



THE REPUBLIC OF UGANDA



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MINISTRY OF LANDS, HOUSING  
AND URBAN DEVELOPMENT

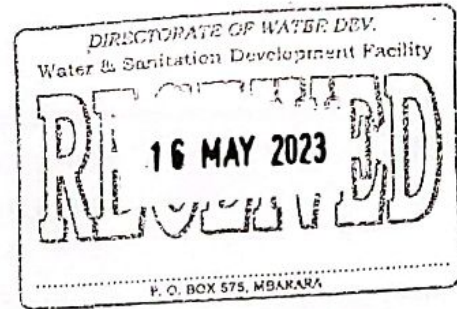
P.O. BOX 7096

KAMPALA, UGANDA

In any correspondence on  
this subject please quote No: VAL/274/292/01

5<sup>th</sup> May, 2023

The Branch Manager,  
Ministry of Water and Environment,  
P.O BOX 575,  
Mbarara - Uganda.



**RE: VALUATION ASSESSMENT OF PROJECT AFFECTED PERSON'S PROPERTIES ON THE NINE PARCELS OF LAND EARMARKED FOR CONSTRUCTION OF WATER FACILITIES IN KASASA, NABUNGA, LUKONDO, LUGONGO, KIBAALE, BUMOGOLO, KATERERO, KAMUKALO AND KATUNGA VILLAGES, RAKAI DISTRICT.**

Your letter **Ref: WSDF/SW/22** dated 7<sup>th</sup> March 2023 in line with the subject matter refers. You therein requested the Chief Government Valuer to carry out the valuation of 20 parcels of land in Mbarara, Kitagwenda, and Rakai Districts intended for the construction of water facilities for compensation purposes.

The Chief Government Valuer has successfully carried out assessment of the nine (9) parcels of land within Rakai District. This is therefore to forward the valuation report for your further management.

I thank you.

