



THE REPUBLIC OF UGANDA

THE PARLIAMENT OF UGANDA

THE REPORT

OF

PUBLIC ACCOUNTS COMMITTEE

**ON ITS INVESTIGATIONS ON THE CONCERNS
OF AUDITOR GENERAL**

**ON
THE ILLEGAL DISTRIBUTION OF PUBLIC LAND**

IN UGANDA

Date: 11th March 2008

Mr. Speaker Sir,
Honorable Members

REPORT OF THE PUBLIC ACCOUNTS COMMITTEE ON THE ILLEGAL DISTRIBUTION OF PUBLIC LAND IN UGANDA

1.0 Introduction

This report is necessitated by actions/decisions that have been taken by Government on land contrary to the laws of this country. The matter has attracted public concern and has been popularly referred to in the press as "land bonanza".

In his reports to Parliament for the years ending 30th June 2004, 2005, and 2006 the Auditor General raised concern in the manner in which land held in trust by Uganda Land Commission and belonging to Government Institutions was being allocated to other individuals, investors and institutions without carrying out consultations with the responsible Institutions. Subsequently, the Public Accounts Committee investigated this matter under Rules 133(c) & 148 of the Rules of Procedure of Parliament and is pleased to present its report to this August House.

2.0 Methodology

The Committee held meetings with the all the affected Accounting Officers. The following appeared before the Committee:-

- The Officials of the Uganda Land Commission
- The Permanent Secretary, Ministry of Lands
- The Permanent Secretary, Ministry of Health
- The Permanent Secretary, Office of the President
- The Director, Butabika National Mental Referral Hospital
- The Director, Uganda Broadcasting Corporation (UBC)
- The LC V Kitgum District.

3.0 Concerns of Auditor General

The Auditor General was concerned that land held in trust by Uganda Land Commission for some Government Institutions was allocated to other individuals, investors and institutions without carrying out consultations with the responsible institutions. These transactions mostly affected the Office of the President, particularly; encroachment of 8.165 acres of land belonging to Radio Uganda Broadcasting Station at Bugolobi by private individuals with clearance of Uganda Land Commission. The Auditor General noted that in one of the cases, attempts by the Accounting Officer, Office of the President to block the encroachment failed.

Mr. Speaker and Honorable Members, another reported case of public land grabbing was in the Butabika National Mental Referral Hospital. According to the Auditor General's report of 2003/04, the Uganda Land Commission, allocated public land, set aside

for Butabika National Mental Referral Hospital to private developers who included among others public servants from the Ministry of Lands, Office of the President and State House.

The Auditor General observed that part of the problem is that much of the Government land has no titles processed, a problem that is attributed to lack of funding.

4.0 Committee Findings

4.1 Description of Butabika National Mental Referral Hospital Land

Butabika National Mental Referral Hospital is the sitting tenant of plot 2, Block No. 237-238 Kyadondo. It is composed of the Main Civil Hospital, Kirinya Forensic Unit, 2 Schools i.e Psychiatric Nurses Training School and the Psychiatric Clinical Officers School, Junior Quarters of 105 Units, Senior Quarters of 10 Units, Dairy and Agricultural Farms.

This hospital is gazetted for Mental Referrals and was established with the following mission:-

- Offering specialist's referral, curative, promotive and rehabilitative mental health services to the populace.
- Training psychiatric nurses, psychiatric clinical officers, undergraduates and post graduate medical students.
- Conducting mental health related research.

The Hospital has been undergoing rehabilitation funded by African Development Bank (ADB). According to the Director of Butabika National Mental Referral Hospital, the land allocated by the Uganda Land Commission to private developers was meant for expansion of the hospital facilities which includes: the construction of houses for new programs like the Alcohol/Drug Unit, Post Traumatic Stress management Unit among others. This area is also environmentally vital to the hospital as it houses two (2) major sewerage lagoons, the hospital playground which is meant to serve as a recreational ground for patients and their occupational therapy treatment.

4.2 Management and Disposal of Government (Public) Land

Mr. Speaker Sir and Honorable Members, Article 239 of the Constitution, empowers the Uganda Land Commission to hold and manage any land vested in or acquired by Government of Uganda in accordance with the provisions of the Constitution. Furthermore, Section 95 (9) of the Land (Amendment) Act, 2003, provides that all land occupied or used by the Government or any other public body is vested in the Uganda Land Commission for the same estate or interest.

For purposes of regulating land use, Article 242 of the Constitution, provides that Government may, under the laws made by Parliament and policies made from time to time, regulate the use of land. Similarly, Section 44-45 of the Law governing disposal of

public assets (The PPDA, 2003), provides that any disposal of public assets must be done in a transparent manner and in accordance with the laid down procedures.

4.3 Background to Sale of Land

Mr Speaker, this house will recall that on the 6th day of May 2004, a Resolution was passed by Parliament urging Government to stay the sale of land belonging to Butabika Hospital. This motion was moved by the then Chairperson of the Social Services Committee, Hon. Dorothy Hyuha and seconded by six others, who include the following:-

- (i) Hon. John Eresu (MP Kaberamido)
- (ii) Hon. Dr. Lwanga Herbert (MP Bukoto South)
- (iii) Hon. James Mwanda (PWDS Eastern Region)
- (iv) Hon. James Kinobe (MP Katikamu North)
- (v) Hon. Martin Wandera (MP Workers)
- (vi) Hon. Alisemera Jane (Woman MP Bundibugyo).

(Find attached in Annex I of this Report).

Although, at the time of passing this resolution, the sale of the Butabika hospital land was just a rumour, Parliament at that time was more concerned about the future plans for developing this Hospital. However, the Uganda Land Commission disregarded the resolution of Parliament and went ahead with the sale and as was reflected on paper, distributed land belonging to Butabika Hospital amounting to 400 hectares.

4.4 Beneficiaries of the Land

Mr. Speaker Sir, according to the list obtained by the Committee, the list of the beneficiaries includes:-

- 250 acres to M/S Sarna Trading of P.O Box 61493, Jabel Ali Dubai, United Arab Emirates to construct a **Modern Hospital facility.**
- 100 acres to M/S Property Services Ltd, P.O. Box 1707 Kampala, and
- 50 acres to M/S Mukwano Industries (U) Ltd P.O Box 2671 Kampala for the construction of a Housing Estate.

