

# Kulata admits issuing titles for city schools playgrounds

**Accused.** Ms Kulata, who was recently interdicted, is accused of fraudulently issuing titles to private developers in Kampala.

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**KAMPALA.** Interdicted commissioner in charge of Land Registration Sarah Kulata was on Thursday left with no option but to admit that she issued disputed land titles on Nakasero Primary and Kololo Secondary schools playgrounds in upscale Kampala City.

It is alleged that during her tenure as the commissioner of Land Registration in the Lands ministry, Ms Kulata issued various land titles to private developers in defiance of the encumbrances and without the consent of the two schools as user beneficiaries.

She appeared before the Commission of Inquiry into Land matters chaired by Justice Catherine Bamugemereire that is sitting at the National Archives and Records Centre at Wandegeya in Kampala.

Ms Kulata is also accused of conniving with officials of the Uganda Land Commission in collusion with private developers, who included businessman Ephraim Ntaganda, of wrongfully issuing titles for Nakasero Primary School playground and re-plotted it.

Evidence before the Commission indicates that Mr Ntaganda through his Prestigious Apartments company fraudulently acquired the land and created plots 34A1 and 5C Kyadondo and Mackinnon roads in the upscale Kampala Central Division.

#### More accusations

Ms Kulata is also accused of issuing several land titles to developers including Kensington Africa, Karahari Investments and Kampala Parents School 2014, among other titles, without the consent of Kololo Secondary School. However, in June 2016, City tycoon, Suddhir Ruparelia signed "access and usage" agreement, with Kololo Senior Secondary School.

The Kololo SSS team led by Dr James Nkata, the board chairman, Ms Margaret Watuwa, the head teacher, and Mr David Nkojjo, the chairperson Parents Teachers Association, met Mr Ruparelia at Uganda Management Institute in Kampala where they signed the VoU on behalf of the school.

Mr Ruparelia, the proprietor, Kampala Parents, signed on behalf of his school.

Uganda Land Commission gave Mr Ruparelia a 99-year lease on a six-acre piece of land on Plot 12, Saddler Way, Naguru, a Kampala suburb.

Ms Kulata, who appeared before Commission on Thursday, was tasked to explain why all the



**Explaining her role.** Interdicted ministry of Lands commissioner, Sarah Kulata Basangwa picks her bags after appearing before the land probe on Thursday in Wandegeya, Kampala. She was recently interdicted for her suspected role in land mess in the country.

PHOTO BY STEPHEN WANDERA

titles do not show any root from the parent titles encumbrances that already existed.

She admitted having issued the disputed land titles on lease basis, and revealed that Kololo SSS land was plotted as plots 62 to 68 after removing plot 60 which was leased to Kensington Africa in 2007.

She named other developers as Dr David Lwanga with 99-year lease since January 2009, Karahari Investments (July 2010), lease for 30 years from 2010 was granted to Himalaya, Kamu Kamu Associates from January 2011 and Treasure Truth Uganda, among others.

"I do not think when the titles were issued, the condition (encumbrances) had been noted on the register," she testified.

She also admitted issuing a lease title in November 2013 to Kampala Parents School 2014 saying the letter for extension of lease came from ULC in 2016 to full term. Ms Kulata said

another plot was leased to Tom Butime but confessed there are variations on terms for the issuance of a title before expiry of initial term.

Tasked to explain why plots for Kololo land were changed from Lugogo Bypass Road to Saad Lawe, Ms Kulata said plots are named according to roads at the discretion of the commissioner surveys and mappings.

"I did the registrations but I did not do the survey and cadastral records. From the deed plan, Kololo School recreation ground remained on plots 8-12. All the numerous plots came from plots 60 to 68, but ULC seized to present mother titles whenever presenting lease applications but we noted it," she said.

#### Constraints

Asked if the land registration is still effective, Ms Kulata said there are constraints, explaining that the application for Kampala Parents School came with letters of no objection from ministers.

About Nakasero School playfield, Ms Kulata admitted receiving a letter requesting to cancel the title for Prestigious Apartments and wrote to ULC but did not copy to stakeholders, Nakasero Primary School.

Meanwhile, Ms Kulata has been ordered to provide to the Commission more information regarding the disputed transactions for public land in Jinja, Mbale and other parts of the country including forest reserves and wetlands.

#### THE ACCUSATIONS

Ms Sarah Kulata is accused of issuing several land titles to developers including Kensington Africa, Karahari Investments and Kampala Parents School 2014, among other titles, without the consent of Kololo Secondary School and its management.