

PARLIAMENT OF UGANDA

**REPORT OF THE COMMITTEE ON AGRICULTURE, ANIMAL INDUSTRY
AND FISHERIES ON THE INVESTIGATIONS INTO THE GIVE-AWAY OF
MARUZI RANCHING SCHEME AND THE ILLEGAL LEASING AND GRABBING
OF LAND BELONGING TO THE RANCH**

OFFICE OF THE CLERK TO PARLIAMENT

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REPORT OF THE COMMITTEE ON AGRICULTURE, ANIMAL INDUSTRY AND FISHERIES ON THE INVESTIGATIONS INTO THE GIVE-AWAY OF MARUZI RANCHING SCHEME AND THE ILLEGAL LEASING AND GRABBING OF LAND BELONGING TO THE RANCH.

1.0 INTRODUCTION

During the Plenary Sitting of Wednesday 16th January 2019, Hon. Tonny Ayoo, MP Kwania County [NRM] raised the matter of the **give-away of Maruzi Ranching Scheme and the illegal leasing and grabbing of land belonging to the ranch.**

A debate ensued following the concern raised by Hon. Ayoo Tonny and the following were the key issues that were brought out:

- 1) On record in the Lira land zonal office, in the land information system the lease or registered volume 717 Folio 4 which was registered on 24th April 1969, is the only document that exists and proves the true ownership of the said land at Maruzi ranch.
- 2) There is a caveat on the title that was put by the Chairperson District Land Board, Apac District on 6th July 2018, stopping any further activity by any person or any changing of the title by any person.
- 3) There is a certificate of title under freehold registered Volume 1560 Folio 20, that was registered on 19th January 2016 in the name of Uganda Livestock Industries Ltd that converted the freehold title to leasehold title.
- 4) Registered title vide leasehold registered volume 4624 Folio 1, in the name of Hillside Agriculture Limited that was registered on 7th September 2018 in the name of Hillside Agriculture Limited.

The following matters were brought out:

- 1) Sought to understand the circumstances under which the leasehold public land was converted to freehold and eventually subdivided.
- 2) Why the two titles; freehold and leasehold volume 1 has been registered only in the analogue and not in the land information system.
- 3) People were being evicted from this land and the UPDF are guarding the land and they move at night arresting people. There were rape cases cited as well.

- 4) The mode of compensation was also of great concern; people being compensated shs400,000, shs200,000 and shs100,000 without a proper schedule of payment and valuation. The payment are done by the District Internal Security Officer, Gombolala Internal Security and some UPDF officers.
- 5) Hillside Agriculture Ltd paid shs9million for stamp duty, premium and annual ground rent for the land measuring 54square miles.
- 6) Uganda Livestock Industry Ltd was divested and therefore is defunct, the mover of the petition sought to know the circumstances under which it is participating in converting leasehold land to freehold in their own name and also subdividing and allowing people to get into the land.
- 7) People who do not belong to the area of the ranch have been included in the demarcation and their land has been taken.
- 8) The volume of the land which is being opened is bigger than the original land of the scheme and therefore land of other people is being grabbed.

The Rt. Hon. Speaker therefore directed the Committee on Agriculture, Animal Industry and Fisheries to conduct a field visit to Maruzi Ranching Scheme to establish facts on the ground and report to the House.

2.0 METHODOLOGY:

In execution of the Directive, the Committee on Agriculture, Animal Industry and Fisheries;-

- a. Held a meeting with H.E, the President of the Republic of Uganda.
- b. Held a meeting with the Minister for Lands, Officials from the Uganda Land Commission, Directors of Uganda Livestock Company Limited and the proprietors of Hillside Agriculture Company Limited.
- c. Held a meeting with technical officials at the Lira Ministry Zonal Land Office.
- d. Held a meeting with the District Chairperson and the District Council at the Apac Local Government office.
- e. Held a meeting with the ED NAGRIC with officials from MAIF
- f. Visited Ibuje Sub County and held a meeting with the community and its local leaders.

- g. Visited Acamcabu Sub Parish and held a meeting with the community.
- h. Visited Akokoro Sub County and held a meeting with the community.
- i. Reviewed the documents laid on Table by Hon. Ayoo Tonny.

3.0 BACKGROUND:

Maruzi Ranch established in 1968 is located between Ibuje and Akokoro Sub Counties in Apac District, it covers 64 square miles (40,960 acres). This land was customarily owned by some clans in the area who offered this land for investment to Government. In 2005, a Memorandum of Understanding was signed between the Government of Uganda and the district for the ranch to be utilized by NAGRIC for 10years after which it would be reviewed.

On 29th April, 1969 a lease title in respect to LRV 717 Folio 4 for 99 years from 1/01/1968 was issued to Uganda Livestock Industries Limited in respect to land located in Maruzi, Apac District for land measuring 42149.0acres.

Maruzi land covers eleven (11) villages and accommodates over 1,536 households with over 8,000 persons who have lived there since 1995. Part of this land has since been occupied by squatters who have resisted eviction. In September 2014, the High Court in Lira issued a temporary order restraining the Apac District Local Government, police and the Attorney General from evicting them.

In 2009, engineers from China visited the country and mapped some of the major ranches and irrigation sites. Their counterparts from South Africa, Egypt and Israel were also invited to take part in the UGX shs.47billion project that was expected on the contested land.

Under the program of breeding and multiplication of exotic animals supervised by the MAIIF about 7,180 cattle, 1,942 goats and 203 pigs were expected to be stocked on 13 farms across the country including Maruzi.

Government Ranches are currently under the management of NAGRIC&DB, which came into being in 2003 and is mandated to carry out commercial activities. NAGRC is also required to offer and conduct specialized training to technicians dealing in breeding and to train staff and farmers in aspects of animal and fish breeding; collaborate in research on genetic improvement and characterization of breeds and production environments; develop guidelines and implement a field oriented breeding extension service for field workers and farmers.

4.0 FINDINGS

The Committee's findings in regard to Maruzi Ranch Land were as follows:-

4.0.1 LIRA MINISTRY ZONAL OFFICE

The Committee visited Lira Ministry Zonal office and held a meeting with the technical officials at the office. During the meeting, the Committee was informed as follows:

1. Lira Land Ministry Zonal Office is one of the 21 Land Zonal Offices countrywide. It was opened on 2nd February 2017 by His Excellency Yoweri Kaguta Museveni, the President of the Republic of Uganda.
2. The zonal office handles, among others; land administration, survey and mapping, valuation, computerized land registration and Physical Planning.
3. The office issues out land titles using the computer model; Land Information System II (LIS 2).
4. In 1968, Uganda Livestock Industries Ltd was issued a leasehold title for Maruzi land in Maruzi County Apac District. The land measured 42149.0 acres of land. The lease was running from 1st January 1968 for 99 years. The Leaser was Uganda Land Commission which was the controlling authority.

The following were the lease conditions to Uganda Livestock Industries:

- *"To observe and perform all the covenants and conditions implied by law in the lease or otherwise herein contained or referred to and all rules regulations bye-laws or orders:*
- *Not to use the land for any other purpose other than cattle ranching and beef production.*
- *Pay yearly rent of 2174/50.*
- *Not to sub divide/lease or give any rights or license whatsoever over the said land or any part thereof".*

5. On 19th January 2016 a converted freehold certificate of Title FRV 1560 Folio 20 out of the leasehold LRV 717 Folio 4, measuring 42149.0 acres in Maruzi County, Apac District was issued to Uganda Livestock Industries Limited, P.O. Box 442 Kampala. The certificate is dated

20th January 2016 and it was signed by the Registrar of Titles. The conditions of this conversion of land was that the user was to be restricted to cattle ranching and beef production scheme.

6. The conversion of the title from leasehold to freehold followed advice from the Solicitor General, who advised that Uganda Land Commission had the powers to covert the land from leasehold to freehold. Quoting Article 239 of the Constitution of the Republic of Uganda, which spells out the functions of the Uganda Land Commission, and Article 241 which spells out the functions of District Land Boards and Section 49(a) of the Land Act, the Solicitor General advised that ULC is the controlling authority for LRV 595 FOLIO 24, LRV 783 FOLIO 18 LRV 675 FOLIO 11 and LRV 717 FOLIO 4 and all other ranches." *The two provisions expressly save and confer upon it the power to hold and manage land vested in or acquired by Government.*" The Solicitor General further advised that "ULC is not required to make applications to the District Land Boards for conversion of the leases to freehold. The right authority is Uganda Land Commission". The legal opinion is dated 22nd March 2013.
7. After conversion of the title to freehold, on 7th September 2018, the freehold title holder; Uganda Livestock Industries Ltd, issued leasehold title FRV 4624 Folio 1 for plot 63 Maruzi Block 2 to Hillside Agriculture Limited of P.O. Box 215 Jinja for 50 years w.e.f 6th September 2018. The leasehold title was signed by the Senior Registrar of Titles.
8. A lease agreement was signed between Uganda Livestock Industries Ltd of P.O. Box 4914, Kampala; a limited liability company being the Lessor and Hillside Agriculture Limited, a limited liability company whose office is at plot 7-15, Factory Street P.O. Box 215, Jinja.

In the agreement, it was stated that the Lessor is the proprietor of land comprised in FRV 1560 Folio 20, Block 2 Plots 2 and 17 situated at Maruzi County, Apac District measuring approximately 42149 acres of land and that the "Lessee; Hillside Agriculture Limited is desirous of leasing 34,560 acres (**54square miles**) out of the Maruzi Ranch to grow palm oil trees and build a factory to extract the oil". This was agreed to by the Lessor; Uganda Livestock Industries Limited. The terms of the lease was for 50 years to commence on the 6th day of September 2018 as earlier stated.

9. In the lease agreement, the Lessee was mandated to pay the Lessor:

- (i) A premium of UGX 872,700,000 which is to be paid to the lessor in one lump sum on the execution of the Agreement.
- (ii) Ground rent of UGX 43,636,000 per annum for the first two years to be paid together with the premium on or before the execution of the Agreement and thereafter every year on or before the anniversary of the execution of the Agreement.
- (iii) The ground rent shall be revised upwards by ten percent at the end of every five years.

The terms of the lessee's covenants include:

- (i) To pay the consideration reserved at the times and in manner aforesaid without any deduction or abatement whatsoever.
- (ii) To use the demised land for the purpose of growing palm oil trees by irrigation and the construction of a factory for oil extraction.
- (iii) To invest not less than USD \$55,000,000.00 in the establishment of the palm oil plantation and extraction factory.
- (iv) To implement a resettlement action plan for project affected persons in occupied areas of the demised land.
- (v) To ensure that the land is cleared and palm oil trees are planted and irrigation infrastructure installed within three years from the date of execution of the lease agreement.
- (vi) To set up an out growers palm oil growing scheme and for this purpose, the Lessee shall sublet 2,560 acres of the demised land to the local authorities to be held in trust for the out growers of palm oil.
- (vii) Not at any time to do or permit to be done either by commission or omission anything on or in connection with the demised land the doing or omission of which shall be a contravention of the Physical Planning Act, No. 8 of 2010 and any other law governing the occupation and use of land.
- (viii) Not to do or permit or suffer to be done on the demised land anything which shall be a nuisance to persons for the time being owning or occupying or using any neighboring land.

10. On the 12th September 2018, Lira Ministry Zonal Office through the Office of Commissioner Land Registration Kampala received a substitute freehold certificate of title dated 20th January 2016 issued in respect of the land on Plots 2 and 17 Maruzi Block 2 at Lango Maruzi Ranch, the

substitute title was signed by Golooba Haruna, Registrar of Titles. Instructions for issuing the substitute title were given by Kabira Aisha, for Commissioner Land Registration. She stated that "having satisfied herself that the original certificate of Title in respect of the land on Plots 2 and 17 Maruzi Block 2 at Lango Maruzi Ranch was lost after a thorough and diligent search in the Titles Registry and other related offices thereto, she ordered that a substitute certificate of title be prepared to replace the lost original certificate". The order for the substitute title to be issued was signed on 6th September 2018. The land area in the substituted title is 42149.0 acres. The proprietors of the land/title was Uganda Livestock Industries Limited.

11. Lira Ministry Zonal Office expressed concern upon receipt of the substitute freehold title FRV 1560 FOLIO 20 for plot 2 and 17 Maruzi and the leasehold title LRV 4624 FOLIO 1 for plot 63 block 2 Maruzi County subdivided out of the freehold title.

The concerns were as follows:

- (i) The Lira Ministry Zonal Office did not have any record on how the lease was converted to freehold especially because the conversion is on a government ranch yet it is a practice that government ranches are not converted to freehold.
- (ii) They did not know the status of Uganda Livestock Industries Limited.
- (iii) The substitute certificate of title and the subdivided leasehold title were issued using analog, outside the Lands Information System (LIS) operational at Lira Zonal Office, therefore the LIS could not allow such entries.
- (iv) They could not link the title to the cadastral sheet since the subdivision was not done in accordance to the LIS II.
- (v) The subdivision did not factor in the Physical Planning requirements as per the National Physical Planning Act, 2010.
- (vi) The Top Management of Lira Zonal Office in a meeting held on the 18th September 2018 directed the Principal Land Management Officer to write to the Permanent Secretary of the Ministry of Lands, Housing and Urban Development seeking for technical guidance on how to proceed with the matter.

12. On October 15th 2018, the Lira Zonal Office received authority from the Commissioner Land Registration to index the manual certificate of

title comprising freehold register volume 1560 folio 20, in owner's copy after different correspondences from the Ministers of Lands and Privatizations clarifying on the conversions.

Further concern was raised by Lira MZO that they were unable to link the title to any parcel on the system because of the following anomalies;

- (i) The surveyed area as per the deed plans does not tally with the area registered on the title by 3779.58 acres of land.
- (ii) The geometry of the parcel on the system is not the same as that on the hard copy deed plan attached to the title.
- (iii) It appeared that a new larger land area was surveyed as compared to that originally registered.

