

GREATER KAMPALA METROPOLITAN TRANSMISSION SYSTEM IMPROVEMENT PROJECT

A1. RAP Implementation Status January–February 2026

Project Background:

Due to economic growth and an increasingly rapid demand for power of 7% per annum Uganda has been experienced since 2007, the government and the electricity companies have been developing the power sources mainly by utilizing the water sources in the country. The government of Uganda through Uganda Electricity Transmission Company Limited requested official development assistance of Japan Loan called “The Greater Kampala Metropolitan Area Transmission system improvement” in the Kampala Metropolitan area to realize sustainable social and economic development. The main aim of this project is to increase the capacity of power supply through the upgrade of transmission and substation systems in the Kampala metropolitan area.

Scope:

The project includes a number of components namely;

1. Construction of a new Buloba substation and associated 132kv and 220kv transmission lines located in Kagaba, Mabuye and Nsujjuwe villages of Kiringente subcounty, Mawokota county Mpigi District.
2. Construction of a new Mukono substation and associated 132kv and 220kv transmission lines located in Nama II village of Mpoma parish in Mukono district.
3. Improvement of the existing Kawaala substation in Namungona village Lubaga division Kampala district.

Work Progress

The construction of a new Buloba substation and its associated 132kV and 220kV transmission lines located in Kagaba village, Kiringente Subcounty, Mawokota county, Mpigi district is ongoing smoothly.

Kawaala Substation upgrade, construction is also on going, mobile substation is operational, no power outages.

Construction of a new Mukono substation and its associated 132kV and 220kV transmission lines located in Nama II village, Mpoma Parish, Nama Subcounty, Mukono district is ongoing, tower construction is at angle tower A4.

The joint economic assessment for Nandagi Reserve Forest was done on 2nd October 2025. The report was submitted to the Chief Government Valuer, for approval.

As his supervisory mandate, before approval of the report, the office of the Chief Government Valuer had to do a due diligence, this was done on 10th February 2026, so UETCL is waiting for approval of the report in order to compensate National Forestry Authority.

The trees that were cut in October 2025 and piled, have dried up and some have been buried in soil as the contractor tried to clear the tower locations. The tree cutting in the entire corridor resumed on 5th February 2026 as the contractor prepares for stringing after construction of the towers.

However, as the tree cutting is ongoing, the disposal plan is not available, the security provided by UETCL is still on ground and they also managed to arrest some individuals who were stealing the trees and the vehicle plus a motorcycle were taken to police.

Note:

- The disposal plan for the cut trees is not available.
- The contractor resumed to cut the trees for the entire corridor on 5th February 2026.
- The Joint economic assessment for Nandagi Reserve Forest between National Forestry Authority team and UETCL was done and concluded On 3rd October 2025. UETCL'S Internal survey and valuation team submitted the valuation report.
- The Office of the chief Government Valuer visited the Nandagi Reserve Forest as his supervisory mandate prior to the approval of the report on 10th February 2026.
- The trees cut in the October 2025 have dried out and some were taken by unknown people though a car and Motorcycle were recovered as exhibits.
- Compensation of National Forestry Authority is still pending approval of the Valuation Report submitted to the office of the Chief Government Valuer.
- Several engagements have been made between Uganda Electricity Transmission Company Limited and National Forestry Authority to allow EPC works to go on before compensation is made. This was achieved through a consent letter written by the Accounting officer of National Forestry Authority for the contractor to proceed with the works.



Picture 1: Showing a pile of the cut trees which have turned into firewood



Picture 2: Completed Angle Tower 3 pending Stringing 132kV and 220kV transmission lines in Nandagi Reserve Forest.



Picture 3: Excavation of tower bases on going



Picture 4: Construction of a Tower base is ongoing (Steel works)



Picture 5: Construction of towers in Nandagi Reserve Forest is ongoing.

A2. Compensation Update

The compensation amount disbursed to date is UGX 5,173,050,510 and below is the detailed summary per segment.

