

**THE INFLUENCE OF LAND CONFLICTS ON SOCIO ECONOMIC DEVELOPMENT  
IN UGANDA. A CASE STUDY OF ARUA HILL DIVISION ARUA DISTRICT.**

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## DECLARATION

I **ABARU SAMIRA** do hereby declare that the information given in this dissertation is entirely my own original work and has not been submitted to any institution for any academic award.

Signed.....

Date.....30/07/2014.....


**ABARU SAMIRA**


## APPROVAL

The internship report has been submitted by ABARU SAMIRA with my approval as the university supervisor.

**UNIVERSITY SUPERVISOR**

**MR. SSEKATE JOHN MARY**

Signed.....

Date.....

## **DEDICATION**

This piece of work is dedicated to my mum Ms. Mawa Rukia and my late dad Mr. Adiga Jaffar that without you this degree would not have been mine.

## **ACKNOWLEDGEMENT**

Special thanks go to the Almighty God because all I have achieved is through him.

I acknowledge tremendous contribution of my brother Changua Adwani and sister Salam Faida for every thing they have done during my stay at campus.

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## LIST OF ABBREVIATIONS

HOD.....	Head Of Department
IDPs .....	Internally Displaced Persons
EVI.....	Extremely Vulnerable Individuals
LC.....	Local Council
KIU.....	Kampala International University
ACODE.....	Advocates Coalition for Development and Environment
NGO.....	Non Governmental Organizations
FGDs.....	Focus Group Discussions
DLBs.....	District Land Boards
DLOs.....	District Land Officers
ADR.....	Alternative Dispute Resolution
LRA.....	Lord's Resistance Army
DLTs.....	District Land Tribunals
DMC.....	Disaster Management Committee

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## **CHAPTER ONE**

### **THE PROBLEM AND ITS SCOPE**

#### **1.0 Introduction**

This chapter comprised the introduction, statement of the problem, research objectives, research questions, scope of the study and its significance.

#### **1.1 Background to the study**

The study was premised on the fact that the issue of land in return (restitution and resettlement) processes has not been adequately dealt with in the National Land Policy and various policies regarding IDP return in Northern Uganda especially in Arua district. Land is a critical element in peace building and economic reconstruction in post- conflict situations; relevant issues must be understood and given appropriate priority for stabilization. The PRDP should prioritize the protection of land rights and re-establishment of production relations on land to bridge the poverty gap, which has been widening since 2007, between war-affected areas (northern Uganda) and the rest of the country (Vandergrift, 2005).

The transition from IDP camps to original homes is progressing with varied and unpredictable changes after a minimum of 5 years to a maximum of 15 years in camps for the people of Lango and Arua sub-regions in Northern Uganda. The return in Lango region is advanced with approximately 92% of the IDP population already returned home. In Arua region the return is still very low at 5% at the time of survey. The study found that tenure security has worsened and there is an increasing number of land conflicts compared to the pre-displacement period. Study findings show that 85% of the respondents have experienced threats to tenure security to the extent that 59% feel these threats are significant. On average, the trend of occurrence of land conflicts has been steadily rising from 12.8% at the time of displacement for the respondents involved in the survey to 15.5% during displacement, and the current return or post conflict prevalence at 16.4%. The main sources of conflicts and insecurity are obscure boundary markers (34%) and (perceived) land scarcity (15%) (Castagini, 2006).

Conflicts are mostly occurring on land that was left behind upon displacement, which on return has a dispute prevalence rate of 65%; mainly occurring on inherited land accounting for 71% and land given as a gift at 17%. A number of people on return attach a higher value to land and thus

are moving to individualize what was previously perceived to be communal land while rigorously defending what had been allotted to them for access, use and sharing by the members of the community, hence disagreements and clashes. The most prevalent type of conflicts are boundary related ranking higher at 23%, having a high of 28% before displacement, decreasing to 17% during displacement and steadily rising now to 25% as return commences (at time of study)(Baiigwa,2003).

Access by large-scale commercial interests, speculators and grabbers is also causing tension in the Arua region and northern Uganda at large. Groups and individuals disenfranchised from the gains of transition from war to peace may resort to violence in order to survive, with serious impacts on the peace process. It is important to note that 95% of return has yet to occur in Arua region, which was the heart of the insurgency. Additionally, there is a high level of misgiving about Central Government's intentions towards Arua land, which has given rise to a substantial level of tension that has a high chance of erupting into violence unless immediate issues are put into considerations like strict laws (Arua District Profile Analysis, 2012).

Government's intentions are made clear for example 23% of the respondents felt that the government, the army and rich people have taken a lot of interest in their land without clearly elaborating their motives or intentions, hence remaining a looming threat to their tenure security. This is more articulated in Arua region at 48% but it is also felt in Lango at 44%. One of the main factors contributing to increased tension is a lack of information. An aggregate of 90% of the survey respondents had no knowledge on what is contained in the Land Act (the main substantive land law) and not a single district amongst those in the survey had a knowledge level of more than 15% on the contents of the Land Act (Sewankambo, 2007).

Also given the lack of clarity and transparency over Government's intentions of land there is a high level misgiving over demarcation and land registration. However, given the high level and nature of threats to indigenous customary interests as well as the leading causes of land conflicts, there is a need to undertake titling. Results show that there is a divide in the leadership regarding whether or not to move from customary tenure to more formal tenure systems to reduce on land conflicts. The understanding and appreciation of the pros and cons of titling within regions is

known; however, there is need for community ownership and acceptance of the process if it is to have its intended benefits (Anderson, 2005).

Additionally, titling needs to be pursued in a manner complimentary to customary tenure and not in a manner aimed at replacing it because customary tenure is at times better equipped to deal with issues of communal or collective land rights whose erosion in northern Uganda can lead to increased landlessness. There are also significant gender issues to contend with during the return process. Female-headed households, the child-headed households, widows, orphans and children appear to be left out of the return process. These have been classified by various civil society and humanitarian agencies as “extremely vulnerable individuals” (EVIs) who need specially tailored interventions (Castagini, 2006).

However, traditional institutions, which have legitimacy but lack legality, have been in the past important institutions of dispute resolution and protectors of tenure security. The traditional institutions though not legally sanctioned to handle land conflicts they are in most instances the courts of first instance and the LC system is strongly dependant on their structures and services. When a dispute on land occurs the Rwot Kweri or the Won Pachu intervene first; however if a dispute involves violence then the local Divisions come in since they have powers to apprehend and punish. Such institutions have also been weakened by the war and the scope of their roles has been diminishing. Thus it is from the above issues that research intended to look for possible ways of ending land conflicts to lead to social economic development (Ellis, 2003).

Land in northern Uganda is held under customary tenure. The lack of official land ownership documents is one of the reasons people fear losing their land. The government is currently issuing customary ownership certificates in parts of the region; but this is drawing mixed reactions. “It might go a long way to address the land conflicts as long as it’s properly done. It could be a mitigating measure to the land issue in the region,” said Howard Ayo, a Kitgum resident. According to Godfrey Akena, Pader District Division chairperson, “the issuance of land certificates is good but not timely hence the government has to wait with their certificates until when everything is OK and people are no longer talking about land disputes.” According to analysts, statutory and customary land laws contain ambiguities. Earlier laws, for example, gave landowners with 12 or more year’s occupancy legitimate rights over the land. During the civil

war this allowed some powerful individuals to claim legitimate rights over some communal land (Government of Uganda, 2008).

Uganda's National Land Policy, which was drafted following the setting up of a National Land Policy Working Group in 2011 to deliver a framework guiding land use in national development, provides for the setting up of a customary land registry to support the registration of land rights under customary tenure and to issue Certificates of Title of Customary Ownership, giving rights equal to freehold tenure. "when passed into law, the policy will help to address a number of questions, some of which have led to bloodshed questions of land inheritance, inconsistencies arising from colonial mistakes, women and land, minorities, land administration, compulsory acquisition, and lately the vice of land-grabbing "For a key resource like land, which is a question of life and death for many, you cannot afford to politicize it. The policy must apply to all citizens irrespective of political, religious or socio-economic background, but taking into consideration the peculiar interests of the voiceless Ugandans (Government of Uganda, 2008).

## **1.2 Problem statement**

The effects of land conflict on socio economic development have been both felt nationally and recognized that resolving land conflicts remains a major national challenge, has remained a testimony of facts. The following negative implications to Uganda's social and economic development can be deducted from the land conflict diverted the limited financial resources from investment discouraged low research base and despite national planning as statistics and projections are often wrong therefore, the researcher is interested in finding out negative implications on sustainable economic development. More so the terms of land Act are unfair which does not take into account the size of the land or the area where it is located and the procedures of following land issues are too long that the person may fail to follow it successfully. According to the land act, it takes four years to evict a defaulting person or occupant hence due to the above incidents, many people have lost their lives and property and others left refugees on their own land, therefore the researcher is interested in letting the government know that Land is most important factor in which all development activities can take place hence should be funded properly in order to solve land conflicts as soon as they arise (Harmsworth, 2009).

### **1.3 Objectives of the study**

#### **1.3.1 General objective of the study**

The general objective of the study was to establish the influence of land conflicts on socio economic development in Arua Hill Division Arua district.

