

STATUS OF INDUSTRIAL PARKS DEVELOPMENT



Legal and Policy Framework

Legal mandate on industrial park development

Investment Code Act, 2019 is the principal legal framework governing investment promotion, facilitation, and protection in Uganda.



Vision 2040 & NDP IV: Legal and policy foundations aim to transform Uganda into a modern, prosperous economy with full monetization, higher household incomes, and sustainable employment.



National Industrial Policy 2020: Provides legal guidance to develop a competitive, high-value industrial sector.





Location of Industrial Parks

Government Managed Industrial Parks- Operational

Kampala Industrial and
Business Park Namanve:

2,200 acres

Kasese IBP:

216 acres

Luzira IBP- Kampala:

70 acres

Soroti IBP:

219 acres

Bweyogerere IBP-Kampala:

50 acres

Mbarara SME Park:12

12 acres

Jinja IBP:

182 acres



Location of Industrial Parks Cont.'

Government Agricultural Industrial Parks



Masindi:
12,800 acres

Kiryandongo:
3,840 acres

Kaweri- Mubende:
6400 acres

Kashari- Mbarara:
147 acres

Kasangati- Wakiso:
20 acres

Lukali Goli:
84 acres

Location of Industrial Parks Cont.'

Public Private Partnership Industrial Parks- Operational

Sino Mbale:(PPP
with Tian shan from
China).

619 acres

Liaoshen Kapeeka-
Nakaseke:

1,280 acres

MMP Industrial Park
Buikwe

1000 acres



Location of Industrial Parks Cont.'



Private owned industrial parks

Lugazi Industrial Park:
150 acres

Picfare Nytil Industrial Park
128.6 acres

Mbalala-Mukono industrial Park:
1000 acres

Acquired Land for Industrial park development- 59,960 acres

Nakasongola: 640 acres

Kisozi: 640 acres

Nakivale- Isingiro: 3,200 acres

Nebbi: 511 acres

Lira: 500 acres

Kayunga: 500 acres

Yumbe: 1,244 acres

Lira: 500 acres

Kiige Kamuli: 636 acres

Kisoro: 620 acres

Kabarole: 502 acres

Kween: 500 acres

Pader: 500 acres

Dokolo: 200 acres

Madi-Okollo: 515 acres

Oyam: 154 acres

Hoima-Kabalega: 7,306 acres

Kyaaka- Kyegegwa: 6,400 acres

Tororo Sikulu: 600 acres

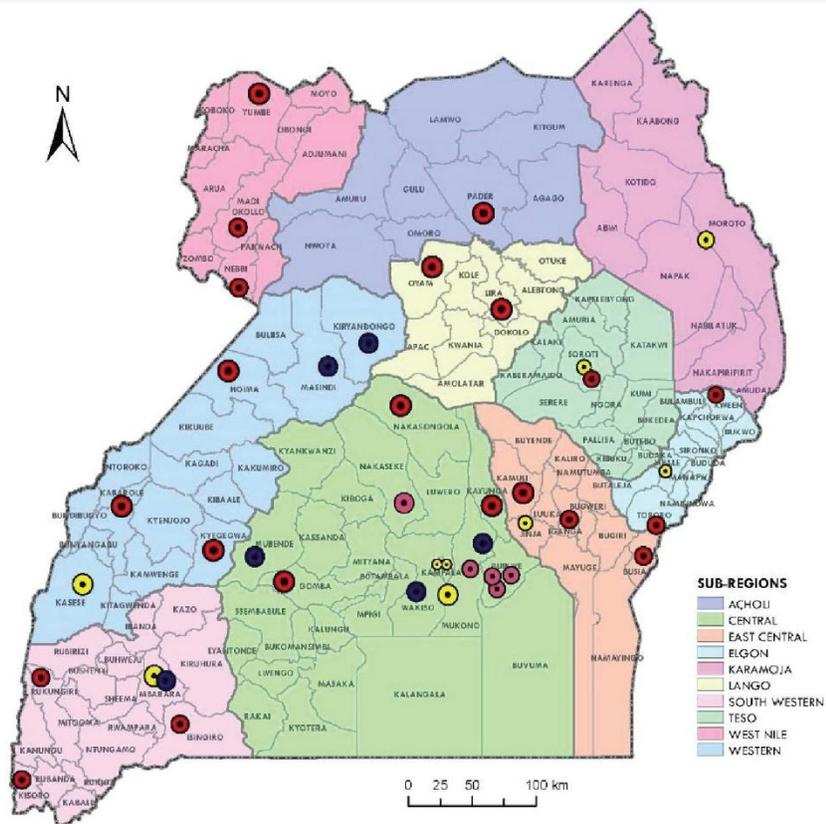
Busitema Nagongera: 500 acres

Karamoja IBP: 417 acres

Rukungiri: 203 acres



Map showing location of Industrial Parks



National Industrial Parks Development Strategy:

