

Carolyn Nabweteme Tumuhimbise Academic Staff Profile

	
<b>Name:</b>	Mrs. Carolyn Nabweteme Tumuhimbise
<b>Designation:</b>	Assistant Lecturer
<b>Department:</b>	Department of Construction Economics & Management
<b>Education:</b>	<p>2019-Masters in Real Estate and Property Management.</p> <p>2015-Postgraduate Diploma in Project Planning and Management.</p> <p>2012-Bachelors of Science in Land Management and Valuation.</p> <p>2017- Certificate in Managing Risks of Gender Based Violence and Violence Against Children in Energy and Transport Sectors</p> <p>2018-Certificate in Land Acquisition, Resettlement and Social Sustainability</p> <p>2019-ACRE Facilitative Mediation Training: Accredited Mediator.</p> <p>2021-Certificate in Assessing Impacts on Communities: Socio-Economics and Social Impact Assessment.</p>
<b>Research Interests:</b>	Land access, Land acquisition, Statutory valuations, Social Impact Assessments in Infrastructure projects,

	Alternative dispute resolution especially mediation. Its application in Infrastructure projects
<b>Courses Taught:</b>	Research Methods and Statistics, Land Economics One, Property Economics and Real-estate investment and finance
<b>Email:</b>	<a href="mailto:carolyn.tumuhimbise@mak.ac.ug">carolyn.tumuhimbise@mak.ac.ug</a> rolynetumu@gmail.com
<b>Telephone Number:</b>	0782376622/0759376622
<b>Office Number:</b>	Room number
<b>Publications and/or Research Papers:</b> NIL	
<p style="text-align: center;"><u><b>Other Sections you can have</b></u></p> <ul style="list-style-type: none"> <li>• <b>Work Experience/Employment Record/Skills/Responsibilities Held</b></li> </ul> <p><b>August 2021-to date: Assistant Lecturer at the School of Built Environment</b></p> <p><b>March 2021 to date: Part time Valuer with Myrtle Concepts &amp; Properties Ltd</b></p> <ol style="list-style-type: none"> <li>1. Valuation Report for Land at Kyadondo Kyanja, Plot 1119 Block 195, Kyanja Kampala District</li> <li>2. Valuation of Land at Kyadondo Block 185, Plots 1869 &amp; 1870, Land at Rainbow Rise Naalya, Kira Lane, Kampala</li> </ol> <p><b>2013 to 2021: Assistant Wayleaves Officer and Department Coordinator for Energy for Rural Transformation Phase III Projects at Rural Electrification Programme under The Ministry of Energy and Mineral Development (Memd)</b></p> <p>Negotiate wayleaves for overhead electricity power line and underground cables with property owners. I successfully negotiated for wayleaves/right of way from land owners for overhead electricity power lines for the projects such as World bank, African Development Bank projects.</p> <p>Serve power line construction notices and obtain consents for each project. Stakeholder engagement meetings and sensitization held and thereafter notices and consents served to would be project affected persons in the project areas. In 2016, we piloted free right of way consent and this has been successful in projects such as; AFD Lot 1: Hoima-Masindi &amp; Kagadi 33kV power line projects AFD Lot 2: Masaka, Lyantonde, Kiruhura, 33kV power line projects</p> <p>Investigate wayleaves compensation claims. I have successfully investigated claims and advised the contractor, claimant and government accordingly. Valid claims have been forwarded to the Office for the Chief Government for approval and thereafter compensation payment. Some of the claims investigated include; Omission from the wayleaves list, undervaluation, non-payment of compensation, trespass, injurious affection, contractor's liability claims.</p> <p>Acquisition of wayleaves through carrying out assessments and Resettlement Action Plan studies for 33kV power line projects such as; 2017-2018- Supplementary assessment along Mayuge-</p>	

Namayingo-Lumino ,2016-2017- Supplementary assessment along Masindi-Waki-Bulisa, Gulu-Acholibur, 2016- Resettlement Action Plan Studies along Kizarafumbi-Kyapaloni-Kabaale Implementation of Resettlement Action Plan Studies. This entails effecting of compensation payments and monitoring that the power line is erected within the wayleave corridor and the contractor obliges with the requirements of the RAP.I participated and lead teams on the following 33kV power line projects below; 2020/2021- Gomba-Butambala, Line 13: Masaka, Line 20: Ngetta-Ayala-Alito-Oguru-Apala, Line 21: Dokolo-Agwata-Achen-Dokolo, Kiganda-Mile 16,2016-Kizarafumbi-Kyapalooni-Kabaale, Amuru-Nwoya.

Compile accurate records of land owners and occupiers for each project. Upon obtaining consents, notices, carrying out assessments and cash compensation exercises, a data base containing each project affected persons is maintained.