13. On another note, a Memorandum of Understanding was signed between Hillside Agriculture Limited and Apac District Local Government on 11th January 2018. The MoU was a declaration of the commitment by both parties to partner to invest in Maruzi Ranch under public private partnership. The roles and responsibilities commenced on the date the MoU was signed and it was expected to continue or be extended to 99 years based on the satisfactory use.

In the MoU, it was also stated that the Memorandum of Understanding shall be effective when Maruzi Ranch land title is fully reverted (given) to Apac District Local Government and shall be subject to review.

The roles and responsibilities of the parties were as follows:

a) Hillside Agriculture:

- To establish palm tree farming with the option of multi cropping on a 42.149acre block of land in Maruzi Ranch within 10 years.
- Not to use the land for any other purpose.
- Not to sub divide/lease or give any rights or license whatsoever over the said land or any part thereof.
- To pay premium to Apac District Local Government at the commencement of the lease and the value to be determined by the Chief Government Valuer.
- To pay annual ground rent to Apac District Local Government at the commencement of the lease and the value to be determined

by the Chief Government Valuer revised after every 10 years within increment of 10percent.

- To pay Local Service Tax to Apac District Local Government arising from people who will be gainfully employed in the ranch.
- To provide and give preference to local people from Apac District as per the available work force from the district and its surroundings.
- To set up investment in the ranch that will also spur the growth to out growers to boost the growth of local economy.
- To pay all taxes due to Central Government.
- To embed the principle of corporate social responsibility.

4.0.2 MEETING WITH THE H.E, THE PRESIDENT AT STATE HOUSE IN ENTEBBE

During the meeting which was attended by Members on the Committee on Agriculture, Ministers and technical officials from the Ministry of Agriculture and Ministry of Lands, Housing and Urban Development, the Lango Parliamentary Group Members, the Apac District Leaders, officials from NAGRIC and NARO the following issues were raised:

Submission by the Lango Parliamentary Group:

- i) They expressed dissatisfaction and worry about land being allocated to Hill Side Agriculture Ltd, a move they perceived to be in contravention of the law.
- ii) They were skeptical about the viability of the project because the area in point is very dry and yet if irrigation is to take place, permission will have to be sought from the Nile Belt.
- iii) The change of the land use and land ownership is of great concern to the community.
- iv) Needed to know the environmental impact of the project. Fear was expressed about environmental degradation by this project. Concern was raised that there was no environmental impact assessment done to ensure that there are mitigative measures in case there are adverse effects.
- v) Expressed concern that the lease title for plot 63 Maruzi Block 2 to Hillside Agriculture Limited was issued by Uganda Livestock Industries yet Uganda Livestock Industries Ltd has no right over the land.
- vi) Constitutionally, the land should have reverted back to the District Land Board.

- vii) Uganda Land Commission should be the one in charge of the land since it is the one mandated to issue out land titles.
- viii) There should be proper resettlement and compensation of the affected people. To do this, there is need to first establish who the true owners of the land are.
- ix) Reported that people moved to Maruzi during and immediately after the insurgencies in Northern Uganda, so these people should be considered by resettling them elsewhere or be compensated amicably.
- x) Noted that some gaps still exist in the land transaction and these gaps need to be addressed. 54square miles of land is being given to one investor yet the local people are not considered.
- xi) The mode of investment should be reviewed so that the local people are given a portion of the land to enable them produce and sell to the investor.
- xii) There was no cost benefit analysis carried out and also there was no feasibility study conducted, neither are there any investment plans of the project.
- xiii) The local people should be given more land as compared to what they were being offered.
- xiv) Concern was raised that NAGRIC was going to get relocated elsewhere. If the ranch is closed, then people will not be able to access good breeds to cross breed their cattle for better productivity.

Submission by the Apac District Chairperson:

- i) Maruzi ranch was given to displaced people who have already been compensated.
- ii) The people currently occupying the ranch are there illegally.
- iii) The ranch was given to the government and it is now government property therefore it is not right to give it back to the people.
- iv) He was however in support of the project.

Submission by the District Vice Chairperson, Apac

- i) Reported that the land was being misused by criminals. People were being killed within the ranch by those living in the ranch.
- ii) The investor agreed to give part of the land to out growers.
- iii) People are willing to be supported to use their land as out growers.
- iv) If land is left to the people, they will not be able to sustain the project because it is very capital intensive; they cannot afford it.

- v) There should be an agreement between the people and the government to buy their produce; the people will grow palm oil on their land and sell their produce to the investor.
- vi) Raised concern that NAGRC cattle was being stolen and no one was following up this matter.

Submission by Hon. Akora Maxwell Patrick, MP Maruzi County (UPC):

- i) He alleged that there are some criminal activities taking place within the ranch.
- ii) The local people must benefit from the project in a sustainable way.
- iii) The community needs assurance of environmental protection.

Submission by hon. Engola Betty Awor, the DWR – APAC

She complained that the local people were not involved/consulted when the project was initiated.

H.E. THE PRESIDENT:

In his communication, H.E. the President communicated as follows:

- i) There is a big problem of land fragmentation in the country therefore if out-growers use their own land, it will not be economically viable because of land fragmentation.
- ii) When a need to expand palm oil growing in the country arose, Maruzi was selected because that land was available. He noted that such projects can only be carried out where government has land.
- iii) The 54square miles of land be given to the investor because the country needs a lot of tallow that will be used in soap production. He raised concern that the country was importing tallow for soap production yet this can be produced within the country.
- iv) He was against the proposal that the investor be given less land because the project requires a lot of land.
- v) He recommended that an environment impact assessment must be carried out.

- vi) He assured the Members that there is no need of getting permission to use the Nile Basin waters. No one can stop usage of the Nile water for such minimum irrigation.
- vii) Made an assurance that the Palm Oil Project will improve people's livelihood. He related this project to the Kalangala Project which had changed the people's livelihood and therefore the Maruzi Project would boost wealth and prosperity of the people of Lango.
- viii) The Uganda Livestock Industries Ltd is a government entity so it is okay for them to lease to another government entity.
- ix) In regard to change of land use, he was in support of it as long as it is authorized.
- x) On compensation, he noted that the IDPs started to use the ranch land so, if they are compensated it may cause problems with the original owners of the land. He maintained that the IDPs should be treated like all other IDPs.
- xi) The matter of illegal occupants of the land be handled properly because it is a very sensitive matter. He advised that people should be resettled amicably.
- xii) The matter of opening of the boundaries where people's land is being encroached upon must be followed up. Caution must be taken when addressing the conflict between the legitimate and the illegal occupants of the land.
- xiii) He was in support of the idea of the land reverting back to the Uganda Land Commission.
- xiv) Concern should be on the capacity of foreign investors being able to undertake the projects successfully.
- xv) He made an assurance that government will support the out growers. There will be an arrangement/agreement for government to extend irrigation services to the out growers.

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- xvi) The remaining land must be shared between NARO and NAGRC and therefore the palm oil project, NARO and NAGRC should co-exist at Maruzi Ranch.

4.0.3 APAC DISTRICT HEAD QUARTERS

During the meeting at Apac District Head Quarters, the Committee was informed/learnt the following:

- i) Land neighboring the ranch was being encroached upon by the investor.
- ii) There are two categories of people within the ranch; the illegal and the legitimate ones, therefore there is need to clearly identify and differentiate them.
- iii) There was concern that some illegal occupants; immigrants were also demanding compensation. They noted that it was unfair to compensate immigrants yet the land was given to Government by the communities of Ibuje and Akokoro Sub-County. They therefore suggested that if anyone is to be compensated it should be the communities whose ancestors offered the land to government.
- iv) The original people of Apac do not want to get compensated for the land, they instead request to contribute to the project as out growers.
- v) Some people were of the view that the land should be given back to the people who offered their land to government.
- vi) Proposed that if government is not able to utilize the land it should be given to the local people to utilize it.

4.0.4 COMMITTEE MEETING WITH THE PEOPLE AT IBUJE IN APAC DISTRICT

A meeting was held with community members together with Area Members of Parliament and the people were encouraged to talk freely on the issue at hand. The following issues emerged:

- i) The land is being utilized by some people who are neighboring the ranch. These people grow crops in the ranch while residing outside of

the ranch. They too demand compensation because their gardens are affected.

- ii) They are in support of the project/investment as long as they are allowed to participate as out growers.
- iii) The community members were not happy that government intended to compensate migrants/illegal occupants instead of them who are the descendants of those who gave the land to government.
- iv) The local people expressed that they were not consulted by the district leadership when the investment was first being discussed. The MoU was signed without the local people being aware about the project.
- v) Reported that the ranch has been idle since 1985. They expressed the need for government to make sure that the ranch is utilized because it had become a source of insecurity as several residents have been found murdered by thugs inside the bushy ranch.
- vi) The community supports any development projects carried out on the land as long as it did not exclude them. For instance, a number of them support the oil palm project because they hope to get jobs from that project in order to improve their household income and livelihood.
- vii) Those who had their gardens within the ranch requested to be given time to allow them harvest their crops. They decried the fact that their crops were being destroyed by the investor while clearing land for the investment.
- viii) People who have been using some of the land on the ranch for farming and other activities expressed willingness to vacate the land as long as the project will be beneficial to them.
- ix) There was a complaint that they have not benefited from the NAGRC program. They have not been able to cross breed their cattle with the NAGRC breed. They however pleaded that NAGRC should not be closed because if well managed it will accelerate development in the area.

- x) They demanded that the 10square miles that Hillside was willing to give to the locals be given to the local residents of Ibuje and Akokoro.
- xi) The Catholic Church has schools within the ranch; the palm project area therefore they too demand to be compensated, if the schools are to be closed.
- xii) There was a complaint by the local leaders; LCs against some Members of Parliament (Hon. Ayo Tony and Hon. Akora Maxwell) who they accuse of getting involved in the ranch transactions without the knowledge of the local leaders.
- xiii) Requested that squatters who had occupied the land for 15years and above should be considered for compensation.
- xiv) The Lango Cultural Foundation is in support of the project and they are also in support of compensation.

4.0.5 Meeting at Akokoro Sub County:

A meeting was held with community at Akokoro Sub County and the following issues emerged:

- i) They were unanimously in support of the project.
- ii) They supported the proposal that the people who were occupying the ranch must vacate.
- iii) They had no knowledge of contents of the MoU that was signed between Hillside Agriculture Ltd and Apac District Local Government.
- iv) Compensation must only go to those who surrendered their land to the ranch and not those who are occupying it.

4.0.6 Meeting at Acamcabu Sub Parish

During the meeting at Acamcabu Sub Parish, the community presented a copy of the petition that they had earlier on presented to the Rt. Hon. Speaker. In the petition these were their prayers:

- a. UPDF detaches to be shifted away from civilians to barracks.
- b. The land belonging to Acamcabu community should not be given to any investor without their notice.

- c. They should be given equal treatment like people in other areas/parts of the country by giving them the following services; education, health center, water source, roads and other fundamental facilities.
- d. They took photos for national ID in the name of Acamcabu cell but later the IDs were brought with the name of a village unknown to them; Idep Kitgum Island. They therefore want this to be corrected to Acamcabu Cell.
- e. The residents of Acamcabu usually start cultivation early so they need assurance that their garden work will not be interfered with.
- f. The school going children need to begin their learning, they therefore request parliament to give them clear guidance because the current happenings have interrupted with most of their activities including in income generating activities where they get fees and food.
- g. Stated that if all these cannot be done by government, then they should be given a package to resettle sustainably and peacefully elsewhere.
- h. Demanded that they get compensated for their properties that has already been destroyed or looted as the investor embarked on his work.

They also highlighted the following issues to the Committee:

- i) They categorically stated that the community of Acamcabu is not claiming Maruzi Ranch since Acamcabu was not in the ranch. Their land was grabbed forcefully and taken to be part of the ranch.
- ii) There is heavy deployment of the army and police who always beat people causing disharmony in the community.
- iii) They demand that the people who have got injured in this bizzare way be given medical attention.
- iv) They were given notice that eviction would commence on 1st February 2019.
- v) The community was not consulted before the investment commenced with this program. They were taken by surprise.
- vi) The investor was not honoring the court order that asked them to halt the eviction.
- vii) There were rampant unjustified arrest of the people who are taken to unknown places.
- viii) The land was already being fenced off by a team of people led by Hon. Akora Maxwell.
- ix) They have not received any form of compensation as is being alleged.
- x) They denied being foreigners as it is being alleged by those evicting them.

- xi) People were getting murdered elsewhere and bodies dumped on the ranch so as to implicate them for such deaths in which they have no hand.
- xii) The district leaders were aloof and not helping the community to live in harmony.
- xiii) They are not allowed to access their gardens and water sources especially the boreholes and this, they said was done by the army.
- xiv) The grader was already clearing the land and not sparing graves, which is culturally a taboo in the Lango Community like in other African communities.
- xv) They are not against the investment, but they request that this is done amicably and if their land is required then they should be settled and they relocate and settle somewhere else.

4.0.7 Meeting with the Minister for lands, Housing and Urban Development:

The Committee held a meeting with the Hon. Minister of Lands, Housing and Urban Development. The meeting was also attended by the Directors for Uganda Livestock Industries Limited and the proprietors of Hillside Agriculture Industries Ltd.

The Hon. Minister informed the Committee as follows:

- i) The role of the Ministry is to manage government land on behalf of government.
- ii) The Ministry works together with MAAIF to look for available land for capital investment.
- iii) If it is established that an investor has failed, the land is withdrawn. Therefore if Hillside fails the land will be withdrawn from them.
- iv) There will be verification to ascertain the people that qualify to be resettled.

