



BUNYORO KITARA KINGDOM



INVESTMENT GUIDE 2016

Contact

Bunyoro Kitara Kingdom
P. O. Box 1
Hoima - Uganda

Prime Ministers Office
Chambers Building
Hoima, Uganda
Tel: +256 0392943674

Kingdom Investment Department
+256 752786053
Email: katiikiro@bunyorokitara.com
nrukumu@gmail.com
kawda1@yahoo.com

Table of Contents

| | |
|---|----|
| Brief Introduction | 2 |
| Why invest in Bunyoro Kitara Kingdom..... | 2 |
| New strategoc Agenda | 3 |
| Education | 3 |
| Infrastructure (Satelite City) | 6 |
| Health | 7 |
| Agriculture | 9 |
| Cooperatives | 10 |
| Environment | 11 |
| Cultural Enrichment | 11 |
| Tourism | 14 |
| Oil and Gas | 16 |
| Financial Sector | 18 |
| Land | 18 |
| Way forward and Conclusion | 20 |

BRIEF INTRODUCTION

- Bunyoro-Kitara is an ancient Kingdom in the Great Lakes region of Africa, which until 1895 was a state that only ceded its sovereignty with resistance to colonial occupation by Great Britain.
- Repressive colonial policies resulted in lost time for developing the area, despite vast resources.
- To date, the Kingdom has embarked on transformational activities, targeted at development of the people and area in Bunyoro Kitara with the Theme of "The New Bunyoro-Kitara"
- King Solomon Gafabusa Iguru I is the reigning Ruling King.
- The Kingdom is composed of 6 districts Hoima, Masindi, Kibaale, Kiryandongo, Buliisa, Kagadi and Kakumiro.
- Bunyoro Kitara Kingdom covers the area of 7,173 mi²

WHY INVEST BUNYORO KITARA KINGDOM?

- Social stability since 1986 with a strong cultural background.
- Well endowed in Natural resources (Human and Minerals).
- Consistently improving infrastructures.
- Trainable and fast adaptable workforce
- Welcoming population.
- No labour tensions.
- A unique tropical climate with three agricultural seasons, well endowed with forest cover and water bodies.
- We are in good working relationship with government in support to regulatory framework and political environment

NEW STRATEGIC AGENDA

- The new agenda is driven by increased focus by the Kingdom on the following key pillars of development:
 - Education
 - Infrastructure (satellite city)
 - Environment
 - Culture revival
 - Health
 - Land Restoration
 - Tourism
 - Oil and Gas
 - Finance
 - Cooperatives
 - Minerals

EDUCATION

Education remains an important need in our society to date. The following activities have been achieved by the Kingdom.

- Kabalega Education Fund has been started to support education activities in the Kingdom
- A nursing school has been fully operationalised with 260 students
- Kabalega Royal Institute has been started and 180 students have been registered for varied skills development programmes.
- Mass sensitization has been implemented on regions increasing numbers of youths accessing education in regions of Hoima, Masindi and Kibaale.

Education - Achievements

- 10 Masters scholarships have been given to orphans to attend selected Chinese Universities

- 280 students have been supported in secondary schools
- A few Petroleum scholarship studies have been supported by Government
- We have supported orphans and vulnerable children to attend schools and create a future for them
- Pentecostal University gave us subsidised tuition for 200 students
- Bunyoro University has been started

Education Gaps

- The demand is high for education needs. The following gaps need to be addressed:
 - The development of a University in Bunyoro Kitara
 - Capital for setting up skills laboratories and workshops for vocational and technical skills
 - Training students in employment focused skills to increase their opportunities for employment



- Strengthening the capacity of the Kabalega Fund to increase the support to needy children. The current school drop out rates are at 56%.

Investment opportunities in education

- Investment opportunities exist in Bunyoro for setting up Public and independent private universities, branch universities and offshore campuses.
- Other and critical areas of investment include: technical & vocational training, distance learning and student financing. Research centers in tropical medicine and medical tourism.
- Development of students accomodation in towns in the region.



