



FORCED LAND EVICTIONS IN UGANDA

JAN - JUNE 2024
TRENDS, RIGHTS OF DEFENDERS,
IMPACT AND CALL FOR ACTION

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INTRODUCTION

The burgeoning global population now surpassing 8.1 billion¹ continues to exert pressure on available land resources. The global land rush is exacerbating land evictions, particularly in the Global South, where land is seized to support investment ventures. Uganda's pursuit of transitioning into a middle-income country has indeed led to a welcoming stance towards investment ventures, eager to capitalize on opportunities within its borders. However, the success of these investments should not solely be measured by profit margins but rather, by the positive impact they have on the intended beneficiaries, particularly the local communities.

Uganda is one of the most densely populated countries in Africa with 174 inhabitants per km². and is experiencing a growing pressure on the finite resource of land. Due to the demands of the surpassing population, a myriad of investors, both domestic and international, are funneling capital into diverse sectors such as large-scale plantation agriculture, oil and gas exploration, and mineral extraction among others. In Uganda, the situation is characterized with an increasing number of investors² engaging in illegal land acquisitions or forced land evictions, with thousands of Ugandans paying the price for defending what is rightfully theirs, being forcibly removed from homes they have inhabited for decades. Indeed, the 2024 Justice Needs and Satisfaction (JNS) survey conducted by the Hague Institute for Innovation of Law (HiiL) in collaboration with key stakeholders from Uganda's Judiciary, the Ministry of Justice and Constitutional Affairs, and the Governance and Security Secretariat (formerly JLOS), revealed that land issues are the most pressing concerns for Ugandans. The survey found that land problems are the country's most significant issue ranked with 23% of the most serious problem. According to the survey, disputes over forced land evictions is one of the most frequently cited as the most critical types of land problems people experience

1 <https://www.worldometers.info/world-population/>

2 <https://www.ugandainvest.go.ug/wp-content/uploads/2019/03/Investment-Code-Act-2019.pdf>

In a bid to bring the magnitude and nature of the forementioned phenomenon to public attention, Witness Radio has embarked on monitoring, documenting and publishing comprehensive editions of the trends of land evictions, the social and environmental impact of such evictions and the attacks on those that act on behalf of other community members to defend their land and environmental rights.

This first edition provides trends in land evictions for the January – June half of 2024. These are based on Witness Radio's land eviction portal³ and monitoring, investigation and documentation of reported land eviction cases nationwide. The monitoring and documentation is conducted by Witness Radio's research team, in collaboration with local community land and environmental rights defenders (CLERDs).

In this edition, we share the levels and trends of cases for land evictions from different regions of the country, the status of imminent evictions, prevalence per region and the peak months for illegal evictions. Besides, we share violent tactics often employed by the land grabbers. We elaborate how wielded with power, most of the land evictions are illegal and happen in the presence of police, the army, private security guards, and armed gangs.

In sharing the community resilience against forceful evictions, we bring you the victories and challenges endured by local communities as they frequently resort to filing cases in courts of law or reporting human rights violations to the police and other institutions as avenues to be heard.

In addition, we share profound and enduring stories of the impact that illicit land evictions have had on local communities. They perpetuate vicious cycles of poverty, inequality, and marginalization, presenting obstacles to the social, economic, and environmental well-being of those impacted.

Consequently, the call for action section provides key recommendations to various stakeholders to join the campaign for corporate accountability and respect for human rights and adherence to the rule of law by both the government agencies and investors.

3 www.witnessradio.org

LEVELS AND TRENDS

National and Regional Overview

For many years, millions of Ugandans have endured the agonizing ordeal of being forcefully evicted from their ancestral lands, with neither compensation nor resettlement and usually with no hope that they will get their land back. Strikingly, those who muster the courage to resist these forced land evictions and stand up for their rights find themselves caught in a relentless cycle of criminalization at the hands of powerful land grabbers. Most of the time, the perpetrators are agents of multinational investors, the rich or/and influential politicians who use their powers with high levels of impunity.