Uganda Livestock Industries Limited:

The Directors for Uganda Livestock Industries Limited informed the Committee as follows:

- i) The shareholders for Uganda Livestock Industries Limited are the Minister of Finance/Minister in charge of Privatization.

- ii) The mandate of the Company originally was for beef production and the company has several ranches across the country.
- iii) Due to insurgencies in areas where some of the Ranches are located, the operations of the ranches was affected. Therefore in 1983, government decided to scale down the activities of some of the affected ranches and a care taker board was put in place to manage the ranches.
- iv) The company works under policy directions from the Minister for Privatization. One of the guidelines since 2002 is that the ranches should be leased to private investors to undertake agriculture activities on the land and all the procedures required under the Public Enterprises Reform and Divestiture (PERD), 1993 Act were fulfilled.
- v) Hillside Agriculture Company Limited had expressed interest in growing palm oil but because they only had sub leases, the land was not able to accommodate the kind of capital investment, they therefore requested for more land to be given to them. H.E, the President therefore gave a Directive to the Minister of Lands, Housing and Urban Development to lease to Hillside Company 54 square miles of land; part of Maruzi Government Ranch, for the purpose of growing palm oil. H.E, the President's justification for this request was that the project will save the country foreign exchange and also create wealth in Lango Sub Region.
- vi) The policy then was that a company cannot divest itself of the land therefore the ULC was approached to allow conversion of the land to give the investors lease interests. ULC decided to convert the land to leasehold and was able to lease part of the land to Hillside Agriculture Limited.
- vii) Uganda Livestock Company has been seeking for funds to enable it revamp the operations of the ranches but they were advised by the Minister that they should instead let private investors make use of the ranch land.
- viii) Conversion of leasehold can only happen on a running title; that is when the lease is still running.

Hillside Agriculture Company Limited:

The proprietors of Hillside Agriculture Company Limited submitted as follows:

- i) Hillside Agriculture Company Limited deals in a wide range of business of providing agricultural services to several entities, but mainly focus on agriculture processing.
- ii) The company has been importing inputs from Indonesia and Malaysia which makes the cost of production very expensive, therefore if palm oil is produced locally it will be cost effective even with the irrigation component.
- iii) The company will comply with all the conditions contained in the business plan.
- iv) The company first verified and established that the viable areas; close to lake shores are very densely populated and therefore it is impossible to displace such people. They therefore sought for a less populated area, hence the Maruzi land area.
- v) Made an assurance that 6 square miles will be allocated to out growers who should organize themselves into co-operatives.
- vi) The Company will and had already started providing corporate social responsibility; they had drilled three boreholes for the community and they were making roads.

4.0.8 Meeting with NAGRIC:

During the meeting held with officials from NAGRIC&DB/MAAIF, the Committee was informed as follows:

- 1) That pursuant to a Cabinet Memo no. 396 CT of 2018, Maruzi ranching scheme land comprised under historical title LRV 717/4 belonging to Uganda Livestock Industries was subdivided to the various entities such as Hill Side Investments, NARO and NAGRC. Whereas the Ministry is in agreement with the government position, NAGRIC's concern stems from

the creation of the substitute title FRV1560/20 to replace LRV 717/4.

They noted that LRV 717/4 is still running.

- 2) NAGRIC pointed out the following anomalies that if not rectified will affect the Ministry of Agriculture's programmes and plans in the pieces of land that were already surveyed by the Ministry for different purposes and are well outside the land meant under Cabinet Memo no. 396 CT of 2018.
 - (i) Whereas Maruzi ranching scheme (Plot 2) under LRV 717/4 measuring 16707ha/64 sq. miles) was the targeted land, a suspicious substitute title was created which in effect, annexed the Attera irrigation land (386ha) and plot 17 (1880.042ha) that were not originally part of the ranching scheme land, the subject of the appropriation.
 - (ii) Whereas a substitute title should reflect the same plot number and area information as the previous one, FRV1560/20 now comprising plot 2 and 17 doesn't replicate LRV 717/4. Calculation shows that the total land in the substitute is 18973ha/73sq.miles instead of the 42149acres/65sq.miles quoted. The difference is 8square miles x 64 =5120 acres.
- 3) As a matter of hindsight, the irrigation scheme land was set aside in the 1960s and is one of the 6 irrigation schemes that the Ministry is targeting under a drive to revitalize farmland planning through use of affordable irrigation technologies. Plot 17 was surveyed in 2017 to support nucleus breeding activities under NAGRC&DB.
- 4) Cabinet Directive on Maruzi ranch in 2003, (Cabinet CT (2003) 146) was that the management of Maruzi Ranch and Aswa Ranch be under NAGRC&DB. This is further strengthened through the Presidential Directive dated 22nd September 2011.
- 5) On the basis of this directive, on 28th October, 2004, NAGRC&DB signed a Memorandum of Understanding with Apac District Local Government indicating clearly the roles of NAGRC&DB and the ones of the Apac District Local Government.

- 6) NAGRC&DB went ahead and restocked the Maruzi ranch with cattle and commenced breeding these animals on the ranch. Animals have been on the ranch since 2004. In another recent cabinet decision NAGRC&DB was allocated 8 square miles of land, NARO was given 7 square miles of land.
- 7) The mandate of NAGRC&DB is guided by the Animal Breeding Act, 2001 and have the following key areas to conduct; breeding and genetic development for increased availability, access and use of improved animal genetics by;
- a) Improvement of dairy and beef animals produced on NAGRC&DB farms and ranches and farmers.
 - b) Promotion of dairy and beef breeds associations/breeder associations and farmers.
 - c) Conservation of indigenous animal genetic resources including breeders.
 - d) Production and distribution of chicks to farmers.
 - e) Production and multiplication of meat goats for farmers.
 - f) Production and multiplication of improved pig breeds for farmers.
 - g) Multiplication of improved pasture and fodder germplasm for farmers.
 - h) Promote assisted reproductive technologies (ARTS) semen, eggs, ova, and embryos and associated equipment.
 - i) Extend dairy and beef semen, eggs, ova, embryos to farmers through community breeding.
 - j) Production and distribution of liquid nitrogen and associated equipment to technicians and users.
 - k) Training and skilling farmers in assisted reproductive techniques (AI, ET, NPD) (small scale, nucleus, elite and commercial large scale farmers).
- 8) NARO is guided by the National Agricultural Research Act, 2005 and has the following mandate; to generate agricultural technologies;
- i) The generation of improved technologies
 - ii) The new varieties submitted to variety release committee
 - iii) Generate technologies and innovative process
 - iv) Studies under competitive grants scheme
 - v) Studies through competitive grants
 - vi) Technological innovations delivered to uptake pathways
 - vii) Technological innovations delivered to platforms.
 - viii) Field and Laboratory investigation of field phenomenon is agriculture.

- 9) Currently, NAGRC&DB management has embarked on a number of developments at the ranch funded by the Government of Uganda such as road network, bush clearing for pasture improvement and breeding structures at the site including housing structures for staff. The total number of animals on the ranch have since grown from 513 to 648 in just one year.
- 10) NAGRC&DB is making efforts to supply Kuroiler chicken, pigs and improved goats to the neighboring communities around the ranch to improve their animal genetic breeds and also incomes for livelihood improvement in line with National Development Plan II goals, Agriculture Sector goals and H.E. the president's Election Manifesto 2016-2021.
- 11) In 2011, a survey was carried out at Attera Ranch at Maruzi by MAAIF. The Attera Ranch was proposed to be used as an open Nucleus Breeding Centre and for multiplying improved cattle breeds. Therefore in order to rebuild the capacity of the ranch it was thought prudent to secure a land title for that land on which the ranch is located. A survey was conducted and Deed Plan was submitted to the Secretary, Uganda Land Commission to process the land title in the names of Ministry of Agriculture, Animal Industry and Fisheries. However, this title has up to now not been issued.

5.0 COMMITTEE OBSERVATIONS:

The Committee made the following observations in regard to the Maruzi Land:

- 1) There are multiple land titles on the same piece of land as highlighted below;
- A Leasehold Title issued on 1st January 1968; to Uganda Livestock Industries Limited. The land area was 42149.0 acres.
 - A Freehold title issued on 20th January 2016 to Uganda Livestock Industries Limited. The land area was 42149.0 acres. This is a substitute title that was issued for the land.

The substitute freehold certificate of title dated 20th January 2016 was issued in respect of the land on Plots 2 and 17 Maruzi Block 2 at Lango Maruzi Ranch, the substitute title was signed by Golooba

Haruna, Registrar of Titles. Instructions for issuing the substitute title were given by Kabira Aisha, for Commissioner Land Registration. She stated that "having satisfied herself that the original certificate of Title in respect of the land on Plots 2 and 17 Maruzi Block 2 at Lango Maruzi Ranch was lost after a thorough and diligent search in the Titles Registry and other related offices thereto, she ordered that a substitute certificate of title be prepared to replace the lost original certificate". The order for the substitute title to be issued was signed on 6th September 2018. The land area in the substituted title is 42149.0 acres. The proprietors of the land/title was Uganda Livestock Industries Limited.

The Committee is concerned by the creation of the substitute title FRV1560/20 to replace LRV 717/4 yet **LRV 717/4 is still running.**

- iii) A leasehold title on the freehold; issued to Hillside Agriculture Company Ltd on 6th September 2018. The land that was leased to Hillside Agriculture Company Ltd is part of the freehold land that belongs to Uganda Livestock Industries Ltd. Out of the 42149.0 acres of land, 34,560 acres (54 square miles) was leased to Hillside Agriculture Company Limited leaving only 10 square miles of land (7,589 acres).

- 2) The Committee notes that Uganda Livestock Company Ltd, the first and genuine one is now defunct. In its earlier consultations carried out in March and April 2018 on government ranches, the Committee was informed by the then Minister of State for Finance, Planning and Economic Development (General Duties) that Uganda Livestock Industries Limited was a state enterprise that was mandated to manage the state owned ranches, however, with the divesture of public enterprises, these ranches were transferred to NAGRC&DB, however the land title for Maruzi ranch was still with the defunct Uganda Livestock Industries.

The Committee further notes that Uganda livestock Industries Limited can only be a private company. Therefore the Committee notes that Uganda Livestock Industries Limited is holding the title illegally and it illegally transferred the title to Hillside Agricultural Industry Limited.

- 3) The first lease had restricted Uganda Livestock Industries to only ranches and beef production scheme. The land was not to be used for any other

activity. The change of user terms from cattle ranching and beef production to palm tree/oil production should have factored in Physical Planning requirements in line with the National Physical Planning Act, 2010. The District Physical Planning Committee of Apac should have approved the change of land use and perhaps the National Physical Planning Board.

- 4) A notice was given to Uganda Livestock Industries Limited on 3rd August 2018 that a caveat had been lodged by the Chairman Apac District Land Board against any dealings on the leasehold Register Volume 717 Folio 4, Maruzi Block/Road 2 Plot No 63, land which is located at Maruzi County.

The Committee observes that this matter is still pending and therefore no transaction should be taking place in that circumstance on the said land until this matter is disposed of. In spite of this, a lot of work is going on the land and people are being evicted. Clearing of land by the investor started from the land belonging to NAGRIC and people are being encouraged to settle where the animals are being bred and this is affecting NAGRIC activities.

- 5) The freehold title issued to Hillside Agriculture Limited; Title FRV 1560 Folio 20 and the leasehold title LRV 4624 Folio 1 on the freehold cannot be entered in the Land Information System at Lira Ministry Zonal Office because there is an overlap in the land. The overlap on the freehold is more by 4.6 square miles indicating that there was no survey conducted before issuing this land title. The title was manually done; it is a desk title.

The total area that was leased to Hillside Agriculture Company Limited is approximately 13987.860 hectares and yet the surveyed area as per the deed plans does not tally with the area registered on the title by 3779.58 acres of land.

The Committee was informed and notes that a due process was not properly done when the title was being processed because there is no proper documentation regarding the conversion of 2016.

- 6) The Committee observes that the Ministry of Lands should not have converted the title to Uganda Livestock Industries Ltd which does not have a legal basis of converting the land titles of ranches. Uganda Land Commission is the legal owner and it only leased the land to Uganda

Livestock Industries Ltd which currently has a skeleton staff of three members who comprise the care taker Board.

- 7) The Committee notes that Maruzi and Aswa ranches land titles have been converted into freehold. This raised a lot of concern to the Committee because government ranch land cannot be converted to freehold and issued to private companies. Government Ranch Land can only be transferred if it is to be used by the same government entity.
- 8) Transferring of land titles has procedures which need to be followed and these include compensation of all squatters, payment of all the annual due ground rent and adherence to Section 28 (2) of Land Act CAP 227 which requires payment of additional land in excess of one hundred hectares at the current market price.

The Committee notes that when the Maruzi land was being transferred the amount due in form of premium, ground rent and stamp duty should all be made to government since it is government land. However, in this case, the Committee notes that only stamp duty was paid.

The Committee learnt that Hillside Agriculture Company Ltd only paid UGX 9,163,360 as stamp duty to Government. Stamp duty is calculated as premium plus annual ground rent multiplied by the number of years of the lease, inflation factored in and then get one point five percent of the total and that becomes the stamp duty.

The Committee further notes that the valuation upon which the stamp duty was paid to URA of UGX 9,163,360 is not realistic given that the indicated value on the invoice is UGX 916,336,000shillings which is not the value of that land and yet Parliament passed amendment of stamp duty from 1percent to 1.5 percent in FY 2018/19.

Furthermore, the Committee notes that the value given of UGX 916,336,000 is not realistic given the mass of land in question. Therefore government lost a lot of money through this transaction.

- 9) While the project holders indicated that the project would cost USD 50million, the Committee requested to have a feasibility study report so as to be able to gauge the relationship between the value of the project and the planned scope of the activities on the land. There is need to verify the

feasibility of this project so as not to fall into a challenge of another white elephant project when the funds available eventually do not achieve the planned scope of work.

