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Sarah Kitakule, Editor

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QUICK GUIDE

TOWN/ORGANISATION	AVAILABLE LAND	PLANNED USE	COST OF LAND	CONTACT
Uganda Investment Authority	1006 Hectares – Namanve 133 acres – Masese/Jinja 20sq miles – Masindi 328 acres – Nalumunye 5 sq miles – Mawogola A database of landowners is available at the UIA	Industrial estates development	To be determined	Investment Centre Plot 28 Kampala Road P O Box 7418 Kampala Tel 256 41-234105/251561/5 Fax 256 41- 242903 e-mail uia@starcom.co.ug
Buganda Land Board	150 acres – Nabisaŕiro	Industrial Development	Premium is 25 million shillings per acre	Secretary, Buganda Land Board P O Box 14205 Kampala Tel. 244056 Fax 244189
Kampala	Inquire from estate agents and individual landlords The City Council currently has no land for allocation		The cost of land varies with type of ownership and location. The investor should expect to pay a lot more for land in Kampala compared to other towns	The Town Clerk P O Box 7010 Kampala Tel 231440/9
Jinja	133 acres jointly owned with UIA 75 acres for old industrial zoned area Commercial land (acreage not given) Residential (acreage not given)	Industrial development Hotel development Industrial Offices and shops Residential houses	US\$ 1 million per acre US\$ 3 million in the CBD and US\$ 1.5 million outside CBD US\$ 2 million – Grade A US\$ 1 million – Grade B	Town Clerk P O Box 720 Jinja Tel 246-43-20789 Fax 256-43-20651
Mbale	No public land Land is available with individual landlords			Town Clerk P O Box Private Bag, Mbale Tel 045 33517
Iganga	Land is available but acreage was not given		US\$ 600,000 for an industrial plot	Town Clerk P O Box 232 Iganga Tel 256-495-2068
Tororo	2 000 acres	Industrial Residential	Estimated at US\$ 600,000 – 1 million US\$ 500 000 per plot of 50x40 metres	Town Clerk P O Box 17 Tororo Tel 256 45-44540 44617/44023 Fax 256 45 44014
Soroti	200 plots of 30x50 metres 500 plots of 50x100 metres 150 plots of 35x50metres	Industrial development Residential Commercial	US\$ 600,000 per plot US\$ 400,000 for Grade A US\$ 300,000 for Grade B US\$ 500,000	Town Clerk P O Box 109 Soroti Tel 79/207

TOWN/ORGANISATION	AVAILABLE LAND	PLANNED USE	COST OF LAND	CONTACT
Lugazi	Land to be sourced from Landlords	Industrial plot Commercial Residential	US\$ 1.5 – 2.5 million US\$ 14 million per plot of 100x50 feet US\$ 2.5 million per plot of 50x100 feet	Town Clerk P O Box 111 Lugazi
Moroto	Land is available but acreage is not given	Industrial plot Commercial plot Residential plot	US\$ 400,000 US\$ 300,000 US\$ 200,000	Town Clerk P O Box 36 Moroto Tel (4) (80) (57) (193)
Fort Portal	50 acres	Industrial Land Commercial land Residential plot	US\$ 1.5 – 2 million per plot per 100x100m US\$ 1.5 – 2 million per plot of 15 x 30 m or 30x50m US\$ 1.5 – 2 million per plot of 50x70m	Town Clerk P O Box 380 Fort Portal Tel 2274
Mubende	10 acres 5 plots	Commercial development Industrial development	US\$ 3 million per acre	Town Clerk P O Box 48 Mubende Tel 4136
Masaka	Land available but acreage is not specified	Industrial Residential Commercial Plots	US\$ 1 – 3 million per acre (estimate)	Town Clerk P O Box 201 Masaka Tel 20204
Homa	Land is available but acreage is not specified	Industrial Residential Commercial plots	US\$ 1 million for Grade A – 100x100m US\$ 700,000 for Grade B – 60x60m US\$ 770,000 for Grade A – 30x30m US\$ 275,000 for Grade B – 30x15m US\$ 222,000 for Grade C – 21x15m US\$ 1.2 million	Town Clerk P O Box 149 Homa Tel 40038
Mukono	121.5 acres	Commercial Residential	Range between 1-15 million depending on location 2 – 7 million depending on location	Town Clerk P O Box 201 Mukono Tel 290359
Entebbe	100 acres (approximately) 43 acres	Recreation and residential Free port	6 million per acre (estimated)	Town Clerk P O Box 34 Entebbe Tel 20646
Njeru Lira Gulu Kabale Arua Mbarara	Information scanty or not received			Contact the Town Clerks

1. OWNING AND LEASING LAND IN UGANDA

1.1 INTRODUCTION

The Investor Real Estate Guide presents information on available land for development in the various towns across the country. It is meant to serve as a guide for those looking for land to develop either for industrial, commercial or residential purposes. A brief summary is given on each town, mentioning the acreage available, the cost of land and other associated costs, infrastructure, tourist attractions, and business activity. Detailed information on office space has been provided for Kampala City.

This is not meant to serve as a comprehensive guide, interested developers are encouraged to contact the relevant officials for detailed information.

1.2 OWNERSHIP OF LAND IN UGANDA

According to the 1995 Uganda Constitution all land in Uganda is vested in the citizens of Uganda and is owned in accordance with the following land tenure system:

- **Customary land tenure** The holding of land by an individual or community on former public land in accordance with the customs and traditions of a given community, includes land which is sold to a purchaser and land which is a common property source.
- **Freehold land tenure** The holding of registered land in perpetuity subject to statutory and common law qualification.
- **Leasehold land tenure** The holding of land for a given period from a specified date of commencement, on such terms and conditions as may be agreed upon by the lessor and lessee, includes a sub-lease. A leasehold estate is a result of an agreement between the lessor and the lessee. The lessee enjoys exclusive possession of the land of the lessor for a specified duration in consideration of a cash payment, called premium and an annual rent which is normally 10% of the premium.
- **Mailo land tenure** The holding of registered land in perpetuity, having roots in the allotment of land pursuant to the provisions of the 1900 Uganda Agreement and subject to statutory qualifications.

