



MYRTLE CONCEPTS

PROPERTY

MARKET REPORT

H2 - 2025 - DECEMBER

Issue No _ :

X

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The service sector in Uganda is the largest contributor to GDP, with its share rising to approximately 43.1% in the 2024/25 fiscal year. This growth is strongly anchored in a dynamic real estate and infrastructure sector, which is increasingly a core pillar of the economy, driven by rapid urbanization and increased investment.

Uganda's property market stands on the brink of transformation. While some still view it as a sector constrained by high financing costs, affordability challenges, and infrastructure gaps, many others now see it emerging as one of the most dynamic engines of inclusive growth, attracting local and international investors and clients.

The housing deficit of over 2.4 million units is not just a challenge; it is a call to action, a bold opportunity to reimagine how we build, invest, and live. Uganda's macroeconomic fundamentals, such as inflation, foreign exchange, and interest rates, have remained among the most stable on the African continent for over a decade, a robust canvas on which to weave your real estate dream.

At Myrtle Concepts and Properties, we believe the future of real estate in Uganda will be defined by innovation, sustainability, and accessibility. This newsletter, while providing insights into the key drivers of Uganda's real estate sector, focuses incisively on the areas of Makerere, Wandegaya, Mulago, and Bwaise.

The youthful energy of our population, the expansion of institutions such as Makerere University and Mulago Hospital, and the rapid pace of urbanization are converging to create new demand for spaces that are not only functional but also transformative. Compact, high-density developments, mixed-use corridors, growing demand for decent student accommodation, and health-related real estate services are no longer trends, they are the blueprint for tomorrow's city.

This newsletter is more than a market update; it is a vision of what is possible. It highlights our economy's resilience, the dynamism of our neighbourhoods, and the emerging opportunities shaping Kampala's skyline and beyond. We see a future where affordable housing is not a compromise but a cornerstone of dignity, where redevelopment breathes new life into aging structures, and where technology, innovation, and sustainable design redefine how we think about real estate. Share with us your dreams, triumphs, and pains; we're ever ready to walk with you.

As 2026 advances, let us embrace this moment with ambition and possibility. Together, investors, landlords, tenants, and the wider community have a role to play in shaping a real estate sector that is resilient, inclusive, and future-ready. Working in concert, we can turn today's challenges into tomorrow's triumphs and build communities that reflect the aspirations of a nation on the rise in a globalizing market.

PATRICK MWESIGE

Infrastructure Finance Specialist

"Building Uganda's tomorrow, one property at a time."



Our core Services

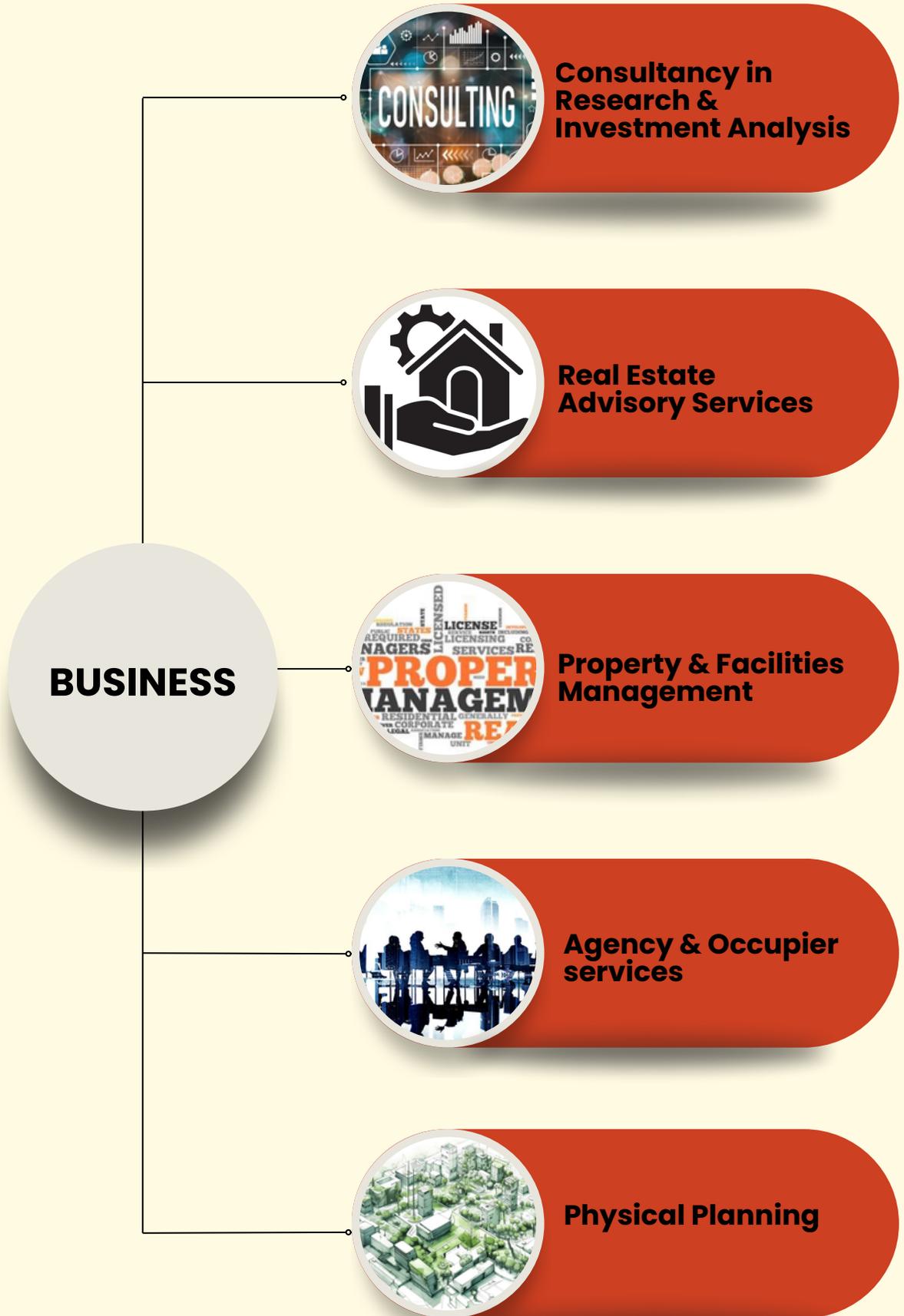


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The ECONOMY

In the H2 of 2025, Uganda's economy demonstrated sustained resilience and broad-based expansion, supported by strong private sector activity, stable inflation, a relatively firm currency, and robust external performance, although fiscal pressures persisted.

High-frequency indicators consistently signaled growth, with the Purchasing Managers' Index (PMI) remaining firmly above the 50 threshold throughout the period (ranging between 53.3 and 54.0), indicating continuous expansion in output, new orders, and employment, while the Composite Index of Economic Activity (CIEA) trended upward, reflecting strengthening domestic demand. Business confidence remained positive, as the Business Tendency Index (BTI) stayed well above 50 despite mild month-to-month moderation.

Inflation remained contained within the medium-term target, easing from 3.8% in August to 3.1% by November and December, supported by moderating food and core inflation, thereby preserving purchasing power and macroeconomic stability.

In the financial sector, the Central Bank Rate was maintained at 9.75% throughout the period, anchoring inflation expectations while supporting growth. The Ugandan Shilling appreciated between August and October on the back of strong export receipts, remittances, and capital inflows, before experiencing temporary depreciation in November and stabilizing in December.

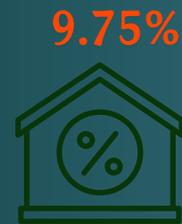
Private Sector Credit generally expanded, especially from September onward, reflecting improved credit demand amid strengthening economic activity, while lending rates showed some volatility but eased toward year-end. Government securities markets remained active with strong subscription levels and mixed yield movements, reflecting liquidity conditions and investor appetite.

