THE POTENTIAL OF ICTs TO COMBAT LAND CORRUPTION IN UGANDA: *A GENDERED APPROACH*

PREPARED BY:

Priyal Bhatt • Jocelyn Chu • Ximena Mata • Yasuko Nakajima • Alexander Ro • Marleen Schreier

COLUMBIA | SIPA
School of International and Public Affairs

TRANSPARENCY INTERNATIONAL

ACKNOWLEDGEMENTS

TABLE OF CONTENTS

GLOSSARY OF TERMS

ALC	Area Land Committee
AU Convention	African Union Convention on Preventing and Combating Corruption
CCO	Certificate of Customary Ownership
CPI	Corruption Perception Index
EABI	East African Bribery Index
FAO	Food and Agriculture Organization of the United Nations
FG	Focus Group
FIDA	Uganda Association of Women Lawyers
ICTs	Information and Communication Technologies
IG	Inspectorate of Government
IJM	International Justice Mission
IRB	Institutional Review Board
LC	Local Council
LIS	Land Information System
MZO	Ministerial Zonal Offices
RDC	Resident District Commissioner
SIPA	School of International and Public Affairs
TI	Transparency International
TI-Secretariat	Transparency International Secretariat
TI-Uganda	Transparency International Uganda
UNCAC	United Nations Convention against Corruption
UNDP	United Nations Development Programme
USAID	United States Agency for International Development
WLCA	Women, Land and Corruption in Africa

EXECUTIVE SUMMARY

Ugandans' past, present, and future are tied to land--the trees bearing fruit today were planted by their ancestors and ensure their children's futures. Land and access to land is thus a priceless resource, without which Ugandans may lose their family's heritage and way of life. Owning and having access to and management over land is consequently connected with wealth, power, and security; indeed, the prevalence of corruption in the land sector reflects this significance. Unfortunately, every second client of land administration services has been affected by corruption in Africa (Jaitner, Caldeira, and Koynova 2017); for women, this has disproportionate repercussions. Women do not traditionally inherit or own land, and as a result, are reliant on husbands and fathers for access. Yet when land is scarce, it becomes easier to disregard women's needs, leaving those like widows especially vulnerable to land grabbing and corruption. Transparency International's Women, Land, and Corruption in Africa (WLAC) program aims to address these issues through combatting land corruption in order to improve livelihoods.

The following report is the final deliverable of a consultancy between Columbia University's School of International and Public Affairs (SIPA) and Transparency International (TI). It contributes to the current body of understanding on the intersectionality of gender, corruption, and land. It further analyzes the gendered aspects of and potential for information and communication technologies (ICTs) to be used as tools to help combat land corruption.

For the purpose of this report, the consultants conducted research and literature reviews. The team performed interviews, focus groups, and participant observations in Central and Northern Uganda over the course of field visits in January and March of 2017. The consultants examined 1) how gender, land, and corruption intersect and affect men and women's lived experiences differently and 2) how can ICTs be better mobilized to support anti-corruption efforts in the land sector and empower women to counter land corruption in Uganda.

Based on this research, the team found the following four overarching conclusions: 1) the land administration is extremely complicated and opaque, which has led to widespread and entrenched corrupt practices; 2) institutional deficiencies exacerbate the effects of corruption in the land sector on women, especially those in poverty; 3) the judicial system, integral to resolving land disputes, is severely impeded; and 4) there is a large rural/urban, gender, and socioeconomic divide in access to and capabilities of ICTs. It is therefore recommended that TI strengthen advocacy efforts directed at all levels of government, sensitize communities on land rights and gender, and build networks and capacities at its Ugandan national chapter.

1

INTRODUCTION

Client Introduction

Transparency International (TI) is an international non-governmental organization working to fight corruption and promote transparency and accountability around the world. TI defines corruption as "the abuse of entrusted power for private gain," and transparency as "shedding light on shady deals (...) and other illicit practices" that threaten governance and affect society (Transparency International 2016c). Since its creation in 1993, TI has expanded to more than 100 national chapters, headed by an international secretariat (TI-Secretariat) in Berlin. Together, these national branches pressure governments and other influential groups to combat corruption.

Famous for its Corruption Perception Index (CPI) first published in 1995, TI has launched several other global and regional initiatives to spread awareness of corruption and mitigate it around the world. TI receives funding from donors such as government agencies, multilateral institutions, foundations, private corporations, and individuals (Transparency International 2016b). Additionally, TI is comprised of a board of directors, an advisory committee, individual members, and volunteers to fight towards a world free of corruption.

Transparency International Uganda (TI-Uganda) is the national chapter of TI in Uganda. Created in 1993, and officially accredited as a national chapter in 1996, TI-Uganda has contributed to the goal of building a society free of corruption by promoting anti-corruption reform in the country, increasing public awareness, and empowering citizens to combat it (Transparency International Uganda

2016). Currently, TI-Uganda works in collaboration with civil society and other NGOs to improve transparency and accountability in the Ugandan government and in the private sector.

TI-Uganda has also joined the efforts of the African Department of the TI-Secretariat in their regional programs. Realizing citizens' potential as a key stakeholder in fighting corruption, TI-Secretariat implemented a regional strategy in Africa to engage citizens in TI's anti-corruption effort in 2012. More recently, the TI Africa Department launched the Land and Corruption program in Africa, which aims to improve the livelihoods of men and women affected by corrupt practices of land administrations (Transparency International 2017b). This program seeks to ensure equitable access to land, inform citizens on their land rights, and provide them with tools to document, report, and combat land corruption.

As it became evident that women tend to be disproportionately affected by land corruption, TI initiated the project *Women, Land and Corruption in Africa* (WLCA) to understand the effects of corruption on women's land rights (Ghana Integrity Initiative 2017). In 2014, TI-Secretariat engaged with its national chapters in Africa to start research on this matter, supplemented by consultants from Columbia University's School of International and Public Affairs (SIPA). SIPA consultant teams in previous years were involved in the research and development of case studies in Ghana, Zimbabwe, and Niger that added to the available body of knowledge in academia on the intersection of women, corruption, and land rights. This year's team continued these efforts in Uganda, performing research on women, corruption, and land rights, and analyzing the potential of information and communication technologies (ICTs) to combat land corruption.

Project Introduction

The objective of this project is to study the link between corruption and its disproportionate effects on men and women due to distinct gender norms of access, use, and control of land; to analyze whether and how ICTs can empower women to counteract land corruption; to overcome inter-linked social challenges and inequalities; to increase women's control over the land they use; and to further TI's understanding of the intersection between corruption, gender, land management, and ICTs.

Specifically, the following questions will serve as a guide for the consultancy:

1. How do gender, land, and corruption intersect and affect men and women's lived experiences differently in Uganda?

2. How can ICTs be better mobilized to support anti-corruption efforts in land and to empower women to counter land corruption in Uganda?

Columbia University & Transparency International

2

LITERATURE REVIEW

In undertaking this literature review, the team focused on the intersectionality between the topics at hand. The following section examines the land sector, corruption, and technology with a gendered lens.

Ugandan Context Overview

Uganda is a low-income country located in the Great Lakes region in East Africa (The World Bank Group 2017). With a population of 39 million, it is the second most populated landlocked country in the world, and its particularly young population is growing rapidly above the regional average at 3.3% (The World Bank Group 2016b). Ugandans are comprised of more than 50 ethnic groups, of which nine have a population of higher than one million. Ugandans also speak a multitude of local languages besides the commonly spoken English, Luganda, and Swahili (Otiso 2016: 1248). Approximately 73% of the population above the age of 15 can read and write (The World Bank Group 2015a); the literacy rate for men is around 81%, while the literacy rate for women is a little over 66% (ibid).

Uganda is a unitary republic with a president as the head of the state and government and a legislature comprised of 386 members of parliament. The judicial system is based on English common law and the Ugandan Constitution from 1995 (The Economist Intelligence Unit 2017: 17). The country is also home to six traditional subnational kingdoms, Buganda, Bunyoro-Kitara, Busoga, Toro, Ankole, and Acholi, all of which have limited influence and function within the modern political

system. Buganda is the largest kingdom in the south-central region of the country and home to Uganda's capital city, Kampala (Otiso 2016: 1248-50). Customary norms, laws, and traditions continue to play an important role in Uganda and are upheld by the kings, chiefs, clan leaders, and elders of a community. Furthermore, Uganda is divided into four regions – Central, Northern, Western, and Eastern – which are in turn divided into 111 districts and the city of Kampala (Uganda Bureau of Statistics 2014: 1). These districts, also known as Local Council Five (LC V), are organized again in smaller units--the county (LC IV), followed by the sub-county level (LC III), and then the parish (LC II). The (LC I) sits at the lowest political administrative level, the village. At each of these levels, there is a Local Council (LC) committee and chairman that represent the interests of their constituencies (Kavuma 2009) (see Appendix I).

Uganda

Land: 241,038 square kilometers
Geographic division: four regions, 111 districts, and one capital city
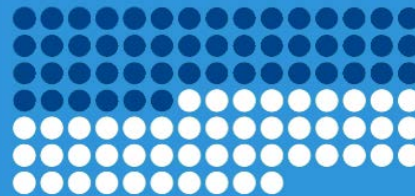
Population: 34.6 million
Women: 51%
Men: 49%

Source: Uganda Bureau of Statistics 2014

The judicial system in Uganda is similarly stratified. One has to navigate not only the many levels of jurisprudence in the country, but also the informal procedures of administering justice by customary structures. On the local level, Ugandans pursue litigation at local tribunals or Local Council Courts

that implement customary norms and try to resolve disputes through mediation. As the majority of the population lives in rural settings, access to these courts at the village (LC I), parish (LC II), and sub-county (LC III) level is crucial, which is why there are approximately 56,000 of them countrywide. Within the formal judicial structures, the courts responsible for resolving land disputes are the Magistrate Courts at the district level. Magistrate's Courts are the lowest subordinate courts in the judicial system whose decisions are subject to review by the High Court. Currently, the country is divided in 38 Chief Magisterial Areas that provide service to the 111 districts. The High Court is followed by the Court of Appeal and at the very top sits the Supreme Court, headed by the chief justice (Adonyo 2012) (see Appendix II).

Institutional structures and current issues are significantly shaped by Uganda's history. The country was under British administration until its independence in 1962, and in the subsequent two decades Uganda saw recurring conflict and frequent political change, with repeated coup d'états and a brutal military regime (Otiso 2016: 1251). In 1986, Yoweri Museveni and his National Resistance Movement took office and have since remained in power and ensured relative political stability in most of the country. However, the northern region of Uganda fell victim to the outbreak of a lengthy civil war between government forces and the Lord's Resistance Army, an armed rebel group in the North. In 2008, after two decades of fighting, a permanent ceasefire ended the hostilities. The war led to tens of thousands of deaths and an estimated 1.7 million internally displaced people from the North (Dagne and Reeves 2008).

Historically, Uganda has been one of the poorest and least developed countries in the world (Uganda Bureau of Statistics 2014: 4). It is only in the last

decade with the end of conflict in Northern Uganda that its GDP has grown steadily and is forecasted to grow at an annual average rate of 5.1% (The Economist Intelligence Unit 2017: 7). Increased growth has contributed significantly to poverty reduction in the country, yet inequality continues to remain high (The World Bank Group 2016b). Public infrastructure investments and the expanding oil industry are expected to drive future growth (The Economist Intelligence Unit: 7). Furthermore, land plays a significant role in Uganda. Agriculture is the main driver for reducing poverty—which has been halved since 1995–and accounts for more than 70% of the national labor force (Uganda Bureau of Statistics 2014: 5; The World Bank Group 2014a). Additionally, about 80% of the country's GDP is tied to agriculture and the land (Okuku 2016: 3). Almost two-thirds of the working population are involved in subsistence farming, and about three-quarters of households own land in some form (Uganda Bureau of Statistics 2014: 28, The World Bank Group 2016b: 32). Land serves to generate capital, provide resources, and represents critical assets that can be used for collateral, income generation, or sold for a profit. Uganda's economic development, high population growth, and the return of displaced people to the North have pushed demand for land in recent years, creating a dramatic increase in land issues.

Land in Uganda

As it stands, there is a deep customary tradition of land ownership in Uganda, and land is an essential part of Ugandan culture, tradition, and identity. Historically, land is passed down patrilineally from father to son (Bikaako 2003); this tradition has survived colonialism and conflict throughout Uganda's history. A remnant of colonial rule, land is either freehold, leasehold, mailo, or customary. These four types of land are recognized by the Ugandan government and are written into law in the Land Act of 1998 (The Parliament of Uganda 1998). Freehold land is land that is directly owned by a citizen and can be easily transferred with documentation between citizens, companies, and organizations. Mailo land is land that was taken from small tribes by the British government and given to the Kabaka, or the Bugandan king. This land is either owned by the Kabaka and attached to Bugandan Parliament seats, or given as gifts to the Kabaka's friends and family. Furthermore, tenants commonly rent mailo land, and mailo land is the only type of land that cannot be owned by foreign nationals. Leasehold land is either freehold or mailo land that is leased from the owner or Kabaka for a period of either 49 or 99 years. Finally, customary land is land that is owned by a tribe or clan and is given to families in the clan by its elders to manage and farm (Ellis, Manuel, and Blackden 2006). This feature of customary land makes it very difficult to prove ownership, as customary land usually carries no documentation. Furthermore, this land can be easily transferred and traded by word of mouth or through simple handshakes, increasing the possibility of land disputes (The Parliament of Uganda 1998).

All land is managed at the national level by the Ministry of Land, Housing and Urban Development which handles all policy level change. Within the ministry lies the Uganda Land Commission, which is responsible for government procurement of land (Okuku 2006: 19). The national level institutions also collaborate with government agencies on the district and local level. The District Land Boards are responsible for the registration and appointment of private land certificates at the district level (Okuku 2006: 20). They collaborate with Area Land Committees (ALC) whose work at the sub-county level consists of verifying information brought forward by applicants for land leases and certificates (Ekbäck, Musinguzi and Wabinero 2015). The District Land Boards also collaborate with local government officials, or LC I officials, who are responsible for demarcating land for certification. The LC I also resolves any disputes that may occur over land at the local level (Okuku 2006: 20)

> "Land disputes and conflicts have become part of the definition of contemporary Uganda" (Ministry of Land, Housing and Urban Development 2013: 3).

Land and its administration stems from patriarchal practices regarding women's land ownership. Since women are expected to marry into different clans or families, these practices have created the norm and expectation that women should not own land. Indeed, there is a huge gender gap in land ownership: women tend to own less land than men as they primarily depend on men to access land through marriage (Adoko 2014: 2). Women provide about 70% of the labor for household agriculture and 60% of the labor to produce cash crops in Uganda, but only 7% of women are registered as land owners (Ellis, Manuel, and Blackden 2006: 50). Although Uganda's statutory laws provide equal rights for men and women in land access, the gender gap persists because of these customary traditions and a long patriarchal history that

produces a cultural stigma against women ownership of land.

> "The husband, as the "family head" of family land, is likely to register his name alone in the title" (Adoko 2014: 3).

Even female heads of households--women that are widowed, divorced, or unmarried--often cannot or do not feel the need to register land titles in their name due to pressure from their families and community (Adoko 2014: 3). This perpetuation of unequal access and control over land may contribute to women's 'adaptive preferences' (Nussbaum 2000). Through socialization as 'the second sex,' women may not see themselves as "a bearer of rights … whose dignity and worth are equal to that of others" (Nussbaum 2000:113). In fact, while Nussbaum herself believes that property rights are "[intensely important]" (Nussbaum 2000: 156), Ugandan women may not feel the same way. Nevertheless, preferences can change as a result of education and sensitization, and Nussbaum (2000) demonstrates this, citing a case of women in India who gained confidence to try new things after watching videos of other women daringly trying new things as well (Nussbaum 2000: 126). Yet, until whole communities are sensitized, women's marginalization will continue. Daley and Pallas (2014) found that the discriminatory practices of limiting women's use and control of land resources results in furthering women's vulnerability; women are "relatively (cash) income poor" versus men, and this is tied to their lower socioeconomic status (Daley and Pallas 2014: 183). Women also are more physically vulnerable and subject to "gender-based violence around land deals" (Daley and Pallas 2014: 183).

Women's unequal property rights bring about decreased economic opportunities and hamper

empowerment. Research has shown that a lack of land titles or land ownership impedes productivity growth, and women without official ownership to land are not able to make autonomous decisions regarding the land's production. As a result, women are less likely to invest in increasing output since they have limited power regarding income that is generated from the land (UNDP 2015: 18). Finally, even when women have joint-ownership of land, they enjoy fewer land rights, such as management over the land and access to the revenue it generates (Doss, Meinzen-Dick, and Bomuhangi 2013).

Uganda's Land Act of 1998 was the first piece of legislation that sought to consolidate and reform the land sector, and improving women's access to land was a key component. The Land Act set a legal framework governing land tenure, land administration, and the settlement of land disputes (Coldham 2000: 65). However, since it was not backed by any implementation framework, many of the major provisions have never been carried out while other provisions face many challenges as society has not accepted them (Kabanda 2013). Despite the good intentions of the law being amended in 2001, 2004 and 2010, these reforms instead highlighted Uganda's institutional weaknesses of implementing reform.

The formal rules put forward by the Land Act have seen difficulty in implementation as the government has not had sufficient resources to monitor and evaluate these regulations' effectiveness and compliance. In fact, women are unable to attain the rights that have been afforded them (Ellis, Manuel, and Blackden 2006) . Despite formal succession laws that allow women inheritance rights, this practice rarely occurs due to the patrilineal custom (Ministry of Land, Housing and Urban Development 2013: 3). As a result, women's status, especially in rural areas, has not significantly improved.

Consequently, the National Land Policy was established in 2013 with the goal of "[ensuring] an efficient, equitable, and optimal utilization and management of Uganda's land resources for poverty reduction, wealth creation and overall socio-economic development." (Ministry of Land, Housing and Urban Development 2013: 9). This was a major step forward for protecting Ugandans' land rights as it acknowledged land as a key aspect of economic development. It sought to minimize land conflict through a variety of reforms including the re-institution of Land Tribunals and the recognition of both customary and statutory system in land rights (Ministry of Land, Housing and Urban Development 2013). However, the impact of the framework is still uncertain, and the government is currently working on the successful implementation of this policy while enhancing participation of all stakeholders at all levels of policy implementation.

Corruption

Uganda, like many African countries, faces high levels of corruption. Per TI's Global Corruption Barometer (2015), nearly 75 million people in the African continent paid a bribe during the last year, and Uganda is not an exception to this norm. In TI's latest Corruption Perceptions Index, Uganda was ranked 151st out of 176 countries evaluated, with a score of 25 on a scale of 0-100 (Transparency International 2017a). Uganda plummeted 12 places compared to the previous year, when the country ranked 139th out of 168, and this latest ranking represents a five-year low for the country (Transparency International 2016a; Transparency International 2017a).