Forced land evictions, in Uganda, is an act where a few influential individuals, whether multinational or domestic investors or in government offices, forcefully displace local and Indigenous communities from their land. The scourge is a leading cause of land conflicts and crises in the country. A confidential corporate research report by Witness Radio on Tree Plantation Investors in Uganda revealed that adding to the complexity of land conflicts are “green grabs” for carbon offset projects, where lands are appropriated under the guise of environmental conservation efforts like reforestation, or carbon trading schemes. These green grabs often overlook the rights and livelihoods of the local inhabitants, mirroring the injustices seen in traditional forced land evictions but with the added layer of environmental rhetoric. Such practices not only displace communities and disrupt traditional land use but also raise critical questions about the sustainability and ethical implications of current approaches to achieving carbon neutrality⁴

Recognized and respected land tenure, or the legal and customary rights people have to land and resources, is foundational to the security and stability of communities and the protection of their landscapes⁵

4 file:///C:/Users/Witness%20Radio/Downloads/HiiL-Uganda-JNS-2024-digital-1.pdf
5 Rights and Resources Initiative, 2020

However, less than a quarter of land in Uganda is officially registered⁶ and corrupt land administrators faultily issue more land ownership titles on similar pieces of land. Without recognition and effective implementation of tenure, communities do not have the legal protection to exclude any of the competing interests of forced land evictions which are threatening their land. Additionally, without secure rights over land, self-determination may be more difficult. In the absence of secure land tenure, communities are left more vulnerable to exploitation, limited compensation and land grabbing by extractive industries, large-scale agricultural enterprises, carbon offset projects, and infrastructure development projects.

Periodically, as evictions loom or unfold, the government, particularly through the Minister for Lands, Housing, and Urban Development, or other Ministers, and the Resident District Commissioners (RDCs), step in with orders and directives to stop the evictions. Even President Museveni himself has intervened on multiple occasions, issuing directives aimed at addressing this pressing issue.⁷



In the photo, District Councilor of Kimogora and a community land rights defender being beaten by Amin's guards. Photo by Twitter

6 World Bank Report 2015
7 <https://www.mediacentre.go.ug/media/president-museveni-bans-land-evictions>

When evictions are complete, residents are often instructed to return to their lands while investigations proceed. However, these instructions are frequently nothing more than hollow words. Access to the land is often denied and land is guarded zealously by police, armed guards, military personnel, or private security firms.

Land Eviction Cases Reported from Jan – June 2024

Number of Cases Reported

Between January to June 2024, there was a significant increase in land eviction cases in Uganda, with Witness Radio documenting a total of 90 cases across the country. The sources through which these cases were reported and identified included victims, Witness Radio Land Portal, call-ins, Newspapers, CSO reports, Official reports, own observations and contact, court documents, police and security force, and relevant service providers. The reported cases from the foregoing sources were subjected to monitoring, investigation, and documentation efforts conducted by Witness Radio's research team and local/community land rights defenders during the specified six-month period.

Number of People Affected

Among the 90 reported cases, at least 363,021 Ugandans were affected by these evictions, leading to profound misery and long-lasting negative impacts on their lives. Details of the impact of land evictions on the affected people is highlighted in section 4.0 of this report.

Voices of a person with disability and a child affected:

In an interview with Witness Radio, Bwowe, a father of 20 and a person with a disability (PWD), revealed that his land was confiscated when he demanded fair compensation. He shared, "State authorities intimidated, arrested, and charged me with false offenses, accusing me of sabotaging the government project." On one occasion, Bwowe was arrested and falsely charged with robbing a wealthy, influential man. He further alleged, "Total Energies offered to cover my legal fees and provide representation in court,

but only if I agreed to negotiate with them and accept the compensation they proposed. I refused.”

By now, Vivian Nandyose would be preparing to sit for the upcoming UNEB exams, having joined Senior Four. Instead, she is at home, caring for her five younger siblings as her parents, who would have taken on that role, have now spent nine months in prison on what the family believes are trumped-up charges. Vivian, 17, cannot forget the events of January 10, 2024, when her parents were forcefully arrested from their home in Kabubu-Kabongo village, Nansana Municipality, Wakiso District. In the early hours of that day, police officers from Luwero Police Station raided their home at 1 a.m., banging on the doors to forcefully arrest her parents. Mr. Ssebagala Richard, his wife Namande Prossy Kanabi, and their relative Anania Ngabirano were arrested and accused of aggravated robbery. The family has been in a land dispute with a man named Benon Ntambi, who allegedly grabbed their land. Prior to the arrests, Ntambi had destroyed crops, including tomatoes, potatoes, and bananas, on the same piece of land. The family believes Ntambi is behind their arrest. Currently, their land is being used to host a new building, while its rightful owners are languishing in jail. The children are devastated, constantly praying for mercy and hoping for the release of their parents.