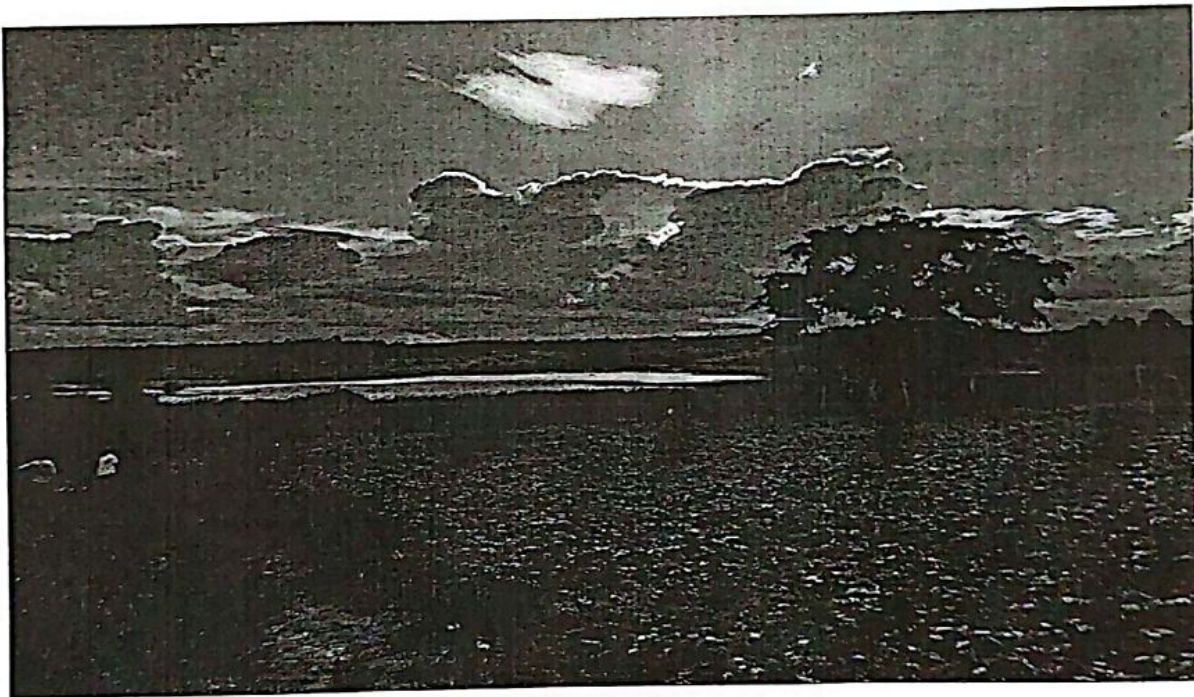
Gilbert Kermundu

**For: PERMANENT SECRETARY**



THE REPUBLIC OF UGANDA

**VALUATION ASSESSMENT OF PROJECT AFFECTED PERSON'S PROPERTIES ON THE NINE PARCELS OF LAND EARMARKED FOR THE CONSTRUCTION OF WATER FACILITIES IN KASASA, NABUNGA, LUKONDO, LUGONGO, KIBAALE, BUMOGOLO, KATERERO, KAMUKALO AND KATUNGA VILLAGES, RAKAI DISTRICT.**



**PREPARED BY:**

**CHIEF GOVERNMENT VALUER  
MINISTRY OF LANDS, HOUSING, AND URBAN DEVELOPMENT  
P.O. BOX 7096  
KAMPALA- UGANDA**

**5<sup>TH</sup> MAY, 2023**

**RE: VALUATION OF LAND PARCELS EARMARKED FOR CONSTRUCTION OF WATER FACILITIES IN KASASA, NABUNGA, LUKONDO, LUGONGO, KIBAALE, BUMUGOLO, KATERERO, KAMUKALO AND KATUNGA VILLAGES, RAKAI DISTRICT.**

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**1.0 INSTRUCTIONS:**

Your letter Ref: WSDF/SW/22 dated 7<sup>th</sup> March, 2023 in line with the subject matter refers. You therein requested the Chief Government Valuer to carryout valuation of the twenty (20) parcels of land in Mbarara, Kitagwenda and Rakai Districts intended for the construction of water facilities for compensation purposes.

Whereas you requested us to carry out inspection and valuation of the 20No. Parcels of land in the districts of Mbarara, Kitagwenda and Rakai respectively, we have been requested by yourself to expedite valuation assessment for the 11No. Parcels in Rakai District. The remaining two districts will be handled in an addendum valuation report.

In line with the above, we carried out inspection of the project affected properties, valuation and assessment are complete and we report as hereunder;

**2.0 DATE OF INSPECTION:**

The properties were inspected on 24<sup>th</sup> and 25<sup>th</sup> April, 2023 by our officers; Ms. Lucia Nabasajji, Mr. Derrick Ainamani and Ms. Blaire Kyobutungu (Government Valuers) in the presence of Mr. Ronald Isingoma (Mbarara Regional Officer - WSDF) and the representatives of the registered proprietors for the subject land parcels in Rakai District.

**3.0 BASIS OF VALUATION:**

Assessment of the land interests have been based on **Market Value: defined as the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.(IVS, 2022).**

**Other Considerations:**

- i. Sizes of the affected land parcels and interests therein have been adopted from the Survey Report dated 29<sup>th</sup> April, 2023 authored by Mr. Elvis Zzimbe with Registration No. 269 of the Surveyors Registration Board of Uganda, the findings of which have been assumed to be accurate, true and have been adopted to form a basis in this appraisal.
- ii. Kyotera District Compensation rates FY 2020/2021 have been adopted for assessing the value of crops and trees
- iii. A 30% statutory Disturbance Allowance has been applied in the assessments to arrive at the Total Compensation Award since the Affected Persons will be given less than six months' notice to give up vacant possession in accordance with section 77(2) of the Land Act.

*MAK*

#### 4.0 VALUATION APPROACH

The basis and methodology adopted for this valuation assessment is in accordance with Laws governing compensation in Uganda; more importantly, the Constitution of the Republic of Uganda and the Land Act as amended.