Externally, export performance was robust on a year-on-year basis driven largely by coffee, gold, and other mineral exports leading to significant improvements in trade balances in some months, although month-on-month volatility and rising import demand widened deficits intermittently. On the fiscal side, government operations were characterized by persistent revenue shortfalls and higher-than-programmed expenditures, resulting in elevated fiscal deficits in most months, except December which recorded a smaller-than-planned surplus due to underperformance in revenues and higher spending. Overall, H2 2025 was marked by solid economic growth momentum, contained inflation, improving private sector dynamism, strong export growth, and continued macroeconomic stability, albeit alongside fiscal consolidation challenges and external trade volatility. **(source: UBOS; BOU; MoFPED)**

Economic growth rate FY 2024/25



Central Bank Rate - December 2025



Inflation



Annual Shilling Appreciation

As of December 2025



Source: Uganda Bureau of Statistics & Bank of Uganda

ECONOMIC HIGHLIGHTS

GDP GROWTH

Uganda's economy continues to demonstrate strong resilience, with real GDP growth rising to 6.3% in FY 2024/25, up from 6.1% and 5.3% in the preceding two financial years, driven by stronger aggregate demand, rising investment, and robust export growth across agriculture, industry, and services. This performance has been underpinned by macroeconomic stability, progress in oil and gas development, and favorable weather conditions.

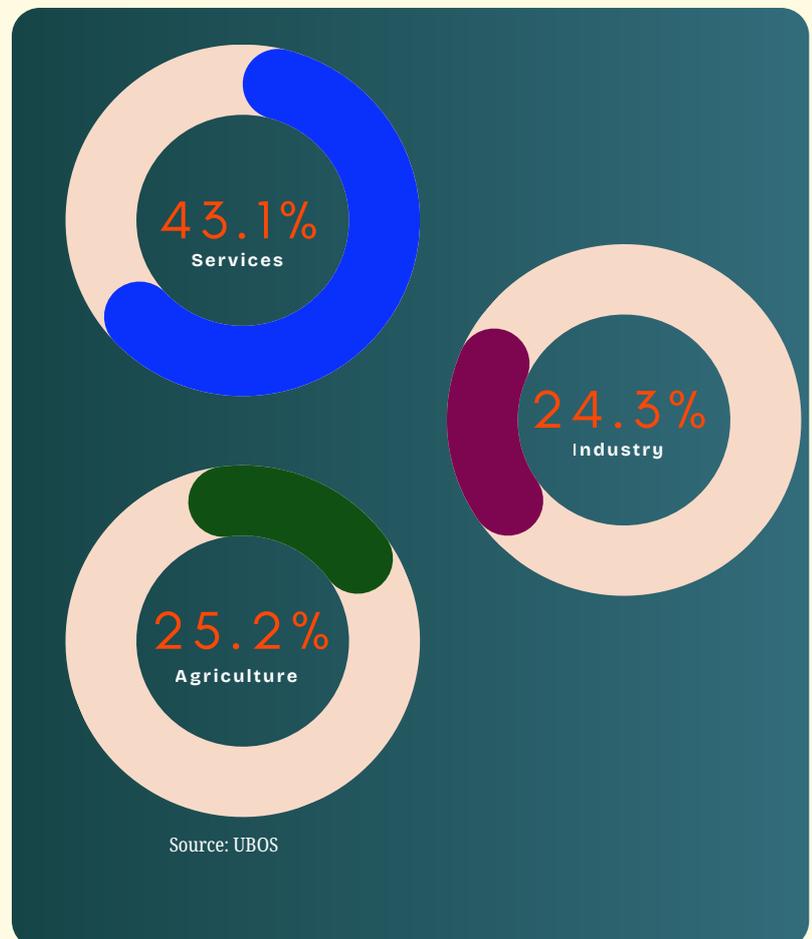
Government interventions including substantial financing under the Parish Development Model, Emyooga, and additional capitalization of the Uganda Development Bank have reinforced production, productivity, and private sector expansion. On the demand side, aggregate demand grew by 10.5%, investments by 7.2% and exports by 36%, reflecting vibrant domestic and external activity.

Improvements were also recorded in living standards, with GDP per capita rising to USD 1,306 and GNI per capita to USD 1,278 in FY 2024/25. Looking ahead, growth is projected at 6.6% in FY 2025/26 and expected to exceed 7% in the medium term, supported by oil and gas expansion and its sectoral linkages, continued infrastructure development, strengthened agriculture and agro-processing, expansion of tourism and services, export diversification through deeper regional integration, and sustained inflows of FDI and remittances.

BUSINESS ACTIVITY

In terms of sector contribution to overall QGDP, agriculture sector contributed 25.2% of GDP in Q1 2025/26 compared to 26.4% contribution registered in Q4 2024/25, which is a 1.2% point decrease in the share to QGDP. The contribution of the industry sector decreased to 24.3% in Q1 of 2025/26 from 24.7% registered in Q4 2024/25 while services sector continued to be the biggest contributor to QGDP with 43.1% in Q1 of 2025/26 compared to 41.2% in Q4 2024/25.

Real GDP Growth Rates by Sector

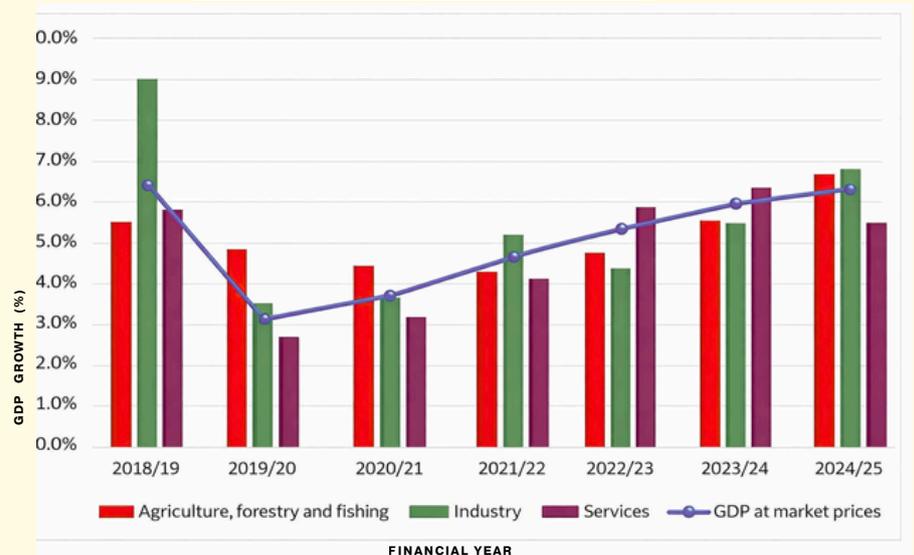


Additionally, in terms of economic activity indicators, the Composite Index of Economic Activity (CIEA), the Purchasing Managers' Index (PMI), and the Business Tendency Index (BTI) consistently remained above their respective neutral thresholds, signaling continued expansion and positive business sentiment.

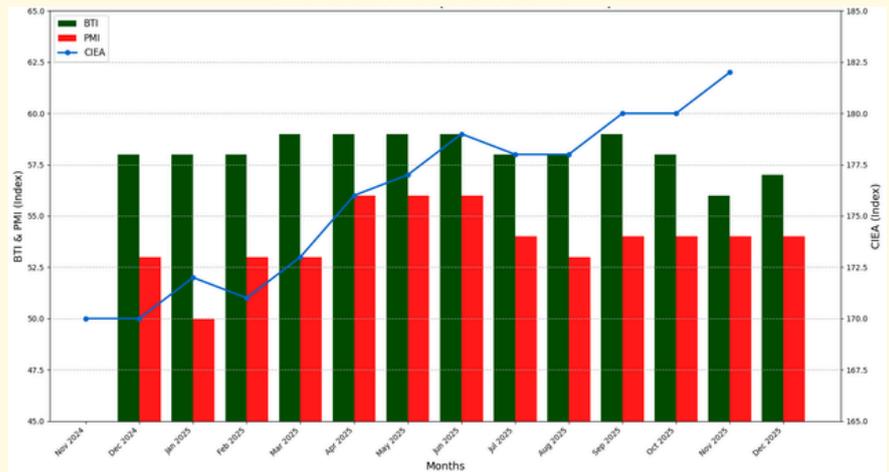
The CIEA exhibited a steady upward trend, particularly from September onwards, reflecting strengthening domestic demand and increased output across major sectors. Similarly, the PMI remained above 50 throughout the period, indicating ongoing growth in private sector activity driven by rising new orders, higher production levels, and increased employment. Although businesses faced elevated input costs, including wages, utilities, and fuel, demand conditions remained sufficiently strong to sustain expansion.

