**What does it mean to have your land surveyed?**

It simply means having a legal document that graphically represents the layout of your land on paper.

This document is what is referred to as a certificate of title.

**The certificate of land title contains the following.**

* Graphical representation of a given land parcel on paper by the way of a certified deed plan.
* It indicates the following information:
* Location of land parcel (district county, village etc:
* Name of the owner or owners of the land if many.
* Plot Number and block Number
* Size of the land
* The land tenure
* Encumbrance’s page.

**Therefore, A Land title is that legal document, which certifies ownership of a given parcel of land.**

**THE PROCESS OF SURVEYING AND REGISTERING OF LAND.**

The Process Is Divided Into (3) Three Parts;

* **ADJUDICATION PROCESS**

This is the process of ascertain the ownership of the land,

* + - * The boundandaries of the land are agreed on with the neighbors and the local leadership.
      * Mark stones are planted to confirm the location of the boundaries.
      * The area land committee **(ALC)** confirms by signing of the stand adjudication form

This signed form is sent to the district land board, for checking and ensuring that there are no any queries, once the board is satisfied with the application and then it authorizes the actual survey process to commence.

* **THE SURVEY MEASUREMENT PROCESS**

The land surveyor comes and he/she accurately measures the size of the land based on the cleared boundaries compiles a survey file and then submits the file to the relevant survey offices for plotting and processing of a certified deed plan.

* **LAND REGISTRATION.**

This means the official registration of all the particulars concerning a given land parcels into a public national land register.

The Information Recorded Include: The Location Of The Land, Name Of The Owner (S), The Size Of The Land, Plot Number, Block Number, Any Other Third Party Interests (Encumbrances).

A Certificate is prepared, signed, sealed and issued by the registrar of titles, to the land owner and a copy is kept in the land registry.

**Why would one survey his or her land**?

The benefits of surveying land are quite many; they cut across social, economic and political boundaries and the following are the likes;

1. Having your land surveyed provides security of ownership, a land title is a legal proof of ownership of a parcel of land.
2. The land title can be used as security for obtaining a bank loans and or as an economic asset.
3. Proper demarcation/definition of boundaries avoids land disputes. How? This is because boundary definition is done in presence of al neighbors.
4. Easy to transfer interest/ownership from one person to another. It encourages the land market.
5. Definition of land rights/ ownership. Your rights over a particular piece of land are properly defined and or easements.
6. You get to know the size shape and location of the parcel of the land that you own, which in the end ensures proper land use.
7. The land rights of vulnerable groups such as orphans, windows and the women are guaranteed through proper land survey and registration.

NB: YOU SHOULD REMEMBER THAT A FREEHOLD LAND TITLE MEANS THE FOLLOWING

* + - * + It means that you hold one hundred percent ownership of land in perpetuity, no conditions, no terms, no other limitations etc. this is a very great positive change in land ownership and registration for the Busoga Region in particular and regions in general; whose dominant land tenure system is customary.
        + The cost of surveying aparcel of land varies from one plot to another. Costing depends on such factors as; size, location of the land and availability of survey controls, size, tenure system and the technology to carry out the survey.

**WHAT IT TAKES TO SURVEY THE LAND.**

Even though everybody agrees that surveying land is a good thing in principle, it has not been coz over 80% of the land in Uganda is not surveyed, FOR BUSOGA REGION it could be well above 90%.

And this is because of;

Poor Land law and exorbitant survey costs.

1**). Land law Addreesed!**

Most of the previous land laws in Uganda, all land belonged to the Government!, customary land ownership was not recognized, anybody who wanted to register land, would only register it, under LEASEHOLD TENURE, WHERE THE GOVERNMENT WAS THE **LESSOR** (ACTUALLY THE OWNER) and the individual Applicant the **Lessee,** using the land under agreed terms and conditions for a particular period of time, and paying ground and annual rents!

To many people rightfully, this was a great disincentive for surveying and registering their customary land parcels.

**2). High survey costs**.

This now remains the key –bottle neck in getting the land surveyed and registered.

* Surveying land individually.

The main cause of overall survey costs being high, is because; Individuals survey their plots of land at different times, the net result is that as an individual you have to carry all the overhead costs of the survey and land registration process, besides the professional fees.

* Systematic demarcation of land

This is where all the land parcels in a given area say village or parish, are systematically demarcated, surveyed and registered. This is the cheapest approach to surveying land.

However, without government funding and or other donor agencies, it is almost unlikely, that people in a certain area can all want and have the means to survey and register their land at the same time.

* Interest group surveys

This is the compromise between the individual land surveys and the systematic demarcation.

This is where a group of individuals in the same area like a parish and or a sub county organize themselves and decide to survey their land parcels at the same time, with the aim of bringing the overall survey costs down.

An example of such interest groups in areas we have covered are Busede Sub County with over 500 Parcels, Buyengo sub county with over 300 parcels, buwenge subcounty with over 500 land parcels, baitambogwe and imanyiro with about 200 land parcels mafubira and Budondo the like.

Note: for the interest groups it is based on the assumption that, we have about two hundred land parcels and above in a given sub county.

Conclusion.

Land is the main natural resource in Uganda. Most people depend on it for their livelihood, without ownership of land, you do not have political, social or economical stability and eradication of poverty becomes an unattainable goal.

It’s therefore important to guard this precious resource well and utilize it sustainably. Surveying and registration of ownership and interests in land is a major step to sustainability and better utilization of this scarce resource. An investment is securing land rights through surveying and registering land is indeed a wise investment.

As We Are Doing marketing, I believe such information is good for us to have it at the back of our minds and also not forgetting to talk about the company you work for and its directors etc.

A BLESSED EVENING TO YOU ALL

WINFRED RUTH CHOSEN.