Corruption affects a wide range of public institutions ranging from the police and judicial system to the health, education, and land sectors. Within these institutions, bribery is the main form of corruption that occurs, representing 66% of all

cases of corruption (Inspectorate of Government 2008: 16). The 2014 East African Bribery Index (EABI), which ranked Uganda as the third country in the region with the highest likelihood of bribery, reported that the police force was the institution most susceptible to bribery, with a score of 84 on a scale of 0 to 100, with 100 being the worst score. The police was followed by land services, with a score of 60, and the judiciary, with a score of 30.7. (Transparency International Kenya 2014: 49). Bribery seems to be self-perpetuating; 46% of surveyed Ugandans in 2014 reported paying a bribe because it was the only way to access a service (Transparency International Kenya 2015: 72). Meanwhile, government officials ask for bribes knowing that very few will be likely to fight it (Kaluya 2015). Indeed, the majority of Ugandans shy away from reporting corruption; the EABI found that only 6% of people reported corruption in Uganda in 2015 (Transparency International Kenya 2015: 69). EABI survey respondents did not report corruption because they were either beneficiaries themselves to the bribe (33%) or because they knew that no action would be taken (26%) (Transparency International Kenya 2015: 71).

Yet despite its prevalence within the country, corruption affects Ugandans differently. Entrenched patriarchy has translated into women becoming unequal victims of corruption. To illustrate, a study done on gender and Ugandan businesses by the World Bank found that women business leaders "are much more likely to be subject to harassment and to pay bribes than businesses headed by men" (Ellis, Manuel, and Blackden 2006: 3). Furthermore, women are more likely to fall victim to sexual harassment and may be asked for sexual favors as a form of bribery. The likelihood of sexual extortion is further aggravated by the socioeconomic status of women as they lack the financial resources to pay requested bribes. (Raab 2017: 2-4, 14). However, information on the prevalence of sexual extortion to receive services is limited as it is difficult to obtain and rarely talked about in interviews and focus group discussions due to the sensitivity of the subject (Raab 2017: 16) In addition to women, the uneducated and the poor are more vulnerable to demands of favors (e.g. bribes), owing to their lack of knowledge about their rights and their lower influence and connections within formal society and politics. Low-income women, thus, remain the most marginalized; those traditionally sidelined are seen as soft or easy targets and continually exploited, further necessitating proactive anti-corruption advocacy.

This perpetuation and continuation of corruption stems from a variety of different factors including a lack of clear distinction between the public and private sectors, which lead to clientelistic behaviors and patronage within public services (Martini 2013). In addition, perpetrators act with impunity due to a weak rule of law, resulting in an excess of incentives and a dearth of disincentives for corruption. This is further propagated by the fact that both public officials and private citizens are party to corruption. While public officials perform corrupt practices due to greed, citizens are complicit due to their needs for services (Kaluya 2015). Corruption is particularly widespread within health, education, and business; corruption was cited as the "most problematic factor for doing business" according to the 2012 Enterprise survey (Martini 2013: 2). Unfortunately, it does not stop there; malfeasance permeates bureaucracy, politics, and public financial management. Despite democratic elections, the government, in practice, remains "an authoritarian patronage-based regime" (Martini 2013: 2). As a result, corruption has become the norm in Uganda, to the point that government officials openly ask for bribes which citizens and companies pay without objection (Martini 2013). It is therefore no surprise that corruption also permeates land rights in Uganda.

Land Corruption

Corruption is rampant in Uganda's land sector and has far reaching repercussions that impact vulnerable populations. As the SIPA team observed in the 2014-15 and 2015-16 projects with TI in Ghana, Niger, and Zimbabwe (Mohta et al. 2015; Day et al. 2016), the high prevalence of bribery in the land sector has a disproportionate impact on the poor, especially on women. In particular, women are impeded from accessing land administration services, as they are less likely than men to afford unofficial fees and multiple trips to the necessary offices. Women, as a result, are an easier target for land grabbing. Women's limited access to land prevents women's self-empowerment and income generation.

Corruption pervades the whole land sector; there are many groups of people who profit from it including brokers, administrators, and surveyors. In Uganda, land dispute resolution has been plagued by nepotism and favoritism, mainly perpetrated by government officials who aid dishonest behavior like land-grabbing (Mercy Corps 2011). Corruption
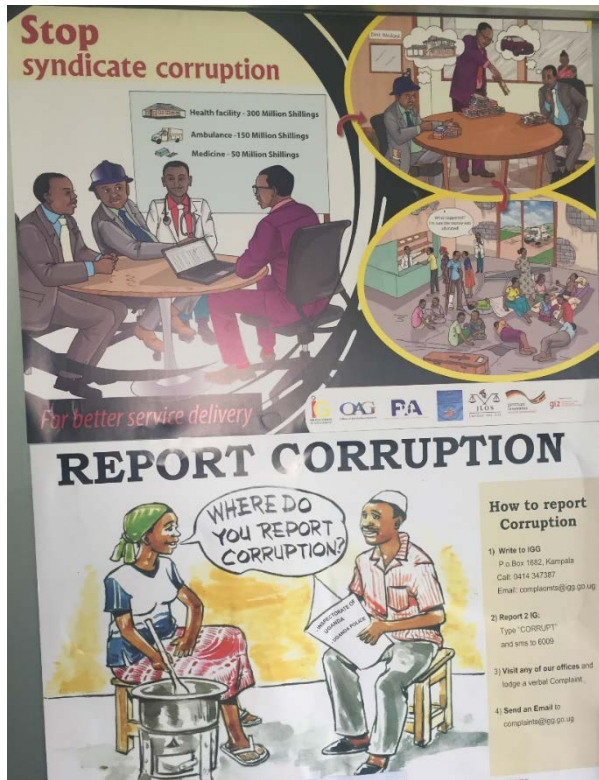
furthermore ranges from "petty" (e.g. small bribes paid to register land or transfer titles) to "grand" (e.g. gaining control over a vast expanse of land and its resources through abuse of high-level positions). Typically, opaque and overly bureaucratic processes fuel petty corruption, while weak institutions enforce the persistency of grand corruption (Mohta et al. 2015: 8). Indeed, corruption can plague every aspect of land administration, and its many entrenched forms make it difficult to establish long-term local or national land strategies, especially since law enforcement themselves may benefit from corruption as well.

Thus, due to the many parties involved in the land administration, land-related issues are complex and politically sensitive (Mohta et al. 2015: 8). There are many stakeholders who benefit from the status quo, and consequently, many stakeholders may be resistant to change. In response, it is necessary for national governments to establish

effective and strong governmental institutions to counter corruption. These efforts should be supported by all stakeholders, including multilateral organizations and civil society. In fact, a joint report between TI and the United Nations Food and Agriculture Organization (FAO) stated that the most vital anti-corruption practices include the revision of land policies and effective enforcement, with respect to legal and administrative frameworks (Arial, Fagan, and Zimmermann 2011: 6).

> Strong and transparent governance in the land sector fosters the effective and accountable allocation of land, which potentially decreases gender inequality in land access, use, and control.

Anti-Corruption Efforts

The Ugandan government has taken several measures to combat corruption. The 1995 Constitution of Uganda reflects the commitment to end corruption through the Inspectorate of Government (IG) (Martini 2013), an independent institution with the mandate of "[eliminating and fostering] the elimination of corruption, abuse of authority and of public office" (Inspectorate of Government 2016, x). The government also launched a five-year National Anti-Corruption Strategy in 2008 with the objective of improving accountability and reducing corruption levels in the country (Martini 2013). The following year, the Anti-Corruption Act was signed, replacing the Prevention of Corruption Act of 1970, with the goal of preventing corruption in the public and private sectors by amending the Penal Code Act and the Leadership Code Act (Martini 2013). The Anti-Corruption Act also confers special powers to the Inspector General of Government and to the director of public prosecutions to investigate and prosecute corruption cases (Open Society Foundations 2015: 85).

Uganda's domestic reforms to counteract corruption align with its ascensions to international treaties in 2003 and 2004, including the United Nations Convention against Corruption (UNCAC) and the African Union Convention on Preventing and Combating Corruption (AU Convention). Uganda has also collaborated on a regional level with other East African countries – Kenya, Tanzania, Rwanda, and Burundi – to combat corruption; the East African Association of Anti-Corruption Authorities was created in 2007 to "[promote] the spirit of zero tolerance against corruption and [encourage] regional cooperation in preventing and combating corruption" (East African Association of Anti-Corruption Authorities 2007: Art 5). Nevertheless, almost seven out of ten Ugandans perceived an increase in corruption between 2014 and 2015 (Kewaza 2016: 2) despite Uganda's internationally advertised commitment, and an overwhelming majority of Ugandans did not rate the government's performance in anti-corruption "fairly well" or "very well" (Kewaza 2016: 5).

Information and Communication Technologies (ICTs)

Due to the complex nature of corruption in Uganda as outlined above, it is strategic and sensible to research and test new and innovative ways to combat corruption. Often seen as the answer to developmental issues ranging from financial inclusion to health services and citizen engagement, ICTs can also be considered for their potential to combat land corruption. In theory, ICT platforms reduce the likelihood of corruption by automating interactions, limiting individual discretion, and increasing the ability to openly access and monitor relevant data (Grönlund et al. 2010). In many cases, by removing direct interaction and limiting discretion, ICTs can ensure greater transparency and accountability. Additionally, ICT platforms can be a valuable tool to report instances of corruption. In fact, there are various international ICT platforms which are successfully increasing citizen engagement in reporting corruption issues such as I Paid a Bribe[1] in India, Korupedia[2] in Indonesia, and PrijaviKorupcija[3] in Macedonia.

Currently, ICTs are becoming a prominent tool utilized in Uganda to address public policy issues. The Ministry of ICT has developed an e-Government Policy Framework that aims to strengthen the relationship between the government and its citizens (Ministry of ICT 2016). E-government has a significant potential for achieving good governance since it is expected to enhance transparency and accountability, reduce

---

[1] The website "I paid a bribe.com" is a platform which collects anonymous reports about bribes that were paid, requested but not paid, and expected but not requested. It also provides reports on bribe trends and how they occur (I Paid A Bribe 2017).

[2] Korupedia.org is an online database of convicted corrupt officials curated by TI's national chapter in Indonesia. Each entry contains the name of the official, the amount of money embezzled, and the final verdict of his/her respective trial. The site also lists cases which have been stalled to share progress and inform advocacy (Transparency International 2012).

[3] PrijaviKorupcija.org (which is translated to 'report corruption') is an Ushahidi-based web platform run by TI Macedonia and the Center for International Relations (US), which encourages people to report cases of corruption. This data is then placed on a map using geo-mapping (Transparency International 2013b).

costs, and improve service delivery (The World Bank Group 2015c). Uganda's e-Government policy will increase transparency of the government's decision-making processes by making information accessible to the wider public, including allowing access to online tracking of land applications (The World Bank Group 2015c).

Rising disputes and widespread inefficiency in the land sector have also led to the push for increased transparency in the land sector. One major success was the establishment of the Land Information System (LIS). With a $10 million grant from the World Bank, an "IT-based land administration framework" was put in place, digitizing titles and land transactions (Thomson Reuters 2015: 2) by leveraging opportunities provided by ICTs (Cheremshynskyi and Byamugisha 2014). Now, instead of traveling to Kampala, Ugandans seeking to sell, buy, or lease land can travel to six Ministerial Zonal Offices (MZOs) which utilize the LIS instead of traditional paper land titles. Officials have praised this new system, citing its reduction in costs and time necessary for land transactions as well as its generation of renewed confidence in the land system (Thomson Reuters 2015: 3). Between 2013 and 2015, the LIS has already digitized land administration files and approximately 500,000 titles (Thomson Reuters 2015: 4). However, the LIS has not yet expanded nationally as there are significant implementation challenges that may undermine it, such as the need to sustain political and financial support (Cheremshynskyi and Byamugisha 2014). It remains to be seen whether further investment into the system will continue its success.

The Land Management Information System (LMIS) in Mozambique

Since 2004, the Mozambique government has been using the Land Management Information System (LMIS), an electronic land management system launched to facilitate data-sharing between different stakeholders. Before LMIS, Land Management in Mozambique was usually done by paper, and the institutional context of its land management was very complicated "with at least 22 ministries, ordinary people and local authorities involved" (Waema and Adera 2011: 191). To make the process more transparent, the LMIS was conceived as "an integrated system that was supposed to offer the capability to register electronically land plots and tenures, and in the future potentially to provide citizens with the capacity to access the system via the web to apply for land tenures and follow up applications for land registration and tenures" (Waema and Adera 2011: 201). The LMIS aims to provide information to decision-makers about land use, to solve land conflicts based on reliable information, and to provide and negotiate land investment based on this information (OECD 2013: 67). Therefore, the LMIS would greatly increase the efficiency and transparency of the land administration system.

Unfortunately, the applications submitted via the LMIS delivered limited functionalities and restricted good governance outcomes (Waema and Adera 2011: 209). For example, many of the land processes remained based on customary and not electronic channels. Furthermore, the web page, which was designed to be the instrument for testing the maturity of the LMIS, had not been developed effectively. Finally, the implementation focused too much on improving internal management processes while overlooking external process, such as increasing citizens' ability to attain information, register land electronically, and monitor the progress of the transaction online.

This case shows that utilizing technology to digitize land information cannot be an effective solution on its own; it is critical to build the capacity for its implementation. This includes the recruitment of skilled workers to develop the system and improvements in technological infrastructure, such as increasing communities' internet access and capability. A new digital land system would also require ensuring that the pre-existing system, including some paper-based procedures, are eliminated in order to ensure widespread adoption of the new system.

Indeed, investment in ICT infrastructure can potentially exacerbate corruption. While acknowledging that ICT investment may prevent corruption, Charoensukmongkol and Moqbel point out that more investment can provide yet another opportunity for public officials to take part in corrupt practices (2012: 51). They used a regression analysis to study a sample of 42 countries between 2003 and 2007, and found "a u-curve relationship between investment in ICTs and corruption" (Charoensukmongkol and Moqbel 2012: 52). This

suggests that "while more investment in ICTs can decrease corruption, an over-investment in ICTs is associated with increased corruption" (Charoensukmongkol and Moqbel 2012: 52). This phenomenon is particularly pronounced when countries have inefficient procurement systems; a large amount of investment for ICTs could be a source of embezzlement or money laundering. Furthermore, transparency can even facilitate corruption by helping potential bribers identify the relevant officials to bribe (Charoensukmongkol and

Columbia University & Transparency International

Moqbel 2012: 55-56). Therefore, investment in ICTs may not solely be sufficient to combat corruption when the government does not have other institutional factors to support efficient resource allocation.

Another potential limitation in using ICTs to combat land corruption may rest in proliferation, access, capabilities, and use. The potential of ICTs to combat land corruption relies on Ugandans ability to access ICTs and use them accordingly. While 44 out of 100 Ugandans have a mobile cellular subscription, this number is inflated due to individuals owning multiple sim cards (The World Bank Group 2015d: 102).[4] Additionally, Uganda's mobile proliferation rests significantly below the Sub-Saharan Africa country average of 66 out of 100 (The World Bank Group 2015d: 102). In July of 2015, only 19.2% of Ugandans (about seven million people) were internet users (The World Bank Group 2015b). This collective data demonstrates that a significant portion of the population does not access or use ICTs, despite

the rapid development and increasing mobile coverage throughout the country. As the aforementioned data lacks any form of disaggregation by sex, age, or geography, it is difficult to identify which parts of the population have access and which ones remain largely excluded.

A report compiled by the Pew Research Center found that significantly more men than women own a mobile phone in Uganda; only 54% of women have a mobile phone compared to 77% of men (Poushter 2015: 4). Unfortunately, information on ICTs' gendered differences in capabilities and use remains limited and incomplete. There is also a lack of assessment on use within households, e.g. who controls access to a mobile phone when it is shared. Finally, other forms of ICTs – such as radio, television, smartphones, and computers – also suffer from gender imbalances; this data is similarly limited. Without adequate data, it is difficult to assess women's access to ICTs and consequently the potential to combat corruption with them.

It is important to understand why women have unequal access to and probable capacity differentials in ICTs. Women's access to ICTs is affected by affordability, reasons and potentials for use, and technological capabilities. Any potential intervention targeting women would require evaluating socioeconomic factors such as poverty, rural/urban environments, and literacy, which clearly influence women's ability to access and make use of different forms of ICTs. Overall, the broader societal and economic structures, culture, religion, and gendered processes that relate to the usage of ICTs can either perpetuate the marginalization of women or effectively advance

---

[4] This inflation can be clearly seen in the average mobile cellular subscription for high-income European countries, which boasts 123 out of 100 people having a mobile cellular subscription (The World Bank Group 2015d: 102).

their participation in social, political, or economic spheres (Macueve et al. 2009: 21). To illustrate, increasing household access of mobile phones might not increase women's use them if men retain all control.

Buskens and Webb additionally point out that the level of empowerment women experience is essential for them to "access and use a particular ICT or to participate in spaces created with and through ICTs" (2009: 6). This sense of empowerment is highly dependent on each individual's subjective interpretation of freedom, security, status and participation (Buskens and Webb 2009: 163). In order to learn about the potential and effectiveness of ICTs in empowering women and offering them a practical tool to counteract corruption in their everyday lives, it is important to distinguish and analyze the different impacts of ICTs on women. While testing out different ICT interventions is beyond the scope of this report, a focus of the field research is understanding the culture and autonomy within women's ICT use in order to gain a nuanced understanding of potential impacts.

ICTs' Effects on Women's Empowerment

While multiple studies on ICTs and women's empowerment have been performed (e.g. Bantebya Kyomuhendo and Kabonesa 2006; Bakesha, Nakafeero, and Okello 2009; Maueve et al 2009), a direct causal link between the two have not been established. In fact, the effects of ICT use vary between individuals even within similar contexts (Kyomuhendo 2009). A qualitative study in Mozambique found that access to ICTs does not necessarily empower women; instead focus should be placed on capabilities – notably literacy – and socio-economic issues (Maueve et al. 2009). This was corroborated by a study performed in Uganda on the effects of telecentres that offered CD-ROM entrepreneurial training to women in rural areas. For some women in this study, gains made from attending information sessions did not result in self-empowerment; the financial return on improvements in their businesses went directly to household and familial responsibilities (Bakesha, Nakafeero, and Okello 2009). Kyomuhendo (2009) similarly found that running ICT businesses did not increase women's status. Despite one woman's increased access to the ICT sector, her husband still "[dominated her]" forbidding her "to own a personal cell phone" (Kyomuhendo 2009: 157).