Site/Land acquisitions for projects such as construction of a substation, switching station, mini-grids and maintenance storage yards. To acquire these sites for government to install these projects, I carry out market research in the areas to identify the land parcels, do a title search, and land ownership verification, valuation. This has been done for the following projects; 2021- Minigrid land in Lamwo, Rakai and Isingiro, Land for storage yards in Wakiso, Gulu and Mbarara, 2015- Substation land in Kanyatorogo, Kanungu District

Act as a liaison point between the land owner, contractor, service provider and Project Manager in regards to wayleaves. I have aided construction of power line and also line clearance on projects by liaising with the land owner and the contractor/ service provider on projects such as; Gulu-Adjumani-Moyo, Masindi-WakiBuliisa, Mayuge-Namyingo-Lumino, Gulu-Nwoya, Nakasongola, Luweero.

Aided in the mediation of cases against the Agency for wayleaves at the Electricity Disputes Tribunal (EDT). These matters were successfully mediated and we came to a settlement with the project affected persons. These include Project Affected Persons from projects such as Hoima-Buseruka, Mayuge-Namayingo, MasindiWaki power line projects. Cases where I have attended the Tribunal include; EDT/16-OF 2015: Steven Kagoro Versus Rural Electrification Agency claim was undervaluation and delayed payment.

Provide responses to the legal department/Solicitor General's Office on civil suits in High Court, claims in the Electricity Disputes Tribunal in regards to wayleaves issues. Some of the cases have been resolved and claimant settled while others are still pending as investigation of claims are still ongoing. Some of the cases where responses have been provided include the following; Civil Suit No. 13 Of 2020: Gasana George Versus Rural Electrification Agency (Rea), Complaint No. EDT/015 Of 2019: Joroham Byentaro and Robert Kilf Tuhamire Versus Rural Electrification Agency and Avic-Nari Contractors, Complaint No. Edt/26 Of 2017: Kamugasha Godfrey Versus Rural Electrification Agency.

Provide wayleaves support for feasibility studies and selection of new power line routes. During line route survey I have participated with the engineering team so that the line route chosen is one that leads to minimal damages to people's properties and as well as does not lead to land take. Projects participated in include; Kamuli-Buyende, Jinja, Sembabule/ Rakai/Buikwe.

Participated in creating Grievance committees on the Kizarafumbi-Kyapaloni-Kabaale and Kiganda Mile 16 power line projects. Each village was to select a member of the Committee so as the grievances that could arise during project implementation are duly noted in the log book and addressed.

**August 2012 to January 2013: Trainee Land Acquisition Officer organization: Uganda National Roads Authority**

- a) Negotiation for right of way with project affected claimants. I participated in ensuring that the land owners give right of way/ access to the Contractor in road projects such as 2012- Vuura-Oraba, Nsangi-Kamengo 2013- Kampala-Entebbe –Express way.
- b) Reviewing of draft Resettlement Action Plan (RAPs) so as to make sure the consultant has adhered to the Terms of Reference, the principles and methodology applied to come up with the compensation award and any arithmetic errors. RAP reports for road projects reviewed include the following; Nyakahita-Fortportal, Kazo-Kamwenge, Kamwenge-Fortportal.
- c) Investigating of claims and providing responses to legal claims to the department. Claims such as omissions from valuation report, undervaluation, injurious affection, change of tenure, delayed subdivision by UNRA, extra land take/ change in design, land ownership conflicts.
- d) Creating of a payment data base for all claimants along the road projects such as; Nyakahita-Fortportal, Kazo-Kamwenge.
- e) Participated in gazetting of the right of way corridors for highway projects such as Kampala- Jinja express way, Kampala-Bombo express way.

**June to August 2010 and June to August 2011: Valuation surveyor internship at Bageine and Company**

- i. Valuation for site acquisition for AIRTEL Uganda masts
- ii. Valuation of agricultural farm for secured lending for Binyizika Farm.
- iii. Participated in property management of Esami Building and Workers House
- iv. Participated in maintain a land value data base.

**Skills;** conflict resolution, negotiation, mediation, communication, event organizer, team player

- **Responsibilities Held**

1. Secretary –Valuation Surveying Chapter 2021-2023
2. Chairperson- International Institute of Construction Arbitrators(IICarb) Uganda Chapter

- **Fellowships and/or Editorial positions- NIL**

- **Professional Associations / Membership**

1. Panel Mediator Member-International Institute of Construction Arbitrators(IICarb)
2. Accredited mediator- Royal Institute of Chartered Surveyors
3. Graduate Member- Institute of Surveyors Uganda

- **Academic Prizes**

2012- Best final year studio project during my undergraduate studies at Ardhi University in Dar-es-Salaam, Tanzania

- **Scholarship Awards**

Vice Chancellor's Excellence Scholarship and Country Bursary for the Masters study in Real-estate and Property Management.