# MAKERERE UNIVERSITY

**THE SOCIO-ECONOMIC IMPACTS OF COMPULSORY LAND ACQUISITION ON LIVELIHOOD OF DISPLACED HOUSEHOLDS.**

**A CASE STUDY OF THE EAST AFRICAN CRUDE OIL PIPELINE PROJECT – UGANDAN SECTION**

**BY**

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**2023/HD08/2121U**

**A DISSERTATION SUBMITTED TO THE DIRECTORATE OF RESEARCH AND GRADUATE TRAINING IN PARTIAL FULFILLMENT OF THE AWARD OF A DEGREE OF MASTER OF SCIENCE IN LAND MANAGEMENT OF MAKERERE UNIVERSITY**

**JUNE 2025**

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This dissertation has been submitted for examination with the approval of the following supervisors.

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## DEDICATION

This work is dedicated to my family and friends whose unwavering support, encouragement and prayers have been my source of strength throughout this academic journey.

To Mrs. Robina Kizito, your belief and prayers kept me going even during the most challenging moments. This achievement is as much yours as it is mine.

## ACKNOWLEDGEMENT

First and foremost, I thank God for the gift of life, strength, wisdom and seeing me through all raging storms and obstacles in my career and the courage He gave me to commence and successfully complete my studies.

I am deeply grateful to my supervisors Dr. Ronald Ssengendo and Dr. Lilian Oryema for their invaluable guidance, patience, constructive feedback and for imparting relevant skills required for research. Your support has been instrumental in shaping this work.

I wish to thank the following persons and organisations for their cooperation and assistance during my data collection. These include ICS Engineering, EACOP Masaka team, RSU Ezra Kasi and Mr. Edward Sserwadda Kamya.

To my family and friends, thank you for your encouragement and support throughout this journey.

Finally, I owe a profound gratitude to my colleagues whose intellectual and moral support made this academic journey more enriching and enjoyable.

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## LIST OF ABBREVIATIONS

| | | |
|---|---|---|
| EACOP | : | East African Crude Oil Pipeline |
| IFC | : | International Finance Corporation |
| LARF | : | Land Acquisition Resettlement Framework |
| LARRP | : | Land Acquisition, Resettlement and Rehabilitation Policy |
| PAPs | : | Project Affected Persons |
| RAP | : | Resettlement Action Plan |

## ABSTRACT

Being resettled, even when it leads to an improved standard of living, can provoke significant emotional pain and other social impacts. Compulsory land acquisition much as it facilitates national development, it stands in stark contrast to the personal and socioeconomic hardships it imposes on displaced households. The study investigated the socio-economic impacts of compulsory land acquisition on the livelihood of displaced households with a specific focus on physically displaced households on the EACOP project – Ugandan section. The objectives were to investigate how the socio-economic impacts affect the livelihood of displaced households and to investigate the effectiveness of existing compensation and resettlement programs in addressing the socio-economic impacts of compulsory land acquisition on displaced households.

A research design was employed and both quantitative and qualitative data were collected using questionnaires and interviews and analysed using SPSS version 20.

The findings revealed that that compulsory land acquisition inflicted intangible yet profound socioeconomic losses on displaced households. Being displaced increased poverty levels and food shortage. This was due to a reduction in the size of the new acquired land. With most of the households depending on subsistence farming, a reduction in the size of land affected agricultural productivity, crop yield and as a result low income and food shortage which lowered the standards of living. A struggle for displaced households to meet their previous living standards created anxiety and stress. The study also revealed that there is no national law governing resettlement and rehabilitation process. The country's policy is still at draft level.

The study concluded that land acquisition had socioeconomic impacts on displaced households some of which cannot be addressed with monetary compensation and recommended completion and enforcement of the Land Acquisition Resettlement and Rehabilitation policy and amendment of existing laws.

# CHAPTER ONE
# INTRODUCTION

## 1.1 Background of the Study

Sustainable development requires governments to provide public facilities and infrastructure that ensures safety and security, health and welfare, social and economic enhancement, protection and restoration of the natural environment (FAO, 2008). This is line with Uganda's vision 2040 which calls for productive use of national resources and development of infrastructure in order to promote sustainable economic development. In order to achieve the above goals, governments require full access to and ownership of appropriate land. However, due to Uganda's unique and complex land tenure system that resulted in majority of the land being privately owned (as seen in the constitution whereby landownership was vested in the hands of the citizens), the public land available for public use and benefits is limited and therefore, the government has to acquire land from private owners.

There are many ways through which government can acquire land from the private owners. Among them is through consent by agreeing to a sale with the owners of the land. As long as both sides agree to the price and any other terms and conditions, then the sale is lawful. In case the government does not need full ownership of the land, a long-term lease may be sufficient. Other mechanisms include expropriation which is the act of a government claiming privately owned property against the wishes of the owners, ostensibly to be used for the benefit of the overall public (Kenton, 2024). It also refers to the power of government to acquire private rights in land without consent of its owner or occupant in order to benefit society. In other jurisdiction, this tool is also known as compulsory land acquisition, eminent domain, among others.

However, despite what the tool is called, it is regarded as the most critical development tool for government in ensuring that land is made available when needed for essential physical infrastructure (Lindsay, 2012). It is employed when voluntary tools fail to provide the needed land at the appropriate time and it compels the owners to surrender their land for public purposes in exchange with compensation payments (ADB, 2013). Such powers are necessary for social and economic development and protection of the natural environment (FAO, 2008).

However, despite its good cause, compulsory land acquisition leads to involuntary resettlements. According to IFC (2012), this refers to both physical displacement (relocation or loss of shelter) and to economic displacement (loss of assets or access to assets that leads to

loss of income sources or other means of livelihood of Project Affected Persons (PAPs). PAPs are forced to leave their well-established social structures and this results into economic and social effects living them with limited livelihood strategies (Larbi et al. 2004, Cernea 2008).

In Uganda, government powers to acquire land compulsorily are legally enshrined in the 1995 Constitution, the 1998 Land Act as amended, Land Acquisition Act among other statutes. Article 26 of the Constitution asserts that every person has a right to own property either individually or in association with others and that no person shall be compulsorily deprived of property or any interest in or right over property of any description except where the taking of possession or acquisition is necessary for public use or in the interest of defence, public safety, public order, public morality or public health. It further provides for prompt payment of fair and adequate compensation, prior to the taking of possession or acquisition of the property. This is further emphasized in Section 41 (6) (b) of the Land Act 1998 which states that, 'no person from whom land is to be acquired shall vacate the land until he/she has received the compensation awarded to or agreed to, by him or her'. In as much as the constitution stipulates a fair, prompt and adequate compensation, there are questions about the composition of fair and adequate compensation as enshrined in the law.

Although there are other international standards relating to land acquisition that should be observed, these are not always followed. Even in cases where they are considered, they do not necessarily ensure positive outcomes for the people being resettled (Cernea, 2003). According to the Land Acquisition Resettlement and Rehabilitation Policy draft report 3, it asserts that even well-conceived projects guided by Resettlement Action Plans (RAP) referenced to International guidelines on good resettlement policies like International Finance Corporation's (IFC) performance standard 5 on land acquisition and involuntary resettlement have constantly failed to close the gap between good intentions and implementation resulting in negative outcomes in which PAPs have been marginalized.

A lot of resettlement practice has only been concerned with providing cash compensation or addressing the need for replacement housing, without giving adequate attention to all other dimensions of life that are affected by being resettled (Cernea,1999; Human Rights Watch, 2013). Being resettled, even when it leads to an improved standard of living, can provoke significant emotional pain and other social impacts (Das & Shukla, 2011). These challenges demonstrate the urgent need to put in place a policy and a legal and institutional framework to govern land acquisition, population displacement, resettlement and restoration of livelihoods

to facilitate land acquisition and avoid, minimize, or mitigate risks of poverty and other harms associated with land acquisition and resettlement (MLHUD, 2018).

### 1.2 Statement of the Problem

In as much as compulsory land acquisition is often justified in the name of public interests and national development like infrastructure development, it stands in stark contrast to the personal and socioeconomic hardships it imposes on displaced households.

Existing legal framework mandates compensation for tangible assets like land, structures and crops overlooking the socio-economic losses that accompany displacement. This is further worsened by lack of a clear comprehensive policy framework to guide land acquisition, resettlement and rehabilitation processes. As a result, the livelihood of displaced households is often worsened rather than restored to their living standards before displacement. Furthermore, most existing research focuses on immediate effects of compulsory land acquisition leaving a gap in understanding the enduring long-term consequences of displacement to PAPs.

It was therefore against this background that the study sought to investigate the socio-economic impacts of compulsory land acquisition on livelihood of displaced households beyond compensation of physical assets and explore mechanisms that can be adopted by policy makers for a more equitable and effective compensation, resettlement and rehabilitation framework.

Section 3 of the Physical Planning Act declared the entire country as a planning area. This means that any land can be acquired for a public benefit meaning that compulsory land acquisition is inevitable and should be well handled to ensure that need for public facilities and infrastructures does not affect the livelihood of PAPs.

