MAKERERE UNIVERSITY

COLLEGE OF ENGINEERING, DESIGN, ART AND TECHNOLOGY

SCHOOL OF BUILT ENVIRONMENT

DEPARTMENT OF GEOMATICS AND LAND MANAGEMENT

THE EFFECT OF INFORMAL LAND MARKETS ON LAND TENURE SECURITY IN RURAL COMMUNITIES IN UGANDA

A CASE OF KAMMENGO SUB COUNTY, MPIGI DISTRICT

BY

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May, 2025

DEDICATION

I dedicate this research proposal to my family and my mentors in the valuation profession. They are the source of my inspiration.

DECLARATION

I declare that this research proposal is my own effort and has never been submitted to any other academic institution for any award.

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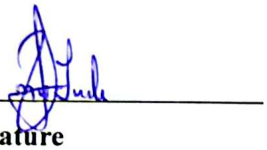

Signature

2/7/2025

Date

APPROVAL

I declare that this research report was done under my guidance as the university supervisor and to the best of my knowledge is ready for further assessment.

Supervisor

Dr. Brian Makabayi

Signature .....

Date.....18/12/2025.....

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ABSTRACT

This study examined the effect of Informal Land Markets on Land Tenure Security in rural communities in Uganda a case of Kammengo Sub County, Mpigi District. Specific objectives were; **i.** to determine the nature and characteristics of informal land markets in Kammengo subcounty, Mpigi district. **ii**. to investigate the land tenure security in Kammengo subcounty, Mpigi district. The study adopted a case study and descriptive research designs with a sample size of 102 respondents. Data was collected using questionnaire and interview-guide and analyzed using SPSS. The correlation results indicated that there was a significant positive relationship between informal land markets and land tenure security in Kamengo Sub county The correlation results indicated that land tenure security is significantly influenced by the presence of formal documentation, community recognition, and customary norms. Possessing formal land documents strongly correlates with the freedom to transact land ($r = .456$, $p < .01$) and confidence in land rights recognition by authorities ($r = .589$, $p < .01$), suggesting that legal proof enhances both legitimacy and security. At the same time, confidence in land rights is also linked to the influence of customary norms ($r = .524$, $p < .01$) and concerns about land tenure insecurity ($r = .330$, $p < .01$), showing the continued relevance of traditional systems. Interestingly, concerns about tenure insecurity as a barrier to economic development are negatively associated with reliance on customary norms ($r = –.215$, $p < .05$) and perceived secure land access ($r = –.219$, $p < .05$), indicating that personal security can mask broader risks. It was concluded that; there was a significant positive effect of informal land markets and land tenure security. The study recommends that should prioritize the decentralization and simplification of land registration services and consider subsidizing or waiving land registration fees for first-time landowners, especially those from low-income backgrounds. Furthermore, community members themselves must take greater initiative in protecting their land rights, Civil society organizations and non-governmental organizations (NGOs) should conduct outreach programs that educate residents on the dangers of informal land transactions and guide them on how to formalize their ownership.

CHAPTER ONE

INTRODUCTION AND BACKGROUND

1.0 Introduction

This chapter presents the study's background, statement of the problem, general objective, specific research objectives, research questions, research hypotheses, scope, and significance.

1.1 Background of the study

Globally, land is an essential resource tied to wealth, social identity, and access to economic opportunities (Bainton & Banks, 2018). Rural households depend on various natural resource assets for their livelihoods i.e Land, water, trees, and other resources. Among these, land is the most valuable asset in most rural households' portfolios, and is the foundation for agricultural production (Dick et al., 2019).

Land tenure security in Uganda is influenced by a complex interplay of traditional practices, colonial legacies, and modern reforms (Chimhowu, 2019). Approximately 84% of land in Uganda is held under customary tenure, where land rights are governed by traditional arrangements rather than formal legal documentation (Burke & Burke, 2020). In order to understand the Opportunities and Barriers to Securing Customary Land Title in the Albertine Sub-Region, Uganda introduced the International Institute for Environment Development (IIED). The prevalence of customary tenure can lead to ambiguities in land ownership and use rights, potentially affecting land tenure security.

In Mpigi District, where Kammengo Sub County is located, the Department of Natural Resources is responsible for land management, including land use planning and land tenure regularization. However, specific statistical data on land tenure security issues within Kammengo Sub County is limited. To gain a comprehensive understanding of the impact of informal land markets on land tenure security in this area, targeted field research and collaboration with local authorities are essential.

Many land buyers and sellers engage in informal transactions without proper documentation or adherence to established valuation principles (Mersha & Mulugeta, 2022). Inconsistencies in land pricing, disputes over ownership, and encroachments on public or environmentally sensitive areas have become prevalent. While the informal land market provides a quicker and often cheaper alternative for land acquisition, its long-term impact on land tenure security and

property rights remains poorly understood (Cheng & Chen, 2023). One of the key challenges arising from informal land transactions is the distortion of land tenure security processes (Oladokun, & Mooya, 2024). Unlike the formal land market, where valuation follows structured methods based on land use, location, and market trends, informal markets often rely on speculative pricing and arbitrary negotiations (Elsisy, 2024). This often results in unpredictable land prices, making it difficult for investors, developers, and financial institutions to determine the true value of land.

Moreover, the absence of official records for many land transactions complicates efforts to assess property values accurately, affecting taxation, infrastructure planning, and real estate development (Nnamani, Ifeanacho, Onyekwelu, & Ogbuefi, 2023). The lack of standardized valuation mechanisms within informal land markets contributes to economic inefficiencies and undermines the stability of land tenure systems (Azadi, Burkart, Mahmoudi, Janečková, Sklenička, & Nadiri, 2022).

Furthermore, the legal and policy frameworks governing land transactions in Uganda are not effectively addressing the challenges posed by informal land markets (Musinguzi, Enemark, & Mwesigye, 2021). Despite efforts to formalize land ownership through titling programs and land reforms, many residents in rural areas still prefer informal methods due to the high costs and time-consuming nature of formal land registration. Additionally, weak enforcement of land policies has allowed informal land sales to thrive, leading to conflicts, fraudulent sales, and double allocations. The inability of regulatory bodies to integrate informal land transactions into mainstream land governance frameworks has further exacerbated issues related to land tenure security and valuation accuracy

Given the increasing urbanization and the growing demand for land in Kammengo subcounty, there is an urgent need to examine the challenges and opportunities in the informal land markets. Without proper intervention, the continued expansion of informal land markets may lead to increased land disputes, loss of government revenue, and inefficiencies in urban development planning. This study, therefore, seeks to investigate the effect of informal land markets on land tenure security of rural communities in Uganda.

1.2 Statement of the problem

Land tenure insecurity poses significant challenges in Uganda and beyond, with approximately 80% of land held under customary tenure, lacking formal legal documentation (Burke & Burke,

2020). This situation contributes to land degradation, affecting 41% of the country's land, and an annual deforestation rate of 2.6%. Regional disparities further complicate the issue; for instance, Kanungu District in the South-Western region exhibits higher tenure security due to increased land documentation and fewer conflicts, whereas Nakasongola (Central region) and Nwoya (Northern region) experience lower security levels (Huang, Njoroge, Otiego & Danilenko, 2023).

In the Mpigi district, studies have shown that most land owners' dwell on mailo land tenure, which is associated with higher rates of land disputes and deforestation (Abdulahi, 2021). Additionally, the Mpigi District Local Government's Department of Natural Resources in their report 2022, acknowledged challenges in land management and is actively engaged in land tenure regularization efforts to enhance security and minimize conflicts.

It is against this background that the researcher examined the effect of informal land markets on land tenure security in Kammengo subcounty, Mpigi district.

1.3 General Objective of the study

To examine the effect of informal land markets on land tenure security in Kammengo subcounty, Mpigi district.

1.4 Specific Objectives of the study

i. To determine the nature and characteristics of informal land markets in Kammengo subcounty, Mpigi district.
ii. To investigate the land tenure security in Kammengo subcounty, Mpigi district.

1.5 Research Questions

i. What are the nature and characteristics of informal land markets in Kammengo subcounty, Mpigi district?
ii. What is the land tenure security in Kammengo subcounty, Mpigi district?

1.6 Scope of the study

1.6.1 Content Scope

This study was carried out mainly to examine the effect of informal land markets on land tenure security in Kammengo subcounty, Mpigi district. This study focused on these variables because

the researcher believes that the independent variable is of great influence on the occurrence of the dependent variable.

1.6.2 Geographical Scope

The study was conducted from Kammengo Sub County located within Mpigi District in Uganda's Central Region. Kammengo Sub County comprises nine parishes and 102 villages, including areas such as Bulembo, Ggoli, and Kammengo A and B. As of 2020, the sub county had an estimated population of 44,600, with a nearly equal gender distribution.

