



EXPRESSION OF INTEREST (EOI)

DEVELOPERS FOR THE DELIVERY OF COMPLETED RESIDENTIAL UNITS UNDER A FORWARD PURCHASE (OFFTAKER) AGREEMENT. PROCUREMENT REFERENCE: NSSF/CONS/25-26/000028.

1. The National Social Security Fund (NSSF) has allocated funds to be used for the acquisition of completed residential units under the Offtaker agreement.
2. The Fund now invites eligible developers to submit sealed Expressions of Interest for the design, financing, construction, and delivery of residential units on land owned by the Developer. Upon satisfactory completion and delivery, the Fund commits to purchasing the units under a Forward Purchase (Offtaker) Agreement..
3. Interested bidders should provide information demonstrating that they are eligible and possess the required qualifications to perform the services, accompanied by relevant documentation.
4. The short-listing criteria and Terms of Reference are available at the NSSF website at www.nssfug.org.
5. Interested Eligible Developers may obtain further information at the address given below from 8:00am – 5:00pm during working days or send an email via procurement@nssfug.org.
6. Five (05) copies of the sealed proposal shall be delivered to NSSF Workers House, 13th Floor, Southern Wing, PDU Office at or before 11:00 am on 22nd January 2026.
7. The notice of expression of interest is available at the NSSF website at www.nssfug.org
8. The planned procurement schedule (subject to changes) is as follows:

Activity	Date
Publication of Expression of Interest Notice	18 th December 2025
Pre-proposal meeting	08 th January 2026 at 11:00 am
Closing date for receipt of EoI Responses	22 nd January 2026 at 11:00 am
Evaluation period	19 th February 2026
Display of shortlist listed firms	27 th February 2026

MANAGING DIRECTOR

SHORTLISTING CRITERIA

A. Eligibility Requirements

SN	Criteria	Evaluation
1.	Copy of a valid trading license 2025 or its equivalent for international firms	Pass/Fail
2.	Copy of a certificate of registration / incorporation from Uganda Registration Services Bureau (URSB) or its equivalent for international firms	Pass/Fail
3.	Copy of a tax clearance certificate 2025 or its equivalent for international firms	Pass/Fail
4.	Copy of an NSSF clearance certificate or its equivalent for international firms valid as at the deadline submission date	Pass/Fail
5.	Copy of title for the land the bidder intend to develop under the off-taker agreement. If not owned by the bidder, bidders should provide evidence that the registered proprietor has agreed to the development of the subject parcel of land for the development and subsequent sale of the property under the off-taker agreement. <i>The land must not be a wetland. Verification will be conducted to ensure there are no encumbrances and to confirm the suitability of the proposed land for the project.</i>	Pass/Fail
6.	A copy of Power of Attorney, which if signed in Uganda shall be registered with Uganda Registration Service Bureau and if signed outside Uganda shall be notarized from the country of origin. The authorized person with Power of Attorney or executive powers shall sign the bid on behalf of the bidder.	Pass/Fail
7.	<p><i>Joint Venture Requirements</i></p> <p>For a Joint Venture (JV) or partnership, the equivalent of the documentation above (1-4) shall be required for the partnership and for each member of the JV or partnership in addition to the following:</p> <ul style="list-style-type: none"> a) a certified copy of the JV or partnership agreement, legally binding on all parties to the agreement, which shall be registered with URSB for those formed in Uganda and notarized for those formed outside Uganda, and showing that; <ul style="list-style-type: none"> I. All the partners shall be jointly and severally liable for the execution of the contract in accordance with the contract terms; II. The partner named has been nominated to be in charge, authorized to incur liabilities, and receive instructions for and on behalf of any and all partners of the joint venture; and III. The execution of the entire contract, including payment, shall be done exclusively with the partner in charge. b) A registered joint Powers of Attorney if signed in Uganda shall be registered with Uganda Registration Service Bureau and if signed outside Uganda shall be notarized from the country of origin shall be required for a person signing on behalf of the Joint Venture/Consortium/Association. In addition, each party to the Joint Venture/Consortium/Association shall be required to have Powers of Attorney to bind their Firm. c) At least one party in the Joint venture/ Consortium/Association MUST be a locally registered company with more than 5 years of registration in Uganda. Certificate of registration / incorporation shall be considered. d) Copy of title for the land to be provided by any of partners in venture/association/consortium 	Pass/Fail