- 10) The Committee learnt that the leasehold title on the freehold title that was given to the investor; Hillside Agriculture Limited was awarded without first surveying the land, there is encroachment on the land belonging to NAGRIC and people who neighbor the ranch.

The Committee was informed that whereas Maruzi ranching scheme (Plot 2) under LRV 717/4 measuring 16707ha/64 sq. miles) was the targeted land, the substitute title which was created annexed the irrigation land (386ha) and plot 17 (1880.042ha) that were not originally part of the ranching scheme land, the subject of the appropriation.

Whereas the substitute title should reflect the same plot number and area information as the previous one, FRV1560/20 now comprising plot 2 and 17 does not replicate LRV 717/4. Upon calculation it is showed that the total land in the substitute title is supposed to be 18973/73sq.miles instead of the 42149acres/65sq.miles that is quoted on the substitute title.

The Committee notes that about 3779.58 acres of land has been annexed to the ranch land, this land belongs to the neighboring community. During its interaction with the community of Acamcabu, the committee was informed that Acamcabu was not part of the ranch. Their land was grabbed forcefully and taken to be part of the ranch. The Committee therefore observes that this is part of the 3779.58 acres of land.

- 11) The title of the land that was issued to Hillside Agriculture Company Ltd was issued from Kampala irrespective of the existence of the Lira Ministry Zonal Land Office. Lira Ministry Zonal Office is an independent office, they are exclusive and they are charged with the responsibility of handling and issuing all land titles in Lango Sub Region.

- 12) The Committee further learnt that the substitute freehold title and leasehold title that were processed in Kampala in 2018 cannot get into the new lands system that is being used by the Lira Ministry Zonal Office.

As earlier noted above, Lira MZO was not able to link the substitute title to any parcel on the system because of the following anomalies;

- The surveyed area as per the deed plans does not tally with the area registered on the title by 3779.58 acres of land.
- The geometry of the parcel on the system is not the same as that on the hard copy deed plan attached to the title.
- It appeared that a new larger land area was surveyed as compared to that originally registered.

13)The Committee is concerned that Uganda Land Commission issuing titles that are not in the Land Information System may be the cause of the rampant land wrangles. This can lead to double issuance of titles on the same land.

14)The Committee observed that a lot of funds have been spent in putting systems in place to streamline operations and yet the Uganda Land Commission continues to issue titles manually.

15)Furthermore, the Committee was informed that at times the Lands Information System fails to work prompting usage of the analogue system. The Committee is concerned that this can be very dangerous because it can lead to mistakes in issuance of titles and also this can exacerbate stealing of people's land.

16)The Committee notes with concern that sometimes land transactions on the ranches are carried out by Ministry of Lands, Housing and Urban Development without consulting technical officials from Ministry of Agriculture, Animal Industry and Fisheries. A case in point is the give-away of land in Nwoya and Njeru.

17)The Committee notes that for someone to qualify as a bonafide occupant of this Maruzi land, they should have settled in the area by 1983.

18)The Committee is concerned that Apac District Local Government signed the MoU with Hillside Agriculture Ltd when they didn't not have the title.

19)Though the Committee had requested that these investors halt activities until the investigations are complete it was observed that the investors did not halt their activities. Instead they have gone ahead to clear more and more chunks of the ranch land for their activities of the palm oil project despite the fact that the procedures they used to get the land are suspect.

The Committee is further concerned that the land that is being cleared forms part of the ranch land and therefore the animals do not have enough grass to feed on.

Furthermore, it was reported that soldiers were employed to guard the investor's land and these torture innocent people and also the activities of the soldiers make it hard for NAGRIC to carry out their activities comfortably.

- 20) The Committee learnt that after its visit the investors have gone ahead to intensify land clearing in glaring defiance to the directives of the Committee.

COMMITTEE RECOMMENDATIONS:

Basing on its findings, the Committee now makes the following Recommendations:

1. The irregular freehold titles should be cancelled and the land should revert to Uganda Land Commission which is charged with the responsibility of managing government land.
2. There should be fresh opening of the boundaries, this will help verify the actual area of the land in question and also help in ascertaining if there are people living within the ranch. The boundary opening should be based on the original size of the land/original survey print.
3. If the boundaries are opened and it is established that people are within the ranch then the affected people should be resettled according to the law.
4. All land titles for all government institutions should be in the names of the respective user institutions though in custody of Uganda Land Commission so that in case of change of use the respective institution has a say in the matter.
5. In regard to the Ministry of Lands headquarters in Kampala exercising its delegated functions to zonal offices, the Committee recommends that where there is delegation, the head office should give the zonal offices power and authority to carry out their work. The Ministry of Lands should

respect the zonal offices and any transaction at the national level should be initiated by the zonal office.

6. All officers who were involved in the whole process of valuation and title transferring should be investigated.
7. Government should clarify on the status and activities of Uganda Livestock Industries Ltd which is operating as a private limited company with all the rights and assets of government under the Ministry of Finance.
8. The premium paid to the private company (Uganda Livestock Industry Ltd) should be passed on to the Consolidated Fund/National Treasury.
9. The office of the Government Chief Valuer should carry out re-evaluation of the land to establish the actual value of the land for purposes of paying ground rent, premium and any other government fees.
10. For harmonious existence between NARO and NAGRC&DB on Maruzi ranch the Committee recommends the following:

- i) Both NAGRC&DB and NARO should co-exist on Maruzi ranch since they have different mandates and their services are all needed by the people of Lango and the neighborhood.
- ii) NAGRC&DB has already made some investment on ground using Government resources, to avoid wastage of these resources, their services should be supported to continue on Maruzi ranch.

- iii) NAGRC&DB and NARO should share the land available on Maruzi land. The sharing should consider the products and services that engage community outreach programmes and ensure the communities benefit from the services.

- iv) Since the investor was allocated 54 square miles, NAGRC&DB based on breeding function should be allocated 7 square miles and NARO be allocated 3 square miles. This gives a total of 64 square miles.

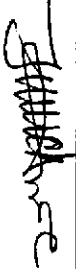



11. The Atterra irrigation scheme should not be tampered with, it should be left for its function and part of the area that was not part of the 64 square miles should not be tampered with. This area was surveyed around 2011.


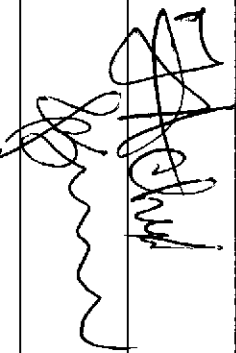
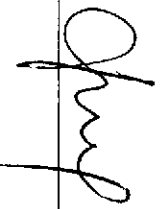

12. Acts of harassment, intimidation, forceful eviction and destruction of people's property by the security organs and some community leaders must stop.

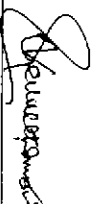

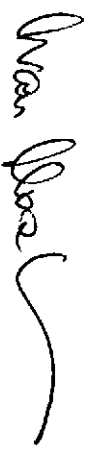

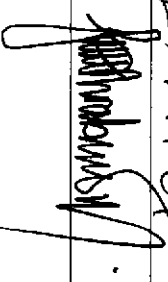
13. The Office of the OPM should provide some relief items to the over 1081 people whose property have been destroyed like those in Acamcabu.

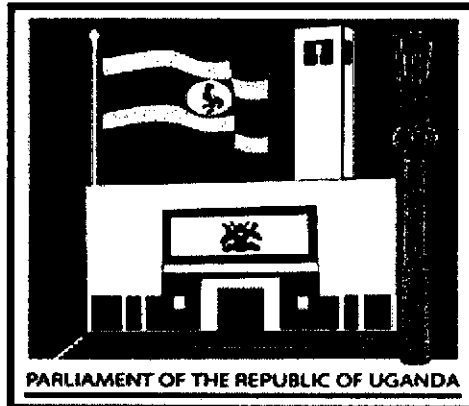
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**REPORT OF THE COMMITTEE ON AGRICULTURE, ANIMAL INDUSTRY AND FISHERIES ON THE INVESTIGATIONS
INTO THE GIVE-AWAY OF MARUZI RANCHING SCHEME AND THE ILLEGAL LEASING AND GRABBING
OF LAND BELONGING TO THE RANCH**

NO	NAME	CONSTITUENCY	PARTY	SIGNATURE
1	Hon. Okori-Moe Janet	DWR Abim	NRM	
2	Hon. Akugizibwe Lawrence	Mwenge North	NRM	
3	Hon. Bintu Jalia	DWR Masindi	NRM	
4	Hon. Migadde Robert Ndugwa	Buvuma Island	NRM	
5	Hon. Chemutai Evelyn	DWR Bukwo	NRM	
6	Hon. Lamwaka Catherine	DWR Bududa <i>Obbole</i>	NRM	
7	Hon. Woboya Vicent	Budadiri County East	NRM	
8	Hon. Lokoru Albert	Tepeth County	NRM	

9	Hon. Birungi Carolyn Nanyondo	Kyamuswa County	NRM	
10	Hon. Koluo Joseph Andrew	Toroma County	NRM	
11	Hon. Sekindi Aisha	DWR Kalungu	NRM	
12	Hon. Achia Terence Naco	Bokora County	NRM	
13	Hon. Kakooza Joseph	Buwekuia County	NRM	
14	Hon. Kusasira Peace	DWR Mukono	NRM	
15	Hon. Eliotu Cosmas	Dakabela County	NRM	
16	Hon. Mbogo Kezekia	Budaka County	NRM	
17	Hon. Alum Santa Ogwang	DWR Oyam	UPC	
18	Hon. Veronica Nanyondo Namaganda	DWR Bukomansimbi	DP	
19	Hon. Gonahasa Francis Barnabas	Kapweri county	FDC	

20	Hon. Muhindo Tonny Harold	Bukonzo East	FDC	
21	Hon. Prof. Latigo Ogenga Morris Wodamida	Agago North	FDC	
22	Hon. Eitunganane Esiangu Kenneth	Soroti County	INDEP	
23	Hon. Adong Lilly	DWR Nwoya	INDEP	
24	Hon. Watenga Godfrey Nabutanyi	Lutseshe county	INDEP	
25	Hon. Mukasa Julius Opondo	Bujumba County	INDEP	
26	Hon. Koreta Ivan (Gen.)	UPDF		
27	Kipterit Christopher Akorikimoi	UPE County	INDEP	
28	Rwaburindore Tarsis		NRM	



PARLIAMENT OF UGANDA

**REPORT OF THE COMMITTEE ON AGRICULTURE, ANIMAL INDUSTRY
AND FISHERIES ON THE GIVE AWAY OF LAND UNDER STATE OWNED
RANCHES AND STOCK FARMS**

OFFICE OF THE CLERK TO PARLIAMENT
PARLIAMENT BUILDINGS
KAMPALA - UGANDA

July 2018

1.0 INTRODUCTION

Sectoral Committees are mandated by Rule 156(c) of the Rules of Procedure of Parliament to assess and evaluate activities of Government and other bodies.

In line with the above mandate, the Sectoral Committee on Agriculture, Animal Industry and Fisheries undertook an assessment on the leasing of parts of State owned ranches specifically **Aswa, Maruzi, Ruhengere and Nshaara** which fall under Ministry of Agriculture, Animal Industry and Fisheries.

Currently, the ranches are under the management of National Animal Genetic Resources Centre and Data Bank (NAGRC & DB) whose mandate is to establish, develop and promote necessary breeding structures such as the Breeding Associations and Breed Societies, National Livestock Registry, and Performance and progeny testing schemes for the advancement of livestock animal breeding activities in the country.

NAGRC&DB came into existence by an Act of Parliament in 2003 and it is mandated to carry out commercial activities in areas of:

- production, procurement and sale of semen, eggs, ova, embryos and their associated equipment;
- management of the Centre farms for production and selection of superior dams and sires;
- production and sale of founder brood stock of fisheries resources; and
- open nucleus breeding scheme and reproduction, extension services to farmers on the farms of the Centre and offer for sale to farmers properly bred and recorded good quality livestock.
- NAGRC & DB is also required to offer and conduct specialised training to technicians dealing in breeding and to train staff and farmers in aspects of animal and fish breeding; collaborate in research on genetic guidelines and implement a field oriented breeding extension service for field workers and farmers; to do improvement and characterisation of breeds and production environments; develop guidelines and implement a field oriented breeding extension service for field workers and farmers.

2.0 BACKGROUND

The Committee was informed by Members of Parliament from the affected areas about the intention of Government to lease part of some of the State owned ranches namely Aswa, Maruzi, Ruhengere and Nshaara.

Consequently, the Committee held a meeting with the Minister of Agriculture, Animal Industries and Fisheries on 24th April 2017, in which the Minister confirmed the allegations and submitted a letter he had written to the Executive Director, NAGRC & DB dated 20th February, 2017 entitled "Government decision to facilitate some animal breeders on our land at Nshaara and Aswa ranches". In the letter, the Minister directed the Executive Director to immediately prepare MOUs and have surveys carried out to the following organizations/ individuals;

NO.	NAME	LOCATION	SIZE
1.	Ankole Long horned cattle Breeders Cooperatives.	Nshaara	2 sq. miles
2.	Mechanised Agro (U) Limited	Nshaara	5 sq. miles
3.	Abeki Co. Ltd	Nshaara	1 s. mile
4.	Banuti Ranchers	Aswa	10 sq. miles
5.	NRM Secretariat	Aswa	6 sq. miles

A copy of the letter is hereby attached as Annex 1.

The Minister submitted another letter written to him by H.E The President entitled "MS Gravity Investments Limited". He informed the Minister that he had met the directors of the aforementioned company and agreed with them that Government would allocate to them the following land;

- 12 square miles of land in Maruzi Government ranch or any other area
- 4 acres of land from Kaweweta, Bukalasa or Kawanda for food processing.