The compensation valuation assessment has been done in consultation with key stakeholders, and in conformity with Ugandan Laws and international best practices and guidelines. It took the form of pre-field assessment, field assessment and post-field assessment.

Pre-field assessment involved studying and understanding the scope of work. Field assessment commenced with community mobilization, and sensitization of the Project Affected Persons on the assessment methodology. This was followed by actual data capture, numeration and coding. The post-field assessment involved value assessment, documentation and report approval.

#### 5.0 LEGAL FRAMEWORK:

The valuation exercise has taken into account the Uganda Legal Framework as well as international best practices and guidelines on resettlement and compensation. The Constitution requires compensation to be paid for land and other privately owned property. The relevant laws on compensation and resettlement include; the Constitution of the Republic of Uganda, 1995; the Land Act Cap 227; the Local Government Act, 1995; and the Land Acquisition Act, 1965.

##### **The Constitution of the Republic of Uganda, 1995 Article 26 stipulates that:-**

- 1) Every person has a right to own property either individually or in association with others.
- 2) No person shall be compulsorily deprived of property or any interest in or right over property of any description except where the following conditions are satisfied;
  - The taking of possession or acquisition is necessary for public use or in the interest of defence, public safety, public order, public morality or public health; and
  - The compulsory taking of possession or acquisition of property is made under a law which makes provision for;
    - i. Prompt payment of fair and adequate compensation, prior to the taking of possession or acquisition of the property; and
    - ii. A right of access to a court of law by any person who has an interest or right over the property.

##### **The Land Act, Cap 227 Section 77 stipulates that;**

- 1) The district land tribunal shall, in assessing compensation referred to in paragraph (b) of subsection (1) of section 77 take into account the following;
  - a. In the case of a customary owner, the value of land shall be the open market value of the unimproved land;
  - b. The value of the buildings on the land, which shall be taken at open market value for urban areas and depreciated replacement cost for the rural areas;
  - c. The value of standing crops on the land, excluding annual crops which could be harvested during the period of notice given to the tenant.
- 2) In addition to compensation assessed under this section, there shall be paid as a disturbance allowance 15 percent or, if less than six months' notice to give up vacant possession is given, 30 percent of any sum assessed under subsection (1).

*[Handwritten signature]*  
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## 6.0 GENERAL REMARKS

- Land sizes and ownership details adopted in this valuation report have been obtained from the survey reports authored by Mr. Elvis Zzimbe with Registration No. 269 of the Surveyors Registration Board of Uganda, the findings of which have been assumed to be accurate, true and have been adopted to form a basis in this appraisal.
- The subject parcels of land have been valued in an unimproved state based on comparative available evidence within the respective areas adjusted to reflect location, plot size, user, terrain and the surrounding geographical features.
- A 30% statutory Disturbance Allowance has been allowed over and above the assessments to arrive at the Total Compensation Award since the Affected Persons will be given less than six months' notice to give up vacant possession.

## 7.0 CERTIFICATE OF VALUE:

Based on the collected field data, the information availed, we are of the considered opinion that the Total Compensation Award due to the Affected Persons in the nine (9) villages in Rakai District for the proposed construction of water facilities project is in the sum of **UGX. 94,897,150/= (Uganda Shillings Ninety-Four Million Eight Hundred Ninety-Seven Thousand One Hundred Fifty Only)** broken down as follows;

Item	Amount (UGX)
Value of Land	5,801,908/=
Value of crops	67,195,900/=
<b>Sub-Total</b>	<b>72,997,808/=</b>
Disturbance Allowance @ 30%	21,899,342/=
<b>Total Compensation Award</b>	<b>94,897,150/=</b>

  
Tonny Kato Magembe  
For: **CHIEF GOVERNMENT VALUER**

*N.B: A detailed compensation valuation schedule for the Project Affected Person within the nine (9) villages in Rakai District is herewith attached.*