INFRASTRUCTURE

- Nothing major has been done in this area largely due to limited resources.
- Little or no effort has been made to develop and rehabilitate the existing physical and non-physical infrastructure, therefore, potential investment opportunities exist in the region.
- There are various activity areas which need serious investment. Some of these include;
 - Roads
 - Hospitals
 - Housing
 - Hotels

Investment opportunities in infrastructure development (satellite city)

- Airports and Airdromes,
- Railways Roads and bridges.
- Power Generation, transmission and distribution



- Irrigation Schemes.
- Malls and recreation centers
- Rehabilitation and reconstruction of cultural and tourism centers
- Agro industries, storage centers or facilities.(silos)

HEALTH

Achievements

- We have promoted health education in schools, community meetings and for families.
- We carry out community health camps.
- We have mobilized Clan Heads for harmonization of hygiene and sanitation
- We carried out free testing of HIV and counseling



- We have been at the forefront of the crusade for immunization of children across the Kingdom.

Health - Gaps

- There is need for a decent hospital in the area in addition to the government funded hospitals.
 - With the small investment we are making in the nursing school, we shall need twinning arrangements with another nursing training institution to produce
 - Well trained nurses.
 - We need to undertake more immunisation, HIV and other health related education.
 - We need to undertake more voluntary HIV testing and counselling.
 - We need to carry out more regular health camps in different communities and mobile clinics.
- While Government and development partners' focus on communicable diseases, there is a need for innovations and private sector participation. This has created investment opportunities in health management, including;
 - Human resource training
 - E-health solutions and logistics,
 - Tertiary care services early detection, treatment, medical tourism
 - Investment in mobile health clinics
 - Ambulances and regular medical camps
 - Development of pharmacies in various communities
 - Private hospitals

AGRICULTURE.

- Bunyoro Region is among the leading producers of sugar, coffee, tea, maize grain, beans, and oil seed crops (sesame (simsim) and ground nuts, etc).
- It is also a major producer of other crops like cotton organic cotton, cereals, fresh fruit & vegetables and nuts, essential oils, poultry, fresh water fish.

Agriculture – Achievements

- It is a pity that despite the vast land resources we have, we still have part of our population living in poverty. We have however achieved the following:
 - Communities have been mobilised to plan for food security
 - We procured tractors to improve mechanised farming
 - We procured improved seeds which have boosted productivity

Agriculture - Gaps

- We lack silos to mobilise produce and for storage at a mass scale level.
- There is a low level of technology adoption to increase value addition. Most of the produce is sold without any value addition.
- There is lack of marketing information, which limits the farm gate earnings at the community level.



- Commercial farming is only being considered at the moment and will be a welcome move from the traditional subsistence farming in the area.

Investment opportunities in Agriculture

- Commercial farming in both crops and animal industries, as well as aquaculture
- Value addition (Agro-industries -Agro-food industries)
- Manufacturing of inputs (fertilizers, pesticides etc)
- Cold storage facilities and logistics
- Farm Machinery manufacturing and assembly
- Packaging
- Irrigation Schemes

COOPERATIVES

- Successful cases include the following; Bunyoro Growers Cooperative Union, and Kyabugambwe sub union cooperatives in Hoima which has membership of 7,600, a good of share holding.
- We need to invest in groups/cooperatives for commercial production



ENVIRONMENT

Achievements

- We have mobilised the communities towards environmental education.
- We have commenced a programme of tree planting targeting over 20,000hectares in the next 3-4years increasing to another 20,000hectares after that
- We have embarked on protecting natural forests that exist at the moment since some of them are animal sanctuaries and have rare plant species.

Environment - Gaps

- We need to continue with education of the communities about the impact of having a safe environment.
- We need to develop a seedlings programme aimed at affordable access to the communities
- The population growth rate has increased pressure on land, requiring us to sensitise

communities on having manageable families

- There is need to preserve and protect existing natural forests. The costs for protection are the moment prohibitive.