Further scrutiny of the information availed to the Committee, revealed that the "investors" listed were actually public officials from Ministry of Lands, Office of the President and State House.

This list of public officials the Committee found included among others:

- Tibisaasa Jonathan -Commissioner Lands- Plot 9 Mutungo Hill View Road
- Edward Karibwende – Commissioner Lands- Plot 3 Butabika Rise
- Luziraa Florence- US/Lands-Plot 1 Mutungo Hill View Close
- Mrs. Kabanda – wife of PS-Lands- Plot 2 Mutungo Hill View Close
- Wanyenze Rita- Sec/Chairman ULC - Plot 19 Butabika Drive

- Bwayo Ivan- Son of Sec/CM-ULC - Plot 17 Butabika Drive and Plot 9 Circular Road Access I
- Watson Wakooli - Ministry of Lands - Plot 33A Mutungo Hill View Road
- Makoba Wilson – Ministry of Lands – Plot 13B Mutungo Hill View Road
- Richard Muhinda – State House Comptroller - Plot 23 Butabika Crescent
- Sikubwabo Kyeyune – PS/HE- Plot 9 Mutungo Hill View Drive
- J.M.Bwogi – State House-Plot 2 -Mutungo Hill View Lane
- Stephen Ojara – Auditor Generals’ Office – Plot 8 Mutungo Hill View Road
- Semakula Lawrence – Ministry of Finance – Plot 5 Circular Rd

The “investors” allocated land also included members of the first family. These are:

- Edwin Karugire – Plot 6 &8 Butabika Rise
- Geoffrey and Diana Kamuntu–Plot 17&19 Butabika Crescent
- Derrick. B. Akandwanaho – Plot 31 Mutungo Hill View Road.

The committee established that what actually happened was that the so called “big investors” immediately transferred their interest on the land that had been allocated to them for pursuit of a noble cause to private individuals for purposes of private interests. Surprisingly, in all these transactions the Uganda Land Commission took no action and in fact in most cases sanctioned

the violation of these lease agreements. The full list of private developers or "investors" who have been allocated the Butabika National Mental Referral Hospital land is herewith attached to this report. **Annex (II)**

This August House should be aware that all these allocations or transactions were done despite protests from officials of both the Ministry of Health and Butabika Hospital who had a development plan for the land in question. **Annex (III)**

4.5 Opinion of the Director Butabika Hospital

The Director Butabika Hospital informed the Committee that the irony of establishing these investments too close to a big referral mental hospital would be a source of mutual inconvenience both to the patients and the possible tenants. World over mental health hospitals are built horizontally to minimize accidents and expansion in such cases needs more land. He actually pleaded with the Land Commission to re-consider its position on this land. **(Annex IV)**

4.6 Opinion of Ministry of Health

The Permanent Secretary, Ministry of Health in his letter to the Land Commission highlighted the importance of this land to any future development of the Hospital. He noted for example that the conditionality of future development of the Hospital would rely heavily on the availability of land. **(Annex V)**

Mr Speaker Sir, despite all these pleas, the Uganda Land Commission under the Chairmanship of Mr. Mayanja Nkangi, former Attorney General and former Minister of Finance in charge of Government Resources, went unilaterally to dish out Government land to the benefit of private individuals.

5.0 Observations

- a) The sale of Butabika Hospital land contravened section 44-45 of the Public Procurement and Disposal of Public Assets Act, 2003.
- b) The whole process of leasing had been violated at the time and Uganda Land Commission watched and participated in violating the law which they are supposed to stand for.
- c) The mentioned "investors" did not apply for land from Uganda Investment authority. This left the Committee wondering as to who advised them on the availability of Butabika Land for Investment.
- d) The Public Servants under Ministry of Lands, Office of the President, Uganda Land Commission and state House became "investors" for purposes of allocating themselves government land.
- e) Section 2(f) of the lease agreements provides for automatic termination of the leases if there is transfer of the leasehold before the completion of and obtaining an occupation permit of the

proposed building by the initial lessee. However, in most cases this section was violated but no action was taken by the ULC which showed that the violation was abetted by the Commission.

f) Efforts by the Committee to get the Registers and verify the shareholders/Directors of the companies allocated the Butabika Land hit a dead end due to lack of cooperation from the Registrar of Companies. This showed that there were a lot of underhand methods in this transaction.

6.0 Recommendations

Basing on the above observations, the Committee recommends as follows:-

- All the transactions on land belonging to Butabika National Mental Referral Hospital be cancelled and land reverted back for the development of the hospital.
- The officials of the Uganda Land Commission are held accountable for their actions/omissions in this transaction as it tantamount to abuse of office. The Committee invokes Article 164(2) of the Constitution for this purpose.
- The actions/omissions of the Chairman, Commissioners and Secretary, Uganda Land Commission are investigated with

a view of charging them in courts of law for corruption and abuse of office.

- Investigations are carried out on all the public officials involved in this transaction by virtue of their offices with a view of charging them for violating the provisions of Section 10 of the Leadership Code Act, 1992.
- Uganda Land Commission must ensure compliance with the Constitution, the Land Act and the Public Procurement and Disposal of Public Assets Act, 2003 in the disposal of all public land. Consultation is carried with the responsible institutions before such sale.
- Government should immediately provide funds needed for the survey and titling of all government land to avoid further abuse.

7.0 Land Under Office of the President

7.1 The Auditor General's Concerns

Mr. Speaker Sir and Honorable Members, on 11th March 2003, the Secretary, Office of the President wrote to the Secretary Uganda Land Commission raising concern about what she called "gradual and steady encroachment of land that officially belonged to her office by private developers". She observed that

the practice was illegal and requested that a caveat be put on the land. She further requested that plot 14 Faraday Road which had been allocated to Brigadier (now Lt.General) Ivan Koreta be revoked and all copies of titles and deeds of all the surveyed land be forwarded to her. However, in his report to Parliament for the year ended 2004/05, the Auditor General noted that all these pleas were ignored by the Secretary, Uganda Land Commission leading to audit concerns in paragraph 3.0 above.