MINISTRY OF WATER AND ENVIRONMENT- COMPENSATION SCHEDULE SUMMARY OF AFFECTED PERSONS IN KIFAMBA WATER AND SANITATION PROJECT IN RAKAI DISTRICT - AS AT MAY 2023

Ref. No.	Name of Project Affected Person	Village	Tenure / Interest	Land Size (Hectares)	Total Compensation Award (UGX)
MOWE/RAK/01	Elly Kayanja	Kabala	Mailo	0.0720	925,142
MOWE/RAK/02	Nanyonga Sarah	Nabbunga	Mailo	0.0350	709,722
MOWE/RAK/03	Lazalo Kateihwa	Lukondo	Mailo		53,085,500
MOWE/RAK/04	Ssemombwe Asanasio	Lukondo	Mailo		17,810,000
MOWE/RAK/05	Waswa Coronerio	Lukondo	Mailo		4,810,000
MOWE/RAK/06	Nasasira Siyadora	Lukondo	Mailo		970,450
MOWE/RAK/07	Ssebbale Bob	Lugongo	Mailo	0.245	6,736,054
MOWE/RAK/08	Jalamba Ali Kayumba	Kaliro	Customary	0.071	1,971,793
MOWE/RAK/09	Lubega Vicent Birimuye	Bumogolo	Mailo	0.011	211,541
MOWE/RAK/10	Lubega Vicent Birimuye	Kamukalo	Mailo	0.039	750,719
MOWE/RAK/11	Ssetuba Livingstone	Katerero	Mailo	0.022	794,102
MOWE/RAK/12	Kabuye Peregirino	Katerero	Mailo	0.011	141,341
MOWE/RAK/13	Ndahiro Rogers	Katunga	Customary	0.059	4,398,103
MOWE/RAK/14	Namwanje Jessca	Katunga	Customary	0.022	1,582,682
<b>GRAND TOTAL</b>				<b>0.5870</b>	<b>94,897,150</b>

*M. Kyemba*

MINISTRY OF WATER AND ENVIRONMENT - COMPENSATION SCHEDULE OF AFFECTED PERSONS IN KIEMBA WATER AND SANITATION PROJECT (IN RAKAI DISTRICT) - AS AT MAY 2002

