



Advertorial

Investors offered land in the Kampala Industrial and Business Park (KIBP) at Namanve

(Over 2.7 billion US\$ and 60,000 jobs to be attracted in the KIBP)

Background

Uganda Investment Authority (UIA) is pleased to announce that 230 investors have been offered land in the Kampala Industrial and Business Park (KIBP) at Namanve after a long and thorough evaluation process based on the Public Procurement and Disposal of Assets (PPDA) guidelines. In offering the land to investors, UIA has tried to ensure frugality, transparency, equity and fairness. Details of the offers are contained in the table 1 below.

The evaluation process has been quite protracted because it was necessary to first put in place adequate policies and safeguards to ensure that the objectives of the Government of Uganda are realized. Through consultations with various stakeholders, the following policies and guidelines have been formulated.

- **Business Parks Implementation Manual:** In July 2007 the Ministry of Finance Planning and Economic Development approved a Nationwide Business Parks Development Plan. The Plan provides for the detailed implementation arrangements and road map for various Government-led business parks and the implementation of the KIBP as the first business park development in Uganda.
- **KIBP Land Pricing Policy:** In April 2009, the Cabinet approved a pricing policy for the KIBP land. The policy provides for the terms and conditions for occupancy of the park in order to maximize Uganda's economic gain from this key strategic infrastructure investment.

KIBP Implementation Plan

The earthworks phase of KIBP has been completed. Under this phase, 12 km of the road network were constructed up to sub-grade level; a section of River Namanve was lined; and extensive drainage works were carried out. In addition, maintenance work was done on 3 kms of the old Jinja road. Five bidders for the next phase of major works (road pavement, flyover, water reticulation, power distribution, telecom infrastructure etc) have been short-listed. It is expected that the contractor will commence works in May 2010.

Land Evaluation criteria

The criteria below were used to evaluate land applications:

- i. **Contribution to the economy:** The number of jobs to be created, the planned investment, the tax contribution of an existing company, and the level of exports of the project were all taken into account. The above factors formed the minimum evaluation criteria for all proposed projects.
- ii. **Financial strength:** This took into account the ability of the promoters/investors to raise finance to implement the planned project(s). For existing investments, financial appraisal of the business was performed.
- iii. **Environment:** The potential environmental impact of individual projects was considered.
- iv. **Technical aspects:** Justification for the amount of land applied for based on the factory layout and the proposed investment in built-up space.
- v. **National/regional projects:** The significance of the planned projects, both at national and regional level was assessed.

Incentives to attract strategic investments into the KIBP and other Government-owned parks

In accordance with the approved pricing policy and also in order to maximize the benefits of attracting strategic investments into the KIBP, the Government of Uganda has put in place special incentives. Four identified priority sectors namely; Agro-processing; Information and Communication Technology (ICT)/Business Process Outsourcing (BPO); Mineral Beneficiation; and Hotels will qualify for fully subsidized land.

In order to qualify for fully subsidized land, investors in the above mentioned priority sectors have to meet two of the following three criteria:

- i. Total investment/acre must exceed US\$1 million per acre;
- ii. The percentage of export of value-added products would be equal to a minimum of 80 percent of total product value;
- iii. Local employment/acre for semi-skilled workers would be a minimum of 30, while skilled workers would be a minimum of 15;

Provision for the SME sector in the KIBP and other Government-owned parks

In order to support and promote the SME sector, UIA has planned for land and/or built up spaces for SMEs in the KIBP and all other Government-owned parks. For the KIBP, the SME Park will be developed and managed by third party developers and the UIA itself. SMEs that may not have satisfied the above criteria will be given priority as tenants in the SME Park.

Table 1: Summary of land offers

No	Name of Project	Land offer (Acres)
1	Abo Chemical Plant Co.Ltd	1
2	Acacia Properties (A) Ltd	4
3	Aerophoto systems	0.5
4	Africa Polysack Industries Ltd	3
5	Agro genetic Technologies	3
6	Agro Machinery	2
7	Ahmed Raza Foods	2
8	Ahmed Ziwa Enterprises	1
9	AK Oils & Fats (U) Ltd	10
10	AK Plastics (U) Ltd	10
11	Alam Group	10
12	Aliyzeco Industries Uganda Ltd	1
13	Aloe Cure Uganda Ltd	1
14	Aluminium Hollow ware Manufacturers	2
15	Anik Industries Ltd	2