In the letter, the President directed the Minister to work with his officials to verify the availability of the land in question and brief him.

The letter is hereby attached as Annex 2.

During the meeting with the Minister, the Committee directed the Minister to halt the process of giving away the Government ranches until the Committee comes out with its report to Parliament on the matter.

3.0 METHODOLOGY

In coming up with this report the Committee:

- a. held meetings with;
 - the Minister of Agriculture, Animal Industry and Fisheries.
 - The Executive Director of NAGRIC and Data Bank
 - Leaders of Local Governments of the Districts where the ranches are located.
 - the Minister of Finance, Planning and Economic Development.
- b. Carried out field visits to Aswa, Maruzi, Ruhengere and Nshaara ranches.
- c. reviewed the following documents;
 - correspondences between H.E The President, the Rt. Hon. Prime Minister, the Minister of Agriculture, Animal Industry and Fisheries and the Executive Director NAGRC & DB on the giveaway of the ranches.
 - the Animal Breeding Act, 2001

4.0 FINDINGS

i. a. ASWA RANCH

The Committee was informed that Aswa Ranch was founded by the World Bank. Stocking of the ranch began in May 1968 with 100 heads of cattle of Teso Gibo breed. In 1968, the capacity of the ranch was 33000 heads of cattle.

The size of the ranch originally measured 36000 acres after which 4800 was curved out of it to form Acholi ranch. In 1965, the ranch was said to be the second biggest in East Africa. The land was surveyed and it was found that part of the land was not suitable for livestock because it was heavily infested by tsetse flies. When it was established, a perimeter fence was made from Aswa River to slightly beyond Goma hill. In 1974, there was an option of extending the land and they were asked to send 700 heads of cattle across Pager River but had to withdraw due to tsetse flies and non compensation of the people.

The ranch is currently seventy three thousand six hundred acres (73,600) and is accommodating one thousand six hundred and sixteen (1,616) heads of cattle.

The ranch was established for breeding of beef animals, training of farmers and livestock technicians, rangeland management, and Fish breeding ant to provide semen and liquid nitrogen supplies and outreach activities.

b. Ownership of the ranch

The Committee was informed that:
Ownership of Aswa ranch is contentious.

Uganda Livestock Industries a subsidiary of UDC which was a State Enterprise that was mandated to manage the State Owned Ranches was renting the ranch from the local Government. However, with the divestiture of public enterprises these ranches were transferred to NAGRIC & DB yet the Land Titles of the ranch are still with the defunct Uganda Livestock Industries.

There is a new title which was issued to Uganda Livestock Industries Limited without the knowledge of the Local Government on 20th January 2016 quoting 15,930,461 hectares. However, the lease of 1968 is still valid since the lease is for 99years.

However on the other hand, the local communities claim the ownership of the land has now reverted back to them

In a letter referenced ULI/131, dated 28th March, 2017 Uganda Livestock Industries Limited (ULI Ltd) informed the Chief Administrative Officer of Pader District that they possess ownership over Aswa ranch measuring approximately 105,400 acres and that it is situated in Lamwo and Pader Districts.

The letter and copies of land titles of the ranch are hereby attached as Annex 3.

In another letter reference number MOS/AI/11 dated 23rd September 2010, written by the then Minister of State for Animal Industry to the Executive Director of NAGRC&DB, he clearly states that by virtue of the

Animal Breeding Act 2001, the roles of breeding and multiplication of breeding stock, commercial beef production and hosting training facilities for farmers in Northern Uganda were taken over from Uganda Livestock Industries Limited by NAGRC&DB.

The letter is hereby attached as Annex 4.

c. Activities on the ranch

The Committee undertook an oversight field visit to Aswa ranch and these were the findings:

Though the ranch is supposed to carry out breeding and multiplication of breeding stock, commercial beef production and to host training facilities for farmers in Northern Uganda, it has failed to do so;

the infrastructure on the ranch is dilapidated, the ranch does not have sources of water, it has no spray races and it is not fenced making it difficult to believe whether the Government is investing any money on the ranch.

ii. a. NSHAARA RANCH

The Committee was informed that Nshaara ranch is owned by NAGRC&DB and they have the land title.

The ranch is located in Kiruhura District in the county of Nyabushozi about 53KM from Mbarara town along Mbarara – Masaka highway.

The ranch is 17,280 acres in size, sub divided into three blocks; II, III and IV and it is titled.

The Uganda Government established Nshaara ranch with assistance from USAID in 1969 after reclaiming the land from tsetsefly infestation for the following objectives;

- i. To cross-breed the local breeds of cattle (Ankole long horned and Boran) with the exotic dairy breeds to produce cross breed heifers and steers to sell to upcoming commercial dairy farmers and beef ranchers.
- ii. Provide a source of stocking material of known superior genetic production potential.
- iii. Increase income per capita of Ugandans through establishment and development of the dairy industry as a source of income and employment.

- iv. To provide a source of animal protein to the nation this was by then not only scarce but also unaffordable to the majority of the citizens.

In 1998, the President's office gave away one block (Block I) to Lake Mburo resettlement scheme to settle survivors of the Luweero triangle NRA war with the Uganda Government of that time.

The ranch resettling board also resettled 273 families on the ranch.

However, the Committee was not availed with the documents effecting the resettlement but interacted with the people who have been resettled on the ranch.

The Committee was informed that the broad objective of the ranch is to attain a sustainable improvement of Farm Genetic Resources (AnGR) especially Ankole cattle to ensure national food security, reduction in poverty and provide surplus for export while conserving the natural environment.

The Specific objectives of the ranch are;

- to raise superior sires and dams for the production of semen (at the bull stud) and embryos respectively as well as improved stocks (dairy, meat crossbred genotypes and dual purpose ones) for sale to farmers.
- to improve the organisational, technical and management aspects of the Animal Breeding and management structure on the ranch with a view for further commercialisation through improved livestock production as stipulated by the new mandate of NAGRIC & DB.
- to produce genetically superior stock using animal breeding models and modern breeding technologies that will hasten genetic progress of the national cattle herd e.g. the Ankole longhorn nucleus breeding scheme.
- to offer training and sensitisation services at an affordable cost to stakeholders, training institutions and the public at large.

- And a network of impassable roads.
- 6 valley dams of which 3 are new and the other 3 require desilting
- Water sources. There are no natural water springs in the ranch therefore the ranch depends on valley tanks the only source of water. The ranch has 6 (six) valley tanks each with a capacity of seventeen million liters of water which were excavated between 1968 and 1972 and three have been desilted and fencing them off has started. The managers reported that in two years they shall have water even if the rains are not heavy.

They informed the Committee that they use protaid for tick control once a week and vaccinate against foot mouth disease every six months. This has prevented outbreaks of foot and mouth disease in the ranch since 1992.

b. ownership of the ranch

The Committee was informed that the ownership of the ranch was clear. The management of the ranch has a land title in the names of Uganda Land Commission.

However, Government has over the past given away part of the ranch as follows;

- Amos dairies was allocated one thousand three hundred and eighty (1,380) acres.
- Sameer Agriculture was allocated six hundred forty (640) acres for demonstration of a model dairy farm on 10th October 2010.
- Mechanized Agro was allocated three thousand two hundred (3200) acres.
- The Ankole long horned cattle breeders were allocated one thousand two hundred eighty acres (1280) acres.
- KANAKONA youth group was allocated six hundred and forty (640) acres.
- MAFEPROS was allocated one hundred eighty five (185) acres for meat processing.

Apart from Amos dairies, there are no major developments done by the other beneficiaries.

The Committee was informed that a one Mr. Mwesigwa Francis grabbed 60 acres at the boundary.

iii. a. RUHENGERE RANCH

The ranch was established in 1960 by Government of Uganda in Nyabushozi County 11km from Biharwe. It is 21 square miles in size.

The original size of the ranch is 13,440 acres out of which 10,240 acres are titled and the farm is meant for breeding of beef and dairy animals.

However, one square mile has been encroached on; about 60% are thickets which need to be cleared.

b. Ownership of the ranch

The Committee was informed that Ruhengere ranch is owned by NAGRC and DB and they have a title.

However, the Committee learnt that Kayonza Church of Uganda has encroached on 70 acres of land and they constructed a permanent church, they are also processing a land title.

There are also a number of encroachers on the Ranch including:

- Captain Muhozi,
- Major Bukondo.
- Kajundira family which is occupying about 250 acres. Kajundira family was settled on the ranch in 2015 by the Inspector General of Police after they had been evicted from their land as they await their issue to be concluded. The Minister had given them two weeks but they have stayed on the ranch up to the time of the visit.
- Rutahigwa was allocated three thousand two hundred (3200) acres. The local leaders expressed disappointment over failure by police to stop encroachment on the ranch.

c. Activities on the ranch

The Committee was informed that the ranch serves as the current training centre for assisted reproductive technique.

The farm is a training center for rangeland management, assisted reproductive technique and a source for semen and liquid nitrogen supplies and outreach activities.

Currently the ranch is accommodating three thousand four hundred and fifty (3450) heads of cattle and one thousand five hundred and forty nine (1549) goats. It employs 66 staff.

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The ranch grows pasture (chloris gayana) on 170 acres for making hay for the animals. The ranch is gradually introducing the pasture. 100 acres are earmarked for planting legumes. Some of the pasture being grown will be given to farmers neighboring the ranch.

The ranch has different breeds of cattle including Brahman, Ankole long horned cattle, Mubende Black and Cross Breeds between the Ankole Long Horned Cattle and Brahmans.

The ranch carries out farmer outreach programmes by offering artificial insemination services and is responsible for maintenance of the Regional Gene Bank of Eastern Africa.

4.2 GENERAL FINDINGS

a. Relationship with local communities

The Committee was informed that there is a poor working relationship between NAGRIC & Data Bank workers at the ranch and local communities around. Animals stray in people's gardens and when they complain, they are threatened and intimidated.

There is a lot of cattle theft on the ranches. Though some animals are recovered, they are not brought back to the farm. When members of the local communities apprehend cattle thieves, instead of being appreciated, they are turned against as the suspects.

The community at Nshaara expressed disappointment over the fact that land was being leased to outsiders without involving the local leadership yet they are the one who gave the land in the past to benefit them. They requested for 100 acres to develop into a trading centre for a population of 300 people since part of the land which had been given to private investors housed their boreholes and playground.

At Nshaara ranch, the local farmers informed the Committee that some of them are required to deposit some money before being allowed to graze their animals on the ranch. However, some of the neighbours to the ranch informed the Committee that the ranch has more than ten valley dams and that it has been allowing them to water and breed their animals at the ranch and to also pick firewood and graze their cattle and goats.

The Committee was informed that some of the people are allowed to graze and water their animals on Ruhengere ranch. The Committee was informed that water channels from the ranch had been blocked leading to inability to access water by the people from the neighbouring communities and that when some of the people take their cattle to the ranch for grazing and watering, they are fined.

In spite of the above, in the case of Ruhengere ranch, the local communities appreciated the recent improvement in the management of the ranch.

The Committee was further informed that the benefits of the local community from Ruhengere ranch have been demand driven and include the following;

- Artificial insemination services
- training of two people in artificial insemination.
- Watering animals during dry spells.
- Provision of improved pasture seeds
- provision of acaricides to fight ticks

At Aswa and Maruzi ranches, the Committee received complaints of lack of involvement of the District and Sub-County leaderships and the local communities in the management of the ranches yet the ranches were meant to benefit the local community.

At Aswa ranch, the people complained of the presence of UPDF soldiers who were guarding the animals and harassing them.

b. Management of the ranches.

The ranches are managed by National Animal Genetic Resources and Data Bank (NAGRIC and DB) which is an Agency under Ministry of Agriculture, Animal Industry and Fisheries.

The Committee was informed that district and Sub-County leadership are not involved and are not informed about the management and activities of the ranch as stakeholders. At Ruhengere, the Committee was informed that the District and Sub-county leaders are only invited when there are conflicts on the ranch. The districts where the ranches are located do not benefit from the revenue got from the ranch yet they provide services to the ranch such as road maintenance and security.

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The Committee noted that pastures on the ranches were very poor and that there was need of improving them by bush clearing and removal of weeds such as Teete grass.

The committee noted that the infrastructure on the ranches is in a poor state. For example most of the access roads in the ranches are in a bad state and needed upgrading, the ranches were not fenced off leading to encroachment by land grabbers, dip tanks are few compared to the number of animals on the ranches and valley dams for watering animals are few yet the animals need a lot of water all year round and drought period is usually long.

Buildings are also insufficient and non-existent like in the case of Maruzi, the Committee was informed that the Herdsmen who look after the cattle at Maruzi ranch don't live at the ranch because there are no residential houses. This means that at some time, the animals are not catered for leaving them vulnerable and at the mercy of God.

Social facilities which were available to the communities at Nshaara such as boreholes have been taken over by investors. For example Kakande fenced off part of the ranch including valley dams making them inaccessible by the local communities. The local communities requested Government to avail them with at least 100 hectares for setting up social facilities.

Ruhengere ranch is not connected to the national grid and the local community implored Government to provide the ranch with hydro electricity.

c. Uganda Livestock Industries

Uganda Livestock Industries was a subsidiary of UDC which was a State Enterprise that was mandated to manage the State Owned Ranches. However, with the divestiture of public enterprises these ranches were transferred to NAGRIC & DB. ULI still claims ownership of some of the ranches and claims having land titles for some of the land. But the Committee saw a copy of one of the Land Titles which was acquired as recently as 2016 yet the District Land Board, the District Leadership, the Sub-County Leadership and the Local Community are not completely aware on how the land title in question was processed.

