CANCELLATION FOLLOWS PRESIDENT MUSEVENI'S IMMEDIATE DIRECTIVE

GOVT CANCELS SEGAWA'S TITLE ON MULAGO HOSPITAL LAND

By John Odyek

The office of the Commissioner for Land Registration has cancelled a land title held by Brian Segawa on land belonging to Mulago National Referral Hospital following a directive from President Yoweri Museveni.

The cancellation concerns a certificate of title for Kibuga Block 5 Plot 3531 at Mulago, which had been registered under leasehold tenure in Segawa's name.

CANCELLATION ORDER

According to the cancellation order dated May 20, 2026 and signed by Johnson Bugira on behalf of the Commissioner for Land Registration, the action followed a Presidential directive issued on April 20, to the lands ministry.

In the directive, President Museveni ordered the immediate cancellation of the title after establishing that the land belonged to Mulago Hospital.

The President noted that the Uganda Land Commission (ULC) allocated the land to Segawa, despite protests from the hospital, the lawful occupant and user of the land. Museveni observed that the commission proceeded with the allocation without obtaining a "no objection" clearance from the hospital.

The directive stated that although Mulago Hospital delayed in challenging the encroachment on the land, the Government should compensate Segawa for his *kibanja* interests and any structures developed on the property.

The President noted that if Segawa had never paid *busulu* (ground rent) to the registered owner during his occupation of the land, then claims arising from loss of occupancy rights would not arise.

The cancellation order followed a February 6, 2026, letter from the ULC secretary to the lands ministry permanent secretary.

The letter informed the Commissioner for Land Registration that ULC, during its meeting held between February 4 and 6, resolved to recall and reverse an earlier decision made in July 2024 that had approved the allocation of the land to Segawa.

The Commissioner for Land Registration said the cancellation was made under Section 89 of the Registration of Titles Act.



Phionah Barungi

MANY YEARS OF DISPUTE

The dispute over the Mulago land dates several years back and involved protests from Mulago National Referral Hospital, Kampala Capital City Authority (KCCA), the Uganda Land Commission (ULC) and the Office of the President.

In January 2026, the President's Office directed KCCA to revoke a temporary development permit issued to businessman Segawa for construction works at Kiwonvu zone in Mulago, Kawempe division.

Mulago Hospital had, in September 2025, protested KCCA's decision to grant Segawa temporary permission to remodel structures on land the hospital said it legally acquired between 1996 and 1998 under the African Development Bank project after compensating all *bibanja* holders.

DEMOLITION NOTICES

The hospital administration maintained that there were no legitimate *bibanja* claims remaining on the land and asked KCCA to halt all planned developments.

KCCA had earlier issued demolition notices against Segawa's structures in 2022 and again in 2025 following investigations by the National Building Review Board and KCCA technical teams, but the demolitions were never enforced.

ULC later acknowledged that the lease had been wrongly issued and pledged to cancel Segawa's leasehold title on Plot 3531 Block 5 Kibuga.

Matter of national interest

The directive, signed by Senior Presidential Assistant for Special duties Phionah Barungi, described the permit as illegally issued and called for immediate enforcement action, including the removal of structures blocking an access road.

The directive followed a petition by Dr Charles Lugero, the managing director of Aroma Specialist Hospital Ltd, who accused Ssegawa of encroaching on land earmarked for a specialised cardiac hospital project on Plot 1371 Block 5 in Mulago. Lugero had secured financing from the Uganda Development Bank for the construction of the proposed 100-bed hospital.

Barungi said Ssegawa's structures obstructed access to the planned hospital, which she described as a matter of national interest and public safety.

She faulted Kampala Capital City Authority officials for ignoring earlier complaints and enforcement notices issued against the structures.

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