#### **1.3.2 Specific objectives**

The study was specifically designed:

- i. To examine the nature of land conflicts existing in Arua hill division.
- ii. To assess the causes of land conflicts in Arua Hill Division.
- iii. To analyze how land conflicts affect the socio economic development of Arua Hill division.
- iv. To find out solutions of overcoming land issues in Arua Hill division.

### **1.4 Research questions**

- i. What is the nature of land conflicts existing in Arua hill division?
- ii. What are the causes of land conflicts in Arua Hill Division?
- iii. How do land conflicts affect the socio economic development of Arua Hill division?
- iv. What are the solutions of overcoming land issues in Arua Hill division?

### **1.5 Scope of the study**

#### **1.5.1 Geographical scope**

The geographical area of the study was Arua Hill Division found in Arua district of northern Uganda. Arua district is estimated to have a population of 174,000. The majority of this population is made up of young people and children. The main economic activities range from small-scale business enterprises to large-scale mechanized agricultural practices run mostly by rich business people, government officials and politicians. Arua district covers 4,852 km<sup>2</sup> of

land, most of which is said to be fertile, with large areas unoccupied. There is a widespread suspicion that the land has oil beneath it.

### **1.5.2 Content scope**

The study was focused on an assessment of the effects of land conflicts on socio economic development in Arua hill division of Arua district.

### **1.5.3 Time scope**

The research was carried out for a period of four months that is from March to July 2014.

## **1.6 Significance of the study**

**Local people in Arua district;** the study will be significant in such a way that it will enable them to look for solutions in case they face problems related to land conflicts.

**Local people in Arua division;** it will help them get ways of solving land related conflicts as well as finding solutions to preserve their land rights.

**Elders;** it will be beneficial in such a way that it will bring out issues inherent in land conflicts and land ownership management and sustainable economic development.

**Government;** it will help the government to look for strict laws that will guide all tenants and land lords to avoid massive killings carried out in Uganda resulting from land.

**To policy makers;** it will help them find proper ways and if need be change the constitution so that land lords do not violate rights of tenants.

**To civil society organization;** it will help them get information on how people's rights are violated and since they help in addressing people's problems, they will be helped.

**Media;** it will help them look for different ways of addressing the people to avoid land conflicts as well as alerting the international community help people in need and those whose rights have been violated.

**KIU students**, it is relevant in that it can be used for further reference in their research as well as helping them answer questions related to conflicts and land.

**To the researcher**, it will help her finish her three years course as well as becoming a reference for other researchers to carry out their research reports.



## **CHAPTER TWO**

### **LITERATURE REVIEW**

#### **2.0 Introduction**

This chapter presented a review of literature relating to the variables under investigation; it presented the literature review in accordance to the specific objectives of the study. The related literature was presented with the objectives of the study and cited to suit an assessment of the effects of land conflicts on the socio economic development of Arua District in northern Uganda.

#### **2.1 Origins of land conflicts in Arua district**

In order to understand the roots of the issue of land ownership which the district conflict raked up one has to go back into the nineteenth century. What came to be the Arua District in colonial times was then an agricultural and, in some senses, ethnic frontier. When small groups of Sisala-speaking farmers first settled in the area, is difficult to ascertain. There is agreement, however, that in many parts of the district the expansionist Dagara-speaking agriculturalists that arrived on the scene probably from the eighteenth century onwards had to come to terms with Sisala first-comers. They did so by ethnic assimilation thus becoming members of the first-comer community, the purchase of land and earth shrines from the Sisala or their forceful expulsion. In any case the Dagara transformed themselves into allodial landowners, in full control of the land and the earth shrines (Arua District Local Government, 2010).

This process of “autochthonisation” came to a halt with colonial pacification when property rights and ethnic boundaries were “frozen”. The Dagara continued to establish new settlements on Sisala land, but they were no longer given earth shrines and were thus unable to become allodial landowners. They thus had to accept the ritual over lordship of their Sisala hosts. The precise nature of rights and duties of the Dagara “settlers” or “strangers”, as the Sisala came to call them, towards their Sisala hosts, on whose land they farmed, depend on the specific circumstances of the original land grant. In some cases, bonds of friendship between the settler and his landlord make the actual burden of regular gifts very light (or even nil) and the settler’s sons can expect to inherit the land or more precisely, the rights of usufruct. In other cases, the

land owners exercise much stricter control by insisting, for instance, on their right to harvest commercial trees on a settler's farm or by allocating fallow land to other clients (Arua District Local Government, 2010).

Landlord-settler relations usually were, and continue to be, an interpersonal affair. However, they can be affected by tensions between entire chiefdoms and ethnic groups, as was the case in the recent district conflicts. This is due to the fact that the boundary between first-comers and late-comers was politicized in the colonial period. The British model of indirect rule made allodial landownership, based on first-comer status, the cornerstone in defining the "native community" that was to be governed by an indigenous chief. Only "natives" enjoyed local citizenship while "strangers" such as the Dagara on Sisala land, had no right to furnish the village chief and at the same time, the boundary between natives and settlers was defined ethnically. If a newcomer to a village happened to belong to the same ethnic group as the landowners, he was integrated into the native community while ethnic strangers continued to be regarded as non-natives even after more than a generation of residency (Anderson, 2005).

With the exception of the small urbanized state of Wa, the north-west was not organized into kingdoms or chiefdoms in the pre-colonial period. Interacting with local actors, who were themselves interested in political centralization and power, the British succeeded in transforming the political landscape. By 1907, the colonial officers had divided the Arua District into ten "native states", of which some encompassed up to thirty settlements, while others included only two or three, each native state being subject to a head chief (Arua District Profile Analysis, 2012).

## **2.2 Nature of Land Conflicts**

The presence of agriculture and non-rural land use in the one location can often generate conflict due to their potential incompatibility. Agriculture can affect adjoining small rural lots which are used essentially for residential purposes. Similarly, the presence of small rural lots creates an adverse influence on the continued operation of the agricultural enterprise. The issue of rural-urban conflict can arise when there is no separation between incompatible uses, let alone the misunderstanding which may exist about the purpose and character of a district. Land use

conflicts may arise in such situations through noise, odour, farm chemicals, light, visual amenity, dogs, stock damage and weed infestation, lack of understanding and lack of communication to name just a few (Vandergrift, 2005).

When considering these conflict issues it is important to remember that agriculture is a dynamic activity utilizing a range of practices and equipment commonly unfamiliar to non-rural people. The notion of a rural lifestyle is engendered by an association with the pleasant character of the landscape rather than the potentially offensive noises, odours operations which are the reality in the agricultural areas of a rural Shire. Increasing competition for the available land tends to intensify the agricultural practices at a particular site thereby increasing the potential for conflict with non-rural residents.

It is such a picture which characterizes rural areas and specifically the metropolitan fringe. Much of the agriculture is intensive by nature given the typically small property size in preferred agricultural areas. Market gardening, turf farming and poultry production are important along with horses, cattle grazing, dairying and orcharding (Sewankambo, 2005).

There are a large number of rural small holdings offering rural residential living or hobby farming scattered throughout the rural areas of fringe shire's and other parts of Rural Australia. Many are "concessional lots" which are generally 2 hectare allotments which have been excised from the larger adjacent holding with no thought of the implications of this on the future conflict that will occur. Given their historical connection with the adjacent farm and the commonly polarized nature of their respective use, the potential for conflict is great. There is also a significant proportion of lot sizes up to 10 ha that are used predominantly for rural residential use. The intensive nature of the agricultural enterprise may exacerbate the magnitude of the unfavorable reaction by non-rural residents. Yet the farmer may only be carrying out activities, which for the purposes of making an agricultural living are perfectly reasonable and legitimate. It is therefore important to make allowances when assessing the magnitude and nature of the conflict (Baiigwa, 2003).

The resolution of this conflict in use, attitude and perception of the rural zone is difficult to reach because of its complexity. It will not be easy especially since each "player" (farmer and rural-resident) possesses such contrary expectations about the use of their land. Neither lives in a vacuum, they live within a community which interacts, they have the opportunity to exercise their rights and responsibilities as well as the ability to influence future decisions about their local area. It must be remembered that people need to eat. The resources to provide this food and fibre are not unlimited and the longevity of the resources depends upon the sustainable use. Similarly, people have a right to live, but in a manner which does not compromise the existing, and possibly necessary, use of the land, whilst remembering that they have certain obligations as responsible community members (Deininger, 2009).

Certainly education at all levels is fundamental to the resolution of the conflict over land use. The dissemination of information on where, why and what is agriculture, combined with growing awareness of the scarcity of sustainable land resources will enable all residents to make more informed decisions about the desirability of one land use compared to another in a particular location.

There is a need to separate incompatible land uses whilst recognizing the efficiencies which can be achieved through the integration of many of these land uses. This may be achieved, for example, through physical separation or a simple vegetative buffer designed to screen one land use from another. Land use zoning can also be used. Such practical strategies require potentially conflicting land uses to acknowledge their impact and then design their operations to account for this impact. A community approach utilizing physical solutions, planning strategies and a long term vision for the land use of the shire will enable sustainable coexistence of agriculture and non-rural land use (Castagini, 2006).