The Committee held a meeting with the Minister of Finance, Planning and Economic Development to understand the involvement of ULI in the management of the ranches. The Committee got very contradicting information from the Minister. In the first meeting with Committee the Minister indicated that ULI was defunct and non-operational. But later in a second meeting the Minister informed the Committee that; ULI is a parastatal and is still wholly owned by the Government of Uganda and is listed in the Public Enterprise Reform and Divestiture (PERD) Act as a Class III public enterprise (i.e. Public enterprises which the state is required to fully divest from.) ULI is currently under caretaker management by a Board of Directors.

But the Committee further learnt from the Minister that there is no Board in place except for a one Professor Johnson Acon claimed to be the Board Chairman. That the Company's Caretaker Manager/Coordinator who was the company's only employee recently passed on. Further contradictions on the existence and operations of ULI arose from the letter of the Minister of Agriculture, Animal Industry and Fisheries dated 1st August 2017 to the Minister of Finance, Planning and Economic Development complaining of the activities of ULI. Both ministries are institutions of the same Government.

d. Challenges facing the ranches

i. High herd maintenance costs

The Committee was informed that ranches have high maintenance costs. This due to invasion by pastoralists' herds, neighbouring cattle keepers and at Nshaara ranch wild animals from Lake Mburo National Park with the associated cutting and breaking of fences. The herds of pastoralists are never sprayed properly or not sprayed at all hence act as a source of tick borne diseases. This has increased maintenance costs as the ranch management has to spend more funds on treatment and prevention of the ticks plus reconstruction of the fences.

ii. Attack by wild animals

When the Committee visited Nshaara and Ruhengere ranches, it was informed that during the dry season, many wild ruminants emigrate from Lake Mburo National Park to the ranch in search of water and pasture. They drop ticks making it hard to control them on the ranch. Some of the

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animals are predators and kill animals for example leopards and hyenas have killed 2 heifers, 38 female calves, 47 male calves, 1 steer and 9 goats in the last two years. Besides, they destroy fences and valley tanks and buffaloes are a threat to workers' lives.

At Nshaara ranch, wild animals such as hyenas kill cattle for example out of 50 newborn calves, only 10 survive.

iii. Inadequate funding of the ranches

The Committee noted that the ranches are very critical for the improvement of Uganda's livestock sector. In spite of this they are underfunded and are not able to carry out very important activities and infrastructural development such as fencing, water harvesting among others.

iv. Land ownership and encroachment

Aswa and Maruzi ranches face contention over ownership between the Local Communities, Local Governments and NAGRC & DB. This challenge makes management and development difficult.

Some of the ranches face issues of encroachment. For example the Committee was informed that Ruhengere ranch was being encroached upon by the neighbouring communities. The Committee met a family of 67 people who were living on the ranch. When asked how they had occupied the ranch, they informed the Committee that they had been relocated to the ranch by the Inspector General of Police in 2015 after they had been chased from their land measuring 1.4 square miles by Ambassador Ndahiro Isaac. They further informed the Committee that the eviction had been gruesome with some people losing their lives in the process. Two men and a nine months pregnant woman were murdered and two people lost their limbs.

The Committee was further informed that 70 acres of land belonging to Ruhengere ranch had been encroached upon by Kayonza Church of Uganda. The ranch had planned to construct a church and a hospital for the neighbouring communities but the site was run down in the 1970s. In mid 1990s, there was fundraising and another Anglican church was constructed by Mr. Kyamanyangwa. Kiruhura land board processed the documents.

In a letter dated 1st August, 2017 titled "Suspicious activities within Aswa Ranch written by the Minister of Agriculture, Animal Industry and

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Fisheries to the Minister of Finance, Planning and Economic Planning, the Minister reported that there were suspicious activities being carried out by one Kibuka Magonge, a coordinator of sorts in ULI. He further reported that Mr. Kibuka had been authorizing individuals to set up kraals from which animals graze within the ranch and that there are currently over 400 heads of cattle with the illegal grazers and was worried that the grazers would be a source of insecurity to the Government ranch and its property. He requested the Minister of Finance to direct Uganda Livestock Industries to hand over the land title of Aswa to NAGRC & DB and to stop authorizing individuals to graze on the ranch.

The letter is hereby attached as Annex 5.

v. Infestation by parasites and diseases

The Committee was informed that the ranches are infested by ticks from neighbouring communities leading to death of the cattle. Foot and mouth disease is also transmitted by animals from the neighbouring communities.

For example the Committee was informed that in 1992, the management of Nshaara ranch bought 12 bulls from Germany for breeding but they were all killed by tick-borne diseases yet the bulls were very costly.

Tsetseflies are spreading Nagana which is killing some of the animals and there has been minimal efforts to control the pests by the Ministry.

vi. Environmental degradation

The ranches are dealing with a problem of environmental degradation caused by charcoal burners who have been cutting down trees. For example illegal logging is still being carried out at Aswa ranch despite a recent Police directive to stop the activity.

This has had a negative impact on the climate and environment leading to long dry spells.

Factories such as Amos diaries in Nshaara do not dispose off their effluent properly leading to negative effects on the environment. The local community also complained of very bad odour released by the chemicals from the factory.

vii. Counterfeit drugs

There are many counterfeit animal drugs on the market. This has led to death of animals and also increased resistance to acaricides and consequently management costs.

5.0 GIVEAWAY OF THE RANCHES

5.1 History of giveaway of State ranches

The Committee was informed that state owned ranches have in the past been leased to private investors both local and international.

5.2 Reactions by the Local Leadership and Community on the giveaway

The local leaders and local communities needed to know the people who were being given part of the ranches and the criteria that was used to identify those individuals or Companies. They were equally concerned why they were not involved or consulted at all and yet they were the ones who gave these lands to be used by the Government for purposes of benefitting them. Some of them were concerned that they should have been given first priority to invest on the ranches since some of them were capable and willing to invest on the ranches instead of bringing in people from outside. An elder at Ruhengere informed the Committee that the people who were surveying the land spent the night at his place and that someone was meant to be given five square miles but he called the Commissioner in the Ministry and the process of giving away the land was halted.

Some of the local leaders and local communities welcomed the idea of developing and investing more in the ranches but they wanted to be involved in the development plans and process

Kiruhura District leadership noted that the district expected Government to only lease land to investors who could make a positive change on the ranches and that the lease should not last for more than five (5) years. They noted in past some land was given in more or less a similar manner and has not been used by the claimed investors.

The Committee was informed that Apac District leadership resolved that Maruzi ranch should revert back to the District and that if any investor

wants to invest on it, they must sign a Memorandum of Understanding (MOU) with the District local Government.

The Committee was informed by the Leaders of Pader and the Local Community that they were not against the development of Aswa Ranch but since the ownership of the land had reverted back to them the Government or any interested investor should negotiate with the Local Government and agree on terms and conditions of developing and investing on the land.

5.3 Criteria used in the giveaway of the ranches

The Committee was informed by Minister of Agriculture, Animal Industry and Fisheries that the giveaway of ranches was a Presidential directive. H.E The President wrote a letter dated 10th March 2017 Reference number PO/4 entitled "M/S Gravity Investments Limited", in which he informed the Minister that he had agreed with the Directors of Gravity Investments Limited that Government would allocate to them the following;

1. 12 square miles of land in Maruzi Government ranch or any other area;
2. 4 acres of land from Kaweweta, Bukalasa or Kawanda for food processing.

He made it clear that the ultimate ownership should remain with Government. He directed the Minister to verify the availability of land in the land in question and brief him.

Furthermore in a letter dated 9th June 2017, H.E The President directed the Minister of Agriculture that part of the Government ranches i.e. Aswa, Maruzi, Nshaara and Ruhengyere be leased to individuals involved in breeding of Ankole Long horned cattle at a commercial level. These include:

1. Mr. Emmanuel Kamihingo
2. Mr. Barnabas Tinkamanyire Nuwamanya
3. Mr. Ruthingwa Eric and
4. Ankole Long Horned Cattle Breeders Cooperative Society.

However, the Committee was informed by the Minister of State for Finance, Planning and Economic Development (General Duties) that according to the legal opinion of the Solicitor General under letter Ref.

ADM. 7/166/01 dated 26th October, 2017 "the powers to lease out land of the ranches is vested in the Board of the User Agency" i.e. NAGRC&DB through a Board Resolution.

5.4 Progress on the giveaway of the ranches

In a meeting with the Minister of Agriculture, Animal Industry and Fisheries, Hon. Ssempijja Vincent on 24th April, 2017, the Committee halted the giveaway of the ranches until consultations had been made with all the relevant District leaders and the communities neighbouring the ranches. In spite of this, the board of NAGRC and DB went ahead and made allocations to the investors.

Maruzi ranch: gravity investments has not yet surveyed the 12 square miles allocated to them. The land title of the ranch is in the names of Uganda Livestock Industries Limited; the former Chairperson of ULI Ltd approached the Minister together with his lawyer demanding that they come to an agreement by holding a meeting with him and Minister of Finance, Planning and Economic Development before he could hand over the land title.

Nshaara ranch: Pastor Kakande Ministries (Mechanised Agro Uganda Limited) which was allocated three thousand two hundred acres (3200) was chased away by the Public.

Mr. Emmanuel Kamihingo (Abeeki Company Limited) brought his animals and has started fencing off part of the ranch. They had been allocated one square mile but they have fenced off three square miles.

Aswa Ranch: Mr. Tinkamanyire Barnabas Nuwamanya (Banuti ranchers Limited) had already occupied part of the ranch by the time the Committee halted the allocations.

Ruhengere Ranch: Mr. Eric Rutahingwa has not yet occupied Ruhengere ranch.

In a meeting held on 14th February 2018, the Minister of State for Agriculture (Animal Industry) informed the Committee that she called the Manager of Nshaara ranch directing him to halt the giveaway of the ranches but her directive was ignored.

The Committee was further informed that the Office of the President had pressurized the then acting ED NAGRC & DB to hand over the board minutes which they took to the Board Chairman who gave them consent to allocate the land.

The Committee received information that The Minister of State (Animal Industry) had written halting activities by the private investors on the ranches. However, the Minister of Agriculture, Animal Industry and Fisheries wrote to the Executive Director NAGRC and DB in a letter dated 20th February 2018 reference number FAD 141/259/01 guiding him to immediately prepare MOUs and have surveys carried out at the expenses of the beneficiaries.

REPORT ON THE STATUS OF STOCK FARMS

1.0 INTRODUCTION

The Committee on Agriculture, Animal Industry and Fisheries undertook an assessment on the status of Government Stock farms specifically **Lusenke, Kasolwe and Njeru** which fall under Ministry of Agriculture, Animal Industry and Fisheries.

2.0 BACKGROUND

The Committee resolved to carry out oversight visits to other Government properties under NAGRC & DB and carried out oversight field visits to Njeru, Kasolwe and Lusenke Stock Farms.

3.0 METHODOLOGY

In coming up with this report the Committee:

d. held meetings with;

- the Minister of Agriculture, Animal Industry and Fisheries.
- The Executive Director of NAGRIC and Data Bank
- Leaders of Local Governments of the Districts where the ranches are located.
- the Minister of Finance, Planning and Economic Development.

e. Carried out field visits to Lusenke, Njeru and Kasolwe Stock Farms.

f. reviewed the following documents;

- correspondences between H.E The President, the Rt. Hon. Prime Minister, the Minister of Agriculture, Animal Industry and Fisheries and the Executive Director NAGRC & DB on the giveaway of the ranches.
- the Animal Breeding Act, 2001

4.0 FINDINGS

4.1 SPECIFIC FINDINGS

iv. a. NJERU STOCK FARM

The Committee was informed that Njeru Stock Farm is a Diary model farm in Njeru Municipality in Buikwe District (formerly part of Jinja District) about 3 Kilometres from the River Nile Bridge.

The farm initially started with Friesians and their production was 1,000 litres per day out of 100 cows.

b. Ownership of the ranch

The Committee was informed that:

The first piece of land on which Njeru Stock Farm was established was leased from Mr. Hamu Mukasa of Mukono, Kyagwe in Buganda by the Colonial Government on the 8th of March 1949. The land was measuring 483.60 acres located in the then Kyagwe County Mengo District. The lease was for 99 years which means the tenancy agreement will expire in 2048 if all parties fulfill the tenancy agreement.

The second piece of land measuring 318.24 acres was leased from the same family of Mr. Hamu Mukasa on 4th February 1954 for a period of 99 years therefore the tenancy agreement will expire in 2053.

After independence the ownership of these lands was placed under Njeru Town Council present day Njeru Municipal Council. Subsequently, Njeru Town Council sub-leased part of these lands to Uganda Land Commission on behalf of Ministry of Agriculture, Animal Industry and Fisheries. This was done on 1st June 1967 for a period of 80 years and five months less one day. The tenancy agreement between Njeru Town Council and Uganda Land Commission will expire in 2047.

At the meeting which was held on 8th December 2010 at the offices of Cotton Development Authority between Ministry of Agriculture, Animal

Industry and Fisheries (MAAIF), Ministry of Lands, Housing and Urban Development and Njeru Town Council chaired by the Minister of State for Animal Husbandry, it was observed that the land leased to MAAIF in 1967 was 1.066 acres. It was based on this that Government received a loan from the African Development Bank to rehabilitate the farm.

The lease for MAAIF is still running until 2037. The farm operations are only limited to 562 acres as released by the results of the boundary opening exercise.

The Council had illegally leased out 504 acres of MAAIF's land yet the original sub-lease was still running. Part of this leased land has been developed and has titles. MAAIF paid a total sum of 340,000,000/= as ground rent to Njeru Town Council in the years between 2002 and 2007. NAGRC and DB further paid 93,000,000/= to Njeru Town Council. This money was paid as ground rent for 750 acres. However, during boundary opening it was discovered that Njeru Stock Farm is utilizing 562 acres only. 188 acres had been encroached on by Njeru Town Council.