7.2 Details of Uganda Broadcasting Corporation (UBC) Land at Bugolobi

The Committee was informed by the Uganda Land Commission that seven plots listed below had been allocated to private developers because the Corporation (Uganda Broadcasting Corporation) did not need it; they were:

- Plot 12 Faraday Road - Hon. Amanywa Mushega
- Plot 14 Faraday Road – Brig (now Lt.Gen.) Ivan Koreta
- Plot 1 Mast Clause - Lt Col (Now Brig.) Eric Mukasa
- Plot 2 Mast Bend – Bernard Mukasa
- Plot 4 Mast Bend – M/S Africa International Tourism (Col. Bogere)
- Plot 6 Mast Bend – M/S Africa International Tourism
- Plot 8 Mast Bend – Major Henry Kamufumba (RIP)

The Secretary Office of the President however had earlier informed the Committee that the following plots were also encroached upon:-

- Plot 3 Mast close allocated to Standard Petroleum (U) Ltd.
- Plot 5 Mast Close allocated to Ahimbisibwe Bernard.

7.3 Procedure of Sale

Mr. Speaker Sir, all the prospective buyers in this transaction made applications to Uganda Land Commission which sought clearance of the then Minister of Information. All the applicants thereafter processed their documents and were issued with certificates of titles. In all these transactions, the ULC sought advice and clearance the then Minister, Hon. Basoga Nshadhu(RIP) who gave clearance that the department did not intend to utilize the land, instead of the Secretary, Office of the President who was the technical officer in the Ministry.

Mr. Speaker Sir, It is important to note that the Secretary, Office of the President, who is the technical officer in the Ministry, objected to the sale, no advertisement or request for bids were made, allocations were based on application from buyers and the principle document used during the process was the Land Act and not the PPDA Act.

7.4 Observations

- The Committee noted with concern the hasty decision taken by the Uganda Land Commission to sell this public land which was reserved for Uganda Broadcasting Services way back in 1962.
- The Committee noted that the opinion/views and pleas of Secretary, Office of the President (Ms T. Kinalwa) were ignored despite the fact that she was the custodian of government property in the Ministry.
- The Committee found a number of contradictions about the actual number of plots sold. While the Uganda Land Commission informed the Committee that it was only Seven (7) plots sold, the Secretary, Office of the President claims that an additional two (2) plots were encroached on namely: plots 3 and 5 Mast Bend.
- The Committee observed that the method involved in the process of sale of this land sale was not transparent as it was mainly initiated by the buyers. It would be interesting to know how these buyers discovered the existence of the land and as to how the prices were determined since the laws of demand and supply did not apply.

- The majority of people who bought the land were soldiers. It was difficult to believe that this occurred accidentally. The Committee wondered whether the knowledge about this land was obtained during the course of their duty or as a reward for their "fruits of the struggle".
- There is a lot of similarity between the sale of both the Bugolobi and Butabika land (i.e. the nature of buyers, procedure of sale, the people who bought are similar) as if there is a well thought out plan set out by a group of people to rob government of all its assets.
- While appearing before the Committee, the Secretary, Uganda Land Commission and his team were rather edgy. They were unwilling to freely give information until put to task. The Committee views this as a deliberate effort by the Uganda Land Commission to protect interest of a particular "group" of people.

7.5 Recommendations

The Committee recommends as follows:-

- All the transactions involving change of Land use of all the land belonging to Institutions and Departments of Government should be done with the consent and approval of Parliament to avoid abuse in the process.

- The land reverts to Government and the people involved in the saga be held responsible i.e the Chairman, Secretary and Commissioners Uganda Land Commission.
- All the Allocatees who are Government functionaries are held accountable for influence peddling and flouting rules.
- The established procedure for disposals of government assets is followed in all future transactions.
- In cases where established procedures were ignored, all the officials involved be held responsible for their actions/omissions as per the laws of the land.
- All titles of government land should be in the custody of authorized officers as was the case with Butabika land. The Secretary, Office of the President did not have her titles.
- All Government land should be immediately surveyed and titled and a proper inventory kept preventing further encroachment on public land.
- A list of all public land allocated to private developers since 1995 be availed to Parliament for scrutiny.

- The CID investigates the role played by the Registrar of Companies, the then Minister of Lands, Hon. Maj. Gen. Otafire, the then Minister of Health, Hon. Maj. Gen. Muhwezi, and the Commissioner of lands in all these transactions.

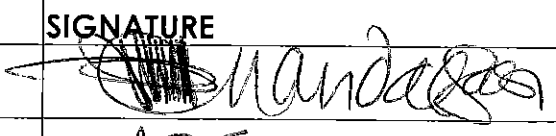
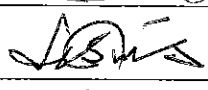
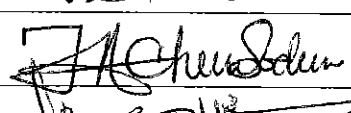
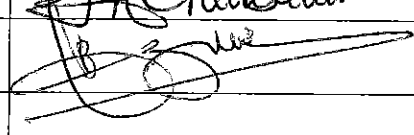

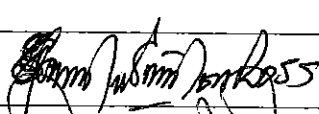
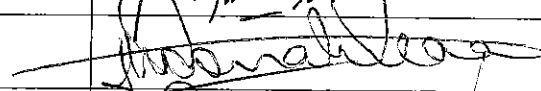
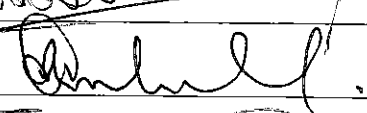

8.0 Conclusion

Mr. Speaker Sir and Honorable Members, land is a capital and non renewable asset that is essential for any development. All public land is held in trust by the Uganda Land Commission on behalf of all the citizens of this country. It is therefore crucial that all transactions involving public land be handled in a manner that will benefit both current and future generations.