Business confidence, as reflected in the BTI, also remained positive across the period despite minor fluctuations. While optimism moderated slightly in some months, overall sentiment continued to reflect favorable expectations about economic conditions. Eventually, H2 2025 was characterized by steady economic strengthening, broad-based sectoral performance, and sustained investor confidence, supported primarily by robust domestic demand.

Real GDP Growth Rate (FY2018/19 – FY2024/25)



Source: UBOS



Source: UBOS



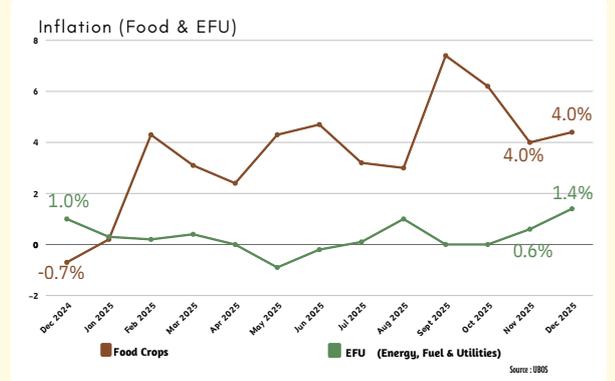
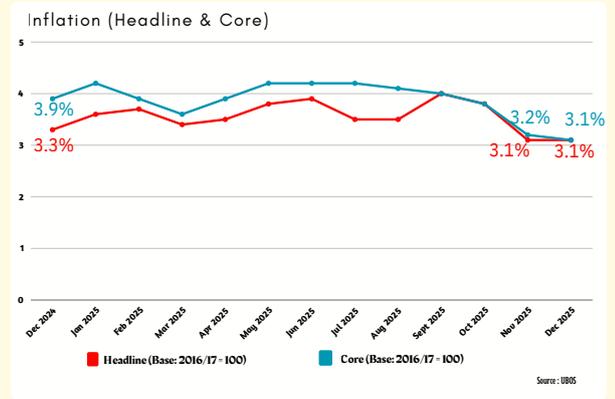
Fully Furnished 3-Bedroom Standalone House to Let - NAMULANDA.

INFLATION

In H2 2025, annual headline inflation remained broadly stable within a narrow range of 3.1-4.0%, indicating contained price pressures despite monthly fluctuations. Meanwhile, the Annual core inflation gradually declined from 4.1% in August to 3.1% in December, supported by slower increases in transport, accommodation, and other service costs, alongside falling or moderating prices for several manufactured and processed foods.

Food and Energy, Fuels and Utilities (EFU) inflation were the main sources of volatility during the period. Food crop inflation spiked in September before steadily declining to 4.0% in November, though it edged up slightly to 4.4% in December due to festive-season demand. Conversely, EFU inflation fluctuated modestly rising from 1.1% in August, dipping into negative region in September, and increasing again to 1.4% in December, mainly due to movements in charcoal, firewood, and fuel prices.

Overall, inflation dynamics in H2 2025 were characterized by relative macroeconomic stability, with headline inflation averaging around the mid-3 percent range, reflecting balanced demand conditions and easing core price pressures despite episodic food and energy shocks.



LUXURY APARTMENTS IN MUNYONYO



Money MARKETS

EXCHANGE RATES

During August-October 2025, the Ugandan Shilling strengthened consistently against the US Dollar, supported by robust export receipts (notably coffee and minerals), strong remittance inflows, offshore investor participation in government securities, and a generally stable macroeconomic environment.

The Shilling appreciated from an average of Shs 3,573.9/USD in August to Shs 3,463.9/USD in October. It also gained against the Euro and British Pound over this period, reversing earlier weakness against European currencies.

However, in November the Shilling depreciated by 3.2% against the US Dollar due to heightened corporate demand for foreign exchange, and weakened against the Euro and Pound as well. In December, the currency stabilized at around Shs 3,575/USD as dollar demand was broadly matched by inflows from exports, Foreign Direct Investments (FDI) and remittances.



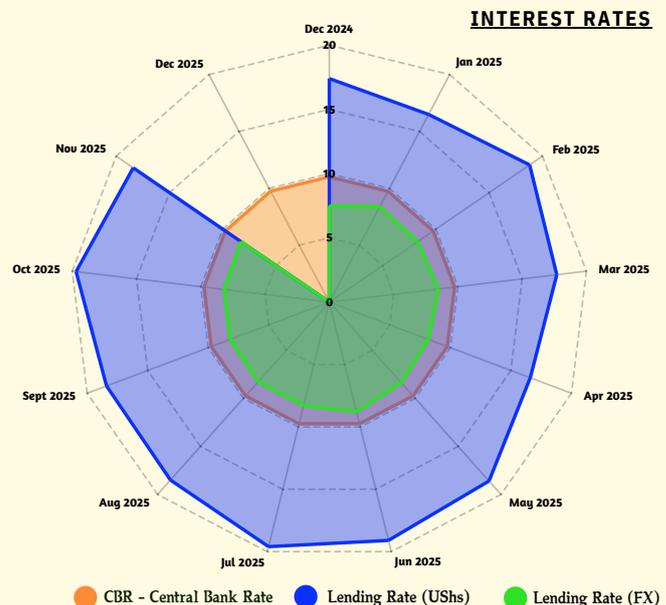
INTEREST RATES

Throughout H2 2025, the Bank of Uganda maintained the Central Bank Rate (CBR) at 9.75%, marking thirteen consecutive months at this level by October and the full calendar year unchanged by December. The stance reflected confidence that inflation would remain within the medium-term target of 5 percent, while continuing to support economic growth and socio-economic transformation. Stable inflation expectations, improved financial market reforms (including strengthened interbank frameworks), and declining credit risk indicators provided room for policy consistency.

LENDING RATES

Shilling-denominated lending rates were somewhat volatile over the period. After peaking at 19.65% in July, rates declined to 18.46% in August and remained broadly stable in September, before rising sharply to 19.71% in October amid increased risk aversion.

They subsequently eased to 18.43% in November. Foreign currency lending rates generally trended downward from 8.78% in June to 8.15% in September, before edging up slightly to 8.33% in November. Overall, lending conditions reflected market demand-supply dynamics, changing risk perceptions, and broader monetary stability (Source: UBOS & BoU)



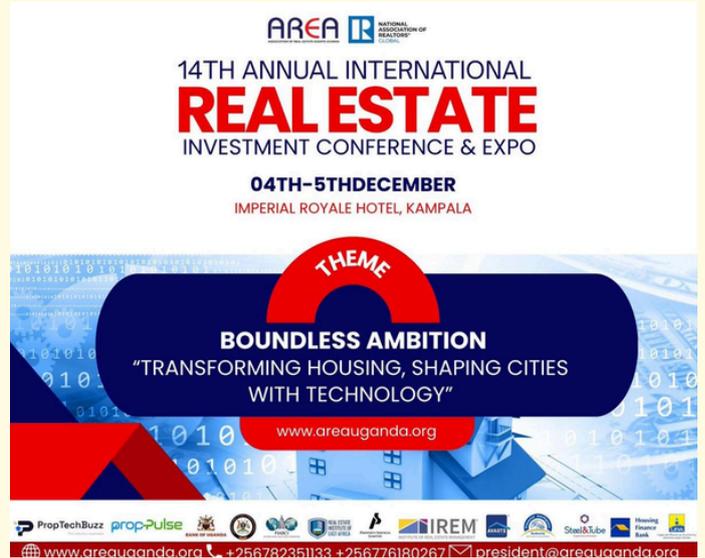
Major Events Captured in the H2 of 2025



The inaugural of Uganda Real Estate & Housing Expo (UREHE) 2025 was launched under the theme: **"Resilient by Design, Affordable by Intent: Shaping the Future of Real Estate"** as a landmark initiative aimed at transforming the country's housing and urban development landscape. The expo convened government officials, investors, developers, financiers, innovators, and community stakeholders to explore investment prospects, emerging market trends, sustainable construction practices, and technology-driven solutions.