16	Aqua Coolers	1
17	Aquva International Ltd	1
18	Arkrigh Ltd	5
19	ATX Technology Ltd	1
20	B- ONE Ltd	1
21	Bajaber Millers Ltd	3
22	Bakennu Enterprises Ltd	1.5
23	BakMarc	1
24	Bamico Holdings Limited, P.O.Box2998, Kampala	1
25	Barakah Beauty Products	1
26	Biplous Uganda Ltd	1
27	Biyinzika Enterprises	2
28	Bright Investments	2
29	Britania Allied Industries Ltd	4
30	Busingye and Co. Ltd	4
31	Capital Ventures International Limited	3
32	CCS Uganda Ltd	2
33	Chaking Investments Limited	1
34	Chandaria Industries Limited	5
35	Choppies Exim Africa	2
36	City Radiators Ltd	1
37	Comesa Technology	30
38	Commonwealth Business Council	5
39	Corronation Greenfields Ltd	0.5
40	Crestanks Ltd	2
41	D & A Investments (U) Ltd	2
42	Deepa Industries	1
43	Delian Ltd	1
44	DFCU Bank	1
45	Dott Services Ltd	3

46	Dubai Uganda	5
47	Dunavant	1
48	East Africa Institute of Applied Technology	2
49	Eastern Builders & Engineers Ltd	2
50	Ema Properties Ltd	5
51	Enganoo Millers	2
52	Enterprise Uganda	6
53	Eram (U) Ltd	1.5
54	Esco U Ltd	0.5
55	EVG 3D Construction (U) Ltd	3
56	Exclusives (U) Limited	1
57	Experience Uganda (UBK Developments) Ltd	5
58	Fair Child Investment Ltd	1
59	Fang Fang (U) Ltd / Sogecoa U Ltd	20
60	Farm Engineering Industries Ltd	5
61	Farm Support Ltd	1
62	Farmers Taste (U) Ltd	1
63	Feng Dei Investments Ltd	4
64	Ferdsult Engineering	1
65	Footsteps Furniture	2
66	Friendship Container Manufacturers Ltd	0.5
67	Gannan Company Ltd	0.5
68	Gatsby Uganda Ltd	5
69	General Mouldings (U) Ltd	0.5
70	Gippsland Investments Ltd	0.5
71	Global Comm. Holdings Ltd	5
72	Goal Industries	0.5
73	Golden Harvest Industries	1
74	Golden Industries Ltd	1
75	Good African Coffee	3
76	Graphic Systems Ltd	3

77	Great Lakes Iron and Steel Co. Ltd	5
78	Great Seas (U) Ltd	1
79	HAI Agency Uganda Ltd	1
80	Harriss International Ltd	3
81	Healthcare Management Solutions Ltd	5
82	Herm Enterprises Limited Kampala	1
83	Hima Cement Ltd	5
84	Hot Loaf Bakery	2
85	House of Eden (U) Ltd	2
86	House of Pavings Ltd	1
87	House of Scrap	1
88	Hua Xia Investments (U) Ltd	2
89	Industrial Graphic Systems Ltd	1
90	Intersoft Business Services Ltd	4
91	Interstate Paper Co Ltd	2
92	Interstate Training Centre	2
93	JN Agritech International	6
94	JW Opolot Construction (U) Ltd	3
95	Kahooru Enterprises Ltd	1
96	Kampala Modernity Stationers Ltd	20
97	Kamu Kamu Drilling Enterprises Ltd	0.5
98	Katon Manufacturers	1
99	Kengrow Industries Ltd, P.O.Box 1469	2
100	Kibao Investment Co.Ltd (Cotton seed delinting plant)	2
101	Kibao Investment Co.Ltd (Warehouses)	2
102	Kigezi Steel Company Ltd	2
103	Kingstone Enterprises Ltd	3
104	Kit-tech Uganda Limited	1
105	Kyotera Victoria Fishnets Ltd	1
106	Lake Victoria Fishing Industry	3

107	Leaf Tobacco & Commodities (U) Ltd	1
108	Linknet Agencies	2
109	Lions Club	2
110	Mada Hotels	5
111	Makerere University Private Sector Forum	10
112	Malaysia Furniture Center	4
113	Margherita Industries	1
114	Master woodworks Ltd	3
115	Mazima Engineering & Construction	10
116	MBS Fruit Agencies Limited, P.O.Box 71258 Kampala	1
117	Medi Point Industries Ltd.	0.5
118	Meera Investments	20
119	Megha Industries Ltd	2
120	MetroMedia Productions Ltd	2
121	Midliv Machinery and Construction company Ltd	3
122	Ministry of internal Affairs	1
123	Minolacs	2
124	MK Publishers Ltd	2
125	MKP Group of companies	10
126	Modern Agro Uganda Ltd	5
127	Monitor Publications	3
128	Mugala Tailoring & Garmets Ltd	0.5
129	Mukono Bookshop	1
130	Napro Industries Ltd	1
131	National Council for Science and Technology	5
132	National Drug Authority	2
133	National Enterprise Corporation	10
134	National Housing and Construction Company	30
135	National Water and Sewerage corp.	0.4

