

GENUINE ESTATES (U)

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- Mvera Katiti 18m
- Wakiso Bakka 15m
- Lubbe Estate III 13m
- Kikuba Mpanga 35m
- Mvera 20m
- Wakiso Katiti Phase I 20m
- Mabembwe Top Hill Estate 25m
- Zimudi Estate 12m
- Lubbe Estate I 15m
- Kakiri - Kikubi 7m
- Matugga Kiwebwa Estate II 18m
- Namayumba Mabanga 12m
- Lubbe Estate II 15m
- Matugga Kiwebwa Estate I 20m
- Bulamu Mityana Rd II 12m
- Buluko Muduma 15m
- Ssege Main Road 80m
- Kakiri Simbanyo Estate 15m
- Namayumba Muzizi Estate 14m
- Gayaza Nakasalia 20m
- Semuto Town Estate 7m
- Buwalula - Je zza 6.5m (Mityana rd)

COMMERCIAL PLOTS:-

- Kakiri
- Ssege
- Kiyumba I
- Nkoowe
- Kalule Bombo Rd
- Namusera
- Kyenjojo estates:-
- Kyankwala 13m
- Kiseruka 13m
- Ngezi 13m
- Nyantungo 13m

AVAILABLE AGRICULTURAL LAND PER ACRE AT DISCOUNTED PRICES

- Semuto Made 22m
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- Watuba Kiboga 15m
- Kijebela Kapeka 15m
- Kapeka Town 50m
- Bugerere Namatogo 15m
- Masulita 40m
- Kalangala Serinya 20m
- Namayumba Kyoga 45m
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What to look out for when shopping

Not every trader selling fake goods is trying to rob you. Some are victims themselves, duped by manufacturers who supply counterfeit products and disappear. When you shop, stay awake. Your vigilance is the only protection you have.

BY GEOFFREY OYET OKWERA

Jane Namubiru purchased a bottle of juice from a roadside vendor around the Northern Bypass junction, between the route leading to Ntinda and Kisaasi, suburbs in Kampala, on one busy evening. This was before the Kampala Capital City Authority (KCCA) evicted hawkers and informal traders operating at busy road intersections and the streets across Kampala city. Along with the juice, Namubiru also bought cooking oil, sugar and a number of skin-care products for her children, among other household items.

After a busy day of accomplishing the day's work, she headed home to Kisaasi, carrying the quiet satisfaction that comes after enduring the long hours and hustle of Kampala's routine work.

Namubiru's relief, however, soon turned to a matter of concern. During the ongoing national products awareness campaign by the Uganda National Bureau of Standards (UNBS) in Mukono dubbed Ffa Kumutindo, loosely translated as "Mind About the Quality", Namubiru was shocked to learn that many of the products she had been routinely purchasing, did not conform to the required standards.

This ongoing campaign is intended to help Ugandans verify the authenticity of the goods they consume in their households. Since then, Namubiru has developed a critical eye to be able to detect genuine products, following her shock discovery that the juice she had been purchasing

at the northern bypass did not meet the required standard operating procedures (SOPs).

The juice lacked the quality assurance mark issued by the Uganda National Bureau of Standards (UNBS), commonly known as the Q-mark, as well as the relevant statutory reference for fruit juice products. Under Uganda's regulatory framework, fruit juice should comply with the US EAS 77:2019 standard, which was also missing on the product's label.

The revelation raised serious doubts about the authenticity of the juice Namubiru had bought. Yet despite the red flag, she found herself with little recourse. Having purchased the product from a street vendor, there was no clear avenue through which she could trace the trader or lodge a formal complaint.

Just like Namubiru, many Ugandans consume products with little scrutiny, often unaware of whether they meet the required safety and quality standards. This lack of vigilance has created an opportunity for unscrupulous traders to take advantage of unsuspecting consumers by duplicating labels of genuine products. Among the commonly affected items are fruit juices, body lotions and oils, as well as cooking oil, among others.

