

PROPOSED MIXED USE DEVELOPMENT AT MUTUNDWE

CONCEPT PAPER



MUTUNDWE LAND DEVELOPMENT COMMITTEE

Mutundwe Project Development Committee

CONTENTS

INTRODUCTION	3
PROPOSED PROJECT OBJECTIVES	4
PROPOSED LAND USES	4
PRELIMINARY LAND USE PLAN	6
INVESTMENT OPPORTUNITY;.....	7

INTRODUCTION

Mutundwe hill is located 10 km west of Kampala Central Business District after the Nateete junction on Masaka highway ([Click here for location on google](#)). Its one of Kampala's residential areas least affected by traffic jam, mainly due to the various alternative routes to downtown Kampala.

Mutundwe, a flat-topped hill is one of the seven original hills that made up Kampala. At 1,298 metres above sea level, the hill is one of the highest points providing visibility of the central business district of up to 9km in all directions.

Buganda Kingdom owns 36 acres of vacant Land at the top of the hill that was previously a preserve of nobles. There are multiple access roads leading up to the site, which the Kingdom intends to develop into a mini satellite city.



PROPOSED PROJECT OBJECTIVES

The Kingdom intends to create a master planned mixed use urban development, a place for the residents to live, work, and relax. The proposed community will be designed to meet the lifestyle requirements of Kampala's young urban professionals.

Mutundwe will be a destination for services, shopping, leisure, hospitality and active living for the surrounding communities including the newly completed community of Nalumunye that is inhabited largely by the middle class.

PROPOSED LAND USES

Mutundwe will be designed using the complete neighborhood concept to create a mix of complementary land uses / activities with safe and convenient access to the goods and services needed in daily life. The community will have the land uses shown on the preliminary master plan as described hereunder:

Residential;

Residential zones will include 1,500 units comprising of a variety of housing types, and styles designed to attract young urban professionals. There will be a careful balance in density for villas and apartments supported by commercial infrastructure to ensure sustainability of local businesses through creation of demand for services.



Destination

Land uses / activities that make the 36-acre property a destination of choice will be incorporated within the development to increase the value of the properties. For example, Land for a hotel, a major shopping center, restaurants, bars, an events centre, organised sports facility and potentially a gondola / cable car, a giant water slide to take advantage of the steep slope along the southern boundary of the land are some of the iconic features being proposed in this development.

Commercial

This mixed-use concept proposes the use of simple yet unique architectural designs in the commercial spaces to attract shoppers from the greater Mutundwe Community, and Naluvule across the valley. Naluvule is a new middle-income neighborhood with limited commercial services.

Civic uses

Land for private investments in health for example modern Pharmacies and Clinics, Early childhood centres, International Schools among others will be incorporated in the plan to meet the needs of the residents, and in part to bolster the requirement to make the area a destination of choice.

Transportation

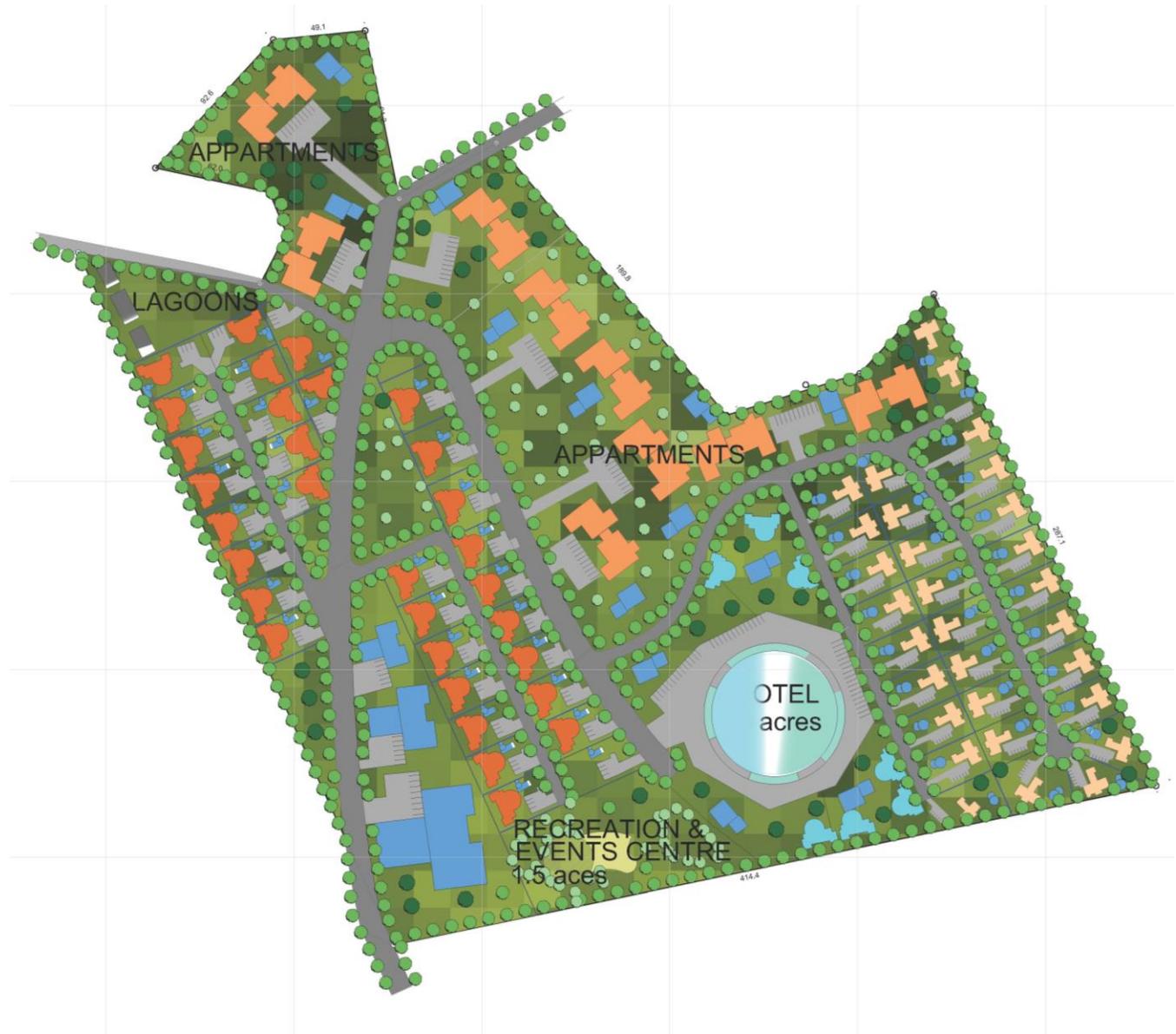
A curvilinear street pattern will be introduced to enable vehicles reach the top of the hill easily. An affordable public transit system is to be considered to allow people to choose public transit in the place of low occupancy vehicles to reduced the potential for traffic jam, and associated pollution.