### 1.3 Main Objective

To examine the socio-economic impacts of compulsory land acquisition on livelihood of displaced households.

### 1.4 Specific Objectives

a. To investigate how the socio-economic impacts, affect the livelihood of displaced households.
b. To investigate the effectiveness of existing compensation and resettlement programs in addressing the socio-economic impacts of compulsory land acquisition on displaced households.

### 1.5 Research Questions

For each of the above specific objectives, the following questions were answered.

a. How does the socio-economic impacts affect the livelihood of displaced households?
b. How effective are the existing compensation and resettlement programs in addressing socio-economic impacts of compulsory land acquisition on displaced households?

### 1.6 Significance of the Research

By examining the socioeconomic effects of compulsory land acquisition on displaced households, the research provided a comprehensive understanding of how displacement alters their livelihood.

Evaluating the sufficiency and effectiveness of compensation and resettlement programs was crucial. Such assessments highlighted gaps and areas for improvement, ensuring that displaced households receive fair treatment and are supported adequately during and after the resettlement.

### 1.7 Justification for the Research

Displaced households are not only affected by loss of land, structures and crops alone but also face other intangible losses. Challenges such as restoring livelihoods based on land or natural resource use, and maintaining unity in host communities are not adequately addressed by financial compensation alone.

Understanding the socio-economic impacts of compulsory land acquisition on displaced households after resettlement will inform policy recommendations to enhance compensation and resettlement processes, aiming at a more equitable and effective approach that truly restores the livelihoods and well-being of affected households in order to achieve the principle of equivalence during compulsory land acquisition.

### 1.8 Scope of the Study

#### 1.8.1 Geographical Scope

The study was carried out on the East African Crude Oil Pipeline (EACOP) project (Ugandan section). This section traverses through 10No districts in Uganda, i.e Hoima, Kikuube, Kyakwanzi, Kakumiro, Mubende, Gomba, Ssembabule, Lwengo, Rakai and Kyotera District covering a stretch of 296Km.

### 1.8.2 Content Scope

The study focused on displaced households on the EACOP project to ensure an in-depth analysis of local socio-economic dynamics. Both immediate and long-term socio-economic effects of displacement were be captured.

### 1.8.3 Time Scope

The study was conducted from April to May, 2025.

# CHAPTER TWO

# LITERATURE REVIEW

## 2.1 Definition of Compulsory Land Acquisition

Compulsory acquisition is the coercive power of government to acquire private rights in land in order to benefit society (Benson, 2017). It is also defined as the power of government to acquire private rights in land for a public purpose, without the willing consent of its owner or occupant (Keith, McAuslan, Knight, Lindsay & Munro, 2008). The government cannot rely on land market to ensure constant supply of land for public use which calls for compulsory land acquisition (Keith et al, 2008). In Uganda, such acquisitions are intended for public use, interest of defence, public safety, public order, public morality or public health. Prior to this possession, there should be prompt payment of fair and adequate compensation.

## 2.2 Principles of Compensation

Cambridge dictionary meaning of the word compensation is money that is paid to someone in exchange for something that has been lost or damaged or for some problem. When used in the context of deprivation of land it means recompense or amends.

According to FAO (2008), countries should apply principles that ensure that the use of compulsory land acquisition is limited. This requires finding a balance between the public need for land on the one hand, and the provision of land tenure security and the protection of private property rights on the other hand. FAO (2008) further asserts that even when compensation is generous and procedures are generally fair and efficient, the displacement of people from established homes, businesses and communities will still entail significant human costs and where the process is designed or implemented poorly, the economic, social and political costs may be enormous.

In support of compulsory land acquisition, FAO (2008) stated legislation principles that should be followed during compulsory land acquisition. These included protection of due process and fair procedure, good governance and equivalent compensation.

### 2.2.1 Protection of due process and fair procedure.

The power of the government to compulsorily acquire land should be reasonably limited, the public should have confidence in the justice system, and be empowered to protect their land rights, and increase the perception of tenure security. Prior consultation, participatory planning

and accessible mechanisms for appeals should be done, and should limit the discretion of officials (FAO, 2008).

### 2.2.2 Good governance.

Acquiring agencies should be accountable for the good implementation of the legislation. Laws that are not observed by local officials undermine the legitimacy of compulsory acquisition. Good governance reduces the abuse of power and opportunities for corruption (FAO, 2008). Good governance as a principle includes transparency, participation, equity and justice, and rule of law. In land administration, good governance is aimed at protecting the property rights of individuals and as well as of the state.

### 2.2.3 Equivalent compensation.

Claimants should be paid compensation which is no more or no less than the loss resulting from the compulsory acquisition of their land. PAPs shouldn't be better off or worse off and laws should ensure that PAPs receive equivalent compensation, whether in money or alternative land. Clear and consistent valuation bases for achieving this should clearly be set out (FAO, 2008).

This principle has been a long-standing principle in many jurisdictions and fundamental in compensation. It ensures that compensation is guided by the objectives of equity and equivalence. The adequacy of compensation should be measured against the goal of ensuring that people are neither impoverished nor enriched (Keith, et al. 2008: Akujuru & Ruddock, 2014).

## 2.3 Land Acquisition Legal Framework in Uganda

It is the policy of the Ugandan Government that persons affected by development projects in general are adequately compensated for their structures, crops and loss of livelihood. There are in place an elaborate legal framework to ensure compliance with these policy requirements. The major legislation governing land acquisition and compensation in Uganda are the Constitution of Uganda, 1995, Land Act, 1998 Cap 227 and Land Acquisition Act, 1965 Cap 226. Other national legislations are found in laws governing specific sectors like oil and gas, mining, environment, electricity, water and roads. These include; The National Forestry and Tree Planting Act, The National Environment (wetlands, River Bank and Lake Shores Management Regulations, The Physical Planning Act, The Uganda National Land Policy, The Registration of Titles Act, The Roads Act, The Uganda National Roads Authority Act, The Mining Act, The petroleum Act, among others

### 2.3.1 Constitution of the Republic of Uganda, 1995

Article 26 of the constitution provides that;

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

The constitution also prescribed that the land shall be owned as Customary, Freehold, Mailo and Leasehold (Article 237(3). It introduced lawful or Bonafide occupancy as a form of tenure that gives the occupant some rights to the land occupied.

Property is not only an economic asset but also has emotional and sentimental value (Denyer, 1998). The constitution of Uganda asserts prompt, fair and adequate compensation prior to taking possession. However, there is no clear definition of what is fair and adequate in the Constitution. Furthermore, PAPs who are not satisfied with the entire compensation process and awards are given a right to access courts of law. However, getting a court ruling takes a lot of time and its expensive on the PAPs side. Article 26(2)a of the constitution shows the purposes for which the government can compulsorily acquire land. However, it is not clear what constitutes public use and public interest.

Failure to objectively address these gaps always leaves the affected persons unsatisfied, causes rejection of compensation awards, and denial of access to land for construction and thus causing delays in the overall construction progress and also affects the socioeconomic lives of PAPs.

### 2.3.2 The Land Act (1998) as Amended

The Act addresses land holdings, management control and dispute resolution as the principal legislation on land tenure in Uganda. The Act states that all land in Uganda, whether alienated or not, is subject to all existing public rights of way which are reserved and vested in the Government on behalf of the public, and that all such rights of way are maintained by the public uninterrupted unless they are terminated or altered by the decision of the Minister in writing. Section 42 of The Land Act (1998) gives powers to the Government or Local Governments to acquire land for public interest which should conform to the provisions of Article 26 and Article 237 (2) of the Constitution.

Land acquisition in the public interest is also subject to Section 41 Sub-Section 6 Paragraph (b) of the Land Act 1998, where it is emphasized that ,no person from whom land is to be acquired shall be required to vacate that land until he or she has received the compensation awarded to, or agreed to, by them. Since no clear definition is provided for what is fair and adequate and, in a situation, where the affected person has not agreed to the compensation awards, the construction works cannot commence until such an affected person is paid compensation which causes general delays in the construction project. This is a gap in the Ugandan legal framework as no amount is awarded to a discontented affected person apart from the compensation award and therefore access to land for construction works cannot be obtained as the law requires payment of award prior to accessing the land.

Whereas Section 77 of the Act gives valuation principles for compensation i.e. compensation at depreciated replacement costs for rural properties and market values for urban properties, with an additional disturbance allowance calculated at 15% or 30% of the sum awarded to that person depending on the time required for vacation, concerns over the fairness and adequacy of the compensation awards still suffices. An appropriate method for compensation assessment and award should be adopted for example; consideration of future incomes from the subject property should not be ignored. The current basis of compensating for rural properties based on the market values undermines fairness through ascertaining equitable value which considers the advantages and disadvantages both parties will gain from the transaction. Section 41(6)(b) of the Land Act provides that no person from whom land is to be acquired shall be required to vacate until they receive full compensation and other kinds of assistance however, the meaning of, other kinds of assistance are not explicit in Uganda's law.

This leaves the affected persons in dilemma and claim for more compensation. These claims may lead to the affected person denying access to land for construction works.