Mr. Speaker Sir, Parliament has a clear mandate to ensure that all public resources are managed in accordance with the Constitutions and the established laws and regulations. Parliament must therefore guard against having its resolutions abused by public officials and get away with it and should be able to stand firm on public resources. Parliament must also not be lenient to public officials who misuse their offices in the course of their duties. This is the only way to preserve and protect the integrity of this institution.

Mr. Speaker and Honorable Members, I beg to move that the report be adopted.

PUBLIC ACCOUNTS COMMITTEE

	NAME	SIGNATURE
1.	Hon. Nandala Mafabi (Chair)	
2.	Hon. Sebuliba Mutumba (D/Chair)	
3.	Hon Achia Terence Naco	
4.	Hon. Kazibwe Tom	
5.	Hon Tumwebaze Frank	
6.	Hon. Mutuluza Peter Claver	
7.	Hon. Masiko K Winfred	
8.	Hon. Katongole Badhul	
9.	Hon. Kyokuhairwa Kyaka V	
10.	Hon. Kamba Saleh M.W.	
11.	Hon. Margaret Muhanga M	
12.	Hon. Kabahweza Florence H	
13.	Hon. Nsubuga William	
14.	Hon. Kibojana Margaret	
15.	Hon. Olive Wonekha	
16.	Hon. Bartile Toskin	
17.	Hon. Euku Simon Ross	
18.	Hon. Okumu Reagan	
19.	Hon. Oduman Albert	
20.	Hon. Sejjoba Isaac	

AB 493/263/01

7th May 2004

Hon. Minister
Ministry of Water, Lands
And Environment,
KAMPALA.

**A RESOLUTION OF PARLIAMENT URGING THE UGANDA LAND COMMISSION TO
STAY PREPARATIONS FOR THE SALE OF LAND BELONGING TO BUTABIKA HOSPITAL**

Please receive four (4) copies of the above Resolution of Parliament for your
necessary action.



A.M. Tandekwire
CLERK TO PARLIAMENT

c.c. Minister of Health
c.c. Chairman, Uganda Land Commission



THE REPUBLIC OF UGANDA

A RESOLUTION OF PARLIAMENT URGING THE UGANDA LAND COMMISSION TO STAY PREPARATIONS FOR THE SALE OF LAND BELONGING TO BUTABIKA HOSPITAL

WHEREAS Butabika National Referral Hospital owns a piece of land comprised of 620 acres;

AND WHEREAS that land is held in trust by the Uganda Land Commission on behalf of the hospital;

AND WHEREAS Butabika National Referral Hospital occupies 200 acres and uses about 100 acres for farming, recreation and other activities;

AND WHEREAS it has come to the notice of the Members of Parliament that the Land Commission is intending, and is actually in the process of selling part of the land belonging to Butabika National Referral Hospital amounting to 400 acres to investors, as below:

- a) 250 acres to Ms. Sarna Trading, P.O. Box 61493, Jabel Ali Dubai, United Arab Emirates.
- b) 100 acres to Ms. Property Service Limited, P.O. Box 1707, Kampala.
- c) 50 acres to Ms. Mukwano Industries (U) Limited, P.O. Box 2671, Kampala.

CONCERNED that the hospital, and the Ministry of Health were not consulted but just came to know about the intended sale through rumours, which were later confirmed to be true through subsequent communications;

AWARE of the fact that Butabika National Referral Hospital and the Ministry intend to develop the land which development has already started with the building of a Training School of nurses and other allied health workers;

AND AWARE of the fact that Butabika National Referral Hospital received US Dollars 48 million from Africa Development Bank (ADB) for development.

NOW THEREFORE, be it resolved by Parliament that as a matter of urgency, the Uganda Land Commission does stay the process of selling the land;

- i) Until all the relevant interested parties are consulted;
- ii) All relevant issues relating to the sale and use of the land and welfare of the patients of Butabika National Referral Hospital are resolved.
- iii) Until the relevant Minister informs the House of actions taken by the Uganda Land Commission on (i) and (ii) above.

Mover: Hon. Dorothy Hyuha (Woman MP, Tororo District)

Seconders: Hon. Eresu John (MP, Kaberamaido)
Hon. Dr. Lwanga Herbert (MP Bukoto South)
Hon. James Mwandha (PWDs Eastern Region)
Hon. James Kinobe (MP Katikamu North)
Hon. Wandera Martin (MP Workers)
Hon. Alisemera Jane (woman MP, Bundibugyo)

I certify that this resolution was passed by Parliament on the 6th day of May 2004.


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CLERK TO PARLIAMENT

Clerk to Parliament

ANNEX II

LIST OF PLOTS AT BUTABIKA

NO.	FILE REF.	LOCATION	PROPRIETOR	AREA IN ACRES
1.	ULC/210/01	Plot 4 Butabika Road	M/s Sarna Trading Co.	100 Acres
2.	ULC/210/02	Plot 5 Butabika Road	M/s Mukwano Industries	25 Acres
3.	ULC/210/03	Plot 6 Butabika	Ms PSL Housing Ltd	25 Acres
4.	ULC/210/04	Plots 1,3,5 Mutungo Hill View Road	Ms Manderera Auto Spare	15 Acres
5.	ULC/210/05	Plot 20 Butabika Drive	Electoral Commission	2 acres
	ULC/210/06	Plot 19 Palace View Road	Simba Properties	8 acres
7.	ULC/210/07	Plot 7 Kireka Hill View Road	Ngabo Academy	7 acres
8.	ULC/210/08	Plot 29/31 Butabika Crescent	Waseni George	0.5 acres
9.	ULC/210/09	Plot 16 Butabika Rise	Asimwe Denis	0.25 acres
10.	ULC/210/10	Plot 3 Kireka Hill View Rd	Islamic University in Uganda -- Mbale	2.5 acres
11.	ULC/210/11	Plot 39 Mtungo Hill View Rd	Moru Apartments	5 acres
12.	ULC/210/12	Plot 34 Mutungo Hill View Rd	Wedding Planners	5 acres
13.	ULC/210/13	Plot 41 Mutungo Hill View Rd	Providence Development Co.	5 acres
14.	ULC/210/14	Plot 43 Mutungo Hill View Rd	Claven Enterprises	5 acres
15.	ULC/210/15	Plot 36 Mutungo Hill View Rd	Uganda Building Matetials Ltd	5 acres
16.	ULC/210/16	Plot 18 Butabika Drive	UCOBAC	1.5 acres
17.	ULC/210/17	Plot 38 Mutungo Hill View Rd	Hafiya Services Ltd	6 acres
18.	ULC/210/18	Plot 16 Butabika Drive	Fida (U)	1.5 acres

