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Land Tenure System and its Effects on Urban Development: A Case Study of Land Tenure System in Ntungamo Town Council.

The research sought to assess land tenure system and its effects on urban development with a specific focus on Ntungamo Town Council. The study gives a detailed background concept of the land tenure systems in Uganda and looks at land ownership and land use patterns in Ntungamo Town Council. The study examined land ownership by developers, the general land use patterns, constraints of land use planning and management policies and planning measures on how best to handle land tenure systems.

The study used a case study design with both qualitative and quantitative methods. The study used a sample of 175 persons who were selected using purposive sampling techniques and simple random sampling. Data were collected using self-administered questionnaire methods and interviews. The data were organised in MS Excel and then transferred to the Statistical Package for the Social Sciences (SPSS) Version 12.0 for purposes of descriptive results. Interpretative and thematic approaches were used to analyse qualitative data.

The study findings revealed that the ownership of layout is dominated by the family and private individuals. The land tenure system was found to affect the development of the town since the owners of land do not usually sell land to developers and some times the price value is high. In conclusion, therefore, it was found out that the land tenure system affects Ntungamo's urban development. The recommendations were also highlighted that there should be proper urban planning policies and management measures that can drive the development of Ntungamo Town Council together with the cooperation of local leaders.

Key Words: Land Tenure System, Urban Development, Ntungamo