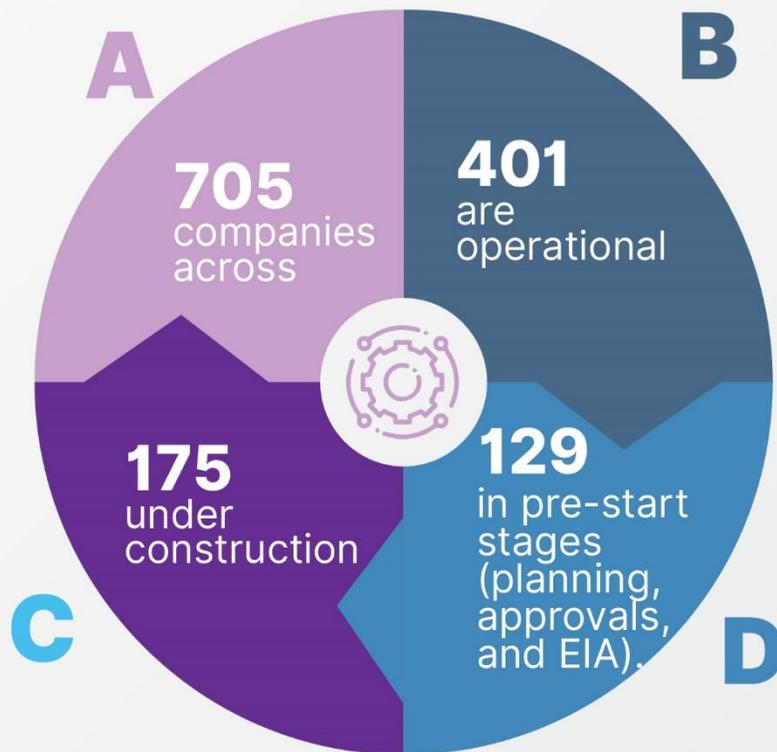
- Acquired Industrial and Business Parks
- PPP Industrial Parks
- Developed Government Agri-Parks
- Developing Industrial and Business Parks

●	Kampala Industrial and Business Park, Namanve	2,200 acres
	Luzira IBP	70 acres
	Bweyogerere IE	60 acres
	Mbarara (SME Park)	12 acres
	Kasese IBP	216 acres
	Jinja IBP	182 acres
	Soroti IBP	219 acres
	Tian Shan Mbale Park	619 acres
	Karamoja IBP	417 acres

●	Liao Shen Industrial Park Kapeeka		1,280 acres	
	Lugazi Industrial Park		160 acres	
	MMP Industrial Park Buikwe Ltd		1,000 acres	
	Picfare Nytil Industrial Park		128.6 acres	
	Mbalala Industrial Area		1,000 acres	
●	Kasangati		20 acres	
	Kaweeri		6,400 acres	
	Kashari		147 acres	
	Masindi		12,800 acres	
	Kiryandongo		3,840 acres	
	Lukali-Goli		84 acres	
	Nakasongola	640 acres	Kisozi	640 acres
	Kayunga	500 acres	Pader	600 acres
	Lira	500 acres	Dokolo	200 acres
	Nebbi	511 acres	Madi – Okollo	616 acres
●	Yumbe	1,244 acres	Oyam	164 acres
	Kiige – Kamuli	636 acres	Soroti Odina	600 acres
	Tororo Sukulu	600 acres	Busitema	600 acres
			Nagongera	600 acres
	Kween	500 acres	Rukungiri	203 acres
	Kisoro	620 acres	Isingiro	3,200 acres
	Kabarole	602 acres	Hoima -Kabalega	7,306.91 acres
	Kyaaka-Kyegegwa	6,400 acres		

