

Regional News

The area, once associated with criminal gangs and insecurity, is gradually redefining itself.

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Once dismissed as a bushy trading centre on the outskirts of Kampala, Nansana is rapidly shedding that image to emerge as one of Wakiso District's fastest-growing commercial hubs.

Strategically located along the busy Kampala-Hoima Road, about 9.6 kilometres northwest of Kampala City, the municipality has in the last decade experienced a construction boom, rapid population growth and expansion of key services that have reduced residents' dependence on the city centre.

Located within Wakiso District, Nansana Municipality stretches from Jenina after Lubigi Swamp to Yesu Amala. It borders Naluvule to the north, Nabweru and Kazo to the east, Namungoona to the south, and Ganda, Iyebando and Kabulengwa to the west.

Nansana attained municipality status on September 9, 2015. Today, the municipality comprises four divisions—Nansana, Nabweru, Gombe and Busukuma.

From village outpost to urban skyline

"If you knew Nansana 20 years ago, you would not believe what you see today," says Mr Benjamin Lutaaya, the chairperson of Nansana East 1A, popu-

How Nansana has evolved into Wakiso's business hub



A section of Nansana Town in Wakiso District. PHOTO/ NOELINE NABUKENYA

larly known as Masitowa.

He recalls that the area was once dominated by small retail shops operating in single-storey structures, with traders travelling to Kampala for merchandise. Today, commercial space along the

main road in Masitowa commands as much as Shs1.5 million per month, reflecting the area's rising business value.

The skyline has equally changed. Multi-storeyed buildings, which started emerging around 2015, have multi-

plied in recent years as developers seek to meet growing demand for business space and accommodation.

According to Mr Ronald Muteesasira, the director of Tabula Property Management, real estate development has played a major role in shaping modern-day Nansana.

"As the area grows, demand increases. Developers are constructing high-rise buildings to maximise available space," he says.

Land values have also surged sharply. Prime plots in busy sections of the municipality now cost up to Shs1 billion or more, depending on location.

"There is a half-acre plot near Nansana Police Station whose owner is asking for Shs5 billion, non-negotiable. That shows how valuable the area has become," he says.

The growth has triggered a shift from small-scale retail trade to wholesale businesses and larger commercial enterprises.

"We now have banks, hospitals, supermarkets and hotels. There is virtually no reason for residents to go to Kampala for basic services," Mr Muteesasira adds.

Wakiso District traders' chairperson Vincent Kasozi Muwonge, commonly known as Bangafi, says the property market has changed dramatically.

"Ten years ago, a standard plot in Kabulengwa, Kabumbi or Katooke would cost about Shs10 million. Today, the same land goes for nearly Shs80 million," he says.

He adds that in the town centre, a 25-decimal plot now costs around Shs1 billion, compared to about Shs60 million two decades ago.

Rental costs have also increased. A decent double room that once went for Shs100,000 now costs between Shs300,000 and Shs500,000, while some three-bedroom apartments cost as much as Shs1.5 million.

"The mindset of people has changed. In the past, it was difficult convincing someone to live in Nansana because the area was associated with shootings and gangs," Mr Muwonge says.

Financial institutions such as Cente-

BACKGROUND

Population: 683,716
Divisions: 4
Wards: 29
Villages: 130
Distance from Kampala: 9.6km

Why people are moving to Nansana

- Lower costs compared to Kampala suburbs.
- Improved road network.
- Availability of business space.
- Access to banks, hospitals and schools.

nary Bank, Stanbic Bank, Housing Finance Bank, Equity Bank, Bank of Africa and dfcu Bank have established branches in the municipality, signalling confidence in its economic potential.

Hotels such as Wilson Hotel now cater for business travellers and visitors seeking accommodation outside Kampala.

Healthcare services have improved, with private facilities such as Ssebi Hospital accepting insured patients through electronic medical cards.

Infrastructure and urbanisation

Road infrastructure is also improving under the Greater Kampala Metropolitan Urban Development Programme funded by the World Bank.

Last year, Nansana Municipality signed a Shs40.9 billion contract with Winner Global Enterprises Construction Company to upgrade key road links, including Nansana-Nabweru Road and Nabweru Kazo Central Link.

The improved road network is expected to ease traffic congestion, improve trade and further increase property values.

Major companies are also setting up operations in the municipality. Fuel company Stabex International established its headquarters in Nansana, while fast-food chain KFC recently opened a branch in Kibuloka.

According to Uganda Bureau of Statistics projections, Nansana Municipality has an estimated population of more than 683,000 people, making it one of the country's fastest-growing urban centres.

However, rapid urbanisation has brought challenges, particularly waste management and crime.

Security concerns linked to unemployment among youth have also persisted, with cases of phone and bag snatching reported in some areas.

In response, local leaders have combined security operations with youth empowerment initiatives. In 2025, the municipality secured more than Shs500 million from Bloomberg Philanthropies Climate Action Funding to support youth-led environmental projects, including tree planting and production of briquettes and energy-saving stoves.

According to the 2025 Annual Crime Report, Kampala Metropolitan North, where Nansana falls, registered 13,340 cases compared to 16,742 cases in 2024.

As new businesses continue to open and cranes dominate the skyline, Nansana is steadily redefining itself.

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TEBITTA
NE ANIWALU KATAMBA
BULI LWAKUSATU
SSAAWA 4 EZ'OLWEGULO



Mindset change.

The mindset of people has changed. In the past, it was difficult convincing someone to live in Nansana because the area was associated with shootings and gangs.

— Vincent Kasozi Muwonge, Wakiso District traders' chairperson



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