Total land under threat of grabbing

Land totaling 121,442.83 hectares was reported to be under threat of being grabbed within this timeframe. On a weekly basis, nearly four cases of land evictions are reported, affecting approximately 15,126 people and threatening 5,060.12 hectares of land across the country. Daily, an estimated 2,160 Ugandans face displacement due to land evictions, with 723 hectares of land at risk of being grabbed each day.

Figure 1: Monthly Occurrences of Land Evictions

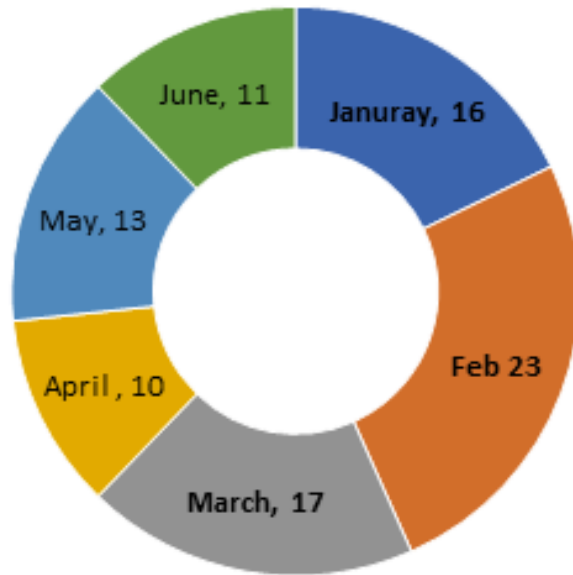


Figure 2: Status of Land Evictions Cases

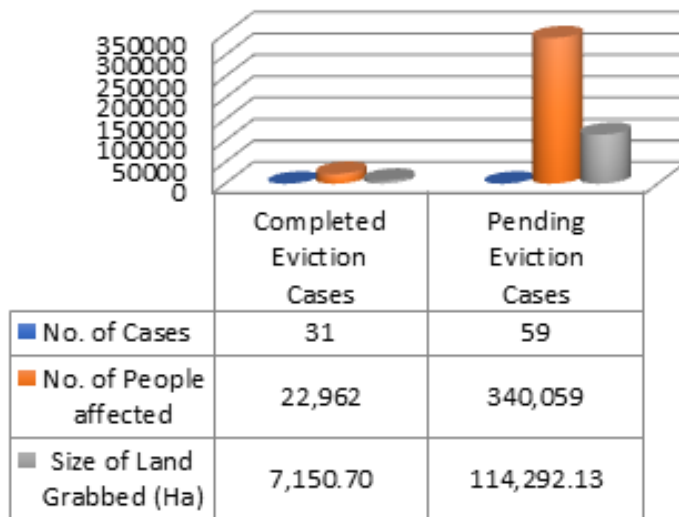


Figure 3: Complete evictions per region

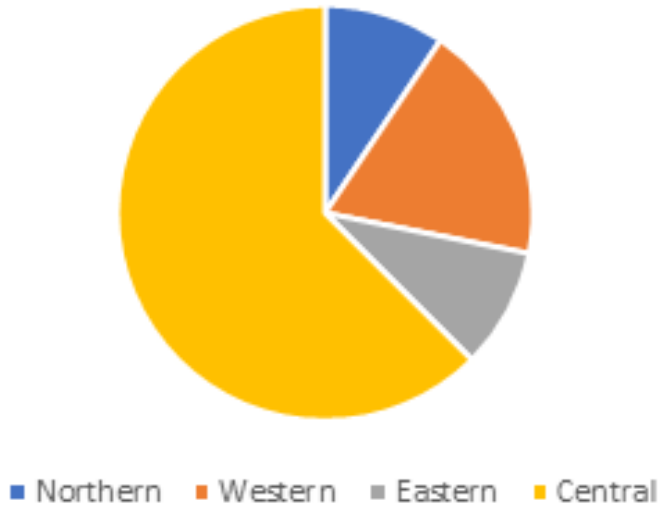


Figure 4: Pending evictions per region

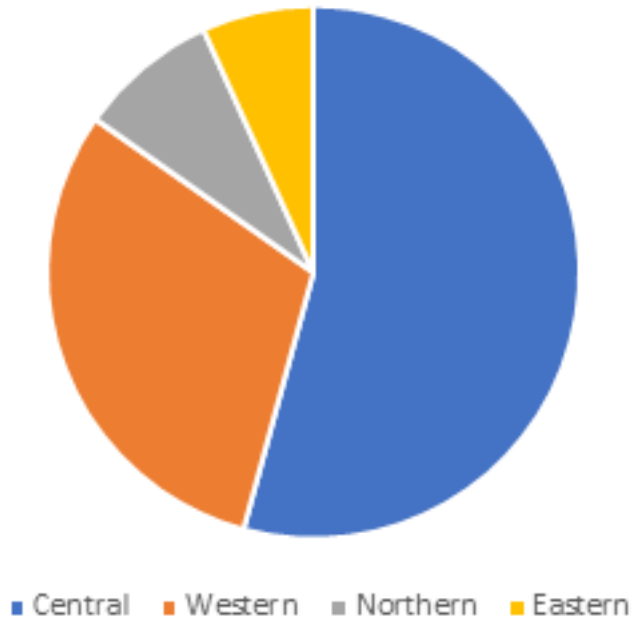
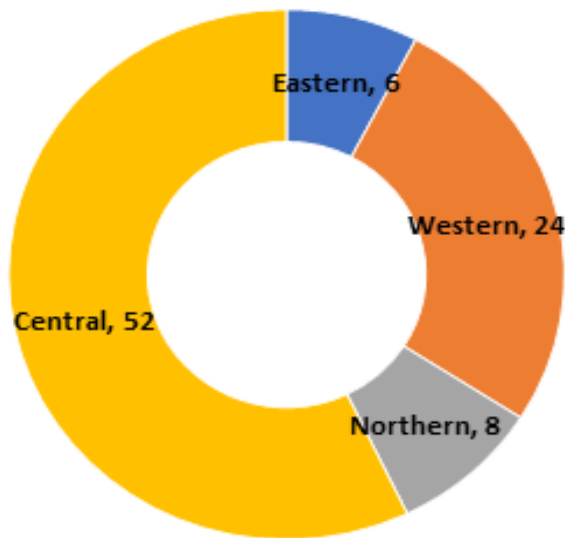


Figure 5: Regional Prevalence

As illustrated in Figure 5 above, the Central region⁸ proximity makes it an attractive target for land grabbers, resulting in a worrying trend of land evictions. The region consistently has the highest number of eviction cases, with 52 cases recorded. Following closely is the Western region with 24 cases, while the Northern region reports 8 cases. the Eastern region recorded the lowest number of cases, with 6 reported incidents.

⁸ The Central region is one of the four regions in the country of Uganda.[1] with 9,529,227 population size in accordance to the 2014 census.[2] It has hosts the country's capital city, the Entebbe International Airport and coterminous with the Kingdom of Buganda, one of the ancient African monarchies with milo land tenure that are constitutionally recognized in Uganda.

Regional Case Studies of Land Evictions

Case study 1: Nakasongola land dispute

Nakasongola District is the northernmost district of the central region of the Republic of Uganda. The majority of residents in the Nakasongola district are tenants on land owned by absentee landlords and public land. Several residents have faced evictions from landlords to pave way for the establishment of farms.

