



*Presented at the FIG Working Week 2025,
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ADOPTING THE PROPERTY TRANSACTIONS REGISTER
TO IMPROVE TRANSPARENCY AND ACCOUNTABILITY IN
UGANDA'S PROPERTY MARKET.

Lessons from Sweden

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What is the mandate of the Chief Government Valuer's Office?

“To provide timely and reliable valuation services to Government”

Under this mandate, the office of the CGV amongst others is charged with supporting land reforms by providing timely and reliable land values for reforms and redistribution especially in the valuations for addressing historical land injustices.

PROPERTY VALUATION IN UGANDA

Revenue Generation



- Stamp Duty
- Capital Gains Tax
- Probate
- Premium
- Ground Rent
- Conversion
- Property Tax (Rating)
- Assets Disposal
- Rental for Gov't Property

Land Acquisition



SGR *Reliable Connectivity*





THE REPUBLIC OF UGANDA

**MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT
KASAMBYA SUB-COUNTY, MUBENDE DISTRICT**

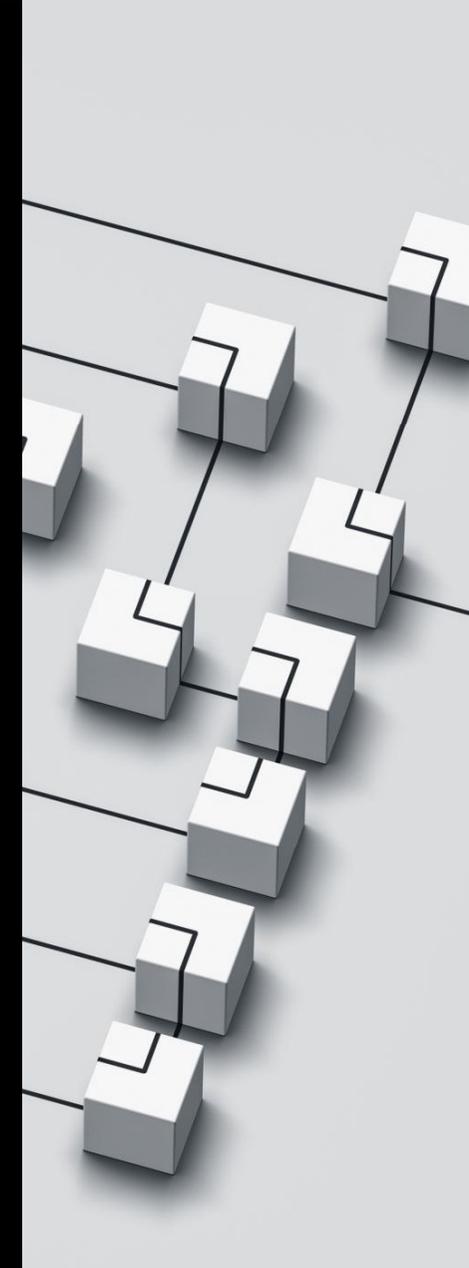
PROPERTY TRANSACTIONS REGISTER



PROPERTY TRANSACTIONS REGISTER

This Property Transactions Register (PTR) is a centralized database that records and maintains information about property transactions for a specific region. The register contains detailed records of property/land details, owners, location, land use, details of transaction and any other related transactions.

The register will be under the custody of the Local Council I representative who will cooperate with the traditional chiefs in recording data and freely accessed by the community. The data collected will be frequently monitored by the Ministry of Lands, Housing and Urban Development in line with their mandate to ensure a rational, sustainable and effective use and management of land. The community is encouraged to give the right information in a bid to reduce fraudulent property transaction



Challenges:

- ❖ Unique land tenure featuring multiple interests in the same parcel of land
- ❖ Funding and resources compared to the scope of work