With Uganda facing an estimated housing deficit of about 2.4 million units, largely affecting low-income earners and an urbanization rate of 5.2% annually, the event underscored the urgent need for inclusive and affordable housing models. Positioned as a premier regional platform, the expo hosted over hundreds of exhibitors and participants from across East Africa, fostering collaboration on resilient infrastructure and innovative financing.

The real estate sector, which is among significant contributors to Uganda's GDP, continues to demonstrate strong growth despite affordability challenges linked to high construction costs, imported materials, and limited access to green financing. The expo sought to unlock the sector's full potential while advancing sustainable, accessible housing solutions for all citizens.



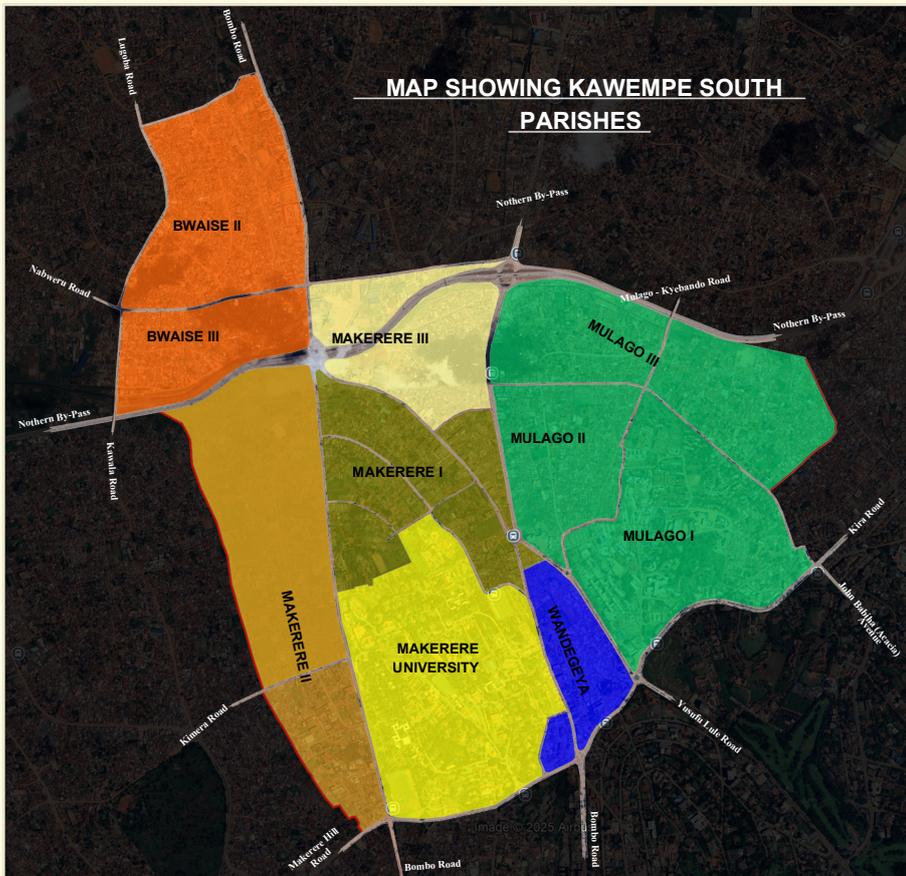
The 14th Annual International Real Estate Investment Conference & Expo, organized by the Association of Real Estate Agents Uganda (AREA Uganda), was held on 4th–5th December 2025 at the Imperial Royale Hotel, Kampala. Under the theme **"Boundless Ambition: Transforming Housing, Shaping Cities with Technology,"**. The event attracted over 1,000 delegates from Uganda, across Africa, and international markets. Although the real estate sector contributes 8% to Uganda's GDP, it faces a 2.4-million housing deficit, limited financing access, and regulatory challenges. The conference sought to tackle these issues through knowledge exchange, investment mobilization, PropTech innovation, and sustainable development strategies.

There were exhibitions, investor roundtables, VR property tours, B2B networking sessions, and high-level policy discussions. Key highlights include the launch of a Real Estate Market Platform for real-time data access, the establishment of a Condominium Council, and initiatives supporting women in real estate and sustainable construction. AREA Uganda welcomes partnerships through sponsorships, technical collaboration, and exhibitions, offering strong visibility to developers, investors, policymakers, and innovators shaping the future of Uganda's property sector (**Source: AREA-UG**).

OVERVIEW IN MAKERERE, MULAGO, BWAISE & WANDEGEYA PARISHES

K

awempe South is part of Kawempe Division in the southern part of Kampala city, less than 3km from the CBD. It comprises of several parishes, including Bwaise II & III, Mulago I, II, & III, Makerere I, II, & III, Wandegeya, and Makerere University, making 10 parishes and 29 cells/village. Each parish exhibits distinct patterns; mixed land uses, high population density, dilapidated /old deteriorating housing stock, informal settlements, slum conditions, small-scale industries, workshops, and warehouses, strong pressure for land-use change and redevelopment, thus seen as a **zone of transition**, since it neighbors the Kampala CBD.



Major road networks, such as the Northern By-pass, Kampala-Gayaza Road, Bombo Road, Sir Apolo Kagga Road, Binaisa Road, Hajji Musa Kasule Road, strategically connect this part of the division. Additionally, smaller but vital roads like Church, Mugazi Awongererwa, Nafubambi, Kafeero, Kyabakadde, Dwaliro, Lower Mulago, Kisingiri Street, Mawanda, and so many more facilitate local mobility, though many others are unpaved, contributing to transportation challenges.

The southern constituency has major institutions, such as Makerere University and Mulago National Referral Hospital, among other facilities, which make it a high-potential area for real estate growth, albeit with persistent housing and infrastructure gaps that shape its dynamics.

DEMOGRAPHIC CHARACTERISTICS

Just as the division's demographics, the constituency exhibits a rapidly young and diverse population, reflecting the broader urbanization trends in Kampala. The area is one of the most densely populated in the city, driven by factors like rural-urban migration, housing affordability, presence of health and education facilities, and proximity to the CBD compared to other divisions.

Socioeconomically, the constituency is highly stratified, ranging from middle-income households to low-income families in informal settlements such as Soweto, Mini-triangle, Katoogo, where overcrowding and unemployment are prevalent. This demographic diversity fuels both economic vibrancy and social challenges, shaping the area's housing demands, labor market, and service needs.

MAJOR FACTORS INFLUENCING THE PROPERTY MARKET LANDSCAPE IN KAWEMPE SOUTH PARISHES

Land Tenure and Ownership Structure

The coexistence of overlapping tenure types of customary, mailo, private mailo, or freehold and leasehold tenure systems, shape development outcomes differently. Secure tenure types enhance investor confidence by providing clearer ownership rights, which in turn improve access to formal financing from banks and other lending institutions. Conversely, areas dominated by customary or unregulated mailo interests often experience tenure uncertainty, which limits access to credit and discourages long-term capital investment. As a result, property owners in such areas tend to favor incremental, low-cost developments rather than comprehensive redevelopment, contributing to persistent informality and suboptimal land use despite high market demand.