1.3 LAND AVAILABLE TO INVESTORS

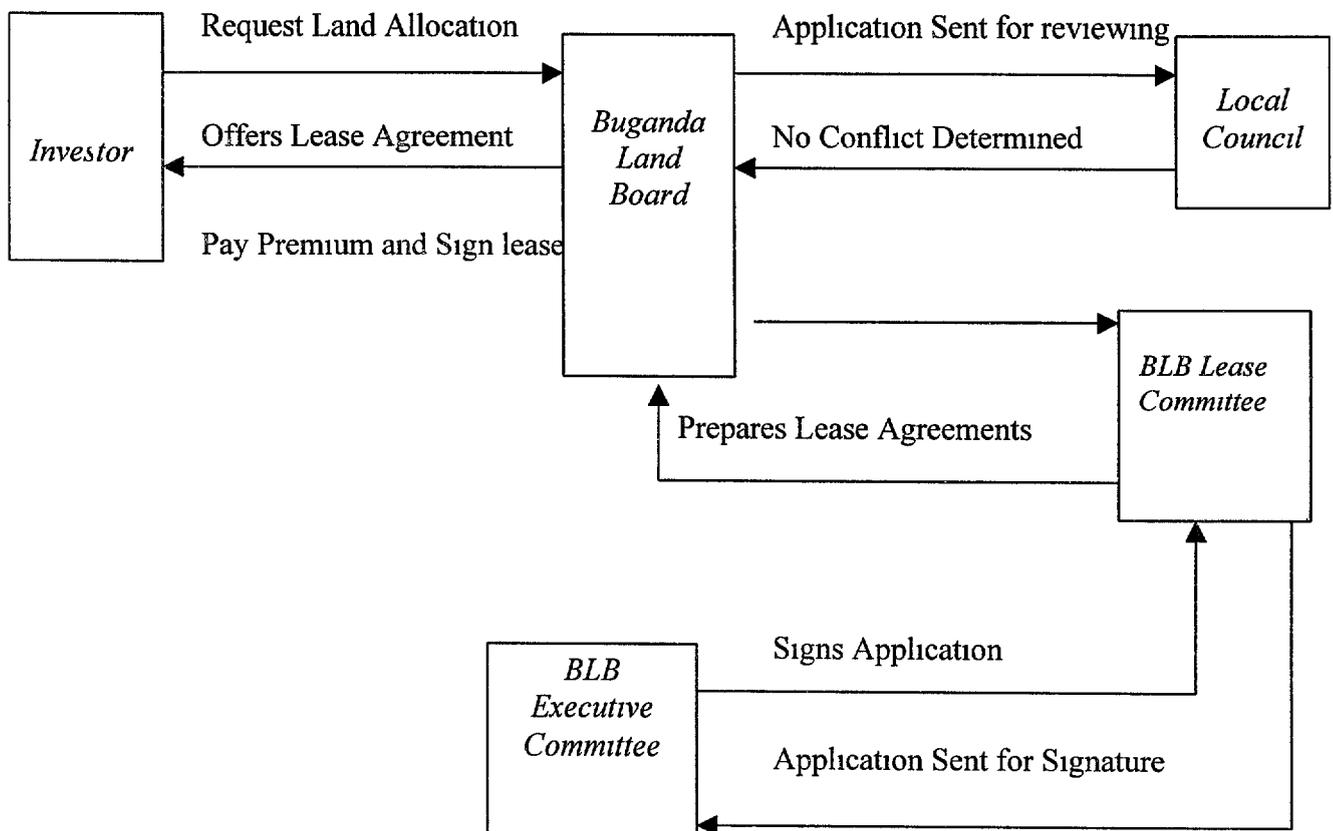
Land available to investors can be classified into three categories:

- **Public land** Land available through the town councils and the Land Commission. Public land can be leased by both citizens and non citizens. With the exception of Kampala and Mbale, all other municipalities still have public land.
- **Leased land** Land available from the Buganda Land Board and other Land Lords.
- **Freehold land** Land available from private individuals for sale.

1.4 STANDARD PROCEDURE FOR LAND APPLICATION

Application for land has now been standardised under the proposed new land bill, with all towns and municipalities following the new guidelines¹ Each district has a Land Board The developer, with or without the assistance of the land supervisor, identifies land suitable for development and completes an application form which he submits to the Town Clerk's Office The application is then forwarded to the District Land Board for consideration The Land Board meets once or twice a month (depending upon the district) to consider all the applications In certain cases the members of the Land Board carry out independent research to ascertain that the land in question is not disputed After a decision to allocate is made a certificate of allocation is issued The developer can then process a lease or transfer title depending on the type of ownership of land acquired This process generally takes between two to three months

Land Lease and Registration Process (Buganda Region >1acre to Foreign Investor)



¹ At the time that this document went to press, the land bill had not yet been passed but the application procedures proposed in the bill had been adopted

2. LAND FOR LEASE/SALE IN UGANDA

2.1 UGANDA INVESTMENT AUTHORITY INDUSTRIAL ZONES

The Uganda Investment Authority (UIA), in its effort to assist investors, has acquired various pieces of land to be developed into industrial estates

- **Namanve Industrial Land**
Located in Mukono and Mpigi districts, the total land area is 1006 hectares. The land is to be jointly developed by the UIA, the Ugandan Government and private developers
- **Masese Industrial Land**
Located in Jinja Municipality, the Masese land is about 133 acres and is jointly owned by the UIA and the Jinja Municipal Council
- **Masindi Industrial Land**
20 square miles of land located near the River Kafu on the Masindi-Kafu and Kampala-Gulu trunk roads. This land is to be jointly developed by the UIA, the Ugandan Government and private developers
- **Nalumunye Land**
Located in Mpigi district, it covers about 328 acres. The land is to be jointly developed by the UIA and private sector developers into an industrial and residential estate
- **Mawogola Land**
Located in Mawogola, Sembabule district on the right hand side of the River Kagera, it covers 5 square miles. The land is reserved for rural industrialisation
- **Kasiyirize Land**
Located in Mukono district, it covers about 300 acres and is to be developed into an industrial and residential estate

In addition to the land mentioned above, the UIA maintains a database of landlords willing to lease or sell their land. Interested investors should contact

Uganda Investment Authority
The Investment Centre
Plot 28 Kampala Road
P O Box 7418
Kampala

Tel (256)-41-234105/251561/5
Fax (256)-41-242903
E-mail uia@starcom.co.ug

2.2 BUGANDA LAND BOARD

The Buganda Land Board (BLB), which is under the authority of the Buganda Kingdom, is the biggest land holder in Uganda. The BLB does not sell land, it only leases it, therefore

foreign and Ugandan investors receive equal treatment, i.e., neither can own the land. Currently, BLB has two areas zoned for industrial use: 1) Nalukolongo, most of which has been largely allocated, and 2) Nabisasiro, which has 100 plots each measuring 1.5 acres. Both sites are swampy and therefore require extensive filling. An additional problem is that there are customary tenants who must be compensated before work on site can begin.

Procedure for application

In order to lease land in the Buganda Kingdom, investors should submit the following documents to the BLB:

- BLB application form,
- Certificate of Incorporation,
- UIA Investment License,
- Recommendation letter from UIA, and
- Recommendation letter from a lawyer

Applications are reviewed by the lease committee which recommends to the full Board whether to offer a contract. If the plot is larger than one acre, the application must be approved by the Executive Committee which is chaired by the Buganda Prime Minister. It takes 3-4 months for lease contracts to be finalised.

Standard Lease terms

- 20 percent of land value is paid as a premium
- Compensation payments to customary tenants are credited against the lease premium
- Annual rent is calculated at 10 percent of the land value for an initial 10-year period, after which time it will be reassessed
- Standard lease period of 49 years, renewable after 47 years
- 5 years allowed for development period. On completion of the development the investor requests for a lease extension

Cost of land

Nalukolongo costs US\$ 66 million per acre as premium, while Nabisasiro costs US\$ 25 million per acre. Ground rent is 10% of the premium per annum.

Other Costs

- Application form US\$ 1,000
- Lodging fee US\$ 10,000
- Stamp Duty paid to Uganda Revenue Authority 0.5 percent of premium
- Survey fees paid directly to surveyor

Contact

Secretary
Buganda Land Board
P O Box 14205
Kampala
Tel (256)-41-244056 Fax (256)-41-244189

2 3 KAMPALA

Kampala is the largest city in Uganda, as well as the capital. It is built on seven hills, covers 195 square kilometres and is divided into seven political units, each with a seat in Parliament. The City Centre is seven kilometres north of Lake Victoria, where there is a port, Port Bell. Kampala has a pleasant climate moderated by breezes from Lake Victoria, and is warm and wet throughout the year. Temperatures range from 20 to 30 degrees Celsius. Kampala's Central Business District (CBD) stretches from Wandegaya in the North, to Kitante/Jinja Road Roundabout in the East, and covers approximately 250 hectares. Almost all the main Government offices, leading banks, hotels and specialised shops are concentrated in this area. Current population figures stand at over 1.5 million people during daytime, and 800,000 at night.