TRANSPARENT AND ACCESSIBLE VALUATION DATA FOR ALL

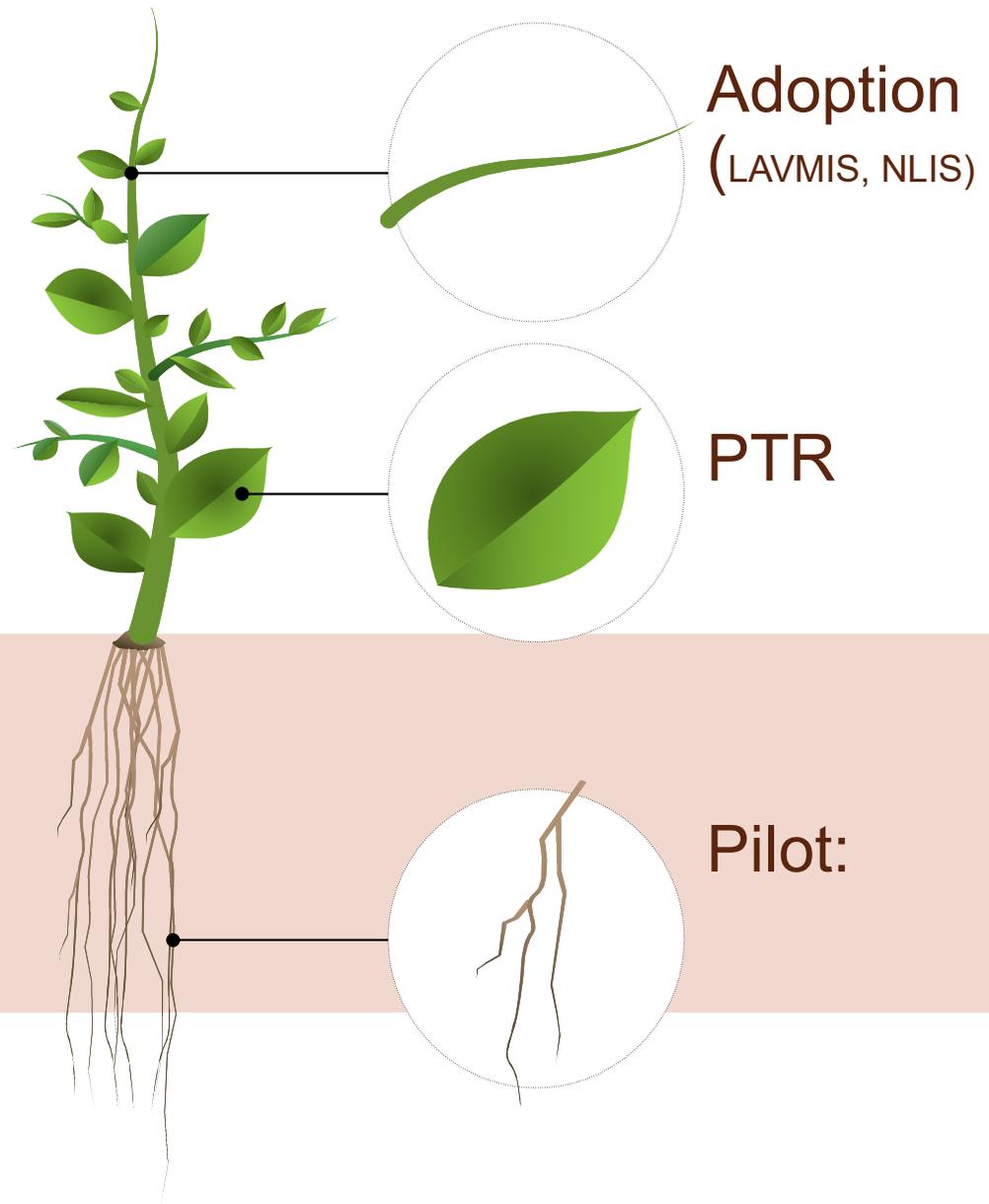
- ❖ Enhance transparency, reduce land conflicts and provide accessible valuation data.
- ❖ The three key outputs: a property transaction register, pilot data bank, and a village map.
- ❖ GIS data
- ❖ A PTR hardcopy booklet and
- ❖ Pilot data bank in form of a:

[Web Page](#)

[Mobile App](#)



UGANDA'S PROPERTY MARKET



TRANSPARENT AND ACCESIBLE VALUATION
DATA FOR ALL



THE REPUBLIC OF UGANDA
MINISTRY OF LANDS, HOUSING AND URBAN DEVELOPMENT
KASAMBYA SUB-COUNTY, MUBENDE DISTRICT
PROPERTY TRANSACTIONS REGISTER

Date:/...../.....

Serial No:

LOCATION OF LAND		
Subcounty/Division	Ward/Parish	Zone/Cell/Village

LAND DETAILS						
Tenure/Interest	County/Block No.	Plot No.	Land Size (Ha, Acres, Sqft, Sqm)	GPS Coordinates	Land Use	Description of Developments on land (Built-up Area, construction, condition and service)
					<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Institutional <input type="checkbox"/> Agricultural <input type="checkbox"/> Mixed Use <input type="checkbox"/> Forestry <input type="checkbox"/> Vacant	

PARTIES									
Vendor/Seller/From					Purchaser/Buyer/To				
Name	Gender	NIN	Marital Status	Signature	Name	Gender	NIN	Marital Status	Signature

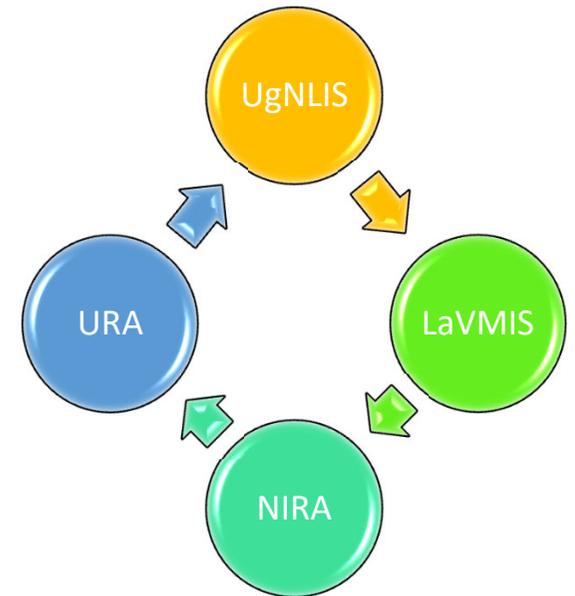
DETAILS OF TRANSACTION		
Date of transaction	Sale price (UGX)	Remarks

Signatures:		
<i>LC 1 Chair Person</i>	<i>Traditional Chiefs</i>	<i>Other</i>

Land size: Hectares, Acres, Square metres, Square miles, Square feet

Services: Electricity, Water, Roads, Telecommunication and Security

Local Council Property Register System Integration

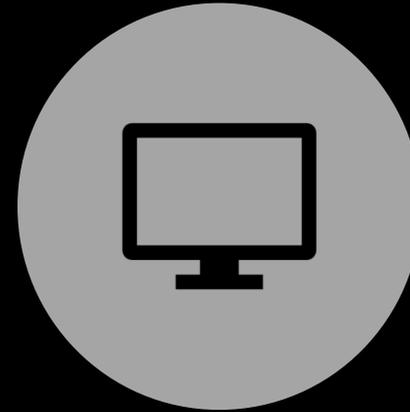


PROPERTY TRANSACTIONS REGISTER

Key Components



MOBILE MODULE



WEB MODULE