Socio-Economic Characteristics of Residents

The parishes are predominantly occupied by students, informal sector workers, and low-to-middle income earners, reflecting their desire to be near major institutions such as Makerere University, Mulago Hospital, and major employment corridors. The population profile drives strong demand for affordable, rental-based housing, often in shared or subdivided units. Consequently, the property market is characterized by high tenant turnover and pronounced sensitivity to rental price changes, whereby even modest rent increases can trigger frequent relocation. These dynamics encourage landlords to prioritize occupancy levels over long-term housing quality improvements, reinforcing high-density and cost-driven development patterns.

Land Use and Settlement Patterns

The settlement patterns and land use distribution across the neighborhoods reflect a dynamic spatial configuration shaped by varying levels of planning, infrastructure investment, and socio-economic activity. Field observations indicate a highly mixed and transitional land-use structure across these areas. Residential, commercial, institutional, and informal economic activities are closely interwoven, reflecting Kampala's inner-city transition zone dynamics.

Wandegeya and Kikoni exhibit an intense commercial and residential mix, with ground floors serving as retail units, eateries, and service outlets. In contrast, upper floors are used for rentals or hostels that cater largely to students and low- to middle-income earners.

Bwaise and Kalerwe are characterized by high-density informal settlements, predominantly residential but with pervasive micro-commerce along access roads and drainage channels.

Mulago and Makerere University represent institutional land-use dominance, surrounded by complementary uses such as staff housing, student hostels, health facilities, and rental apartments.

In general, settlement patterns are largely organic and unplanned, marked by plot subdivision beyond planned standards, mixed housing typologies of existing old structures, and encroachment on environmentally sensitive areas.

Infrastructure and Service Provision

Infrastructure provision varies significantly within short spatial distances, shaping both property performance and investor interest.

Wandegeya and Makerere benefit from relatively better access roads and proximity to arterial routes. In contrast, Bwaise and Kalerwe suffer from narrow, congested, and flood-prone roads, limiting accessibility and emergency response in tragic circumstances. Inadequate drainage infrastructure, particularly in Bwaise, results in recurrent flooding, negatively affecting housing quality and rental desirability in these neighborhoods. In terms of utility connections, electricity and water are widespread but often overloaded and informally extended, especially in high-density rental zones such as Kimwanyi, Soweto, Katoogo among others.

Accessibility and Proximity Effects

Demand for housing in these neighborhoods is strongly influenced by walkability and proximity to the CBD, Makerere University, Mulago Hospital, and major transport corridors. For many residents, especially students and informal workers, reduced commuting costs and travel time outweigh considerations of housing quality or environmental conditions. As a result, properties located closer to key institutions and transport hubs command higher demand and rental values, even where physical conditions are substandard.

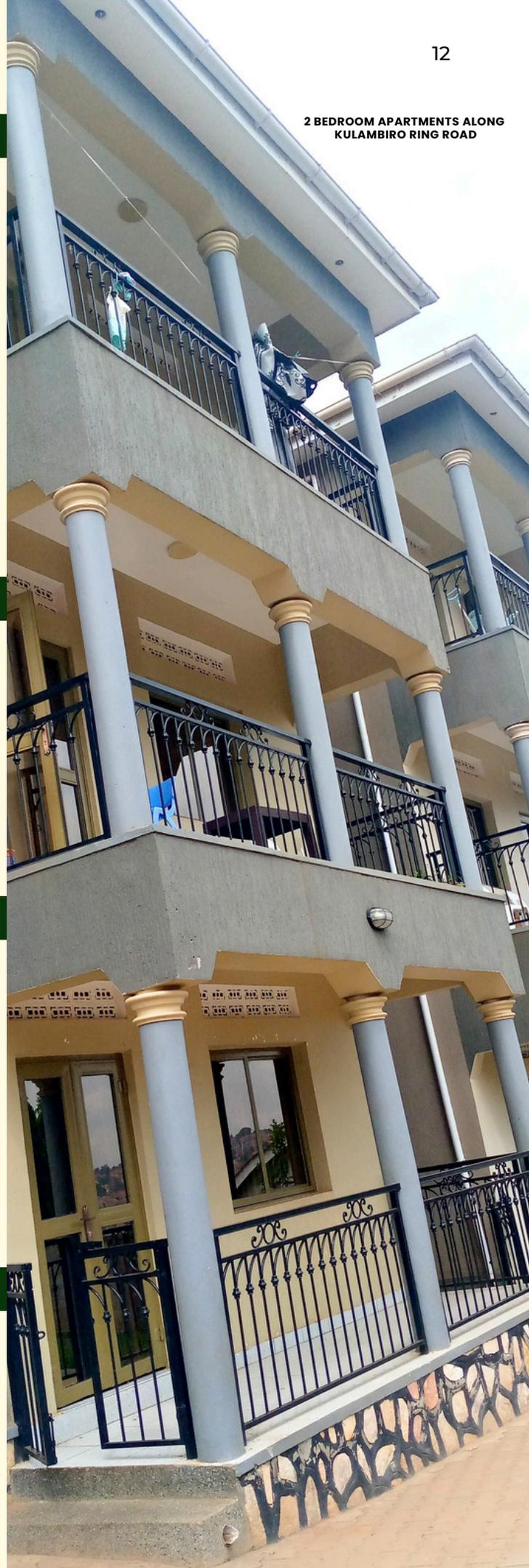
Market Dynamics and Rental Behavior

The property terrain in these neighborhoods, is also dominated by studio/single, 1-2-bedroom-based rental units, reflecting affordability constraints and high demand from students and low-middle-income households. While landlords often realize relatively high rental yields due to sustained occupancy, this is commonly achieved at the expense of housing quality, with limited reinvestment in maintenance and upgrading. Additionally, informal rental agreements prevail, reducing tenure security for tenants and constraining the formalization and professionalization of the rental market.

Informal Economy Influence

The widespread presence of street vending, roadside markets, and home-based enterprises significantly shapes land use and property utilization within the areas. Residential properties have adapted to accommodating small-scale commercial activities, increasing income-generating opportunities for occupants. However, these activities also contribute to noise, congestion, and environmental stress, while simultaneously enhancing the commercial viability of strategically located properties along busy corridors.

2 BEDROOM APARTMENTS ALONG
KULAMBIRO RING ROAD



Emerging OPPORTUNITIES

The presence of Makerere University continues to generate strong and predictable demand for student accommodation in the neighborhoods around the university. This demand has accelerated the development of hostels as well as the conversion of traditional residential houses into rental apartments, often through vertical expansion. Investors are increasingly prioritizing compact, high-occupancy units that maximize rental returns within limited plot sizes, reinforcing densification trends.

The prevalence of aging building stock in the neighborhoods presents clear opportunities for urban renewal and redevelopment. As land values rise and plot amalgamation becomes more feasible, property owners and developers are incentivized to replace low-rise, low-yield structures with multi-storey residential or mixed-use developments, improving land-use efficiency and rental performance.

Major transport and commercial corridors, particularly Bombo and Sir Apollo Roads and the Wandegeya–Kalerwe axis, are experiencing growing commercial intensification. High pedestrian traffic, public transport accessibility, and surrounding residential density make these corridors attractive for retail, offices, financial services, and hospitality uses. Properties facing these routes increasingly command premium rents, encouraging a shift from purely residential to commercial or mixed-use functions.

The proximity to Mulago National Referral Hospital has also stimulated demand for health-related real estate services, including pharmacies, private clinics, diagnostic centers, staff accommodation, and short-stay lodges for patients' attendants. This specialized demand has created a resilient niche market that supports continuous occupancy and diversified income streams.

Rising land prices and limited availability of undeveloped land are making horizontal expansion economically and physically untenable, particularly within the inner-city context. This has strengthened the case for mixed-use redevelopment, combining residential, commercial, and service functions within single developments. Such projects not only optimize land value but also align with emerging urban planning goals of compact, walkable, and economically vibrant neighborhoods.