8 AC MUKWANO
22/11/06

19.	ULC/210/19	Plot 13 Butabika Drive	Nabbanda Monica	0.25 acre
20.	ULC/210/20	Plot 17 Butabika Drive	Bwayo Ivan	"
21.	ULC/210/21	Plot 11 Butabika Drive	Mugaino Baker	"
22.	ULC/210/22	Plot 19 Butabika Drive	Wanyenze Rita	"
23.	ULC/210/23	Plot 20 Butabika Crescent	Komugisha Dianah	"
24.	ULC/210/24	Plot 14 Butabika Crescent	Amina Katoko	"
25.	ULC/210/25	Plot 30 Mutungo Hill View Rd	Kingsway	5 acres
26.	ULC/210/26	Plot 16 Butabika Crescent	Kawuma Ssebuliba	0.25 acre
27.	ULC/210/27	Plot 10 Butabika Crescent	Awidi Florence	"
28.	ULC/210/28	Plot 6 Mutungo Hill View Drive	Robert Nyombi	"
29.	ULC/210/29	Plot 11 Butabika Rise	Ojambo Steven	"
30.	ULC/210/30	Plot 9 Butabika Drive	Sebutinde Frank	"
31.	ULC/210/31	Plot 7 Butabika Drive	Tusiime Brenda	"
32.	ULC/210/32	Plot 2 Butabika Crescent	Aboi John	"
33.	ULC/210/33	Plot 3 Butabika Crescent	Kagasya Mariam	"
34.	ULC/210/34	Plot 5 Butabika Drive	Josephine Nazziwa	"
35.	ULC/210/35	Plot 1 Butabika Drive	Byaruhanga Edward	"
36.	ULC/210/36	Plot 4 Butabika Crescent	Senyonga Davis	"
37.	ULC/210/37	Plot 6 Butabika Crescent	Kitaita Akozasi	"
38.	ULC/210/38	Plot 12 Butabika Crescent	Kiggundu Douglas	"
39.	ULC/210/39	Plot 18 Butabika Crescent	Dr. Mugarura Isaac	"
40.	ULC/210/40	Plot 31 Butabika Drive	Mrs. Muhwezi Florence	"
41.	ULC/210/41	Plot 32 Butabika Crescent	Paul Musolo	"
42.	ULC/210/42	Plot 21 Butabika Drive	Herbert Kisitu	"

43.	ULC/210/43	Plot 29 Butabika Drive	Musa Mufumbiro	0.25 acre
44.	ULC/210/44	Plot 23 Butabika Drive	Mrs. Juliet Okot	"
45.	ULC/210/45	Plot 25 Butabika Drive	Levi Odongo	"
46.	ULC/210/46	Plot 27 Butabika Drive	Rose Sentamu	"
47.	ULC/210/47	Plot 24 Butabika Crescent	Kenneth Mutebi	"
48.	ULC/210/48	Plot 26 Butabika Crescent	Ms Claire Nabwire	"
49.	ULC/210/49	Plot 30 Butabika Crescent	Kezaala Thomas	"
50.	ULC/210/50	Plot 28 Butabika Crescent	Dr. Charles Odenyo	"
51.	ULC/210/51	Plots 1,2,3, & 4 Butabika Rise Close	Maj. Gen. Ivan Koreta	1.0 acre
52.	ULC/210/52	Plot 8 Butabika Crescent	Onapa Calvin	0.25 acre
53.	ULC/210/53	Plot 15 Butabika Drive	Bawuuna Christine	"
54.	ULC/210/54	Plot 32 Mutungo Hill View Close	Integrated Dev. Of Entrepreneurial & Ancillary Services	5 acres
55.	ULC/210/55	Plot 1 Mutungo Hill View Close	Luziraa Florence	1.5 acres
56.	ULC/210/56	Plot 7 Mutungo Hill View Rd	Col. Stephen Othieno	2 acres
57.	ULC/210/57	Plot 1 Mutungo Hill View Lane	Pioneer Construction Ltd	1 acre
58.	ULC/210/58	Plot 9 Mutungo Hill View Road	Tibisaasa Jonathan	1 acre
59.	ULC/210/59	Plot 1 Kireka Hill View Road	Makerere University	2.5 acres
60.	ULC/210/60	Plot 3 Mutungo Hill View Drive	Lake Basin Tours & Travels Ltd	1.5 acres
61.	ULC/210/61	Plot 13 Butabika Crescent	Peter & Patricia Ejalu	0.25 acre
62.	ULC/210/62	Plot 15 Butabika Crescent	Kituma Magala	0.25 acre
63.	ULC/210/63	Plot 17 & 19 Butabika Crescent	Geoffrey & Diana Kamuntu	0.5 acre
64.	ULC/210/64	Plot 6 & 8 Butabika Rise	Edwin Karugire	0.5 acre