Segment	Total Transactions	Disclosures		Agreements		Payments		Compensation Values
	No.	No.	%	No.	%	No.	%	UGX
Buloba	77	75	97%	72	94%	72	94%	2,660,209,730
Less Nullified	2							
Pending Compensation	3							
Main Mukono Plus Extra Land take	57	54	95%	53	93%	52	91%	2,455,114,280
Less Nullified	2							
Pending Compensation	2		1.4%					
Kawaala	8	7	88%	7	88%	7	88%	57,726,500
Nullified	1							
Total Working	137	136	99%	132	96%	131	95%	5,173,050,510

No	Description	Remarks
1	<p>Buloba had a total transaction of</p> <ul style="list-style-type: none"> • 77 Total Transactions • 2 Nullified • Total Transactions for Buloba 75 	<ul style="list-style-type: none"> • 3 Transactions Pending, <ul style="list-style-type: none"> -Nanziri Deo (2) entries (LO) -Halaal (LO) • Working Total 75 PAPs
2	<p>Mukono Segment</p> <ul style="list-style-type: none"> • 57 Total Transactions • 2 Nullified • Total Transaction for Mukono 55 	<ul style="list-style-type: none"> • 2 Transactions Pending, <ul style="list-style-type: none"> - NFA (LO) - Nakayiza Mary Kaddu (LO)
3	<p>Kawaala</p> <ul style="list-style-type: none"> • 8 Total Transaction • 1 Nullified • Total Transactions for Kawaala 7 	<ul style="list-style-type: none"> • Buganda Land Board was identified as the Landlord. However National Housing had a lease of 99years on the same. UETCL secured a Land title for the Kawaala substation and it's in its names. <ul style="list-style-type: none"> - BLB was Nullified
	<p>Total Transactions for GKMP -137</p> <p>Total No. of Transactions pending compensation -5</p>	

A3. Breakdown of all pending cases on GKMP as of February 2026

Name (Master) Valuation	Plot Ref	Des	Disclosure Status	Status of File	Original Approved CGV Report (Amount) 19 th January 2017	1 st Supplementary- CGV Report (Amount) 23 rd .03.2021	Action
NANZIRI DEO	KGBA/AP001/001	LO	Not Disclosed	PAP Title with UNRA	2,541,500/-	➤ Still pursuing the title with UNRA Block 121 Plot 15	Constant engagement with the PAP
NANZIRI DEO	KGBA/AP001/002	LO	Not Disclosed	PAP Title with UNRA	22,431,500/-	➤ Still pursuing the title with UNRA Block 121 Plot 16	Constant engagement with the PAP
HALAAL	KGBA/AP001/005	LO	Pending 2 nd Disclosure	POA Needed	125,632,000/-	141,336,000/- ➤ Still pursuing POA	Constant engagement with the PAP
NAKAYIZA MARY KADDU	MKNO/AP001/014	LO	Disclosed Agreed	Pending Title	63,459,500	162,519,500, ➤ Still pursuing her title with Lands	Constant engagement with the PAP
NFA	NANG/AP004/001	LO	Survey and Valuation	Not Disclosed	641,491,500	➤ On 10 th February 2026, the CGV visited the Forest as his supervisory mandate prior to approval of the report.	Follow up with Survey and Valuation team for the approved report. Expect the report by end of February 2026.

A4. TITLING

Titles that were submitted by PAPs and Land Registry processes concluded in Mpigi

