

BY JULIET WAISSWA

A private firm operating at Centenary Park in Kampala, has asked Parliament to investigate the alleged fraudulent dealings by the manager of the property, Nalongo Estates Ltd.

In an eight-page submission to the chairperson of Parliamentary Committee on Commissions, Statutory Authorities and State Enterprises (COSASE), HGM Investment claims that Nalongo Estates' manager, Sarah Kizito and her partner, Godfrey Nyakana, fleeced the firm in a number of dishonourable transactions amounting to sh3.9b.

Ham Galabuzi Mukasa, the proprietor of HGM Investment, claims Kizito violated agreements signed by the two parties in honour of a sublease on plot 96A-100A inside the green park.

"In January 2010, we entered into a memorandum of understanding with Nalongo Estates out of which we paid sh150m," Mukasa wrote. The company says out of this amount, sh108m was for construction of a night club which it was meant to occupy.

On February 16, 2010, the firm paid another sh100m and another sh194m on March 9, 2010 to cover the construction of a building on the plot.

According to a letter, a copy of which *Saturday Vision* has seen, Mukasa said the firm would occupy the 1st floor of the poolside building and install modern night club equipment. The club is the popular Club Le bougelouse.

He also wants the Government to investigate Nalongo and Kizito with an aim of criminal

Centenary Park saga: Firm wants Nalongo Estates probed

prosecution if the law was broken in the dealings.

In their commercial lease, HGM was assured that they would enjoy an uninterrupted occupancy for the next 20 years. Mukasa, however, says in 2015, Nyakana, acting on behalf of Nalongo Estates, brought down one of the sections of the 1st floor and he has been denied access to the building.

He says Kizito and Nyakana assured the firm that Nalongo Estates had a lease from Kampala district Land Board of 99 years, against which they would offer Mukasa an initial lease for 10 years.

Mukasa claims he wants sh480m in lost rental income and distress the company has suffered.

Mukasa says: "The acts and omission of Nalongo holding out to have leasehold for 99 years against which they granted us a commercial sub-lease of 20 years in lieu of the 1st floor of the poolside building is fraudulent and criminal."

Mukasa wants Nalongo Estates to pay them lost revenue, property confiscated, destroyed, financial distress and lost rental income with interest amounting to sh3.9b, as compensation for loss of business arising from fraudulent dealings with Nalongo Estates.

There is controversy over the ownership of Centenary Park lease to Nalongo Estates. KCCA says the firm's lease expired, and therefore, the land should be vacated.

Kizito and Nyakana appeared before COSASE on Wednesday and defended their interest in the land. However, the committee ordered them to immediately grant unfettered access to National Water and Sewerage Corporation to start a sewer line project.



Sarah Kizito, the manager of Nalongo Es