Local Government can play a further role in the overall education process. Many Councils place a special notation on all Section 149 Certificates (these are required to be part of a contract to sell land and stipulate the zoning and other planning issues associated with a parcel of land) so as all future purchases of rural land, especially rural residential purchasers, are advised of the

surrounding agricultural uses and thereby the potential for conflict. This can be combined with media releases and other methods of disseminating the agricultural message to inform this diverse audience such as articles in Council newsletters and the Annual Report. Other government departments can also assist. Agriculture for example, produces farmer publications (Agfacts, Producer Newsletters) that can aid in educating the public. Departmental extension staff provides advice on sustainable land management practices.

### **2.3 Causes of land conflicts in Uganda**

Land conflicts have escalated in at least 30 districts in Uganda unless urgent measures are taken to resolve them, experts have warned. A ‘time bomb in waiting’ is how the NGO Advocates Coalition for Development and Environment (ACODE) calls the looming land crisis as a result of population pressure and lack of proper land policies.

The conflicts include border disputes with neighbouring countries, inter-district border disputes, wrangles between landlords and tenants, and tenants resisting acquisition of land by investors. The disputes over international boundaries include Migingo Island in Lake Victoria pitting Uganda against Kenya, a 9 km stretch in Yumbe between Uganda and Sudan, the Katuna border area with Rwanda and the Mutukula border area with Tanzania (Government of Uganda, 2008).

Disagreements with the Democratic Republic of Congo involve Rukwanzi Island in Lake Albert, Semliki, Medigo area in Pakwach and Vurra border area in Arua. The disputes over Migingo Island and Rukwanzi Island have already led to violence. In August 2007, Congolese soldiers killed a Ugandan-based British oil worker accusing him of illegally crossing the border. Already a hybrid in land administration is emerging with a combination of local Divisions and Area land Committees whose mandates are supposed to be distinct in legal terms but are experiencing a fusion on ground when it comes to implementation or practical aspects. It is also important to note that natural resources and arable land play a key role in daily livelihood strategies, and typically form the basis of rural economies. The protection of property rights and re-establishment of production relations on land was important for bridging the poverty gap,

between war-affected areas (northern Uganda) and the rest of the country which has been widening since 2007 (Minton, 2007).

Between cultural leaders who feel they are the custodians of land in Arua region and political leaders who feel the legal mandate to mediate such land matters lies with them. Evidence shows a divide in the leadership on how to carry forward the tenure. Extremely vulnerable individuals (EVIs) include the sickly, the elderly, the disabled, widows, orphans, female headed households and child headed families.

Due to change in land use from agricultural to settlement sites, there has been loss in productivity of the land (despite camp removal or return of IDPs land won't be productive for the next approximately 15 to 20 years). Land lost to placement of public utilities and infrastructure such as toilets, boreholes, schools and mechanized water pumps. First the issues of who owns such facilities that are placed on their land, given the fact that IDPs are now returning or have returned. In Arua District a peculiar case has unfolded where the land owner sued the LC 3 for placing a water facility on his land (to service a return camp or relocation site) on grounds of trespass and was awarded 3.5 million Uganda shilling compensation by the Magistrates Court. Local Governments are worried about the precedent such a ruling has set (Jacoby, 2007).

Occupation effects are not limited to the camp land only but the land surrounding the camps up to approximately 3 Kilometers radius was intensively farmed by the IDPs and its fertility and productivity is considerable reduced now (However, FGDs with IDP returnees and those still in decongestion sites, clarified that land access for agricultural use or food production around camps was on rental basis, detailed in land transactions section of this report).

Landlords where army detaches and camps were located claim that they are entitled to compensation on grounds of; Illegal occupation of their land in breach of their land rights as owners Destruction of their land with construction of protective ditches around their lands. Destruction of Housing, Farms and Produce that came with army occupation of land. Felling of tree resources for firewood and charcoal by the army (items were being ferried to Kampala for sale) in other instances the army cultivated private land that they occupied (Land Roffella 2012).

In Arua district, returnees from internally displaced people's camps are locked in land disputes over boundaries as original land marks have disappeared and the elders who knew them have died. In parts of Ankole and Bunyoro, royals who hold large chunks of land are embroiled in conflicts with people who have occupied their land for decades. In Kasese, three indigenous tribes are fighting over a small portion of land that was not taken over by the Government for game parks or forest reserves (Arua District Profile Analysis, 2012).

Claims and counter-claims by politicians are threatening to inflame the conflict and could result into generalized violence," the report says. The situation in Kibale, which has seen bloody disputes in recent past, is far more complex than any other region and dates back to colonial days. The colonial government gave part of the Kibale land to chiefs in Buganda Kingdom. When the so-called lost counties were given back to Bunyoro kingdom after independence, the Baganda landlords fled with the land titles. As a result, the occupants on about 70% of Mailo land in the area have no security of ownership.

In addition, the Government has over the decades resettled different groups of people in the area. Immigrants now comprise 50% of the district's population, up from 10% five decades ago. A rift between the indigenous Banyoro and the immigrants has become apparent in 2000s and has continued to grow. Bulisa district is another trouble spot where oil prospects are just the latest catalyst to a looming land war. According to the area MP, Birahwa Mukutale, the British colonial government took 80% of the land in Bulisa and Bugungu to gazette it as Murchison Falls National Park and Budongo Forest reserve (Klawe Deinger, 2012).

The remaining 20% was then zoned into grazing land near the lake and land for cultivation near the park. This land has been communally owned and used for over 60 years. "Unfortunately, in 2004, Bulisa was invaded by nomadic herdsmen who do not respect the zoning. As a result, there are daily conflicts between cultivators and herdsmen. In addition, the herdsmen claim they individually hold land titles for about 40 sq miles in Bulisa. But the indigenous residents refute these claims, arguing that all this land is communally owned (Madanda, 2002).

Mapping the land conflict areas and noting the unique drivers of conflict in each area should be the first step to avert war, according to Onesmus Mugenyi, the executive director of ACODE. It should be done on a regular basis so as to help plan interventions.” The government is also in the process of buying land from absentee landlords to help insecure tenants acquire land titles. The government has so far bought over 76 hectares of land with money from the Land Fund.”

The Bulisa MP believes that systematic demarcation of land would also be part of the answer. The Government is currently carrying out pilot projects in the districts of Iganga, Ntungamo, Kibale and Mabale. The World Bank is set to fund the project in another 28 parishes countrywide. In this exercise, all land was surveyed and land owners were able to secure their tenure by registration and acquisition of land titles. The high population growth rate, which goes hand in hand with climate change, is another area that needs to be addressed, according to the Africa Peer Review (Stover, 2007).

#### **2.4 Challenges to land conflict resolvers in northern Uganda**

Poor financial capacity; many communities fail to assimilate to resettle or have not joined in the exodus back home and forced to hang on in the IDP camps. They lack the financial and human capacity to rebuild their shelter and livelihood in the place of origin, given that the social safety nets that would have held them are either weakened or broken.

Statutory and traditional dispute resolution institutions and land administration institutions lack adequate capacity for category and containment of disputes and conflict that are escalating on return of IDPs. The context is such that statutory dispute resolution mechanisms under the Land Act cap 227 are currently lacking or are not in place and years of displacement have substantially eroded the authority and outreach of traditional dispute resolution mechanisms (The land Acts 2008).

In addition, clarity on intent and meaning of customary law and rights is distorted resulting in abuse of the system within family and clans. The statutory decentralized land administration structures (under the Land Act) i.e. DLBs, DLOs, Area Committees and Recorders (at sub-county level) would be sufficient to handle land services delivery in a post-conflict situation but almost the entire infrastructure is not on the ground. The state of records in land offices was



found to be very poor, with incomplete information and in some instances, the districts were unable to produce records because they were not in existence or there were administrative wrangles.

Traditional institutions, which have legitimacy but lack legality, have been in the past important institutions of dispute resolution and protectors of tenure security. The traditional institutions though not legally sanctioned to handle land disputes they are in most instances the courts of first instance and the LC system is strongly dependant on their structures and services. When a dispute on land occurs the Rwot Kweri or the Won Pachu intervene first; however if a dispute involves violence then the local Divisions come in since they have powers to apprehend and punish. However, these institutions have also been weakened by the war and the scope of their roles has been diminishing (Deininger, 2006).

On return from displacement, family and clan involvement in dispute resolution declines further to 23%, as LC1 courts gain role in dispute resolution to 21% and LC2 begins to function according to statutory mandate as the court of first instance with regard to land disputes. These traditional institutions are important given the centrality of customary tenure in Northern Uganda. There is an institutional and policy gap that has increased tenure insecurity for the majority of people in Arua and Lango regions and increased marginalization of vulnerable groups. One of the main issues to contend with is customary tenure; it needs to be harnessed in order to increase tenure security.

The Land Tribunals are currently dysfunctional and even when they are established in all the districts; they will not have the capacity to handle all disputes efficiently. Customary and community-based mechanisms for conflict resolution are very relevant especially Alternative Dispute Resolution (ADR) approaches such as mediation; conciliation and arbitration need to be considered. These mechanisms can offer effective and acceptable means of managing many kinds of land conflicts and disputes (Arua District Profile Analysis, 2012).