Availability of Land

The Kampala City Council (KCC) has no more land for allocation. Investors are advised to contact real estate agents for information on land availability.

Cost of Land

Land costs more in Kampala than elsewhere in Uganda. The high demand is reflected in the fact that industrial zoned land in Kampala often costs as much as US \$30,000 - 80,000 per acre from private sources. Outside Kampala industrial zoned land prices decrease dramatically, and are usually available at prices of US \$1000 - 3000 per acre.

Infrastructure

Kampala has the most well developed telecommunications system, road network and water supply system in the country. Kampala has 460 kilometres of roads, is on the main rail line and is 45 minutes drive from Entebbe International Airport. The majority of residences in Kampala have tap water. The city centre is connected to the National Sewer line, while other parts of the city use septic tanks.

Office Space Availability

The KCC is proposing new commercial sub-centres at Nakawa, Natete, Kibuye and Bwaise to relieve the pressure on the CBD. According to the 1994 Kampala Urban Study, the CBD included 175,000 square metres of commercial space, 145,000 square metres of office space and 5,000 parking spaces.

The KCC requires that for every 40m² of office/business space, at least one parking space should be provided. Multi-storey car parking is being given due consideration in buildings currently under construction, such as Workers House, and to those on the drawing board.

Over the period 1993-1996, 460 plans for commercial buildings were approved by the Kampala City Council. Of the approved plans, only 139 buildings have been completed and issued with occupation permits. The majority of the completed buildings are extensions to existing buildings. Table 1 shows selected buildings expected to provide space by February 1999.

Most buildings that will offer space within the next year are currently under construction, either extensions to existing buildings or new constructions, while some space will be vacated by the present tenants. Extensions include additional floors at the NIC building, the IPS building and Sure House. Currently under construction are Workers House and Crane House, while Communications House and the UCB Building will be vacated by their tenants within the next year (the Finance Ministry will move from the UCB Building to the Treasury Building, once it is completed).

Rent and payment terms

Rent in Kampala ranges from US \$7 – 24 per square meter. Most landlords require an advance payment, usually for three months but sometimes for six months to a year in advance. Some landlords are flexible, particularly with larger tenants. For example, while a small tenant at the International Conference Centre is required to pay US \$20 per sq meter, three months in advance, larger tenants may pay only US \$15 per sq meter and pay one month in advance only. Table 4 provides information on 40 buildings with office accommodation in Kampala.

Prime office space in Kampala boasts private parking, security guards, maintenance services and lifts, the costs of which are usually included in the rent. In addition, the provision of electricity, water, telephone line(s) and shared toilets, and the cleaning of the common areas such as stairways, lifts, corridors and verandas, are also usually included in the rent.

Table 1 Selected buildings expected to provide space by February 1999, as of May 98

Building/ Plan No	Location	Current Status	No Of Floors	Total Area (M ²)	Parking (No)
Workers House	Colville Street	Under construction	30	15,569	105
Conrad Plaza	Entebbe Road	Nearing completion	9	3,128	74
Crane House	Kampala Road	Under construction (ready by April 1998)	8	1,800	5
Communications House	Colville Street	Completed	13	8,000	70
Kati House	Kyaggwe Road	Under construction	2	2,000	20
King Fahd Plaza	Wilson road	Under construction (ready by December 1998)	6	1,500	10
Luwum Street A	Luwum Street	Under construction (Partly ready in February 1998)	8	3,200	-
Luwum Street B	Luwum Street	Under construction (Partly ready in March 1998)	8	3,200	25
Metropole House	Entebbe Road	Completed	6	1,800	80
IPS Building	Parliament Ave	Completed	12	7,162	80
PentHouse	Jinja Road	Under construction	12	2,000	15

Table 2 A summary of features and attributes of quality office accommodation in the Central Business District

Building	Specifications
Rwenzori House (not furnished)	Highest rent - \$3 5/sqm /month
Blacklines House (furnished)	
Embassy house	Lowest rent - \$7/sqm /month
IPS Building	Largest area per floor - 782 sqm
Embassy House	Smallest room - 4 sqm
Crested Towers	Tallest building- 19 floors

Table 3 Characteristics of Selected Buildings

Rwenzori House	Communications House
98 cars or 1 parking space per 46 m ² of floor space, mainly for tenants, thus visitors park on the pavement	134 cars or 1 parking space per 48 m ² of floor space
Quiet neighbourhood except for temporary construction work at neighbouring sites	Street noise a problem on the lower floors
Just off City Centre	In the City Centre
US \$16 - 20/m ² /month excluding all amenities, partitioning, furnishing and parking	US \$16 - 17/m ² / month including wall to wall carpet, central air-conditioning
2 well-serviced lifts	5 well serviced lifts
275 KVA generator	510 KVA generator
2 tanks of water - 54,000 litres	-
Rent is payable 6 months in advance plus a 3 months' security deposit	3 months in advance, no security deposit
Greenland Bank Building	Embassy House
Limited parking for the 4400 m ² of floor space	Limited parking for the 4,000 m ² building
Noisy and congested on ground floors	Crowded and limited privacy
In the City Centre	In the City Centre
US \$15/m ² /month including water, electricity, security, wall to wall carpeting and standard partitioning	US \$7/m ² /month including water, electricity, security and partitioning
2 lifts, unreliable and inadequate for traffic	2 lifts, unreliable and inadequate
150 KVA	No generator
1 tank - 10,000 litres	1 tank
3 months payment in advance	3 months payment in advance
Tenants mainly from the private sector	Tenants mainly from the private sector
Luwum Street A	Luwum Street B
No parking	No parking
Noisy and congested	Crowded and limited privacy
In the City Centre	In the City Centre
US \$9/m ² /month including water, electricity, security, and standard partitioning	US \$10/m ² /month including water, electricity, security and partitioning
No lifts for the eight floors	No lifts for the eight floors
No generator	No generator
Poor sanitation and drainage facilities	Poor sanitation facilities
3 months payment in advance	3 months payment in advance

Table 4 Selected buildings with office space in Kampala Central Area, December 1997