Industrial Parks' Performance

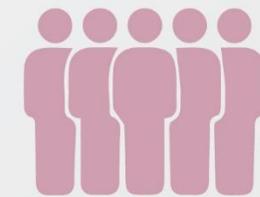
Number of investors



Investment value and jobs



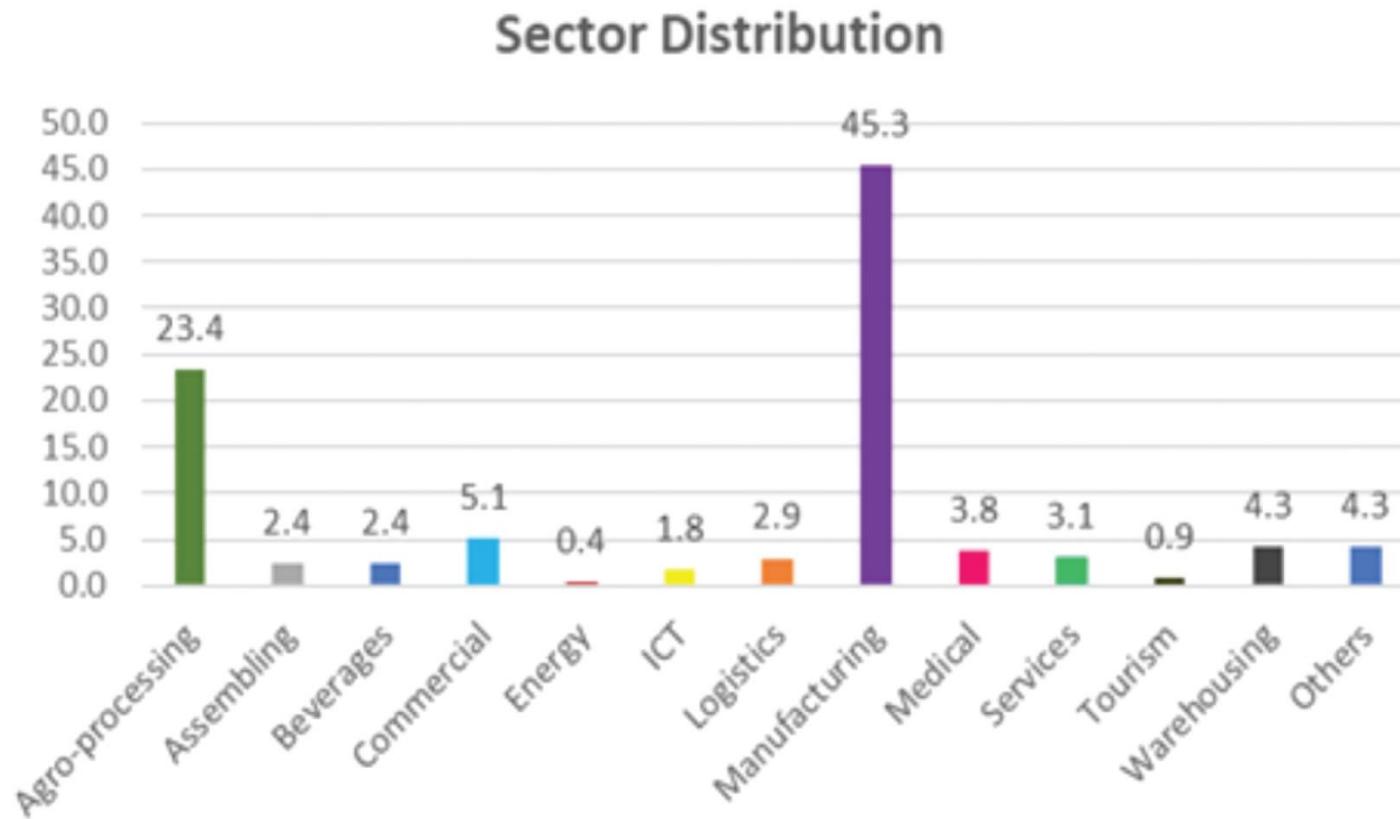
**USD
5.62 billion**
Invested



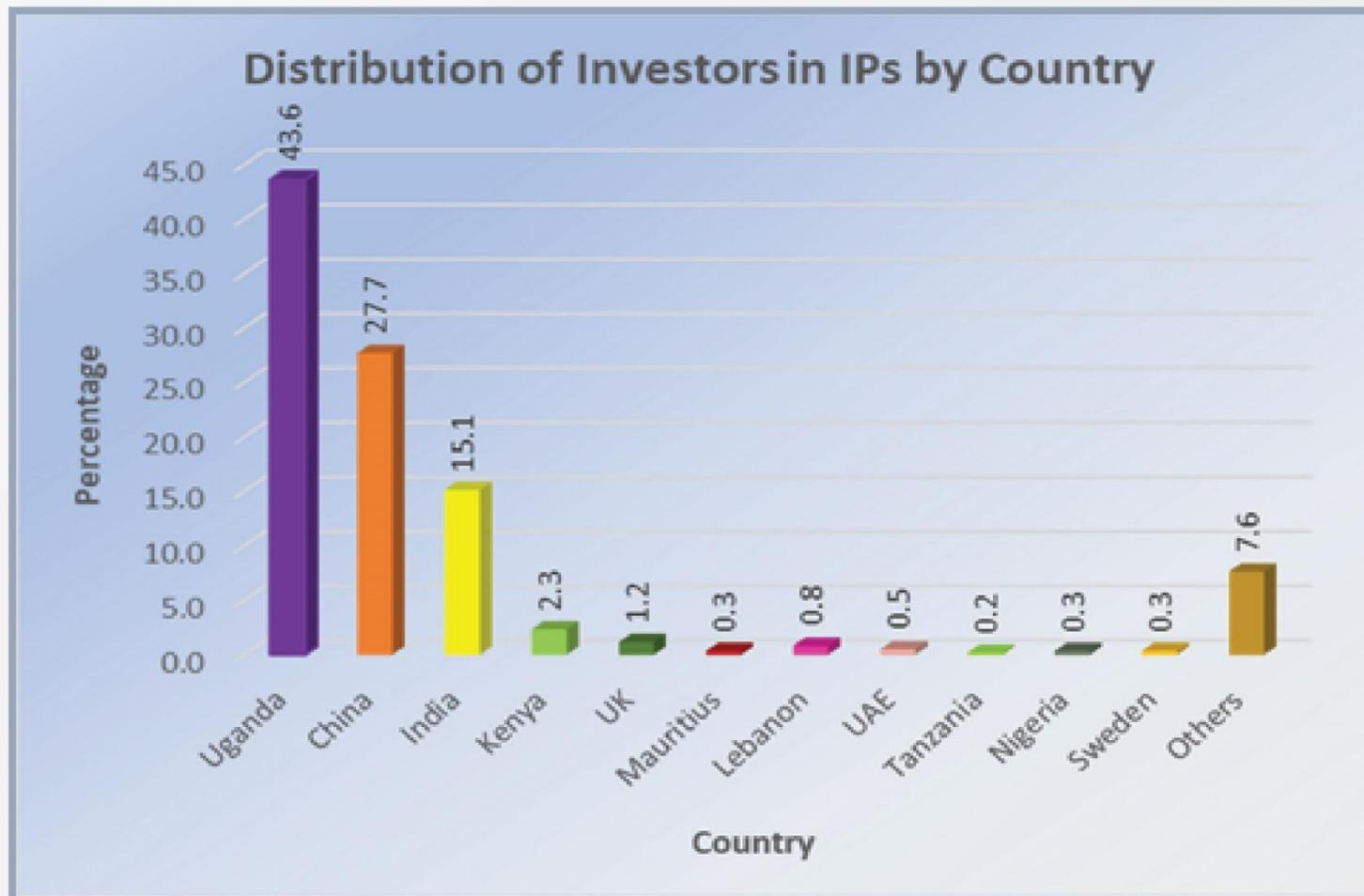
163,070
direct and
indirect jobs
created