The researcher considered Kammengo Sub County for this study because of its representation of the broader challenges associated with informal land markets and land tenure security in Uganda. Regional studies have indicated that Central Uganda, where Mpigi District is situated, experiences significant land tenure challenges. For instance, research has shown that areas in the Central Region, such as Nakasongola, exhibit lower levels of land documentation and higher incidences of land conflicts compared to other regions. Additionally, the Mpigi District Local Government has recognized challenges in land management and is actively engaged in land tenure regularization efforts to enhance security and minimize conflicts.

1.6.3 Time Scope

This study was conducted over a period of 4 months, and within this period, the researcher carried out a number of tasks, including drafting the research proposal, field data collection, data analysis, and final report writing. During the process, the researcher reviewed the existing literature from the period of 2018- 2024. The researcher used the data from this period simply because of the increased land disputes related to unregistered land. Also, the researcher believes that within the period selected, relevant and necessary information was collected and analyzed to draw useful recommendations and conclusions.

1.7 Significance of the study

Enhancing land tenure security accuracy. The study will provide insights into the challenges of land tenure security in informal markets and recommend strategies for improving land tenure security. This will help valuers, policymakers, and real estate stakeholders establish more consistent and reliable land pricing models.

Informing land policy and regulatory reforms and providing an analysis on the impact of informal land markets on land tenure security, land registration, land ownership, and access.

The study will contribute to policy discussions aimed at strengthening land governance frameworks. The findings can help government agencies formulate policies to integrate informal land transactions into formal land management systems.

Promoting sustainable development. The study will highlight how informal land transactions affect planning and infrastructure development in Kammengo Sub-county. Understanding these impacts will assist planners and local authorities in designing practical strategies for sustainable land use and development.

Improving land tenure security. This will be particularly beneficial for landowners who face legal uncertainties due to the lack of formal land documentation.

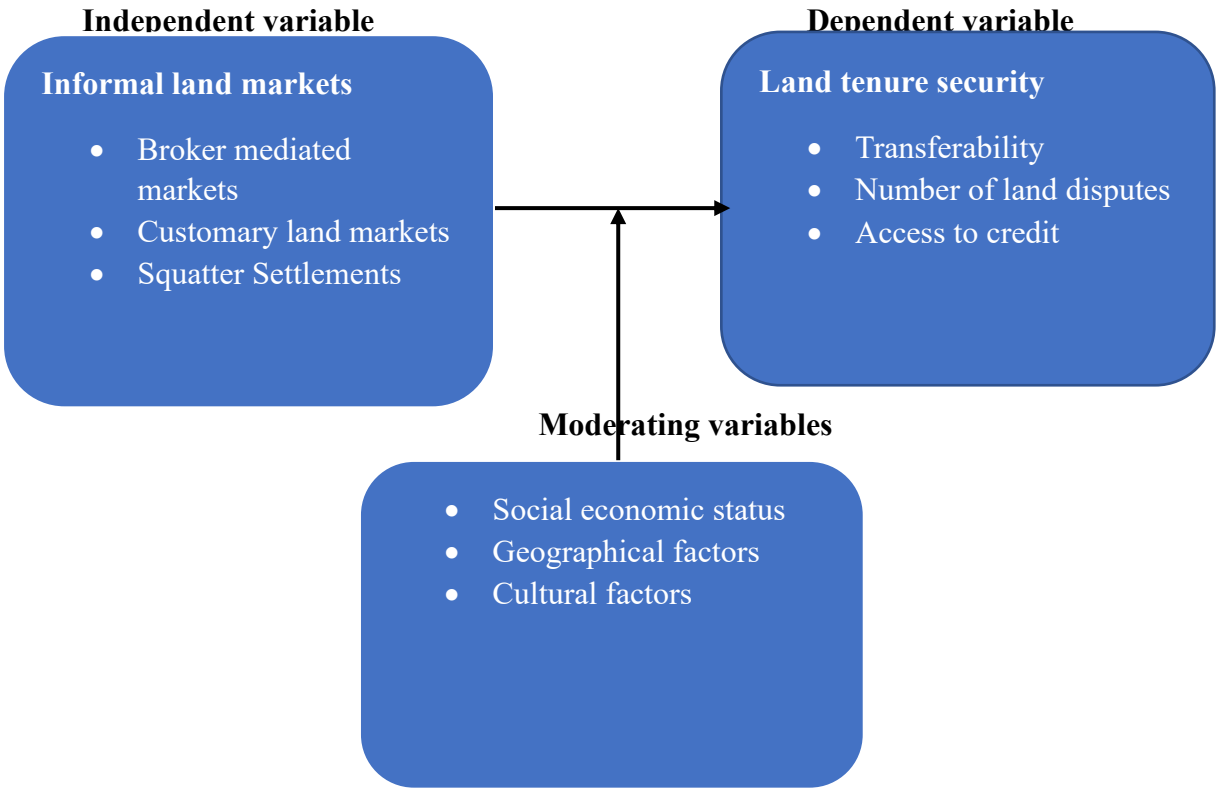
Boosting investor and financial sector confidence. The study's findings will help financial institutions, investors, and real estate developers better understand the risks associated with informal land transactions and inconsistencies. This can encourage financial institutions to develop lending models that consider informal land markets while promoting formalization.

Enhancing revenue generation for local governments. Inconsistent land tenure in informal markets often leads to under-taxation and loss of government revenue. The study will provide insights into how improved land tenure security and formalization of informal land markets can enhance property tax collection and revenue generation for local governments.

1.8 Justification of the study

This study is justified by the critical need to understand how informal land transactions impact tenure security in Uganda. Informal land markets are prevalent in many developing regions, including Uganda, and often operate outside formal legal frameworks, leading to challenges such as inadequate security of tenure and overlapping land rights. In Uganda, land tenure insecurity has been linked to issues like land fragmentation and suboptimal agricultural practices, affecting overall productivity (Bahati, Martiniello & Abebe, 2022). Focusing on Kammengo Sub County in Mpigi District, this study aims to provide insights into the dynamics of informal land markets and their impact on land tenure security, contributing valuable knowledge to inform policy interventions and promote sustainable land management practices in Uganda.

1.9 Conceptual Framework



Source: *Researcher, 2025*; Muhire (2018), Murphy (2020), Eriksen and Fallan's (1996), OECD (2012)

Description of the model

The conceptual framework for this study establishes the relationships between independent variable (Informal land markets) and the dependent variable (land tenure security). The study incorporated specific measurements for informal land markets to systematically analyse their impact on land tenure security in Kammengo Subcounty, Mpigi District.

In this model, informal land markets refer to land transactions that occur outside the formal legal and regulatory frameworks, where land is bought, sold, or transferred without the involvement of official land registration, documentation, or government oversight (Deininger, Selod, & Burns, 2021). These markets are often characterized by verbal agreements, customary practices, and the lack of formal contracts or title deeds. Informal land markets are common in areas where formal land systems are either absent, inefficient, or inaccessible, and they typically occur in rural or peri-urban regions.

CHAPTER TWO

LITERATURE REVIEW

2.0 Introduction

This section reviews the literature on the effect of informal land markets on land tenure security. The section further discusses the main variables of the study and the empirical review according to the objectives of the study.

2.1 Informal land markets

Informal land markets are understood as the buying, selling, and transferring of land that occurs without adherence to formal legal systems or regulations (Getahun, 2020). These markets are often characterized by transactions that are not recorded or registered with government authorities, and land transfers typically rely on verbal agreements or customary practices rather than formal contracts or title deeds. Such markets are prevalent in developing countries, especially in peri-urban and rural areas, where land tenure systems may not be formalized or where land ownership is contested (World Bank, 2020).

Informal land markets involve the buying and selling of land outside the official legal and regulatory frameworks (Bouwmeester, J., & Hartmann, T., 2021). These transactions take place without formal documentation or registration, often relying on customary law and informal agreements between buyers and sellers (Asnakew, Amogne, Abebe, & Gebru, 2024). Informal land markets are commonly present in areas with weak or underdeveloped land tenure systems, where legal recognition of land rights is limited, which makes these markets susceptible to land disputes, insecurity of tenure, and difficulties in establishing fair land prices (IDRC, 2021).

According to the AfDB, 2019 report, informal land markets exist when land transactions, including sales, leases, and transfers, are conducted without proper registration, title verification, or government oversight. These markets often operate on the basis of informal negotiations, including customary practices and agreements facilitated by intermediaries or local brokers. Such markets can emerge in urbanizing or rural areas with limited access to formal property markets, resulting in uncertainty, lack of transparency, and potential for land conflicts due to the absence of recognized legal processes.

