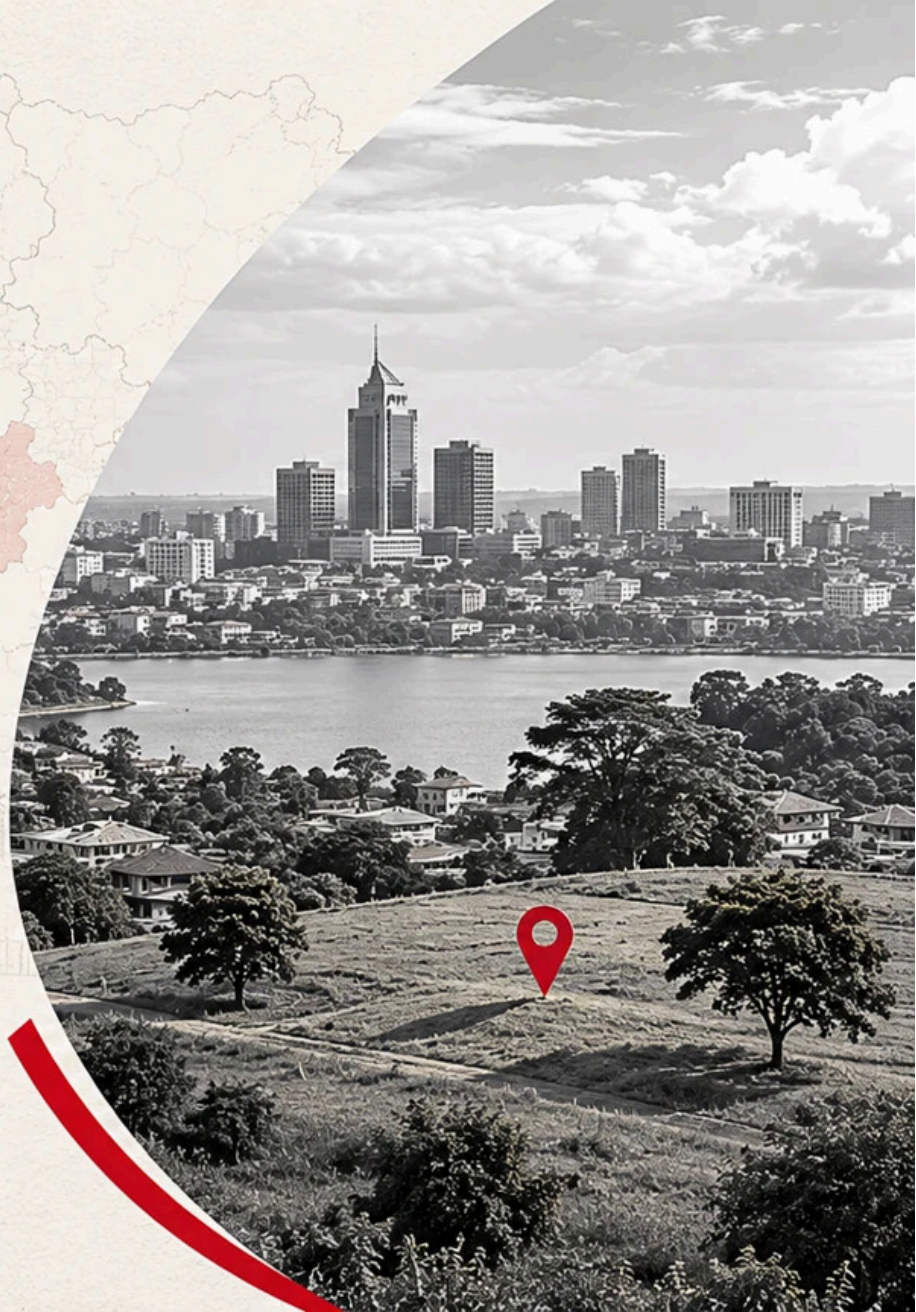


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Steps of Buying Land in Uganda:

A Comprehensive Guide for Investors
and Property Seekers



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*The details
are not the details.
They make
the design.*

— Charles Eames



* Information contained herein is for general reference only and does not constitute legal or financial advice. Please consult qualified professionals for specific guidance.