Another consumer, John Ndaigi from Mukono, was shocked to discover that the sugar he had been buying from his local shop for home use, did not actually measure the kilograms he would order. Concerned, Ndaigi alerted UNBS officials, who

Counterfeit goods do not appear on shelves by magic. They arrive through connivance. Stay vigilant. Stay honest. PHOTO/GEOFFREY OYET OKWERA.

CALL TO ACTION

Peter Hakuza, a business consultant in Wakiso, has welcomed the initiative to engage the public, describing it as a vital step toward educating Ugandans on how to distinguish genuine products from counterfeit ones.

He called on the standards body to institutionalise such outreach programmes, arguing that regular interaction with communities plays a key role in exposing substandard and fake products circulating on the market.

Hakuza adds that once counterfeit and sub-standard goods have been impounded by the standards body, there should be no compromise whatsoever and these products should be allowed back in the market.

"Some traders connive with certain producers to sneak these products onto their shelves. Continuous vigilance, coupled with zero tolerance for corruption, should take centre stage in the fight against products that do not conform to standards," Hakuza emphasizes.



visited the trader's shop and discovered that he had been using a cup to measure sugar for customers. In response, UNBS, in collaboration with the police, temporarily closed the shop and ordered the trader to acquire a proper weighing scale before resuming business.

Like Mdaigh's case, many consumers are being exploited by traders, who operate businesses that violate UNBS metrology standards, which regulate conventional measurements such as kilograms, metres, and inches, putting consumers at risk of being cheated or exploited.

According to the findings of a value-for-money audit assessing the effectiveness of interventions by UNBS in regulating locally manufactured goods, several challenges continue to undermine consumer protection. Budget constraints, gaps in policy and legislation, poor planning, understaffing, and outright inefficiency have left Ugandans vulnerable, exposing them to low-quality products that may pose health risks.

Increased awareness

Sylvia Kirabo, the UNBS Principal Public Relations Officer, says the focus should be on educating consumers about certified products while maintaining continuous dialogue with traders to encourage compliance and uphold product quality.

"Traders should not see us merely as an enforcement authority. They need to understand that product compliance is now a business enabler without proper authorization, they cannot legally place their products on those shelves," says Kirabo.

A recent survey conducted by the UNBS audit team on various locally produced goods including: foods, drinks, beverages, and cosmetics, revealed that some products are not compliant. The findings showed that 77.4 percent of the products did not display the Q-mark, signaling that they failed to meet basic safety, health, or performance standards. Even more concerning, 26 of the sampled products did not have branding information at all, making it nearly impossible for consumers to trace their source.

The survey further revealed regional disparities in compliance. Across retail outlets and wholesale vendors, the eastern region recorded the highest number of non-compliant goods, followed by the northern, western, and central regions of Uganda.

Strengthen market surveillance

According to Daniel Arorwa, an expert market surveillance manager, vigilance is critical to protecting consumers from unsafe or fraudulent products. He emphasizes that parents, retailers, and the wider public must stay alert and exercise caution when purchasing everyday goods, especially from informal or unverified sources.

"We will continue intensifying our market surveillance to uncover any suspicious products and ensure compliance with safety standards," Arorwa says.

He underscores consumer participation as important as official monitoring, reiterating that the public plays a crucial role in reporting products that appear unsafe or questionable. Arorwa further calls on stakeholders, including traders, regulators, and consumer advocacy groups to strengthen collaboration so that unscrupulous businesses and traders who fail to comply with standards can be held accountable.

This, he emphasizes, is key to protecting consumers, promoting fair trade, and ensuring that products on Ugandan shelves meet safety quality and measurement standards. Arorwa notes that some traders unknowingly sell counterfeit and sub-standard goods, unaware of the true condition of the products. He reveals that certain manufacturers are deliberately duping these traders by supplying counterfeit products.