Population growth; Uganda's population growth rate is third highest in the world. The average Ugandan woman gives birth to seven children in her lifetime. By 2050, Uganda's population is expected to reach 120 million, three-fold the current population. "This is a serious challenge that

affects the growth levels in Uganda”, says the 2009 Peer Review report. “It is strongly recommended that Uganda considers adopting and implementing a national population policy as a key element in its poverty reduction strategy.” As most of the land conflicts are in highly populated areas, a population policy might also be a key element in averting an escalation of land wars in Uganda (Wetland Sector strategic plan 2001).

Still, national policy does not cover the issue of compensation and concerns over compensation mechanisms are on the rise. The biggest challenge is likely to arise from submitting and processing of claims and applications for resettlement which need to be accessible to people. People throughout affected areas should be able to easily submit their claims. Forms and information on the process should be in local languages, and should be prepared in consideration of the literacy levels of the population. If any fees are to be demanded for the process, the fees should be affordable to the people (Ellis, 2003).

A lack of sustainable mechanisms for conflict resolution, the continued arming of communities with bows and arrows and increased unemployment are leading to discontent and hindering the effectiveness of recovery processes in the area. This is being made worse by large expenditures on the resolution of land-related disputes, which could otherwise be spent on community services. If these issues are left unresolved, they have the potential to trigger violence, costing lives and wasting precious resources.

## **2.5 Solutions to the challenges of land conflicts**

Addressing the issues above requires a concerted effort to support Arua district local government and the affected communities to resolve conflicts in a manner that promotes peace among the various actors, by taking into account existing conflict issues in the planning and implementation of recovery programmes. As a way forward, Safer world and Arua district local government have developed a conflict sensitivity plan of action meant to address specific capacity issues, while at the same time advocating for the peaceful resolution of identified conflicts. Pertinent areas of work agreed include a technical review of the district development plan for conflict sensitivity, conflict resolution guidance to the local government, and conflict sensitivity capacity building to Local Division 5 members.

Customary tenure should be codified so that can be used for legal precedent in case of litigation; customary tenure has its own capacity to evolve that was enable it to move onto registration and therefore certification and registration should not be pushed on the local populace; the legal processes and procedures for registration and certification need urgent reform as they are at risk of being used by individuals for land grabbing; and lastly, original jurisdiction for dispute resolution and land administration over customary tenure should rest with traditional institutions (clans) and to the extent possible these institutions need to be integrated into the statutory land administration system. Thus, customary and statutory institutions need to be realigned and strengthened in order to provide better dispute resolution mechanisms and tenure security given the centrality of customary tenure to stability and tenure security (Harmsworth, 2009).

Socially legitimate informal institutions (clans) have to be identified and supported as they can manage a number of post-conflict land disputes. In places, where the traditional institutions are still operational, it is pertinent that they are institutionalized and regularized in a manner similar to the statutory ones and harmonized for acceptability.

Enforcement mechanisms need to be put in place to ensure that judgments/settlements are implemented. Simple disputes can be resolved through the LC Court system. Since LC1 are effectively engaging in disputes resolution other than LC2, which is the legally recognized court of first instances, the law needs to be amended to reflect the reality on ground, although moving such courts to LC1 is an enormous cost (Government of Uganda, 2008).

Land clashes within and among communities in the area are thought to be mainly perpetrated by unemployed youths. These young people are vulnerable and easily manipulated, and they include a significant number who were abducted, forcefully made to participate in the LRA's armed rebellion and missed opportunities which could have raised their living standards. The frustration among youths, who constitute the majority of residents in the district, is evidenced by their participation in land-related clashes, which are further aggravated by alcohol abuse. These issues need to be addressed in order to avert the possibility of young people being used to destabilize the area. Participants suggested that the rise in youth-led violence requires an intervention that will make youths understand the need for peaceful resolution of conflicts, involve them in viable economic activities, and empower them to lead productive lives.

Complicated cases that require adjudication should be referred to the District Land Tribunal. If DLTs are revived, their location needs to be returned to the Ministry of Lands, where the concept of land justice is considered a priority rather than judicial service. The rules of procedure that are currently based on civil procedure amended and the concept of circuiting needs to be done away with or scaled down (to least 2 districts in a circuit).

Claims processing unit should be established at Parish level (Parish Development Committee) and ensure that they meet the administrative requirements before submitting them for decision. Claims for compensation and applications for resettlement should be verified at the parish level by the Parish Development Committee and the Traditional institutions on land (clans) and sent to the Disaster Management Committee (DMC) at the district level. The District Land Office should have the mandate of assessing compensation, and the DLB should assist the DMC in matters of resettlement. Legal aid units should inform people of procedures and assist them to complete forms. The other issue for compensation is that in post-conflict environments there are many instances of competing claims and specific guidelines must be created to address this scenario (Jacoby and Minton, 2007).

A more secure land tenure system should be created in northern Uganda, complementing customary tenure. With unclear land rights among former IDPs a major source of tension, the Arua land-grabbing report further recommends that “the two parallel legal and judicial systems [customary and state land administration] dealing with land issues in northern Uganda should be harmonized to avoid unresolved contradictions.”

There is a large information gap on not only rights under current law but also Government intentions towards land in Northern Uganda which have given rise to a new host of tensions. Programmes should be implemented to keep the public informed of the development of policies, strategies and actions. Early public information and education campaigns about land-related issues can help to clarify issues and correct false assumptions. Information should also be given to advice people how to protect their land rights, and on the rules and procedures for restitution, compensation, resettlement and formalization of rights. A wide range of messages need to be created for different audiences and using different media and for and different actors. Additionally, there is need for information campaigns on the pros and cons of registration and

titling so that they are not viewed as mechanisms for land grabbing (Klawe Deinger Land Roffella, 2012).

Giving rise to a substantial level of tension that has a high chance of erupting into violence unless matters are clarified, the situation is further fuelled by politics driven by feelings and emotions that have shaped and defined the articulation between Government and Arua people's views over land and natural resources tenure. It is felt that the government, the army and rich people have taken a lot of interest in land without clearly elaborating their motives or intentions, this is not helped by the fact that Government, especially the Executive is openly and vigorously backing the pursuit of land by investors for large-scale commercial interests, an opportunity that speculators and grabbers are manipulating for individual gains and benefits (Government of Uganda 2008).

Facilitation of extremely vulnerable individuals to manage their own return process and re-establish their livelihoods was a must for conclusive return of IDPs. The potential for loss of secondary or derived rights which is the main form of land access and ownership for such groups poses the challenges on how to ensure the rights of vulnerable groups such as widows, children Persons Living with HIV/AIDS and Persons with Disability. EVI's required separate processes for the allocation of land. The challenge is to find land that is available for their resettlement. On return from displacement, to the extent possible and where feasible a blend needs to be allowed to emerge, on dispute resolution producing a system that embraces the traditional clan system, accords statutory powers and functions of modern institutions such as Local Divisions or Area Land Committees. This not only recognizes the new changes brought by war but also the fact that the erstwhile clan bonds and traditional land authority systems may be mal-functional or dysfunctional, despite the fact that it may still have measurable influence in relation to socio-cultural functions, though not as an authority system over land resource use (Castagini, 2006).

## **CHAPTER THREE**

### **RESEARCH METHODOLOGY**

#### **3.0 Introduction**

This Chapter dealt with the research design, Area of study, Sample size and Study population, Data collection methods, Data collection instruments, Validity of instruments Data processing and analysis and then Limitations of the study.

#### **3.1 Research design**

Research design refers to the art of planning procedures for conducting research studies so as to get the most valid findings, for liable findings the researcher used both quantitative and qualitative methods of data collection where qualitative approach analyzed data using explanations and quantitative data was collected, presented and analysis was made in **frequency Tables and Percentages as described in details below;**

##### **Qualitative approach**

This approach involved the researcher bringing out several methods such as focus group discussions, Key informant interviews and observations. This focused on the descriptive aspects of the study and it was used because it helped the researcher to expose information and availability of respondents.

##### **Quantitative approach**

This approach was based on numerical figures and conclusions were based on the frequencies of each category such as personal interviews and questionnaire responses. This generated data in a numerically form in order to provide accurate information and statistical data for easy interpretation and was important because it makes interpretation easier through the use of tables.

#### **3.2 Area of study**

The study was carried out from Arua hill division found in Arua Municipality with specific focus on establishing the effect of land conflict on socio economic development in Arua Hill Division in Arua District. The study was focused on 60 local respondents and 50 key informant respondents who were obtained from the study area.

### 3.3 Sample selection

Sample selection of 110 respondents was measured where 30 were community leaders, 20 opinion leaders and 55 local people from Arua district who were obtained by simple random selection and five key informant respondents by purposive sampling and the selection depended on Age, Location and other social attributes such as leadership, experience and the period of stay in the division. **As shown in the table below;**

Category	Target population	Sample size
Elders	300	30
Religious leaders	110	11
Local leaders	50	5
Local people	540	54
<b>Total</b>	<b>1000</b>	<b>100</b>

#### Primary data 2014

**Thus from the table below, the following sample was selected;**

Elders were 30 as representatives in Arua hill division, religious leaders from were 11 representatives, 5 represented local leaders and 54 local people respectively.