Shortly after a confrontation with investor's manager, Dan Ssebyala, a smallholder farmer, was ambushed and murdered as he returned to his home in Ndaiga Village, Nakasongola District, around 9 pm on Monday, March 4th, 2024. Ssebyala was waylaid by machete-wielding men. The attack occurred shortly after an alleged confrontation with a manager from the disputed land where Ssebyala had been farming. Family members revealed that Ssebyala had been warned by the agent of the evictor, only identified as Gideon, to cease his activities on the contested land.

Dan Sebyala (deceased), displaying cartridges after armed security guards attacked his home on February 27, 2024 before his death. Photo by Real Muloodi.

The deceased was among over 4,000 residents in Kikooge, Ndaiga, Kalwala, Katuba, Kikuuta, and Wangoma villages in Lwabyata sub-county, Nakasongola district, facing a violent eviction from a purported landowner and evictor, Jonathan Mafende, on a five-square-mile piece of land⁹.

9 <https://www.monitor.co.ug/uganda/news/national/land-row-man-killed-3-days-after-monitor-story-4546916>



Dan Sebyala (deceased), displaying cartridges after armed security guards attacked his home on February 27, 2024 before his death. Photo by Real Muloodi.

Case study 2: Kyegegwa land giveaway

Kyegegwa is located in Western Uganda and is one of Uganda's districts hosting refugees from Democratic Republic of the Congo, Rwanda and Burundi. The refugees are registered in reception centers which are the allocated plots of land in a refugee settlement and supported to build homes, work on farms and engage in income-generating activities. This effort is in line with Uganda's transformational approach of enabling refugees in Uganda to become self-reliant and locally integrated with host communities. Kyegegwa District's natural resources, particularly its fertile land and favorable climate, make it an attractive area for investments in agriculture, further promoting economic integration between refugees and host communities. This synergy supports both refugees and locals, driving broader development in the district.