The Land Act, 1998 had provided for land tribunals to resolve all land related issues. However, since their suspension in 2007, the High Court handles all land-related cases as provided for in the Land Acquisition Act. The Land Act also states that traditional authority mediators must retain their jurisdiction to deal with and settle land disputes. Potential gap exists in terms of accessibility and affordability by the PAPs and potential of case delays if the High Court must handle land-related grievances.

### 2.3.3 The Land Acquisition Act (1965)

The Land Acquisition Act (1965) makes provision for the compulsory acquisition of land for public purpose and for matters incidental thereto. It provides subject to Section 3 that the minister may declare by statutory instrument that land is needed for public purpose and specifies the requirements as stipulated in Section 3(2). Prior to issuance of notice to persons having interest in the land under section 5 by the assessment officer, an inquiry and award for compensation shall be in line with section 6 of the Act.

Although project affected persons are required to be identified and served notices as a process, there is no explicit provision for baseline information gathering and socio-economic surveys as part of a Resettlement Action Plan process. This most likely leads to failure to establish the most feasible resettlement strategies which leads to delays in resettlement plan implementations and eventual impact on the progress of construction projects.

The Act does not define the basis of compensation assessment nor the valuation method to be used to arrive at the compensation. Section 20 of the Act empowers the Minister, by statutory instrument to make regulations for the assessment and payment of compensation. No such regulations have been written since the enactment of the law in 1965.

Another potential gap is that there is no distinction made in the law based on gender, age, or ethnic origin during compensations. This could trigger family disputes and thus identifying the rightful beneficiary becomes a challenge especially in cases of customary tenure. If the actual beneficiary cannot be identified, time is lost in waiting for the families to resolve their differences before compensation can be awarded and access granted to land.

Furthermore, there is a gap in that the law is not open about land-based resettlement strategies and focuses more on cash-based compensations. As compensation money may not be available,

peripheral lands from the acquired ones become more expensive suddenly. This makes the assessed and awarded claim insufficient and thus triggering claims for under valuation or low compensation awards and thus the affected persons may deny access to the land.

Although the Land Acquisition Act provides guidance on the processes of land acquisition, it is out dated and does not align fully with other constitutional requirements. For example, in 2014, the Supreme Court in the case of Uganda National Roads Authority vs Irumba Asumani and Peter Magelah, declared that the Land Acquisition Act was unconstitutional in so far as it did not prescribe prior payment of compensation.

### 2.4 The Policy Framework

#### 2.4.1 The National Land Acquisition, Resettlement and Rehabilitation Policy (LARRP)

According to draft 3 of this policy, it is apparent that the legal framework is complex, deficient in certain areas, and not fully in line with international standards such as international human rights instruments to which Uganda is a signatory. and needs to be clarified and consolidated in order. The existing principles and rules on land acquisition which are dispersed in various legislative frameworks should be consolidated into one and updated to address the existing challenges and gaps on land acquisition.

An analysis of at least 25 case studies where land acquisition and resettlement has taken place in Uganda in the recent past, identified serious gaps, challenges, inconsistencies and ambiguities not only in the legal framework but also in the current policy and institutional framework governing Land Acquisition, Resettlement and Rehabilitation and an uneven application of resettlement protocols across projects and land acquisition schemes. Findings also showed startling gaps between the aims of national legislation and how policy and practice unfold at the community level.

#### 2.4.2 Land Acquisition Resettlement Framework (LARF)

LARF is a legal and administrative framework that was compiled for undertaking land acquisition and resettlement for the petroleum development and production in the Albertine Graben Project, with specific reference to all relevant Uganda laws, and the IFC Performance Standard for Land Acquisition and Involuntary Resettlement (PS5).

LARF stated key findings from a review that was conducted on past resettlement experiences. About the legal framework, RAPs consistently included references to international guidelines such as the IFC PS5, World Bank (WB) OP 4.12 and African Development Bank (AfDB) policies. However, the degree to which projects adhered to the additional requirements

(exceeding the requirements of Uganda laws) was dependent on the extent to which projects received funding from these institutions.

RAPs included a baseline section from which key resettlement impacts were deduced. Livelihood impacts were also identified and considered as part of the compensation framework. The notion of livelihood restoration to the same pre-resettlement standard was consistently mentioned, and in some instances, the potential for improvement of conditions after resettlement had been explored. Despite these commitments, limited detail was provided to guide livelihood restoration activities during implementation.

LARF also highlighted that the Government of Uganda does not yet have a national policy on involuntary resettlement.

### 2.4.3 International Human Rights Law for Compulsory Land acquisition

The Universal Declaration of Human Rights (Article 17) provides that 'everyone has the right to own property alone as well as in association with others' and that "no one shall be arbitrarily deprived of his property''. This is similar to what the Constitution of the Republic of Uganda states in Article 26.

According to FAO (2008), other regional conventions on human rights that also protect rights to property, include; the American Convention on Human Rights, the African Charter on Human and Peoples' Rights, and the European Convention on Human Rights and Fundamental Freedoms.

The American Convention on Human Rights states that everyone has the right to the use and enjoyment of his property and that no one shall be deprived of his property except upon payment of just compensation, for reasons of public utility or social interest, and in the cases and according to the forms established by law.

Article 14 of the African Charter on Human and Peoples' Rights states, 'the right to property shall be guaranteed. It may only be encroached upon in the interest of public need or in the general interest of the community and in accordance with the provisions of appropriate laws' Article 21 further asserts that all people shall freely dispose of their wealth and natural resources and that in no case shall a person be deprived of it. In case of spoliation, 'the dispossessed people shall have the right to the lawful recovery of its property as well as to an adequate compensation'.

Article 8 of the European Convention on Human Rights and Fundamental Freedoms, 1950, states, 'everyone has the right to respect for his private and family life, his home and his correspondence. There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

It is apparent that the legal framework in Uganda is complex, deficient in certain areas, and not fully in line with these international standards to which it is a signatory.

### 2.4.4 The World Bank IFC Performance Standard 5 – Land Acquisition and Involuntary Resettlement

There are eight International Finance Corporation (IFC) environmental and social sustainability performance standards which set the benchmark for environmental and social requirements in order to minimize significant impacts on the environment and on affected communities by development projects. Performance Standard 5 (PS-5) recognizes that project-related land acquisition and restrictions on land use can have adverse impacts on communities and persons that use this land. It thus advocates that where involuntary resettlement is unavoidable, it should be minimized and appropriate measures to mitigate adverse impacts on displaced persons and host communities should be carefully planned and implemented.

Among the objectives of PS-5 are; to avoid, and when avoidance is not possible, minimize displacement by exploring alternative project designs, to avoid forced eviction, to anticipate and avoid, or where avoidance is not possible, minimize adverse social and economic impacts from land acquisition or restrictions on, to improve, or restore, the livelihoods and standards of living of displaced persons and to improve living conditions among physically displaced persons through the provision of adequate housing with security of tenure at resettlement sites.

IFC PS-5 generally stresses that compensation for loss of assets should be at Replacement Cost and other assistance to help PAPs improve or restore their standards of living or livelihood provided.

### 2.4.5 Guidelines for Compensation Assessment under Compulsory Acquisition of Land (GCALA)

Because of the disparity in the National Legal Framework and IFC Performance Standards, the Government of Uganda (GOU) under Ministry of Lands, Housing and Urban Development (MLHUD) came out with Guidelines for Compensation Assessment under Compulsory Acquisition of Land (GCALA). These guidelines incorporate the IFC Performance Standards into the National Legal Framework. However, GCALA cannot be used in isolation from the country's legal framework and international best practices. The differences and contradictions in these frameworks cause challenges especially with the valuation activities. For example, under Ugandan law, compensation for permanent buildings is assessed by the valuer in conjunction with the chief government valuer and based on depreciated replacement cost, plus statutory disturbance allowance of either 15% or 30%. On the other hand, the IFC standards recommend an in-kind compensation or cash compensation at full replacement cost including labor and relocation expenses prior to displacement. The GCALA in this case recommend compensation assessment at full replacement cost of the structures (using either sales comparable or contractor's approach), including disturbance payment. None of the approaches accommodates the income from the property for the case of commercial properties.

In as much as these guidelines are very critical, they have no legal force which makes their implementation difficult.

### 2.5 Conclusion

Uganda's legal framework is complex, deficient in certain areas, and not fully in line with international standards such as international human rights instruments to which Uganda is a signatory and needs to be clarified and consolidated. The existing principles and rules on land acquisition which are dispersed in various legislative frameworks need to be consolidated into one and updated to address the existing challenges and gaps on land acquisition (MLHUD, 2018). This is because the bottle necks in the legal framework and weak implementation of existing laws and policies lead to delays, increased costs and conflicts, posing significant challenges not only to government, its acquiring agencies and private entities but also to the people affected by such land acquisitions.

# CHAPTER THREE

# METHODOLOGY

## 3.1 Introduction

This chapter presents the ways that the specific objectives were achieved. It describes the methods that were used in the study. These included the research design, Study area, study population, sample size, sampling techniques, data collection methods, research instruments, data analysis, quality control, procedure for data collection and analysis.

