation Standards Council
- Managing Partner of S-M Cathan Property Consult Limited
- Trustee on the International Ethics Council representing Institution of Surveyors in Uganda.
- Director of School of Real Estate and Infrastructure Development Sciences, SREIDS, East Africa, a regional Built Environment Professional Training School.

Training:

- Bachelor's degree in Land Management and Valuation from the University of Dar-es-Salaam
- Bachelors of Laws Makerere University
- Diploma Legal Practice from the LDC
- Masters of Business Administration at ESAMI Business School
- PhD student at Ardhi University in Dar es Salaam examining Urban Wealth Creation.

DISCUSSANT



Ms. Dorothy Baziwe

Executive Director - Shelter and Settlements Alternatives

She is the Director of Shelter and Settlements Alternative: Uganda Human Settlement Network (SSA: UHSNET). She is a Social Worker by profession and has been in the human settlements sector in Uganda since 2012. In this sector, Dorothy has engaged in various activities including;

- Fundraising for housing projects;
- Demonstrating housing development;
- Advocacy and lobbying for responsive policies and programs;
- Networking and collaboration with both state and non-state actors;
- Research and information sharing.

Prior to the Human settlements sector, Dorothy worked in different sectors such as;

- Water Sanitation and Hygiene;
- Public health and social work;
- HIV and AIDS awareness; and
- Banking all aimed at improved service delivery to vulnerable households in Uganda

SCHEDULE OF ACTIVITIES

12:30 pm Presentation

TOPIC :AFFORDABLE HOUSING – ACCESS TO FINANCE AND UNLOCKING INVESTMENT POTENTIAL.

The Speaker will be able to Steer debate on the Global, Local practical Housing & Finance models and be able to demonstrate ways in which Kampala can unlock its Investment hubs for effective land utilization and affordable housing. Specifically the presentation will give the linkage between Policy and Housing provision, best practice finance models, Policy gaps preventing effective financing and land utilisation, avenues for partnerships, urban renewal and what Kampala needs to unlearn.

Keynote Speaker: Mr. Samuel Mabala, Country Urban Advisor, Cities Alliance.

Session Chair – Mr. Vincent Agaba – MD Avarts

Proposed Discussants

- i. Mr. Abdul Kyanika – Manager Micro-credit and housing – Centenary Bank
- ii. Ms. Dorothy Baziwe – Executive Director - Shelter and Settlements Alternatives
- iii. Mr. Allan Mugisha Turyahikayo – Land Valuer, CEO- SM Cathan and PhD Fellow

01:30 pm Lunch and Departure at Leisure