**FULLY FURNISHED APARTMENTS
IN BBUTO - BWEYOGERERE**



MAKERERE PARISHES

The market terrain across these parishes is largely shaped by their proximity to major education and health facilities i.e, Makerere University, Mulago hospital, and Kampala CBD, resulting in a predominantly rental-driven, high mixed-use-density urban environment. **Makerere I Parish (Mukwenda, Bataka, Banda, Mini-triangle, Mukubira)** exhibits intense mixed-use development, with student hostels, rental apartments, retail shops, and small-scale enterprises. Strong accessibility, high pedestrian flows, and closeness to the CBD core support has sustained rental demand and relatively higher land values.

Makerere II Parish (Kikoni – Zones A-D) is characterized by very high-density, informal-to-semi-formal settlements, dominated by single room-based rentals, hostels, and apartments targeting low to middle-income students and workers. The area experiences pressure on infrastructure, limited compliance with planning standards, and incremental vertical expansion, yet remains attractive due to affordability and walkability.

Makerere III Parish (Sebina, Goodhope, Kigundu, Dobby, Kibbe, and Mayinja) exhibits a predominantly informal and slum-like property landscape, interspersed with a limited number of relatively well-developed structures. The area is characterized by a mixed tenure system, largely comprising mailo and private mailo ownership, which has contributed to fragmented land control and uncoordinated development. Along major access corridors, the parish exhibits notable economic vibrancy, characterized by dense commercial activity and high land-use intensity. However, properties located away from these main roads are dominated by dilapidated, high-density housing, constrained by poor drainage, limited accessibility, and inadequate infrastructure, factors that collectively suppress housing quality despite strong rental demand.

Residential Rental Rates in Makerere Parishes

Apartments	
Size/Description	Unfurnished (UGX)
Studio Rooms	350,000 – 850,000
1 Bedroom	450,000 – 1.2 million
2 Bedrooms	1.2 – 2 million
3 Bedrooms	2.5 – 3.2 million
Bungalows/Semi-detached	
Single room	180,000 – 300,000
1 Bedroom	270,000 – 450,000
2 Bedrooms	800,000 – 1.2 million
3 Bedrooms	1.5 – 2.3 million
4-6 Bedrooms	2.5 – 6 million

Residential Selling Rates in Makerere Parishes

Bungalows		
House Size	Plot Coverage	
No of Bedrooms	Size	Rate (UGX)
3 Bedrooms	50*100	400 - 480 million
	100*100	500 – 650 million
4 Bedrooms	50*100	450 – 500 million
	100*100	520 – 750 million

Land Selling Rates in Makerere Parishes

Size	Rate (UGX)	
	Residential	Commercial
50*100	150 - 350 million	400 - 600million
100*100	400 – 550 million	700 – 950million
1/2 Acre	750 million - 1 billion	1 – 1.2billion

Source: Myrtle Concepts & Properties Ltd.

BWAISE PARISHES

Bwaise II (Nakamiro, Nabukalu, Mukalanzi, Mugowa, Lufula, Jambula, Katale, and Tebiyolekwa) and Bwaise III (Kalimali, Kawala, Bokasa, Bugala, St. Francis, and Katoogo) function as low-cost equilibrium segments within Kampala's inner-city housing market, absorbing demand generated by affordability constraints and spatial proximity to employment centers.

The housing stock is predominantly informal and high-density, reflecting a market response to inelastic land supply, low household incomes, and elevated accessibility benefits. Environmental externalities, particularly flood risk associated with the parishes' low-lying location, raise long-term housing costs and suppress capital-intensive investment, reinforcing a preference for short-horizon, incremental development strategies.

Despite weak regulatory compliance and substandard physical conditions, rental demand remains robust due to price competitiveness, proximity to Kalerwe Market, the CBD, and major transport corridors, as well as strong linkages to informal labor markets. This demand is further reinforced by economic vibrancy associated with the neighboring Bwaise Industrial Area and the concentration of commercial activities along Bombo, Nabweru, and Kawala roads, which generate employment and sustain daily foot traffic. Consequently, the property landscape is characterized by high occupancy rates, rapid tenant turnover, and limited capital reinvestment, illustrating a housing market equilibrium driven primarily by location, accessibility, and income-generating opportunities, rather than by structural quality or service provision.

Residential Rental Rates in Bwaise Parishes

Apartments	
Size/Description	Unfurnished (UGX)
Studio Rooms	280,000 – 450,000
1 Bedroom	300,000 – 850,000
2 Bedrooms	650,000 – 1.6 million
3 Bedrooms	1.8 – 2 million
Bungalows/Semi-detached	
Single room	100,000 – 250,000
1 Bedroom	180,000 – 450,000
2 Bedrooms	550,000 – 1 million
3 Bedrooms	1 -1.8 million

Residential Selling Rates in Bwaise Parishes

Bungalows		
House Size	Plot Coverage	
No of Bedrooms	Size	Rate (UGX)
2 Bedrooms	50*100	100 - 180 million
3 Bedrooms	50*100	120 – 280 million

Land Selling Rates in Bwaise Parishes

Size	Rate (UGX)	
	Residential	Commercial
50*100	80 - 120 million	150 - 350 million
100*100	180 – 220 million	200 – 500 million

Source: Myrtle Concepts & Properties Ltd.

MULAGO PARISHES

The property terrain across the neighborhoods is shaped by proximity to Mulago National Referral Hospital, major transport corridors, and surrounding inner-city markets, resulting in distinct but interconnected development patterns.

Mulago I Parish (Nurses Village, Owen Road, Turfnel Drive, Doctor's Village, Kibawo, and Butabukirwa) is characterized by relatively planned, institutional-oriented development, featuring better-quality housing, staff residences, hostels, medical offices, and facilities, all supported by higher infrastructure standards and regulated access roads.

Mulago II Parish (UEB, Kiwonvu, Triangular, Katale, Bekeri, and Nalwewuba) exhibits a high-density mixed-use landscape, where residential units coexist with retail, transport-related businesses, and informal commerce, driven by strong pedestrian flows and accessibility to both Mulago and Kalerwe markets.

In contrast, Mulago III Parish (Kifumbira, Lower and Upper Nsoba, Nsoba East, and Kalerwe) displays a predominantly informal and environmentally constrained property landscape, marked by congested rental housing, wetland influence, poor drainage, and limited accessibility. Across these parishes, the property market is supported by institutional employment, health-service demand, transport connectivity, informal economic activity, and sustained rental demand, which collectively sustain high occupancy rates despite marked differences in housing quality.

Residential Rental Rates in Mulago Parishes

Apartments		
Size/Description	Furnished (USD) Per Night	Unfurnished (UGX)
Studio Rooms	-	450,000 – 650,000
1 Bedroom	\$30 - 80	550,000 – 1.3 million
2 Bedrooms	\$50 - 150	1.5 – 2 million
Bungalows/Semi-detached		
Single room	-	120,000 – 200,000
1 Bedroom	-	250,000 – 450,000
2 Bedrooms	-	550,000 – 1.2 million
3 Bedrooms	-	1 – 2.2 million

Residential Selling Rates in Mulago Parishes

Bungalows		
House Size	Plot Coverage	
No of Bedrooms	Size	Rate (UGX)
3 Bedrooms	50*100	250 - 480 million
	100*100	380 – 540 million
4-6 Bedrooms	50*100	400 – 650 million
	100*100	500 – 850 million

Land Selling Rates in Mulago Parishes

Size	Rate (UGX)	
	Residential	Commercial
50*100	180 -350 million	230 - 600million
100*100	400 – 650 million	700 – 950million
1/2 Acre	800 – 1.2 billion	1 – 2.5 billion

Source: Myrtle Concepts & Properties Ltd.