## 3.2 Research Design

A case study design was adopted for this research because it enabled an in-depth study and facilitated the collection of data at a one point in time. Yin (2018) defines a case study as a method of analysis and a specific research design for examining a problem. The study adopted a triangulation of both quantitative and qualitative approaches where primary data which was used in obtaining possible solutions to the study problems. The quantitative approach solicited information expressed in numerical format while the qualitative approach complemented the quantitative approach by soliciting more detailed information expressed in textual format.

## 3.3 Research Approaches

Both the quantitative and qualitative approaches were used in this study.

### 3.3.1 Quantitative Approach

This involved measuring quantitative data in form of numbers with a unique numerical value associated with each data set. This data type can also be defined as a group of quantifiable information that can be used for mathematical computations and statistical analysis which informs real-life decisions (Creswell, 2009). Quantitative data collected included number of PAPs physically displaced, their demographic information, and their socioeconomic baseline data before and after displacement, their perspective on the effectiveness of process of compensation among others. Quantitative data collected was analyzed using SPSS version 20. This enabled the researcher to come up with conclusions in percentages.

### 3.3.2 Qualitative Approach

Qualitative approach involves in-depth probing and application of subjectively interpreted data. It involves exploring and understanding the meaning of individuals or groups that ascribe to a social or human problem (Creswell, 2009). The process of research involved emerging questions and procedures, data typically collected in the participant's setting, data analysis

inductively building from particulars to general themes, and the researcher making interpretations of the meaning of the data manually. Qualitative data collected included opinions on the legal framework governing compulsory land acquisition, challenges affected during compensation and resettlements, policy recommendation among others. People's views, ideas, suggestions in addition to secondary data enabled the researcher to draw a credible conclusion.

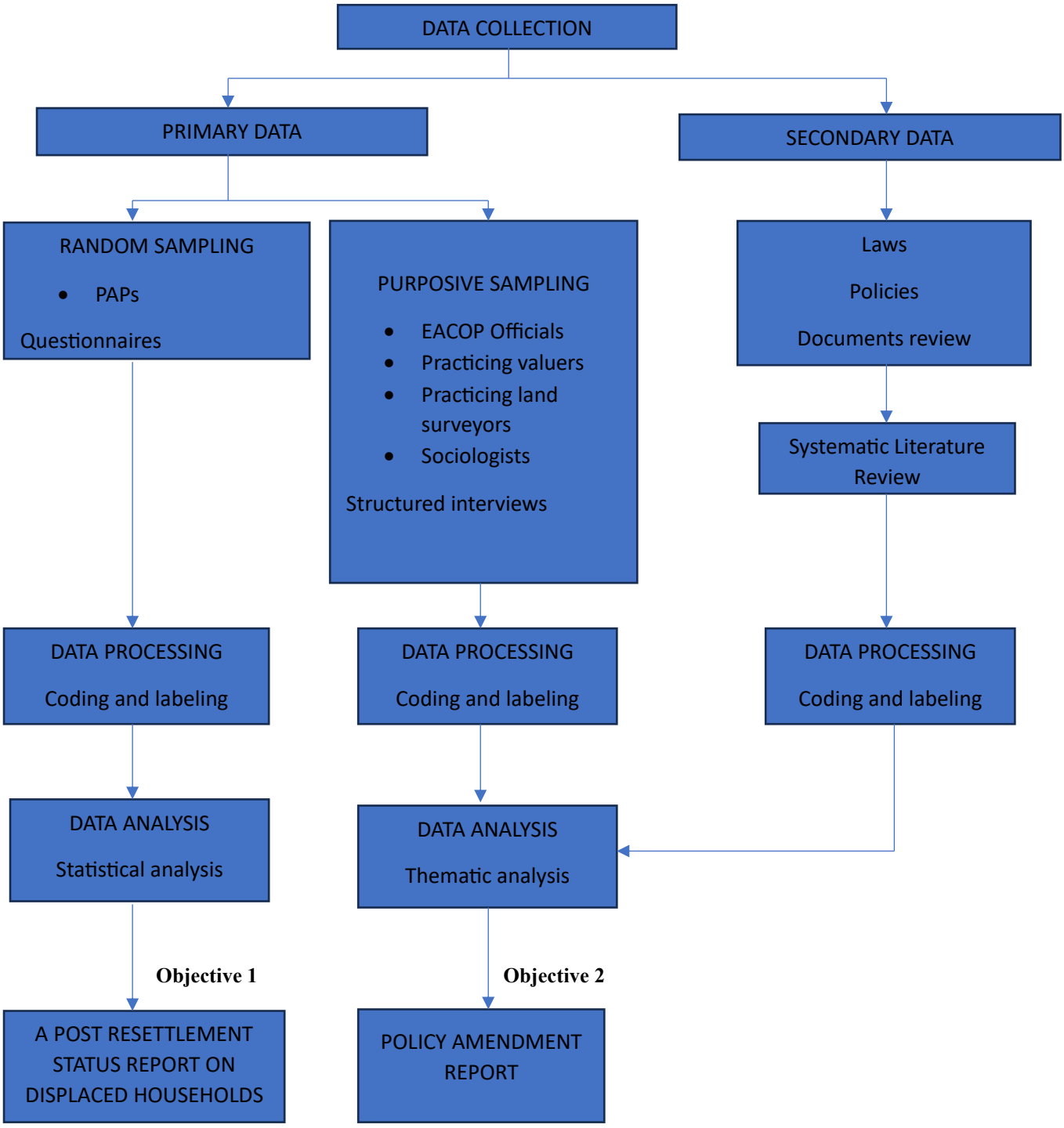



**Figure 1: Research methodology/Approaches flowchart**

### 3.4 Geographical Area

The study area was carried out on the EACOP project (Uganda's section) which covers a total of 296km traversing through Hoima, Kikuube, Kyakwanzi, Kakumiro, Mubende, Gomba, Ssembabule, Lwengo, Rakai and Kyotera Districts. The total number of displaced households is 177 (as per EACOP records).

### 3.5 Study Population

The study population included residents within the case-study area (PAPs) who were physically displaced in terms of their primary residences, EACOP officials, practicing valuers, land surveyors and sociologists. The characteristics, developments, opinions, attitudes, knowledge and performance of the respondents mentioned provided the researcher with the required data to analyze the set objectives.

### 3.6 Sampling Procedure

The study used random sampling and purposive sampling techniques for getting required information. Random sampling techniques was used to select the PAPs in the Case study area. The researcher randomly selected any PAP. This method gave a chance to different PAPs to give their views and be represented in the study. This method was used since each respondent had an equal probability of being selected from the population, ensuring that the sample was representative of the population.

Purposive sampling technique was used to select key informant respondents depending on their level of participation on the project. These included EACOP officials, practicing valuers, land surveyors and sociologists. This technique helped the researcher to look for the respondents who are more informed to give the reliable and unbiased data.

The minimum required sample for PAPs to be interviewed was determined using the formula suggested by Yamane sampling equation (Yamane, 1967).

$n = \frac{N}{1+N(e)^2}$, where n is the sample size, N is the study population, e is the acceptance sampling error of 0.1 and a 90% confidence level. The researcher used Yamane's formula because the sample size was a finite population.

N=177 (as per records from EACOP)

$n = \frac{177}{1+177(0.1)^2}$

n=64 PAPs

| Category of respondents | Sample Population | Sampling technique |
|---|---|---|
| PAPs | 64 | Simple random sampling |
| EACOP officials | 5 | Purposive sampling |
| Practicing Valuers | 5 | Purposive sampling |
| Practicing Surveyors | 5 | Purposive sampling |
| Sociologists | 5 | Purposive sampling |
| Total | 84 | |

**Table 1: showing categories and number of respondents.**

### 3.7 Data Collection Methods

The study was guided by the following research instruments.

***Questionnaires****;* Self-administered questionnaires were used for easy analysis. PAPs answered questions that gave the research objectives meaning. Additionally, the questionnaires still were used because of the following reasons: a) their potential in reaching out to a large number of respondents within a short time, b) ability to give the respondents adequate time to respond to the items, c) they are economical financially**,** d) they put less pressure on the respondents (Kuphanga, 2024).

**Interview Guide:** Face to face interviews were used to obtain information from EACOP representatives, Valuers and Sociologists. The interview guide was used for the following reasons: a) generally yield highest cooperation and lowest refusal rates, b) Allow for longer, more complex interviews, c) High response quality, d) Take advantage of interviewer presence and multi-method data collection (Owens L. K., 2002).

**Documentary review:** This was obtained by studying the literature relating to the study. Such material was acquired from the internet.

