



**HOUSING FINANCE FORUM:
Uganda, July 11-12, 2018**

SEGMENT LEVERS



GOLOOBA ERNEST: BUGANDA LAND BOARD



Buganda Land Board



Vision; Every piece of land as an asset to the registered owner.

About BLB;

- Is a body set up by the Kabaka to manage land returned under the Restitution of Traditional Rulers Act of 1993 & the 2013 memorandum.
- Currently manages about 700 square miles of land spread all over Buganda, most of which is inhabited by settlers.
- In administering the land, interfaces with tenants on matters of security of tenure with a duty to bridge the inadequacies i.e. land conflicts, haphazard land developments, illegal settlements, ignorance of the land laws, etc.
- It encourages settlers to regularize their tenancy through processes that authenticates the ownership of, or a legal interest in a parcel of land, of which many are unable to undertake due to financial constraints and hence the introduction of the LAFI scheme.



LAFI SCHEME

- Developed in 2010 by Buganda Land Board (in partnership with Centenary Bank) with the aim of linking tenants on Kabaka's land to Financial Institutions to access credit to facilitate the processes of securing leasehold titles.
- Gives tenants an opportunity to access credit to finance the processes of acquiring titles within a desirable period of time without pleasure.
- Targets low and medium income earners, i.e. self-employed entrepreneurs, salary earners, etc.
- The scheme is managed through a partnership involving Tenants, BLB and Financial Institutions (FIs) and each with specific obligations to meet.
- Tenants are supposed to provide requirements for registration & survey to BLB; possess an account with Financial Institution; have a steady income for loan repayment support.
- BLB is required to ascertain ownership of land; process applicants info & provide a valuation estimate for title processing to FI; process the title and present it to FI as collateral.
- FIs are expected to assess applicant's credit worthiness, advance dues for title processing to BLB and hold title until the loan is cleared.



BENEFITS TO PARTIES

- The scheme gives an opportunity to tenants to access credit from financial institutions to process titles, payable in affordable installments.
- Over 1,232 tenants have accessed credit from FIs to process titles of which 70% have been completed and delivered to respective institutions.
- Tenants' security of tenure is strengthened since a certificate of title is conclusive evidence of ownership of land.
- Value appreciation of land as the geographical boundaries and ownership are clear thereby averting possible land disputes.
- Credible form of collateral with financial institutions to access other facilities for land development and personal growth.
- Tenants have the capacity to issue titles in form of condominiums, sub-leases or sub-divisions making land more marketable and beneficial.
- Tenants are able to fulfill planning requirements since a certificate of title is a prerequisite to approval of building plans.
- In case of any compensation due to infrastructural developments, the affected tenant with a leasehold title is allotted a higher value than a kibanja holder.
- FIs benefit from accounts opened, increased customer retention, and growth of the loans portfolio.