B. Commercial Criteria

SN	Criteria	Documentation Required	Single Bidder	Joint Venture	Evaluation
1	Historical Financial Performance to demonstrate the current soundness of the bidder's financial position and its prospective long-term profitability. <i>The current ratio should be at least 1:1.</i>	Submission of audited financial statements, including balance sheets, income statements, and cash flow statements, or if not required by the law of the bidder's country, other financial statements for the last five (05) years (2024/2023, 2023/2022, 2022/2021, 2021/2020, 2020/2019)	Must meet the requirement	Each individual partner must independently meet the stated requirement.	Pass/Fail
2	Minimum average turnover of at least UGX. 10 billion or equivalent USD 3 million over the past five (5) years. <i>This turnover requirement applies to the bidder's overall business operations and is not limited to construction-related revenue.</i>	Audited Financial statements for the last five (05) years (2024/2023, 2023/2022, 2022/2021, 2021/2020, 2020/2019)	Must meet the requirement	All partners must contribute to meet the requirement.	Pass/Fail
3	The bidder must demonstrate firm access to financial resources of at least UGX. 15 billion or equivalent USD 4.5 million necessary to implement the development without reliance on contractual advances from the Fund.	<u>Mandatory</u> <ul style="list-style-type: none"> • Project Specific Financing Commitment Letter / Facility Letter addresses • Executed Financing Agreement • Audited Financial Statements <u>Optional</u> <ul style="list-style-type: none"> • Bank statements • Asset evidence • Parent company support 	Must meet the requirement	All partners must contribute to meet the requirement.	Pass/Fail

C. Technical Criteria

SN	Criteria	Documentation Required	Single Bidder	Joint Venture	Max. Points
A.	Methodology The developer should clearly articulate their understanding of the Terms of Reference and how they intend to execute the assignment to meet the Fund's objectives. This should include				25
1.	A commentary on the Fund's Terms of Reference and the bidder's suggested improvements/changes – 10 points	Bidder's commentary and proposed terms of reference and any proposed improvements/changes.	Must meet	Must meet	10
2.	The bidder's work plan and strategy to deliver the scope of the project appraisal, design services, financing, construction works, and the attendant conveyance of the requisite property titles and documentation - 10 points	Bidder's commentary and proposed work plan and strategy for carrying out the project appraisal, design, financing, construction, and delivery of the completed residential units.	Must meet	Must meet	10
3.	The roles of the key personnel involved across the different stages of the assignment.- 5 points	Bidder's commentary on roles of the key personnel involved	Must meet	Must meet	05
B.	Experience of the Firm				35
1.	General Construction Experience The bidder must have experience under contracts in the role of contractor, subcontractor, or management Contractor/Developer for at least the last fifteen (15) years before the bid submission deadline.	At least 01 contract of the project listed and a reference letter	Must meet	Any of the partners must meet the requirement	2.5
2.	Similar Construction Experience The bidder must have participated as contractor, management Contractor/Developer, or subcontractor, in at least 2 projects within	Copies of the 02 contracts proposed and reference letters for the projects mentioned above.	Must meet	Any of the partners must meet the requirement	10

SN	Criteria	Documentation Required	Single Bidder	Joint Venture	Max. Points
	the last fifteen (15) years, each with a value of at least USD 10 Million or equivalent, that have been successfully and substantially completed and that are like/similar the proposed Works.				
3.	<p><i>General Design Experience</i></p> <p>The bidder must have participated in the role of Lead Designer in the last five (5) years before the Bid submission deadline.</p>	Copies of at least 01 contract and reference letter for the projects mentioned above.	Must meet	Any of the partners must meet the requirement	2.5
4.	<p><i>Similar Design Experience</i></p> <p>Participation as a Designer in at least two (2) projects within the last five (5) years, each with a project value of at least UGX 2 billion or equivalent of USD 500,000, that have been successfully and substantially completed and that are similar to the proposed Works.</p> <p>Similarity shall be based on the physical size, complexity, methods, technology or other characteristics as described in the Terms of Reference.</p>	Copies of the 02 consultancy contracts and reference letters for the projects mentioned above.	Must meet	Any of the partners must meet the requirement	05
5.	<p><i>Specific Design Experience in Key Activities</i></p> <p>The developer/contractor should have experience in the following key areas:</p> <p>(i) The Developer or Consortium must demonstrate experience in preparing feasibility studies for real estate development projects within the last five (5) years before the bid submission deadline.</p> <p>(ii) Master planning for large housing estates (at least 50 houses with associated commercial / community facilities and infrastructure)</p>	A Copy of one contract and a letter of reference from their clients for the assignment above, with the full scope of design & documentation services, and construction works, as well as the status of progress/ completion.	Must meet	Any of the partners must meet the requirement	15

SN	Criteria	Documentation Required	Single Bidder	Joint Venture	Max. Points
	(iii) Architectural and engineering designs for large housing estates (at least 50 Houses) (iv) Infrastructural Engineering designs, i.e., roads, Mechanical and Electrical for large housing estates (at least 50 Houses)				
C.	Qualifications of Key Staff				40
1	<p>Project Team Leader</p> <p>The proposed Leader shall have.</p> <ul style="list-style-type: none"> • A degree in Civil Engineering, Architecture, Building Economics, or Construction Management. • 15 Years' post-graduate professional experience as a Project Manager, with relevant experience in project feasibility appraisals, coordination of project design and documentation, contract management/administration, and construction supervision. • Post-graduate qualification in project management and relevant certification from a reputable Institution • Registered with the relevant professional body and a valid practicing certificate/license in Uganda or other recognized Institution or Authority 	Copy of signed Curriculum Vitae (CV) Copies of academic certifications Valid professional Practicing certificate/license	Must meet	Any of the partners must meet the requirement	10
2	<p>Architect</p> <ul style="list-style-type: none"> • A degree in Architecture • 12 Years' post-graduate professional experience as an Architect, with relevant experience in project feasibility appraisals, project design and documentation, contract 	Copy of signed Curriculum Vitae (CV) Copies of academic certifications	Must meet	Any of the partners must meet the requirement	5