#### 3.7.1 Data Collection Matrix

A data collection matrix is a structured table that aligns each research question with corresponding qualitative and quantitative examination methods, detailing how various data collection tools are utilized to achieve specific research objectives.

| Research objective | Research questions | Sources of data | Tools for data collection | Technique for data processing and analysis | Anticipated result |
|---|---|---|---|---|---|
| 1. To analyze how the socio-economic impacts affect the livelihoods of displaced households. | How does the socio-economic impacts affect the livelihoods of displaced households? | PAPs | Questionnaire | Coding and labeling | A detailed post resettlement status report on displaced households. |
| 2. To evaluate the effectiveness of existing compensation and resettlement programs in addressing the socio-economic impacts of compulsory land acquisition. | How effective are the existing compensation and resettlement programs in addressing the socio-economic impacts of compulsory land acquisition? | EACOP officials, valuers, land surveyors, sociologists Constitution, Acts of Parliament, Policy documents, written reports | Interviews and literature review | Coding and labeling | Policy amendment report. |

**Table 2: Data collection matrix**

### 3.8 Data Quality Control

#### 3.8.1 Validity

This checked the accuracy of findings. The researcher ensured that the number of respondents is big enough in order to address trustworthiness, authenticity and credibility. The strategies used to check accuracy included triangulating different data sources by examining evidence

from sources and using it to build a coherent justification for the themes. If the themes are established based on converging several sources of data from respondents, then the process will be claimed as adding validity to the study.

### 3.8.2 Reliability

The researcher determined the reliability in terms of stability and consistence of the research instrument through a test on some respondents before the time of data collection. Checking reliability helps to avoid obvious mistakes.

## 3.9 Measurements

A well-structured questionnaire was administered to the respondents. This was done with the help of Community Liaison Officers who have built a relationship with the PAPs and also know the areas that the PAPs relocated to. Interviews were also conducted on representatives from EACOP team, valuers and sociologists who participated on the project.

A Likert scale was used to measure the PAPs perspectives of the effectiveness of the process of compulsory land acquisition exercise, their satisfaction levels and also measure the changes in their livelihoods.

## 3.10 Data Analysis

The primary data collected from the field using questionnaires and interview was organized, analyzed and presented as coded data using SPSS version 20 and Excel inform of charts, tables, graphs and explanatory texts. This is because of the ease of use, interpretation and analysis they present.

# CHAPTER FOUR

# PRESENTATION OF RESULTS

## 4.1 Introduction

This chapter presents analysis, interpretation and discussion of findings from the data collected using the research instruments. The data was analyzed using SPSS Version 20. The frequency of occurrence of response was calculated and percentages indicated. Pie charts, bar graphs and narrative texts are also used to gather meaning out of the findings. The findings below are from a total of 84 respondents. Data presented below is per objective by objective. The demographic data of the respondents is presented first.

## 4.2. Demographic Information of respondents

### 4.2.1 Demographic information of PAPs

In the study, the researcher collected demographic information on respondents.

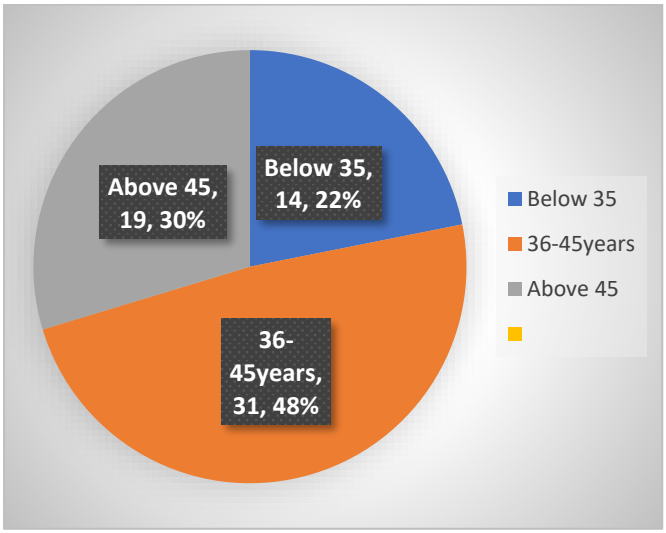
**Table 3: Showing gender of PAPs interviewed**

| | | Value | Count | Percent |
|---|---|---|---|---|
| Standard Attributes | Position | 3 | | |
| | Label | Gender | | |
| | Type | Numeric | | |
| | Format | F8 | | |
| | Measurement | Ordinal | | |
| | Role | Input | | |
| Valid Values | 1 | Male | 43 | 67.2% |
| | 2 | female | 21 | 32.8% |

Source: Primary data

A total of 67% of respondents were male while 33% were female. This shows that they were more male participates than female. This could be because most of the property within the sample population was owned by men.

**Figure 2: Showing age bracket of PAPs**




Source: Primary data

A total of 22% respondents were below 35years, 48% respondents were from 36 years to 45years and 30% respondents were above 45years. The same data in the figure above is represented in the table below.

**Table 4: showing the age brackets of PAPs**

| | | Value | Count | Percent |
|---|---|---|---|---|
| Standard Attributes | Position | 2 | | |
| | Label | Age | | |
| | Type | Numeric | | |
| | Format | F8 | | |
| | Measurement | Nominal | | |
| | Role | Input | | |
| Valid Values | 1 | above 45 | 19 | 29.7% |
| | 2 | 36-45 | 31 | 48.4% |
| | 3 | Below 35 | 14 | 21.9% |

Source: Primary data

### 4.2.2 Demographic information of purposive respondents

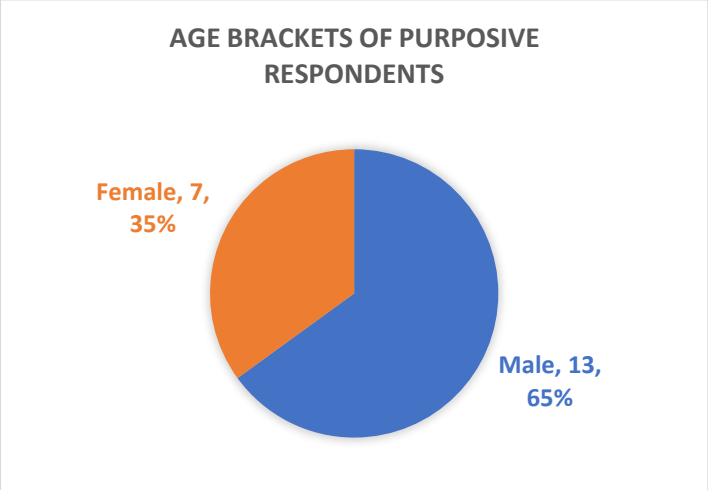
**Table 5: Showing Gender Of Purposive Respondents**

| Gender | Frequency | Percentage (%) |
|---|---|---|
| Male | 13 | 65 |
| Female | 7 | 35 |
| **Total** | 20 | 100 |

**Source:** Primary data

The same information is shown in the pie chart below

**Figure 3: Showing the age brackets of purposive respondents**




Source: Primary data

### 4.3 How the socio-economic impacts affect the lives of displaced households.

The first objective of the study was to analyze how the socio-economic impacts affect the lives of displaced households. The findings are indicated as shown below:

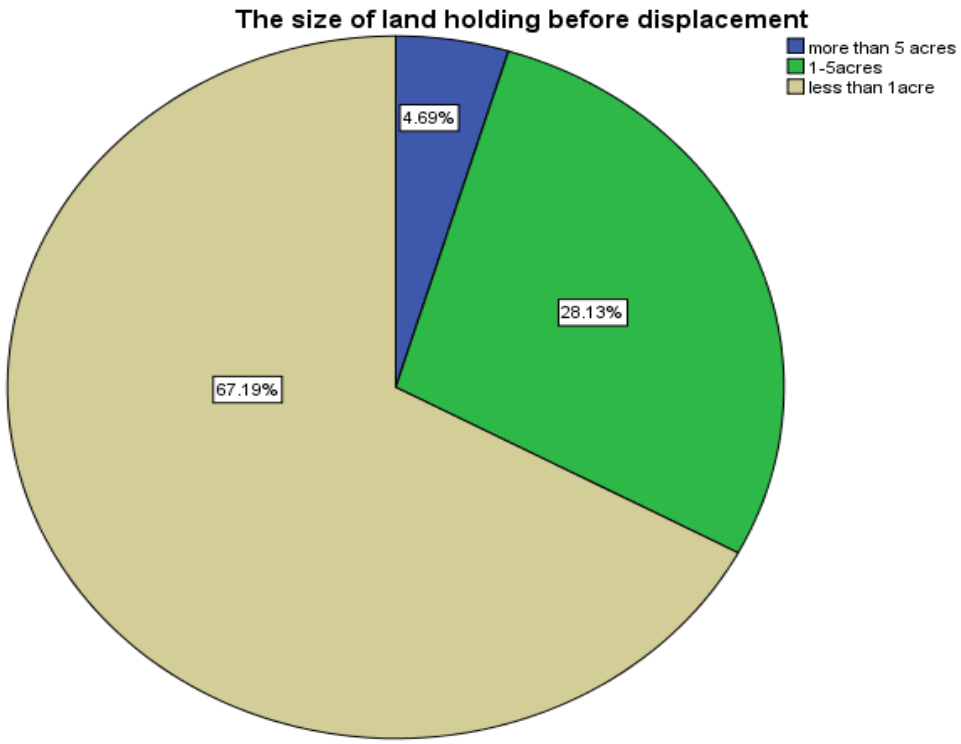
### 4.3.1 Reduction in the size of landholding

The study showed a reduction in the size of the land holding. The percentage of people who had less than one acre of land increased from 67.19% to 79.69%. This shows the percentage of people who had to relocate to completely new areas after displacement. The remaining 20.31% had their primary houses reconstructed on their previous land. The failure of PAPs to acquire bigger parcels of land was mainly as a result of high land prices. Host communities inflated the prices for land while the PAPs claim that the compensation received was inadequate as

compared to the current asking price for land. As a result, land purchased was smaller in size compared to what was previously owned. This caused a deterioration in the economic status due to the fact that crop yield reduced due to less farmland and some were no longer able to rare cows due to the reduction in their land.