Building	Location	No of floors	Floor size	Total Area m ²	Rent US\$/m ² /m	Parking Space no of cars	Mode of payment	Contact Person	Tel No
Airline House	Colville Street	6	350	2,100	14		3 Months	Mumtaz Kassam	34427
Amber House	Kampala Road	5	600	3,000	9	60 cars	3 Months	Property Manager	254071/
Bauman House	Parliament Avenue	5	590	2,949	12	60 cars	3 Months	General Manager	34123
Blacklines House	Colville Street	4	374	1,496	23.5	15 cars*	3 Months	General Manager	255267/34291
Colline House	Pilkington Road	4	310	2,640	17	33 cars	6 Months	Estate Manager	25640
Crest House	Kampala Road	5	250	1,250	N/A	6 cars		Manager, Crest Industries Limited-Ntinda	222807/28595
Crested Towers	Hannington Road	35	425	14,875	9	150 cars	Monthly in arrears	Housing Manager, NHCC	34227/ 25954
Crusader House	Portal Avenue	10	400	4,000	12	40 cars	3 Months	Dorothy Mueller	25493
Development House UDC Bldg	Parliament Avenue	5	400	2,000	16.5	30 cars	3 Months	General Manager	25954
Diamond Trust Building	Kampala Road	9	450	4,050	12	50 cars	3 Months advance	Property Manager	25933
EADB Building	Nile Avenue	10	531	3,915	15	70 cars	3 Months advance	Director/Administration	230021/ 259761/
Embassy House	Parliament Avenue	10	400	4,000	7	30 cars	3 Months advance	General manager, UCPL	342771/ 25954
Communications House	Colville Street	13	500	8,000	17	70 cars	3 Months advance	Mentor Property Managers	251935, 25494
Farmers House	Parliament Avenue	6	300	1,800	N/A	50 cars		N/A	N/
Georgiadis Chambers	Kampala Road	2	350	700	N/A	N/A	N/A	N/A	N/
Greenland Bank	Kampala Road	12	400	4,400	15	7 cars	3 Months	Lukwanzi Twaha	342812/25023
Impala House	Kimathi Avenue	12	110	1,210	12.3	25	From 1 month	Estates Manager	34497
International Conference Centre	Nile Avenue	3	390	780	20	300 cars	3 Months advance	Manager, Conference Services	235900/ 258080/
IPS Building	Parliament Avenue	12	609	7,162	12	80 cars	3 Months advance	General Manager	34493
Kisozi House	Kyaggwe Road	4	400	1,600	15	40 cars	3 Months advance	General Manager	230965/256285

Building	Location	No of floors	Floor size	Estimated Total Available Area m ²	Estimated Occupancy Level	Average Monthly Rent US\$/m ²	Estimated Parking Space No. Of cars	Mode of payment	Other Remarks (location)	Contact Person	Tel No
Luwum Street Building A	Luwum Street	8	400	3 200	0%	9		3 Months advance	To be ready in February 1998	Dick Kizito	250075
Luwum Street Building B	Luwum Street	8	400	3 200	0%	10	25 cars	3 Months in advance	Part of it to be ready by March 1998	Crane Management Services	231337
Metropole House	Entebbe Road	6	300	1 800	90%	15	80 cars	3 Months advance	Under Renovation	Property Manager	259331/3
National Insurance Corp Bldg	Pilkington Road	11	220	2 400	95%	7.5	15 cars	3 Months in advance	Adding more space	Estates Officer	258001/10
Pan World centre	Nkrumah Road	4	300	1 200	100%	10	N/A	3 months advance	Limited space	Administration Manager	231092
Pan Africa House	Kimathi Avenue	6	450	1 800	95%	15	20 cars	6 Months in advance	Silent location	Maria Odido	234676
Platinum House	Market Street	6	400	2 400	100%	10	N/A	Negotiable	Near Taxi Park	Manager Lunco Investments	234074
Radiant House	Kampala Road	5	400	2 000	100%	15	30 cars	3 Months in advance	Adding 2 storeys	Crane Management Services	231337
Raja Chambers	Parliament Avenue	6	250	1 500	95%	12	20 cars	3 Months advance	Adding 1 storey	Chief Executive Congo Corp Ltd	
Ruth Towers	Clement Hill Rd	3	400	1 200	95%	16	10 cars	3 Months advance	Silent location	Edward Kyenye	075 760024
Rwenzori House	Lumumba Avenue	6	700	4 200	100%	23.5	50 cars	3 months advance	1 Month Security new tenant	Board Secretary Rwenzori properties	232212 256125
Spear House	Jinja Road	5	500	2 000	100%	12	40 cars	3 Months advance	Spacious offices	Estates Manager	235658
Standard Chartered Bank Bldg	Speke Road	7	500	3 500	100%	12	50 cars	3 Months advance	Has residential space	Head of Operations & Finance	258211/7
Sure House	Bombo Rd	4	946	3 784	65%	10	15 cars	6 Months In advance	Adding 2 storeys	Buildings Superintendent	233132
Uganda Commercial Bank Short tower	Nkrumah Road	3	200	600	100%	12.5	50 cars	3 Months in advance	Under new management	Administration Manager	232710/23
Uganda Development Bank Bldg	Nile Avenue	12	275	3 110	80%	18	60 cars	3 Months in advance	Silent location	Property Manager	230257
Uganda House	Kampala Road	14	400	5 200	100%	10	190 cars	3 Months in advance	In CBD	Personnel Officer	232416
United Assurance Building	Kimathi Avenue	6	300	1 800	100%	12	52 cars	3 Months in advance	Negotiable terms	Administrator	234190/2
Workers House (NSSF)	Pilkington Road	30	519	15 569	0%	To be determined	142 cars	To be determined	Still under construction	Managing Director NSSF	256721/2
Total		327	16 579	135 290							

Table 5 Major facilities available in selected buildings in Kampala Central Business District, Dec 1997

Building	Location	Office furniture	Water & Electricity	Generator	Storeys	Air conditioning	Office Cleaning	Lifts	Office partitioning	Class Of Building
Airline House	Plot 6 Colville Street	Tenant	Built in Rent	None	6	None	Tenant	None	Permanent	B
Amber House	Plot 29/33 Kampala Road	Tenant	Built in Rent	Available	5	None	Tenant	Available*	Permanent	B
Bauman House	Plot 7 Parliament Avenue	Tenant	Built in Rent	None	5	None	Tenant	None	Temporary	B
Blacklines House	Plot 2 Colville Street	Landlord	Built in Rent	Available	4	None	Tenant	None	Permanent	A
Colline House	Plot 4 Pilkington Road	Tenant	Built in Rent	None	4	None	Tenant	None	Permanent	B
Crest House	Plot 28 Kampala Road	Tenant	Built in Rent	None	5	None	Tenant	None	Permanent	B
Crested Towers	Plot 17/19 Hamington road	Tenant	Built in Rent	Available	19	Some offices	Tenant	Available	Permanent	A
Crusader House	Plot 3 Portal Avenue	Tenant	Built in Rent	None	10	None	Tenant	None	Permanent	B
UDC Bldg	Plot 9/11 Parliament Avenue	Tenant	Built in Rent	Available	5	Available	Tenant	Available	Permanent	B
Diamond Trust Building	Plot 17/19 Kampala Road	Tenant	Built in Rent	Available	9	Available	Tenant	Available	Permanent	A
EADB Building	Plot 4 Nile Avenue	Tenant	Built in Rent	Available	10	Available	Tenant	Available	Permanent	A
Embassy House	Plot 9/11 Parliament Avenue	Tenant	Built in Rent	None	10	None	Tenant	Available	Permanent	B
Communications House	Plot 1 Colville Street	Tenant	Built in Rent	Available	13	Available	Tenant	Available	Permanent	A
Greenland Bank	Plot 30 Kampala Road	Tenant	Built in Rent	Available	12	Available	Tenant	Available	Permanent	B
Impala House	Plot 13/15 Kimathi Avenue	Tenant	Built in Rent	Available	12	Some offices	Tenant	Available	Permanent	B
International Conference Centre	Plot 16/18 Nile Avenue	Landlord	Built in Rent	Available	3	Some offices	Tenant	None	Permanent	A
IPS Building	Plot 12/14 Parliament Avenue	Tenant	Built in Rent	Available	12	Available	Tenant	Available	Permanent	A
Kisozi House	Plot 8 Kyaggwa Road	Tenant	Built in Rent	Available	4	Available	Tenant	Available	Permanent	A
Luwum Street Building A	Plot 29 Luwum Street	Tenant	Built in Rent	Available	8	None	Tenant	None	Permanent	C
Luwum Street Building B	Luwum Street	Tenant	Built in Rent	Available	8	None	Tenant	None	Permanent	C
Metropole House	8/10 Entebbe Road	Tenant	Built in Rent	None	6	Some offices	Tenant	Available	Permanent	B
National Insurance Corp Bldg	Plot 3 Pilkington Road	Tenant	Built in Rent	Available	11	Some offices	Tenant	Available	Permanent	B
Pan World centre	Plot 43 Nkrumah Road	Tenant	Built in Rent	None	4	None	Tenant	None	Permanent	C
Pan Africa House	Plot 3 Kimathi Avenue	Tenant	Built in Rent	Available	6	Some offices	Tenant	None	Permanent	B
Platinum House	Plot 19 Burton Street	Tenant	Built in Rent	None	6	None	Tenant	None	Permanent	B