65.	ULC/210/65	Plot 2 & 4 Butabika Rise	Kirunda Kivejinja .A.	0.5 acre
66.	ULC/210/66	Plot 14 Butabika Rise	Kassim Nyende	0.25 acre
67.	ULC/210/67	Plot 27 Butabika Crescent	James Kagwisa	"
68.	ULC/210/68	Plot 12 Butabika Rise	Oketcho Pasikar	"
69.	ULC/210/69	Plot 21 Butabika Crescent	Muhammad Mayanja	"
70.	ULC/210/70	Plot 23 Butabika Crescent	Richard Muhinda	"
71.	ULC/210/71	Plot 17 Butabika Rise	J.F. Onyango	"
72.	ULC/210/72	Plot 10 Butabika Rise	Sarah Ibanda	"
73.	ULC/210/73	Plot 9 Butabika Rise	Godfrey Lubowa	"
74.	ULC/210/74	Plot 1 Butabika Rise	Sarah Kulata Basangwa	"
75.	ULC/210/75	Plot 3 Butabika Rise	Edward Karibwende	"
76.	ULC/210/76	Plot 15 Butabika Rise	Eric Byenkya	"
77.	ULC/210/77	Plot 5 Butabika Rise	Sam Njuba	"
78.	ULC/210/78	Plot 13 Butabika Rise	Esther Obaikol	"
79.	ULC/210/79	Plot 2 Kireka Hill View Rd	Emmanuel Samuku	"
80.	ULC/210/80	Plot 2 Mutungo Hill View Lane	J.M. Bwogi	1.0 acre
81.	ULC/210/81	Plot 5 & 7 Mutungo Hill View Drive	GES Printers & Stationers	1.0 acre
82.	ULC/210/82	Plot 9 Mutungo Hill View Drive	Sikubwabo Kyeyune	0.5 acre
83.	ULC/210/83	Plot 11 Mutungo Hill View Drive	M/s Pyramid International Ltd	"
84.	ULC/210/84	Plot 13 Mutungo Hill View Drive	F.K. Mbyesiza	"
85.	ULC/210/85	Plot 2 Mutungo Hill View Drive	Crescent Muhumza	0.6 acre
86.	ULC/210/86	Plot 21 Mutungo Hill View Road	Mulinde Mukasa	0.5 acre
87.	ULC/210/87	Plot 10 Circular Rd Access I	Lawrence Eтуру	0.25 acre
88.	ULC/210/88	Plot 8 Mutungo Hill View Drive	Sarah Kawooya Opio	0.4 acre

89.	ULC/210/89	Plot 7 Butabika Rise	Mr & Mrs Katanga	0.25 acre
90.	ULC/210/90	Plot 19 Mutungo Hill View Rd	F.X. Rwego	0.5 acre
91.	ULC/210/91	Plot 25 Mutungo Hill View Rd	Were Siabo	"
92.	ULC/210/92	Plot 17 Mutungo Hill View Rd	P. Namara	"
93.	ULC/210/93	Plot 18A Mutungo Hill View Rd	M.H.V.R	0.25 acre
94.	ULC/210/94	Plot 15A Mutungo Hill View Rd	Lady Charlotte	0.5 acre
95.	ULC/210/95	Plot 27 Mutungo Hill View Rd	Mr & Mrs Jack Mucunguzi	"
96.	ULC/210/96	Plot 29 Mutungo Hill View Rd	Lt. Col. Fred Mugisha	"
97.	ULC/210/97	Plot 31 Mutungo Hill view Rd	Derrick .B. Akandwanaho	"
98.	ULC/210/98	Plot 37 Mutungo Hill View Rd	Dr. Charles Okidi	"
99.	ULC/210/99	Plot 35 Mutungo Hill View Rd	Benon Twebanze	"
100.	ULC/210/100	Plot 4 Mutungo Hill View Rd	Charles Okolong	"
101.	ULC/210/101	Plot 2A Mutungo Hill View Rd	Mr. Rogers Kasirye	1 acre
102.	ULC/210/102	Plot 28 Mutungo Hill View Rd	Alex Kikwaya	1 acre
103.	ULC/210/103	Plot 3 Mutungo Hill View Rd	Javia Services	0.5 acre
104.	ULC/210/104	Plot 33A Mutungo Hill View Rd	Watson Wakooli	0.25 acre
105.	ULC/210/105	Plot 13B Mutungo Hill View Rd	Makoba Wilson	"
106.	ULC/210/106	Plot 13A Mutungo Hill View Rd	Akileng S.P	"
107.	ULC/210/107	Plot 6 Mutungo Hill View Rd	Candia Romana	"
108.	ULC/210/108	Plot 24A Mutungo Hill View Rd	Ms. Jane Bagonza	"
109.	ULC/210/109	Plot 3 Circular Road Access I	Ronnie e. Mulungwa	"
110.	ULC/210/110	Plot 20A Mutungo Hill View Rd	Dan Kitengejja	"
111.	ULC/210/111	Plot 20B Mutungo Hill View Rd	Mary Ann. Kagoro	"
112.	ULC/210/112	Plot 22A Mutungo Hill View Rd	James Oyena	0.25 acre

113.	ULC/210/113	Plot 22B Mutungo Hill View Rd	L. Musisi Mugerwa	0.25 acre
114.	ULC/210/114	Plot 8 Mutungo Hill View Rd	Stephen Ijara	0.5 acre
115.	ULC/210/115	Plot 14 Circular Rd Access I	Acao Christine	0.25 acre
116.	ULC/210/116	Plot 1 Circular Road	Kwesiga Johns	0.25 acre
117.	ULC/210/117	Plot 3 Palace View Rd	Nkwanga Margaret	"
118.	ULC/210/118	Plot 7 Palace View Rd	Irene Aguti	"
119.	ULC/210/119	Plot 9 Palace View Rd	Elizabeth Opit	"
120.	ULC/210/120	Plot 15 Palace View Rd	Ndegemu .S. Joy	"
121.	ULC/210/121	Plot 11 Palace View Rd	Kagwisa James	"
122.	ULC/210/122	Plot 47 Mutungo Hill View Road	Jane Francis Kasirye	"
123.	ULC/210/123	Plot 6 Circular Road Access I	Dennis Lukwago	"
124.	ULC/210/124	Plot 8 Circular Road Access I	Lydia .B. Nsubuga	"
125.	ULC/210/125	Plot 4B Mutungo Hill View Road	Okou Patrick	"
126.	ULC/210/126	Plot 53 Mutungo Hill View Road	Christine Kisubi	"
127.	ULC/210/127	Plot 45 Mutungo Hill View Road	Kange Richard	"
128.	ULC/210/128	Plot 33B Mutungo Hill View Road	Nekesa Christine	"
129.	ULC/210/129	Plot 11 Butabika Crescent	Waako Muzinge Stephen	"
130.	ULC/210/130	Plot 15B Mutungo Hill View Road	Nyakana Godfrey	"
131.	ULC/210/131	Plot 55 Mutungo Hill View Road	Butengenene Swaib	"
132.	ULC/210/132	Plot 57 Mutungo Hill View Road	Luyima Hood Musoke	"
133.	ULC/210/133	Plot 59 Mutungo Hill View Road	Sunday Lule .G.	"
134.	ULC/210/134	Plot 2 Circular Road Access I	Margaret Walusimbi	0.25 acre
135.	ULC/210/135	Plot 2B Mutungo Hill View Rd	Charles Kyamanywa	0.5 acre
136.	ULC/210/136	Plot 12 Circular Road	Roselyne Muhanguzi	0.25 acre

