



MWIRI
INVESTMENT CLUB
Kulwa Katonda N'eggwanga Lyaffe

ESTATE COMMITTEE REPORT ON
SITE VISIT TO LAND ACQUIRED BY
THE CLUB

Date:29/01/2023



VISIT TEAM

- KAPIRIRI MUGOLO - CHAIR
- ALAMBUYA PETER -MEMBER
- WAISWA MICHEAL MILTON -MEMBER
- NAIGAMBI ERIC
OWNER -ORIGINAL



PREAMBLE

The Estate committee consists of five members which is mandated to overseeing emerging investments in real estates of the club.

Its specific roles include though not limited to:

1. Ensure real estates are registered in Mwiriri Investment club names
2. Undertake splitting into plots for the land in Mukono, block 88, plot 2899 as deemed fit.
3. Make economic evaluation and proposals for their



PREAMBLE CONT'D

4. Participate in marketing of the estates
5. Carry out any other activity that will develop the estate arm of business.

The committee had its first meeting and visit on 29/01/2023 at the site to acclimatizes its self with the one-acre property that had been acquired by the club in its efforts of growing the club portfolio.



FINDINGS

1. Land is easily accessible from at least three directions, land mark is Kyasereka COU Primary School
 - Gayaza Kayunga road -Branch of at Kijabwijo
 - Kira municipality connect through Kitukutwe
 - Mukono -Misindye,Joogo –Bukerere
2. Clear access roads.
3. Land is fairly flat and unoccupied with a few matooke plants. Neighbors use it to graze their animals.



FINDINGS CONT'D

4. Four of the boundary mark stones were seen.
5. Power lines of 2 and 3 phase pass along one boundary.
6. No piped water seen in the neighborhood.



RECOMMENDATIONS

1. Establish contact with local leadership of the area, so that they know the current ownership
2. Survey plot to confirm boundary and acreage.
3. Place concrete poles on the edges of the land to help clearly demarcate and secure the land.



RECOMMENDATIONS CONT'D

4. Regularly check on the land.
5. Keep the land for at least one year as we monitor developments within the neighbourhoods.
6. Access road to the neighbouring plots is not clearly marked and appears to encroach on the club land, there is need to clearly mark it out.



Opening boundaries for Bukerere land

- Opening boundary by surveyor. 1,500,000
- Fencing off land 1,500,000

- Total 3,000,000