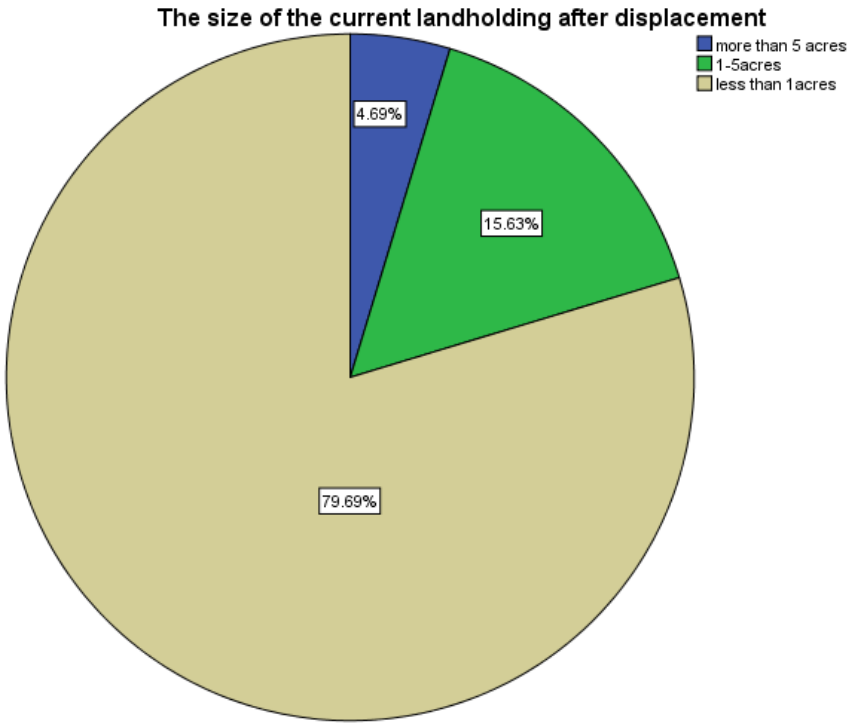
Most of the PAPs who had over 5acres of land didn't engage in land transaction since they had enough land to relocate to. Some used their compensation awards for other issues like medical care, school fees payment, repaid debts, covered daily expenses among others.

**Figure 4: Showing the size of the landholding before displacement.**




Source: Primary data

Figure 4: Showing the size of the landholding after displacement.




Source: Primary data

### 4.3.2 Familial composition

**Table 6: Showing Household size**

| | | Frequency | Percent | Valid Percent | Cumulative Percent |
|---|---|---|---|---|---|
| Valid | more than 10 | 1 | 1.6 | 1.6 | 1.6 |
| | 5-10 | 54 | 84.4 | 84.4 | 85.9 |
| | 1-4 | 9 | 14.1 | 14.1 | 100.0 |
| | Total | 64 | 100.0 | 100.0 | |

Source: Primary data

Based on the above findings, before land acquisition, 1.6% of the respondents had over 10No. People in their households, 84.4% had from 5No to 10No people while 14.1% had below 5No. people. Due to the fact that replacement of houses focused only on primary residences, this caused splitting of extended family members due to the limited number of bedrooms in the new houses.

It was noted that the criteria used when selecting the type of house to construct depended on the built-up area not the accommodation in the previous house. For example, 49Sqm and below qualified for a one-bedroom house. This limitation in accommodation caused splitting of families and as a result a number of challenges are being faced like increased daily expenditure, limited supervision and support for the other family members, other people were forced to

squeeze themselves in the available bedrooms which also came with challenges. One respondent stressed the discomfort of sharing a bedroom with a daughter-in-law together with all her children yet their primary residence had a separate bedroom for them. Others also raised the issue of deterioration in their children's moral behaviors due to the sharing of bedrooms. Respondents asserted that their grievances to EACOP about the accommodation issues fell on deaf ears.

### 4.3.3 Impact on relationship with neighbors

**Table 7: Showing how displacement affected the relationship with neighbors and the broader community**

| | | Frequency | Percent | Valid Percent | Cumulative Percent |
|---|---|---|---|---|---|
| Valid | weakened relationships | 34 | 53.1 | 53.1 | 53.1 |
| | no significant change | 22 | 34.4 | 34.4 | 87.5 |
| | strengthened relationships | 8 | 12.5 | 12.5 | 100.0 |
| | Total | 64 | 100.0 | 100.0 | |

Source: primary data

From the findings above, 53.1% of the respondents had weakened relationships, 34.4% didn't notice any significant change while 12.5% had their relationship strengthened. For the respondents whose relationships with neighbors weakened attributed it to the fact that they had to relocate to new host communities while others said they were being isolated and treated as very rich people who had received a lot of 'oil money'. Being treated as rich people has hindered a big number of displaced PAPs (70.3%) from getting new social capital as shown in the table below:

**Table 8: Ability to establish new social support networks after displacement**

| | | Value | Count | Percent |
|---|---|---|---|---|
| Standard Attributes | Position | 16 | | |
| | Label | Have you established new social support networks since your relocation | | |
| | Type | Numeric | | |
| | Format | F8 | | |
| | Measurement | Scale | | |
| | Role | Input | | |
| N | Valid | 64 | | |
| | Missing | 0 | | |
| Central Tendency and Dispersion | Mean | 1.30 | | |
| | Standard Deviation | .460 | | |
| | Percentile 25 | 1.00 | | |
| | Percentile 50 | 1.00 | | |
| | Percentile 75 | 2.00 | | |
| Labeled Values | 1 | no | 45 | 70.3% |
| | 2 | yes | 19 | 29.7% |

Source: Primary data

### 4.3.4 Impact on income levels

Before displacement, 87.5% of the respondents had an average monthly income of Ugx 100,000 while 12.5% earned between Ugx 100,000 – Ugx 500,000. After displacement, there was a drop from 12.5% to 7.8% meaning that 4.7% of the respondents had their income levels reduced. Among the reasons highlighted by PAPs was a reduction in the size of farmland, less fertile land acquired, reduction in the ranching activities among others.

However, it should be noted that these PAPs received food baskets for a period of 1 year. This included rice, maize flour, beans, salt and cooking oil. However, their satisfaction levels from the assistance given varied as shown in the tables below.

**Table 9: Income levels before displacement**

| | | Value | Count | Percent |
|---|---|---|---|---|
| Standard Attributes | Position | 24 | | |
| | Label | What was your average monthly household income before displacement | | |
| | Type | Numeric | | |
| | Format | F8 | | |
| | Measurement | Scale | | |
| | Role | Input | | |
| N | Valid | 64 | | |
| | Missing | 0 | | |
| Central Tendency and Dispersion | Mean | 2.88 | | |
| | Standard Deviation | .333 | | |
| | Percentile 25 | 3.00 | | |
| | Percentile 50 | 3.00 | | |
| | Percentile 75 | 3.00 | | |
| Labeled Values | 1 | above Ugx 500,000 | 0 | 0.0% |
| | 2 | between Ugx 100,000 and Ugx 500,000 | 8 | 12.5% |
| | 3 | less than Ugx 100,000 | 56 | 87.5% |

**Table 10: Income levels after displacement**

| | | Value | Count | Percent |
|---|---|---|---|---|
| Standard Attributes | Position | 25 | | |
| | Label | What was your average monthly household income after displacement | | |
| | Type | Numeric | | |
| | Format | F8 | | |
| | Measurement | Scale | | |
| | Role | Input | | |
| N | Valid | 64 | | |
| | Missing | 0 | | |
| Central Tendency and Dispersion | Mean | 2.92 | | |
| | Standard Deviation | .270 | | |
| | Percentile 25 | 3.00 | | |
| | Percentile 50 | 3.00 | | |
| | Percentile 75 | 3.00 | | |
| Labeled Values | 1 | above Ugx 500,000 | 0 | 0.0% |
| | 2 | between Ugx 100,000 and Ugx 500,000 | 5 | 7.8% |
| | 3 | less than Ugx 100,000 | 59 | 92.2% |

Source: primary data

**4.3.5 Stress levels.**

The study revealed increased level of stress and anxiety among the displaced PAPs. Majority were emotionally and mentally disturbed by the loss of their land and houses. Watching their houses being demolished for the PAPs in camps and access roads left many psychologically affected. Being separated from their extended families, friends and watching their memories demolish caused psychological effects on them.

Having houses of similar designs was not well received by some of the PAPs. One PAP from Lwengo district said he has never recovered from the embarrassment he faced when he entered a different house thinking it was his home.

On the other hand, some PAPs were happy with the houses and support structures that were received. These included a kitchen with built in stoves, ablution block, water tank for harvesting rain water and solar panels.

