

point of presence in Uganda, internet and telecommunications market. said. "We believe this partnership sectors, such as education and health by donating internet other officials.

By Michael Odeng

A retired judge, Margaret Oumo Oguli, has lost a bid to reclaim 3.5 hectares of land in Bukedea district from businessman Charles Obukongoriopiko, ending a 15-year court battle.

The Land Division of the High Court dismissed the suit filed by Oguli and her son, Derrick Imongit Oumo, against businessman Obukongoriopiko.

In her judgment dated May 11, 2026, Justice Christine Echokit declared that Oguli and her son failed to prove ownership of the disputed customary land comprising nine gardens at Kachaboi village in Bukedea.

Echokit held that the plaintiffs failed to prove fraud or any lawful basis for cancelling Obukongoriopiko's certificate of title to the freehold land comprised on Block (Road) 5 Plot 264, measuring approximately 3.5280 hectares (8.7 acres) in Bukedea.

"The defendant's continued possession of the suit land is not unlawful," the judge declared.

The judge dismissed all the plaintiffs' claims, including declarations of ownership, cancellation of title, seeking vacant possession, permanent injunction, mesne profits, general

Retired judge loses bid to reclaim 3.5 hectare land

damages and interest. She also ordered the plaintiffs to bear the costs of the suit.

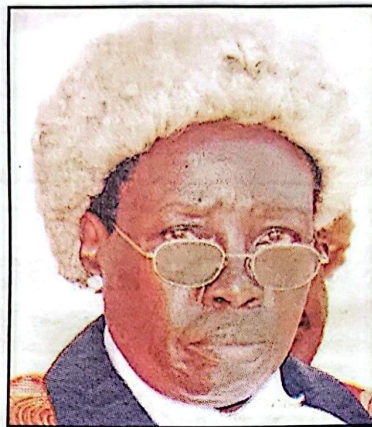
The court heard that the dispute stemmed from competing claims over the land rooted in customary tenure, historical occupation and displacement during a period of insurgency, which complicated ownership claims.

Justice Echokit noted that the plaintiffs could not establish the root of title to the land because of bad faith on their part.

The court observed that the plaintiffs believed they had lawfully acquired an interest in the land after the judge's late husband, George Oumo, allegedly bought it from James Ikorat in the mid-1980s.

"The evidence on record shows that there was indeed a transaction, supported by agreements and followed by possession through caretakers for a period of time, which informed that belief," the judge stated.

The court further noted that the late Oumo paid valuable consideration,



Margaret Oguli Oumo

including livestock, to Ikorat in the transaction, although it was later found not to have conferred proprietary rights over the land.

Echokit declared that the defendant was neither party to the transaction nor a beneficiary of the consideration

paid. She said any remedy available to the plaintiffs lies against the estate of Ikorat.

The court also rejected claims seeking vacant possession and a permanent injunction, saying such remedies can only be granted to a party that has established lawful ownership or entitlement to possession.

On cancellation of the title, the judge declared that no fraud or illegality had been proved in the acquisition of the defendant's title.

"In the absence of proof of fraud or a demonstrable competing proprietary interest, there is no basis for invoking section 161 of the Registration of Titles Act to impeach the defendant's registered interest," the ruling stated.

The court also dismissed allegations regarding inconsistencies in the defendant's names, "Obukongor John Kokas" and "Opiko Charles Obukongor", saying no evidence was presented to show deliberate misrepresentation or dishonest registration.

According to court records, the plaintiffs became administrators of the estate of the late Oumo in 2017.

They accused the defendant of entering the land without consent in 2008, developing it and later fraudulently obtaining a certificate of title in 2014 while the suit was pending.

However, the defendant (Obukongoriopiko) denied the allegations and maintained that the land belonged to the lineage of the late Joseph Ituba, who occupied it before he died in 1985.

Obukongoriopiko argued that the land had never belonged to Ikorat and, therefore, could not have been validly sold to George Oumo. He also told the court that he returned to the land after a period of insurgency and displacement before lawfully processing a title.

The plaintiffs were represented by lawyers Edward Anguria and George Omunyokol, while the defendant was represented by lawyer Andrew Kahuma.