WANDEGEYA PARISH

This parish comprises **Katale, Busia, Soweto, and Kimwanyi zones**, and presents a highly commercialized and investment-responsive property landscape shaped by its strategic location between Kampala CBD, Makerere University, and major transport corridors.

Unlike predominantly residential inner-city settlements, Wandegeya functions as a secondary commercial node, with intensive vertical development, widespread conversion of residential properties into retail spaces, offices, hostels, and other service outlets. Strong transport connectivity, high pedestrian and vehicular traffic, and proximity to educational and institutional hubs support elevated land values and consistent demand for both commercial and rental space.

However, this high-value market is internally differentiated, with zones such as Soweto and Kimwanyi occupying the lower end of the parish, exhibiting slum-like, high-density settlements marked by poor housing quality, limited infrastructure, and environmental stress. These areas serve as low-cost residential enclaves that house low-income workers, thereby reinforcing Wandegeya's overall economic vibrancy despite congestion, infrastructure strain, and partial non-compliance with planning standards.

Residential Rental Rates in Wandegeya Parish

Apartments		
Size/Description	Furnished (UGX) Per Night	Unfurnished (UGX)
Studio Rooms		500,000 – 750,000
1 Bedroom		800,000 – 1.3 million
2 Bedrooms	-	1.2 – 1.7 million
Bungalows/Semi-detached		
Single room	-	350,000 – 400,000
1 Bedroom	-	450,000 – 600,000
2 Bedrooms	-	850,000 – 1.2 million

Land Selling Rates in Wandegeya Parish

Size	Rate (UGX)
Mixed Use	
50*100	700 - 850million
100*100	900 – 1.6 billion

Commercial Rental Rates in Wandegeya Parish

Size	Rate (UGX)
1 sqm	75,000 - 120,000 (for High end and medium properties)

Source: Myrtle Concepts & Properties Ltd.

KEY CONSIDERATIONS TO NOTE

The commercial rental market is highly sensitive to location, accessibility, and foot traffic. At the lower end, kiosks and small lock-up shops, commonly used for grocery sales, mobile money services, or snack outlets, typically rent between UGX 100,000 and 550,000 per month. Mid-range commercial spaces-standard shops with improved finishes, security, and utility connections, generally range from UGX 350,000 to UGX 2 million per month, depending on size, street visibility, and ease of access. At the upper end, larger commercial units suited for supermarkets, mini-marts, hardware stores, pharmacies, and financial institutions can attract rents of UGX 3.5 million to UGX 10 million per month, especially along major commercial corridors or near key intersections. These properties benefit from strong branding potential, high customer volumes, and often dedicated parking, justifying their premium rates.

In the student accommodation market around Makerere, Mulago, Wandegeya, and Bwaise, hostel pricing reflects proximity to institutions, building type, and level of amenities. For shared accommodation, one bed space typically ranges from UGX 450,000 to UGX 1.1 million per semester, depending on room density, security, and services such as water, power backup, and internet. Single-unit rooms, where a student occupies a room alone, show a wider range, approximately UGX 900,000 to UGX 2.3 million per semester, driven by room size, privacy, and overall hostel quality. Hostel developments in these areas vary from low-rise bungalows to high-rise, storeyed or flat-style buildings, with modern multi-level hostels generally commanding higher rates due to better finishes, facilities, and management standards.

Property and land prices vary significantly depending on use, development status, and location. Developed properties derive much of their value from overall appeal, quality of finishes, building condition, and functional design. In contrast, vacant or undeveloped plots are primarily valued based on location, access, zoning, and future development potential. Plots with high visibility, such as those fronting major roads or positioned at junctions, tend to command premium prices, particularly where commercial or mixed-use development is feasible.

Overall, both commercial and residential property values are shaped by location, visibility, accessibility, and functional suitability. For investors, landlords, and tenants, understanding these pricing ranges is essential for aligning expectations with market realities and ensuring economic viability.



WANDEGEYA BUSINESS CENTER

The Critical Role of MEP Systems in Building Design and Construction.



Eng. Peter Kakeeto

Manager for Technical Compliance and Monitoring (ERA)

BACKGROUND & EXPERIENCE

I am an engineer by training, with academic qualifications in Electronic Engineering, Electrical Engineering, and a Master's degree in Electrical Power and Business Engineering, which I completed in 2011.

My professional journey began in the United Kingdom, where I worked as a design engineer developing transformer monitoring systems. I later returned to Uganda and, since 2012, have been working with the Electricity Regulatory Authority, where I currently serve as Manager for Technical Compliance and Monitoring.

My work has largely focused on the licensing, supervision, construction, commissioning, and operational oversight of power generation projects. This experience has provided me with deep exposure to system design, construction coordination, operational performance, and long-term infrastructure management insights that directly relate to MEP systems beyond the power sector.

How would you define the role of MEP systems in modern building projects?

MEP systems are the operational backbone of any building. While architectural elements define visual appeal, MEP systems determine whether a building is functional, safe, comfortable, and habitable. Without properly designed MEP systems, covering power, water supply, drainage, ventilation, fire protection, and lighting, a building cannot effectively serve its intended purpose.

When MEP systems work well, they are often taken for granted. However, when they fail, the consequences are immediately felt, poor air quality, water shortages, electrical failures, safety risks, and discomfort. In essence, MEP systems enable human occupation and sustained building performance.

At what stage should MEP planning ideally begin, and why?

MEP planning should begin at the conceptual design stage. Early integration allows systems to be properly coordinated with architectural and structural elements, ensuring adequate space allocation, efficient routing, and cost control.

Delayed MEP planning often leads to clashes between systems, expensive rework, compromised performance, and inflated costs. Early planning also supports accurate budgeting, sequencing of works, and long-term operational efficiency.

What are the most common challenges that arise when MEP considerations are delayed?

Common challenges include system clashes, insufficient space for services, increased rework, escalating costs, compromised performance, and commissioning delays. Poorly planned MEP systems often lead to unresolved defects, persistent maintenance issues, and buildings that cannot be fully commissioned despite being structurally complete.



6-Bedroom Standalone for sale at UGX 1 Billion atop Nsambya Hill



**4-BEDROOM STANDALONE
HOUSE TO LET ALONG KIRA
ROAD - BUKOTO**



How do MEP systems influence building functionality, safety, user comfort, long-term operation, and maintenance?

Functionality: Making Buildings Work

At the most fundamental level, MEP systems enable a building to perform its intended purpose. Electricity powers lighting, equipment, and daily activities; water supply and drainage support hygiene and sanitation; HVAC systems regulate temperature and air movement; and data and power distribution sustain modern connectivity. Without these utilities working seamlessly, even the most visually striking building becomes unusable. Describing MEP systems as the “nervous system” of a building is particularly fitting, they operate largely out of sight, yet they coordinate and sustain every aspect of daily use.

Safety: Protecting Life and Property

Beyond functionality, MEP systems play a decisive role in life safety. Fire detection and suppression, emergency lighting, smoke extraction, ventilation, and backup power systems are all rooted in MEP design. Safety, therefore, depends not on isolated components but on resilient, well-integrated MEP networks.

Comfort: Shaping the Occupant Experience

Comfort is where occupants most directly feel the impact of MEP systems. Thermal regulation, indoor air quality, lighting levels, and acoustics all shape how people experience a space. Buildings with inadequate ventilation or non-functional air conditioning quickly become intolerable, regardless of their location or design intent. Poor air quality affects health and productivity, while uncontrolled noise and acoustic issues undermine wellbeing. These comfort outcomes are not accidental, they are the result of early, deliberate MEP design decisions that balance performance, climate, and user needs.

Operation and Maintenance: The Long-Term Test

Perhaps the most enduring influence of MEP systems emerges during operation and maintenance. Over time, MEP systems largely define a building’s operational reliability and running costs. Poorly designed or undocumented systems often result in recurrent breakdowns, hidden faults, and complex repairs that require invasive interventions, increasing maintenance expenses and disrupting occupants. These issues commonly lead to prolonged downtime, reduced tenant satisfaction, and loss of rental value. In contrast, well-planned MEP systems are easier to monitor, access, and maintain, allowing faults to be identified and resolved quickly. This reduces repair frequency, extends system lifespan, improves energy efficiency, and supports stable, cost-effective building operation throughout its lifecycle.