136	Nationwide Properties	6
137	Nawajo Enterprises	1
138	New Vision Printing & Publishing Ltd	5
139	Nice House of Plastics	3
140	Nicontra Ltd	2
141	Nile Agro Industries	2
142	Nile Plywood Ltd	2
143	Novelty Tannery Investments (U) Ltd	2
144	NutriMix Feeds Ltd	1
145	Oklams Company Ltd	0.5
146	One Way Street	2
147	Oscar Industries Ltd	10.5
148	Partnerships for Renewal Ltd	5
149	PC Max	0.5
150	Pearl Accounting Solutions	1
151	Pearl Engineering Co Ltd	1
152	Pepperoni Pickles Ltd	2
153	Pincas Construct Ltd Civil Engineering and General contractors	2
154	Pinnacle Integrated Resources	0.5
155	Pio Uganda Limited	2
156	Plasnet limited	30
157	Plastofoam Industries Ltd	2
158	Prime General Supply Ltd	4
159	Proclean Services	1
160	Property Services Ltd	10
161	Provident Africa Group	3
162	Rafiki Group	10
163	Rainbow Developers Consulting Association	1
164	Reco Industries Ltd	2
165	Richiencoy Services Ltd	1

166	Riley Industries Ltd	3
167	Roofings Ltd	30
168	Rwenzori Beverages Ltd	5
169	Sadolin Paints (U)Ltd	2.5
170	Sameg Chemical Products Ltd	1
171	Sanaroma Corporation	1
172	Sarak Big Five Club	1
173	Saran Agro investments Ltd	1
174	Sausage King	1
175	Savannah Commodities Co Ltd	1
176	Second Life (U) Ltd	0.5
177	Securex Agencies (U) Ltd	1
178	Select garments	1
179	Shang Industrial Co. Ltd	1
180	Sharma Import & Export (U) Ltd - Pipes	0.5
181	Shepherds Fields &Ponds Kampala	3
182	Shoe Warehouse Ltd	1
183	Shumuk Aluminum Industries Ltd	4
184	Spa Packaging	2
185	Sparko Investments Ltd	1
186	Star Café Ltd	1
187	Sunfruit Ltd	1
188	Sunrise Communications Ltd	0.5
189	Sunshine International & Universal Sanitary Manufacturers	2
190	Super Agro foods	4
191	Superfine Industries Ltd	1
192	Supply Chain Management Services	0.5
193	Surgipharm (u) Ltd	3
194	Tamoil East Africa Ltd	2.5
195	The Cooper Motors Corporation	3

196	The Mehta Group Management Ltd	2
197	The Weekly Observer	1
198	Tile centre	5
199	Tirupati Developers Uganda Ltd (Housing units)	5
200	Tirupati Developers Uganda Ltd (Recreation park)	5
201	Tirupati Developers Uganda Ltd (Shopping Mall)	5
202	Toil Uganda Ltd	0.5
203	Tokyo Construction Ltd	2
204	Tonnet Agro Engineering	0.5
205	Total Uganda	2
206	Toyota Uganda Ltd	5
207	Tropix Technology	1
208	Trupati Development Uganda Ltd (Agriculture produce marketing facility)	5
209	TTB Investments	1
21	Turkish Cable Manufacturing (TCM) Ltd	5
211	Uganda Baati	30
212	Uganda Batteries Ltd	7
213	Uganda Crane Coffee Limited	15
214	Uganda Electronics and Computer Industries Ltd	0.5
215	Uganda Industrial Research Institute	1
216	Uganda mable and granite Ltd	1
217	Uganda Veterinary Association	1
218	Uganda Women Entrepreneurs	2
219	Valley View Estates Ltd	25
220	Vambeco Enterprises Ltd	1.5
221	vantage communications	1
222	Victoria Seeds Ltd	1

223	Victory Christian center	4
224	Vision Impex Ltd	1
225	Wash and Wills	4
226	Wheelsafe	0.5
227	Winna Classic (U) Ltd	3
228	Your Choice Limited	4
229	Yours Naturally Cooperative society	2
230	Zhang Group of Companies	5
	Total	805.4

The above offer excludes the Transport and Logistics Sector (Freight Village) for which further consultations are ongoing.

Summary of the land offers made to-date:

Item	acres
Total land available for offer	1,269
Land already offered	805.4
Balance available for Transport and Logistics (Freight village) and other new applicants	463.3

The above listed successful applicants can collect their offer letters from the UIA offices and Namanve.

For any inquiries, please contact:

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