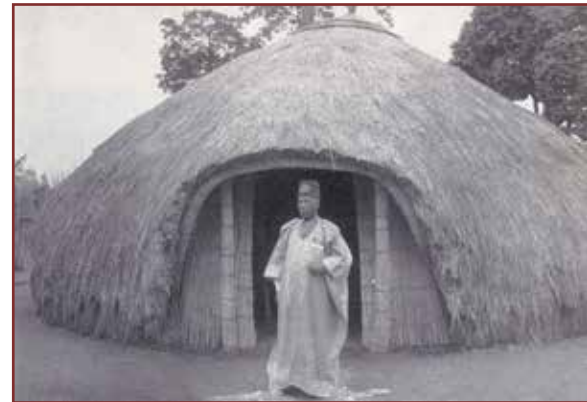
Investment opportunities in environment

- A forestation
- Developing Capacity building programs
- Education institutions in environmental issues
- Increased Seedling production



CULTURAL ENRICHMENT

- Bunyoro has a rich cultural heritage which provides a gateway for tourism potential.
- We are now documenting the history of the Kingdom and area to document the past for the young children and tourists
- We have embarked on construction of a cultural centre
- We are reviving and protecting all cultural sites which over the years were not properly protected.



Cultural enrichment

- We are promoting and protecting cultural values through education of the youth and through cultural functions
- We have created peace circles within the community to encourage harmonious living within the populace.
- We have programmes focused on gender equality and balance which are critical in our communities

Investment opportunities in culture

- We need to have local content based media comprised of a radio, television and local studios for development of local content.
- We lack funds to invest in this critical yet important core cultural function of the kingdom.
- Investment in construction of cultural centers, museums in all districts in the region.
- Investment in construction of theatre to encourage cultural music, art , dance and drama.



TOURISM

- The distinctive attraction of Bunyoro Kitara Kingdom as a tourist destination arises from the variety of its game stock (Including the beautiful cultural sites, game reserves and game parks, rare tree climbing lions , Black Rhinoceros, Gorillas, elephants and its unspoiled scenic beauty including forests hills and Mountain Rivers and lakes.
- Bunyoro is home to 11% of the world's bird's species (a total of 1060 birdspecies) which offers a wide range of bird species.



Tourism sites

- Nyabyeya Polish Catholic Church in Masindi was part of the first refugee camp established in 1942
- Bukuumi Drum: The drum at Bukuumi Catholic Church in Kibaale is believed to be the largest in East Africa
- St. Peters Cathedral Duhaga: Seat of Bishop Bunyoro-Kitara Diocese, was built in 1907

- Bujumbura Cathedral: Seat of Hoima Catholic Diocese
- Kyakatayomba Mosque: The first Mosque in 1932
- Mparo ROyal Burial Grounds: this were Omukama Kabaleega was buried in 1923
- Kibiro salt producing village
- Empaako: was declared as one of the most endangered cultural elements
- Royal Mile Military Academy
- Top of Kabaleega Fall Monument: The start of Babiito dynasty
- Fort Kyangwali: about 80km west of Hoima built by Captain Fredrick Lugard
- Munsa Fort: Having complex trenches, caves and underground containers carced out of stones
- Underground granaries and tunnels
- Butiaba and Masindi port
- Masindi Hotel
- Royal palaces
- Lubiri Camp



- Kabaleega Falls National Park
- Kaiso-Tonya-Kabwoya Wildlife Reserver
- Bigimgi Wo;d;ofe Reserver
- Bulindi Eco-Tourism Project
- Bird Watching
- Kigwara Culturaz Site
- Caves
- Kabaleega Historical/Cultural Trial

Investment Opportunities in Tourism

- constructing high quality accommodation facilities,
- operating tours and travel circuits (bicycle tours, air balloon travel, marine – Lake Albert and river rafting on Kabalega falls
- development of specialized eco and community tourism systems,
- faith based tourism
- Tourist rest and stop centers, including shopping malls, restaurants, bathrooms and lodges.