### 3.4 Data collection methods

With an authority letter from the Head of Department for Development studies that service as an introduction to various respondents, the researcher proceeded to the field to carry out research. Data collection was from two main sources; primary and secondary. Secondary sources included relevant documents and reports. Primary sources collected data from selected respondents. Primary data was gathered using the following instruments:

### **3.5 Data collection instruments**

#### **3.5.1 Key Informant interview**

In a total of 50, Key informants were considered for the interview through self administered questionnaires. They were specifically opinion leaders or elders, division officials and some municipal officials.

#### **3.5.2 Interview**

This was used to collect data from illiterate and some key informants and some community respondents in order to make the study investigative for both parties involved.

#### **3.5.2 The questionnaire**

The semi-structured questionnaire was the main instrument of the study to be administered to the selected groups of people. The researcher used this method because of its ability to gather information from respondents within a short time as supported by Gupta (2000). Moreover, respondents were given time to consult records to ensure that sensitive questions are truthfully answered (Bukehya 2008:12-30).

#### **3.5.3 Document review**

Various related literature was reviewed and from which very important related literature was obtained.

### **3.6 Validity of questionnaires**

The validity of questionnaire was established by expert judgment method proposed by Gay (2006). Different groups of experts in the field of research in addition to my supervisor were contacted to judge the materials. The researcher adjusted the instrument according to the expert's recommendation.

### **3.7 Data processing**

Data was collected by use of questionnaire; entered into the computer, edited, sorted and coded to minimize errors. Then it was grouped into tables. The collected data was analyzed, interpreted and discussed.



### **3.8 Data analysis**

**The data analysis tools below were used;**

#### **3.8.1 Editing**

Here the researcher eliminated errors and omissions met during use of tools for data collection to create uniformity of the data collected.

#### **3.8.2 Coding**

The researcher gave out categories to every answer to get hold of essential answers from which specified data was generated as it was shown in the next chapter.

#### **3.8.3 Tabulation**

The researcher involved representing the category in the table to obtain the contrast and the most extreme data from the study.

### **3.9 Research procedure**

The data obtained was arranged and processed using statistical methods as stated above and it was presented in Frequency Tables for the variables which was quantifiable. Descriptive information was summarized in simple and clear English. After data analysis and processing, the researcher proceeded to produce a research report about the findings of the study.

### **3.10 Limitations of the study**

- a) Poor infrastructure in Arua district hindered access to information.
- b) The financial constraints hindered the work of carrying out research especially for type setting, photocopying of questionnaires and financing transport to the field for data collection.
- c) Language barrier arose in trying to interpret questions for people who did not know English.
- d) Time limited the researcher in carrying out research as well as attending to lectures and other internal issues.

## CHAPTER FOUR

### PRESENTATION, ANALYSIS, INTERPRETATION AND DISCUSSION OF THE FINDINGS

#### 4.0 Introduction

This chapter presents the findings of the study. The findings presented and discussed in this chapter include; sex of respondents, marital status and the education background then results presented in questionnaires are also presented. The verification of the research objectives was guided by the conditions that described the data. A lay out of respondents is shown in the table 4:1 below according to the number of respondents.

*Table 4:1: Shows the total number of questionnaires responded to by people in Arua Hill Division*

Category	Frequency	Percentages (%)
Administration	40	36.4
Local people	70	63.6
<b>Total</b>	<b>110</b>	<b>100</b>

*Source: Primary data, 2014*

Table 4:1 shows that 70 out of 110 respondents representing 63.6% of the questionnaires submitted to Local people in Arua Hill Division were answered and 40 out of 110 respondents representing 36.4% given to Administration in Arua Hill Division were retrieved. The implication of the findings is that the questionnaires given to all the different groups of respondents were positively responded to that is to say all the questions were answered well, were explained and were easy to code and also to display in the matrix making it easy for the researcher to analyze the data.

#### 4.1 Background information of respondents

Since sampling was random the respondents had differences in terms of the background. This includes different age groups, education level, marital status and sex.

##### 4.1.1 Sex of the respondents

Since the sampling was done randomly, both male and female were interviewed. Table 4:2 indicates that 63.6% of the respondents were female while 36.4% of the respondents were male.

*Table 4:2: Shows the sex of respondents*

Category	Frequency	Percentages (%)
Male	40	36.4
Female	70	63.6
<b>Total</b>	<b>110</b>	<b>100</b>

*Source: Primary data, 2014*

This is also shown in the pie chart below;

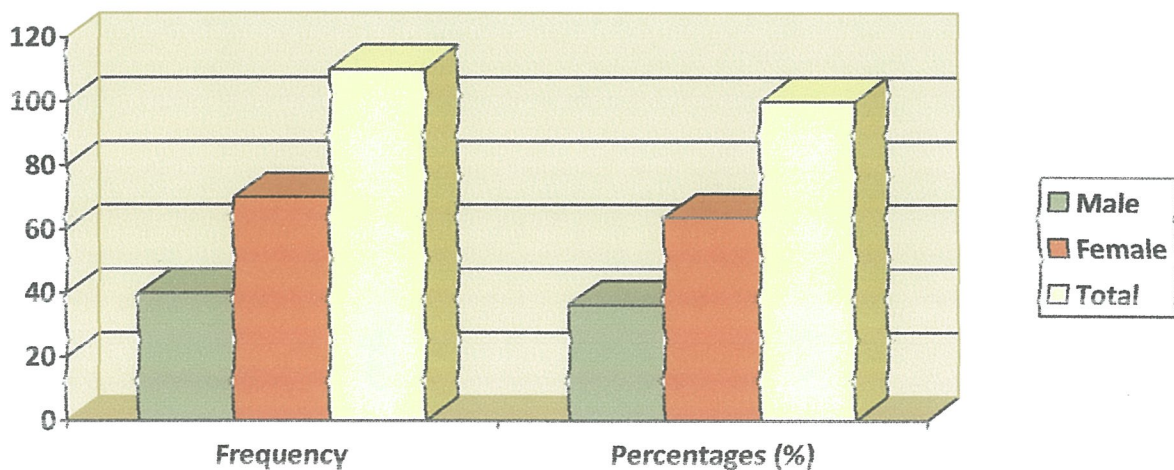


Table 4:2 indicates that, 70 out of the 110 respondents were female representing 63.6% while 40 out of 110 respondents were male representing 36.4% of the respondents. Thus this indicates that

female respondents were more than male due to the fact that they are economically affected from the arising land conflicts and due to the fact that men are ever busy they do not get enough time to look at such issues unless when it is on his own land.

#### 4.1.2 Marital status of the respondents

Table 4:3. Shows the distribution in as far as the marital status is concerned.

*Table 4:3: Shows the marital status of the respondents*

Category	Frequency	Percentages (%)
Married	28	25.5
Divorced	20	18.1
Engaged	30	27.4
Single	32	29.0
<b>Total</b>	<b>110</b>	<b>100</b>

*Source: Primary data, 2014*

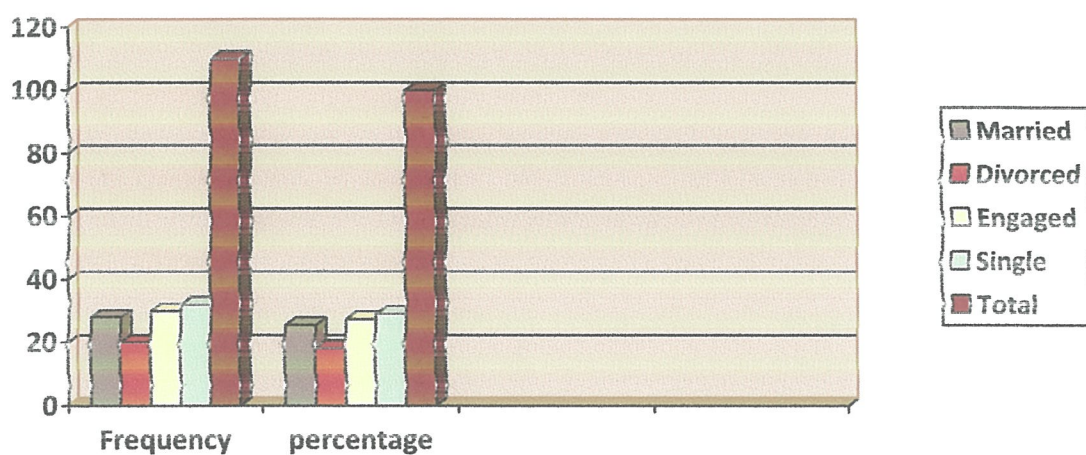


Table 4:3 indicates that 28 out of the 110 respondents representing 25.5% were married yet 20 out of the 110 respondents representing 18.1% were divorced, 30 out of the 110 respondents representing 27.4% were engaged and 32 out of the 110 respondents representing 29.0% were single as shown in the Pie chart below;

#### 4.1.3 Age of the respondents

*Table 4:4: Shows the age ranges of respondents in Arua hill division*

Category	Frequency	Percentages (%)
14-18	10	9.0
18-30	50	45.4
30-40	20	18.1
40 and above	30	27.5
<b>Total</b>	<b>110</b>	<b>100</b>

*Source: Primary data, 2014*

Table 4:4 indicates that 10 out of 110 respondents representing 9% were aged between 14-18 years, 50 out of 110 respondents representing 45.4% were between 18-30 years yet 20 out of 110 respondents representing 18.1% were aged 30-40 and 30 out of 110 respondents representing 27.5% were aged 40 years and above. This accounts for more than half of the population of respondents.