**Table 11: Showing the percentages of stress and anxiety levels**

| | | Value | Count | Percent |
|---|---|---|---|---|
| Standard Attributes | Position | 14 | | |
| | Label | Have you experienced increased stress and anxiety as a result of displacement | | |
| | Type | Numeric | | |
| | Format | F8 | | |
| | Measurement | Scale | | |
| | Role | Input | | |
| N | Valid | 64 | | |
| | Missing | 0 | | |
| Central Tendency and Dispersion | Mean | 1.84 | | |
| | Standard Deviation | .366 | | |
| | Percentile 25 | 2.00 | | |
| | Percentile 50 | 2.00 | | |
| | Percentile 75 | 2.00 | | |
| Labeled Values | 1 | no | 10 | 15.6% |
| | 2 | yes | 54 | 84.4% |

### 4.3.6 Impact on economic stability

53.1% of the respondents felt much insecure about their future economic situation, 40.6% felt slightly insecure, 4.7% felt no change while 1.6% felt secure. Among the reasons raised for the insecurity included the inability to restore their lost land in terms of size and soil fertility – a major factor that contributes to their income since majority are farmers. This greatly affected their saving culture. The fact that some of them had to change occupations has caused financial instability. Some PAPs expressed the current hardship in meeting school dues for their children especially those who had to join new schools. Some of the challenges included purchase of

new uniforms, books among others. 40.6% of the respondents had to sell their personal assets to cope financially after displacement.

**Table 12: showing economic stability after displacement**

| | | Value | Count | Percent |
|---|---|---|---|---|
| Standard Attributes | Position | 33 | | |
| | Label | How secure do you feel about your current economic situation compared to before displacement | | |
| | Type | Numeric | | |
| | Format | F8 | | |
| | Measurement | Scale | | |
| | Role | Input | | |
| N | Valid | 64 | | |
| | Missing | 0 | | |
| Central Tendency and Dispersion | Mean | 1.55 | | |
| | Standard Deviation | .665 | | |
| | Percentile 25 | 1.00 | | |
| | Percentile 50 | 1.00 | | |
| | Percentile 75 | 2.00 | | |
| Labeled Values | 1 | much less secure | 34 | 53.1% |
| | 2 | slightly insecure | 26 | 40.6% |
| | 3 | no change | 3 | 4.7% |
| | 4 | slightly more secure | 1 | 1.6% |
| | 5 | much more secure | 0 | 0.0% |

### 4.4 The effectiveness of existing compensation and resettlement programs in addressing the socio-economic impacts of compulsory land acquisition on displaced households.

The second objective was to evaluate how effective the existing compensation and resettlement programs are in addressing the socioeconomic impacts of compulsory land acquisition on physically displaced households.

The policies and legal framework that mainly govern compulsory land acquisition that the participants highlighted included the Constitution, the Land Act and the Land Acquisition Act. Additionally, participants also reported use of international standards and best practices like the IFC standards. Furthermore, they also reported the use of the guidelines for compensation assessment under compulsory acquisition of land.

However, participants also reported the many gaps and contradictions in the current legal framework governing compulsory land acquisition which make it less effective in addressing the socioeconomic impacts of compulsory land acquisition on displaced households. For example, one participant highlighted, "when assessing land component, the Ugandan legal system recommends open market value plus 15% or 30% disturbance allowance, World bank on the other hand recommends land to be valued at full replacement cost with a land for land exchange as a preferred option while the compensation guidelines recommend full replacement cost of land plus severance and/or injurious affection plus disturbance allowance''. With such contradictions, asset valuation becomes hard and, in the end, affects the compensation awards. Another issue that affects the compensation assessment was the use of district compensation rates that in most cases are outdated, not exhaustive and do not reflect the full replacement costs. Such factors affect the satisfaction levels of PAPs and hinders them from restoring their livelihoods.

The participants reported that there is no law that provides for resettlement and rehabilitation of PAPs after displacement and recommended the amendment of the country's laws to align with international standards, incorporate the compensation guidelines and also address the resettlement and rehabilitation process.

# CHAPTER FIVE

## DISCUSSION OF RESULTS

The study set out to investigate how the socioeconomic impacts affect the livelihoods of displaced households and also investigate the effectiveness of existing compensation and restoration programs in addressing the socioeconomic impacts of compulsory land acquisition on displaced households. It involved the use of questionnaires and conduction of interviews. Results obtained from the study showed that compulsory land acquisition inflicted intangible yet profound socioeconomic losses on displaced households as shown in chapter four. The findings reveled that displacement increased poverty levels. This was brought about by a reduction in the size of the new acquired land due to the high and fluctuating land prices. With most of the households depending on subsistence farming as their major source of income, a reduction in the size of land automatically affected agricultural productivity. A reduction in crop yield not only caused a reduction in income but also a reduction in food supply and as a result famine and low standards of living are being experienced by these households. A struggle for displaced households to meet their previous living standards created anxiety and stress. This caused some individuals to suffer from hypertension, diabetes and other stress/mental diseases. Absence of a law that provides for resettlement and rehabilitation of PAPs together with the many gaps and contradictions in the current legal framework governing compulsory land acquisition makes it hard to restore and enhance the livelihoods of displaced households.

The findings above showed that the consequences of compulsory land acquisition go far beyond the loss of the tangible items that are compensated for. The erosion of income generating capacity and increased stress and anxiety among others indicated that displacement imposes multidimensional hardships. These findings align with the recent report published by AFIEGO, 2024 about the stories of pain and resistance that were shared by different PAPs about the Tilenga and EACOP projects. They showed the pain suffered by people whose land had been compulsorily acquired. A one Alice Kemizano said, ‘I will not exchange my 13-roomed house for the EACOP standard houses which have few rooms. No, I will not’. (AFIEGO, 2024). Another PAP from Lwengo district Teddy Nakintu said, “because I have been complaining, I have not received the livelihood restoration assistance that the company is giving to other community members. My son is always told we are not on the list of people that are to receive livelihood restoration.’ Furthermore, according to the Land Acquisition Resettlement Framework for the Petroleum Development and Production in the Albertine

Graben, it was acknowledged that government of Uganda does not yet have a national policy on involuntary resettlement. The framework also highlighted the gaps in our legislation and IFC standards. For example; according to IFC performance standard, physically displaced persons are to be offered a choice of replacement property of equal or higher value, security of tenure, equivalent or better characteristics, and advantages of location or cash compensation where appropriate. However, Uganda laws do not require that physically displaced persons be offered a choice of resettlement housing (out of the options available) and relocation assistance. Furthermore, according to the National Land Acquisition, Resettlement and Rehabilitation Policy draft No.3 by Ministry of Lands, Housing and Urban Development, it was acknowledged that the legal framework within which implementing agencies have been carrying out LARR is seriously disjointed with gaps, contradictions and ambiguities. This showed inadequacy of compensation and addressing livelihood losses. The strength of this study involved the use of both quantitative and qualitative approach in data collection. These provided data on household experiences after displacement. However, the limitation included focus on physically displaced PAPs. This did not focus on PAPs who are only economically displaced.

The study has demonstrated that compulsory land acquisition while intended to serve public interest, it often comes with severe socioeconomic impacts on displaced households. It has showed the importance of integrating post resettlement considerations into land acquisition. It advocates for a more equitable, inclusive and sustainable land management policies that balance the need for national development and protection of private interests in land.

# CHAPTER SIX

# CONCLUSIONS AND RECOMMENDATIONS

## 6.1. Introduction

The study aimed at investing how the socio-economic impacts affect the livelihood of displaced households and also evaluate the effectiveness of existing compensation and resettlement programs in addressing these socio-economic impacts.

## 6.2 Conclusions

The findings revealed that land acquisition had socioeconomic impacts on displaced households some of which cannot be addressed with monetary compensation. These included increased stress and anxiety, disruption in familial composition, weakened relationship with neighbors and loss of social networks among others.

The study further revealed that the major legal framework governing compulsory land acquisition has many gaps and are not aligned with the international standards. It also revealed that there is no law that provides for resettlement and rehabilitation of PAPs after displacement.

## 6.3 Recommendations

Finalizing and approval of the National Land Acquisition, Resettlement and Rehabilitation Policy. The policy which is currently on draft 3 should be finalized and approved to guide future compulsory land acquisitions.

Consolidation and amendment of the existing laws to ensure that they align with the international guidelines on land acquisition should be done. This will ensure that PAP's legal rights to property are protected and ensure that livelihoods are restored after displacement.