3

METHODOLOGY

Research Questions

In undertaking this research project, the team examined the intersection of the broad concepts of gender, corruption, access to land, and ICT usage. Specifically, the following questions served as a guide for this study:

1. How do gender, land, and corruption intersect and affect men and women's lived experiences differently in Uganda?
2. How can ICTs be better mobilized to support anti-corruption efforts in land and to empower women to counter land corruption in Uganda?

Project Phases

The project consisted of four phases:

1. *Preliminary Research and Preparation* (November 2016 - January 2017)
   This phase focused on conducting preliminary background research on Uganda and developing research questions to explore in the initial field research trip.

2. *Initial Field Research, Analysis, and Project Restructuring* (January - March 2017)
   Using the preliminary research, the team conducted an initial field research trip to Uganda in January to meet TI-Uganda and other key stakeholders, conduct background research on the country, and identify potential communities to conduct focus groups and interviews. It is important to note that January field travel was restricted to gathering

information about the context from conversations with TI-Uganda staff and other topical experts. After the initial field research, the team analyzed the initial data to restructure, amend, and refocus the research questions. These new research questions were then explored in further desk research in preparation for a focused field research trip.

3. *Focused Field Research and Analysis of Findings* (March - April 2017)
   The team traveled to Uganda in March for a focused field research trip in Kampala, Mukono, and Lira to conduct interviews with stakeholders and focus groups with community members. The team then coded and analyzed the data gathered to draft key findings.

4. *Finalize Findings and Report* (April - May 2017)
   The team finalized its findings and looked for general patterns and trends with the assistance of Professor Kelly and TI-Uganda to present a final report with recommendations.

Analytical Tools

As part of the project, the team employed the following analytical tools to gain a better understanding of the intersectionality of land, corruption, gender, and ICTs in Uganda. These tools were developed and refined throughout the different phases:

- *Stakeholder Analysis*: Conducting a stakeholder analysis assisted the group in understanding the context and identifying the different parties involved, as well as their interests and influence.
- *Institutional Analysis*: The team prepared an institutional analysis in order to better understand the formal and informal rules that govern land administration in Uganda. In
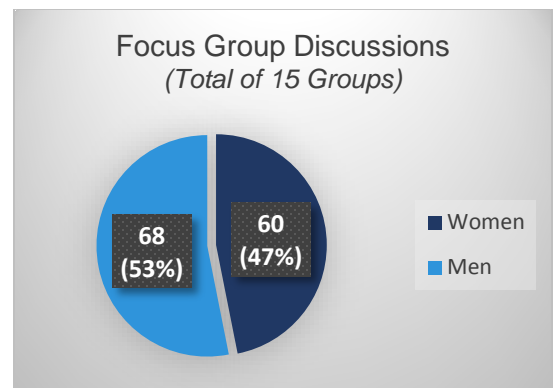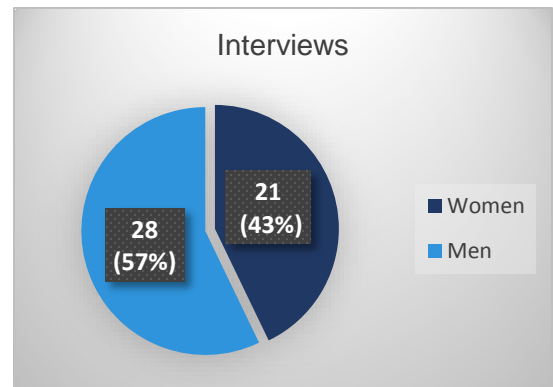
addition to informing the team about the key laws and regulations related to land, the analysis was also used to identify the laws related to gender equality and corruption.

Data Collection Techniques

The team used the following data-collection techniques to develop their recommendations and the analyses identified above. The methodology is reliant on a social constructivist approach, through which the team is seeking unique and multiple understandings of participants' views. Interview and focus groups are based off first-person accounts, following the framework of phenomenological research, which aims to determine different human experiences around a phenomenon.

- *Document Review*: Consisting of an initial review of literature on gender, land, corruption, and ICT in Uganda, this technique assisted the team in getting a better understanding of the local context and inform their research questions and fieldwork.

- *Participant Observation*: During the course of their January and March field visits, the team inquired about and observed the daily practices and experiences of the people they met in order to better inform their ideas about the local culture and to evaluate whether their observations were consistent with the findings of their desk review, interviews, and focus groups.
- *Interviews*: The team conducted semi-structured interviews with relevant stakeholders during their January and March field visits (or remotely in the interlude) in order to better understand the nuances of land administration, gender, corruption, and ICT usage in Uganda. During the January and

March field visits, the team conducted interviews to identify the main problems associated with land administration in Uganda, to better conceptualize a definition of corruption in this context, and to learn about ICT infrastructure and capacity in Uganda. Interviewees were selected in consultation with the client and based on convenience. Collectively, the team conducted 49 interviews with relevant NGOs, private sector organizations, and local, regional, and national government agencies. Overall, 21 women and 28 men were interviewed.

Interviews

21 (43%) Women
28 (57%) Men

Focus Group Discussions
(Total of 15 Groups)

60 (47%) Women
68 (53%) Men

- *Focus Groups*: During the March field visit, the team conducted 15 focus groups in Mukono and Lira districts. These focus groups aimed to understand the institutional frameworks surrounding land administration, experiences with land corruption, ICT usage, and how gender has affected each. Two female-only, two male-only, and two mixed focus groups were conducted in Mukono in Central Uganda; three female-only, three male-only, and three mixed focus groups were conducted in Barr, Amach, and Oyam in Northern Uganda. Overall, 68 men and 60 women participated in the focus groups. All focus group participants were recruited by TI-Uganda and their partner organizations.

When permitted by the participants, interviews and focus groups were voice recorded and transcribed by the research team. All participants were over the age of 18.

Given the sensitivities surrounding these topics and the team's interactions with vulnerable populations, the team's March field trip was subject to Columbia University's International Review Board (IRB) approval. As it posed minimal risk to the participants, the study was exempt from further review. Please refer to Appendices III - V to view the IRB-approved interview and focus group guides.

Methodology Considerations and Limitations

Firstly, given the sensitivities surrounding corruption, a decision was made to not specifically mention "corruption" in the interview and focus group guides for local community members, but to gather information about corrupt behavior through proxy terms and examples. For the interview guide for stakeholders, the team used the word

"corruption" depending on the person interviewed; if that specific stakeholder's work related to corruption, "corruption" was used. If not, the team gathered information about corrupt behavior through proxy terms and examples.

Additionally, it is important to note that interpreters were used by the team during focus groups in both Mukono and Lira districts. Since community members were more comfortable speaking their local language, staff from TI-Uganda and their partner organizations served as interpreters. All interviews with officials and stakeholders were conducted in English.

Lastly, the team created a composite story in order to best illustrate their findings. Events in the story portrayed in the following section are not based on any one person, but are grounded in the information gathered from the team's interviews and focus groups. To protect the identity of the individuals who shared information with the team, all names in the report have been changed, unless otherwise stated.

4

FINDINGS

It's All in the Family

Deep within Mukono District in Central Uganda, Cathy lives with her father, mother, and brother on two small plots of land. Like many of the members of their community, Cathy's family are subsistence farmers and rely solely on their land for their livelihood. Cathy's parents grow a variety of vegetables, including matooke, potatoes, and yams, and her mother makes some extra money for the family selling tomatoes and eggplants from her garden at the local market in the evenings. Often, Cathy accompanies her mother to the market. It was on one of these trips to the market that Cathy was introduced to Paul, her fiancé.

Although some families in this community have bought the land they now farm on, Cathy's father inherited the land from his father. However, he does not hold an official title to the land. For years, Cathy's father has been saving to be able to afford the title and officially claim the land. In fact, obtaining a land title has been the main topic of conversation in the community this past week; one of Cathy's neighbors who had the title to his land recently got into a dispute with one of his siblings. After the death of their father, the neighbor and his siblings inherited the land. However, rumor has it that one of the siblings connived with the land registrar's office to create a new land title. Now, the land has two titles, and the new title is being used by the sibling to claim ownership of the land and evict the rest of the family from it. The community is abuzz with talk of who is at fault and who the rightful owner of that land is.

To fully understand Cathy's story, it is important to understand the context of the common subsistence farmer. Many subsistence farmers in Central Uganda are tenants or squatters of land owned by the King, or Kabaka, of the Buganda Kingdom. Tenants are those who agree to rent land from the landowner of freehold or mailo land as a leasehold or in an unofficial capacity. Squatters are those who live on the land because it is not uncommon for landowners to live in a different region. Usually, squatters pay a minimal unofficial fee to the landowner or sometimes do not pay the landowner at all. As recounted by a district official in an interview, these farmers have lived there for generations and are protected by customary law. Yet today, the majority of people occupying mailo land are tenants (USAID 2016: 5).

> Central Uganda's present land tenure system— the mailo tenure system—was first established in the Buganda Kingdom in 1900 during British colonial rule. Today, land inequality is highest in Central Uganda and rooted in the land divisions made by the British colonialists (USAID 2016: 3-4).

Several different land issues have arisen in Central Uganda as a result of this system. This leads to the problem of double ownership. Both the landowner and tenants believe in their right to the land. The landowners do not live on the land, and their lives are not dependent on the land. However, the lives of the tenants and squatters are completely tied to the land. If the landowner ever decides to sell the land, the tenants and squatters' livelihoods are threatened. In a female-only focus group, a participant shared that if they are lucky, tenants and squatters are given the opportunity to buy the land first, but they usually cannot afford it and must leave. Several farmers from the study stated that squatters suffer after landowners sell land, since the new owners destroy the tenant's or squatter's property in an effort to get them to leave. Squatters

and tenants have taken evidence of this destruction to court, but find that they are rarely helped because as one male focus group participant said, "the courts are too corrupt." Others have mentioned that "squatters are being humiliated and mistreated by the people who own land." Another tactic to get squatters and tenants off the land, as explained in an interview with a district official, is when landowners refuse to receive or collect rent payment from the tenants, giving the landowners license to evict tenants and squatters off the land for "not paying" rent after three years.

> Possession is often considered to be 'nine-tenths of the law.' In Uganda, when a squatter occupies the land for an uninterrupted period of twelve years, the squatter can claim title to the land. This process is called adverse selection and squatters can take over the title if the rightful landowner does not claim the land during those twelve years, effectively abandoning claim to it. Squatters can then attempt to gain the title through adverse possession from the land registration office. If the rightful landowner wants to recover the land or evict any squatters living on the land within the twelve years, they must show documentation and prove his or her claim to the land to a court before driving away anyone currently squatting on the land (UN-Habitat 2007).

As suggested by the story of Cathy's neighbor, the second significant challenge related to land in Central Uganda is the lack of land title ownership. Since ownership cannot be verified without a land title, land grabbing becomes a common issue. Women tend to be the main victims of these cases, especially when they are divorced or widowed. Another issue described both by focus group participants and in an interview with a government

official is "selling air," the common term for when people sell a plot of land they do not actually own. This fraudulent practice is fairly common. As explained by a focus group participant, landlords will suggest to tenants and squatters that they purchase a certificate to the land, which ends up being a fake deed. In either case, people are easily evicted due to the lack of official documents to claim their rights.

Land issues and land conflicts often escalate to physical violence. In an interview, law enforcement officials reported that 60% of their caseload is related to land issues that have escalated into cases of violence and assault. These disputes include conflict over ownership and boundaries, land-grabbing, and land fraud. Furthermore, numerous government officials have stated that the driving force behind these land issues is the high population growth rate in Uganda. Land is a finite resource, and when it is divided into smaller and smaller plots over generations, it causes more conflicts and even killings within families.

Furthermore, there is a large knowledge gap on how the land system works. Many citizens do not know how to navigate the administrative process or the fees required at each step. Land demarcations and boundaries are not clear and are often arbitrarily set. Moreover, there is a lack of trust in government; focus group participants believe that "most of the political leaders are corrupt." One focus group member added that "most [political leaders] have land titles. Land owners are very rich compared to squatters." This is a product of not only officials knowing how to navigate the complicated land registration system, but also their complicity in and financial gain from corruption. However, during some of the focus group discussions it became clear that not everybody perceived or recognized some of the prevalent practices, such as additional expediting fees or the

share of money that goes to the LC chairperson and clan leaders, as corruption due to their everyday occurrence. Multiple participants argued that the clan leaders are entitled to their share and even thought they were official fees.

Indeed, access and availability of financial resources matters significantly when navigating the land registration process. For example, when purchasing land, the plot of land must be first surveyed. One of the focus group participants mentioned that government surveyors are often very slow. To speed up the land administration process, people must pay unofficial fees to ensure that the surveyor comes to the site, measures the land, and gives the necessary form. Focus group participants commonly stated that "as long as you have money, the process will be shorter." In fact, one of the female participants who tried to get a land title described her experience as one with "too many requirements and too much money--wasting your time without getting anything back." Every day, the land administrators would tell her to "come tomorrow, come tomorrow, come tomorrow.'" Another problem shared by the focus group participants was that the amount of money required at each step would grow as one advanced through the process. One focus group participant shared that "when you reach the Buganda Land Board, they ask the most. And you have to give in because you want the land title." The lack of transparency in the process and the amount of money already paid may mean that at this last step, an individual may not even be able to afford the fee; all the prior fees would have been for nothing.

The need for increased transparency has resulted in technological improvements in the land sector. In addition to the Land Information System discussed previously in the Literature Review, technology has been integrated at a few points in the land acquisition process, yet the need for

digitization remains strong. As suggested by an example shared by a local agency in the land sector during an interview, manual records do not keep the data intact; a fire in the building that stores these records could wipe away all the data for that district and open the possibility of more land disputes. At the same time, technology can also create new spaces for tension. One of the examples of where technology is utilized is the use of GPS devices when surveying land with a mixed success rate. In an interview, a local government official shared how easy it is to steal land with these GPS machines. For example, an individual can put a GPS device in their pocket, come to a piece of land, and ask to use the bathroom; in the process, he can walk around the property and have effectively surveyed the land without informing the resident or owner and use that data to register the land in his own name.

Show Me Your Papers

Just a month before her marriage, Cathy is surprised to learn that her uncle and his family are permanently moving from a neighboring village to live with Cathy's family on their plot of land. A few weeks earlier, Cathy's uncle was approached by a company that wanted to buy just three acres of his seven-acre plot. As part of the sale, the company offered to give her uncle a land title for the

remaining four acres. However, instead of a land title, Cathy's uncle was given a land transfer document. Now, the land has been transferred to the company and Cathy's uncle and his family must find a new place to live. Despite these tensions, Cathy and her family travel to Lira in Northern Uganda--where Paul is from--for the wedding.

The story of Cathy's uncle is a story heard many times in Uganda. Many Ugandan subsistence farmers live and work on land they do not possess documentation for. These farmers "own" the land as it has been passed down from father to son, and members of the community know that they have been there for generations. However, this type of land ownership is not recognized by the government and courts; official recognition requires a land certificate. As stated previously, land certificates are quite expensive, with many official and unofficial fees. Data collected from focus group participants shows that companies will

often enter a region and promise to buy a portion of land from these subsistence farmers in exchange for paying for a land certificate. However, many of these farmers are illiterate and end up signing land transfer documents instead of land ownership documents, giving full control of all their land to these companies. Focus group participants shared that upon realization, farmers often go to the local government leaders to hear their case, but these leaders have often been bribed to rule in the company's favor. Indeed, there are many of these civil cases. There have also been instances where companies have bribed their way through the system and have bought the land title without informing those who live there. They then forcefully evict these "squatters" and claim that they are hindering development of the land, sometimes resulting in violence and death (Zagema 2011: 15). Moreover, a focus group participant also shared a case of land-grabbing by the government; an owner of a rice field was suddenly approached by a government official to measure his land for the construction of a road. Due to the construction, however, he and his community lost access to safe water, which the government did not compensate for. In fact, the community still does not have safe drinking water. Another focus group participant mentioned that even when the government compensates, they start the work first and pay the community later instead of negotiating with the landowners and compensating them in advance. Without timely compensation, it is hard for farmers to support their livelihood.

In interviews, large companies and government officials denied that these practices are happening. However, the accounts of interviewees and focus group participants overwhelmingly support that these practices still occur. Furthermore, exacerbating the issue for women are these circumstances in which "pressures on the land from population increases and outsiders seeking to

acquire land have prompted customary authorities to protect clan land [which ultimately happens] at the expense of women's land claims" (Doss, Meinzen-Dick, Bomuhangi 2013).

After the wedding, Cathy moves to live with Paul on the land owned by his clan. Slowly, she settles into her new routine. After waking up in the morning, Paul and Cathy go to their plot of land and do some farming until around 11am, after which they head back home. While Cathy comes back and begins doing the housework and cooks lunch for Paul and herself, Paul generally uses the time to bathe and rest. After lunch, Paul sometimes goes back to their plot of land to farm. Meanwhile, Cathy spends the afternoon going to the market and selling any surplus vegetables. Afterwards, she returns home and finishes the rest of the housework, like washing clothes, fetching water and preparing dinner. After spending time talking and drinking with his friends, Paul comes home for dinner. After dinner, it is time to rest for the long day tomorrow. Cathy has been thinking about starting a family and knows that her day will only get busier with the responsibility of caring for her children.

Paul lives on customary land, the most common land system in Uganda. About 75% of all land in Uganda is customary land (Arial, Fagan, and Zimmermann 2011). As mentioned in an interview with a local NGO, customary land is historically inherited patrilineally, with wives leaving their family to enter their husband's household and clan. Once on the land, both husbands and wives farm the land together. However, data shows that this is where the shared responsibility ends. After farming together, a female focus group participant shared that men will usually tend to any livestock that is owned and engage in other income generating activities or in leisure. As told by a male focus group participant, the women, on the other hand, will do housework, cook meals, and fetch water after

leaving the land. Focus group participants also shared that, customarily, wives must also take over her husband's chores if he has to travel or is unable to complete them, adding to her workload. However, if the woman needs to travel or is unable to complete her chores, the husband will not complete them and she must carry her children with her. Furthermore, when there are young children in the household, women will usually have to do all the housework, farming, and cooking while watching the children as well. In rural areas, children are often seen as the women's responsibility, and many men do not take responsibility for them other than to help pay for school fees.