#### 4.1.4 Level of education of the respondents

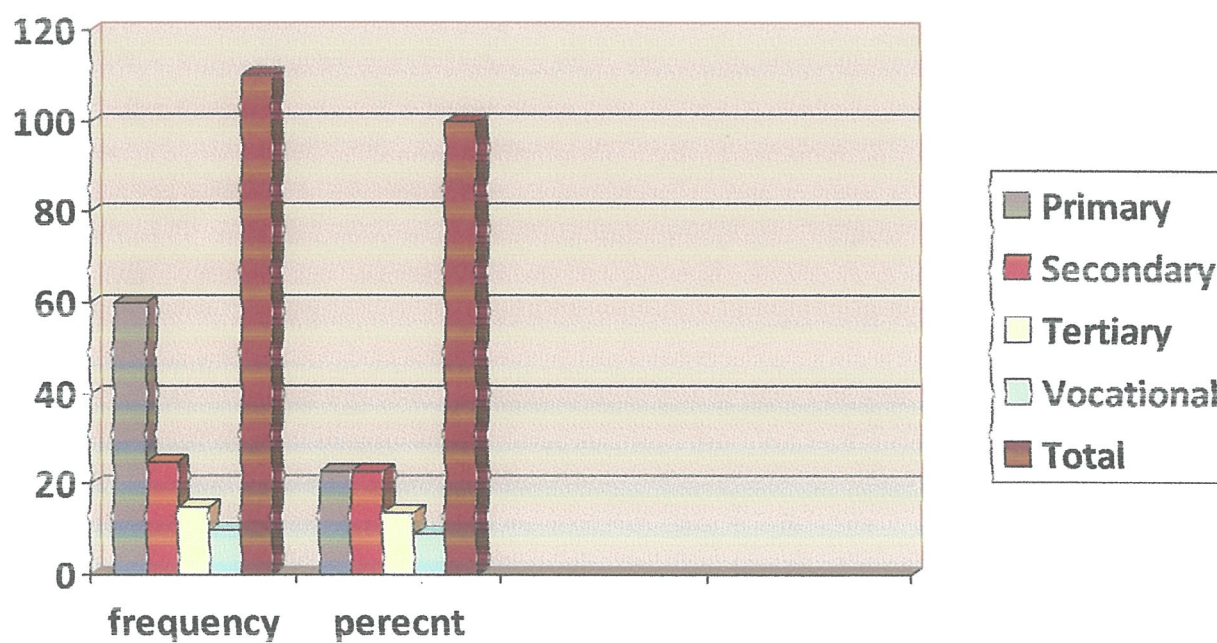
With the use of the questionnaire the researcher collected data on the level of education of the respondents. After analyzing age ranges of respondents in Arua Hill Division, it was evident that the influences of land conflicts on social economic development are found in rural areas where people are poor compared to those in urban areas who can pay for court officials as well as affording land titles to become land lords.

*Table 4:5: Shows the levels of education of respondents*

Category	Frequency	Percentages (%)
Primary	60	54.5
Secondary	25	22.8
Tertiary	15	13.7
Vocational	10	9.0
<b>Total</b>	<b>110</b>	<b>100</b>

*Source: Primary data, 2014*

The level of education of respondents is shown in the pie chart below;





From Table 4:5, 60 out of the 110 respondents representing 54.5% completed primary level, 25 out of the 110 respondents representing 22.8% completed secondary yet 15 out of the 110 respondents representing 13.7% completed tertiary institutions and 10 out of 110 respondents representing 9.0% finished with vocational certificates. This indicated that the largest percentage of respondents had low education levels due to the fact that most people who participated in the study are poor to get requirements of not only private owned schools but also those few asked by government schools like lunch fee, books and to make matters worse some government schools are far from people who can not get access to transport systems hence end up forcing their children to cattle rearing and grazing.

#### *4.1.5 Duration of stay in Arua Hill Division by respondents*

*Table 4:6: Shows the duration stayed in Arua Hill Division by respondents*

Category	Frequency	Percentages (%)
10years and above	70	63.6
7years	20	18.5
5years	15	16.4
Less than 5years	5	4.5
<b>Total</b>	<b>110</b>	<b>100</b>

*Source: Primary Data, 2014*

Table 4:6 shows that 70 out of the 110 respondents representing 63.6% had stayed in Arua Hill Division for more than 10 years, 20 out of the 110 respondents representing 18.5% had stayed in the district for 7years yet 15out of the 110 respondents representing 16.4% had stayed their for 5years and 5 out of the 110 respondents representing 4.5% had stayed their for less than 5 years.

## 4.2 Results from the questionnaires submitted to respondents in Arua Hill Division on the nature of conflicts existing in their area

It should be noted that this study was guided by five research objectives that is to say the effects of land conflicts on socio economic development, the nature of land conflicts existing in Arua hill division, the number of cases of land conflicts, ways in which land conflicts affect the socio economic development and the solutions of overcoming land issues in Arua Hill division?

### 4.2.1 The Influence of land conflicts on socio economic development of Arua Hill Division

The general objective of the study sought to analyze the effects of land conflicts on socio economic development of Arua Hill Division. In order to get answers to ascertain the research objective, the researcher inquired from the respondents and their perception on a number of issues. These issues included whether respondents understand the meaning of land conflicts, types of land conflicts existing in Arua Hill division, the extent at which people are aware of the availability of land conflicts in their region and whether they get support from the government on the issues regarding land conflicts. Descriptive statistics of the study were also analyzed and indicated results for example, the researcher was interested in investigating how people in Arua Hill develop are socially and economically affected by land conflicts, thus on that research objective the following results are presented in Table 4:7.

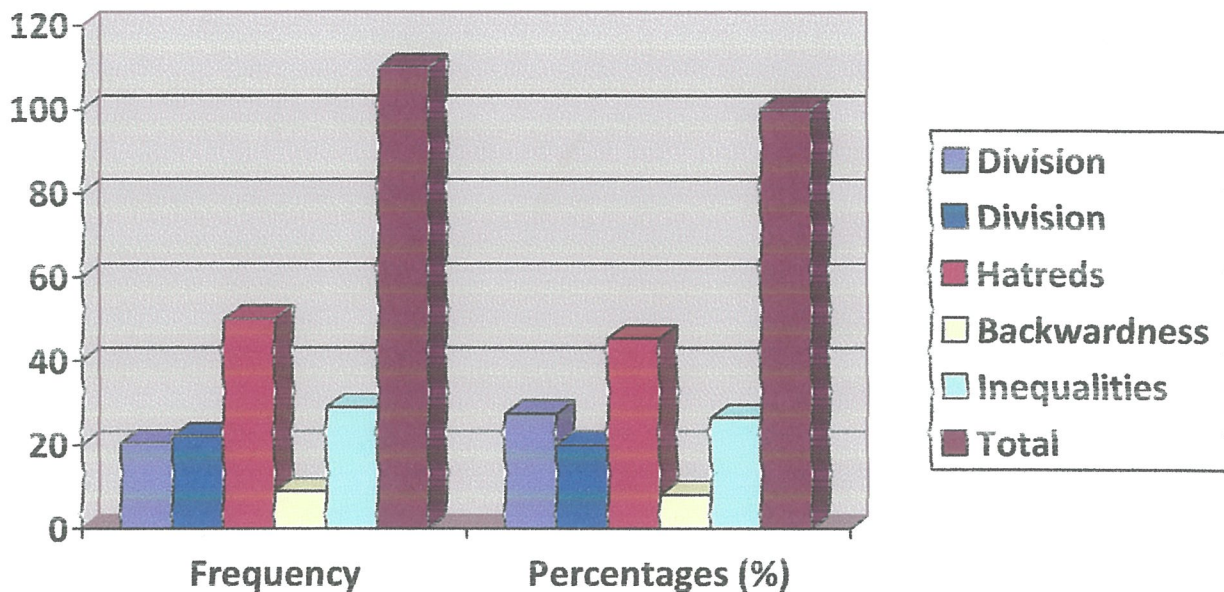
*Table 4:7: Shows the Influence of land conflicts on Arua Hill Division*

Category	Frequency	Percentages (%)
Division	22	20
Hatreds	50	45.4
Backwardness	9	8.1
Inequalities	29	26.5
Total	110	100

*Source: Primary Data 2014*



This is well shown in the pie chart below;



#### 4.2.1 Health services

Basing on the study findings, 22 out of the 110 respondents representing 20% argued that conflicts have led to division among people of Arua division especially land lords and tenants.

#### 4.2.2 Hatreds

From Table 4:7 on the study the influence of land conflicts on Arua Hill division, 50 out of 110 respondents representing 45.4% argued that land conflicts have increased hatreds among people internally and externally. By those I mean family members have separated due to conflicts and people from different families are also in quarrels with each other.