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AND SITE ASSESSMENT

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AND VERIFICATION

03 | NEGOTIATION, PAYMENT, AND
AGREEMENT EXECUTION

04 | POST-PURCHASE REGISTRATION
AND TITLE TRANSFER

Pre-Purchase Due Diligence and Site Assessment

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*Thorough due diligence today
prevents costly surprises tomorrow
and builds the foundation for a
secure investment.”*

INITIAL PROPERTY EVALUATION

- **Site Visit:** Conduct comprehensive site inspection to assess location, neighborhood amenities, infrastructure availability, and geographic features
- **Property Information Gathering:** Identify property type, land tenure system, asking price, and verify true ownership details
- **Local Intelligence:** Consult with local council leaders and community members to understand property history and any undisclosed issues
- **Environmental Verification:** For low-lying or swampy areas, contact National Environment Management Authority (NEMA) for environmental compliance reports


LEGAL REPRESENTATION AND TITLE SEARCH

Engage a professional advocate immediately to guide you through the entire land purchase process. Your lawyer will conduct a comprehensive land title search at the Lands Office using a photocopy of the seller's title deed, which typically returns results within one to three business days.

2. Documentation, Agreement, and Verification

REQUIRED DOCUMENTS AND LEGAL AGREEMENTS

“*Proper documentation is the foundation of a secure transaction and clear ownership.*”

DOCUMENT TYPE	PURPOSE	PREPARED BY
 Forms 4, 10, 19, 23	Application and registration forms	Lawyer/MLHUD
 Deed Plans (3 sets)	Property boundary and description	Licensed Surveyor
 Sale Agreement	Terms and conditions of purchase	Seller's Lawyer
 Survey Report	Confirmation of land size, shape, boundaries	Registered Surveyor
 Transfer Forms	Legal transfer of ownership to buyer	Lawyer



Required Documents and Legal Agreements

ESSENTIAL DOCUMENTS FOR TRANSACTION

- Form 8, 10, 18, 23, set of Deed Plans, set of Passport Photographs
- General Receipts of Payment and Requesting Letter
- Original title deed and signed, witnessed transfer documents

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Proper documentation today ensures a secure and seamless transaction tomorrow.”

Property Verification and Surveying

Hire a professional registered surveyor to conduct topographic survey confirming the land size, shape, and boundaries as indicated on the title deed.

The surveyor will identify boundary markers and issue an official survey report. This verification step is essential before executing the transaction.

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This verification step is essential before executing the transaction.



3. Negotiation, Payment, and Agreement Execution



*Careful negotiation
and clear agreements
today prevent disputes
tomorrow.*

PRICE NEGOTIATION AND SETTLEMENT TERMS

- **Seller Verification:** Meet only with the legitimate property owner or authorized representative holding valid Powers of Attorney
- **Price Discussion:** Conduct multiple rounds of offers and counter-offers to reach mutual agreement on final purchase price
- **Deposit Payment:** Arrange deposit transfer through lawyer's escrow account for maximum fraud protection and buyer security
- **Payment Terms:** Clarify full payment schedule, outstanding rates obligations, and any encumbrances on the property

SALE AGREEMENT DRAFTING AND EXECUTION

The seller's advocate drafts the Sale Agreement detailing all transaction terms. Your lawyer must thoroughly review and explain all clauses and their legal implications before execution. Both parties' advocates witness the agreement signing, and the agreed deposit is transferred to the seller's account (preferably through lawyer's escrow for protection).

4. Post-Purchase Registration and Title Transfer

CAVEAT REGISTRATION AND INITIAL STEPS

- **Launch Caveat:** File a caveat on the property to protect your interests while processing the land title transfer
- **Begin Title Processing:** Initiate formal land title transfer at the Uganda Revenue Authority (URA) with all required documentation
- **Confirm Ownership Status:** Ensure all previous rates and land rent payments are settled and documented

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Protect your investment today, secure your ownership tomorrow.”



Final Registration and Title Acquisition

STAGE	KEY ACTIONS	TIMELINE	RESPONSIBLE PARTY
Registration Application	Submit complete documentation to Department of Land Administration	1-5 days	Lawyer + Applicant
Document Verification	Officials check and stamp all documents as received	2-7 days	MLHUD Department
Title Issuance	Land Registry issues signed Certificate of Title	Variable	Land Registry
Title Collection	Present stamped photocopy and ID to collect final title	Upon completion	Applicant

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Upon successful completion of all procedures, you will receive the original title deed and signed, witnessed transfer documents confirming your legal ownership.