Informal land markets are widespread in Kammengo Subcounty, and across Uganda, especially in peri-urban areas where rapid urbanization outpaces formal land systems. The absence of

formal registration, title deeds, and legal oversight in transactions typically characterizes these markets. Research indicates that informal land transactions in these regions are often based on customary practices and verbal agreements rather than formal legal processes (IDRC, 2019). In Kammengo, land is frequently transferred informally through intermediaries, such as local brokers or community leaders, who are key in negotiating land sales (AfDB, 2022). This informal approach to land transactions may increase land disputes and tenure insecurity risks, as many landholders lack formal legal backing for their property. Understanding the specific forms of informal land markets in Kammengo Subcounty, such as customary land exchanges, squatter settlements, and broker-mediated sales, is crucial to evaluating their impact on land tenure security in the region.

2.2 Land tenure security

Land tenure security is the certainty that an individual's or community's rights to use, manage, and transfer land are recognized and protected, ensuring protection against eviction or disputes (Babalola, 2018). It encompasses both formal legal recognition and informal social acknowledgment of land rights. Secure land tenure is crucial for accessing adequate housing, food security, and livelihoods, and plays a significant role in poverty reduction and sustainable development (World Bank, 2019).

2.3 The relationship between informal land markets and land tenure security.

Lund, 2020, studied the role of customary land tenure and informal markets in influencing land tenure security in many African countries, including Uganda. Lund argues that informal land markets create a unique set of challenges for land tenures, particularly in terms of pricing and the legal recognition of ownership. The study notes that due to the lack of formal land tenure systems, many informal land transactions rely on local negotiations, often leading to inconsistent and unreliable property values. In Kammengo, informal agreements and verbal contracts obscure actual land prices, making it difficult to establish market benchmarks or formal valuations systems. Barrett and Swallow, 2018, explored the dynamics of land markets in rural Africa, particularly focusing on informal markets in peri-urban areas. They argue that informal land markets often lead to significant distortions in land prices because of the high degree of uncertainty and the lack of reliable information on property values. The research found that land tenure security is heavily influenced by local social networks, custom-based systems, and informal brokers in areas where informal markets dominate. This directly affects the equity of land distribution, as well as the efficiency of land use and development.

(Torrens & Bailey, 2019), conducted a study on land value and informal land markets in Kampala and Nairobi. In this comparative study of informal land markets in Kampala (Uganda) and Nairobi (Kenya), Torrens and Bailey analyze how informal land markets affect land tenure security. The findings from the study show that informal transactions, especially in areas like Kammengo are influenced by the absence of clear property titles and the reliance on customary norms. Informal land valuation methods lead to wide variations in pricing, with some land parcels being grossly undervalued or overvalued due to the lack of standardized valuation practices (Ngubeni, 2022). This variability often leads to inefficiencies in land allocation and impedes investment in the region.

Furthermore, Okello and Mugisha, 2021, conducted a study on the impact of urbanization on land markets in Uganda, particularly in regions experiencing rapid urban growth. The study suggests that informal land markets are often characterized by the use of proxies for valuation, such as the perceived quality of land or its potential for development, rather than accurate, data-driven assessments. This results in fluctuating land prices and increased uncertainty for both buyers and sellers, particularly in fast-growing urban areas. The findings indicate that while informal land markets can provide opportunities for land acquisition, they often lead to inefficient land distribution and pricing.

Karanja and Wambugu 2018, studied informal urban land markets in Kenya and found out that informal markets are significantly influenced by social networks and community dynamics, which in turn affect land tenure security. The absence of legal documentation or formal valuation standards leads to significant variations in land prices, making it difficult for external investors or government bodies to assess land value accurately. In Kammengo subcounty, similar practices contribute to inflated or undervalued land prices, leading to land access challenges and hindered economic development. Ouma, S., & Makoka, D. (2019 delves into how informal land transactions impact land tenure security across sub-Saharan Africa. Ouma and Makoka argue that informal land markets often result in a lack of transparency, causing discrepancies in land tenure practices. The researchers point out that without formal registration and valuation systems, land prices can be highly volatile and context-dependent. In informal markets such as those in factors such as land use, local demand, and proximity to urban areas can all influence land prices, making it challenging to assess fair values for land transactions.

2.4 Research Gaps

One of the significant research gaps in this study is the lack of a detailed understanding of the various informal land markets operating in Kammengo Subcounty, Mpigi district. Limited localized data on informal land markets in Kammengo Sub County. While there is extensive research on land tenure systems in Uganda, specific data focusing on the dynamics of informal land markets within Kammengo Sub County is scarce. This study aims to fill this gap by providing detailed insights into how these informal markets operate locally and their implications for land tenure security.

Impact of informal land transactions on tenure security in Mpigi District. Existing literature often discusses land tenure security at a national level, but there is a lack of focused analysis on how informal land transactions affect tenure security within Mpigi District, particularly in Kammengo Sub County. This research intends to explore the specific consequences of informal land dealings on the security of land tenure in this area, contributing to a more nuanced understanding of the issue.

CHAPTER THREE

RESEARCH METHODOLOGY

3.0. Introduction

This section presents the methods and procedures that helped the researcher in the collection of data. In this section, the research methodology is presented in the following order: research design, target population, sampling method, sample size, source of data, data collection method, data collection tools, quality control techniques, measurement of the study variables, ethical considerations, data analysis methods and anticipated limitations of the study.

3.1 Research Design

The researcher adopted a case study and descriptive research designs. For a research study, utilizing a case study is beneficial because it enhances the investigation of the relationship between the study variables and offers flexibility in gathering data using different methods (Schoch, 2020). The case study design was used because it enhances the collection of data at a single point in time, while the descriptive research design was used because it determines the characteristics of a given population and also allows utilization of a variety of research methods to examine variables.

The researcher can describe what has already occurred or is now happening by using a descriptive design (Creswell, 2012). In accordance with this study, while qualitative instruments use open-ended inquiries, field notes, and in-depth interviews to collect data from respondents, quantitative instruments use surveys, numbers, and figures (Granot, Brashear & Cesar Motta, 2012). The qualitative data was triangulated with quantitative data to answer the study objectives and questions. This enhanced the findings' objectivity and believability without any biases for the findings and the conclusions (Bans-Akutey & Tiimub, 2021).

3.2. Study Population and Study Area

The study was conducted from Kammengo Subcounty, Mpigi district, and the target population included:

Local landowners and farmers. These individuals provided firsthand accounts of land ownership, usage patterns, and experiences with land tenure security.

Community leaders and local council officials. Their roles in land dispute resolution and enforcement of customary land norms were crucial for understanding local governance structures.

District land office representatives. Officials from the Mpigi District Land Office offered perspectives on formal land registration processes and challenges in land administration.

Civil Society Organizations (CSOs) and NGOs. Representatives from organizations focused on land rights and community development contributed knowledge on advocacy efforts and support mechanisms for landowners.

Legal experts and academics. Individuals with expertise in land law and policy provided analytical insights into the legal frameworks governing land tenure in Uganda.

Out of these groups that are essential in shaping and promoting land practices and implementing land policies. The researcher targeted 1000 participants that he believed that this population would enable him to get relevant information from the different people, which would reduce the chances of having biased results and conclusions.

3.3 Sample Size Determination

The researcher adopt Yamane Formula developed by Taro Yamane in 1967. The formula that the researcher will use to determine the sample size is as follows;

$$n = \frac{N}{(1 + \mathrm{N(e)\text{^}2})}$$

n - is the sample size

N - is the population size (10795)

e - is the margin of error (5%)

$$n = \frac{1000}{(1 + 1000(0.1)\text{^}2)} = 91$$

However, to account for potential non-responses or incomplete data, researchers often increase the sample size by a certain percentage. In this case, the researcher increased the sample size by 12%.

$Adjusted\ Sample\ Size = 91 \times (1 + 0.12) = 91 \times 1.12 = 101.92$ = **102 respondents**

3.4. Data Sources

This researcher used both primary and secondary data. The primary data was collected using a survey and key informant interview, whereas secondary data was collected through document reviews from the school libraries, Journals, Articles, Government reports, project reports, Dissertations, and textbooks.

3.4.1. Primary Data

Primary data refers to information in its original form as obtained from the actual authors or that which has not been altered in any way (Kankiriho, 2014). The primary source of data was used to collect the first-hand information from the field using collection tools such as questionnaires and interview guides. Therefore, the researcher was able to capture information on the study variables.