#### 4.2.3 Backwardness

Study findings also showed that 9 out of the 110 respondents representing 8.1% argued that land conflict have left Arua Hill division backward in comparison to other regions which have no such conflicts.

#### 4.2.4 Inequalities

Basing on the study findings, 29 out of 110 respondents representing 26.5% argued that land conflicts have also led to increased inequalities for instance land grabbers get more wealth out of grabbing others land and those who are left without become poorer and asylum seekers on their own land.

The researcher also solicited information on the extent at which people are aware of the availability land conflicts and the results are presented in table 4:8 below;

*Table 4:8 showing whether respondents had knowledge on land conflicts*

Category	Frequency	Percentage (%)
Agree	50	45.4%
Somehow	33	30
Disagree	27	24.6%
Total	110	100

*Source: Primary Data, 2014*

According to the findings of the respondents in Table 4:8, it could be observed that 50 out of the 110 respondents representing 45.4% had knowledge about the existing land conflicts in the area. 33 out of the 110 respondents representing 30% stated that they somehow because of the little education they had attained from government aided schools and at last asked for more explanation in regards to land conflicts. However, 27 out of 110 respondents representing 24.6% had no idea since it was their first time to hear about conflicts and that their property is safe where they have never heard of land grabbers. Thus after analyzing the above issues, the results from the research carried out on the third objective of the study were reached at as presented in Table 4:9 below;

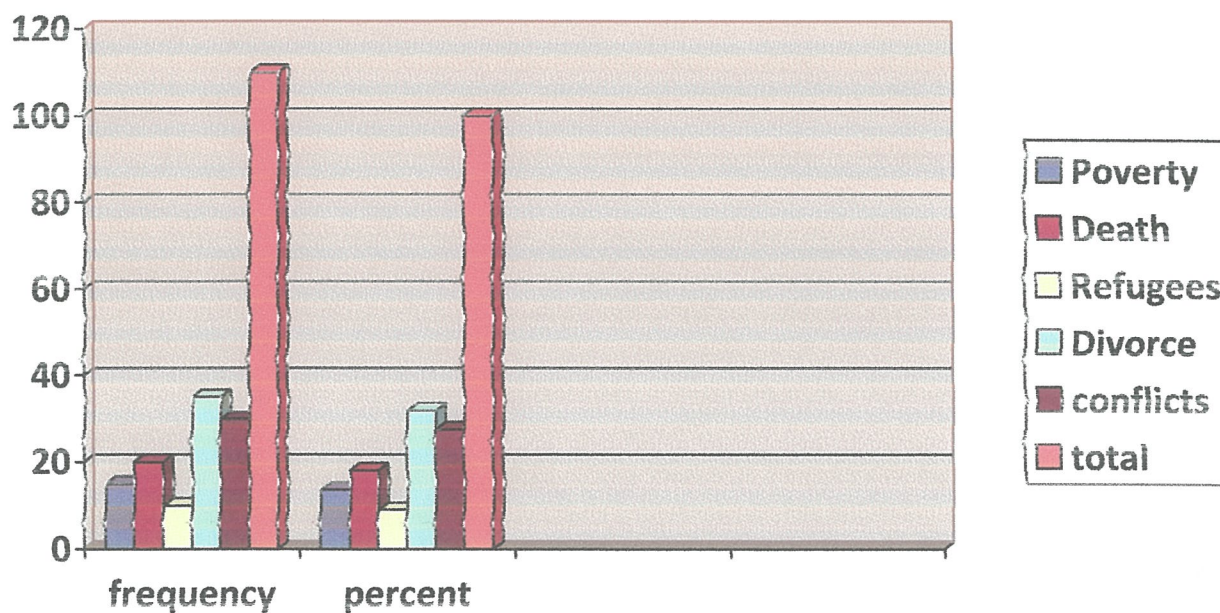
### 4.3 ways in which conflicts affect socio economic development

**Table 4:9: Shows ways in which conflicts affect the socio economic development of Arua Hill division**

Category	Frequency	Percentages (%)
Poverty	15	13.6
Death	20	18.1
Refugees	10	9.0
Divorce	35	31.8
Persistent conflicts	30	27.5
<b>Total</b>	<b>110</b>	<b>100</b>

*Source; Primary Data 2014*

As shown in the pie chart below;



#### *4.3.1 Poverty*

Basing on the study findings, 15 out of 110 respondents representing 13.6% of the categories showed that conflicts have affected people in terms of finance and most of them have sold off even the remaining land to pay for court cases and court officials.

#### *4.3.2 Death*

Basing on the study findings, 20 out of 110 respondents representing 18.1% of the categories showed that land conflicts have left many people dead and others seriously injured that is the conflicting parties.

#### *4.3.3 Refugees*

Still on the research findings, 10 out of 110 respondents representing 9.0% of the category showed that in Arua Hill Division many people have been left refugees (asylum seekers) on their own land, that is to say land grabbers have chased them away from their land.

#### *4.3.4 Divorce*

Basing on the research findings, 35 out of 110 respondents representing 31.8% argued that land conflicts have increased divorce in such a way that most of them leave each other after failing to get where to stay and this is more so on the side of women who look for other men to marry.

#### *4.3.5 Persistent conflicts*

30 out of 110 respondents representing 27.5% argued that land conflicts have again increased persistent conflicts which have caused many economic problems.

#### 4.4 Ways in which government institutions have settled land conflicts in Arua Hill Division

It should be noted that many government institutions like the ministry of defense, ministry of land and Uganda police force are presented in Table 4:10.

*Table 4:10; Ways in which government institutions have settled land conflicts in Arua Hill Division*

Category	Frequency	Percentage (%)
Peace and stability	30	27.5
Taking issues to court	32	29.0
Community education	10	9.0
Recruitment and training people	28	25.5
Keeping nearer to local people	10	9.0
<b>Total</b>	<b>110</b>	<b>100</b>

*Source; Primary Data 2014*

From Table 4:10 above, 30 out of 110 respondents representing 27.5% argued that government institutions have led to peace and stability. Yet 32 out of 110 respondents representing 29.0% of the category argued that have helped people to take land issue to court like the mister for land Aida Nantaba has resolved many land issues in the North and helped many people get back their property.

Still 10 out of 110 respondents representing 9.0% argued that government institutions like the Uganda police has helped to educate the public bayous the dangers that come out of land conflicts and many of them have been resolved.

Besides that 28 out of 110 respondents representing 25.5% argued that the Uganda police force has also recruited people in the army to reduce on conflicts that result from people being unemployed.

Lastly 10 out of 110 respondents representing 9.0% argued that, government organizations have kept themselves near to local people which has helped them to solve conflicts related issues more especially those of land.

#### 4.5 Solutions to overcome land issues in Arua Hill division

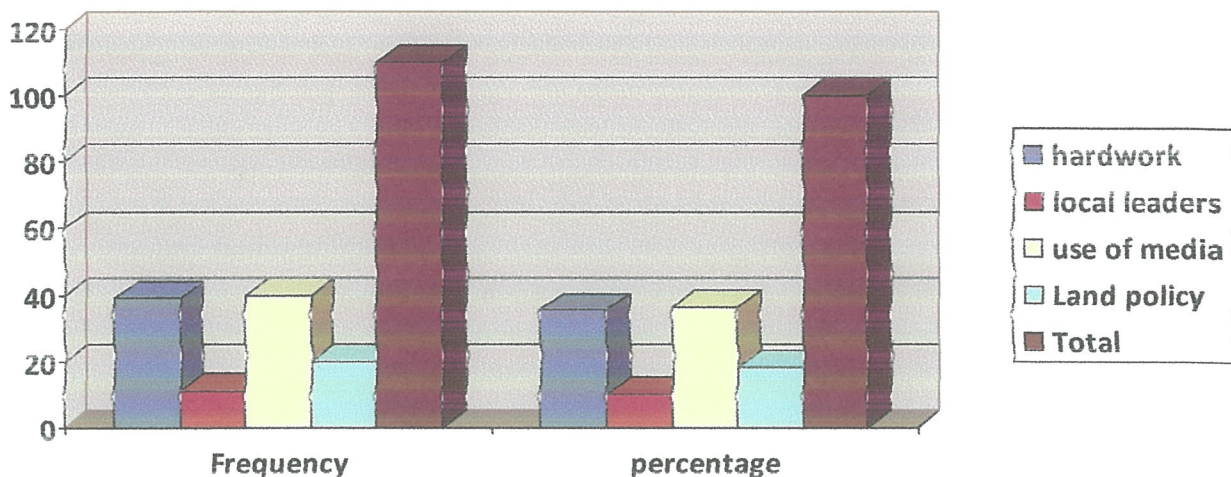
Due to the fact that the general research objective of the study sought to investigate on the influence of land conflict on Arua Hill Division, it was evident that the researcher had to analyze solutions to overcome negative effects from land conflicts and the results are presented in Table 4:11

**Table 4:11 Shows solutions to overcome land issues**

Category	Frequency	Percentages (%)
Encourage people to work hard	39	35.4
Use of local leaders	11	10
Emphasis on use of media	40	36.3
Land policy	20	18.3
<b>Total</b>	<b>110</b>	<b>100</b>

*Source: Primary Data, 2014*





#### ***4.5.1 Encourage people to work hard***

From Table 4:11 above, the findings from the research indicated that 39 out of 110 respondents representing 35.4% argued that people should be encouraged to work hard instead of desiring to sell off their parents' properties and this should especially apply to the youth.

