

How urban shift is changing

What once was a quiet residential area dominated by large family homes is now a bustling hub of apartments, hotels, and thriving businesses.

BY SYLVIA NAMAGEMBE

Bukoto, one of Nakawa Division's largest and fastest-growing suburbs, is rapidly reshaping Kampala City's skyline, economy, and social life.

What once was a quiet residential area dominated by large family homes is now a bustling hub of apartments, hotels, and thriving businesses.

Nestled between upscale Kisasi, hilly Naguru, and sprawling Ntinda, the suburb is increasingly attracting real estate developers, with several modern apartment complexes springing up.

The hotel industry is also finding its foothold here, with establishments such as the Kabira Country Club emerging as one of many high-rise haunts.

Notwithstanding the ambience of dazzling amenities in the area, the Bukoto neighbourhood still shines a striking contrast, with a mix of high-end residential apartments and informal settlements commonly referred to as the "ghetto".

Nevertheless, the 2025 Kampala Property Market Performance Report by property developers Knight Frank, says Bukoto is among the rapidly rising Kampala City zones, supported by relatively lower entry costs, improved building quality and evolving lifestyle preferences, unlike other prime residential neighbourhoods.

Ms Joanita Mhayita, a longtime resident of Bukoto I, says the suburb was previously dominated by families who owned mallo land for generations before many began selling it off to new investors.

"Previously the area had more mallo land, which belonged to families who lived here for generations. But over the years, their children and property administrators have sold it out to new residents who are now driving the new developments. Most people living here today have been here for about 10 to 15 years, and very few of the old dwellers remain," she says.

Ms Mhayita recalls that Bukoto was once largely undeveloped before the construction of the Northern Bypass, undertaken between 2004 and 2009, from Bweyogerere in the east to Buseiga in the west.

"Bukoto was largely bushy before the Northern Bypass came, but also with its challenges of being a hideout for criminals. However, police deployments in the recent years have helped to improve security in the area, with the population now more than doubled," she adds.

Mr Isaac Kafeero, a resident who has lived in Bukoto II for two decades, recalls the area was once sparsely populated and remained largely



An aerial view of Bukoto suburb yesterday. The area has a mix of high-end residential apartments and informal settlements commonly referred to as the "ghetto". PHOTO: BRAHIM KAVUMA

Each zone then had about 500 residents with large stretches of idle land," he says.

"There was a lot of free land, and prices were very low and the area prone to crime unlike today," he adds.

With the two parishes of Bukoto I and II, the suburb under Nakawa Division, has a total population of 50,220 people and 14,381 households according to the 2024 report by the Uganda Bureau of Statistics (UBOS).

High-rise structures

Noticeably the suburb has witnessed a steady rise in modern housing units and apartments, replacing many of the older structures that once defined the sleepy area.

Among the earlier developments were the Bukoto brown and white flats, government housing units constructed in the 1960s.

But decades later, the skyline has been transformed, with modern apartment blocks, suites, and self-contained housing units emerging across the suburb.

Many of the developments are supported by improved infrastructure, including tarmacked access roads, landscaped compounds, and organised residential estates decorated with palm trees and flowers.

The Nakawa Division Speaker, Mr Godfrey Luyombya, says the growth has boosted employment opportunities and significantly increased the tax base. "Bukoto has grown from relatively many family homes to apartments and hotels. The shift to new residents has

Mr Luyombya links the improvements in the suburb's infrastructure to the surge in development.

"As businesses grow and demand soars, more revenue is generated, which allows us to mobilise resources to address infrastructure issues. For example, the road from the Northern Bypass that adjoins Ssemwogerere Zone in Bukoto, via the Kabira International School Uganda, was in a bad state but is being upgraded and is near completion to serve the investors in the area, and many other networks are yet to be rehabilitated," he says.

Mr Luyombya adds that water access in the area has also been improved in some low-income areas.

"In places such as Mulimira, spring wells were constructed to support the current high population needs unlike what we had previously," Mr Luyombya says.

