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**THE REPUBLIC OF UGANDA
IN THE COURT OF APPEAL AT UGANDA AT KAMPALA
CIVIL APPEAL NO. 191 OF 2020**

(Coram: Kibeedi, Gashirabake and Kihika, JJA)

1. HAMURWA TOWN COUNCIL

10 **2. KABALE DISTRICT LAND BOARD**

3. RUBANDA DISTRICT LAND BOARD:.....:APPELLANTS

VERSUS

SANYU ROMINA MARY:.....:RESPONDENT

15 *(Appeal from the decision of the High Court of Uganda at Kabale
before Kazibwe-Kawumi, J. in Civil Suit No. 16 of 2013 dated 25th
July, 2019)*

JUDGMENT OF CHRISTOPHER GASHIRABAKE, JA

20 This appeal is from the judgment and orders of the High Court of
Uganda at Kabale before Kazibwe-Kawumi, J, in Civil Suit No. 16 of
2013 dated 25th July, 2019.

Background

25 The respondent and two others, then the administrators of the
estate of the late Simeo Ruritwa (“the administrators”), sued the
appellants and two others, for a declaration that they were the
lawful owners of unregistered land measuring 17 hectares (the large
parcel of land), then situated at Karukara Trading Centre,
Hamurwa Town Council, Hamurwa Parish, Hamurwa Sub-County,