#### ***4.5.2 Use of local leaders***

11 out of 110 respondents representing 10% argued that local leaders being so close to local people should be used as informants to encourage people not to sale their property as well as connecting tenants to land lords.

#### ***4.5.3 Emphasis on use of media***

From the research findings, 40 out of 110 respondents representing 36.3% argued that to resolve land conflicts, emphasis should be put on use of the most accessible media by people in Arua Hill division to teach them on ways of solving land conflicts.

#### ***4.5.5 Land policy***

20 out of 110 respondents representing 18.3% said that the arms of government should respond immediately to issues resulting from land so that they avoid the results which leave many people dead.

## **CHAPTER FIVE**

### **SUMMARY OF THE FINDINGS, CONCLUSIONS AND RECOMMENDATIONS**

#### **5.0 Introduction**

This chapter presents the summary of findings from the research carried out in Arua Hill Division, conclusions and recommendations for the influence of land conflicts on socio economic development in Arua Hill Division Arua district.

#### **5.1 Summary of the findings**

The summary of findings is done in accordance to the objectives of the study as seen below;

##### **5.1.1 Influence of land conflicts on socio economic development in Arua Hill Division Arua district**

From the same study, Divisions, hatreds, backwardness and insecurity have all been caused by land conflicts in Arua Hill Division.

##### **5.1.2 Ways in which conflicts affect the socio economic development of Arua Hill division**

Due to the fact that land conflicts have negatively influenced people in changing their characters and behavior in society, such things have affected them in the following ways;

They have left many people poor for instance most of them due to settlement of court due have been left without any money to afford most especially basic needs in their lives

Land conflicts have left many people dead and others seriously injured that is the conflicting parties. Refugees have also increased due to persistent land conflicts and this is because many people leave their land and reside to conflict free places.

Divorce has also increased in that many people separate after illegally selling property without consent of one party. It has not only increased divorce and other factors but also led to permanent conflicts in that although courts resolve conflicts many people remain with their heart tempers on each other and most of them have been found dead due to such persistent conflicts.



### **5.1.3 Solutions of overcoming land issues in Arua hill division**

However these have so far been accounted for by government institutions which have strongly intervened in land conflicts in ways like taking issues to court(for judgment), arresting land grabbers, counselling to people who loose their property, putting strict laws regarding management and control of land, recruitment and training of people on ways of overcoming conflicts as well as officials keeping themselves nearer to local people for instance media has in several ways shown Minister for lands Aidah Nantaba intervening in land conflicts in many areas.

From the research findings, it has been found that government officials have strongly changed people's characters towards land conflicts.

Like the above issue immediate solutions were seen as the only means of overcoming land conflicts in Arua Hill Division and the results shown that encouraging people to work hard, use of local leaders to sensitize people and use of the most pressing media that people in Arua Hill division mostly listen to and strict land policy were seen as the only means of overcoming land conflicts.

## **5.2 Conclusions**

**The research concludes as follows;**

The research concludes that to resolve land conflicts in Arua Hill division Arua district of northern Uganda should be organized in ways like; people should be given contacts in case of any conflict to reduce on the would be effects that harm people, government should pass the land bill to protect tenants from distortion by land lords as well as keeping officials like the police and ministry informed in case of conflicts in the region.

### **5.3 Recommendations**

**The recommendations were made in accordance to summary of findings and conclusions as seen below;**

#### **5.3.1 Local people**

Recommendations go to local people in Arua Hill division to forget about the challenges they have got due to land conflicts and they should strive to work hard as well as praying to God for life since life is every thing where by they can get more wealth than the one they had before.

#### **5.3.2 Arms of government**

If land conflicts by arms of government like the judiciary are to be resolved, Judges must strive to embark on servicing people instead of looking for money so as to protect people's property and life. They should also strive to overcome challenges like opposition from local people as well as showing fairness and equality in their judgments instead of looking for money only.

#### **5.3.3 Government**

Government should be supportive and protective of people's property and lives as it is the leading agency of the state and this should be seen in its protective and strict policies put on land grabbers and all people putting harm to others.

To extend development activities among people in rural areas, government can embark on encouraging the local community to work with local leaders as well as supporting all government related activities that are put to reduce land conflicts.

Lastly the government should set favorable policies, laws and regulatory frame works to fight against corruption which has been found as one of the hindrances to social economic development in Arua Hill Division.

#### **5.3.4 Local people in Arua district**

Lastly local people in Arua district are recommended to reduce on hatreds they have with each other and strive to work hard for the betterment of their area.

### **5.3.5 International community**

The international community should strive to help people in need especially those affected by the war.

### **5.3.6 Researcher**

The researcher is recommended to get more solutions related to land conflicts and if need arise do the same topic in her post graduate award.

### **5.3.7 KIU community**

It is recommended that development studies students get more topics related to conflicts in northern Uganda so that more ideas regarding peace and reconciliation in the region are got.

## **5.4 Suggestions for further research;**

Further researchers must place emphasis on the following issues while carrying out research:

- i) The role played by central government in solving land issues in Arua Hill Division.
- ii) Contributions of community leaders in land issues in Arua Hill division.
- iii) Ways in which peace and stability leads to socio economic development of Arua Hill Division

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**APPENDIX**  
**QUESTIONNAIRE**

**Dear Respondent;**

I am **Abaru Samira** a student of Kampala International University offering a bachelors degree in Development studies. I am required to carry out an academic research on the influence of land conflicts on socio economic development of Arua Hill Division in Arua District of northern Uganda. The purpose of the research is to partially fulfill the requirements for the award of a Bachelors degree of Development studies of Kampala International University.

The questions asked will be kept with confidentiality and respect to the general privacy of all individuals who will trust me with their information.

**SECTION A: BIODATA OF RESPONDENTS**

1. Name of the respondent.....

2. Sex of the respondent

a. Male ☐                      b. Female ☐

3. Age bracket

a. 18 – 25 years ☐  
b. 26 – 35 years ☐  
c. 36 – 45 years ☐  
d. 46 – 55 years ☐

4. Level of education

a. Bachelors degree ☐  
b. Secondary Level ☐  
c. Primary level ☐  
d. Not educated ☐

5. No. of people in a family

a. Less than 5 ☐

b. 5 ☐

c. 5 – 10 ☐

d. 10 and above ☐

6. Marital Status of Respondents

Single ☐

Widow ☐

Married ☐

Widower ☐

Divorced ☐

7. Level of Employment

Employed ☐

Self-employed ☐

Unemployed ☐

Casual laborer ☐

**SECTION B: GENERAL INFORMATION**

Do you understand the meaning of the term land conflict as a social problem?

.....  
.....

What are the causes of land conflicts in Arua Hill division?

.....  
.....

What are the effects of land conflicts on Ugandan socio status especially people in Arua district?

.....  
.....

How can the problem of land conflict be overcome?

.....  
.....

What is your perception about land conflicts in Arua Hill division?

.....  
.....

Have you ever faced a conflict related to land grabbing?

Yes ☐ No ☐

How was it and how did it come to an end?

.....

.....

In your opinion what do you think should intervene first in response to land conflicts?

.....

.....

Do you think media has done any endeavour in reducing land conflicts in society?

Yes ☐ No ☐

If yes, which medium have you ever listened/watched/read in regards to sensitizations on land conflicts?

.....

.....

Do you think land conflicts have an influence on the socio economic development of Arua Hill division?

.....

.....

What do you think should be done to reduce land conflicts in Uganda?

.....

.....

**Thank you for your co-operation**



## **SECTION B**

### **Interview guide for local people**

What is your perception about land conflicts?

In your opinion as local people, what do you think are the causes of land conflicts in society?

Can you sight some of the ways through which land is grabbed?

Do you think the government has done any endeavour in reducing land related conflicts?

If yes, which ways has it passed through to reduce land conflicts?

What do you think should be the solution to land conflicts in Uganda?

Do you have any recommendation to the government to reduce land conflicts in Uganda?

## **SECTION C**

### **Interview guide for opinion leaders**

What do you think would be the best definition of conflicts related to land?

What is the general cause of land conflicts in Uganda?

What is the influence of land conflicts on social economic development of Arua Hill Division?

What is the nature of land conflicts that your area has so far encountered?

Discuss the number of cases are in regards to land conflicts that you have so far encountered?

What can be done to overcome land conflicts in Uganda?

What recommendations do you give to government in regards to security of both individuals and their property?

## **SECTION D**

### **Interview guide for government officials**

What do you think are the major causes of land conflicts?

What are the effects of land conflicts on socio well being of affected areas in Uganda?

How do land conflicts affect security in Uganda?

According to your research, who are the most affected sex groups in land conflicts?

If women what effects do land conflicts pose on to them?

How can you advise the government to reduce on the incident of land grabbing to reduce land related conflicts?