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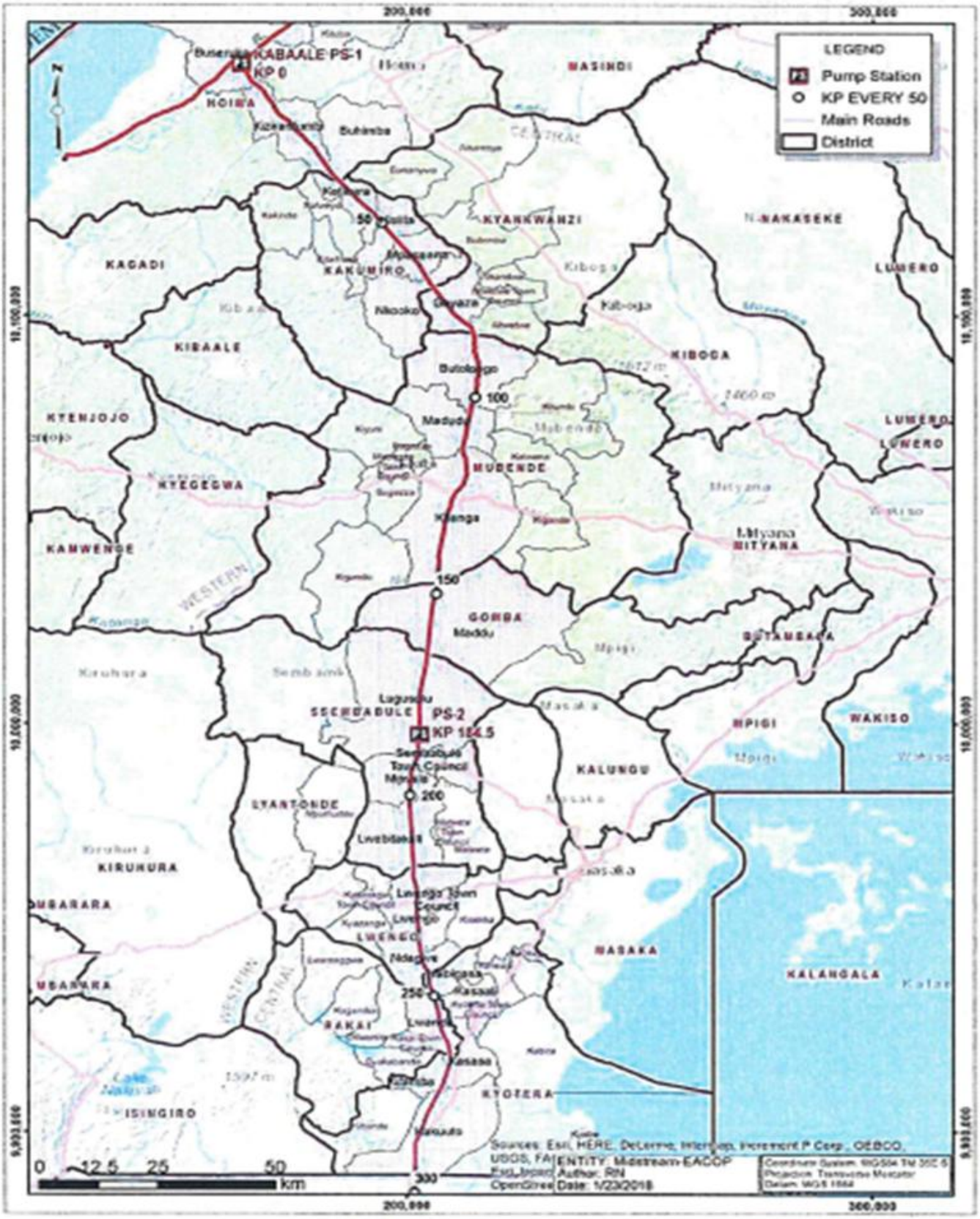
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# APPENDICES

## Appendix 1: Showing the study area



**Appendix 2: Questionnaire for PAPs:**

I am a student at Makerere University in the College of Engineering, Design Art and Technology. I am undertaking a Master of Science in Land Management. Am conducting research on assessment of socio-economic impact of compulsory land acquisition on displaced households in Uganda: A case study of the East African Crude Oil Pipeline Project.

Nakake Sumin

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**Privacy statement:**

We acknowledge and respect your privacy. All information obtained from this questionnaire will be purely used for study purposes. Thank you.

**Part one:**

**Demographic information**

1. Age
    - Below 35
    - 36-45
    - Above 45
2. Gender
    - Male
    - Female
3. Education level
    - No formal education
    - Primary education
    - Secondary education
    - Tertiary education
    - Higher institutes of learning
4. Marital status
    - Single
    - Married

- Widow/Widower
- Divorced
- Separated

5. Household size (number of people living in your household
    - 1-4
    - 5-10
    - More than 10
6. Duration of residence in the previous location before displacement
    - Less than 5 years
    - 5-10 years
    - 11-20 years
    - More than 20 years
7. Type of ownership of the previous residence
    - Owned
    - Rented
    - Others specify …….

**Part two:**

**Social impact**

1. How has displacement affected your relationship with neighbors and the broader community
    - Strengthened relationships
    - No significant change
    - Weakened relationships
2. Since relocation, have you continued to participate in community events and organisations?
    - Yes, as active as before
    - Yes, but less actively
    - No
3. Have your children's educational opportunities been affected by the relocation?
    - No change
    - Improved

- Diminished

4. How has access to your healthcare services changed since displacement?
    - Improved
    - No change
    - Reduced

5. Have you been able to maintain your cultural traditions and practices after relocation?
    - Yes
    - No
    - Partially
6. Have you experienced increased stress and anxiety as a result of displacement?
    - Yes
    - No
7. How would you describe your integration into the new community?
    - Welcomed and integrated
    - Neutral
    - Isolated
8. Have you established new social support networks since your relocation?
    - Yes
    - No
9. Have vulnerable members of your household faced additional challenges due to displacement?
    - Yes
    - No
10. How has displacement affected the social development and well-being of children and youth in your household?
    - Positively
    - Negatively
    - No significant change

**Part three:**

**Economic impact**

1. What was the size of your land holding before displacement?
    - Less than 1 acre
    - 1-5 acres
    - More than 5acres
2. What is the size of your current landholding after displacement?
    - Less than 1 acre
    - 1-5 acres
    - More than 5acres
3. Primary occupation before displacement
    - Farmer
    - Trader
    - Civil servant
    - Unemployed
    - Others …….
4. Primary occupation after displacement
    - Farmer
    - Trader
    - Civil servant
    - Unemployed
    - Others …….
5. What was your average monthly household income before displacement?
    - Less than Ugx 100,000
    - Between Ugx 100,000 and Ugx 500,000
    - Above Ugx 500,000
6. What was your average monthly household income after displacement?
    - Less than Ugx 100,000
    - Between Ugx 100,000 and Ugx 500,000
    - Above Ugx 500,000
7. How did displacement affect your employment status?
    - Had to change occupation

- No change
- Lost job but remained unemployment
- Reduced income

8. Have you experienced a change in household expenditures since displacement?
    - Significant increase
    - Moderate increase
    - No change
    - Moderate decrease
    - Significant decrease
9. If there was an increase in expenditures, what were the main contributing factors? (select what applies to you)
    - Increased transportation
    - Less fertile soil
    - Education expenses
    - Healthcare costs
    - Others specify
10. How adequate was the compensation received in relation to the value of your lost asset?
    - More than adequate
    - Adequate
    - Inadequate
    - Significantly inadequate
11. How was the compensation utilized? (select all that applies to you)
    - Purchased new land
    - Constructed or purchased a house
    - Invested in a business
    - Covered daily living expenses
    - Repaid debts
    - Others specify
12. Have you had to sell any personal assets to cope financially after displacement?
    - Yes
    - No
13. Has displacement affected your ability to save money

- Yes
- No

14. How secure do you feel about your current economic situation compared to before displacement?
    - Much more secure
    - Slightly more secure
    - No change
    - Slightly less secure
    - Much less secure
15. Have you received any financial assistance or support programs after displacement?
    - Yes, from government
    - Yes, from NGOs
    - Yes, from community organisations
    - No assistance received
16. If assistance was received, how effective was it in improving your economic situation?
    - Very effective
    - Effective
    - Less effective
    - Not effective at all

**Appendix 3: Interview guide**

Professional background

1. Can you please describe your current role and responsibilities?
2. How long have you been involved in the land acquisition and resettlement projects?
3. What specific projects have you worked on related to land acquisition and resettlement?

Policies and legal framework

1. What policies and legal frameworks guide land acquisition and resettlement in Uganda?
2. How do these policies influence your work in valuation, surveying or project implementation?
3. Are there any challenges you face in adhering to these legal frameworks? If so, please elaborate

Compensation and livelihood restoration

1. Can you take me through the typical process of land acquisition and resettlement in your projects
2. What criteria are used to determine compensation for displaced households?
3. How do you ensure that the compensation is fair and reflects the true value of the acquired property?
4. What challenges do you encounter in the land acquisition and resettlement process?
5. In your experience, what are the common concerns raised by displaced households, and how are they mitigated?

Effectiveness of existing legal framework and policies

1. Beyond monetary compensation, what measures are taken to restore or improve the livelihoods of displaced persons?
2. What indicators are used to measure the socio-economic impact on displaced households
3. How do you assess the effectiveness of these livelihood restoration programs?
4. How do you incorporate feedback from affected communities into ongoing and future projects?

Recommendations

1. What improvements would you recommend to enhance the effectiveness and fairness of land acquisition and resettlement practices in Uganda?
2. Is there any additional information or insights that you would like to share?