If the wife has any time after completing house chores, she will go and sell any excess goods from the plot at the local market, as seen with Cathy. Data collected from focus groups illustrates that the money from goods sold at the market from the land farmed together is handled by the husband; any money from goods sold at the market that the wife farmed in her own garden, if she has one, is handled by her. Money handled by women is usually used towards purchasing goods for the household such as clothes, meat, and household supplies. Money handled by men, however, is usually saved to buy land or purchase a land title. However, because the land title is bought using the "man's" money, it is often believed to be owned by the husband and not to the wife or the family.

'Til Death Do Us Part

Fifteen years have passed and Cathy and Paul have stayed in Lira. Their family of two has now become a family of eight; their eldest child is their 15-year-old son, while their youngest is their 2-year-old daughter. Cathy continues to farm their plot of land and tries to sell enough produce to send her children to school. Many changes have come to the community in these fifteen years. When Cathy first moved to Lira, she and Paul had few possessions in their moderate house. Though common around the village, they did not own a radio set. But with time, they saved enough money to eventually buy one. Every evening, she now listens to interviews and talk shows on the local radio station about life in Lira and Uganda. There is only one television in the village at the home of the LC chairperson, which her husband only goes to see for special occasions. It wasn't until after her son was born that Cathy got her own cell phone. She mainly uses it to make calls as she is not too comfortable with messaging. She had used Paul's mobile phone infrequently before but generally didn't have much use for the phone.

As suggested by Cathy's use of technology, ICTs are becoming a more integral part of people's lives in Uganda. At a macro level, radio remains the most prominent technological platform in the country. In fact, a local radio station interviewed for the study estimated that 75% of the population has access to radio. Like Cathy, community members listen to the radio primarily for information, such as news programs or informational talk shows hosted by NGOs and the radio stations. Focus group participants shared that community members call into radio programs to express their own opinions, share their experiences, and ask for support and advocacy. In fact, data collected from focus groups illustrated that compared to mobile phones and other platforms, radio is more accessible to women

than men, as women are more likely to work around the household, where the radio is located. Additionally, it is not uncommon for there to be only a few televisions in a rural community. Male focus group participants mentioned that not only are television sets expensive, but they also are hard to accommodate in rural areas because of lack of electricity; in many cases, individuals will use solar energy to access and watch television.

Although Cathy has continuously had access to a mobile phone—either through Paul's phone or her own—mobile technology is still not accessible to a significant portion of the population. In fact, a couple of women in the focus groups commented on how their husbands do not allow them to use their phone. Those that do not have their own device usually buy airtime and borrow a friend's or neighbor's device to call. Mobile phones are usually used for phone calls, as some of them are illiterate or do not know how to use texting. While government officials interviewed for the study stated that cellular network is available in even remote parts of the country and that there are approximately 22 million registered phone lines in the country, the cost of airtime or the price of the device (i.e. smartphones) were often cited by focus group participants as the main barriers to access. Additionally, mobile phones create possibilities for fraud, which may also deter uptake. In one of the focus groups, a participant narrated an incident in which an individual purchased a smartphone and loaded money onto it, only to discover the next day that it was fake. Due to these challenges, individuals in rural communities are often unable to access the internet. Moreover, even in cases where access to internet is possible, a lack of training can also serve as barrier. One of the woman in a focus group in Lira who owned a smartphone shared that she had the internet icon on her phone, but was scared that clicking it would lock her device and break it. However, some

communities, especially the youth, have been able to use the internet on the mobile phones, specifically WhatsApp, as a method to report issues in the community. For example, a law enforcement officer shared that WhatsApp groups with members of the community and local police have in some cases been used to learn about and address community disputes. Additionally, a male focus group participant shared that he uses a mobile money application to pay land fees in the Buganda Kingdom.

One morning, Cathy wakes to find that Paul passed away during the night. In the days after Paul's death, the clan members start saying that they had to distribute the land, and Paul's brothers are interested in taking over the land themselves. However, Cathy resists the claims and refuses to leave. She has been farming the land for years and her only access to land was through Paul. It is the only source of livelihood that Cathy has to support herself and her family. The situation aggravates quickly. Paul's siblings start threatening Cathy and her children since she refuses to vacate the land. Then they tell her that she must become a third wife to one of Paul's brothers if she wants to stay on the land, but Cathy remains convinced that she has a right to this land after being married to Paul for so many years.

Across Sub-Saharan Africa, a husband's death is a very threatening event in a woman's life, and widows are often left without any assets (Doss, Summerfield, and Tsikata 2014: 10). Uganda is no exception; data collected from interviews and focus groups shows that the husband's brother or close relatives often take land from the widow despite Uganda's Succession Act, which prescribes that widows retain 15% of her husband's land and the matrimonial home (Uganda Law Reform Commission 2013: 5; Nakirunda 2011: 29). As seen with Paul's death, widowhood increases

vulnerability, threatening women's assets and property rights. A baseline study performed by the International Justice Mission found that 30.3% of widows in Mukono County were victims of property grabbing (International Justice Mission 2014: 50), and land grabbing from widows was a common thread during conversations about land issues. One female focus group member stated that unfair land practices happen commonly to women. "Women have no voice," she explained. "If you are a widow, [men] can grab your land."

> *"When the husband dies, that is the end of everything for you as a woman"* (Lira Female Focus Group Participant).

Consequently, widows are left with the responsibility of their dependents without land to provide for them. As told by an NGO staff member in an interview, widows, like Cathy, often only have two choices: 1) become a second or third wife to a brother or relative, or 2) leave the property and her means for survival for her parents land. In fact, customary law in some clans in Uganda prescribes that men "inherit" their deceased brother's wife (Benedetti and Kijo-Bisimba n.d.: 10). Yet inheriting widows as second or third wives creates the opportunity for further conflict.

This conflict usually occurs between wives when they find themselves in competition for limited resources. One female focus group member recounted a dispute which arose after her husband got a second wife. She gave up a piece of her land temporarily to her husband's new wife under the impression that she would get it back after he acquired new land. Unfortunately, this has not occurred and she has limited means of recourse to regain her lost land. Another female focus group member spoke of a case in her community where a man brought in a second wife after his first wife

left due to a dispute. After the man passed away, his two wives and their respective families found themselves in a dispute over the rightful owner to the land. In addition to illustrating the complexity of land rights in polygamous marriages, these two examples demonstrate the precariousness that women find themselves in when access to land is delegated by husbands and men. In short, women are not guaranteed security when the land system relies on men's preference and will.

Divorce, like widowhood, increases women's vulnerability. Customary law does not offer women protection in the event of divorce (Benedetti and Kijo-Bisimba n.d.: 10), and wives are left with no legal claims to her husband's property (Nakirunda 2011: 29). Wives additionally may lose her own belongings. During a focus group in Lira, a participant relayed the story of her daughter, who brought five goats with her when she started living with her new husband. Unfortunately, when they divorced, her husband said the goats were his. Unable to find a solution, their case went up to the sub-county level, but the court ruled in her husband's favor. Under the Marriage, Divorce and Adoption Rules (1998) in Ugandan law, "separated and divorced women have no legal rights to land or property that was acquired during their marriage" (Nakirunda 2011: 29). This law often leaves women with nothing when they are unable to prove that it was their property before marriage.

> *"In the case of a divorce, the man says to the woman 'check anything that's yours and you carry it,' but there is nothing"* (Local Government Official).

After divorce, women must become reliant on the goodwill of her family members. It was stated in stakeholder interviews that a divorced woman depends on her family to take her and her children back in, living off any land that her family may have to spare. Secondly, whether she has custody of her children depends on her former husband. Although the Status of Children Act (1996) prescribes that both parents retain guardianship of children, men are given sole charge under customary law (as cited in Benedetti and Kijo-Bisimba n.d.: 10). Moreover, this patriarchal system translates to insecurity of a young boy's land rights in the event of divorce. As mentioned in interviews with local government officials and NGOs, since children belong to the husband's clan, boys have no right to claim their mother's clan land and thus, like widows, rely on the goodwill of their relatives. If a young son of divorced parents finds himself under his mother's care after his father relinquished his guardianship, he has no rights to his mother's land when he grows up.

Many of the problems detailed above are exacerbated by a lack of documentation. Men and women are supposed to both be on the land certificate if they are married. Therefore, in order to sell, transfer, or lease land that is jointly owned by him and his wife, he must obtain approval from his wife who is on the land title. This is supposed to protect the wife in case the husband wants to sell without her consent or if he passes away. However, women often enter into customary marriages without formal documentation. In these cases, the women will likely be left with nothing in the event of death or divorce. Representatives from a local NGO recounted a case in which a woman was left with nothing when her relationship ended after ten years of cultivating land along with her former partner. The woman did not have a case in court since she never obtained a formal marriage license and therefore had no documentation to prove her contribution to the land. As previously mentioned, lack of documentation is particularly salient in polygamous marriages. Since men are able to register only one wife even if they have multiple, second and third wives are left without any land

access protection in the case of divorce or their husband's death (Benedetti and Kijo-Bisimba n.d.: 10).

Nevertheless, even in cases where men have land titles, their wives are often not listed as they are supposed to be on the land certificate. In an interview with a NGO in central Uganda, it was stated that it is not uncommon for women, even those married for over thirty years, never owned land in their name. Husbands can thus sell their land without their wives' consent, leaving wives and their children without a means to survive. A female focus group member described a court case in Lira where a man sold his and his wife's land even though his wife wanted to stay on the land. The wife tried to claim her rights to her land and contested the buyer's ownership, but she was nonetheless evicted as her name was not on the documents to prove her co-ownership. Even in cases where the wife's name is on the land certificate, women are taken advantage of and left with nothing. In interviews with local government officials, stories were related where the wife was coerced by her husband to consent. Other common ways husbands circumvent getting their wife's consent is by bringing another woman along for the transaction and having her pretend to be his wife for a little bit of money as there are often no pictures on the title. Likewise, in the event of her husband's death, without being listed on a title or Certificate of Customary Ownership (CCO), a widow has no way to prove that she has rights to the land. Therefore, in this example shared by a local government official, if a man registers his property under his wife's name as well, her land would be better protected in the case of his death. While documentation does not guarantee security in land ownership due to corruption in the land registration and court system, it remains a powerful tool against land grabbing.

A key finding while analyzing land issues is how gender plays a role in land disputes and the role of socioeconomic status in these disputes. According to an interview with a district government office, if a woman and man both claim a piece of land, it will more than likely go to the man as men are often given preferential treatment due to family or closer community ties, and because they usually have access to more funds to bribe officials. Poor women living in rural Uganda, like Cathy, with limited resources are even further disadvantaged. As explained in multiple focus groups, if a woman has money, land issues are easily navigable, highlighting how money hides the gendered nature of the land administration system. There are cases, such as the Queen of Toro where women have been able to prevail through socioeconomic means and status.

After the death of the King, the Queen in the Kingdom of Toro found her land threatened by her late husband's family, despite a will that had bequeathed part of his estate to her. The King's family objected to the will, owing to customary Toro law which prevents women from inheriting land. The case went to court in 1999 and the Queen prevailed. Justice Katutsi, who presided over the case, stated the Queen's "[entitlement] to administer the estate of her late husband" and spoke out against the claim that Ugandans should "cling to customs" (All Africa 1999). While the Queen triumphed, it must be noted that her success was at least in part due to her socioeconomic status. Her ability to afford the time and resources needed to travel to court along with the high media presence around her case ensured her case would not be tossed aside.

In the case of the Queen of Toro, socioeconomic status blurred the gendered nature of land disputes. However, women who do not possess money or status, are more marginalized and are further disadvantaged. It is easy for police and local governmental bodies to disregard or rule against poor women and their dependents, since their opponents are likely better connected with more resources and influence. In a memorandum, an NGO recounted the story of a woman who returned to her father's land after the war. However, because of her single status and limited resources, others took advantage of her and forced her off the land. The perpetrators assaulted several children and threatened to rape the woman. When the woman contacted the police, they did not respond to her case due to her socioeconomic status (International Justice Mission 2017). Through this case, it is demonstrated that gender intersects with economic statuses to amplify social statuses. Indeed, lack of property and resources increases women's vulnerability to land grabbing while decreasing their ability to access justice.

Objection! I'll Allow It

First, Cathy approaches the clan leaders, but she quickly discovers that their loyalties lie with Paul's family and that they will not help her. They suggest that she returns to her family's land, but there is fighting within the clan whether her sons should receive some of his father's land when they come of age. Cathy tries to enter a mediation process at different levels. Arbitration by the LC in the village which was again decided in favor of the family due to family ties to the chairperson.

Afterwards, Cathy goes to the ALC at the sub-county level without success and lastly to the Resident District Commissioner and District Land Board at the district level. The process is very expensive for her since she has to pay lunch, transportation, and other unspecified expenses for them to come and see the land. All the efforts were in vain and one night the family comes to chase Cathy from her land by force. When Cathy is about to lose hope, she hears about a center in a neighboring village that may be of help. At the center there are paralegals, trained to provide legal services, offering Cathy assistance free of charge. Together with the paralegals, Cathy reports the incident to the police and decides to take her case to the courts. Witnesses and neighbors are questioned many times, but Cathy's lack of official documentation makes it very difficult to prove her claim over the land. As court hearings are frequently adjourned and nothing happens for six months at a time, the case goes on for years. In the end, after three years have passed and Cathy has spent significant money and resources, the court decides in favor of Paul's brothers. Many neighbors and villagers who were following the case say that the family bribed the judicial officers and the judge to achieve a decision in their favor.

As illustrated by Cathy's story, land grabbing is a big issue in rural Uganda that frequently happens among family members. When a man dies, his land is grabbed from the widow and divided between the men in his family. For many women, like Cathy, going back to their familial land was not an option. Participants in the focus groups explained that when a woman goes back to her parent's land, either because she divorced or because her husband died, she is at the mercy of her siblings, and it is up to them to share a portion of land with her.

When there are disputes over land, as in the case with Cathy and her brothers-in-law, the first step under customary law is to go to the clan leaders and try to reach an agreement. However, clan leaders will favor men over women the majority of the time due to the cultural belief that women do not have the right to own land, even though the law recognizes women's land rights. It is important to note that the Constitution of Uganda recognizes that customary values may be incorporated in aspects of Ugandan life, as long as they are "consistent with fundamental rights and freedoms, human dignity, and democracy" (Constitution of Uganda 1995).

If Cathy believes the ruling by the clan leader is unfair, she can bring her case to higher government agencies (see Appendix I) such as the LC I, the ALC, the District Land Board, and even to the courts. The judicial system would start a new process and overrule any decisions made during the mediation at the clan level (see Appendix II). However, as the issue scales up, the complainant needs resources to pay for the unofficial and official costs of the process, including but not limited to transportation, airtime, fuel, and especially bribes. According to the information collected by the researchers, officials at all levels require those unofficial payments in order to fulfil their jobs.

To solve a land issue through litigation, the case must be taken to the courts. In general, the first encounter with the judicial system is the police. As mentioned in an interview with a local law enforcement official, 60% of the cases reported to the police are related to land. Once a case is reported, an investigation will take place to build a case for court that includes going to the land, questioning witnesses and neighbors, and checking titles. This investigation is then given to the State's Attorney for mediation and representation.

Another mechanism of the judicial system, especially in rural areas, are the Justice Centers. Justice Centers provide free legal services to poor, vulnerable, and marginalized populations. Once a land issue is reported at the Justice Center, the manager assigns a legal officer to work on the case. This legal officer will first conduct a mediation process with both parties; this can take up to three months. If this mediation succeeds, the officer will write a Memorandum of Understanding, which holds up in court and can be used if any future disputes occur. If the mediation fails, the officer will draft a common complaint and take the case to court. However, the Justice Center will only represent the person who first reported the land issue. Whether the other party is represented or not is not their concern. The court generally advises the other party to hire a lawyer, who is usually a private and expensive one. Another way to access legal services is through NGOs such as the Uganda Association of Women Lawyers (FIDA-Uganda), which provide affordable legal services to women.

Interviews with people involved in land disputes revealed several challenges within the justice system in Uganda. To begin with, the number of cases that the police, the justice centers, and the courts receive are too high for public officials to adequately manage. Another challenge is that the official and unofficial costs to access justice services are excessive and unclear; therefore, the poor are discouraged to seek for help. Moreover, the rich often offer large amounts of money to either delay the process or to connive with public officials in their favor. Additionally, many women lack the official documentation to prove their right over the land in the dispute. Finally, there is difficulty in accessing services from lawyers due to cost and accessibility. As mentioned previously, the Justice Centers offer free legal services to the person who first reports the case. However, a pertinent problem is that the more vulnerable populations cannot go to Justice Centers due to lack of time or money. An additional problem which increases inaction is the common opinion that "nothing will happen." All these challenges have resulted in an increased lack of trust in institutions. In fact, in a survey conducted in 2012 reflected the people's perception that the justice sector is the institution with the highest level of corruption (see Appendix VI).

> ### *Uganda's Most Bribery Prone Institutions*
>
> The 2014 EABI reported that the top three institutions most prone to bribery in Uganda were the police force, land services, and the judiciary (Transparency International Kenya 2014: 49). Yet these represent the key institutions that individuals must turn to during instances of land corruption and disputes, and Ugandans, in consequence, are often left without avenues for fair and equitable recourse.

Can You Hear Me Now?

Walking back home from court, Cathy feels dejected and wonders what she should do next. That night, while preparing dinner, Cathy is

listening to the radio and hears a talk show with Transparency International Uganda and local government officials discussing women's land rights and how to report issues about land. At the end of the program, Cathy hears about the toll-free hotline that TI maintains. Quickly, she gets her phone and calls the TI office and sets up an appointment for the next day.

Toll-free hotlines, like the one maintained by TI-U, are a common method used by NGOs and government offices in Uganda to facilitate reporting. Even though Cathy calls the hotline, not many people in Uganda are utilizing this service. In fact, TI-Uganda's new call center in the Kampala area, which started operations in November 2016, had received 31 calls within the first month of which only nine dealt with reporting corruption. Almost half the calls were unsuccessful because of poor network connectivity or language barriers. In an interview with a local NGO, a staff member shared how the network fluctuates on and off. People call the hotline and nobody answers because of network problems. Indeed, a male focus group participant shared that calling a toll-free line is often a waste of time as "the number you are calling is busy, busy, busy" and you have to try again later. Furthermore, only two women were among the 31 callers, highlighting the difficulties for women to report. The call center in Lira has been established for a longer period of time, but concentrates on cases of corruption in health and education. Only two calls received in the reporting period of October 2016 addressed land issues.

Additionally, not many people are aware of these services or have the contact information when they need it. A number of focus group participants indicated that a barrier to using technology to report land issues was knowing where and whom to call. Furthermore, even in cases where technology is available, focus group participants indicated a preference to reporting issues in person. One

female focus group participant said, "we want to express ourselves, which is not done well via phone." There may also be a fear of punishment when reporting land issues. A female focus group participant shared that "there is a fear that [your] husband and clan leader can punish you, chase you away, because in reporting these issues, you are spoiling the names of their clan."