Sector performance with in the industrial parks

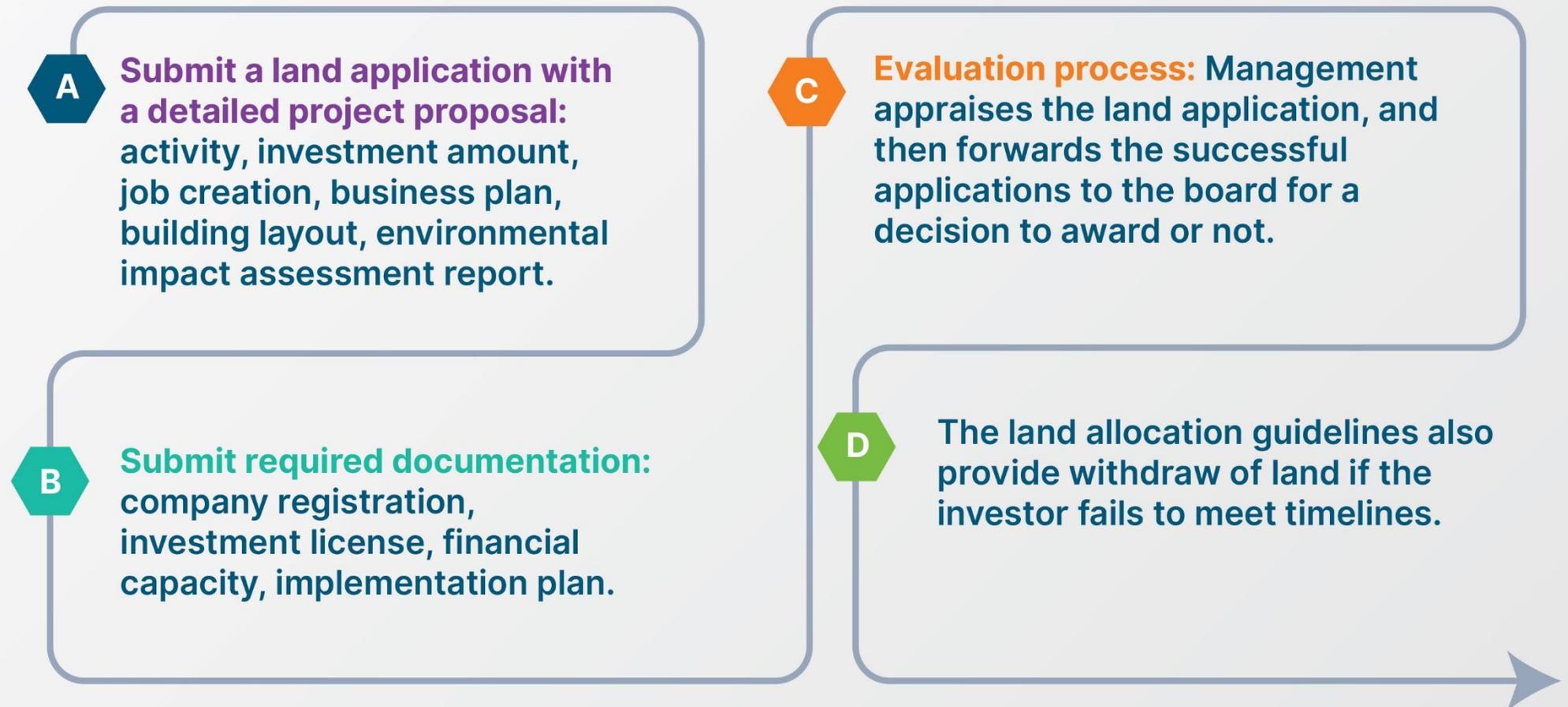


Investor distribution by Country



Process of Accessing land in the Parks

UIA has publicly issued Land Allocation Guidelines (2021) that govern how investors apply for investment land in UIA-managed parks.



Challenges



Land conflicts and encumbrances: Illegal/double titling in allocated land, court cases (e.g., Karamoja HCCS NO 015 OF 2020, Lira Aler farm).

Litigation as a result of investors failing to develop given land



Inadequate funding to develop and maintain infrastructure with in the parks.

Inadequate funding to title mobilised industrial park land



Mitigation measures in place

Mobilisation of funding for Infrastructure Development:	Adoption of the PPP models (e.g., Tian shan, MMP Buikwe, Liaoshen Kapeeka).	Legal support-
EPC Contracts: UKEF/Standard Chartered funding for KIBP (EUR 215M); GoU pre-financing for Mbale (UGX 419Bn and Kapeeka (UGX 318Bn); funding of feasibility studies (in Kisoro/Jinja).	Land Mobilization- 59,960 acres mobilised from district local governments	Office of Attorney General supports UIA in resolving land court cases.





  @ugandainvest

THANK YOU

+256 301000 / 301100

 info@ugandainvest.go.ug

 www.ugandainvest.go.ug