MZOs

NO	NAME	DES	BLOCK	OLD PLOT	PAP COPY	BLOCK NO	UETCL PLOT NO	CUSTODY UETCL COPIES)	TITLING PROCESS COMPLETED	
1	HENLEY PROPERTY DEVELOPERS LIMITED/MULINDWA WYCLIFF		LO	121	144	TOTAL TRF	121	144	HCS	Completed
2	TUSIIME JACKIE WILLIAMS & MAGEZI		LO	118	167	TOTAL TRF	118	167	HCS	Completed
3	KATANZA BAKER		LO	118	166	TOTAL TRF	118	166	HCS	Completed
4	NAYIGA SAFINAH		LO	118	164	TOTAL TRF	118	164	HCS	Completed
5	ZZIWA UMAR HAROON		LO	118	165	TOTAL TRF	118	165	HCS	Completed
6	NALWANGA AMINAH		LO	118	162	TOTAL TRF	118	162	HCS	Completed
7	MUZADDE FUASTA		LO	118	161	TOTAL TRF	118	161	HCS	Completed
8	MAGALA RASHID		LO	118	160	TOTAL TRF	118	160	HCS	Completed
9	SERUNKUMA RONALD		LO	118	159	TOTAL TRF	118	159	HCS	Completed
10	AINOMUGISHA DENIS		LO	118	158	TOTAL TRF	118	158	HCS	Completed
11	SEMAKULA SULAIT		LO	118	168	536 & 537	118	535	HCS	Completed
12	KAAYA UMAR		LO	118	150	TOTAL TRF	118	149	HCS	Completed
13	KAAYA UMAR		LO	118	149	TOTAL TRF	118	150	HCS	Completed
14	KIVUMBI SIRAJE		LO	118	151	TOTAL TRF	118	151	HCS	Completed
15	KATO HUSSEIN		LO	118	152	TOTAL TRF	118	152	HCS	Completed
16	BUKENYA JOSEPH		LO	118	153	TOTAL TRF	118	153	HCS	Completed
17	MUBIRU GERALD GALIWANGO AND NAMWANJE ROSE		LO	118	155	TOTAL TRF	118	155	HCS	Completed
18	NABUKEERA YUDAYAH		LO	118	156	TOTAL TRF	118	156	HCS	Completed
19	KATEREGGA MUHAMMED		LO	118	157	TOTAL TRF	118	157	HCS	Completed
20	KABUULWA KASSIM		LO	118	142	TOTAL TRF	118	142	HCS	Completed
21	SENABULYA BADRU		LO	118	144	TOTAL TRF	118	144	HCS	Completed
22	LWANGA LAWRENCE		LO	118	145	TOTAL TRF	118	145	HCS	Completed
23	KATENDE ABDALLATIF		LO	118	146	TOTAL TRF	118	146	HCS	Completed
24	NAKALEMA ASHER		LO	118	147	TOTAL TRF	118	147	HCS	Completed
25	NAKALEMA ASHER		LO	118	148	TOTAL TRF	118	148	HCS	Completed
26	LUMU HASSAN SSERUNKUMA		LO	118	134	TOTAL TRF	118	134	HCS	Completed
27	AYEBARE WAHILDAH		LO	118	135	TOTAL TRF	118	135	HCS	Completed
28	KASAGGA KATO SULAIT		LO	118	136	TOTAL TRF	118	135	HCS	Completed
29	NALULE PATRICIA		LO	118	137	TOTAL TRF	118	137	HCS	Completed
30	KAMBO EBEIDI		LO	118	138	TOTAL TRF	118	138	HCS	Completed

NO	NAME	DES	BLOCK	OLD PLOT	PAP COPY	BLOCK NO	UETCL PLOT NO	CUSTODY UETCL COPIES)	TITLING PROCESS COMPLETED	
31	HABIB RAMADHAN AMIR		LO	118	139	TOTAL TRF	118	139	HCS	Completed
32	KITALEMIRE FAISHAL		LO	118	140	TOTAL TRF	118	140	HCS	Completed
33	BUNJO MUHAMMED		LO	118	129	TOTAL TRF	118	129	HCS	Completed
34	JEMBA CHRISTOPHER		LO	118	130	TOTAL TRF	118	130	HCS	Completed
35	MUKASA STEVEN		LO	118	131	TOTAL TRF	118	131	HCS	Completed
36	NATUKUNDA SAISON		LO	118	133	TOTAL TRF	118	133	HCS	Completed
37	KAVULU ERNEST		LO	118	46	539	118	538	HCS	Completed
38	NALUKWAGO NAGAWA PROSSY		LO	118	19	700 & 701	118	699	HCS	Completed
39	MAGEZI ADM		LO	118	141	TOTAL TRF	118	141	HCS	Completed
40	KINAALWA ALOYSIOUS		LO	118	154	TOTAL TRF	118	154	HCS	Completed
41	SEGIRINYA IBRAHIM KINTU		LO	118	143	TOTAL TRF	118	143	HCS	Completed
42	MAGEZI ADM		LO	118	141	TOTAL TRF	118	141	HCS	Completed
43	SEMAKULA SULAIT		LO	118	408	837& 838	118	836	HCS	Completed
44	SEMAKULA SULAIT		LO	118	401	816 & 817	118	815	HCS	Completed
45	SSEMWANGA JOSEPH		LO	118	338	819	118	818	HCS	Completed
46	KIBUUKA BBOSA GODFREY		LO	88	18	891 \$ 892	88	890	HCS	Completed
47	MULINDE ROBERT		LO	88	368	954 & 955	88	953	HCS	Completed
48	NAMIRO SULAINA		LO	118	163		167	163	HCS	Completed
49	THE REGISTERED TRUSTEES OF THE GRAIL(UGANDA)		LO	118	28	908, 909, & 910	118	907	HCS	Completed
50	KASUJJA ASUMAN & KATENDE YUSUF		LO	118	612		118	612	HCS	Completed

Titles that were submitted by PAPs and Land Registry processes concluded in Mukono MZOs.

