

Before you buy that vacant land....



A Well demarcated piece of land in Mabombwe, Wakiso District, awaiting construction. PHOTO BY ERIC DOMINIC BUKENYA

Buying a plot of land has become tricky, especially when considering the obvious corruption surrounding the deals including creating fake documents, demand for half payment in cash and also issues of disputed land sales.

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James Kyengera had always wanted to own a plot of land where he would build a residential house out of Kampala. When a friend told him about someone who wanted to sell his plot, he collected all he had and bought the plot located along Gayaza Road.

Two months later, when he went back to check on the plot, he found a heap of bricks and sand. When he tried to inquire from the chairman who had witnessed the buying of the plot and signed on the agreement, he was told the owner of the materials was a brother to the person who sold him the plot.

He had been assured the materials would be removed but the second

time he went back, there was a foundation for a house laid in the plot he had bought. When he tried to reach the chairman and the person who sold him the plot, their mobile numbers were unavailable.

The third time he went, he was arrested for trespass and was told that whoever had sold him the plot did not have the authority to sell the land so his Shs 3million was lost. There are so many other people who have gone through a similar situation but because they were not diligent about whom they buy from.

According to Catherine Kembabazi, a freelance property manager, before you acquire the plot, there are several factors you should put in mind not to suffer loss or regret after wards.

Inspection

Many people simply make an office transaction basing on descriptions by another person even before satisfying themselves with a visit to the site but Richard Malinga, a property consultant at HomesinUganda.com warns people to avoid buying land that have not physically seen.

"Never seal a land transaction without taking the initiative to visit the place. During the site inspection, you should find out the exact location of

FACILITIES & SERVICES

Access to good roads is a credit to the piece of land you want to buy. This may inflate the prices for such a plot but according to Catherine Kembabazi, a freelance property manager, it is worth it. Also the schools, hospitals and other social amenities should be within a reasonable distance for accessibility whenever there is need.

"These are aspects that are likely to bring development into the area and their absence makes the area less developed and people will shun it. Where the buyer intends to build an apartment, it is important to check for water, electricity, sewer and drainage systems before buying a plot of land," she says.

the property, its neighbourhood and other. Things such as the crime rate, access roads and other social amenities can only be ascertained with a site visit. This will help you know if the place suits your taste," says Malinga.

To get such useful information, Malinga recommends that you talk to local leaders and neighbours who will give you their view on the status of the plot and the area at large. You can also make another inspection to the site without the seller. This will help you to escape cases of compulsive pur-

chases and get the true picture of the property because some land dealers do not offer full information in the presence of the seller for fear of offending them.

Location

It is important to know the location of the plot also considering its proximity to the important areas within the city. Malinga warns people not to get lured by less priced land in far-away areas with least development.

The location determines the services available in the area, the value attached to the land and the use to which you can put it. She further advises that if you are buying land to build a residential house, you should avoid areas that are prone to natural disasters such as flooding and landslides.

He says, "There are places well known for flooding when it rains. You should opt for higher land instead of low-lying areas but not near very high mountains where landslides are likely to happen during heavy rains."

Verify title deed

The buyer should verify the authenticity of the property, check whether the seller has a right over the property or if the land is not caved. Kembabazi recommends that the first step is to see the title deed of the land which you are going to buy.

She says, "Confirm whether the land is in the name of the seller and that he or she has the full right to sell the land. It is always better to get the original deed examined by a reputable lawyer."

Kembabazi also remarks that it is important to engage your own surveyor who will help you establish whether the land you want to buy is exactly located on the site the agency is showing you and valid.

Once you have verified the plot, sign the sale agreement with the guidance of your lawyer and start the transfer process.

"This will give you full value for your transaction and help you avoid fraudsters. However, since the property market involves a lot of money, time and various processes, always avoid rushed transactions. Take your time before sealing the deal," she warns.

Caution

Please check with the district office from where you are buying the land to ensure that you are buying land in the right place. There could be development plans such as road expansion. You will not be compensated if you bought such land where road developments are likely to take place.

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Kakiri Town Council @ 7M
Matuga @ 9,000,000/=
Gayaza Nkooze Estate @ 10M
Kyebando Nansana @ 17M
Matuga Sanga @ 10M
Buddo Nakasozi @ 23M
Nkooze @ 12M
Ekyabando Nansana Estate @ 17M
Ssala Top Hill @ 15M
Kavumba @ 15M
Kawanda @ 18M
Kawanda Phase II @ 18M
Namusera near the road @ 18M
Senge Estate @ 18M
Wakiso Gombe 30 decimals @ 50M
Kibuli 50 decimals US Dollar \$ 400,000
Namusera Phase II @ 16M
Namusera Bukasa @ 15M
Ssala @ 15M

AVAILABLE AGRICULTURAL LAND PER ACRE

Kakooge Kyabutayika @ 14M
Buteera Nakaseke @ 4M
Janan Bombo @ 10M
Sekanyonyi Busunju @ 6.5M
Kibibi @ 6M
Nakitola Busunju @ 6M
Mate Busunju @ 6M
Mwera Lubbe @ 15M
Mwera @ 16M
Kikuji @ 18M
Katulage Maya @ 25M
Matuga Sanga @ 40M
Gayaza Nkooze @ 50M
Sala Wakiso town council @ 55M

All plots are 50x100ft Minimum

Find us at our new home in Mengo near Total -Zake Road, Plot 167

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