* Lifts not functioning

Building	Location	Office furniture	Water & Electricity	Generator	Storeys	Air conditioning	Office Cleaning	Lifts	Office partitioning	Class Of Building
Radiant House	Plot 28/30 Kampala Road	Tenant	Built in Rent	None	5	None	Tenant	None	Permanent	B
Raja Chambers	Plot 3 Parliament Avenue	Tenant	Built in Rent	None	6	None	Tenant	None	Permanent	B
Ruth Towers	Plot 15A Clement Hill Rd	Tenant	Built in Rent	Available	3	Available	Tenant	Available	Permanent	A
Rwenzori House	Plot 1 Lumumba Avenue	Tenant	Built in Rent	Available	6	Available	Tenant	Available	Permanent	A
Spear House	Plot 22 Jinja Road	Tenant	Built in Rent	Available	5	Available	Tenant	Available	Permanent	A
Standard Chartered Bank Bldg	Plot 5 Speke Road	Tenant	Built in Rent	Available	7	Available	Tenant	Available	Permanent	A
Sure House	Plot 1 Bombo Rd	Tenant	Built in Rent	Available	4	Some offices	Tenant	None	Permanent	A
Uganda Commercial Bank Short tower	Nkrumah Road	Tenant	Built in Rent	None	3	Some offices	Tenant	None	Permanent	B
Uganda Devt Bank Bldg	Plot 22 Hannington Road	Tenant	Built in Rent	Available	12	Available	Tenant	Available	Permanent	A
Uganda House	Plot 10 Kampala Road	Tenant	Built in Rent	Available	14	Some offices	Tenant	Available	Permanent	B
United Assurance Building	Plot 1 Kimathi Avenue	Tenant	Built in Rent	None	6	Some offices	Tenant	None	Permanent	B
Workers House (NSSF)	Pilkington Rd	Tenant	Built in Rent	Available	30	Available	Tenant	Available	Permanent	A

Residential Buildings Converted Into Offices

It has now become common for firms to convert residential houses into offices. This is because residential houses have spacious rooms, large parking areas, are located in convenient and secure neighbourhoods, (walled/fenced in, with 24 hours security service by private security firms). Typical rentals range from US \$1,000- US \$3,000 per month, but are comparatively cheaper, per square metre, than office space in the CBD. For example, while you might pay US \$1,000 for 50m² of office space at the Nile International Conference Centre, for the same amount of money you could rent a house with 250m² of office space, a parking lot, kitchen and bathrooms.

Table 6 Selected residences currently used as office space in Kampala

Location	Acreage	Current tenant	No Of bedrooms	Rent per month (US\$)	Mode of payment	Estimated parking space (m ²)
13 Clement Hill Road, Nakasero	0 3 acres	Delmira Ltd	4	1,200	6 months in advance	100
28 Lumumba Avenue, Nakasero	0 75acres	Afri Tours Limited		2,000	6 months in advance	300
15A,15B Lumumba Avenue, Nakasero	0 75acres	NSSF	8	2,500	6 months in advance	200
25 Lumumba Avenue, Nakasero	0 5acres	UHRE&DC*		1,000	6 months in advance	100
27 Lumumba Avenue, Nakasero	0 5acres	Volcano Tours	4	1,500	6 months in advance	300
4 Clement Hill, Nakasero	0 3acres	Kilembe Mines Ltd	4	1,200	6 months in advance	100
2 Clement Hill, Nakasero	0 4acres	ADS Dialogue	6	2,500	6 months in advance	200
4 Katonga Road, Nakasero	0 45acres	Uganda Medical Assn	4	1,000	6 months in advance	300
15A, Nakasero Road, Nakasero	0 35acres	Agman Era Ltd	4	2,000	6 months in advance	200
15B, Nakasero Road, Nakasero	0 5acres	World Vision	8	3,500	6 months in advance	300
17 Nakasero Road, Nakasero	0 3acres	AMREF	4	1,800	6 months in advance	150

Selected Buildings Outside Kampala's Central Business District

New buildings constructed in Kampala's suburbs have created more office space and have attracted a number of companies. Katwe, Bwaise and Kansanga are examples of city suburbs that have benefited from this trend. In the suburbs it is easier to get good rates and better (negotiable) terms, e.g., one month's rent in advance, and one has more control on parking, privacy and security.

Table 7 gives details on buildings which are located in the suburbs.

Table 7 Selected buildings outside Kampala Central Business District

Building	Location	Estimated Total Available Area m ²	Average official shop size m ²	Estimated Occupancy Level (%)	Average Monthly Rent US\$/m ²	Estimated Parking Space m ²	Mode of payment	Other Remarks (location)	Contact Person	Telephone Contact
Prince House	Katwe	1 000	20	100	10	200	6 Months in Advance	Katwe	Jemba,	234794
Katwe-URA	Katwe	700	15	100	10	250	3 Months in Advance	Major Tenant URA	Kanonya	
Greenland Bank	Katwe	1,200	20	30	12	150	3 Months in Advance	5 storeys Generator	Kasaja Lukwanzı	342812/250238
Kakumba Complex	Katwe	1 600	40	80	10	200	6 Months in Advance	3 storeys Generator	Kakumba	343855
Mirembe House	Ndeeba	800	25	40	8	150	3 Months in Advance	2 storeys No Generator	N/A	
Susie House	Ggaba Road	1 000	15	85	8	300	3-6 Months negotiable	3 storeys No Generator	Busulwa	269632
Kanakulya House	Bwaise	1 200	70	40	8	400	3-6 Months negotiable	Major Tenant URA	Kanakulya	245081/075-788824

Major facilities in selected buildings outside Kampala Central Business District

Building	Location	Office Furniture	Water & Power	Generator	Storeys	Air conditioning	Office Cleaning	Lifts	Office partitioning
Prince House	Katwe	Tenant	Built in rent	Available	3	Not Available	Tenant	Not available	Permanent
Katwe-URA House	Katwe	Tenant	Built in rent	Available	3	Not Available	Tenant	Not available	Permanent
Greenland Bank	Katwe	Landlord	Built in rent	Available	3	Available	Tenant	Not available	Permanent
Kakumba Complex	Katwe	Tenant	Built in rent	Available	3	Not Available	Tenant	Not available	Permanent
Mirembe House	Ndeeba	Tenant	Built in rent	Not Available	2	Not Available	Tenant	Not available	Permanent
Susie House	Ggaba Road	Tenant	Built in rent	Not Available	2	Not Available	Tenant	Not available	Permanent
Kanakulya House	Bwaise	Tenant	Built in rent	Not Available	3	Not Available	Tenant	Not available	Permanent

Shopping Arcades

The majority of shopping arcades are located in the CBD. Most arcades are on the ground floor of the buildings in which they are located, to allow the easy display of goods to the public. A number of developers are now putting up shopping arcades in the suburbs of Kabalagala, Bugolobi and Nakawa.