In the case of the government allocating land in Kyaka I and II camps in Ruyonza, Kazinga, Migambo, Nkanja, and Rwentuha sub-counties and Mpara town council, in Kyegegwa district for avocado cultivation and industrial development, there are potential consequences that need to be carefully considered. One significant concern is the displacement of approximately 130,000 people who currently reside in these areas.



Some of the affected members of Kyaka in a meeting with their leaders

President Museveni, in his letter dated January 30, 2024, directed the Relief, Disaster Preparedness and Refugees, Minister, Hillary Onek, to secure 10 square miles of land off the two refugee camps of Kyaaka one and Kyaaka two.

“One purpose is for an Investor to use 5 Square Miles and develop a plantation of Avocados, with value addition facilities for the Avocados being part of the package. Avocado oil is important for use in the manufacturing of cosmetics and pharmaceuticals. The other square miles will be used to develop an industrial Park for that area,” President’s letter read in part. An industrial Park in that area would create a lot of jobs, and so would a big plantation of avocados, apart from the other benefits for the Country,”¹⁰

10 <https://www.monitor.co.ug/uganda/news/national/kyegegwa-avocado-project-to-leave-100-000-homeless--4570150>

The same letter from the President, it estimated that about 200,000 jobs will be created from the industrial park and avocado plantation. While economic development is crucial for Uganda's progress, it must not come at the expense communities' homes, safety and livelihoods. The government has a responsibility to ensure that any land allocation and industrialization efforts are conducted in a manner that respects the rights and well-being of the population, prioritizing upliftment of the host communities rather than pushing them into labor roles on farms or industries being established in what used to be their land.

Case study 3: A land grab by Business woman Rose Wekomba in Bulambuli district in the Eastern region

In Bulambuli district, Bumufuni Sub-County, locals are embroiled in a dispute with businesswoman Rose Wekomba over land ownership. Rose Wekomba claims to have purchased land covering four villages in Busonge, Buwesonga, Buwanjala, and Bubulo in Bumufuni, as well as Buwesonga in Bumufuni and Buwesonga parishes in 2015.

However, the community comprising over 550 families alleges that the businesswoman acquired their land, totaling 608.24 hectares, illegally and is calling for intervention from the government. "We are not allowed to grow crops to sustain our livelihood or bury relatives on our land yet we have never sold it to her," one of the elders facing eviction revealed.

In a letter dated January 27, 2016, Bernard Nalera, the former chairperson of the area land committee of Bunambutye sub-county wrote to the commissioner of titles' registration, highlighted irregularities in the land title transfer, underlining fraudulent practices.

Case study 4: The Apaa land conflicts

Apaa community is found in Northern region of Uganda. In post-war northern Uganda, Land conflicts are largely attributed to the displacement of farmers who have been absent from their homes for a long time. Control and ownership are through the family, clan, or community. The system is predominantly in Northern Uganda. Under individual/family or clan customary tenure where the family and clan rather than the whole community have control over land.

For over decades, the Apaa land clashes have persisted, inflicting hardships upon the communities of the Madi and Acholi regions. The unresolved conflicts continue to exert a heavy toll, resulting in the ongoing displacement of these communities from their ancestral lands and escalating deaths.

Between February and March 2024, at least five people lost their lives in the tribal clashes between the Acholi and Madi communities over Apaa land in Adjumani district. The land is also claimed by government entities, the Uganda Wild life Authority (UWA) and National Forestry Authority (NFA)

In one of the incidents, between Friday night 16th February 2024 and Monday morning of February 19th 2024, unidentified assailants armed with bows and arrows, spears, and hoes, among others, descended upon Apaa Township, targeting villages including Goro B, Kal Acut, and Kamdini leading to the displacement of over 3000 locals and death of two Madi tribesmen identified as Juliano Taku 57 and Drani Arikanjelo.

Over 400 grass-thatched huts were set ablaze, and livestock were slaughtered indiscriminately. Many residents fled their homes, seeking refuge at Wee-yoo Trading Centre near a police outpost, where they shared chilling accounts of the violence they endured.