ACCU's Community Based Monitoring and Evaluation Model

To address common forms of corruption in the health sector, such as absenteeism, drug theft, unauthorized charges for medical services, and embezzlement, the Anti Corruption Coalition Uganda (ACCU) introduced several different projects in Uganda. The Karamoja Anti Corruption Community Empowerment and the Citizen Action Platform (CAP) are two prominent examples. These projects engage community members, who monitor the delivery of government services in their local communities and report any forms of corruption and misconduct (Anti Corruption Coalition Uganda 2016; Anti Corruption Coalition Uganda n.d.). Women are generally more affected by corruption in the health sector, since they are more likely to manage their family members' health issues. ACCU thus specifically mobilized women, asking them to report corruption via a SMS system. However, the lack of human contact through SMS left the monitors apprehensive with the process, unsure of whether their reports were heard (Kiva 2011). ACCU now partners with TI-Uganda, allowing for Ugandans to report incidents of corruption via TI-Uganda's toll-free hotline, and this has proven more successful than the SMS system. After receiving a report of corruption, ACCU dispatches someone to the field for verification. To deal with cases, public accountability forums are convened to bring the issues to the attention of public officials and demand a commitment for action.

Unfortunately, the first project with the community-based monitors proved unsustainable; it was expensive in its implementation because the women community members received phones and airtime from ACCU. Once the donor funding ran out, the engagement of monitors did not continue. To ensure sustainability of the initiative, ACCU now seeks volunteers who are willing to monitor government programs without compensation. Another lesson learned from the project was the impracticality of smartphones compared to simpler mobile phones. Smartphones are more difficult to maintain and require to be charged more frequently, which becomes challenging in the rural context where electricity is not always readily available. Yet it is important to note that land and issues of corruption are extremely sensitive, as was emphasized by an NGO representative as well as a scholar in the land sector, which makes transferring this project from the health to the land sector more difficult. This sensitivity is in part due to a lack of anonymity as land disputes can always be connected to specific individuals. Therefore, monitors would be put at risk of retaliation. Introducing such a program in the land sector would require measures to guarantee the protection of community-based monitors.

Source: interviews with stakeholders

Thus, due to the unequal access and use of ICTs in Uganda, any intervention should consider which ICTs are accessible by the target community. As mentioned above, TI-Uganda has been implementing a program to improve health service delivery in Northern Uganda since 2012 by providing a toll-free hotline for members of the community to report irregularities (Ogwang 2012). Taking affordability of access and use of phones into consideration, this hotline was made toll-free in order to adequately service Uganda's target communities. However, one academic expert has pointed out that reporting land issues is much more sensitive than those on health services since many Ugandans depend on land for their livelihoods. If the security of those reporting cannot be ensured, they might be reluctant to take up the services of such a toll-free hotline.

In Summary

Through Cathy's story and the analysis of the team's data, there are several findings directly related to the study's research questions:

The land administration system is extremely complicated, which renders it difficult for the population at large to understand and produces a lack of transparency and confusion as claimants need to deal with a variety of service providers. Coupled with the necessity of obtaining land services, this has led to widespread and entrenched corrupt practices. Thorough knowledge of the land administration system remains scarce in the general population. The high demand for land in Uganda has made land more difficult to obtain. Increased population growth, coupled with growing allocation of land for infrastructure development by local and foreign governments and businesses, has increased the burden for land. The necessity for land has encouraged the use of corruption in the land administration system. Particularly, those with greater political, economic, and social capital can more easily navigate the system when land issues arise.

Institutional deficiencies exacerbate the effects of corruption in the land sector on women, especially those in poverty. Difficulties in accessing land fairly disproportionately harms women. It is a common perception that women should not own land and that their access to land is through a male partner or family member. Furthermore, corruption that manifests within the land administration system often leaves women more vulnerable, particularly those with lower socioeconomic status, like widows. In fact, women's land issues are often not even perceived as a form of corruption due to the lack of recognition for women's land rights. While women who have a higher socioeconomic status may be able to alleviate some of the disadvantages they face, that is not always the case.

The judicial system possesses an integral role in resolving land disputes. However, the judiciary process is severely impeded due to a backlog of cases, a lack of documentation to build a case, and reported cases of corruption. The judicial system is necessary to carry out and implement the rule of law, especially when competing customary traditions conflict with Ugandan law. This conflict creates a gap of knowledge about the judicial system. That paired with a diminished capacity in the judicial system makes resolution of land issues more difficult, particularly for women. This creates space for conflict and exacerbates the lack of knowledge that citizens have, creating a real or perceived space for corruption. Furthermore, there are more barriers for women than men to access fair judicial and mediation processes when land issues arise such as the lack of access to funds to pay for lawyers and other court related costs.

There is a large rural/urban, gender, and socioeconomic divide in ICT (i.e. mobile, computer, and internet) access and capabilities. Among the different ICT options, radio remains the most accessible and user-friendly platform for women, followed by mobile phones. Mobile users primarily use technology to make and receive calls, rather than performing

Columbia University & Transparency International

other functions like texting. In rural communities, access to internet remains particularly low and the most significant barriers to access are lack of infrastructure and community members' inability to afford smartphones and phone credit. While many programs and policies are currently being implemented to build Uganda's telecommunications infrastructure and the future potential for ICTs remains strong, the sector is still emerging.

5

RECOMMENDATIONS

This section offers practical guidance for TI-Uganda and TI-Secretariat to continue and build on its great work fighting against land issues and corruption within the land administration system. Based on the analysis of Uganda's widespread corruption, its complex land sector, and how gender dynamics intersect and shape people's experiences, the team has formulated the following recommendations below. Though the study focuses specifically on the potential use of ICTs to support anti-corruption efforts, the findings suggest that concentrating exclusively on technology is not advisable at this point in time. The lack of ICT resources and capacities of the Ugandan population in the rural areas, coupled with Uganda's underdeveloped technological infrastructure, renders any recommendations solely focusing on such applications impractical. Nonetheless, access to and infrastructure of ICTs are growing; the Ugandan government and telecommunications industry are continuously working to expand coverage. Therefore, TI-Uganda may be better able to leverage the potential of ICTs in its anti-corruption efforts in the future. Consequently, the following recommendations distinguish between non-ICT and ICT-related actions (highlighted in *blue*). Furthermore, recommendations are grouped in three different categories targeting TI-Uganda activities with respect to their 1) advocacy work, 2) awareness and sensitization efforts, and 3) internal capacity and partnership building. Recommendations offer both strategies aiming at preventing, as well as reporting corruption in the land sector.

Category I: Strengthening Advocacy

TI-Uganda's advocacy efforts with respect to the WLAC program would be strengthened by effecting institutional change within government agencies.

Recommendation 1.1: Implement Community Scorecards as an Advocacy Tool

- Community scorecards shed light onto the discrepancy between government policies and communities' assessments and experiences of these policies. These scorecards function as a tool to measure the effectiveness of government services and hold these agencies accountable. Not only would these scorecards fill the lack of official data on public perception of land administration services and on official responses to cases of malfeasance, but it would also allow TI-Uganda to engage with public officials and base advocacy in service improvement on stronger evidence.
- The development of this tool should be participatory to ensure that the questions asked on the scorecards reflect the challenges that communities face regarding land. To ensure that different perspectives are heard-- especially in regards to women's needs and the barriers and forms of corruption they face-- the scorecards themselves should adopt a gendered lens and as one of the implementing agencies, TI-Uganda should work with relevant local partners, such as women's grassroots organizations.

Recommendation 1.2: Call for More Transparency in Land Administration

- Advocate that the land administration, including ALCs, District Land Boards, and LCs publish all information relevant to land rights, including the process of land acquisition and titling in government offices and public spaces.

This would include, for example, the explicit steps and fees required for attaining and titling land. Due to the lack of online access encountered by many rural Ugandans, the administration fees associated with land forms should also be posted at the village level (e.g. at the market, at the town hall).

- Additionally, information should be shared clearly and visibly through all possible communication platforms, including on the Ministry of Land, Housing and Urban Development's website and through frequent TV, newspaper, and especially radio spots. Since women often have less access to the internet and other more sophisticated ICT forms than men, information should be disseminated via local radio programs in the local language.

Recommendation 1.3: Support the Implementation of the LIS

- Active support of the expansion of the Land Information System, including advocacy for more local land offices for land administration, will continue the LIS's progress in improving transparency of land processes and increasing access to land services through its MZOs around the country.
- While aiding in the implementation of the LIS, TI-Uganda should specifically advocate for wives to be included in the registration process, including images of the wives. This would ensure spousal consent for any land transactions and that widows would be able to base their claim to the land on official documentation.

Recommendation 1.4: Urge for Land Corruption to Be Addressed by the IG

- Currently, the IG only oversees matters of fraud and embezzlement by public officials.

The IG's scope should be broadened to include land corruption, instead of simply relaying the responsibility to an overwhelmed justice system. TI-Uganda should enter a consultative process with the IG on how to best address land corruption and could also collaborate with the IG on improving the SMS corruption reporting service.

Recommendation 1.5: Remunerate Local Land Authorities

- TI-Uganda should push the government to increase funding for land sector institutions. For instance, paying ALC members for their engagement reduces the need and incentive to ask for bribes. However, the team acknowledges that this is limited by resource constraints and would likely receive pushback.

Recommendation 1.6: Pass the Marriage and Divorce Bill

- In collaboration with relevant partners, TI-Uganda should continue to actively demand the adoption of the Marriage and Divorce Bill, which has been under consideration for approximately 50 years. The bill would prohibit 'widow inheritance' and strengthen women's claim to property in cases of cohabitation and divorce.

Category II: Education and Awareness

The need for increasing education and awareness was a recurring theme throughout the consultants' field work. This category of recommendations focuses on expanding current efforts to inform and sensitize communities and public officials on gender and land rights, as well as issues regarding land administration, recognizing corruption, and countering corrupt practices.

Recommendations 2.1: Provide Information on Land Administration to Landowners

- It is necessary to continue the work of raising awareness within communities about which local authorities are responsible for land administration. A chart comparable to Appendix I would help illustrate the different levels of government and show which obligations fall under each body in simple language and images.
- Information on how the different administrative land forms, such as registration or transfer, look should be made available at the village level to avoid confusion and deception by a seller or buyer.

- Visuals broadcasting the correct official prices for land registration, as well as showing which services are free should be shared in the community. The following poster can be a reference for such an announcement.

Recommendation 2.2: Provide Information on Means of Reporting and Other Resources

- Given that many research participants shared that they did not know what resources were available to them for reporting corruption, TI-Uganda should engage in a widespread campaign to ensure that mechanisms, such as the various toll-free hotlines or IG's SMS service for reporting corruption, are more widely known in rural communities.

- Share information on possible avenues for resolving land issues and where to go if local actors are perceived to be compromised by family ties or bribery.

- Additionally, explain the role of the courts in solving land disputes, the process of making a case, and the challenges in the court process.

Recommendation 2.3: Provide Information on Land Rights

- Even when women are included on the land titles, research found that tradition and custom often inhibit the practical recognition of their land rights. TI-Uganda should continue efforts to sensitize the whole community on women's land rights and the benefits of women's land ownership and their inclusion on land titles of shared plots of the household. TI-Uganda can also educate men and women on the importance of possessing documentation to have their claims to land recognized so they can be compensated in cases of infrastructure development or land grabbing.

Recommendation 2.4: Campaign for Change in Gendered Relations

- In addition to education campaigns, TI-Uganda needs to work towards long-term behavioral change of both men and women to achieve the fulfilment of women's land rights. People develop understandings of processes or how

things work through personal experience, learned explanations, and recited narratives (Collier 2016). While TI cannot feasibly change all Ugandans' lived experiences, it can disseminate new narratives--like Cathy's story--particularly to Uganda's youth. As one NGO representative stated, paying a bribe is currently not looked down upon in Uganda; a person can go to their family and say they paid a bribe, but if that same person engages in other crimes, he/she will likely hide it. As it becomes common knowledge that complicity to corruption is believed to be dishonorable and shameful, norms will gradually change.

- TI-Uganda should adopt an approach in community mobilization inspired by the SASA! Approach (Start, Awareness, Support, Action) in Uganda. The strategy mobilizes everyone: individuals, families, neighbors and the community, as well as local civil society groups, media, and public officials to achieve behavior change. The SASA! methodology applies four phases of community mobilization–Start, Awareness, Support, and Action–to help Ugandans understand the unequal power relations between men and women and the beneficial outcomes of changing them. In applying this approach to land, the first phase would address the knowledge of land rights; the second phase would aim more specifically at changing attitudes towards women's dependency on men for access; the third phase would build the capacity of community members to support women when faced by land disputes and eviction; and lastly, the fourth phase would encourage behavior that does not challenge a woman's access to land (Carlson 2013).

Means of Implementation Regarding Education and Raising Awareness	
Scaling Up Radio Programs	Radio is the most widespread ICT platform in rural communities. Inviting government and NGO representatives as talk show guests is a promising way to sensitize communities about land issues. Also, jingles to advertise TI-Uganda's toll-free hotlines are an effective approach.
Design a Social Media Campaign	Targeting the young, urban population through the strategic use of hashtags and content that has the potential of going viral (e.g. short videos, memes) can be an effective tool to raise awareness regarding corruption. The urban population often has ties with rural communities through extended family and friends and would be able to share the information they gained through social media to those without access as well.
Land Clinics for Communities	Establishing workshops would aim to build capacity at the community level where land issues are more prevalent. These land clinics should educate communities about Ugandan land law, land rights, and the land administration process. Specifically, they would explain the different steps and which fees and forms are required.
Training of Trainers on Use of Technology and Land Issues	Training community leaders should target more influential women representatives in the community to teach them about 1) the avenues available for them to claim their land rights and receive redress, and 2) how to use mobile phones, particularly smartphones, to report land corruption. The individuals would assume the role of 'Tech Advocates' on a voluntary basis and disseminate the information and training they received. Some of the incentives for the Tech Advocates could be the allocation of (smart) phones or, if technology is already accessible, some airtime.
Targeting the Youth	Partnering with the current youth movement against corruption and designing easily understandable, interactive drama theatre would sensitize the younger generation to be less compliant with corruption. These efforts should predominantly 1) help to recognize corruption and 2) educate about what to do when someone asks for a bribe.

Recommendation 2.4.1: Motivate Male Allies for Women's Empowerment

- While it is necessary to engage with women's organizations and women community representatives at the grassroots level, achieving lasting women's empowerment and the recognition of their land rights necessitates buy-in from the entire community. Therefore, TI-Uganda should specifically target men; sensitizing them regarding women's rights and securing them as allies. Engaging men as agents of change promotes new ways of interacting with their wives, mothers, and daughters. To bolster the initiative, TI-Uganda should find local partners to organize "group meetings, testimonies, street dramas, consultation and men–to–men activities to convince other men to change their behavior, and promote their understanding of and support in women's rights" (Austrian Development Cooperation and Care Nepal n.d.).

Recommendation 2.5: Train Land Officers and the Police in Ethics

- In addition to education campaigns for the community at large, TI-Uganda should support the design of ethics training for public officers and police to discourage them from requiring any forms of bribes. To receive buy-in from the government and police, TI-Uganda could partner with agencies like the Directorate for Ethics and Integrity to create a training video on the consequences of corruption for the individual and society as a whole.

Category III: Building Networks and Capacity at TI

TI-Uganda's continued success relies on the growth of its current relationships and programs, as well as the expansion of its functional capacities. Not only would this extend TI-Uganda's reach, but it would also serve to increase its programmatic effectiveness.

Recommendation 3.1: Technology installments for TI-Uganda

- Introduce answering machines at all TI-Uganda call centers to strengthen the hotline system and enable women and men to report incidents of corruption at any time.
- Set up a database for organizing and disaggregating all calls to facilitate efforts to collect data on land corruption. Specifically, mapping call information, including who calls the hotline, would help analyze the effectiveness of the hotline and for whom the hotline remains inaccessible.

Recommendation 3.2: Share Knowledge between TI National Chapters

- As the TI-Secretariat undertakes its project to pool all the information gathered by the similar projects in the WLCA program, it should ensure that the aggregated knowledge is passed to all TI national chapters with similar contexts. This effort would not only strengthen ties between the national chapters, but also build a network to facilitate the direct exchange of best practices for addressing land corruption and women's vulnerabilities.
- Create regular meetings between the national chapters' WLCA Program Coordinators to discuss findings and strategies within the region.

Recommendation 3.3: Increase partnerships

- Partnerships with government, other NGOs and civil society/grassroots movements--such as the Black Monday Movement--are crucial for TI-Uganda to reach rural communities and regions where TI-Uganda does not have strong representation. Indeed, involvement of government authorities, as well as NGOs, is important to provide comprehensive information services. Specifically, TI-Uganda should continue building partnerships by inviting government officials to TI-Uganda's initiatives in the rural areas, such as their successful Open Forums, enabling engagement between communities and representatives to work towards stronger accountability.

- TI-Uganda should especially engage with the Ministry of ICT to identify possibilities to use technology in anti-corruption efforts.

Recommendation 3.4: Build Capacity and Networks with the Judicial Sector

- Since land disputes are often resolved through either informal means of mediation or formal court processes, building a network with justice centers and NGOs focusing on legal services, like FIDA, is necessary. These partnerships could facilitate legal training for both community members and TI staff. Trained TI community paralegals can help affected community members go through mediation processes with clan leaders or LC I, LC II, or LC III representatives, as well as offer advice on filing a case for court.

Overcoming Challenges

The proposed initiatives present many challenges including, but not limited to 1) the need for increased resources, particularly financial and human resources, 2) the lack of political will resulting in pushback from those in power engaging in corrupt practices, and 3) the inability to guarantee anonymity when reporting corruption.

To overcome the challenges posed by limited monetary and human resources, data highlighting TI's programmatic successes of increasing awareness and decreasing land corruption must be collected and widely disseminated. This data can be utilized and communicated to aid resource mobilization and international campaigns for additional funds and resources, which can then be used to scale successful programs to the national level and affect change.

Due to the pervasive nature of corruption within the government institutions, there is a lack of political will to combat corruption. In order to impact political will, strategic relationships must continue to be built and strengthened with civil society, government agencies, and the private sector

Expanding these partnerships into the private sector and government will increase buy-in in and help in addressing potential pushback from those that benefit from the status quo and existing corruption. By creating private sector partnerships, TI-Uganda can encourage businesses' accountability and the strengthening of due diligence protocols in combatting corruption. It would also allow TI to collectively work in improving Uganda's enabling business environment, leading to increased growth in Uganda's economy.