3.4.2. Secondary Data

The study adopted the seven comprehensive steps by Privitera (2017) to make a comprehensive literature review (CLR); these included Exploring Beliefs and Topics; Initiating the Search; Storing and Organizing Information; Selecting/Deselecting Information; and Expanding the Search. Further, Analyzing and Synthesizing Information; and finally, presenting the Comprehensive Literature Review Report.

3.5 Data Collection Methods

This study employed both questionnaire and interview methods of data collection. The questionnaire method was suitable for assessing the effect of informal land markets on land tenure security in Kammengo Subcounty because it allows for efficient data collection from a large number of respondents while ensuring anonymity, which is crucial for sensitive topics. It provides structured and consistent data, enabling comparative analysis. Additionally, questionnaires can reach diverse respondents, including those in remote areas, ensuring inclusivity. The method also facilitates quantitative analysis, offering

statistical insights into the prevalence and impact of cultural practices. It is done at a low cost and is usually faster than any other method.

3.6 Data Collection Instruments

3.6.1 Questionnaire

This researcher used a questionnaire as developed and tested as the primary instrument for collecting data. A questionnaire is a research instrument consisting of a series of questions and other prompts for the purpose of gathering information from respondents (Bell, 2005). In using questionnaires, the respondents are given a list of written items which he/she responds to by ticking the one he/she considers appropriate. In this study, the researcher adopted the use of questionnaires as the main research instrument because; it is an economical way of collecting information. It is economical both for the sender and for the respondent in time, effort and cost. The cost of conducting the study with the help of the questionnaire method is very low. In the questionnaire, the researcher has to spend on paper printing and postage only. In the case of online surveys, the researcher does not have to spend money on printing or postage, either, and there is no need to visit each and every respondent personally. So, it does not require a high cost for conducting the research. The questionnaires were distributed to respondents to answer questions regarding informal land markets and land tenure security.

Participants were guided in their responses using a five-point Likert scale, where 1 indicated "strongly disagree," 2 denoted "disagree," 3 indicated "not sure," 4 indicated "agree," and 5 signified "strongly agree."

3.6.2 Interview Guide

The researcher also employed an interview guide developed to obtain useful information from the respondents. The researcher employed face-to-face verbal communication for individual or group interviews. This option was chosen due to its capacity for thorough exploration, seeking additional information, clarification, and capturing the interviewee's facial expressions (Barifaijo et al., 2019). Interviews offer the advantage of revisiting aspects that may have been overlooked in other instruments but are deemed crucial for the study. The unstructured interview guide encompassed questions pertaining to all variables under examination, with items dedicated to each variable.

3.7 Validity and Reliability

3.7.1 Validity

Amin (2005) defines validity as the appropriateness of the instrument in accurately collecting the intended data. Both content and face validity were employed to assess validity in this study. Face validity was ensured through collaboration with the supervisor, who was of great assistance in formulating the data collection instrument. This process ensured that each item is aligned with the study's objectives and cover a comprehensive range of relevant issues.

Content validity was ascertained by seeking input from a panel of experts comprising both content and lay experts. Lay experts represented potential research subjects, while content experts were professionals with research experience or expertise in the field. In employing subjects from the target group as experts, the aim was to ensure representation of the population for whom the instrument was developed (Rubio et al., 2003).

Hadie et al., (2017), recommend that the CVI values that are greater than 0.70 are considered valid, thus the CVI of 0.88 in this study is valid.

3.8.2 Reliability of the Instrument

The understanding of “reliability” relates to a measure’s consistency. A test is deemed dependable if it consistently obtains the same results. To determine the questionnaire’s dependability, the researcher undertook preliminary testing prior to developing the final copies that were delivered in the field for real data collection. Ten participants were chosen for testing, two from each category of respondents. This enabled the researcher to make improvements to the questions throughout the questionnaire formulation/design stage. Weiner (2007) states that SPSS is an appropriate package for assessing instrument dependability, which is required for producing high-quality research outcomes.

3.9 Measurement of Variables

The variables were measured using a five-point Likert scale (1 = strongly disagree, 2= Disagree, 3= Not sure, 4= Agree, 5= strongly agree)

i. Informal land markets, the (Independent variable) was measured using a five-point Likert scale.

ii. Land tenure security is the Dependent variable and was measured using a five-point Likert scale.

3.10 Data Process and Analysis

The findings of the data collection from the respondents were coded and entered into the SPSS Statistics Version 25.0 Software. The descriptive method of analysis was adopted to generate frequencies and percentages for background information of the respondents. In addition, descriptive analysis (frequencies and percentages), Pearson correlation, regression, and the Analysis of Variance (ANOVA) was done. Frequencies and percentages were used to provide a description of the responses for the different study variables.

Analysis of Variance (ANOVA) was done to test the variables in terms of their group differences by comparing the mean of each group with their respective spread-out variance for the diverse sources. The Pearson correlation analysis was used to establish the relationships between cultural practices and women land rights. Regression was used to determine the nature and direction of effect between the study variables.

Pearson Correlations Coefficient under the inferential analysis method. Pearson value was measured against 0.05 level of significance to reflect the presence or absence of a relationship for the objectives of the study.

For qualitative data, thematic and content analyses will be adopted for primary respectively to examine the qualitative information gathered from the document review and interview transcripts. In order to "identify the main themes from the respondents, a researcher should review and develop codes for qualitative data" (Senyo, Addae & Boateng, 2018). The primary themes were identified (thematic analysis), and then codes were provided to the topics for simple answer categorization. Throughout the discussion and conclusion of the findings, these responses were turned into stories.

3.12 Ethical Consideration

According to Bryman and Bell (2007), the following ten points represent the most important principles related to ethical considerations in dissertations: a) research participants should not be subjected to harm in any ways whatsoever; b) respect for the dignity of research participants should be prioritized; c) full consent should be obtained from the participants prior to the study;

d) the protection of the privacy of research participants has to be ensured; e) adequate level of confidentiality of the research data should be ensured; f) anonymity of individuals and organizations participating in the research has to be ensured; g) any deception or exaggeration about the aims and objectives of the research must be avoided; h) affiliations in any forms, sources of funding, as well as any possible conflicts of interests have to be declared; i) any type of communication in relation to the research should be done with honesty and transparency; and j) any type of misleading information, as well as representation of primary data findings in a biased way must be avoided.

In this study, the researcher observed all Bryman and Bell's (2007) ten points on ethical consideration. The researcher ensured that participation is voluntary by informing the participants that they are free to opt in or out of the study at any point in time. In addition, informed consent was observed by making participants know the purpose, benefits, risks, and funding behind the study before they agree or decline to join. Furthermore, the researcher ensured anonymity by not exposing the identities of the participants. Similarly, the researcher ensured that participation is confidential by anonymizing personally identifiable data so that it is not linked to other data by anyone else.

3.12 Limitations of the study

This study is anticipated to encounter the following limitations;

The uncooperative behavior of some informants, unapproachable informants, and those who were reluctant to give information were most definitely limit the researcher in this research. However, the researcher tried to convince the informants that the work was for academic purposes only or look for more respondents who are willing to participate in the study.

The community members and government officials may intend to hide some of the sensitive information from the researcher. The researcher clearly communicated to them that study is purely for academic purposes.

Self-reporting challenges. Self-reporting can easily be understated by respondents, where they may feel shy to talk about their private details, and this can affect the outcome results, thus a limitation.