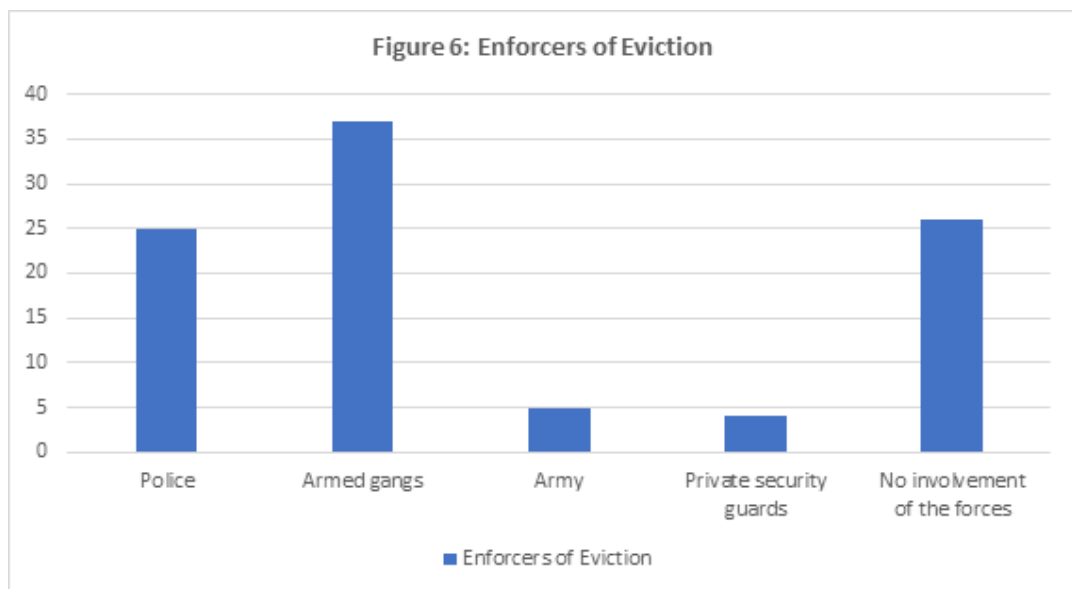
In December 2023, at least six people were confirmed dead and dozens severely injured in separate attacks by unknown assailants in the contested Apaa Township claimed by both Adjumani and Amuru districts. Despite meeting the President and the members of parliament, leaders in Apaa believe the meetings have not yielded success. "We have met the President over 22 times and presented this issue on the floor of parliament over 30 times and nothing has been done," Gilbert Olanya of Kilak South County in Amuru district.¹¹

11 New Vision, 2024. https://www.newvision.co.ug/category/news/adjumani-mps-raise-red-flag-over-zoka-ngoro-i-NV_182195 Retrieved on 27th February, 2024.

Perpetrators of Evictions

In all the cases that were reported in the period between January and June 2024, most (37) evictions have been enforced by armed gangs on behalf of evictors, 25 cases by Uganda police while 5 cases involved participation of some soldiers of the Uganda Army whereas 4 cases involved the private security companies as shown in the graph below.

Below is a graph indicating participation of forces in land evictions.



Security guards of Major Taban Amin waylaid and picked Mr. Fred Kangume from his home for openly opposing an illegal eviction by Amin. "I was taken to Amin's residence where I was severely beaten while being filmed on camera" Said Kangume, a local councilor, representing Kimogora Parish at Mutunda sub-county in Kiryandongo district.

His community of over 700 families in Kimogora A and B, Kimogora parish in Mutunda sub county, in Kiryandongo district is forcefully being evicted by Taban Amin on their land measuring 1424.49 hectares in Ranch 11. Amin claims ownership of people's land. In a video that circulated on social media platforms including X (formerly Twitter), the councilor is seen being flogged by Amin's security guards endlessly

asking him (Kangume) why he was ill-speaking about Amin's forced land evictions.¹²

The egregious levels of impunity exhibited by land grabbers have left communities in a state of defenselessness, creating an environment where their human rights are trampled upon without consequence. The recent incident involving Councilor Fred Kangume, is one among the many injustices.

The shocking display of violence underscores the urgent need for accountability and justice in addressing forced land evictions. It reveals a system where those with power and influence can act with impunity, leaving marginalized communities vulnerable and without recourse.

Another case is when the Minister of Internal Affairs, Hon. Kahinda Otafiire, used police to evict the Njeru livestock farm claiming land ownership disregarding his own directive. On January 9th 2024, Hon. Kahinda Otafiire cautioned Uganda Police's involvement in land evictions, but without fear, he used the same police to evict the Njeru stock farm.¹³ He claims to own 100 acres of the farm land.