When implementing ICT initiatives, it is difficult to ensure anonymity for those reporting corruption. As many individuals in rural areas do not have access to technology, they must borrow a neighbor's or other family member's phone in order to report land issues. As many of these issues are within the community, this can potentially lead to exposure of reporters to members of the village and increase their vulnerability. TI should be aware of this reality and move to increase buy-in from local administrators at the LC I and LC II level. TI should also specifically seek out vulnerable populations whenever they are in the field to ensure they can report if needed.

To ensure the success of the above recommendations, it is strongly recommended that any initiatives implemented should be scaled up. By expanding the above programmatic activities nationally and addressing these challenges to implementation, TI can take the necessary steps to overcome potential barriers and change the attitudes and behavioral norms found in the report that encourage land corruption.

6

CONCLUSION

Land, corruption, and ICTs are complex and dynamic issues, playing significant roles in Ugandans' lives. On one hand, they promote or even generate wealth, but on the other, they create or increase vulnerability. Gender in Uganda is nuanced as well, intersecting and influencing land rights, exposure to corruption, and access to technology. Yet these interwoven aspects not only affect Ugandan lives today; they also have enormous effects on the future. Indeed, the future and security of Ugandans often rely on their experiences with land and corruption, and these aspects will also have considerable influence in the country's general economic and political development.

The analysis in this report has concluded that corruption in the land sector is extremely complicated and deeply rooted. In fact, the significant number of corrupt actors involved in Uganda's land sector has resulted in the loss of substantial resources, including money, time, and political trust. Moreover, since corruption has, in many cases, become the norm, Ugandans have developed the perception that bribery is "necessary" to access critical services. With so many complicit to corruption, its propagation continues more easily.

Unfortunately, those lacking funds have been losing out; they are unable to afford bribes and consequently unable to access their land rights. Yet, these are the Ugandans that most critically need land services as poverty generates vulnerability to crimes like land grabbing. Additionally, gender norms in Uganda, which are

rooted in a long patriarchal history and customary traditions, intersect with poverty to disproportionately increase women's vulnerability to corruption. The common perception that women should not own land, along with their lower rates of education and literacy, compounds women's insecure access, management, and ownership of land. As a result, women, especially those without social or financial capital, are more susceptible to injustices relating to land and face increased difficulties in claiming their legal rights.

While ICTs are often anticipated as the "silver bullet" to development issues, technological influence on issues like land rights is not straightforward, especially since ICTs – like corruption – are gendered and create differing lived experiences. Indeed, ICTs may cause new challenges in addition to solving them. Analyzing the intersection of land, corruption, and ICTs with a gendered lens is thus key in generating appropriate approaches that mitigate current issues while preventing new ones. The cross-sectional analysis that was performed is therefore essential in understanding how best to potentially use ICTs to further development, empowerment, and justice.

Despite several successful international practices to combat corruption with the use of advanced ICTs (e.g. websites on the internet, mobile phones), this report underlines the nascent state of technology in rural Uganda, which would likely be the geographical target of any intervention. The consultants' field research observed the wide rural/urban and gendered divide of access to ICTs, like mobile technology. In fact, the accessibility of ICTs is still very limited, especially in rural and more remote areas, due to their affordability and electricity requirements. While there are growing policy initiatives of utilizing more ICTs in the public

sector, for example the creation of the LIS to document land titles, these type of ICT programs have proven to not be a panacea, and as mentioned, can even exacerbate existing inequalities and even create new problems.

Indeed, before ICTs like mobile phones can be used to empower women to fight corruption, efforts must be made to enable Uganda's wider population, including the rural poor, to have greater access and capabilities of ICTs. At the same time, even though mobile proliferation and capabilities continue to increase in Uganda, it is important to reiterate that ICTs are tools; they must be used in conjunction with more comprehensive and collaborative initiatives. Only then will ICTs demonstrate their tremendous potential to drive inclusive economic development and transparent governance in Uganda.

Considering this context of ICTs in Uganda, along with the cross-cutting nature of gender and poverty, it is recommended that efforts to strengthen institutions be implemented alongside educational dialogues utilizing radio programs to combat corruption. Additionally, in order to make a larger impact, it is essential to collaborate with all aligning stakeholders, such as civil society, which was observed to be very influential and active in Uganda. Indeed, it is through TI's efforts in leading a coalition of actors that Uganda will move the needle towards a corruption-free land sector.

BIBLIOGRAPHY

Aciro-Lakor, Rita and Jacqueline Asiimwe-Mwesige. 2010. "Rights and Gender in Uganda." https://www.icrw.org/wp-content/uploads/2016/10/Property-Rights-and-Gender-A-Training-Toolkit.pdf (December 2016).

Adoko, Judy and Simon Levine. 2008. "Falling between Two Stools: How women's land rights are lost between state & customary law in Apac District, Northern Uganda." In *Women's land rights & privatization in eastern Africa*, ed. Brigit Englert. Oxford: Fountain Publishers: 101-120.

Adoko, Judy. 2014. "Family Land Titles: the best strategy to advance and protect women's land rights." http://land-in-uganda.org/lemu/wp-content/uploads/2015/01/family-land-titles.pdf (January 2017).

Adonyo, Henry Peter. 2012. "Structure and Functions of the Judiciary." http://www.judiciary.go.ug/files/downloads/Structure%20and%20Functions%20of%20the%20Judiciary%20-%20CR%202012.pdf (February 2017).

Akingbade, A O, D D Navarra, Y Georgiadou, and J A Zevenbergen. 2012. "A Case Study of Geo-ICT for e-Government in Nigeria: Does Computerisation Reduce Corruption in the Provision of Land Administration Services?" *Survey Review* 44(327): 290–300.

All Africa. 1999. "Uganda: Kemigisa wins case." http://allafrica.com/stories/199904270127.html (April 2017).

Anderson, Jamie. 2016. "National Survey and Segmentation of Smallholder Households in Uganda - Understanding Their Demand for Financial, Agricultural, and Digital Solutions." http://microdata.worldbank.org/index.php/catalog/2574 (February 2017).

Anti Corruption Coalition Uganda. n.d. "Citizen Action Platform." https://www.citizenactionplatform.org/ (May 16, 2017).

Anti Corruption Coalition Uganda. 2016. "KACEP." http://accu.or.ug/kacep/ (May 16, 2017).

Arial, Anni, Craig Fagan, and Willi Zimmermann. 2011. "Corruption in the Land Sector." http://www.fao.org/docrep/014/am943e/am943e00.pdf (February 2017).

Austrian Development Cooperation and Care Nepal. n.d. "Engaging men as allies in women's empowerment." https://www.care.at/wp-content/uploads/2014/09/NPL_945_Men-Engagement-Leaflet.pdf (April 26, 2017).

Bailard, Catie Snow. 2009. "Mobile Phone Diffusion and Corruption in Africa." *Political Communication.* 26(3): 333-353.

Bantebya Kyomuhendo, Grace and Consolata Kabonesa. 2006. "ICT Liberalisation in Uganda: The impact of mobile telephony on women's socio-economic empowerment." http://www.grace-network.net/docs/Research%20Reports/UGANDA%20Research%20Report-GBK_CK.pdf (December 2016).

Basheka, Benon C. 2011. "Economic and Political Determinants of Public Procurement Corruption in Developing Countries: An Empirical Study from Uganda." *Journal of Procurement Management* 11(1): 33–60.

Bakesha, Susan, Angela Nakafeero, and Dorothy Okello. 2009. "ICTs as agents of change: a case of grassroots women entrepreneurs in Uganda." In *African Women and ICTs: Investigating technology, gender, and empowerment*, eds. Ineke Buskens and Anne Webb. London: Zed Books: 143-153.

Benedetti, Fanny and Helen Kijo-Bisimba. 2012. "Women's Rights in Uganda: gaps between policy and practice." https://www.fidh.org/IMG/pdf/uganda582afinal.pdf (March 2017).

Bikaako, Winnie, and John Senkumba. 2003. *Gender, Land and Rights: Contemporary Contestations in Law, Policy and Practice in Uganda*. London: Zed Books.

Boehm, Frédéric. 2015. "Are Men and Women Equally Corrupt?" https://cmi.atavist.com/men-women-corrupt (November 2016).

Bukuluki, Paul. 2013. "When I steal, it is for the benefit of me and you: Is collectivism engendering corruption in Uganda?" *International Letters of Social and Humanistic Sciences* 05: 27-44.

Bunga Idembe, Carol and Mugerwa Olga Nakato. 2012. "Research Report on the Impact Arbitrary Large Scale Land Acquisitions Has on Women's Right to Land Access, Usage and Control in Uganda." http://www.actionaid.org/sites/files/actionaid/9th_aug_2012-final_action_aid_uganda_land_grabbing_study_report.pdf (January 2017).

Buskens, Ineke and Anne, Webb. 2009. "Introduction." In *African Women and ICTs: Investigating Technology, Gender and Empowerment,* eds. Buskens Ineke and Anne Webb. 2009. London: Zed Books: 1-8.

Carlson, Cady. 2013. "SASA! Mobilizing Communities to Inspire Social Change." Raising Voices. Http://raisingvoices.org/wp-content/uploads/2013/03/downloads/resources/Unpacking_Sasa!.pdf (April 26, 2017).

Charoensukmongkol, Peerayuth, and Murad Moqbel. 2012. "Does Investment in ICT Curb or Create More Corruption? A Cross-Country Analysis." *Public Organization Review* 14(1): 51–63.

Chene, Marie and Craig Fagan. 2014. "Gender, Equality and Corruption: What are the Linkages?" http://www.transparency.org/whatwedo/publication/policy_position_01_2014_gender_equality_and_corruption_what_are_the_linkage (December 2016).

Cheremshynskyi, Mykhailo and Byamugisha, Frank F. K. 2014. "Developing Land Information Systems in Sub-Saharan Africa: Experiences and Lessons from Uganda and Ghana." In *Agricultural Land Redistribution and Land Administration in Sub-Saharan Africa: Case Studies of Recent Reforms*, ed. Frank F. K. Byamugisha. Washington DC: The World Bank, 103-115.

Coldham, Simon. 2000. "Land Reform and Customary Rights: The Case of Uganda." *Journal of African Law*, Vol. 44, No. 1.

Collier, Paul. 2016. "The cultural foundations of economic failure: A conceptual toolkit." *Journal of Economic Behavior and Organization* 126: 5-24.

Dagne, Ted and Hannah Reeves. 2008. "Uganda: Current Conditions and the Crisis in North Uganda." Congressional Research Service Reports. Washington D.C.: University of North Texas Libraries, Digital Library. digital.library.unt.edu/ark:/67531/metadc809391/m1/1/?q=RL33701 (April 23, 2017).

Daley, Elizabeth and Sabine Pallas. 2014. "Women and Land Deals in Africa and Asia: Weighing the Implications and Changing the Game." *Feminist Economics* 20(1): 178-201.

Day, Ashley, Fernanda Gomez Aban, Lisa Du, Sibani Karki, Satbir Singh, and Alexandra Solomon. 2016. "Women and Land in Africa: The Cost of Corruption." New York: Columbia University, School of International and Public Affairs.

Doss, Cheryl, Gale Summerfield and Dzodzi Tsikata. 2014. "Land, Gender, and Food Security." *Feminist Economist* 20(1): 1-23.

Doss, Cheryl, Ruth Meinzen-Dick and Allan Bomuhangi. 2013. "Who Owns the Land? Perspectives from Rural Ugandans and Implications for Large-Scale Land Acquisitions." *Feminist Economics* 20(1): 76-100.

East African Association of Anti-Corruption Authorities. 2007. *Constitution of the East African Association of Anti-Corruption Authorities.* http://www.eacc.go.ke/docs/CONSTITUTION_EAAACA.pdf (April 2017).

Ekbäck, Peter, Moses Musinguzi and Lillian Wabineno. 2015. "Land Information Management in Uganda: Current Status." https://www.researchgate.net/publication/265622458_Land_Information_Management_in_Uganda_Current_Status (February 2017).

Ellis, Amanda, Claire Manuel, and Mark Blackden. 2006. "Gender and economic growth in Uganda." http://siteresources.worldbank.org/INTAFRREGTOPGENDER/Resources/gender_econ_growth_ug.pdf (December 2016).

Finlay, Alan, ed. 2013. "Global Information Society Watch 2013 - Women's rights, gender and ICTs." http://giswatch.org/sites/default/files/gisw13_chapters.pdf (January 2017).

Foley, Conor. 2007. "A Guide to Property Law in Uganda." https://unhabitat.org/books/a-guide-to-property-law-in-uganda/ (January 2017).

Ghana Integrity Initiative. 2017. "Women Land and Corruption in Africa (WLCA) Project" https://www.tighana.org/programs/women-land-and-corruption-in-africa-wlca-project/ (January 2017).

Grönlund, Ake, Rebekah Heacock, David Sasaki, Johan Hellström and Walid Al-Saqaf. 2010. "Increasing Transparency and Fighting Corruption through ICT: Empowering People and Communities." https://spidercenter.org/wp-content/blogs.dir/362/files/2016/11/Spider-ICT4D-series-3-Increasing-transparency-and-fighting-corruption-through-ICT.pdf (December 2016).

Gurumurthy, Anita. 2004. "Gender and ICTs Overview Report." http://www.bdigital.unal.edu.co/51434/1/1858648408.pdf (February 2017).

Hafkin, Nancy and Sophia Huyer, eds. 2006. *Cinderella or Cyberella: Empowering Women in the Knowledge Society.* Kumarian Press.

Hafkin, Nancy. 2002. "Gender issues in ICT policy in developing countries: An overview." http://www.un.org/womenwatch/daw/egm/ict2002/reports/Paper-NHafkin.PDF (April 2017).

Henwood, Flis. 1993. "Establishing gender perspectives on information technology: Problems, issues and opportunities." In *Gendered by Design?* Green E, Owen J and Pain D. London: Taylor & Francis.

Huyer, Sofia and Tatiana Sikoska. 2003. "Overcoming the Gender Digital Divide: Understanding ICTs and their Potential for the Empowerment of Women." http://www.iiav.nl/epublications/2003/ (December 2016).

I Paid A Bribe. 2017. "About Us." http://www.ipaidabribe.com/about-us#gsc.tab=0 (April 2017).

Inspectorate of Government. 2008. "The 3rd national integrity survey (NISIII)." https://www.igg.go.ug/static/files/publications/third-national-integrity-survey-report.pdf (April 2017).

Inspectorate of Government. 2016. "Report to Parliament: July - December 2015." https://www.igg.go.ug/static/files/publications/IG_Report_to_Parliament_July_-_Dec_2015.pdf (January 2017).

International Justice Mission. 2014. *Property Grabbing from Ugandan Widows and the Justice System: A mixed-methods assessment in Mukono County, Uganda.* Washington D.C.: International Justice Mission.

Jaitner, Annette, Rute Caldeira, and Svetla Koynova. 2017. "Transparency International - Land Corruption in Africa - Finding Evidence, Triggering Change." Presented at the Annual World Bank Conference on Land and Poverty, Washington D.C.

Kabanda, Naome. 2013. "Uganda's National Land Policy: Background, Highlights and Next Steps." http://www.focusonland.com/fola/en/resources/ugandas-national-land-policy-background-key-highlights-and-next-steps/ (November 2016).

Kaluya, Michael D. 2015. "Perceptions of corruption in Uganda: A comparative study of citizens and public officials." Ph.D. diss. Northcentral University.

Kato, Joseph. 2017. "Uganda: Legislators Disagree over Divorce, Abortion." http://www.monitor.co.ug/News/National/Legislators-disagree-over-divorce--abortion/688334-3815290-sdb8m5/index.html (April 2017).

Kavuma, Richard M. 2009. "Explainer: Local government structures in Uganda." https://www.theguardian.com/katine/2009/dec/14/local-government-explainer (April 23, 2017).

Kes, Aslihan, Krista Jacobs, and Sophie Namy. 2011. *The Gender, Land and Asset Survey: Gender differences in asset rights in Central Uganda.* Kampala, Uganda: International Center for Research on Women.

Kewaza, John Martin. 2016. "Fighting Corruption in Uganda: despite small gains, citizens pessimistic about their role." http://afrobarometer.org/sites/default/files/publications/Dispatches/ab_r6_dispatchno77_uganda_corruption.pdf (April 2017).

Kirumira, Daniel and Bruce Rukundo. 2015. "Reforming Land Management in Uganda: The difficult path towards harmonized institutional mechanisms and arrangements for land tenure security" https://www.researchgate.net/publication/282008628_Reforming_Land_Management_in_Uganda_The_difficult_path_towards_harmonized_institutional_mechanisms_and_arrangements_for_land_tenure_security (March 2017).

Kiva, Fred. 2011. "Anti-Corruption Coalition Launches SMS System To Monitor Service Delivery." *Uganda Radio Network.* https://ugandaradionetwork.com/a/story.php?s=37858 (May 16, 2017).

Komunte, Mary, Agnes S. Rwashana and Josephine Nabukenya. 2012. "Comparative Analysis of Mobile Phone Usage among Women Entrepreneurs in Uganda and Kenya." *African Journal of Computing & ICT* 5: 74-86.

Kyomuhendo, Grace Bantebya. 2009. "The mobile payphone business: a vehicle for rural women's empowerment in Uganda." In *African Women and ICTs: Investigating technology, gender, and empowerment*, eds. Ineke Buskens and Anne Webb. London: Zed Books: 154-165.

Land Equity International. 2006. "Comparative Study of Land Administration Systems." http://www.unece.org/fileadmin/DAM/hlm/prgm/cph/experts/kyrgyzstan/documents/LEI.comparative.study.land.reforms.pdf (December 2016).

Martini, Maira. 2013. "Uganda: overview of corruption and anti-corruption." (December 2016).

Matsheza, Phil, Anga R Timilsina and Aida Arutyunova. 2012. "Seeing Beyond the State: Grassroots Women's Perspectives on Corruption and Anti-Corruption." http://www.undp.org/content/undp/en/home/librarypage/democratic-governance/anti-corruption/Seeing-Beyond-the-State-Grassroots-Womens-Perspectives-on-Corruption-and-Anti-Corruption/ (January 2017).

MercyCrops. 2011. "Land Disputes in Acholiland: A Conflict and Market Assessment." https://www.mercycorps.org/sites/default/files/mercy_corps_acholilandconflictmarketassessment_aug_2011.pdf (March 2017).

Mimbi, Lucas, and Felix Olu Bankole. 2016. "Factors Influencing ICT Service Efficiency in Curbing Corruption in Africa." http://dl.acm.org/citation.cfm?id=2987504 (December 2016).