3.13 Data collection flow chart

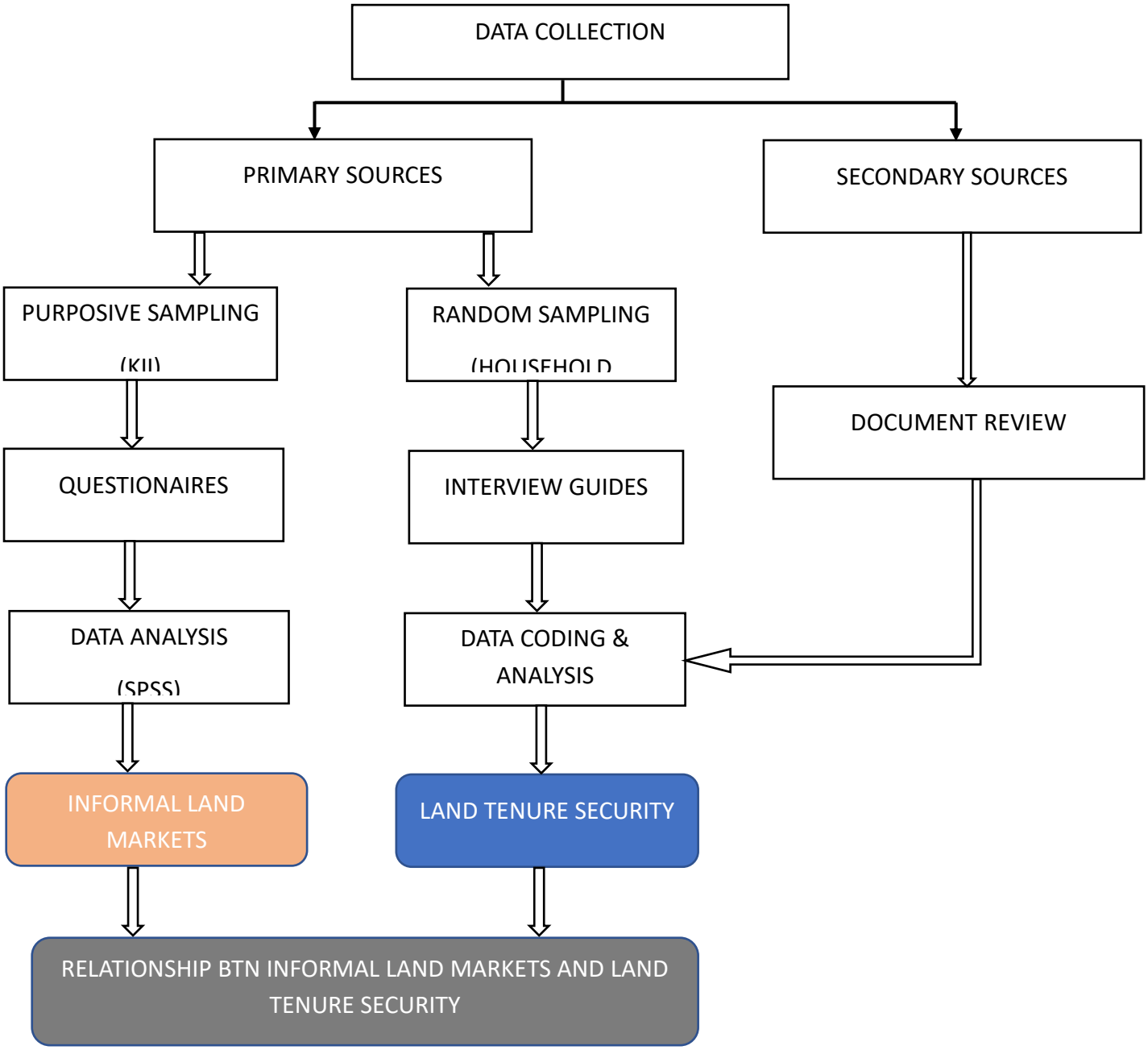


Figure 1: Methodology flow chart

CHAPTER FOUR

DATA PRESENTATION, ANALYSIS, AND INTERPRETATION

4.0 Introduction

This chapter provides the presentation of the study findings, the analysis, and interpretation of the results. The chapter presents the response rate, the demographic characteristics of the respondents, the descriptive statistics of the mean study variables, and the inferential statistics of the study objectives.

4.1 Response Rate

The researcher distributed 120 questionnaires and retrieved back 102 questionnaires which were successfully filled and answered. The rest of the questionnaires (18) in number, (10) were filled wrongly while (8) were partially filled by some of the respondents hence these were not considered valid. The response rate was $\frac{102}{135}x100$ = 75.5%. Nix, et al. (2019) recommends that a response rate of 50% or higher should be considered excellent in most circumstances. Thus, a response rate of 75.5% in this study was considered excellent. Table 4.1 gives the summary of the findings.

Table 4.1: Response Rate

Questionnaires	Sample	Response Rate
Distributed questionnaires	135	100%
Retrieved questionnaires	102	75.5%.

Source: Primary Data, 2025

4.2 Demographic Characteristics of the Respondents

The demographic characteristics of the respondents include gender, age, educational level, and work experience. Table 4.2 gives the summary of the findings.

Table 4.2:*Demographic Characteristics of the Respondents*

Demographic Characteristics of the Respondents	Frequency	Percentage (%)
Gender		
Male	55	53.9
Female	47	46.1

Total	**131**	**100.0**
Age		
Less than 20 years	8	7.8
21-30 years	25	24.5
31-40 years	31	30.4
41-50 years	24	23.5
More than 50 years	14	13.7
Total	**102**	**100.0**

Source: Primary Data, 2025

The results in Table 4.2 show that of the 131 respondents, 55 (53.9%) were male, while 47 (46.1%) were female. This indicates a slightly higher representation of men in the sample compared to women, which may reflect the gender dynamics in land ownership and decision-making in the region. The balance, however, suggests that both genders participated in the study, providing a broad perspective on the issue of land tenure security from both male and female viewpoints.

In terms of age distribution, the respondents varied across several age groups, indicating a diverse range of experiences with land tenure in the region. The majority of the respondents (31, or 30.4%) were between 31-40 years old, followed by those aged 21-30 years (25, or 24.5%), and those aged 41-50 years (24, or 23.5%). This shows that a significant proportion of the respondents are in the prime working age, which may reflect their active involvement in land transactions and decision-making processes related to informal land markets. Additionally, the relatively small proportion of younger respondents (7.8% under 20 years) and older respondents (13.7% over 50 years) suggests that land tenure security issues may be more pressing for those in the middle-aged groups who are more likely to be engaged in land ownership or related economic activities.

The above demographic breakdown reveals that the study sample is representative of a wide age range, with a slight male skew, which provides a balanced view of land tenure security across different gender and age groups. These demographics could be indicative of the target population for the study in the region, where land tenure issues may affect individuals differently depending on their gender and age. The findings might also inform future interventions or policies aimed at improving land tenure security, as understanding the demographics of those impacted by informal land markets is essential for designing effective solutions.

4.2 Descriptive Statistics for Informal Land Markets

Table 4.3 Showing *the descriptive statistics for Informal Land Markets*

INFORMAL LAND MARKETS		
N	Valid	102
	Missing	0
Median		4.3333
Std. Deviation		.38544

Source: Primary Data, 2025

The statistical results for the variable "Informal Land Markets" indicate that all 102 respondents provided valid responses, with no missing data. The median value is 4.3333, suggesting that most respondents rated issues or statements related to informal land markets relatively high on the scale used (likely a 5-point Likert scale). This high median implies that informal land markets are perceived as highly significant or prevalent in the context of the study.

Additionally, the standard deviation is 0.38544, which is relatively low. This low variability indicates that the responses were tightly clustered around the median, meaning there was a high level of agreement among respondents on their perceptions of informal land markets. Such consistency reinforces the notion that informal land markets play a prominent and widely recognized role in shaping land access, transactions, or tenure experiences among the surveyed population.

Table 4.4: showing the frequency distribution

		Frequency	Percent
	2.83	1	1.0
	3.00	1	1.0
	3.17	1	1.0
	3.33	5	4.9
	3.50	1	1.0
	3.67	2	2.0
	3.83	4	3.9
	4.00	9	8.8
	4.17	25	24.5
	4.33	32	31.4

	4.50	11	10.8
	4.67	5	4.9
	4.83	4	3.9
	5.00	1	1.0
	Total	**102**	**100.0**

Source: Primary Data, 2025

The frequency distribution results for the variable "Informal Land Markets" show a clear pattern in how respondents rated their experiences or perceptions, likely on a 5-point Likert scale. The most frequently reported value was 4.33, selected by 32 respondents (31.4%), and followed by 4.17 with 25 respondents (24.5%), and 4.50 with 11 respondents (10.8%). These figures indicate that the majority of participants rated the influence or significance of informal land markets relatively high between 4.0 and 4.5.

This trend suggests a strong perception that informal land markets are prominent and impactful in their communities. Ratings on the lower end of the scale (e.g., 2.83 to 3.67) were selected by very few participants, showing that only a small minority viewed informal land markets as less significant. Notably, only 1% of respondents chose the lowest options such as 2.83 and 3.00, and only 1% selected the highest value of 5.00, indicating a slight central tendency around moderately high responses rather than extremes.

In the context of the study "The Effect of Informal Land Markets and Land Tenure Security," this distribution reinforces the finding that informal land markets are perceived as highly relevant by the majority. The consistency in higher ratings reflects strong agreement among respondents on the importance or influence of informal land markets, which may be shaping access, security, or management of land in their settings. These insights highlight the need for targeted policies to better understand and potentially integrate informal systems into formal land governance mechanisms.