Recreation

The Mutundwe community will include vibrant public parks to make it livable, to provide opportunities for residents to interact and to build identity. The parks will be well maintained, and will double as paid venues for celebrations.



PRELIMINARY LAND USE PLAN



This land use plan is still under development

REAL ESTATE DEVELOPMENT OPPORTUNITY AT MUTUNDWE - KAMPALA

Demand

Uganda's economy grew at 6.3% in 2019, and is estimated to grow at the same rate in 2020. The expanding economy is creating a bigger middle-income class with bigger salaries. The expanding middle-income class is exerting pressure on the housing market.

Uganda is urbanising at a rate of 5.6% per year. It is estimated that there is a need to construct more than 65,000 housing units a year in Uganda's urban areas to meet the demand for housing. Investment in the mass housing sector is one of the key investment opportunities with guaranteed offtake and profitability.

Marketability

Prime location; The Kingdom of Buganda owns 36 acres of vacant prime land located on top of the Mutundwe hill, one of the highest hills in Kampala overlooking downtown Kampala. Mutundwe is an upscale neighbourhood that was previously reserved for the nobility.

Mutundwe hill is located 10 km west of the Kampala Central Business District. The community of Mutundwe is one of Kampala's residential areas least affected by traffic jam, mainly due to the various alternative routes to downtown Kampala.

The property is located within a mature neighborhood that includes the Nalukolongo Industrial area, and the Rubaga, Ndeeba, Busega, Nateete business corridor that accommodates thousands of burgeoning businesses. The businesses, and factories provide thousands of middle-income job opportunities. However, the neighborhood doesn't provide opportunities for appropriate housing for the middle-income earners.

The site is 5 – 10 minutes drive away from the following amenities.

Shopping Nateete, Ndeeba, Mengo markets, major grocery supermarkets,

Entertainment Wankulukuku sports ground, Nakivuba Stadium, major restaurants, and bars, and hotels in the Rubaga – Mengo area.

Education; Kabojja Hill, Sir Apollo Kagwa Primary School, Universities (Muteesa Royal, Ndejje, Team University, Nkumba University, all in the Mengo area).

Competition

Recent residential real estate reports indicate that consumer behaviour in Kampala has changed in favor of low-rise condominium developments. Condominiums sale faster on the market in part due to the shared low cost of security, landscape maintenance, building maintenance.

The Mutundwe property is suitable for a mixed-use development that includes more than 1,500 condominium units, shopping, recreation, leisure, early age learning, and hospitality. There are no similar urban developments within a radius of 10km in the area. Similar developments are in the Ntinda, Kiwatule, Najeera, Kira areas.

Why invest?

The project has a very high and quick **return on investment**. The **cost to construct** a two-bedroom unit is currently at USD 20,270. The current market price for same unit is USD 54,054. 1,500 units constructed over a 5 year period provide a turn over of USD 81M.

Buganda Land Board is currently searching development partner to engage in the development of this project.

For further information, please contact

Kyewalabye Male David

Managing Director

Buganda Land Board

kyewalabye@bugandalandboard.or.