Ministry of ICT. 2016. "eGovernment." https://www.ict.go.ug/initiative/egovernment (December 2016).

Ministry of Land, Housing and Urban Development. 2013. "The Uganda National Land Policy 2013." https://landportal.info/sites/landportal.info/files/the_uganda_national_land_policy-_february_2013.pdf (January 2017).

Mohta, Gitika, Andrew Lohsen, Yifan Yang and Chikako Yokoyama. 2015. "Intersectionality of Gender, Land and Corruption in Ghana." New York: Columbia University, School of International and Public Affairs.

Mwebaze, Sandra M. N. 1999. "Country Pasture/Forage Resource Profiles: Uganda." http://www.fao.org/ag/agp/agpc/doc/counprof/uganda/uganda.htm (January 2017).

Nakirunda, Maureen. 2011. "Decentralised Land Administration and Women's Land Rights in Uganda: An Analysis of the Legal Regime, State Institutional Arrangements, and Practice." https://idl-bnc-idrc.dspacedirect.org/handle/10625/47348 (January 2017).

Norfolk, Simon. 2013. "Land and Natural Resources Tenure Security Learning Initiative for East and Southern Africa." https://www.ifad.org/documents/10180/b441252e-0784-4e03-ad00-2fa3a715bcd2 (April 2017).

Nussbaum, Martha C. 2000. *Women and Human Development: The Capabilities Approach.* Cambridge: Cambridge University Press.

OECD. 2013. "OECD Investment Policy Reviews: Mozambique 2013." https://books.google.com/books?id=pdYSAgAAQBAJ&pg=PA67&lpg=PA67&dq=Land+Management+Inf ormation+System+Mozambique&source=bl&ots=T_w4WrJry9&sig=gHTnAO8KUGN6_QXu11CgyAXJvn A&hl=en&sa=X&ved=0ahUKEwj_zcnr5LPTAhWK1CYKHWIlC- QQ6AEIQzAD#v=onepage&q=Land%20Management%20Information%20System%20Mozambique&f=fa lse (January 2017).

Ogwang, Simon Peter. 2012. "Fighting Corruption, Empowering People in Uganda's Health Service." http://blog.transparency.org/2012/07/11/community-empowerment-in-uganda-using-icts-for-better-health- service-delivery/ (December 2016).

Okello, Dorothy, Goretti Amuriat and Juluis Torach. 2007. "Global Information Society Watch." https://www.giswatch.org/en/country-report/civil-society-participation/uganda (February 2017).

Okuku, Juma Anthony. 2006. "The Land Act (1998) and Land Tenure Reform in Uganda." *Africa Development* 31: 1-26.

Ongode, Beatrice. 2016. "Are Women Land Rights a Denied Justice in Uganda?" http://tiuganda.org/is-women- land-rights-a-denied-justice-in-uganda/ (February 2017).

Open Society Foundations. 2015. *Effectiveness of Anti-Corruption Agencies in East Africa.* New York: Open Society Foundations.

Otiso, Kefa M. 2016. "Uganda." In *Africa: An Encyclopedia of Culture and Society*, eds. Toyin Falola and Daniel Jean-Jacques. Vol. 3. Santa Barbara, CA: ABC-CLIO, 1247-1278.

Palmer, David, Szilard Fricska, and Babette Wehrmann. 2009. "Towards Improved Land Governance." http://www.fao.org/publications/card/es/c/fcbe4803-0641-54a3-afc4-55db45d1f449/ (March 2017).

Poushter, Jacob. 2015. "Cell Phones in Africa: Communication Lifeline." http://www.pewglobal.org/files/2015/04/Pew-Research-Center-Africa-Cell-Phone-Report-FINAL-April-15- 2015.pdf (December 2016).

Pring, Coralie. 2015. *People and Corruption: Africa Survey 2015.* Berlin: Transparency International.

Raab, Michaela. 2017. *Gender-Responsive Work on Land and Corruption: A Practical Guide.* Berlin: Transparency International.

Rachael, Knight, Judy Adoko, Teresa Auma, Ali Kaba, Alda Salomao, Silas Siakor and Issufo Tankar. 2012. "Protecting Community Lands and Resources; Evidence from Liberia, Mozambique and Uganda." http://namati.org/wp-content/uploads/2012/06/protecting_community_lands_resources_inter_FW.pdf (December 2016).

Rathgeber, Eva-Maria and Edith Adera, eds. 2000. *Gender and the Information Revolution in Africa.* Ottawa: International Development Research Centre.

Sabiti, Bernard. 2013. "Why Uganda Has Not Joined the Open Government Partnership." http://www.opengovpartnership.org/blog/bernard-sabiti/2013/03/11/why-uganda-has-not-joined-open-government-partnership (December 2016).

Tangri, Roger and Andrew Mwenda. 2008. "Elite Corruption and Politics in Uganda." Commonwealth & Comparative Politics 46(2): 177-194.

The Economist Intelligence Unit. 2017. "Country Report – Uganda." http://country.eiu.com/uganda (December 2016).

The Parliament of Uganda. 1995. *The Constitution of the Republic of Uganda*. Kampala: The Parliament of Uganda.

The Parliament of Uganda. 1998. *The Land Act*. Kampala: The Parliament of Uganda.

The Parliament of Uganda. 2015. "House Considers Marriage and Divorce Bill." http://www.parliament.go.ug/index.php/about-parliament/parliamentary-news/165-house-considers-marriage-and-divorce-bill (April 2017).

The World Bank Group. 2014a. "Data - Agriculture, value added (% of GDP)." http://data.worldbank.org/indicator/NV.AGR.TOTL.ZS (April 23, 2017).

The World Bank Group. 2014b. "Uganda - The World Bank Group Country Opinion Survey FY2014." https://openknowledge.worldbank.org/bitstream/handle/10986/21948/Uganda000The0W00report0of0findings.pdf?sequence=1&isAllowed=y (December 2016).

The World Bank Group. 2015a. "Data - Adult literacy rate, population 15+ years (%)." http://data.worldbank.org/indicator/SE.ADT.LITR.ZS?locations=UG (April 27, 2017).

The World Bank Group. 2015b. "Data - Internet users (per 100 people)." http://data.worldbank.org/indicator/IT.NET.USER.P2?locations=UG (April 27. 2017).

The World Bank Group. 2015c. "e-Gov Research and Resources." http://www.worldbank.org/en/topic/ict/brief/e-gov-resources#egov. (January 2017).

The World Bank Group. 2015d. "World Development Indicators 2015." https://openknowledge.worldbank.org/handle/10986/21634 (December 2016).

The World Bank Group. 2016a. "World DataBank: World Development Indicators." http://databank.worldbank.org/data/reports.aspx?source=world-development-indicators# (December 2016).

The World Bank Group. 2016b. "The Uganda Poverty Assessment Report 2016." http://pubdocs.worldbank.org/en/381951474255092375/pdf/Uganda-Poverty-Assessment-Report-2016.pdf (February 2017).

The World Bank Group. 2017. "World Bank Country and Lending Groups." https://datahelpdesk.worldbank.org/knowledgebase/articles/906519-world-bank-country-and-lending-groups (April 23, 2017).

The World Bank, Gender and Development Group. 2006. "ICT & Gender Equality - Gender and Development Briefing Notes." http://siteresources.worldbank.org/INTGENDER/Resources/GenderICTBriefingNoteOct06.pdf (February 2017).

Thomson Reuters. 2015. "Thomson Reuters Aumentum Helped Uganda Establish a Modernized Approach to Land Transaction Management." https://tax.thomsonreuters.com/aumentum/resources/uganda/ (April 2017).

Torres, Diana and Rachel Wyand. 2014. "Uganda: Women's collectives fight for land rights and against corruption." http://www.undp.org/content/undp/en/home/ourwork/ourstories/in-uganda--women-s-collectives-fight-for-land-rights-and-against.html (November 2016).

Transparency International. 2012. "Korupedia.org: New sanctions for corruptors." http://blog.transparency.org/2012/06/25/korupedia-org-new-sanctions-for-corruptors/ (April 2017).

Transparency International. 2013a. *Global Corruption Barometer 2013.* Berlin: Transparency International.

Transparency International. 2013b. "Technology against corruption." http://www.transparency.org/news/feature/technology_against_corruption (April 2017).

Transparency International Kenya. 2014. *East African Bribery Index 2014.* Kenya: Transparency International Kenya.

Transparency International Kenya. 2015. *East African Bribery Index: Trends Analysis (2010-2014).* Kenya: Transparency International Kenya.

Transparency International. 2016a. "Corruption Perceptions Index 2015."
https://www.transparency.org/cpi2015 (December 2016).

Transparency International. 2016b. "Our Organization." https://www.transparency.org/whoweare/organisation/
(December 2016).

Transparency International. 2016c. "What is Corruption?" http://www.transparency.org/what-is-corruption/
(April 2017).

Transparency International. 2017a. "Corruption Perceptions Index 2016."
http://www.transparency.org/news/feature/corruption_perceptions_index_2016 (March 2017).

Transparency International. 2017b. "Land and Corruption in Sub-Saharan Africa: Developing Gender-Sensitive
Responses."
http://www.transparency.org/whatwedo/activity/land_and_corruption_in_sub_saharan_africa (January
2017).

Transparency International Uganda. 2016. "Who we are." http://tiuganda.org/who-we-are/about-ti-uganda/
(December 2016).

Uganda Bureau of Statistics. 2014. "National Population and Housing Census 2014 – Main Report."
http://www.ubos.org/onlinefiles/uploads/ubos/NPHC/NPHC%202014%20FINAL%20RESULTS%20REP
ORT.pdf (December 2016).

Uganda Law Reform Commission. 2013. "Study Report on the Review of Laws of Succession in Uganda."
http://www.ulrc.go.ug/sites/default/files/Final%20succession%20study%20report%20presented%20to%2
0Commissioners.pdf (April 2017).

UN-HABITAT, ITC. 2008 "Land Governance: Building Trust: A Training Programme on Transparency in Land
Administration." https://www.itc.nl/PDF/Organisation/UNU-
LAS/23_Final_Report_TLA_Training_Tanzania.pdf (February 2017).

UN-HABITAT. 2007. "A Guide to Property Law in Uganda." https://unhabitat.org/books/a-guide-to-property-
law-in-uganda/ (February 2017).

UNDP. 2015. "Uganda Country Gender Assessment."
http://www.ug.undp.org/content/uganda/en/home/library/womens_empowerment/UGANDACOUNTRYG
ENDERASSESSMENT.html (December 2016).

USAID. 2016. "USAID Country Profile - Uganda; Property Rights & Resource Governance." https://www.land-
links.org/wp-content/uploads/2016/09/USAID_Land_Tenure_Uganda_Profile.pdf (December 2016).

van den Brink, Rogier. 2008. "Land Reform in Mozambique." https://siteresources.worldbank.org/EXTARD/Resources/336681-1295878311276/WB_ARD_Mzmbq_Note43_web.pdf (March 2017).

Waema, Timothy M. and Edith Ofwana Adera. 2014. *Local Governance and ICTs in Africa: Case Studies and Guidelines for Implementation and Evaluation.* International Development Research Centre.

Webster, J. 1995. "What do we know about gender and Information technology at work: A discussion of selected feminist research." *The European Journal of women's Studies* 2: 325-334.

Wheatland, Ben. 2016. "Corruption risks and mitigation measures in land administration." http://www.transparency.org/files/content/corruptionqas/Corruption_risks_in_land_administration_2016.pdf (January 2017).

Yang, Yifan, Chikako Yokoyama, Andrew Lohsen, and Gitika Mohta. 2015. "Intersectionality of Gender, Land and Corruption in Ghana." New York: Columbia University, School of International and Public Affairs.

Zagema, Bertram. 2011. "Land and Power: The Growing Scandal Surrounding the New Wave of Investments in Land." Oxfam International. http://policy-practice.oxfam.org.uk/publications/land-and-power-the-growing-scandal-surrounding-the-new-wave-of-investments-in-l-142858 (March 2017).

APPENDIX I

Local Government Administration
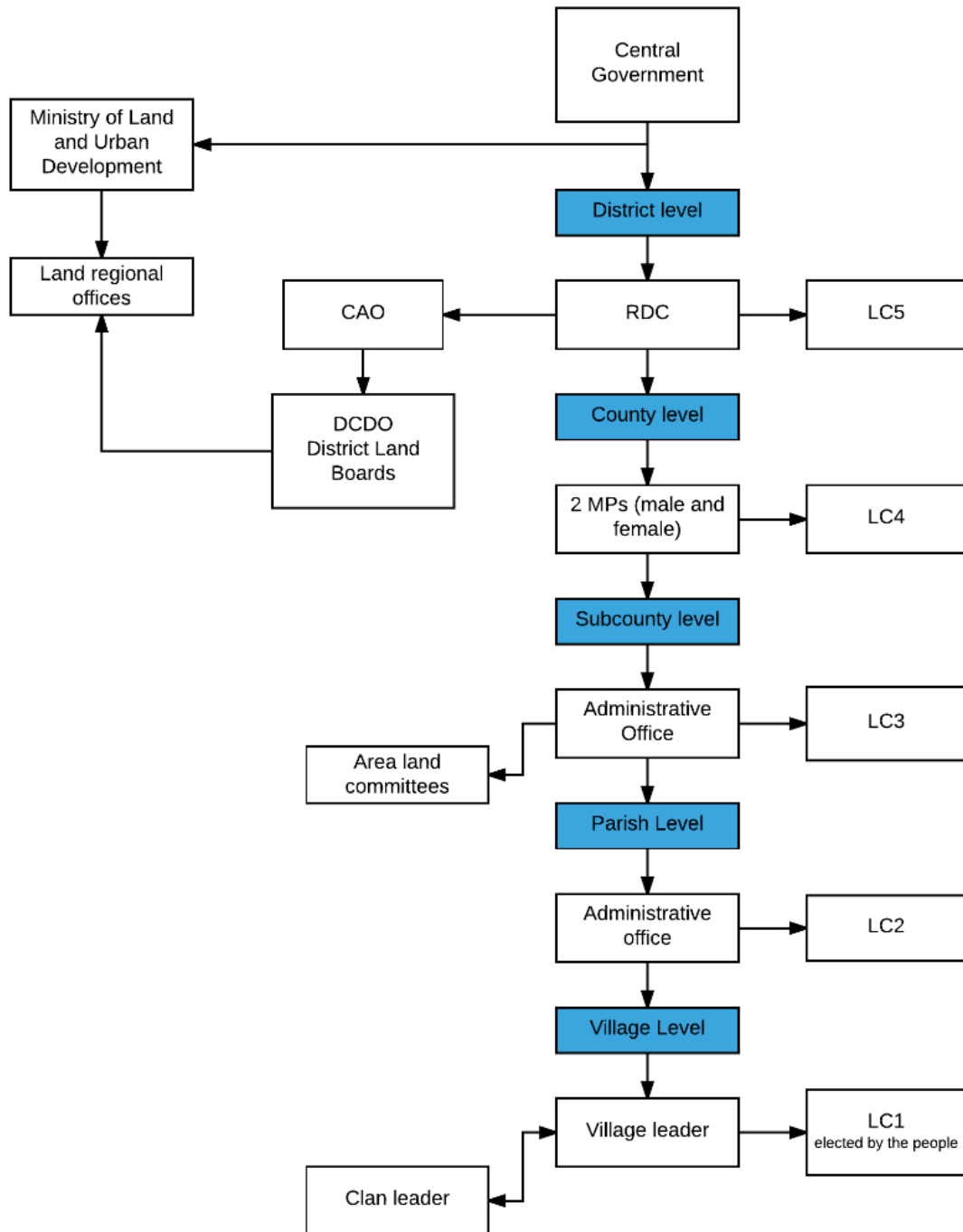
APPENDIX II

Justice System


```
                    ┌─────────────────────┐
                    │   Supreme court     │
                    │ 11 Justices (One is │
                    │  the Chief Justice) │
                    │   Only appellate    │
                    │    jurisdiction.    │
                    └─────────┬───────────┘
                              │
                    ┌─────────▼───────────┐
                    │  Court of Appeal    │
                    │    15 Justices      │
                    │ Interpretation of   │
                    │  the Constitution   │
                    └─────────┬───────────┘
                              │
                    ┌─────────▼───────────┐
                    │  The Hight Court    │
                    │    of Uganda        │
                    └─────────┬───────────┘
```

Civil | Commercial | Family | Land | Criminal | Anticorruption | Int'l crimes | Execution and Bailiffs

Magistrate Courts → District level

Chief Magistrates Courts
38 Magisterial areas

Grade I Courts
120

Grade II Courts
Over 1000

APPENDIX III

The Potential of ICTs for Women Tackling Land Corruption in Uganda
SIPA Workshop in Development Practice 2016-17
Columbia University

Focus Group Guide: Community Members

Focus Group: Female or Male Members of a Community in Uganda who [own customary land, own mailo land, own no land]

Facilitators: SIPA Team

Assumptions
- Size: About 10 to 12
- Private setting
- Separate female and male groups, subdivided by age (19-35 and 36+)
- Separate groups based on type of land owned

Preparation

Before starting a focus group discussion, keep in mind your study questions. These questions are for your orientation only; they may need rephrasing when discussing them with the focus group:

- How do gender, land, and corruption intersect and affect men and women's lived experiences differently?
- How can ICTs be better mobilized to support anti-corruption efforts in land and to empower women to counter land corruption in Uganda?

Facilitation

The role of the focus group facilitator is to get the participants to talk, in a way that should be as free-flowing as possible and that allows every participant to fully contribute. The facilitator should:

- Invite all participants – including the quieter ones - to speak. One good way of doing that is if the facilitator first sums up statements of other participants (without referring to their names, for example by saying "someone in this discussion just said..."), and then asks a quieter participant how she/ he sees the point.

- If there is a long pause in the discussion, rephrase the different ideas stated in the discussion (again, without naming names) and ask whether you have understood correctly. If participants don't add anything new, move on to the next question.
- If the discussion strays away from the main subject, sum up the latest statements and link them back to the initial question on the main subject matter.
- Don't say anything without referring to statements that have already been made. The facilitator does not add anything new to the discussion – she/ he only keeps it flowing.

FOCUS GROUP SCRIPT

<u>**Introduction**</u>

Hello, and thank you for meeting with us today. I'm [name 1] and this is [name 2]. We are both students from Columbia University. We are working on behalf of Transparency International to learn about your experience with access to land in Uganda and about how people use technology in your community.

We are here today because we want to hear your opinions and learn from your personal experiences. You don't need to participate if you do not want to. You do not have to answer any questions if you do not want to, and you are free to leave the group at any time.