However, Njeru Town Council failed to pay rent to the family of Hamu Mukasa who subsequently took them to court which ruled in favour of the latter thereby Njeru Town Council losing the tenancy. This meant that the farm was also lost. However the farm management was advised to coordinate with the Solicitor General to be able to renegotiate with Mr. Hamu Mukasa's family about the tenancy. The management of the Stock has started the process of renegotiating for the land on which the farm sits.

c. Activities on the ranch

The farm initially started with Fresians and their production was 1,000 litres per day out of 100 cows.

The Committee was informed that the Stock Farm has the following animals.

- 176 cattle
- 56 goats
- 215 pigs

The Stock Farm has 17 staff including a Senior Farm Manager, two animal husbandry officers, one Artificial insemination officer, one stores assistant, one water pump attendant, one office attendant, one fencer, two herdsmen, two pig attendants one Askari, one vet workshop keeper, one pasture manager, one goat attendant and one tractor operator.

The following activities are being carried out on the ranch;

20 acres of land have been ploughed

De-worming all piglets with ivermectin

4 sows furrowed

All animals were sprayed

The Farm launched a community breeding programme in July 2018.

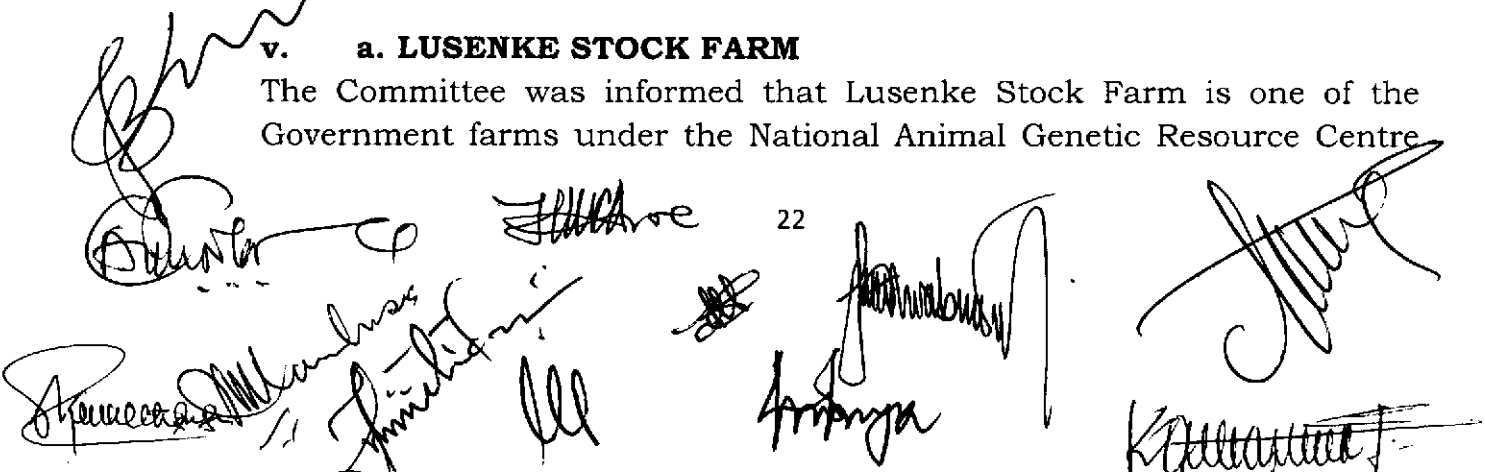
The Committee was informed that the farm has the following facilities;

- i. Senior staff houses with boys quarters
- ii. Intermediate house labour line unipots
- iii. Rectangular Dairy building
- iv. Main stores and a Temporary store
- v. Administration block with 3 offices, 2 flush toilets with one Laboratory
- vi. Calf pen house, Pig sty and Goat house
- vii. Pump house with engine, askari's office
- viii. One dip tank and Spray water tanks
- ix. Four surface silo bunkers, each with a capacity of 135 tones
- x. One surface silo bunker with a capacity of 40 tones
- xi. Water troughs and Feed troughs
- xii. Milking machine and an Un-assembled milking machine
- xiii. Cooler (5500 liters)
- xiv. Postal hole digger and a Tractor slasher
- xv. Water pump and Boom sprayer
- xvi. Planter (tatu) and Forage-chopper (agro master)
- xvii. Water heater and generator.
- xviii. Milk can and strip cup
- xix. 24 Harrows dics and Tractor plough
- xx. Water bouzer and Trailer weeder
- xxi. Feed mixer and pellets machine
- xxii. Feed millers with 2 motors
- xxiii. Scanner, computer and Photocopying machine



v. a. LUSENKE STOCK FARM

The Committee was informed that Lusenke Stock Farm is one of the Government farms under the National Animal Genetic Resource Centre



and Data Bank, which is in charge of making a comprehensive breeding plan of the nation. It is one of the stock Farms located in Lusenke village, Busaana Sub County, Kayunga District.

b. ownership of the Stock farm

the Committee was informed that there has been heavy encroachment on farm land up to 80% of farm land. There is also heavy encroachment by natives who are cultivating crops on the farm. Mr. Bwanga George grabbed one square mile and has made major developments.

c. Activities on the ranch

The Farm presently undertakes conservation and upgrade of East African short horn Zebu. And production of high quality animal feeds (foregoes and grains) such as hay from chloris gayana, mukuna beans, maize and soya beans.

Current census and production as at 17/09/2018

The Committee was informed that the farm has the following cattle:

steers	Breeding bulls	cows	heifers	Yearlings		calves		Total
				M	F	M	F	
79	02	175	87	07	40	51	62	503

Acreage of crops for grain, pasture seed production

The Committee was informed that the farm has 60 acres of maize grown at the stage of silage making at dough stage and 150 acres of Rhodes which need renovation.

Staff

The Committee was informed that the farm is run by 12 staff including the following:

No.	Names	Designation
1.	Charles Ezati	Ag. Farm Manager
2.	Epinyu Daniel	Animal Husbandry Officer
3.	Gumisiriza Geoffrey	Herdsman
4.	Tabani Steven	Night Askari
5.	Kara Simon	Night Askari

6.	Ekorie Ben	Herdsman
7.	Onyait Jackson	Herdsman
8.	Kedi Martin	Herdsman
9.	Aditini Mary	Calf Attendant
10.	Balyokwabwe Isaiah Samuel	Support staff
11.	Byaruhanga Grace	Bush clearer
12.	Kabagambe Daniel	Herdsman

Facilities and Equipment

The Committee was informed that the farm has the following facilities and equipment:

- Three tractors including one new one and two which have been taken for maintenance.
- A spray race.
- Two dilapidated buildings
- Two night kraals
- A full plunge cattle dip tank which is not functional
- An administration block which is still under construction
- Farm managers house which is under construction.
- The farm also has a network of impassable roads.

Planned activities for the period August- December, 2018

The Committee was informed that the farm has the following planned activities:

August - December 2018 Outputs	Set targets for August - December, 2018	August - December, 2018 Activities	Expected budget (what is needed)
Adequate on-farm quantities of maize grain produced	100 acres of maize grown to produce/attain 170 tons of maize grain	Ploughing of 100 acres, planting maize, weeding, pest control and harvesting of the maize.	44,700,000
Adequate on-farm quantities of soybean grain produced	50 acres of soybean grown to produce 30 tons of soybean grains	Ploughing, planting, weeding, pest control and harvesting of the soybean.	29,210,000
Adequate on-farm legume forage meal	5 acres of Calliandracalothyrsus	Ploughing, planting,	13, 600,000

produced	grown to produce 250 tons of callindracalothyrsus meal	weeding, pest control and harvesting of the Soybean.	
Adequate chloris gayana seed and hay produced	150 acres of chloris gayana renovated to produce 8.5 tons of chloris seed	Slashing and cleaning of 150 acres, harvesting of seed and hay making from chloris gayana	37,100,000
Adequate silage and green chop produced	10 acres of Napier grass grown to produce 250 tons on as fed basis	Ploughing, planting, weeding and harvesting of the Napier grass	7,200,000
At least 200 ESHZ cows crossed with Jersey00	Synchronisation and breeding of atleast 200 candidate cows using A.I (Jersey semen) to create a dairy herd		8,620,000
Control and prevention of diseases (vaccination, deworming, ecto-parasite control and other prophylaxis)			14,000,000
Farm boundaries adequately protected	Establishment of 6km perimeter fence	Digging of 3000 holes, erecting 3000 poles at a spacing of 2M and nailing 4 strands of barbed wire onto the erected poles	35,000,000
GRAND TOTAL			189,430,000

vii. a. KASOLWE STOCK FARM

The farm is located in Kamuli District, Bulabula County, Kagumba Sub County, Kasolwe Parish and is being surrounded by Village councils namely; Bulagala A, Bulagala B, Busamo, Bulagala A and Bugobi 1. It is approximately 22km from North of the District along Kamuli-Bukungu road and opposite Kasolwe Primary School.

Handwritten signatures and stamps of various officials, including a date stamp '25'.

The farm measures three square miles (2000 acres). It is surveyed and is free from encumbrances. A small portion around the valley dam was used as a citrus project. However, due to insufficient water this project was shifted to Kiige which is near Lake Kyoga. The land was now idle and this led to the establishment of the farm in 1969 and the locals that had occupied the land were compensated by Government and went to other seas.

b. ownership of the Stock Farm

the Committee was informed that Kasolwe Stock Farm does not have any land ownership issues. The ownership is clear and the title is in the names of Uganda Land Commission. There is no encroachment on the farm.

c. Activities on the ranch

The Committee was informed that the objectives of the farm were originally:

- To multiply high grade dairy cattle for sale and where possible donations to farmers to increase on their family livelihood and from Dr. Katawera, the first 20 batch of Dairy Brown Swiss animals came from Merry land, USA.
- provision of extension services in animal husbandry practices to the neighbouring farmers.
- To act as a model farm for livestock farmers
- Source of employment to the skill the unskilled farmers
- Provision of quality protein milk at affordable price to the people around to fight malnutrition and food security.

As of now, the current objective is conservation of the small East African short horn Zebu and the Small East African goats.

The farm has come up with Kasolwe Brown goat which is a bit resistant to diseases and the kids grow faster than the other SEA colours, however more research is needed on this programme.

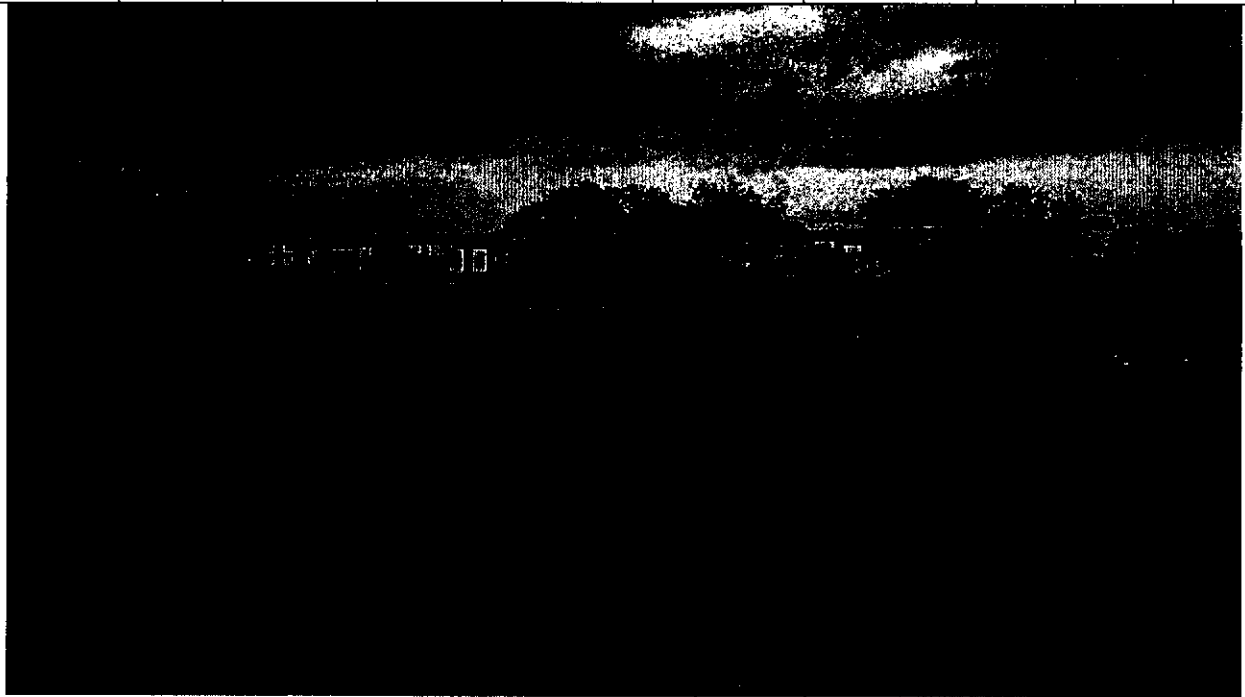
The other mandate of the Stock Farm is upgrading Zebu cattle with the Jersey and Friesian Dairy breed through artificial insemination and promotion of the offspring to the communities neighbouring the farm.