Otafiire also gave a directive barring private security companies and armed/casual groups from manning people's land. This was in addition to previous orders given by Hon. Judith Nabakooba, the Minister of Land, Housing and Urban Development in March 2023 and in 2022.

Whereas these and other orders or directives are given, they may momentarily uplift the spirits of the victims when authorities are present, but they too often prove empty. It appears that the land grabbers wield significant influence, act with impunity and disregard directives, including those from the president! They deploy violence through the army, police, or hire enforcers, pillaging the property of the vulnerable and denying access of land to rightful owners.

12 <https://twitter.com/KakwenzaRukira/status/1764988626784399499>

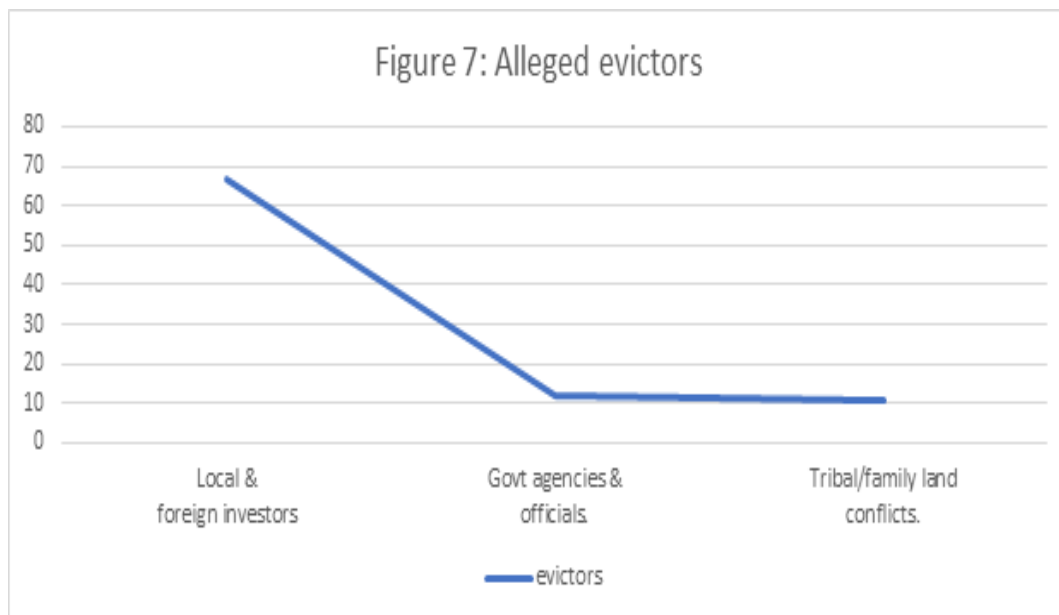
13 <https://www.instagram.com/newvisionwire/p/C16oBBDudOq/>

While people continue to suffer, those responsible for issuing eviction directives seldom follow up on their implementation. Even those tasked with enforcing these directives often display disinterest leaving behind lingering, unanswered questions such as: Do these directives genuinely serve a purpose, or are they empty platitudes offered to those in distress? Why do land grabbers evade accountability even when exposed, and where do they draw their power and funding? Ultimately, who benefits from these schemes?

Table 1: Participants in land evictions

Evictor	Cases involved.
Local and foreign investors	67
Tribal & family land conflicts.	11
Government agencies	12

A Line graph indicating those involved in forced land evictions in Uganda.



THE SITUATION OF LAND AND ENVIRONMENT RIGHTS DEFENDERS

The right to own property including land is mandated to everyone under article 26 of the amended 1995 constitution of Uganda. Amidst confrontational land-based transactions, Community Land and Environment Rights Defenders (CLERDs) are often the only force standing between ordinary people and the unbridled power of the state. They are vital to land-related conflict prevention and management processes and institutions, ending impunity and the promotion of human rights and protection against abuses. But, often times CLERDs are faced with a lot of violence during their fight to reclaim their land rights and their community lands. Many are kidnapped, tortured, arrested and charged with unscrupulous offenses aimed at silencing them from defending their lands.

Accordingly, between Jan and June 2024, Witness Radio has documented 65 cases of attacks against land and environment rights defenders (LEDs) challenging illegal land evictions and corporate harm on the environment in Uganda. Key findings during the monitoring of these cases include:

1. The corporates involved include Agilis Partners Ltd, Great Seasons Ltd, East African Crude Oil Pipeline (EACOP), New Forest Company (NFC) and Formosa Ltd, among others.
2. The environmental threat is Lake Victoria basin, Lake Albert and the ecosystem of the route for the proposed East African Crude Oil Pipeline (EACOP).
3. Attacks recorded include, arrests and illegal detentions, confiscation of property, cattle in particular, intimidation and threats and others.