NO	NAME	DES	BLOCK	OLD PLOT	PAP COPY	BLOCK NO	UETCL PLOT NO	CUSTODY UETCL COPIES)	TITLING PROCESS COMPLETED	
1	NAJESA MARTHA		LO	168	201	364	168	363	HCS	Completed
2	TAAKA JANEFER		LO	167	245	980	167	979	HCS	Completed
3	MUNYANGO IRENE AND NABITAKA FLORENCE		LO	167	503	977 & 978	167	976	HCS	Completed
4	MUBIRU MICHAEL		LO	167	504	974 & 975	167	973	HCS	Completed
5	KATUREBE JUSTINE		LO	167	128	1099	167	1098	HCS	Completed
6	KATUREBE JUSTINE		LO	167	309	1088	167	1087	HCS	Completed
7	MUBIRU MICHAEL, VICENT LUWEMBA PAUL, JOSEPH BALIKUDEMBA & PETER MULINDWA		LO	167	133	936 & 937	167	935	HCS	Completed

NO	NAME	DES	BLOCK	OLD PLOT	PAP COPY	BLOCK NO	UETCL PLOT NO	CUSTODY UETCL COPIES)	TITLING PROCESS COMPLETED
8	NAKIGANDA FARIDAH, NAKIWALA PROSCOVIA, KIMBOWA SIMON AND LULE MOSES	LO	167	510	982 & 983	510	981	HCS	Completed
9	LUTWAMA PATRICK ISAAC	LO	167	489	TOTAL TRF	167	489	HCS	Completed
10	LUTWAMA PATRICK ISAAC	LO	167	509	TOTAL TRF	167	509	HCS	Completed
11	SSENGOBA HENRY	LO	167	305	933 & 934	167	932	HCS	Completed
12	AYEBALE JULIUS REAGAN	LO	167	304	930 & 931	167	929 1240	HCS	Completed
13	AYEBARE JULIUS REAGAN AND TUMUSINGIZE EDIGARINDA	LO	167	221	1103 & 1104	167	1102	HCS	Completed
14	WEGULO MEPHY AND NAMWASE AGNES	LO	167	267	939 & 940	167	938 1244	HCS	Completed
15	NABIDDE ISIAH KIBI	LO	167	266	1106 & 1107	165	1105	HCS	Completed
16	KABUGO SEMAI & SSENKATUKA WILLIAM	LO	167	246	1110 & 1109	167	1108	HCS	Completed
17	LUTWAMA ISAAC PATRICK	LO	167	442	1119	167	1118	HCS	Completed
18	BUKULU MUSTAPHA	LO	167	308	1121	167	1120	HCS	Completed
19	SSEKIBALA FRANCIS (KABUGO SEMEI & SSENKUNGU WILLIAM	LO	167	246	1110 & 1109	167	1108	HCS	Completed
20	DANZI YOBU	LO	167	205	384	167	383	HCS	Completed
21	NAKAMATTE RULIA	LO	167	673	1228 1229	167	1227	HCS	Completed
22	WEGULO MEPHY AND NAMWASE AGNES	LO	167	940	1245	167	1244	HCS	YES (XTRA LAND TAKE), Completed
23	AYEBARE JULIUS REAGAN	LO	167	931	1241	167	1240	HCS	YES (XTRA LAND TAKE), Completed
24	SENGOBA HENRY	LO	167	932	1247	167	1246	HCS	YES (XTRA LAND TAKE), Completed
25	NABIDDE ISIAH KIBI	LO	167	1107	1243	167	1242	HCS	YES (XTRA LAND TAKE), Completed
26	NALUBOWA MARGARET NAMUYABA JANAT	LO	167	202				UETCL	Title has Caveat

Conclusion

- The RAP consultancy services were undertaken under a contract between the

Uganda Electricity Transmission Company Limited (UETCL) and Mituland Company Limited, with financing support from the Japan International Cooperation Agency (JICA) contract was signed on 3rd September 2019 and expired on 28th November 2023. The consultant successfully carried out all activities related to the Resettlement Action Plan (RAP), including stakeholder engagement, compensation support, grievance management, field demarcation and titling of the corridor.

- It is noted that all titles that were submitted by project affected persons, the subdivision process was concluded and residues titles returned to PAPs.
- 77 Duplicate Certificate of Titles in UETCL names are in the custody of Head Corporate Services. Residue Duplicate Certificate of Titles have been returned to PAPs.
- RAP implementation is at 96% pending 4 % for the residual cases.

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