Most of the shopping arcades have attractive and good facilities. Such facilities include air conditioned rooms with wide display stands, 24 hour standby generators and good lighting systems characterised by fluorescent tubes. The next tables show major facilities found in 11 shopping arcades in the city centre and suburbs.

Table 8 Major facilities available in selected shopping arcades

Building	Office Furniture	Water & Power	Generator	Storeys*	Air Conditioning	Office Cleaning	Office Partitioning
Grand Imperial	Tenant	Built in rent	Available	2	Available	Tenant	Permanent
Pioneer Mall	Tenant	Built in rent	Not Available	0	Not Available	Tenant	Permanent
Metro Building	Tenant	Built in rent	Not Available		Available	Tenant	Permanent
Metropole House	Tenant	Built in rent	Available	1	Not Available	Tenant	Permanent
Uganda House	Tenant	Built in rent	Available	0	Not Available	Tenant	Permanent
Quality Cuts	Tenant	Built in rent	Not Available	0	Not Available	Tenant	Permanent
Tank Hill Shopping Centre	Tenant	Separate	Available	1	Not Available	Tenant	Permanent
Kisementi	Tenant	Separate	Not Available	0	Not Available	Tenant	Permanent
Susie House	Tenant	Separate	Not Available	0	Not Available	Tenant	Permanent
Equatorial Hotel	Tenant	Built In rent	Available	1	Available	Tenant	Permanent
Sheraton Hotel	Tenant	Built in rent	Available	1	Available	Tenant	Permanent

* Storeys indicated are the available storeys for shopping arcades

Table 9 Kampala shopping arcades

Building	Location	Estimated Area m ²	Average official shop size m ²	Estimated Occupancy Level	Average Monthly Rent US\$/m ²	Estimated Parking Space m ²	Mode of payment	Other Remarks (location)	Contact Person	Telephone Contact
Grand Imperial	Nile Avenue	3,000	20	90%	30	1,500	6 months in advance	Located in Hotel	Okello Michael	24629
Sheraton	Sheraton Hotel	1,500	40	95%	20.5	1,000	6 months in advance	Ternan Avenue	Joseph Ssenyonga	344598/
Metro Building	Kampala Rd	2,000	60	80%	20	400	3 months in advance	Kampala Road	Ivan/Virani	25112
Uganda House	Kampala Rd	1,500	100	100%	20	500	6 months in advance	Kampala Road	Milton Obote Foundation	23101
Equatoria	Equatoria Hotel	2,500	40	90%	19.5	3,000	6 months in advance	William Street	Mr Ojok	25678
Metropole House	Entebbe Rd	1,800	60	95%	19	600	3 months in advance	Entebbe Road	Mohammed	232620/ 27277
Pioneer Mall	Kampala Rd	2,500	24	100%	15	700	3 months in advance	Centrally located	Agnes Byaruhanga	23602
Quality Cuts	Ggaba Rd	2,000	40	100%	15	400	6 months in advance	Ggaba Road	Joseph Dyke	26281
Reste Corner	Muyenga	1,500	65	65%	15	500	3-6 months, negotiable	Kabalagala	Ms Marilyn Kumar	25141
Susie House	Ggaba Road	700	150	90%	8	300	6 months in advance	Ggaba Road	Mr Busulwa	26963
Kisementi	Acacia Avenue	3,000	200	80%	7.5	1,500	6 months in advance	Kololo	Mr Ali	075-69028

2 4 JINJA

Jinja, the second largest town in Uganda, is located approximately 80 kilometres east of Kampala, with a population of 610,000. It is the industrial centre of Uganda, occupying a strategic position on Lake Victoria at the source of the River Nile. It covers an area of 28 square kilometres. Jinja lies 45 kilometres north of the Equator at an altitude of 1125 meters above sea level, and enjoys a pleasant climate with temperatures ranging between 17 and 28 degrees Celsius. Jinja is the source of Uganda's hydroelectric power, which gives it a tremendous advantage in terms of industrial development over other areas in Uganda.

Availability of Land

The Jinja Municipal Council has set aside 133 acres of land for industrial development at Masese, the land is jointly owned by the Council and the Uganda Investment Authority. There is additional land for allocation in the old industrial zone. The advantage of developing these plots is that the basic infrastructure is either in place or can be extended to the plot at a minimum cost.

The following plots of land have been earmarked for Hotel sites

- Kate road, approximately 4 hectares
- Nsajja road, approximately 3.5 hectares

A few residential and commercial properties are still available.

Cost of Land

- | | |
|--------------------|---|
| ➤ Industrial Land | US\$ 1 Million per acre |
| ➤ Commercial Land | US\$ 3 Million per plot for Central Business District
US\$ 1.5 Million outside Central Business District |
| ➤ Residential Land | US\$ 2 Million per plot Grade A
US\$ 1 Million per plot Grade B |

Infrastructure

Water and electricity are available. Jinja is serviced by road, rail and air. A new telephone exchange is to be installed by June 1998 which will improve the town's telecommunications system. Jinja is directly linked by Wagon Ferry to other lake ports in Kenya and Tanzania. At present, three ferries operate from Jinja.

Tourist Attractions

- Source of the Nile. It is located on the shores of Lake Victoria in Jinja.
- Bujugali Falls. They are located a few kilometres from the Source of the Nile. There is world class white water rafting and there are also picnic sites.

Contact

The Town Clerk
Jinja Municipal Council
P O Box 720
Jinja

Tel (256)-43-20789/20069
Fax (256)-43-20651

2 5 MBALE

Mbale is the third largest town in Uganda, 256 kilometres east of Kampala. It is the hub for the Eastern Region and serves as the commercial center for a large part of Eastern and Northern Uganda. It is situated west of Mount Elgon, not far from the Kenya border. Mbale has a population of 100,000 and covers 26 square kilometres.

Availability of Land

The Mbale Municipal Council has no land for allocation to investors. Land can, however, be purchased from landlords. The Council can assist interested investors to locate land.

Cost of Land

The cost of land is negotiable, depending on the landlord. A town plot is likely to cost at least Ush 3 million.

Business Activity

Mbale enjoys a sub-tropical climate with well-distributed rainfall averaging 117 cm annually. Temperatures range between 20 and 30 degrees Celsius. The surrounding countryside offers raw materials for agro-based industries such as coffee, cotton and fruits.

Infrastructure

Mbale is located 280 km from Entebbe International Airport and is serviced by roads and a railway line. Electricity and water are available.

Tourist Attractions

- Nkonkonjeru mountain. It rises to 2400 metres and takes three and a half hours to climb. There are numerous rivers and falls surrounded by a lush growth of tropical vegetation.
- Bulucheke. Located 2.4 kilometres from Mbale. It provides an ideal picnic spot in beautiful surroundings.
- Sipi Falls. Magnificent falls situated 53 kilometres from Mbale. Below the falls are beautiful caves.
- Mt Elgon. It is an extinct volcano rising to 4254 metres.