137.	ULC/210/137	Plot 1 Circular Road Access I	Kanyamugara .L.	"
138.	ULC/210/138	Plot 3 Circular Road	R. Twinogisha	"
139.	ULC/210/139	Plot 1 Palace View Road	John Bosco Sanyu	"
140.	ULC/210/140	Plot 51 Mutungo Hill Veiw Rd	Julie Luwum	"
141.	ULC/210/141	Plot 7 Palace View Road	Zinzanze Ismail	"
142.	ULC/210/142	Plot 5 Palace View Road	Juliet Nerima	"
143.	ULC/210/143	Plot 24B Mutungo Hill View Road	Nagadya Solome	"
144.	ULC/210/144	Plot 4 Circular Road Access I	Theopista Nyakato	"
145.	ULC/210/145	Plot 1 Circular Road Access II	Stephen Enyomu	"
146.	ULC/210/146	Plot 1 Mutungo Hill View Drive	Mwebaze Ernest	1.5 acres
147.	ULC/210/147	Plot 23A Mutungo Hill View Road	Lamwaka Christine	0.25 acre
148.	ULC/210/148	Plot 4A Mutungo Hill View Road	Namukwaya Rose	"
149.	ULC/210/149	Plot 28 Kireka Hill View Road	Sylvia & Martin Aliu	"
150.	ULC/210/150	Plot 26 Kireka Hill View Road	Denis Kibuka Musoke	"
151.	ULC/210/151	Plot 17 Palace View Road	Dennis Owili	"
152.	ULC/210/152	Plot 23B Mutungo Hill View Road	T. Oboma	"
153.	ULC/210/153	Plot 14B Mutungo Hill View Road	Rose Ssali	"
154.	ULC/210/154	Plot 14A Mutungo Hill View Road	Jow Kalule	"
155.	ULC/210/155	Plot 16 Circular Road Access I	Oyat Balmoi	"
156.	ULC/210/156	Plot 9 Circular Road	Songoto .A.	"
157.	ULC/210/157	Plot 26 Mutungo Hill View Road	Fred Osago	0.50 acre
158.	ULC/210/158	Plot 5 Circular Road	Semakula Lawrence	0.25 acre
159.	ULC/210/159	Plot 2,4,6,8,10 & 12 Butabika Close	Karuma Falls General .A.	5 acres
160.	ULC/210/160	Plot 49 Mutungo Hill View Road	Niwagaba & Mwebesa Co. Adv.	7 acres

161.	ULC/210/161	Plot 11 Mutungo Hill View Road	M/S Sagimex Enterprises	1 acre
162.	ULC/210/162	Plot 2 Mutungo Hill View Close	Mrs. Kabanda	1 acre
163.	ULC/210/163	Plot 25 Butabika Crescent	Dr. Julie Muhairwe	0.25 acre
164.	ULC/210/164	Plot 22 Butabika Crescent	Nelson Omagor	"
165.	ULC/210/165	Plot 10 Mutungo Hill View Road	Kaijuka Godfrey	0.50 acre
166.	ULC/210/166	Plot 2A Mutungo Hill View Road	Ndegemu S. Joy	0.25 acre
167.	ULC/210/167	Plot 7A Butabika Rise	Hellen Nalule Kayongo	0.5 acre
168.	ULC/210/168	Plot 11 Butabika Rise	Lt. Col. James Mugira	1 acre
169.	ULC/210/169	Plot 18B Mutungo Hill View Road	David Ninikiriza	0.25 acre
170.	ULC/210/170	Plot 12 Circular Road Access I	Mark Okeke	0.25 acre
171.	ULC/210/171	Plot 13 Palace New Road	Obanyan Christine	0.25 acre
172.	ULC/210/172	Plot 9 Circular Road Access I	Bwayo Ivan	0.25 acre
173.	ULC/210/173	Plot 11 Circular Road Access I	Magarura Isaac	0.25 acre
174.	ULC/210/174	Plot 13 Circular Road Access I	Aboi John Herbert	0.25 acre
175.	ULC/210/175	Plot 15 Circular Road Access I	Nazziwa Josephine	0.25 acre
176.	ULC/210/176	Plot 6 Circular Road Access II	Dr. Akena Owot Wilfred	0.25 acre

BUTABIKA LAND

TOTAL ACREAGE	=	600 ACRES
PROPOSED AREA FOR INVESTMENT	=	400 ACRES
BUILT-UP AREA AND FUTURE EXTENSION	=	110 ACRES
AREA RESERVED FOR OTHER DEVELOPMENTS	=	40 ACRES
AREA COVERED BY ROAD NETWORK	=	50 ACRES
EXISTING SEWAGE DISPOSAL WORKS	=	1
PROPOSED SITES FOR LAGOONS	=	2
PROPOSED ROAD WIDTH	=	20 M

Telephone: General Lines: 340874 / 231563/9
Permanent Secretary's Office: 256 - 41 - 340872
Fax: 256 - 41 - 231584



THE REPUBLIC OF UGANDA

Ministry of Health
P.O. Box 7272
Kampala
Uganda

IN ANY CORRESPONDENCE ON
THIS SUBJECT PLEASE QUOTE No: ADM.178/08

7th November, 2003

The Chairman
Uganda Land Commission
P.O. Box 7096
KAMPALA

Dear Sir,

RE: LAND TITLE FOR BUTABIKA HOSPITAL

Butabika National Mental Referral Hospital is the sitting tenant of Plot 2, Block No. 237 - 238 Kyadondo. This is a gazetted Mental Hospital under the Mental Health Act of 1964.

