

The Land Inventory Protocol Features and their Description

Shows the territorial division where the parcel is located starting from the district to the village.

The last box is a number allocated to the parcel by order of mapping in a village.

Describes the observed and dominant land use on the parcel.

The sketch map:

A simple visual representation of the shape and orientation of the parcel as well as the shape and parcel number of the neighboring/adjacent parcels.

The outline of the parcel is in bright green. With the sketch map, one can know the distance in meters between boundary markers. The number in the middle is the parcel number.

The sketch map also has an image base that gives a level of detail that allows the viewer to identify the location of the parcel based on the physical and human features they can pinpoint.

Date and time stamp:

Shows when the LIP at hand was last updated. In case faced with a contestation the data is only relevant and unchanged until the given date.

Specifies the land documents that prove tenancy as well as the names of the presumed private Mailo owner.

Contains any information relating to an identified or identifiable natural person and a legal entity, for example, the name, date of birth, identification number. The information and pictures in this part of the LIP could lead to the direct or indirect identification of the tenant or legal entity. Pictures of the national identification documents like the national ID and a passport photo of the tenant are captured to reinforce the identification information.

Presumable easement or other restrictions:

Outlines any form of right to cross or natural resource use rights of a portion of the land parcel. The uses may include but not limited to; giving other tenants access to essential services such as water or electricity, give service technicians the right to work on your parcel to maintain or repair service lines. Examples of easements include; roads, paths, electric wires and poles, water pipes to mention but a few.

Shows pictures of the developments on the land at the time of land rights documentation.

The developments on the land parcel can add significantly to the value of the land. Therefore, they can increase the selling, buying, and loan value of the land transaction. The developments may be buildings or plantations.

Lists the coordinates and distances between the boundary points as seen in the sketch map.

Coordinates help to geographically locate the land parcel using lines of latitude and longitude. In the case of the LIP, the coordinates are in form easting and northings. Therefore, the tenant can re-establish his/her boundaries and markers using the listed coordinates. The tenants can also utilize the coordinates at the MZO to establish on which Mailo estate, block and plot their Kibanja lies and subsequently, ascertain to which landlord to pay ground rent to among other negotiations.

Land Inventory Protocol

Part I: Description of the Land
Occupancy ID number(OIN): N03090201.051

District	County / Municipality	Sub-county / Town Council / Division	Parish / Ward	Village / Cell	Portion Number
Mityana	Busujju	Malangala	Kiwawu	Bwesige	000

Coordinates of Parcel's Centroid (WGS84)		Latitude	0000
Longitude		0.0000	
Approximate Area		Hectares (ha)	0.000
		Acres (ac)	0.000
Use		Rural - Farming, Residential	

Sketch parcel map - All distances in the map are given in metres (m) on a horizontal plane. Shorter boundary distances might not be indicated. A complete overview can be found in the list of border points (section IV.2).

Note: This Land Inventory Protocol (LIP) is a comprehensive documentation that provides for evidence of land occupancy rights as agreed between Tenant and Landlord, ascertained by the Area Land Committee, after inspection of the land. This document is also a supplement to Demarcation Form 24 compiled by the Area Land Committee for boundary certification regarding the land described herein under the provisions of the Land Act, 1998 and Land Regulations, 2004. The LIP may be used as a basis for obtaining a Certificate of Occupancy issued under section 33 of the Land Act or negotiating other options which are outlined in the National Land Policy (2013).

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Part II: Particulars of Occupancy

II.1: Overview of Occupants

No.	Surname	First Name	Date of Birth
1	SSSSSS	MMMMM	9/09/1999

II.2: Claim

Documents to prove claim	Yes	Other sources of claim?	None
Desired kind of registration	Certificate of Occupancy	Name of presumed Mailo land owner	

II.3: Personal Details of Occupants

Occupant (1)			
Surname		Date of Birth	
First Name(s)		Sex	Male
Marital Status	Divorced	Nationality	Uganda
Married To		Identification Doc No	
Father's Name		Clan	NOO
Mother's Name		Tribe	MUGANDA
Postal Address		Mobile No	

II.4: Neighbours and Witnesses

Neighbours		Witnesses	
a) Surname		a) Surname	
First Name(s)		First Name(s)	
b) Surname		b) Surname	
First Name(s)		First Name(s)	
c) Surname		c) Surname	
First Name(s)		First Name(s)	
d) Surname		d) Surname	
First Name(s)		First Name(s)	

Part III: Presumable Easements or Other Restrictions

No	Type	Description

Part IV: Mapping Report
Date of Mapping : 22/09/20
Field Clerk (ALC Member):

Group Picture

IV.1: Buildings and other developments
Developments on the land at the time of mapping

IV.2: Boundary Points
All boundaries are straight lines between adjacent corner points. Boundary points are demarcated by boundary marks commonly used in the area in the presence of the applicant(s)/ the registered owner(s), occupant(s) of adjacent land and witnesses. (WGS84 - UTM Zone 36N Coordinates)

No.	Easting	Northing	Distance
1	00000	77777	88m
2	11111	88888	27m
3	22222	99999	125m
4	33333	77777	87m
5	44444	41911	55m
6	55555	41916	44m
7	66666	41923	25m

Land Inventory Protocol issued
Date: _____
Name: _____
Signature: _____
(Chairperson, Area Land Committee)

MITYANA DISTRICT LOCAL GOVERNMENT
MALANGALA Sub-County

Data capture and compilation of Land Inventory Protocols are supported by:

This Land Inventory Protocol (LIP) has been produced with the assistance of the European Union and the German Government under the project "Improvement of Land Governance in Uganda to increase productivity of small scale farmers on private Mailo Lands". The contents of this document are the sole responsibility of GIZ and can in no way be taken to reflect the views of the European Union.

OIN (occupancy identification number) is a unique identifier: It is a reference to a specific unit of land in a given village. When one knows their OIN they can re-establish their LIP from the sub-county ALC office.

The first numbers before the "DOT" are generated from UBOS codes corresponding to the national administrative units (district, sub-county, parish, village) and the numbers after the «DOT» are allocated by order of mapping/documentation of the land parcel or Kibanja.

Specifies the location of the parcel by indicating geographical coordinates (latitude and longitude) of the center point of the parcel.

This box shows the approximate size of the parcel in hectares and acres. The parcel size can be used as a fact when negotiating the worthiness of the land in a land transaction including buyouts, land sharing, lease or occupancy certificate.

The Disclaimer:

Gives the LIP its background, responsibility, and basis for its establishment. It informs tenants of the further steps they can take to improve their relationship with the landlord; from a social to a legal relationship (from a LIP to a Certificate of Occupancy, or negotiating for other options with registered interest and other post LIP options as specified in the National Land Policy 2013; buyout, lease, land sharing)

Gives a summary of the identity i.e. name and date of birth of the tenant and only the name in case of a legal entity. Legal entities include but are not limited to schools, churches, mosques, companies, cooperation.

Outlines the identities i.e. names of the neighbors and witnesses present during the mapping process and planting of boundary markers. The names of witnesses and neighbors are included to show that the land parcel was mapped with the mentioned persons as witnesses to the legitimacy of the land rights claimed.

Shows the date when documentation/mapping of the land parcel happened. It also indicates the name of the Area Land Committee member who inspected and ascertained the parcel boundaries, group picture of tenant/ representative of the legal entity with the witnesses/ neighbors.

Group photo: It is taken in front of the developments on the land showing the landlord, Area Land Committee and other persons present during the documentation of land user rights.

Shows the LIP's authenticity using the signature and office stamp of the subcounty Area Land Committee chairperson.