Contact

The Town Clerk
Mbale Municipal Council
P O Box, Private Bag
Mbale
Tel, (256)-45-33517
Fax (256)-45-33518

2 6 IGANGA

Iganga is located along the Jinja-Tororo road, which is the main Uganda-Kenya highway. There are also several roads connecting Iganga to Kaliro, Pallisa, Mbale and Kamuli. It has direct access to Lake Victoria in the south. The population of Iganga is 60,000.

Costs of Land

- Industrial Plot USh 600,000

Other Costs

- Plan inspection fees USh 150,000 per plot
- Structural detail USh 120,000
- Occupational permit USh 150,000

Infrastructure

Plans are underway to open up the roads in the gazetted industrial area. Iganga is not connected to the National Water and Sewerage Cooperation but plans are underway to extend piped water services to the district, under the Small Towns Water Project. Iganga has a post office and a modern telephone exchange.

Contact

The Town Clerk
Iganga Town Council
P O Box 232
Iganga
Tel (256)- 495-2068/2076/2306

2 7 TORORO

Situated 220 kilometres from Kampala, on Uganda's eastern border with Kenya, the town is strategically developed around Tororo Rock. It covers an area of 12 square kilometers and has a population of 42,000. Tororo offers investors a two-year tax holiday upon commencement of operations or production.

Availability of Land

2000 acres of land owned by the Tororo Municipal Council are available for industrial development.

Cost of Land

- Industrial Ush 600,000 – 1 million per plot (estimated)
- Residential Ush 500,000 per plot of 50x40 meters

Infrastructure

The roads connecting Tororo with the rest of the country are paved and very good. The Trans-Africa Highway, which leads to Kampala in one direction and northern Uganda in the other, passes through Tororo. All places within Tororo are accessible by road. The town is linked by rail to Kampala and Kasese to the west and to Soroti and Pakwach to the north and northwest. Tororo handles the bulk of Uganda's goods that enter the country by rail. The town also has an aerodrome capable of handling light aircraft, but it is not operational at the moment.

Tororo is served by Uganda Posts and Telecommunications Corporation, and has adequate water and an ample supply of electricity.

Business Activity

The surroundings of Tororo are rich in natural resources such as limestone, iron ore, asbestos and phosphates. A variety of agricultural produce is also available for agro-based industries.

Tourist Attractions

- Tororo Rock. This is a volcanic plug standing upright, surrounded by a flat plain. Rock climbing excursions attract local and foreign visitors.

Contact

The Town Clerk
Tororo Municipal Council
P O Box 17
Tororo
Tel, 256-045-44530,44617,44023
Fax 256-045 44014

2.8 SOROTI

Soroti is located in the North Eastern part of Uganda. The major activity for the inhabitants of the surrounding areas is cattle keeping and growing of cereals. Cotton farming is being revived in the surrounding districts and there exists cashew nuts plantations which if rehabilitated would form a good source of raw materials for a cashew nut factory.

Available Land

- 200 plots for industrial development each measuring 30x50 metres
- 500 plots for residential development each measuring 50ft x100ft
- 150 plots for commercial development each measuring 35mx50m

Cost of Land

- Industrial Land USh 600,000
- Commercial USh500,000
- Residential USh 400,000 for Grade A, USh 300,000 for Grade B

Other Costs

- Survey Fees Ush 50,000
- Ground Rent 10% of premium paid

Infrastructure

Soroti has electricity and pumped water. The national sewer line is not sufficient so a majority of residents use septic tanks. Telephone lines are available.

Business Activity

Cattle raising, farming and fishing are prominent activities.

Tourist Attractions

- Rock-Climbing
- Nyero cave

Contact

The Town Clerk
Soroti Municipal Council
P O Box 109
Soroti
Tel (256)-45-61207/61103/61106/61209

2.9 LUGAZI

Lugazi lies 47 kilometres from Kampala along the Kampala-Jinja highway. It has an area of approximately 19.2 square kilometres and is bordered by Mabira Forest in the east and the River Ssezibwa in the west. The total population is about 30,000.

Availability of Land

The Town Council does not own any land. Two landlords, the Uganda Sugar Corporation Limited and M/S Kulubya, own all land in Lugazi. The Council assists interested investors to locate land for development by leasing with the landlords.

Cost of Land

- Industrial Plot USh 1.5-2.5 Million depends on location
- Commercial plot USh 14 Million for a plot measuring 100x50 ft
- Residential USh 2.5 Million for a plot measuring 50,100 ft

Other Costs

- Submission fees for industrial complex USh 500,000
- Construction Grade B USh 459,300
- Occupation Permit, Temporary USh 50,000
- Occupation Permit, Permanent USh 100,000

Infrastructure

The Town Council is connected to the national hydroelectric power grid. There is a good road network, telephone and post office services are available. Currently the major source of water is protected springs. Under the Small Towns Water Project Lugazi will soon have piped water.

Tourist Attractions

- River Sezzibwa
- Sezzibwa Falls, located west of Lugazi

Contact

The Town Clerk
Lugazi Town Council
P O Box 111
Lugazi
Tel (256)-44-48257/48286
Fax

2.10 MOROTO

Moroto has plenty of land for development. It is located in North Eastern Uganda.

Cost of Land

- Industrial Plot USh 400,000
- Commercial Plots USh 300,000
- Residential USh 200,000

Other Costs

- Inspection Fee USh 50,000
- Occupation permit USh 50,000 per building
- Application Fee USh 60,000
- Ground rent 10% of premium per annum

Infrastructure

Power and telecommunications services are available. The town depends on boreholes for water supply and is not serviced by the National Water and Sewerage Corporation.

Contact

The Town Clerk
P O Box 36
Moroto
Tel 4/180/57/193 (Book through Main Post Office)

2 11 FORTPORTAL

Fortportal is located in Western Uganda. It is the site for the King of Toro.

Available Land

- 50 acres of industrial land available for development

Cost of Land

- Industrial Plot USh 1.5-2 Million per Plot of 100x100m
- Commercial Land USh 1.5- 2 Million per plot of 15mx30m or 30x50 m
- Residential Plot USh 1.5-2 Million per plot of 50x 70 m

Other Costs

- Approval of building, commercial plot, peri-urban USh 30,000
- Commercial Plot, Urban USh 65,000
- Residential Grade A USh 50,000
- Residential Grade B USh 25,000
- Industrial Land USh 65,000
- Inspection Fees USh 45,000
- Occupation Permit, Commercial USh 100,000
- Occupation Permit, Residential USh 70,000

Special Construction Guidelines

Fort Portal is located in an earthquake-prone area and has soft soils. Very high ratios of sand and cement must be used in construction, as well as columns and ring beams. Developers are encouraged to use tiles instead of iron sheets.

Infrastructure

Fort Portal is accessible by road and has electricity and telephones. 50% of the town has piped water. 30% of the town is serviced by the national sewerage line, while the rest of the town uses septic tanks.

Tourist Attractions

- Mountains of the Moon
- Fort Portal is the site of the Toro Kingdom

Contact

The Town Clerk
P O Box 29
Fort Portal
Tel (256)-483-22274/22089/22646

2 12 MUBENDE

Mubende is located 160 kilometres west of Kampala. Its current size is 15 square kilometres, but there is a proposed extension which would double its size. Mubende would be a good distribution point for the towns of Hoima, Mityana and Masindi.

Availability of Land

Mubende still has land for interested developers. This financial year ten acres have been earmarked for commercial development while five industrial plots have been surveyed.