4.2 Descriptive Statistics for Land Tenure Security

Table 4.5 Showing the descriptive statistics for Land Tenure Security

Statistics		
LAND TENURE SECURITY		
N	Valid	102

	Missing	0
Mean		4.2328
Std. Deviation		.41960

Source: Primary Data, 2025

The statistical results for Land Tenure Security indicate that data was collected from 102 valid respondents with no missing responses, ensuring completeness of the dataset. The mean score of 4.2328, on a scale likely ranging from 1 to 5, suggests that respondents generally perceive land tenure in the area as secure, leaning strongly toward agreement with statements measuring land tenure security. The relatively low standard deviation of 0.41960 indicates that responses were closely clustered around the mean, reflecting a high level of consensus among participants. This suggests a shared perception of strong land ownership rights or access to land, which may positively influence agricultural investment, local development, and resource management.

Table 4.6 Showing the frequency for Land Tenure Security

LAND TENURE SECURITY					
		Frequency	**Percent**	**Valid Percent**	**Cumulative Percent**
Valid	3.25	3	2.9	2.9	2.9
	3.50	6	5.9	5.9	8.8
	3.75	9	8.8	8.8	17.6
	4.00	23	22.5	22.5	40.2
	4.25	23	22.5	22.5	62.7
	4.50	16	15.7	15.7	78.4
	4.75	18	17.6	17.6	96.1
	5.00	4	3.9	3.9	100.0
	Total	102	100.0	100.0	

Source: Primary Data, 2025

The frequency distribution for the variable "Land Tenure Security" illustrates how respondents rated the level of security they associate with land tenure, likely using a Likert-type scale ranging from 1 (low security) to 5 (high security). The most common responses clustered around the higher end of the scale. Specifically, 23 respondents (22.5%) selected both 4.00 and 4.25, making these the most frequently chosen values. Additionally, 16 respondents (15.7%)

chose 4.50, and 18 respondents (17.6%) selected 4.75, further confirming the trend toward higher ratings.

These responses suggest that a majority of participants perceive land tenure in their areas to be moderately to highly secure. In fact, over 78% of all responses fall at or above a rating of 4.00, indicating a generally positive perception of land rights and stability. Lower scores such as 3.25 and 3.50 were selected by only a small fraction 2.9% and 5.9% respectivel highlighting that insecurity in land tenure is not a widespread concern among this sample.

In the context of the study "The Effect of Informal Land Markets and Land Tenure Security," these results imply that while informal land markets play a significant role, the majority of respondents still feel a reasonable degree of security in their land holdings. This perceived security could be influenced by factors such as local governance, community norms, or informal agreements, all of which may act as stabilizing forces even outside formal legal frameworks. The findings suggest a need for policy frameworks that both recognize informal arrangements and work to strengthen formal mechanisms of land tenure security.

4.3 Correlation Analysis

Table 4.7 Showing the correlation analysis

Correlations			
		INFORMAL LAND MARKETS	**LAND TENURE SECURITY**
INFORMAL LAND MARKETS	Pearson Correlation	1	-.071
	Sig. (2-tailed)		.478
	N	102	102
LAND TENURE SECURITY	Pearson Correlation	-.071	1
	Sig. (2-tailed)	.478	
	N	102	102

Source: Primary Data, 2025

The correlation results between informal land markets and land tenure security show a Pearson correlation coefficient of -0.071 with a p-value of 0.478. This indicates a very weak negative relationship between the two variables, and the relationship is not statistically significant at the conventional 0.05 level.

In simpler terms, while there is a slight tendency for increased informal land market activity to be associated with decreased perceptions of land tenure security, this relationship is so weak and statistically insignificant that we cannot confidently conclude any meaningful connection based on this data. The p-value of 0.478 is far above the 0.05 threshold, meaning the observed correlation could easily be due to random chance.

These results suggest that informal land markets may not have a strong or consistent effect positive or negative on how secure people feel about their land rights. This finding highlights the need for further research into other factors (such as customary norms, local governance, or formal documentation) that might better explain variations in perceived land tenure security.

4.4 ANOVA

Table 4.8 Showing the *ANOVA*

Model Summary				
Model	R	R Square	Adjusted R Square	Std. Error of the Estimate
1	.071[a]	.005	-.005	.42063
a. Predictors: (**Constant), INFORMAL LAND MARKETS**				

Source: Primary Data, 2025

The correlation coefficient (R) is 0.071, which is very low, indicating a very weak positive linear relationship between informal land markets and land tenure security. However, as seen in your earlier correlation results, the relationship is not statistically significant.

The R Square value is 0.005, meaning that only 0.5% of the variance in land tenure security can be explained by informal land markets. This is extremely low and suggests that informal land markets are not a meaningful predictor of land tenure security in this model. The Adjusted R Square is -0.005, which further confirms the weakness of the model. A negative adjusted R Square often indicates that the predictor variable does not improve the model's explanatory power and might actually worsen it compared to using the mean as a prediction.

Lastly, the standard error of the estimate is 0.42063, indicating the average distance that the observed values fall from the regression line. In context, it shows that there's a notable level of unexplained variance in land tenure security not accounted for by informal land markets.

ANOVA[a]

Model		Sum of Squares	df	Mean Square	F	Sig.
1	Regression	.090	1	.090	.507	.478[b]
	Residual	17.693	100	.177		
	Total	17.782	101			
a. Dependent Variable: LAND TENURE SECURITY						
b. Predictors: (Constant), INFORMAL LAND MARKETS						

Source: Primary Data, 2025

The ANOVA table provides critical insight into the overall significance of the regression model used to determine the relationship between informal land markets (independent variable) and land tenure security (dependent variable).

The F-statistic is 0.507, and the associated p-value (Sig.) is 0.478. Since the p-value is greater than 0.05, the model is not statistically significant. This means there is no significant linear relationship between informal land markets and land tenure security in the data. The Sum of Squares for Regression (0.090) is very small compared to the Residual Sum of Squares (17.693), indicating that nearly all of the variance in land tenure security is not explained by informal land markets.

The ANOVA results confirm that the regression model does not significantly predict land tenure security from informal land markets. Therefore, in the context of this study, informal land markets do not have a meaningful or statistically significant effect on land tenure security in Uganda. Researchers and policymakers should consider other factors beyond informal land markets when examining or attempting to improve land tenure security.

Coefficients[a]						
Model		Unstandardized Coefficients		Standardized Coefficients	t	Sig.
		B	Std. Error	Beta		
1	(Constant)	4.557	.457		9.964	.000
	INFORMAL LANDMARKETS	-.077	.109	-.071	-.712	.478
a. Dependent Variable: LANDTENURESECURITY						

Source: Primary Data, 2025

The coefficients table provides important details about the individual contribution of the independent variable informal land markets to the dependent variable land tenure security within the linear regression model.

The unstandardized coefficient (B) for informal land markets is -0.077, with a standard error of 0.109. This suggests that for every one-unit increase in the perception or intensity of informal land markets, the land tenure security score is expected to decrease by 0.077 units, holding all else constant. However, this change is very small and negative.

The t-value is -0.712 and the p-value (Sig.) is 0.478, which is greater than 0.05. This indicates that the relationship between informal land markets and land tenure security is not statistically significant.

The constant (intercept) is 4.557, meaning that when the value of informal land markets is zero, the predicted score of land tenure security would be 4.557.

The regression coefficient for informal land markets is not significant, implying that informal land markets do not have a meaningful or statistically significant impact on land tenure security in this study. While the direction of the effect is negative, the lack of statistical significance means that we cannot confidently say that informal land markets influence land tenure security based on this data. Therefore, other variables may better explain or influence land tenure security in the Ugandan context.

Qualitative survey

The researcher engaged key interview informants (KII) in interview sessions and they included Local Council 1's and Heads of department. The interviews centered within the main areas of the study. Key informants reported that customary land tenure is the most widespread in Kammengo. One elder noted, "Most families inherited land from ancestors and continue using it without formal titles." Other forms such as freehold, leasehold, and Mailo tenure were mentioned but are less common. A local leader shared, "A few people have titles, especially those who went through the formal system, but the majority rely on customary or Bibanja rights."

Legal documents or agreements used to assert land rights

According to respondents, formal land titles, sales agreements, and LC1 letters are the main documents used. "If someone has a land title, they are seen as the rightful owner," said a district

land officer. However, many residents depend on informal agreements. “We often write a sale agreement and sign with local witnesses, even if the land is not registered,” stated a community land buyer.

Experiences regarding land ownership or boundary disputes

Informants acknowledged that land disputes are frequent, mainly due to unclear boundaries and lack of documentation. A clan leader mentioned, “Boundary disputes happen because most land is not surveyed.” Others pointed to inheritance conflicts: “After someone dies, family members often fight over land, especially if there’s no will.” Cases of land grabbing and double sales were also reported.