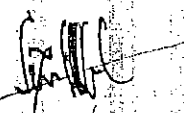
For a long time, Mental Health Services were not addressed until the current Government which has prioritized this important aspect of Health.

The Government acquired a loan from the African Development Bank under the Support to the Health Sector Strategic Plan Project (SHSSPP) to rehabilitate and remodel the Hospital. One of the major conditionalities of the Bank was for Government to provide the land title for the Hospital and other Mental Health Units. The Bank allowed the first disbursement of funds for the Project works to start on an understanding that the Government of Uganda would fulfil this part of the loan conditions later, failure of which the Bank would discontinue the release of funds.

I therefore request for the land title for Butabika Mental Hospital to enable Government continue this Project to improve mental health service delivery in the country as part of the Health Sector Strategic Plan objective.

Thank you.

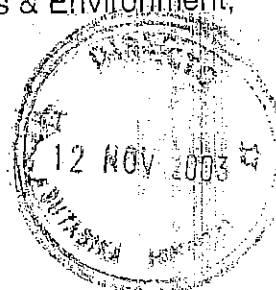
Yours faithfully,


Mohammed S. Kezaala

PERMANENT SECRETARY

cc: The Permanent Secretary, Ministry of Water, Lands & Environment,
Kampala

cc: The Director, Butabika Hospital, Kampala



TELEPHONE: DIRECT 041 - 504376

GENERAL 041 - 504338

FAX NO. 256 -41-50760

E-MAIL: buthosp@infocorn.co.ug



THE REPUBLIC OF UGANDA

BUTABIKA HOSPITAL

P. O. BOX 7017

KAMPALA, UGANDA.

IN ANY CORRESPONDENCE ON

2/16

THIS SUBJECT PLEASE QUOTE.....

November 6, 2003

The Permanent Secretary
Ministry of Health
P.O. Box 7272
Kampala.

RE: URGENT REQUIREMENT FOR BUTABIKA HOSPITAL LAND
TITLE FOR REMODELLING AND REHABILITATION OF
THE HOSPITAL UNDER SHSSPP

As you are aware, Butabika Hospital and the Regional Health Units are already undergoing rehabilitation/remodelling under the ADF/Government of Uganda funded Support to the Health Sector Strategic Plan Project (SHSSPP).

One of the key conditionalities before the civil works could begin was availing valid land titles for these Units. However, the Bank allowed the release of funds for construction on the understanding that Government will fulfill its part by providing valid land titles for the different sites. To date, the land title for Butabika Hospital has not been secured for this purpose. The Government risks interrupting this very important Project, as the Bank will be stopping disbursement of funds if the conditionalities are not met.

In case of Butabika Hospital, the land was surveyed some 50 years back. However, in the year 2000, the Hospital land was re-surveyed and boundaries reopened by M/S Jolanam Land Surveyors.

The purpose for this letter, is to kindly request you as the custodian of the Ministry of Health Infrastructure properties to facilitate the acquisition of the land title for Butabika Hospital.

Furthermore, there appears to be interested people in the land under the disguise of Investors.

Your quick intervention will be greatly appreciated.

Dr. Fred N. Kigozi
DIRECTOR

ANNEX IV

TELEPHONE: DIRECT 041-504376

GENERAL 041-504338

FAX NO. 256-41-50760

E-MAIL: buthosp@infocom.co.ug



THE REPUBLIC OF UGANDA

BUTABIKA HOSPITAL

P. O. BOX 7017

KAMPALA, UGANDA.

IN ANY CORRESPONDENCE ON

THIS SUBJECT PLEASE QUOTE.....2/16.....

November 6, 2003

The Chairman
Uganda Land Commission
P.O. Box 7096
KAMPALA.

RE: LAND UTILIZATION FOR BUTABIKA HOSPITAL

Butabika National Referral Mental Hospital is the sitting tenant of Plot 2, Block No. 237 – 238 Kyadondo. It's composed of the Main civil hospital, Kirinya Forensic Unit, 2 Schools i.e. Psychiatric Nurses Training School and the Psychiatric Clinical Officers School, Junior quarters (105 Units), Senior quarters (10 Units), diary and agricultural farms.

This is a gazetted Mental Hospital with a mission of:-

- Offering specialists referral curative, preventive, promotive and rehabilitative mental health services to the populace. Offers limited general health services to the areas around.
- Training psychiatric nurses, psychiatric clinical officers, undergraduate and post-graduate medical students. Besides, general nurses in training schools all over the country pass through for a limited mental health experience.
- Conducts mental health related research.

- (1) Currently the Hospital is undergoing rehabilitation funded by the ADB/F through the SHSSPP. The area being referred to for a Housing estate, under the Project, is the location for the 2 major sewerage lagoons, the Hospital play ground which serves as a recreational area for patients occupational therapy treatment and other recreational activities.

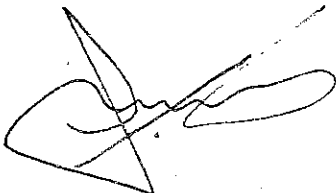
The said area houses the Hospital farm, which currently has 15 Fresian cows and practices Agricultural farming to supplement the patients diet for the improved welfare.

- (2) Under the Project, new structures are being put up to house new programmes, like the Alcohol/Drug Unit, Post Traumatic Stress management Unit among others. Yet deriving from the mission statement, there are many Projects, which are to come up to address patients' needs, which will be accommodated in this space.
- (3) Besides, there is still urgent need for staff accommodation, whereby Management is trying to look for funding.

November 6, 2003

- (4) 1/3 of the land is a wetland, swampy areas of Lake Victoria protected by NEMA, where there were some sand excavators and bricklayers whom we forced out of the area due to degradation of the environment. Management has undertaken a programme of planting trees in the area as a measure to protect the environment.
- (5) The irony of a Housing estate too close to a big National Referral Mental Hospital in our view will be a source of mutual inconvenience both to the patients and possible tenants as generally known all over the world.

Your timely intervention to protect this Hospital land is of paramount interest to Management.



Dr. Fred N. Kigozi
DIRECTOR