Cost of Land

- 3 million per acre

Other Costs

➤ Application Fee	US\$ 10,000
➤ Inspection Fee, Commercial	US\$ 30,000
➤ Inspection Fee, Residential	US\$ 20,000
➤ Inspection Fee, Industrial	US\$ 50,000
➤ Occupation Permit, Temporary /Commercial	US\$ 70,000
➤ Occupation Permit, Temporary/ Residential	US\$ 50,000
➤ Occupation Permit, Full/Commercial	US\$ 100,000
➤ Occupation Permit, Full/Residential	US\$ 50,000
➤ Plan Scrutiny Fee, Commercial	US\$ 30,000
➤ Plan Scrutiny Fee, Residential	US\$ 25,000
➤ Engineers Fees	US\$ 50,000 (Negotiable)

Infrastructure

Mubende has electricity and piped water. The Trans Africa Highway runs through Mubende and the road from Kampala to Mubende is paved. Telecommunications facilities are easily accessible.

Tourist Attractions

- Nakayima Historical Site. This is the site of the famous Nakayima tree, the first capital of the great Bunyoro-Kitara Empire which was founded by the Bachwezi people over 500 years ago.

Contact

The Town Clerk
Mubende Town Board
10 Main Street
P O Box 48
Mubende
Tel (256)-464-4055/4057

2 13 MASAKA

Masaka is located in southern Uganda, approximately 130 kilometres southwest of Kampala, 50 kilometres south of the equator and about 30 kilometres west of Lake Victoria. It lies on a plateau at an altitude of about 1300 metres and its temperature ranges between 16 to 27 degrees centigrade. The population is 58,666.

Cost of Land

Ush 1- 3 million per acre (estimate)

Other Costs

- Building Plan Fees depends on type of plan but the range is between 5,000 - 25,000 per square metre
- Inspection Fees
 - Storeyed Ush 130,000
 - If re-enforcement per floor USh 35,000
- Occupation Permit
 - Temporary-Residential USh 20,000
 - Temporary Commercial USh 120,000
 - Full Residential USh 100,000
 - Full Commercial USh 125,000
 - Full Industrial USh 250,000
- Alteration of Building Plans USh 60,000
- Change of User USh 60,000
- Approval and erection of hedging and scaffoldings per year Ush 50,000

Infrastructure

Electricity and telephone services are available. The town has piped water.

Business Activity

Rainfall is steady throughout the year. Masaka District is an agricultural area in which coffee, bananas, pineapples, maize and beans are grown.

Contact

The Town Clerk
28 Edward Avenue
P O Box 201
Masaka
Tel (256)-485-20013/20964/21191/20204

2 14 HOIMA

Land for development is available but exact acreage is not indicated

Cost of Land

- | | |
|---------------------|---|
| ➤ Industrial Plots | US\$ 1 Million for Grade A 100x100 Metres |
| | US\$ 700,000 for Grade B 60x60 Metres |
| ➤ Residential Plots | US\$ 770,000 for Grade A, 30x30 Metres |
| | US\$ 275,000 for Grade B 30x15 Metres |
| | US\$ 222,000 for Grade C 21x15 Meters |
| ➤ Commercial Plots | US\$ 1 2 Million Grade Special |

Other Costs

- | | |
|--------------------------|-------------|
| ➤ Approval Fee | |
| ➤ Non-Storeyed Building | |
| ➤ Commercial | US\$ 40,000 |
| ➤ Residential | US\$ 30,000 |
| ➤ Inspection Fees | US\$ 25,000 |
| ➤ Occupation Permit | |
| ➤ Permanent /Residential | US\$ 40,000 |
| ➤ Temporary/Residential | US\$ 5,000 |

Infrastructure

There are ten boreholes in Hoima. The water supply system within town is not efficient due to the worn out pipes, nor is it adequate for the expanded town. Plans are underway to install a new, efficient water supply system. Three-phase power supply is available and Hoima has a modern telephone exchange.

Business Activity

There is plenty of hard wood. Residents are mainly involved in agricultural production. Coffee and cereals are the main cash crops.

Contact

The Town Clerk

Hoima Town Council
 14 Republic Road
 P O Box 149
 Hoima
 Tel (256)-456-40038/40099/40122

2 15 MUKONO

Mukono is located 20 kilometres east of Kampala along the Kampala-Jinja highway that links Uganda to its eastern neighbour Kenya. The town covers an area of 31.4 square kilometres and has a population of about 40,000. As Mukono is a developing town, many of the residents are engaged in small and medium scale crop production and animal husbandry. At the moment, Mukono does not have any heavy industry. However, there are food processing plants and maize mills.

Availability of Land

21.5 acres, approximately 43 plots of 0.5 acres each, have been planned and an additional 100 acres will soon be surveyed.

Cost of Land

		Distance from centre of town
➤ Residential plot	US\$ 3-7 million for 100x100 ft	within half km
	US\$ 2-3 million for 100x100ft	within 1 km
	less than 2 million for 100ftx100ft	beyond 1 km
➤ Commercial plot	US\$ 7-15 million for 100 ftx50 ft	Kampala-Jinja highway
	US\$ 1-15 million 100ftx50ft	half km on Bugerere road
➤ Commercial plot business area	less than US\$ 7million	outside the central

Other Costs

- Submission, inspection and approval of building plans

Residential	US\$ 60,000 – 100,000
Commercial	US\$ 100,000 – 150,000
Industrial	US\$ 300,000 – 1,000,000

Infrastructure

The Trans Africa highway passes through Mukono. This is also the Kampala-Jinja road which leads to Kenya. The other two trunk roads lead to the agriculturally rich hinterlands of Bugerere and Kyaggwe. The Town Council has also opened up 30 km of feeder roads and navigable tracks in the townships.

The town is supplied with hydro-electricity The post office has 600 boxes, 200 telephone lines and an international dialling facility The town is not linked to the national water and sewerage system In some areas private arrangements have been made and there is piped water

Contact

The Town Clerk
328 Nabutiti Road
P O Box 201
Mukono
Tel (256)-41-290358/290359

2 16 ENTEBBE

Entebbe is located 32 kilometres from the capital, Kampala The life history of Entebbe as an administrative and commercial town began in 1893 when the British Commissioner then decided to leave Kampala in search of a quiet place to work with a minimum of disturbance A few government ministerial headquarters are still located in this small quiet town It is now a place where many people including visitors go for relaxation

Availability of Land

100 acres for recreation
43 acres for a Free Port

Cost of Land

Premium is approximately 6 million per acre

Other Costs

➤ Building plans	
Residential	US\$ 300 per square metre
Commercial	US\$ 300 per square metre
Industrial	US\$ 500 per square metre
Structural details	US\$ 300
Completion of construction	US\$ 160,00 per floor
➤ Occupational permit	
Residential	US\$ 50,000
Commercial	US\$ 100,000
Industrial	US\$ 500,000
➤ Alteration of approved plans	
Minor changes	US\$ 30,000
Major changes	US\$ 50,000
➤ Annual rent	10% of premium

Infrastructure

Entebbe is well served with a road network The establishment of Entebbe International Airport contributed to the development of better infrastructure The town is serviced by piped water and has hydroelectric power

Tourist Attractions

The Botanical Gardens
Entebbe Wild Life Education Centre (Zoo)

Contact

Town Clerk
P O Box 34
Entebbe

Tel 20646