Community perceptions of land tenure security and influencing factors

Perceptions of land security vary depending on documentation and local support. “Those with land titles sleep peacefully,” said a resident. Others without titles expressed worry: “I fear one day someone may claim my land because I only have a verbal agreement.” Trust in local leaders and affordability of formalization were noted as key influencers of security.

CHAPTER FIVE

SUMMARY AND DISCUSSION OF STUDY FINDINGS

5.0. Introduction

This chapter presents the summary and discussion of study findings in line with the study findings and correlates with findings of other scholars on the effect of Informal Land Markets on Land Tenure Security in Kammengo Sub County.

5.1. Summary of Research Findings

5.1.1. To investigate the land tenure security in Kammengo subcounty, Mpigi district.

The first study objective was to investigate the land tenure security in Kammengo subcounty, Mpigi district. The correlation results indicated that land tenure security is significantly influenced by the presence of formal documentation, community recognition, and customary norms. Possessing formal land documents strongly correlates with the freedom to transact land ($r = .456$, $p < .01$) and confidence in land rights recognition by authorities ($r = .589$, $p < .01$), suggesting that legal proof enhances both legitimacy and security. At the same time, confidence in land rights is also linked to the influence of customary norms ($r = .524$, $p < .01$) and concerns about land tenure insecurity ($r = .330$, $p < .01$), showing the continued relevance of traditional systems. Interestingly, concerns about tenure insecurity as a barrier to economic development are negatively associated with reliance on customary norms ($r = –.215$, $p < .05$) and perceived secure land access ($r = –.219$, $p < .05$), indicating that personal security can mask broader risks. Furthermore, land disputes are negatively related to trust in local authority protection ($r = –.256$, $p < .01$), pointing to governance weaknesses. Overall, the results suggest that a balanced approach integrating formal systems, community trust, and effective local governance is essential for enhancing land tenure security in the area.

5.1.2. To determine the nature and characteristics of informal land markets in Kammengo subcounty, Mpigi district.

Under objective two, the study was meant to determine the nature and characteristics of informal land markets in Kammengo subcounty, Mpigi district. The correlation results indicated that informal land transactions in Kammengo Subcounty are widely recognized as a threat to land tenure security, with the prevalence of unregistered transactions positively

correlated with perceptions that they undermine tenure confidence ($r = .266$, $p < .01$) and increase the risk of future disputes ($r = .332$, $p < .01$). The results also indicated that systemic barriers such as limited access to formal registration services drive informality, as evidenced by the correlation between support for formalization and recognition of these barriers ($r = .265$, $p < .01$). Trust in informal agreements reveals mixed sentiments positively linked to belief in weak government control over these markets ($r = .195$, $p < .05$), but negatively related to acknowledgment of their verbal and undocumented nature ($r = –.228$, $p < .05$). Moreover, concerns about exploitation and conflict are strongly tied to the view that informal markets harm land tenure security ($r = .301$, $p < .01$) and often result in disputes ($r = .216$, $p < .05$), while lack of documentation increases vulnerability ($r = –.257$, $p < .01$). Overall, the findings suggest an urgent need to strengthen formal land governance systems while addressing the accessibility and affordability gaps that push residents toward informal transactions.

5.2. Discussion of Research Findings

5.2.1. Informal Land Markets and Land Tenure Security.

The study findings reveal that informal land markets significantly undermine land tenure security. A key observation is that the prevalence of unregistered land transactions correlates positively with negative perceptions of land security ($r = .266$, $p < .01$) and the likelihood of future disputes ($r = .332$, $p < .01$). This suggests that while informal transactions may offer convenience, they come with long-term risks that compromise landholders' confidence and legal standing. The data further show that informal markets are not purely a matter of preference; systemic barriers such as high costs, bureaucratic inefficiencies, and limited access to formal registration services force residents to rely on these alternatives. This is supported by the significant correlation between support for formalization and recognition of access-related challenges ($r = .265$, $p < .01$).

Moreover, trust in informal agreements reflects a deeper governance issue. While some residents believe in the reliability of these arrangements ($r = .195$, $p < .05$), they also acknowledge their limitations, particularly the risks posed by verbal-only agreements ($r = –.228$, $p < .05$). Informal transactions are seen to increase exploitation and confusion due to lack of transparency and documentation, with exploitation risk negatively correlated with the existence of undocumented agreements ($r = –.257$, $p < .01$). Additionally, the belief that informal markets harm tenure security ($r = .301$, $p < .01$) and increase disputes ($r = .216$, $p <$

.05) reinforces the view that informality breeds insecurity. Overall, these findings underscore the need for reforms that make formal land systems more accessible, responsive, and inclusive, while addressing the regulatory vacuum that allows informal land markets to thrive.

CHAPTER SIX

CONCLUSIONS AND RECOMMENDATIONS

6.0. Introduction

This chapter presents the summary on the relationship between informal Land markets and Land Tenure Security basing on the findings from the study. The data were analyzed inform of tables which were used to test the relationship between the independent variable (Informal Land Markets) and the dependent variable (Land Tenure Security).

6.1. Conclusions

From the above summary of findings, the following conclusions were made. The study conclusions were put across based on the relationship between informal Land markets and Land Tenure Security. These are detailed as follows;

6.1.1. Informal Land markets and Land Tenure Security.

The study findings revealed that informal land markets in Kammengo Subcounty pose a significant challenge to land tenure security. The widespread practice of unregistered land transactions is associated with increased risks of disputes and undermines the overall perception of secure land ownership. The positive correlation between the prevalence of informal transactions and the belief that they contribute to tenure insecurity ($r = .266$, $p < .01$) and future ownership conflicts ($r = .332$, $p < .01$) highlights the vulnerability of relying on undocumented or verbally agreed deals.

Furthermore, the study revealed that the persistence of informal land markets is largely driven by systemic barriers such as high costs and limited access to formal land registration services. This is evidenced by the significant correlation between support for formalization and recognition of access-related challenges ($r = .265$, $p < .01$). The lack of government oversight in informal markets ($r = .195$, $p < .05$) and the common use of verbal agreements ($r = –.228$, $p < .05$) increase the risk of exploitation, confusion, and land conflicts. Therefore, to enhance land tenure security, there is a critical need for the government and local authorities to make formal land registration services more accessible, affordable, and transparent, while addressing the regulatory gaps that allow informal markets to persist.

6.2. Recommendations

Basing on the findings of the study, the researcher found it wise and useful to make a few recommendations which are deemed important to guide the readers and policy makers as they use this research work and in order that Kammengo Sub County may use them to improve on informal Land Markets and Land Tenure Security.

Based on the study's conclusions, several important recommendations are directed to the various stakeholders involved in land governance in Kammengo Subcounty. Firstly, the government, particularly the Ministry of Lands, Housing and Urban Development, should prioritize the decentralization and simplification of land registration services. The current processes are seen as inaccessible and costly, leading many residents to rely on informal land transactions. Establishing local land offices or deploying mobile land registration units within the subcounty can ease access to formal services. Additionally, the government should consider subsidizing or waiving land registration fees for first-time landowners, especially those from low-income backgrounds. Such incentives would encourage the shift from informal to formal land transactions. Public sensitization campaigns are also essential to raise awareness about the benefits of formal land documentation and the long-term risks associated with verbal or undocumented agreements. Moreover, enforcement of existing land policies must be strengthened to ensure that all land transfers are legally documented and registered.

At the local level, subcounty authorities and local councils (LCs) play a critical role in mediating and validating land transactions. These leaders should be equipped with training and resources to help them perform their roles more effectively, particularly in overseeing land dealings and preventing fraudulent or informal transfers. Local governments should also consider forming land mediation committees composed of respected community members, local leaders, and land officials. These committees can help resolve disputes amicably and promote community awareness on proper land transaction procedures. By monitoring land markets and identifying areas where informal dealings are prevalent, local authorities can implement targeted interventions to promote formal registration.

Traditional and cultural institutions also have a significant role to play in land governance in Kammengo. Since customary practices continue to influence land ownership and use, clan leaders and elders should be encouraged to collaborate with formal authorities to document and formalize customary land rights. This would bridge the gap between traditional norms and statutory land systems. Furthermore, these leaders can help mediate land disputes in culturally

accepted ways while also advising disputants to follow up with formal registration to secure their rights in the long term.

Civil society organizations and non-governmental organizations (NGOs) are well-positioned to support land rights education and advocacy in the community. These organizations should conduct outreach programs that educate residents on the dangers of informal land transactions and guide them on how to formalize their ownership. Legal aid services and technical support for vulnerable groups such as women, the elderly, and the poor can help ensure inclusive access to land rights. NGOs should also engage in policy advocacy, pushing for land laws and regulations that reflect the realities of rural communities and integrate both formal and customary systems to protect the land rights of all.