In what ways do MEP decisions affect construction costs and project timelines?

The Risk of “Design as You Build”

Beginning construction without fully coordinated MEP designs invites constant changes on site. When services such as plumbing, electrical layouts, or sanitary fittings are decided after walls, tiles, or slabs are already in place, demolition becomes inevitable. Simple oversights, like misplacing service routes, can force contractors to break finishes, reroute systems, and redo completed work. What could have been resolved on paper instead becomes expensive physical rework.

Cost Escalation and Material Waste

Late MEP changes have a direct impact on project budgets. Replacing tiles, cutting walls, or relocating fixtures increases labor and material costs, often compounded by the inability to source matching finishes. Early planning is not extravagance; it is cost control.

Time Delays and Financial Pressure

Every design change disrupts the construction schedule. Redesigns, approvals, and reinstallations extend timelines, pushing projects beyond completion dates. Where construction is loan-funded, delays translate into higher interest costs and financial strain. As timelines slip and budgets grow, projects risk becoming less profitable or even unviable.

Compromised Performance and Safety

Under pressure to control time and cost, projects often begin to compromise on functionality, safety, and comfort. Poorly placed sockets lead to exposed wiring, improvised solutions introduce safety risks, and limited service space restricts future flexibility. Unlike paint or fittings, MEP errors are embedded within the building and are difficult to correct without major disruption.

Coordination Conflicts on Site

Inadequate MEP planning also fuels conflicts between trades. Plumbers, electricians, and mechanical installers compete for space, forcing site teams into constant problem-solving instead of productive construction. These clashes slow progress and further inflate costs.

Thoughtful coordination reduces change orders, controls costs, protects timelines, and preserves building quality. Good buildings are not just seen, they are felt. And that experience is shaped by how well the invisible systems were planned from day one.
„,measure twice, cut once,,,,,,,,,,,,, Remarkd by Eng. Peter

How important is coordination between architects, structural engineers, and MEP professionals?

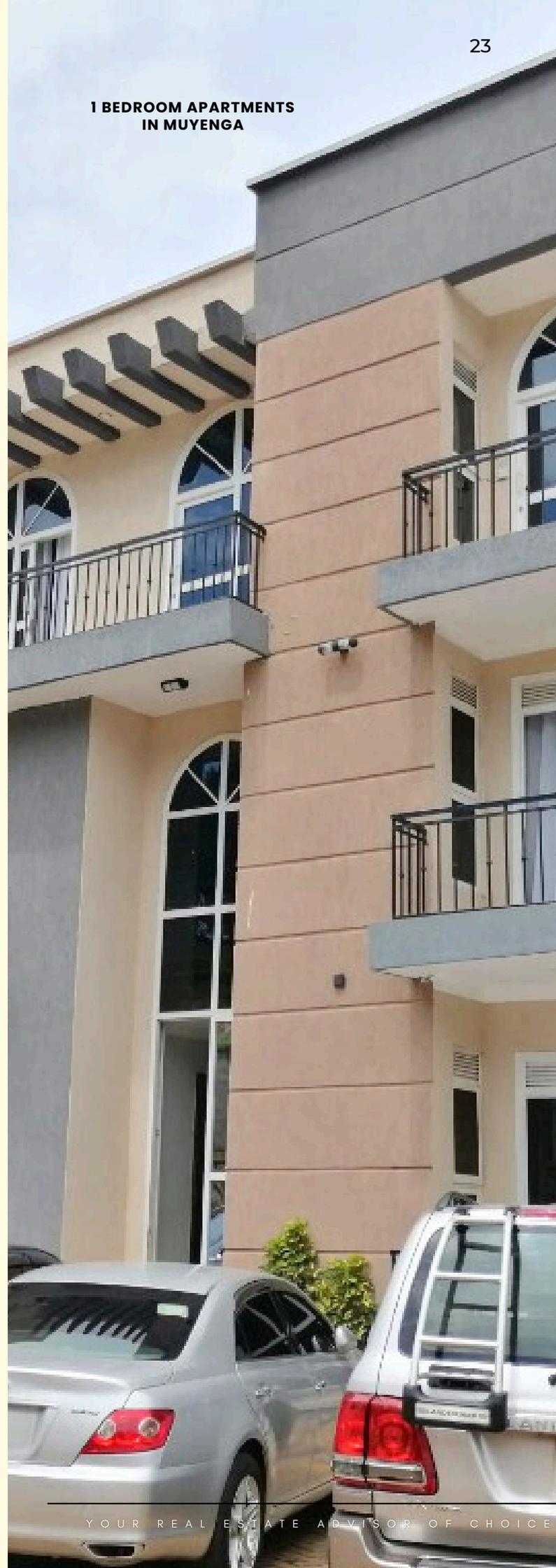
Coordination between architects, structural engineers, and MEP professionals is critical to delivering a functional, safe, and efficient building. When these disciplines work in isolation, design conflicts are inevitable, services may not fit within architectural spaces, structural elements may block service routes, or systems may be incorrectly sized. Early and continuous collaboration allows each professional to identify clashes, validate constructability, and align design intent with technical requirements. Practical examples, such as roofing geometry and HVAC mismatches, demonstrate that drawings alone are insufficient without joint review and on-site validation. While large projects may benefit from an owner's engineer to oversee this process, the core solution lies in bringing all disciplines together from the concept stage to prevent rework, control costs, protect safety and comfort, and ensure all building systems operate seamlessly as one integrated whole.

What role does MEP play in sustainability and energy efficiency in buildings?

MEP systems are central to sustainable building design and energy efficiency by controlling how energy, water, air, and lighting are generated, distributed, and consumed. Efficient HVAC systems reduce energy demand while maintaining indoor comfort. Smart lighting systems that respond to occupancy and natural daylight minimize unnecessary energy use, while thoughtful architectural integration, such as daylight harvesting through roof lighting reduces reliance on artificial lighting. Water-efficient plumbing systems, including low-flush and vacuum-assisted technologies, significantly cut water consumption without compromising functionality, supporting long-term resource conservation.

Additionally, MEP design enables the integration of renewable energy systems such as solar panels, reducing grid dependency and transmission losses. Overall, MEP systems translate sustainability principles into practical outcomes by ensuring resources are used efficiently today while safeguarding their availability for future generations.

1 BEDROOM APARTMENTS IN MUYENGA



What best practices would you recommend to ensure effective MEP integration throughout a project's lifecycle?

Effective MEP integration across a project's lifecycle requires early involvement, structured coordination, and disciplined quality control. Eng. Peter emphasizes that MEP engineers must be engaged from the concept and design stages to prevent clashes with architectural and structural elements, supported where possible by tools such as Building Information Modeling (BIM) for coordination and clash detection.

Strong communication among all stakeholders is essential to ensure that no discipline works in isolation and that construction sequencing is carefully planned through simulation or system modeling to avoid on-site conflicts.

Designs should also anticipate future maintenance, accessibility, and scalability so that systems can be serviced, upgraded, or expanded without major disruption.

Finally, rigorous testing and commissioning must be conducted before handover, followed by a clearly defined defects liability period backed by contractual retention, ensuring contractors remain accountable for correcting faults after occupancy.

Final Remarks

“

MEP systems are not secondary components; they are essential drivers of building performance. Ignoring them increases long-term costs, safety risks, and operational failures.

Engaging qualified professionals early, coordinating disciplines effectively, and investing in proper design delivers safe, comfortable, efficient, and sustainable buildings. In the long run, proper MEP planning is not an added cost, it is a cost-saving necessity.

1 BEDROOM APARTMENTS
IN MUNYONYO

2 BEDROOM APARTMENTS IN KIRA - MULAWA



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