The Committee was informed that the Farm was stocked by NLPIP in June 2007 with 800 heads of small East African Zebus and on 30th August of the same year, 400 were taken to re-stock Lusenge Stock Farm in Kayunga but some of them died of CBPP. In the same programme, desilting of the dam was

The carrying capacity of the farm would be over 1500 heads of cattle and currently it has 904 heads of cattle and 674 goats. The breakdown is below:

Breed	Cow	Heifer	Yearling F	Yearling M	bulls	steers	calves	calves	total
Zebu	251	96	147	48	6	72	93	66	779
Jr/Fr	019	07	005	07	0	09	30	05	082
Borans	023	12	008	05	0	02	08	06	64
Total	293	115	160	60	6	83	131	77	925

Breed	does	nannies	bucks	growers	growers	castrates	kids	kids	total
Sea-brown	131	38	3	31	18	47	50	45	311
Sea - black	65	22	2	40	36	53	52	41	363
total	196	60	5	71	54	100	102	96	674



The goat house at Kasolwe Stock Farm

The goat house at Kasolwe Stock Farm

6.0 OBSERVATIONS AND RECOMMENDATIONS

The Committee recommends that Ministry of Agriculture, Animal Industry and Fisheries works with Ministry of Lands, Housing and Urban Development to sort out the issue of ownership of the land under these ranches to avoid future problems which could be caused by this and enable the ranches operate efficiently and effectively.

enable the ranches operate efficiently and effectively.

6.2 Give away of State owned ranches

28

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The Committee observed that though Government was leasing part of the ranches to private developers, the communities neighbouring the ranches were not in agreement with this. The Local Government and neighbouring communities are concerned that the criteria used to identify the investors is not clear since it was not done in an open and transparent manner and they were not consulted yet they are important stakeholders. Besides, the Committee noted that the Public Procurement and Disposal of Public Assets (PPDA) Act 2014 was disregarded in the process.

The Committee recommends that Government halts the leasing of part of the ranches until consultation with the local communities and local leadership has been done to allow them give their opinion and agree with the projects.

The Committee recommends the Minister of Agriculture, Animal Industry and Fisheries reviews the giveaway of the ranches in line with the PPDA Act, 2014.

6.21 The Committee observed that in the past Government leased out land to investors who were not committed and did not carry out any developments or investment on the land thereby leaving it idle. Some of the investors changed the purpose for which the land was given to them and some of them have transferred it into their names and sold it as private property.

The Committee recommends that in case successful investors are given land leases, it must be initially for 5 years and later extended to 49 years with land use strictly for ranching purposes.

The Committee further recommends that Government sets clear guidelines and criteria for selecting potential investors.

The Committee further recommends that investors should only be given land use rights and not ownership of public land since some of them end up transferring it into their names and claiming ownership

The Committee recommends that land should strictly remain the property of Uganda Government and for purposes of ranching and that non development of the land by investors reverts back to NAGRC&DB as the custodian.

6.22 The Committee further noted that Animal Breeding Act 2001 reverted ownership of the ranches to NAGRC and DB. However, Uganda Livestock Industries is withholding some of the land titles and has acquired illegal land titles for example ULI acquired a new title for Aswa ranch in 2016.

The Committee further observed that the status of ULI Ltd is not clear as some people believe that it is defunct.

The Committee recommends that Uganda Livestock Industries Limited hands over land titles of all State owned ranches to NAGRC and DB.

The Committee further recommends that the Inspector General of Government (IGG) carries out an in depth investigation to establish the status of ULI Ltd since its present status is controversial and there seem to be fraudulent acts and manipulations.

6.3 Encroachment on the ranches

The Committee observed that most of the ranches are not fenced except Ruhengere which is partly fenced. This has led to encroachment by the neighbouring communities.

The Committee recommends that Ministry of Agriculture, Animal Industry and Fisheries liaises with Ministry of Finance, Planning and Economic Development to get funds to complete fencing off the ranches in order to prevent any future encroachment by the neighbouring communities.

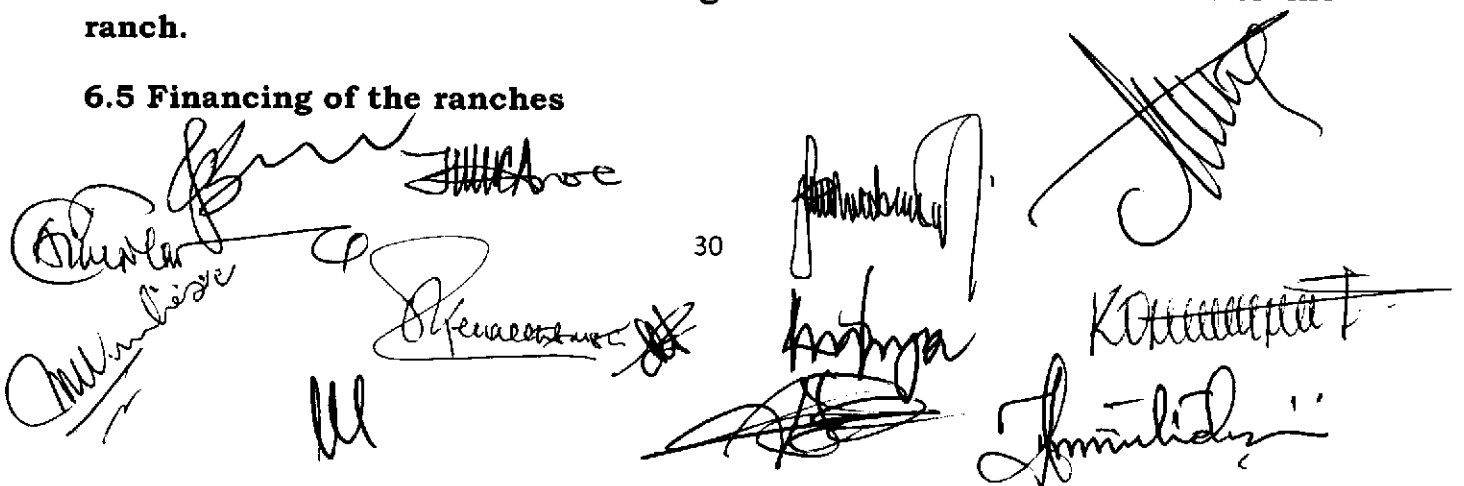
6.4 Attack by wild animals

The Committee was concerned that though Nshaara and Ruhengere ranches are constantly attacked by wild animals from the neighbouring Lake Mburo National Park leading to loss of cattle and goats, the efforts of the ranch management to deter the wild animals from crossing over to the ranch have not been fruitful.

The Committee recommends that Ministry of Agriculture, Animal Industry and Fisheries works together with Uganda Wild Life Authority to deter the wild animals from crossing over from the National Park to the ranch.

6.5 Financing of the ranches

30



The Committee noted that the ranches are very critical for the improvement of Uganda's livestock sector, in spite of this they are underfunded and are not able to carry out very important activities and infrastructural development.

The Committee recommends that Ministry of Finance, Planning and Economic Development provides more funds to the Ministry of Agriculture, Animal Industry and Fisheries to ensure that State owned ranches have enough funds to undertake the critical activities to enable them fulfill their mandate.

6.6 Counterfeit drugs

The Committee noted that most of the animal drugs on the market are adulterated and are therefore not effective in prevention and cure of most of the parasites and diseases affecting the animals leading to loss of animals on the ranches.

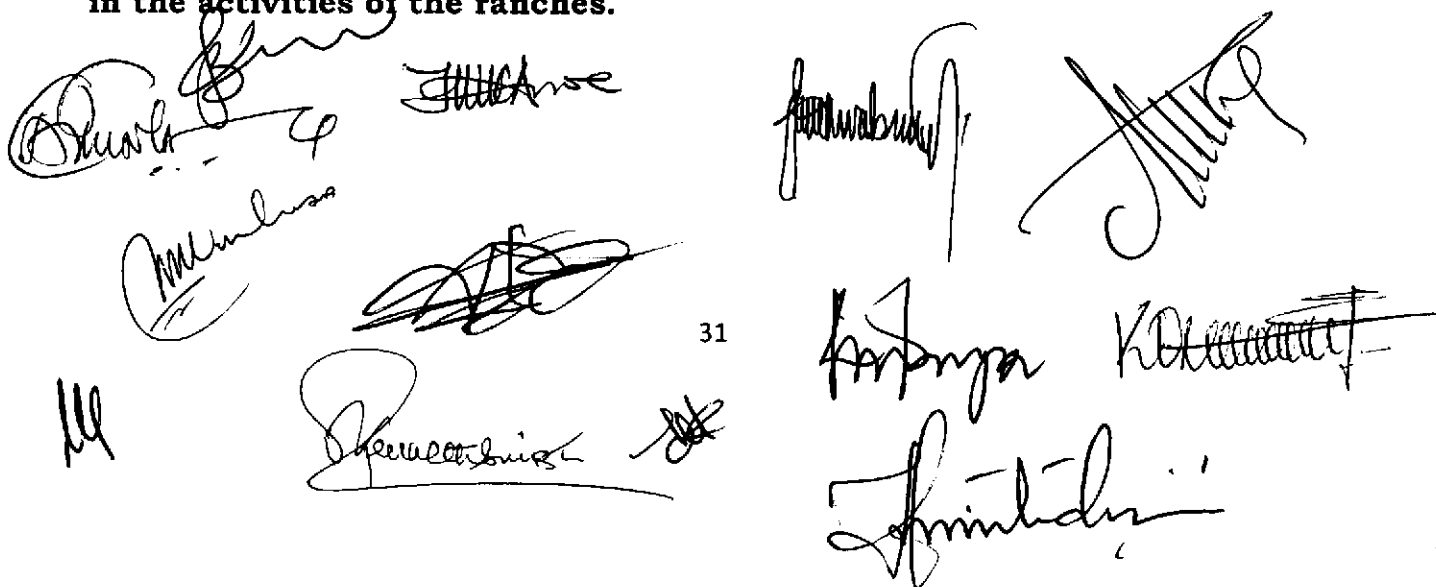
The Committee recommends that the directorate of inspection and certification in the Ministry of Agriculture, Animal Industry and Fisheries strengthens inspection, certification and regulation and those who contravene the law should be prosecuted.

6.7 Relationship with the local communities.

The Committee observed that the management of the ranches was not cooperating with the neighbouring communities yet NAGRC and DB is meant to train staff and farmers in aspects of animal and fish breeding and to implement a field oriented breeding extension services for field workers and farmers. And that the purposes of establishing the ranches were to benefit the local communities.

The Committee recommends that NAGRC and DB works together with and empowers the communities neighbouring the ranches and provides breeding and extension services to them.

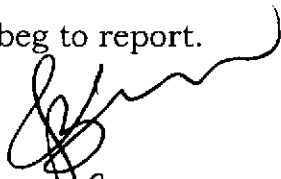
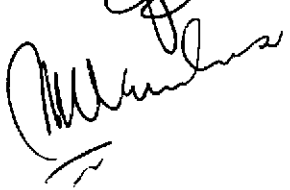
NAGRIC & DB should involve the local communities as much as possible in the activities of the ranches.

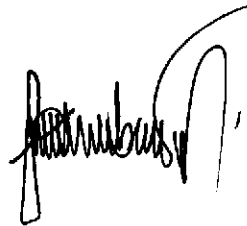
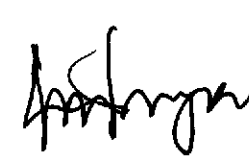
The bottom of the page contains several handwritten signatures and initials. On the left, there are three distinct signatures. In the center, there is a large, bold signature with a checkmark to its right. Below this, there is another signature. On the right side, there are two more signatures, one of which appears to be 'K. K. K.' followed by a signature. At the bottom right, there is a signature that looks like 'S. S. S.'.



Conclusion



The Government's leasing the ranches to private investors may be with good intentions of developing the agriculture sector and developing the economy, however it should follow legal and proper procedures in consultation with all the relevant stakeholders.

I beg to report.

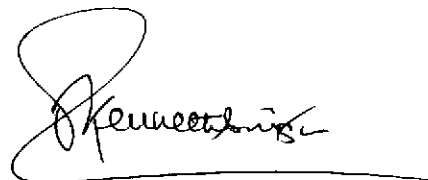
 

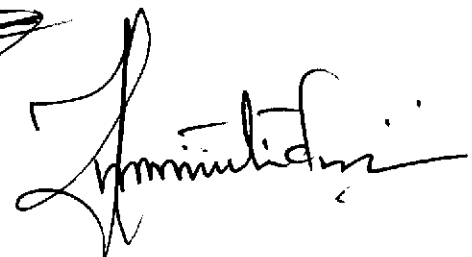
 





 


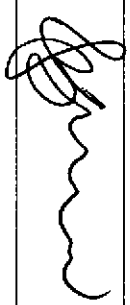




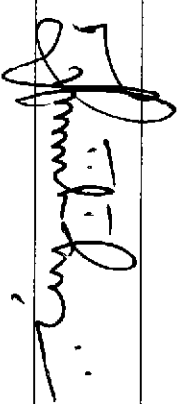
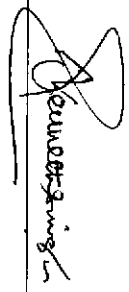
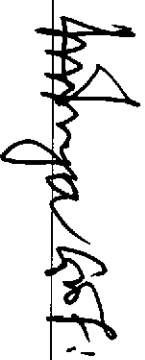
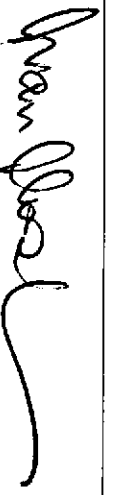




**REPORT OF THE COMMITTEE ON AGRICULTURE, ANIMAL INDUSTRY AND FISHERIES ON THE GIVE
AWAY OF LAND UNDER STATE OWNED RANCHES AND STOCK FARMS**

NO	NAME	CONSTITUENCY	PARTY	SIGNATURE
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2	Hon. Akugizibwe Lawrence	Mwenge North	NRM	
3	Hon. Birtu Jalia	DWR Masindi	NRM	
4	Hon. Migadde Robert Ndugwa	Buvuma Island	NRM	
5	Hon. Chemutai Evelyn	DWR Bukwo	NRM	
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8	Hon. Lokoru Albert	Tepeth County	NRM	

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27	Kipterit Christopher Akorikimoi	UPE County	INDEP	
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