The authorities say the shift from owner-occupied homes to commercial

premises has significantly boosted the local revenue collection.

Mr Luyombya estimates that Bukoto alone contributes between two and three percent of Nakawa Division's local revenue collections, as many former residential houses are now rented out to commercial premises.

"If a house is owner-occupied, it does not generate property tax. But once it is rented out or turned into a business, it becomes a revenue source through property tax, trade licences, and local service tax," he adds.

Data from KCCA shows that Nakawa Division collected Shs18.748 billion in revenue in the Financial Year 2023/2024.

The division comprises 23 parishes and covers 36.9 square kilometres. Ms Vicky Ssekotoleko, who owns a boutique in Bukoto II, says: "With more apartments, offices, and hangouts in the area, more people are passing through and stopping by. This has definitely brought more customers to my shop."

Price of plots
The changing face of Bukoto has also stepped up the real estate value in the area.

Mr Ivan Musulira, a sales agent at the Real Estate Database, says land in Bukoto is now considered prime in terms of location, and intended use.

Residential plots measuring about 12 to 14 decimals typically sell for between Shs210 million and Shs250 million, while larger plots of about 20 to 25 decimals are offered for between

the face of Bukoto suburb



between Shs750 million and more than Shs1.3 billion, reflecting the growing demand for property in the area.

"Commercial plots located along busy corridors such as the Itinda-Bukoto road command even higher prices due to their business potential. Plots measuring around 25 to 30 decimals in these areas can range from Shs950 million to Shs1.3 billion, while larger commercial plots of half an acre to one acre may exceed Shs1.5 billion," Mr Musulira says.

Challenges

However, the boom is not without challenges.

Mr Ben Mwanje, the councillor for Bukoto II, warns that the rapid development is outpacing infrastructure planning.

"Many people are constructing large properties without proper sewage and drainage systems. Waste often flows into neighbours' homes, and some areas even experience water shortages. Many roads are also constrained considering the growing population and increased activity," he says.

Mr Mwanje adds that some social problems are also emerging alongside the expansion.

"Crime mainly involves bag snatching while in some shum areas, the youths are increasingly engaging in drug abuse," he notes.

The authorities say residents also frequently complain about sound pollution and pressure on public

services.

"Most complaints we register relate to noise pollution, where we have engaged some establishments and urged them to adopt soundproofing materials. We also have the challenge of Bukoto Health Centre IV, which has limited capacity compared to the rapidly growing population, with plans for medical facilities expansion slowed by planning constraints," Mr Luyombya says.

The urban planning experts say these issues reflect a wider trend across Kampala, where residential neighbourhoods are increasingly converting into mixed-use commercial hubs.

"The city's biggest enemy is its uncoordinated expansion. Urban growth must go hand in hand with proper drainage systems, sewage networks, roads, and strict enforcement of building standards," said Mr Wilson Awuma, a physical planning specialist.

He warned that the city's infrastructure is already under strain.

"For about two decades, urbanisation has surged while management has lagged. Infrastructure is overstretched, drainage and waste systems are overwhelmed, but public transport remains inadequate," he says.

Mr Awuma adds that the unregulated construction further increases pressure on public services, noting that "extending power, water, and sewage lines to unplanned areas is costly and drains public resources."



World Food Programme
Programme Alimentaire Mondial
Programma Alimentare Mondiale
مجلس الامم المتحدة

SAVING
LIVES
CHANGING
LIVES

EXPRESSION OF INTEREST (EOI) FOR PROVISION OF MANPOWER SERVICES TO THE WFP GLOBAL FLEET REGIONAL HUB IN UGANDA

Date of Expression of Interest: 10 March 2026
Closing Date for Submission of Responses to the Expression of Interest: 27 March 2026
Reference EOI: Provision of manpower services (EOI - F/23.01.12787)

DESCRIPTION OF THE REQUIREMENT:

The World Food Programme Uganda Country Office is inviting competent and financially stable business entities that have the expertise, capability and experience to provide manpower services for operating the WFP fleet of Heavy and Light Vehicles as well as WFP workshops in Kampala, Uganda. The interested companies are also required to maintain a roster for truck drivers and mechanics for the Regional Fleet.