OIL AND GAS

- A discovery of extractable quantities of oil and gas in the Bunyoro region (Lake Albert region) has enhanced the sector's joie de vivre.
- According to the Petroleum Exploration and Production Department, 21 oil and/or gas discoveries have been made in the country to date.
- Petroleum laws are in place and a communication desk to disseminate information related to the oil and gas sector was created within the Ministry of Energy and Mineral Development.
- The Government has developed an Oil and Gas policy which provides the basis of activities and engagement with Oil Companies and Government.

Investment opportunities available in middle and down streams in the Sector.

- Uganda has considerable unexploited renewable energy resources for energy

production and provision of energy services.

- The overall Government Policy for the role of renewable energy in the national economy is to make modern renewable energy a substantial part of the national energy consumption.
- The goal of Uganda Renewable Energy Policy is to increase the use of modern renewable from below 5% in 2007 to 61% of the total energy consumption by 2017.
- We believe that the communities need to be up-skilled so as to work with the exploration and production companies operating in the Bunyoro area and benefit from the oil resource.
- Service provision sector needs to be invested in e.g.(food supplies, logistics, waste management and disposal, laundry services, cleaning services, e.t.c)
- industrial support sector also needs to be invested in e.g. technology to produce by products.



FINANCIAL SECTOR

- Business in the various sectors have picked up in the region. This calls for the need to finance investments at all levels and safe custody of funds. Financial institutions are required in each of the new districts but as of now most of the banks are concentrated in the towns like Masindi, Hoima, Kibaale, Kiryandongo there is need to open branches/service centers in these towns to bring services nearer to the people and provide financial service e.g Mortgages, and financial solutions for farmers, rural community to access financial services.



LAND

- The Ministry of Lands and Urban Development is mandated "To ensure a rational, sustainable and effective use and management of land and orderly development of urban and rural areas as well as safe, planned and adequate housing for socio-economic development". It has two departments that are directly related to land acquisition for investment.
- The Department of Land Administration: It is responsible for supervision of land administration institutions and valuation of land and other properties.
- The Department of Land Registration: It is responsible for issuance of certificates of titles, general conveyance, keeping custody of the national land register, coordination, inspection, monitoring and back-up technical support relating to land registration and acquisition processes
- Land in Uganda is under four (4) major land tenure systems which may be available for investment purposes.

These are;

Leasehold tenure

- Leasehold tenure is a form of tenure whereby one party grants to another the right to exclusive possession of land for a specified period, usually in exchange for the payment of rent. The longest lease term is 99 years

Free hold land tenure

- This tenure derives its legality from the Constitution and the written law. Freehold tenure may involve either a grant of land in perpetuity, or for a lesser specified time period. Only citizens of Uganda are entitled to own land under freehold tenure. Non-citizens may lease it for a period up to 99

Mailo Land tenure

Mailo tenure is almost identical to freehold tenure. Registered land can be held in perpetuity and a Mailo owner is entitled to enjoy all the powers of a freehold owner.



Customary tenure

- In some places the land is held communally, in some it belongs to a particular clan while in others it the land is held by individuals. The rules of customary law also vary in different parts of the country.
- The Kingdom Land Board is always at hand to guide and facilitate investors on land leasing and registration requirements during acquisition procedures.

Land - Achievements

- We have progressed on obtaining land which had been confiscated by Government that belonged to the Kingdom.
- We however need to demarcate, title, and value all land, forests and cultural sites in order to develop programmes for the enhancement of these assets of the Kingdom. The budget for this activity is about US\$ 5,000,000
- We have created a Kingdom Land Board to manage all land activities and reduce land conflicts in the communities.

- We are now lobbying government to return to the communities land that was taken away from absentee landlords

WAY FORWARD AND CONCLUSION.

We have achieved progress in the last 12 months covering environment protection, community engagement, and actively planning to prepare ourselves for an era of oil and gas.

We require funding in excess of US\$ 300million, if we are to realise all the planned activities, and transform the Bunyoro Kitara area.

We are open for discussion with potential investors, and this can be through partnerships, equity, bridge financing and private public partnerships and joint venture arrangements. we also welcome donations and grants. Feel free to contact us now.