Ref. No.	Name of Project Affected Person	Village	Tenure / Interest	Land Size (hectares)	Land Size (Acres)	Land Value (Ug Shs)	Description of Crops/Trees	Quantity (No. or Acreage)	Value (Ug Shs)	Total Value for Crops/Trees (Ug Shs)	Sub-total (Ug Shs)	Disturbance Allowance (UGX (10%))	Total Compensation Award (UGX)	
MOWERAK/01	Ely Kajanya	Kabila	Maleo	0.0720	0.1779	711,648	Main Reservoir Tank site				711,648	213,494	925,142	
MOWERAK/02	Namugaga Sarah	Nabbingo	Maleo	0.0350	0.0885	345,940	Reservoir Tank site				200,000	545,940	153,192	799,132
MOWERAK/03	Jarac Kaphina	Lukondo	Public land				Water Source							
MOWERAK/05	Wisaia Oponno	Lukondo	Public land				Eucalyptus - Timber size	5	1,000,000	40,835,000	40,835,000	12,250,500	53,085,500	
							Eucalyptus - Building poles	10	1,400,000	14,000,000	14,000,000	4,200,000	18,200,000	
							Coffee - Mature	10	20,000,000	200,000,000	200,000,000	60,000,000	260,000,000	
							Bananas-Average	10	17,800,000	178,000,000	178,000,000	53,400,000	231,400,000	
							Pepper-Mature	1	35,000	35,000	35,000	10,500	45,500	
							Mango - Mature	1	300,000	300,000	300,000	90,000	390,000	
							Bush trees-Mature	10	500,000	5,000,000	5,000,000	1,500,000	6,500,000	
MOWERAK/04	Sambonwe Karamiso	Lukondo	Public land				Coffee - Mature	0.82	12,400,000	13,700,000	13,700,000	4,110,000	17,810,000	
							Mango - Average	1	200,000	200,000	200,000	60,000	260,000	
							Bush trees-Mature	10	500,000	5,000,000	5,000,000	1,500,000	6,500,000	
							Jackfruit - Mature	2	600,000	1,200,000	1,200,000	360,000	1,560,000	
MOWERAK/06	Nasera Syazana	Lukondo	Public land				Coffee - Mature	0.145	2,800,000	3,700,000	3,700,000	1,110,000	4,810,000	
							Mango - Average	1	200,000	200,000	200,000	60,000	260,000	
							Bush trees-Mature	10	500,000	5,000,000	5,000,000	1,500,000	6,500,000	
							Jackfruit - Young	2	100,000	200,000	200,000	60,000	260,000	
MOWERAK/08	Nasera Syazana	Lukondo	Public land				Mango - Mature	0.021	31,500	746,500	746,500	223,950	970,450	
							Cassava-Mature	0.021	294,000	294,000	294,000	88,200	382,200	
							High potatoes-Young	0.021	21,000	21,000	21,000	6,300	27,300	
							Mango-Average	2	400,000	800,000	800,000	240,000	1,040,000	
MOWERAK/07	Saasasa Bob	Lugondo	Maleo	0.245	0.0684	2,421,580	Command Reservoir Tank							
							Eucalyptus - Telephone poles	5	400,000	2,760,000	2,760,000	828,000	3,588,000	
							Mango - Mature	3	800,000	2,400,000	2,400,000	720,000	3,120,000	
							Mango - Mature	1	450,000	450,000	450,000	135,000	585,000	
							Sweetpotatoes-Mature	0.505	1,010,000	510,000	510,000	153,000	663,000	
MOWERAK/09	Lubega Vemai Birimuye	Bumopoo	Maleo	0.011	0.0272	108,724	Main Reservoir Tank							
							Break Pressure Tank							
							Eucalyptus seedlings	0.027	54,000	54,000	54,000	16,200	70,200	
							Eucalyptus seedlings	0.098	192,000	192,000	192,000	57,600	249,600	
MOWERAK/10	Lubega Vemai Birimuye	Kamukabo	Maleo	0.039	0.0984	385,478	Main Reservoir Tank							
							Eucalyptus - Young	0.034	54,000	393,400	393,400	118,020	511,420	
							Indigofera - Young	4	34,400	136,000	136,000	40,800	176,800	
							Coffee - Young	1	5,000	5,000	5,000	1,500	6,500	
							Yame-Mature	1	300,000	300,000	300,000	90,000	390,000	
MOWERAK/11	Sheliba Livingsona	Kakero	Maleo	0.022	0.0544	217,448	Great Pressure Tank							
							Reservoir Tank site							
							Eucalyptus trees-Building poles	20	2,800,000	2,800,000	2,800,000	840,000	3,640,000	
MOWERAK/12	Kasuro Pasorino	Kakero	Maleo	0.011	0.0272	108,724	Reservoir Tank site							
							Reservoir Tank site							
							Eucalyptus trees-Building poles	20	2,800,000	2,800,000	2,800,000	840,000	3,640,000	
MOWERAK/13	Kakero Rogers	Kalunga	Customary	0.059	0.1458	683,156	Reservoir Tank site							
							Reservoir Tank site							
							Eucalyptus trees-Building poles	20	2,800,000	2,800,000	2,800,000	840,000	3,640,000	
MOWERAK/14	Namwanje Jasca	Kalunga	Customary	0.022	0.0544	217,448	Reservoir Tank site							
							Reservoir Tank site							
							Cassava-Young	50	750,000	1,000,000	1,000,000	300,000	1,300,000	
							Coffee - Mature	5	250,000	1,250,000	1,250,000	375,000	1,625,000	
GRAND TOTAL						5,801,908				67,195,900	72,997,808	21,899,242	94,897,050	

*Handwritten signature*