SCOPE OF SERVICE:

Provide qualified manpower both nationally and internationally for the WFP fleet operations in compliance with the Government of Uganda Labor Law. The manpower shall be assigned to WFP fleet of Heavy and Light Vehicles operating in Uganda and other countries in East, Central and Southern Africa region, from time to time. Truck drivers and mechanics might be needed to deliver trucks to other countries as required and bring them back after completion of deployment. The current minimum required manpower level for Uganda is about ten personnel that include drivers, transport, and workshop staff. This figure can increase or decrease depending on the operational requirements in the country.

IMPORTANT NOTICE:

This EOI does not constitute a solicitation. WFP reserves the right to change or cancel the requirements at any time during the EOI and/or solicitation process. WFP also reserves the right not to invite a firm that submitted an EOI that responded to this EOI. WFP does not automatically guarantee that the business firm/organization will be considered for receipt of the solicitation and when issued.

REQUIRED DOCUMENTATION TO SUBMIT WITH THE EOI:

Interested firms and organizations interested in participating in the planned solicitation process should forward their EOI to UNWFP by electronic mail (E-mail) as indicated below. It is required to submit all the below listed documents within the EOI to the WFP Kampala office by e-mail:

1. A letter of interest.
2. An original letter of support from the firm/organization principal financial officer - outlining the firm/organization's financial status and credibility. If such a letter is issued in the name of an individual (partner) related to the firm/organization, clearly state the guarantor's exact position in the firm/organization and/or other links with the firm/organization.
3. Completed WFP Logistics Service Questionnaire. Interested companies should request for the WFP Logistics Service Questionnaire via email on kampala.logistics@unwfp.org.
4. Business Firm/organization Audited Financial Statements for at least two of the past three years (2023, 2024 and 2025) or expressed intention to provide such statements within one month (including bank statements).
5. Business Firm/organization Certificate of Incorporation or registration and company profile.
6. Company's tax registration certificate (including VAT).
7. Evidence of registration in Electronic Fiscal Receipting and Issuance System (EFIS).
8. Income tax clearance certificates for at least two of the past three years (2023, 2024 and 2025).
9. Company's current trading license.
10. Copies of Organization's Business firm's policies on Anti-Fraud & Anti-Corruption practices. Prevention of sexual exploitation & abuse, and Gender parity in the work structure.
11. Letters of reference from three existing clients. WFP requires copies of reference letters from companies/organizations your company has provided similar services to.

The above documents should be submitted clearly marked "Expression of interest for provision of manpower services to the WFP Global Fleet Regional Hub in Uganda - EOI - F/23.01.12787" and be submitted via email to kampala.logistics@unwfp.org.

Deadline for submission is 6:00 PM local time on 27 March 2026.



EXPRESSION OF INTEREST

PREQUALIFICATION FOR THE PROVISION OF COURT BAIIFF SERVICES FOR MOGO

EOI/ MOGO/SERVICES/2026

1. Invitation to Express Interest
Mogo Loans Limited invites sealed Expression of Interest competent and licensed firms or individuals to express in service below.

CATEGORY NUMBER	CATEGORY NAME
MOGO/SRV/S/26	PROFESSIONAL COURT BAIIFF

2. About Mogo Loans Limited
Mogo Loans Limited is an asset financing company in U motorcycle, phones and car logbook loans. For more i mogo.co.ug

3. Purpose
The purpose of this vendor pre-qualification procedure is to support the above services.

N.B Interested parties are advised to pay a Non-refundable company account details below.

Bank	Stanbic Bank
Account Name	Mogo Loans Sme Limited
Account	903001518962

Suppliers who have made the payment can pick up the pre our offices at the address below.
Head Office: Lugogo Office Park
Plot 54, Lugogo Bypass, Kampala Uganda
Contact 0394724413
Not Later Than March 28th, 2026