Community members themselves must take greater initiative in protecting their land rights. Residents should be encouraged to avoid verbal-only agreements and instead prioritize written and witnessed land transactions. They should also seek to formalize existing ownership where possible and participate in local meetings and education sessions to stay informed about land rights and procedures. In doing so, community members will help build a culture of accountability and reduce the vulnerabilities associated with informal land markets, contributing to long-term land tenure security in Kammengo Subcounty.

6.3. Suggested Areas for further research

This study examined the effect of informal Land Markets and Land Tenure Security and conclusions have been drawn. The following are the areas that further research should focus on as suggested by the researcher;

Based on the findings and limitations of this study, several areas are recommended for further research to deepen understanding of land tenure security and informal land markets in Kammengo Subcounty and similar contexts.

Firstly, future research should explore the gender dynamics in land ownership and access within informal and formal systems. Understanding how women and marginalized groups are affected by informal land markets and tenure insecurity can help design more inclusive policies and interventions.

Secondly, there is a need to investigate the effectiveness of current land dispute resolution mechanisms, both formal and informal. Research could assess how customary mediation, local councils, and formal courts handle land conflicts and whether these methods lead to lasting resolutions or perpetuate uncertainty.

Thirdly, further studies could focus on the economic impact of land tenure insecurity on household development, investment decisions, and agricultural productivity. Quantitative assessments in this area would offer evidence on how security of tenure influences long-term economic outcomes for rural communities.

Additionally, a comparative study between Kammengo Subcounty and other sub counties with different land tenure systems could be valuable in identifying best practices and contextual factors that influence land governance outcomes.

Finally, more research is needed on policy implementation gaps specifically, how national land policies are translated (or fail to be translated) into action at the local level. Such studies could inform strategies for improving coordination between central government agencies and local authorities to enhance land tenure security for all residents.

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APPENDIX I : QUESTIONNAIRE

Dear respondent,

I am a student studying a Master's in Land Management at Makerere University. The purpose of this study is to examine the relationship between informal land markets and land tenure security in Kammengo, Mpigi District. You are part of our selected sample of respondents whose views we seek on the above-mentioned matter. I would therefore appreciate it if you could answer a few questions. It will take approximately a few minutes of your time to fill in the questionnaire. I guarantee you complete anonymity and there are no correct or incorrect responses. Please answer the questions as accurately as possible. For each statement, tick the response which best describes your experience or perception. Mark one answer for each statement and attempt to answer all questions.

Thank you very much.

MULINDWA JUDE TADEO

Section A: General Information (Bio-Data)

Instruction: Please tick [√] the option that best describes you

1. Gender

a) Male ☐ b) Female ☐

2. Age

a) Less than 20 years ☐ b) 21-30 years ☐

c) 31-40 years ☐ d) 41-50 years ☐

e) More than 50 years ☐

Section B:

Objective 2: To investigate the land tenure security in Kammengo Sub County, Mpigi District.

The following questions are about the first objective 1: To investigate the land tenure security in Kammengo Sub County, Mpigi District. Please indicate your opinion by circling the appropriate number using the scale below:

1	**2**	**3**	**4**	**5**
Strongly disagree	Disagree	Not sure	Agree	Strongly agree

#	**To investigate the land tenure security in Kammengo Sub County, Mpigi District.**	**5**	**4**	**3**	**2**	**1**
LTS1	I possess formal documentation (e.g., title deed) confirming my legal ownership or rights to use my land.					
LTS2	I have the freedom to sell, lease, or bequeath my land without facing legal or social obstacles.					
LTS3	I feel confident that my land rights are recognized and respected by the local community and authorities.					
LTS4	Customary practices and local norms play a significant role in governing land ownership and use in my community.					
LTS5	There have been disputes or conflicts over land boundaries or ownership in my area within the past five years.					
LTS6	I am concerned that land tenure insecurity is a barrier to long-term economic development in my community.					
LTS7	My access to land is secure, and I do not fear losing it due to political or legal changes.					
LTS8	The process of acquiring formal land documents is straightforward and affordable in my area.					
LTS9	Land tenure insecurity is a significant issue in my community, causing people to fear losing their land.					
LTS10	Local authorities adequately protect land rights in my area and prevent illegal land grabbing.					

Section C:

Objective 1: To determine the nature and characteristics of informal land markets in Kammengo Sub County, Mpigi District.

The following questions are about objective 1: To determine the nature and characteristics of informal land markets in Kammengo Sub County, Mpigi District, please indicate your opinion by circling the appropriate number using the scale below:

1	**2**	**3**	**4**	**5**
Strongly disagree	Disagree	Not sure	Agree	Strongly agree

#	**To determine the nature and characteristics of informal land markets in Kammengo Sub County, Mpigi District.**	**5**	**4**	**3**	**2**	**1**
ILM1	Informal land transactions (without formal registration) are common in my community.					

ILM2	I trust that informal agreements are sufficient to secure my land rights without formal documentation.					
ILM3	Engaging in informal land transactions increases the risk of future disputes over land ownership.					
ILM4	The prevalence of informal land markets negatively affects the overall perception of land tenure security in my area.					
ILM5	Formalizing land transactions through official channels would enhance land tenure security in my community.					
ILM6	Informal land transactions often involve verbal agreements without written contracts.					
ILM7	People in my community prefer informal land transactions because they are quicker and cheaper than formal processes.					
ILM8	Informal land transactions are often driven by the lack of access to formal land registration services.					
ILM9	The government has little influence over informal land markets, which increases the risk of exploitation.					
ILM10	Informal land transactions are often accompanied by a lack of transparency, leading to confusion and conflict among landholders.					

THANK YOU
THE END

APPENDIX II: INTERVIEWS

Instruction: All questions are to be answered

Objective 2: To investigate land tenure security in Kammengo subcounty, Mpigi district.

Please describe the common types of land tenure systems practiced in Kammengo Sub County.

What legal documents or agreements are typically used by landowners to assert their land rights in this area?

Can you share any experiences or observations regarding disputes over land ownership or boundaries within the community?

How do community members perceive the security of their land tenure, and what factors influence these perceptions?

Are there customary practices or local norms that play a significant role in governing land tenure in Kammengo Sub County?

Objective 1: To determine the nature and characteristics of informal land markets in Kammengo subcounty, Mpigi district.

How predominant are informal land transactions (those conducted without formal registration) in Kammengo Sub County?

What are the typical processes involved in buying or selling land informally in this area?

Have there been instances where informal land transactions have led to disputes or challenges in proving land ownership?

In your opinion, how do informal land markets affect the overall perception of land tenure security among community members?

What measures, if any, do you think could improve the security of land tenure in the context of prevalent informal land transactions in Kammengo Sub County?

THE END

THANK YOU

APPENDIX III: BUDGET ESTIMATES

No.	Item Description	Unit	Unit Cost in UGX	Total Cost
1.0	**Stationery**			
1.1	Bilo pens	10 pieces	1000/=	10,000/=
1.2	Rulers	2 pieces	1000/=	2000/=
1.3	Pencils	5 pieces	1000/=	5,000/=
1.4	Printing papers	2 reams	20,000/=	40,000/=
1.5	Full scarps	2 reams	20,000/=	40,000/=
1.6	Erasers	5 pieces	1000/=	5000/=
1.7	Note books	5 pieces	2000/=	10,000/=
1.8	Spring files	10 pieces	2000/=	20,000/=
1.9	Flash disk (2gb)	1 piece	20,000/=	20,000/=
2.0	**Transport**			
2.1	Transport for researcher to the field	20 days	Average Shs.20,000/=	400,000/=
3.0	**Subsistence**			
3.1	Meals for researcher	20 days	10,000/=	200,000/=
3.2	Meals for 2 research assistants	20 days	10,000/=	400,000/=
3.3	Allowances for the 2 research assistants	20 days	20,000/=	800,000/=
3.4	Data Analysis	1	500,000	500,000
4.0	**Dissertation preparation**			
4.1	Printing services	150 pages	500/= (5 copies)	375,000/=
4.2	Spiral bidding	5 copies	3000/= (5 copies)	15,000/=
4.3	Hard bound bidding	5 copies	15,000/=	75,000/=
	Sub total			**2,717,000**
	Contingency (10% of the budget)			271,700
	Grand Total			**2,719,717.**

Source of Funding: Self sponsored

APPENDIX IV: WORK PLAN FOR THE RESEARCH PROJECT

Activity	Dec, 2025	Jan, 2025	Feb, 2025	Mar, 2025	April, 2025	May, 2025	June-2025
Synopsis/Concept Paper Writing							
Proposal Writing							
Data collection							
Data Analysis							
Report Writing							
Submission							