We will be taking notes and would like to tape record this session in order to capture your thoughts as accurately as possible. We will not share your names with Transparency International or anyone else.

Do we have your permission to record this conversation? *[Wait for consent.]*

Thank you very much. Before we start, please remember to raise your hand before sharing your ideas. This will make sure that everyone has the opportunity to participate equally.

We are interested in all your thoughts, comments, and suggestions, so please speak one at a time. Also, feel free to speak directly to each other. Remember, there are no right or wrong answers, and all comments are welcome. Please do not be afraid to voice differing opinions. We would like to have as many points of view as possible.

The discussion will take about two hours. If you need to take a break, please let us know.

Do you have any questions before we begin? *[Wait for questions.]*

<u>**Ice-Breaker**</u>

1. We would like to start by going around the room and have everyone introduce themselves. Can you share your name?

a. Can you describe the members of your household?
b. Can you talk about your routine on a regular day?
c. Would your routine be different if you were a [man/women – *refer to member of the opposite gender*]?
2. What is something that we should make sure to see while we are in Uganda?

Land

[Transition based on responses of routine of members in the household:] It sounds like many of [you/your families] work with or on land and so we would like to talk about land now.

3. Does anyone in your family own land?
   a. What type of land do they own?
   b. What do they use it for?
   c. How did they obtain it?

4. *[If they own land:]* Can you describe the role of the local land administration and service [local branch of Ministry of Land, Housing, and Urban Development] in obtaining your land?
   a. What is your opinion of them?

5. *[If they do not own land:]* Have you ever tried to own land?
   a. Can you speak on your experience of that process?
   b. Is there something in the process that you consider unfair?

6. What are the most common ways for people to acquire land in your community?
   a. Do they inherit? Do they purchase? Is it allocated by the government?
   b. Is it the same for women and men?

7. How important is it to you to own land?
   a. What are other ways to earn money if you have no land?

8. Can you describe any possible issues that landowners that you know or in your family have had to deal with in the last two years?
   a. Can you relate any differences in experience between landowners you know? *[Probe if different experiences were related to gender]*

9. Can you describe the biggest potential barriers that you or people you know face in reporting land issues?

10. How are natural resources (like water, for example) distributed within the community?
   a. Do you have to pay for them or know someone?

b.   Why does this system exist?

11. What in your opinion is the most significant issue related to land ownership? Why?

[Scenario, to be adapted in consultation with TI Uganda staff:] We heard about a woman named Frances who had to walk 30km a day to the District Land Board to have a case on her land heard. Every time she reached the District Land Board, they would postpone her hearing to the next day. This went on for a month before they heard her case.

12. Have you or anyone you know experienced something similar with any government agency or office?

Technology

[Transition:] Thank you for sharing all of your thoughts and perspectives on land and land issues. They will be very helpful for our study. We would now like to find out more about how people use technology in your household and community. When we mention "technology," we're thinking of [mobile phones, laptops, tablets or other access to the internet].

13. What kind of technology do you use regularly? *[Probe for the types of technology used, such as mobile phones, laptops, tables or other access to the internet].*
a.   Do you have easy access to these technologies? *[Probe for information on who in the household controls access to/use of mobile phones, etc.]*
b.   What do you use them for?
c.   About what percentage of your family's budget is spent on these technologies? *[May need to rephrase and probe]*

14. Do different members of your family have different access to [technology – *or refer to specific types of technology based on previous answers*]? Who in your family is best at using [technology]?

15. Have you ever used any of these technologies to communicate with an NGO or a government office?
a.   If so, for what and with whom?
b.   What was your opinion of this process?

16. If there was a [system/technology/app] to report the land issues we discussed, would you feel safe and comfortable using this system? Why or why not?

Conclusion

Thank you very much for speaking with us. We appreciate your time, and your insights have been very helpful. If there is anything else that you would like to discuss, or if you would like to meet with us individually, please talk with us at the end of this session and we will get in touch with you later.

APPENDIX IV

The Potential of ICTs for Women Tackling Land Corruption in Uganda
SIPA Workshop in Development Practice 2016-17
Columbia University

Interview Guide: Government Officials, NGO Staff, Academics, Private Sector Professionals

Interviewee: Government officials; NGO staff working in land-, gender-, and/or ICT- related issues; academic experts on land, gender, corruption and/or ICTs; private sector professionals
Interviewer: SIPA Team
Location: Uganda

Introduction

Good morning/afternoon, and thank you for meeting with us today. I'm **[name]** and I will be serving as the interviewer today. This is **[name]** who will be taking notes. We are both student researchers from Columbia University in New York. We are working in partnership with Transparency International to study the possible use of ICTs (information and communications technology) for women in accessing land. The information we gather in our study will be included in a report for Transparency International. We will not share your name or any other personal information outside of this study.

We hope to take no more than one hour of your time today. You can choose to skip any question you do not want to answer and you may end this interview at any time. Before we begin we would like to confirm your consent to conduct this interview. *[Wait for consent]*

We will be taking notes and would like to tape record this session in order to capture your thoughts as accurately as possible. Do we have your permission to record this conversation? *[Wait for consent]*

[If consent is not given] No problem, we fully understand and will proceed with the interview without recording.

Thank you very much. Do you have any questions before we begin? *[Wait for questions]*

Interview Questions

A. Ice-Breaker
1. Could you please tell us about the work you do at your organization?
   a.   *[If not mentioned before, ask:]* How long have you worked for this organization?
   b.   *[If not mentioned before, ask:]* Have you held other positions within this organization?

B. **Definition** *[only for interviews with officials or experts working on corruption]*

2. In your [work/research], how do you define corruption? How do you define land corruption?
3. How does your organization approach corruption, especially related to land?
4. How is corruption thought about in general in Uganda?

C. Land Acquisition

[Transition:] We would like to learn as much as we can about formal and informal processes of acquiring land in Uganda, and your insights here would be very useful for us.

5. Could you describe the formal process of transferring and registering land?
   a. What is the first step?
   b. Is it a long process?
   c. What kind of official and/or unofficial fee do people need to pay?
   d. ***[For government/NGOs]:*** Where does your [organization/office] get involved in the process of transferring or registering land?
   e. What other government agencies/NGOs are involved in the process - at the national and the local level?

6. Does the formal process of transferring land differ across regions or is it centrally directed?

7. What are some of the schemes or programs for government allocation or distribution of land, and how do they work?

8. What happens when this system doesn't work for certain people? What are the informal mechanisms that people use?
   a. ***[Probe:]*** When does it become a problem?
   b. ***[Probe:]*** Does the government view it as a problem?

9. In your opinion, what are some of the main issues and problems in land administration in Uganda?

10. Based on your experiences at your organization, have you ever heard of and/or experienced any cases [in which the land buyer was required to pay an extra fee or benefits other than official fees] [of corruption]?
    a. ***[If answered yes:]*** For what reason does it happen?
    b. ***[If answered yes:]*** Do you think how often that happens?
    c. ***[If answered yes:]*** Who are the victims of that?

D. Customary Laws in Land Acquisition

[Transition:] We understand that the acquisition and management of land is often governed by customary law, and would like to discuss the role of these laws in land transfers.

11. Are you familiar with the customary laws or practices with respect to land?
    a. Are you familiar with the customary laws or practices of any particular regional or ethnic group?

b.   Could you tell us more about what it would be like to go through the customary process of acquiring or transferring land as a landowner?

12. Do you see any problems associated with the use of customary law to acquire and manage land?
    a.   *[If answered yes:]* Why is that?
    b.   *[If answered yes:]* Does the government have any initiatives to transition from the customary law to the formal law system?

13. Have you ever heard of any particular groups of the population [having advantages or disadvantages] [experiencing corruption] in acquiring land through the customary law system?

14. Is there any difference between regions, or between urban and rural areas, in terms of the use of customary law?

E. **Women and Land Ownership**
[Transition:] This is very helpful to know. Now we would like to dive deeper into how [you/your organization] perceive these issues with respect to women.

15. Based on your experiences [at your organization], what are some of the differences you have observed between men and women and their land rights?
    a.   How do these differences relate to other issues that influence women's rights and opportunities?

16. Do more men or more women attempt to acquire and register land?
    a.   *[Either answer:]* Why do you think that is the reason?
    b.   *[If answered "men":]* Do you think there are barriers that prevent women from owning land?
    c.   *[If answered "men"]* What do you think are some of the social, economic or cultural factors that prevent women from owning land?

17. Are women more [likely to be required to pay unofficial fee or other benefits] [vulnerable to corruption] when acquiring, owning and/or managing land?
    a.   How is it different for men?

18. Based on your experiences [at your organization], how do women report [those kinds of unofficial requirements] [this type of corruption] in Uganda?
    a.   Does this differ from how men report?
    b.   Based on your experiences [at your organization], what do you think are the biggest potential barriers women face in reporting those issues?

F. <u>**Use of ICTs in Tackling Land Corruption**</u>

[Transition:] It does seem like women face different [issues/challenges] when acquiring, owning and managing land. Now we would like to get your perspective on the role that technology, especially information and communication technology or "ICTs", could play in addressing these issues.

19. *[For government/NGOs]:* Does your [organization/office] make use of any technology (for example, mobile phones or the internet) to engage with [your constituents/ local community members]?
   a.   *[If answered yes:]* How do you use them?
   b.   *[If answered yes:]* Have you received any feedback from [your constituents/local community members] on this?
      i.   *[If answered yes:]* What has the response been like?

20. Do you know of any use of ICTs to report when people face [some kind of unofficial fees or benefits] [corruption] in Uganda?
   a.   *[If answered yes:]* Who has been supporting these uses of ICTs?
   b.   *[If answered yes:]* In your experience, who makes use of these applications?
   c.   *[If answered yes:]* Why would people be willing to use these applications?
   d.   *[If answered yes:]* Why might people be reluctant to use these applications?
   e.   *[If answered no:]* If there were an initiative to use ICTs for this type of reporting, do you think people would be willing to use it? Why or why not?

21. What kind of information would [you/your organization] like to receive through the potential use of ICTs?
   a.   How would this help your work on [land/gender equality issues]?

22. Based on your experiences [at your organization], what do you think are possible advantages in using ICTs?
   a.   What do you think are possible disadvantages in using ICTs?

<u>**Closing Remarks**</u>
● Is there anything else you would like to share that we haven't already discussed?
● Do you have any questions for us?
● Do you have any suggestions of other experts we should speak to?
● Do you mind if we contact you again in case we have a question or need clarification at a later stage? *[Provide information sheet and business card.]*

Thank you very much for speaking with us. We really appreciate that you have taken this time for us. Your insights will be very helpful for our study.

APPENDIX V

The Potential of ICTs for Women Tackling Land Corruption in Uganda
SIPA Workshop in Development Practice 2016-17
Columbia University
Interview Guide: Community Member

Interviewee: A community member in Uganda
Interviewer: SIPA Team
Location: Uganda

Introduction

Good morning. Thank you for speaking with us today. My name is _____ and this is _____. [Thanks for participating in the focus group/previous meeting. We would like to know more about your personal experience in land issues. As we mentioned earlier,...] We are students from Columbia University and are conducting a study with Transparency International. We would like to better understand land ownership in your community and your interactions with the government related to land. We are interested in hearing your stories and experiences.

Please note that [as we mentioned earlier,] we are not employed by Transparency International, and we will not receive any payment for this study.
The interview will take about one hour. Please feel free to skip any questions you do not want to answer, and to stop the interview at any time. With your permission, we will be taking notes and recording the conversation. We won't record your name in our notes, and we will destroy the recording once we have updated our notes.

Will you allow us to record today's interview? *[Wait for consent.]*
      [If no:] Thank you for letting us know, we understand and will just take written notes.

And finally, before we begin, do you have any questions for us? *[Wait for questions.]*

Icebreaker
- To start, can you tell us a little about yourself?

[Make dynamic comments/conversation here about her/his community and family, to further the ice breaker and make her/him feel at ease.]

Core Interview Questions

1. What type of work do women in your community do?
2. How common is it for women to own land in Uganda? Why do you think that is the case?
3. How important is owning land to you and why?
4. What has your experience been with the process of acquiring/registering land?
5. What are the most common ways for people to acquire land in your community? (Is it inherited? Is it purchased? Is it allocated by the government?) Is each process the same for men and women?
6. What are some of the challenges women face when trying to access/register land compared to men? Can you give us an example?
7. What are some of the ways to report unfair issues related to owning/registering land? Have you used them?
8. How familiar are you with your land rights? Have you ever felt those rights violated? Can you give an example or think of a time that has happened to someone you know?
9. Have you or someone you know ever reported any violation of your rights? Through what means? Can you give an example?
10. What has your experience been with government services and programs for people who own or want to own land? (for example, titling, microfinance, agricultural extension services, etc.)
11. Does your family have a mobile phone? Access to the internet? Do most families in your community have mobile phones? Access to the internet? How does your family use these technologies? How important is technology in your everyday life?
12. Have you ever used your phone/the internet to report any issues related to owning/registering land?
    a. *[If yes:]* Has did it work? What was the result of your report?
    b. *[If no:]* Do you think that a phone could help you to report land issues? Why or why not?
13. If you could change anything about the land system in Uganda, what would that be?

Closing

- Is there anything else that you would like to share with us?
- Are there any other people in your community whom we should contact regarding land issues?
- Do you have suggestions of places we should visit before we leave the country?

Thank you again for your help with our study. Your answers will provide valuable insight for our final report. If you would like more information about our work or have any questions for us, here is our contact information. *[Share information sheet and/or business card].*

50 YEARS OF INDEPENDENCE - JOINING HANDS FOR A CORRUPTION FREE UGANDA

Corruption hinders development, destroys infrastructure, education, health, lives...

As the celebrations of Uganda's 50 years of independence slowly fade into the past, our pledges towards a strong, developed and corruption free nation remains. In order to fight corruption, we should join hands and speak out against it. The best way to do this is to discuss and debate the problem of corruption in an informed and serious way. As corruption affects all of us, everybody should be involved in fighting it.
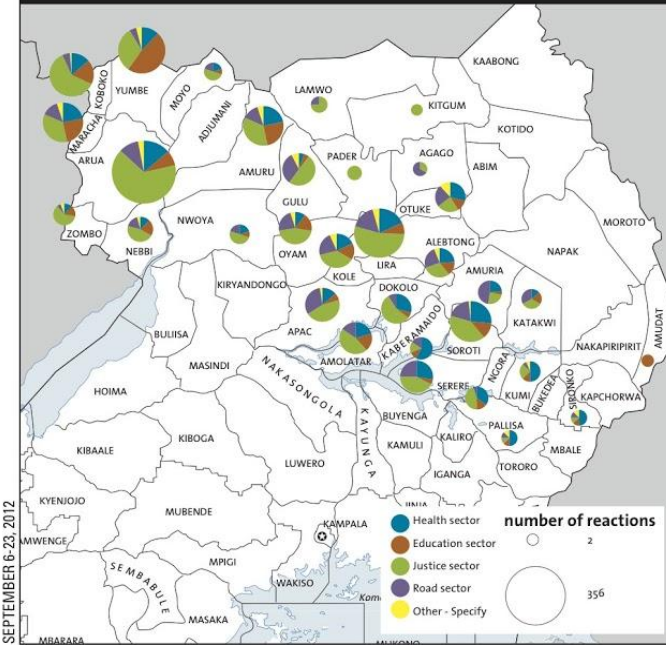
Together with 4 radio stations, JP2JPC and TRAC FM set up an anti corruption campaign where a series of talk shows were hosted where listeners got involved by answering a number of poll questions through SMS. As the radio poll was live, presenters of the radio stations were updated instantly on poll-results, which they used during their talk-show. Over 6000 people participated in these polls, the results are captured in the graphics below.

By seriously debating problems and solutions and informing ourselves and others on corruption we can come closer together to fight corruption in Uganda.
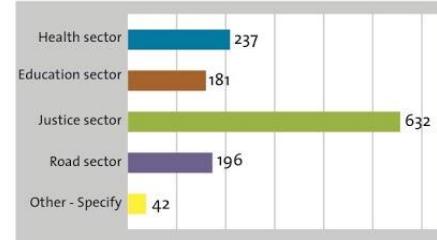
For more information on radio-SMS polls and this campaign go to www.trac.pro
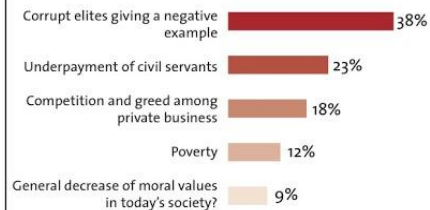
In your district, which sector of public services seems to have the highest level of corruption?
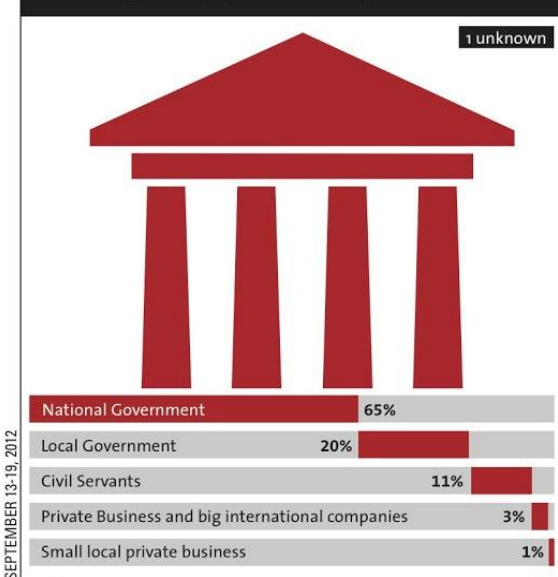

SEPTEMBER 6-23, 2012

number of reactions
- Health sector — 2
- Education sector
- Justice sector
- Road sector — 356
- Other - Specify

Total number of responses

Sector	
Health sector	237
Education sector	181
Justice sector	632
Road sector	196
Other - Specify	42

What is the main reason for corruption?

Corrupt elites giving a negative example	38%
Underpayment of civil servants	23%
Competition and greed among private business	18%
Poverty	12%
General decrease of moral values in today's society?	9%

SEPTEMBER 26, 2012

In which type of employment is corruption most common?

1 unknown

National Government	65%
Local Government	20%
Civil Servants	11%
Private Business and big international companies	3%
Small local private business	1%

SEPTEMBER 13-19, 2012

Do you think corruption increased in the last 50 years?

1 unknown

81%
Yes, corruption increased a lot

5%
No, Corruption descreased, before it was worse

14%
Corruption is a serious problem but it was the same even before independence

SEPTEMBER 19-21, 2012

DESIGN STUDIOHB.NL