As previously noted, some government officials, wealthy individuals, multinational corporations, and influential figures including Army Generals with interests in people's land, often find it easier to acquire those lands or secure favorable outcomes in courts of law across Uganda.

THE IMPACT OF EVICTIONS

The illicit land evictions reported during the period January and June 2024 perpetuate vicious cycles of poverty, inequality, and marginalization, presenting formidable obstacles to the social, economic, and environmental well-being of those impacted. The following are part of them;

Loss of education and uncertain future: Evictions often result in the demolition of schools, depriving children of access to education. Additionally, families facing displacement may struggle to afford school fees due to financial constraints, exacerbating the cycle of poverty and hindering children's prospects for a better future.



Some of the children in Kisalanda village facing uncertain future due to forced land evictions. Photo by Witness Radio

Violence and Death: Those who resist evictions or defend others face violence and brutality from authorities or evictors, leading to injuries, trauma, and in some tragic cases, even death. This atmosphere of fear and intimidation further undermines the safety and security of community members.

Food Insecurity: Forced evictions often lead to the destruction of crops and livestock, resulting in immediate food shortages and long-term food insecurity. Displaced families often lose their means of subsistence agriculture, exacerbating their vulnerability to hunger and malnutrition.

Displacement and Loss of Livelihood: Land evictions force communities to leave their homes and traditional lands, resulting in displacement. This disrupts their way of life, agricultural practices, and livelihoods, often pushing them into poverty and increasing their vulnerability to food insecurity.

Psychological and Emotional Toll: Forced displacement often lead to psychological distress, trauma, and a sense of loss of identity and belonging among communities, which often have long-lasting effects on their mental health and well-being.

Loss of Cultural Heritage: For many communities, land is deeply intertwined with their cultural identity and heritage. Evictions result in the loss of sacred sites, cultural practices, and traditional knowledge passed down through generations.

Increased Vulnerability to Exploitation: Displaced communities are more susceptible to exploitation, including labor exploitation, trafficking, and other forms of abuse, as they struggle to secure alternative means of survival. On several occasions, many end up working on farms of those investors or the rich that have evicted them just to get food on the table for survival of their families.

Legal and Economic Challenges: Fighting evictions through legal channels are costly and time-consuming, placing additional financial burdens on affected communities. Even if they win legal battles, enforcing court decisions and reclaiming their land may prove difficult due to lack of resources and support.

Environmental Degradation: In some cases, land evictions are carried out to make way for large-scale development projects such as mining, agriculture, or infrastructure. This leads to environmental degradation, loss of biodiversity, and disruption of ecosystems, further exacerbating the vulnerability of local communities who depend on the land for sustenance.

THE CALL FOR ACTION

Government

- Respect for human rights and adherence to the rule of law should be upheld by the government.
- The Government of Uganda should address the corruption and abuse of power by those in positions of authority especially in land registries, Uganda Police Force and the Army, coupled with favoritism towards the wealthy at the expense of the poor.
- Ensuring compliance with directives on land evictions issued by relevant authorities and monitoring their implementation is also essential.
- The government should enact laws that compel investors to uphold the human rights of host countries. By holding investors accountable to these standards, the government can foster responsible and sustainable investment practices that benefit both investors and the communities they operate in.
- The Ministry Lands, Housing and Urban Development has a duty to protect all land owners from all kinds of land evictions, ensure the sustainable use and management of land resources. Meanwhile, the Office of the Prime Minister (OPM) must diligently oversee government agencies to ensure effectiveness and accountability, preventing any neglect of duty.
- The existing land laws should be rigorously enforced before contemplating any amendments to ensure their effectiveness in addressing current challenges comprehensively. Neglecting the implementation of current laws renders any proposed amendments futile.

Investors

- Respect for human rights and adherence to the rule of law should be upheld by the investors.
- Regardless of the lawlessness of host countries, investors should adhere to international human rights standards in their land acquisition processes and business operations

Financing institutions

- Due diligence by funding institutions including the Development Banks such as the World Bank and its sector arms, as well as international financing institutions of multinational land-based investments, should be mandatory before investments are made to foster peace and justice and ensure that no further human rights are violated.



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