SN	Criteria	Documentation Required	Single Bidder	Joint Venture	Max. Points
	<p>management/administration, and construction supervision.</p> <ul style="list-style-type: none"> Post-graduate qualification in project management and relevant certification from a reputable Institution Registration with the relevant professional body in Uganda or other recognised authority. 	Valid professional Practicing certificate/license			
3	<p><i>Construction Manager</i></p> <ul style="list-style-type: none"> A degree in Civil Engineering or Construction Management 12 Years' post-graduate professional experience as a Construction manager, with relevant experience in contract management/administration, and construction supervision for building / civil works projects. Post-graduate qualification in construction or project management and relevant certification from a reputable Institution. Registration with the relevant professional body in Uganda or other recognized reputable authority. 	Copy of signed Curriculum Vitae (CV) Copies of academic papers Registration certificate	Must meet	Any of the partners must meet the requirement	5
4	<p><i>Structural Engineer</i></p> <ul style="list-style-type: none"> A degree in Civil Engineering/Structural Engineering 10 Years' post-graduate professional experience as a Structural Engineer or Design Engineer, with relevant experience in project design and documentation, contract management/administration, and construction supervision. 	Copy of signed Curriculum Vitae (CV) Copies of academic papers Valid professional Practicing certificate/license	Must meet	Any of the partners must meet the requirement	4

SN	Criteria	Documentation Required	Single Bidder	Joint Venture	Max. Points
	<ul style="list-style-type: none"> Post-graduate qualification in project management and relevant certification from a reputable Institution Registration with the relevant professional body in Uganda or other recognised authority. 				
5	<p><i>Electrical Engineer</i></p> <ul style="list-style-type: none"> A degree in Electrical Engineering 10 Years' post-graduate professional experience as an Electrical services Engineer, with relevant experience in project design and documentation, contract management/administration, and construction supervision. Post-graduate qualification in project management and relevant certification from a reputable Institution Registration with the relevant professional body in Uganda or other recognized authority. 	Copy of signed Curriculum Vitae (CV) Copies of academic papers Valid professional Practicing certificate/license	Must meet	Any of the partners must meet the requirement	2
6	<p><i>Mechanical Engineer</i></p> <ul style="list-style-type: none"> A degree in Mechanical Engineering 10 Years' post-graduate professional experience as a Mechanical services Engineer, with relevant experience in project design and documentation, wastewater management projects design & construction, contract management/administration, and construction supervision. Post-graduate qualification in project management and relevant certification from a reputable Institution. 	Copy of signed Curriculum Vitae (CV) Copies of academic papers Valid professional Practicing certificate/license	Must meet	Any of the partners must meet the requirement	2

SN	Criteria	Documentation Required	Single Bidder	Joint Venture	Max. Points
	<ul style="list-style-type: none"> • Registration with the relevant professional body in Uganda or other recognized authority. 				
7	<p><i>Quantity Surveyor/Estimator</i></p> <ul style="list-style-type: none"> • A degree in Quantity Surveying or Building Economics • 10 Years' post-graduate professional experience as a Quantity Surveyor, with relevant experience in project design and documentation, contract management/administration, and construction supervision. • Post-graduate qualification in project management and relevant certification from a reputable Institution. • Registration with the relevant professional body in Uganda or other recognised authority. 	Copy of signed Curriculum Vitae (CV) Copies of academic papers Valid professional Practicing certificate/license	Must meet	Any of the partners must meet the requirement	3
8	<p><i>Land Surveyor</i></p> <ul style="list-style-type: none"> • A degree in Land Surveying • 10 Years' post-graduate professional experience as a Land Surveyor, with relevant expertise in land surveying, project design & documentation, and real estate conveyance-related services, including land titling and condominium titling. • Registration with the relevant professional body in Uganda or other recognised authority. 	Copy of signed Curriculum Vitae (CV) Copies of academic papers Valid professional Practicing certificate/license	Must meet	Any of the partners must meet the requirement	2
9	<p><i>Urban Planner</i></p> <ul style="list-style-type: none"> • A degree in Urban Planning 	Copy of signed Curriculum Vitae (CV)	Must meet	Any of the partners must	2

SN	Criteria	Documentation Required	Single Bidder	Joint Venture	Max. Points
	<ul style="list-style-type: none"> 10 Years' post-graduate professional experience as an Urban Planner/ Urban Designer, with relevant expertise in project appraisal/feasibility assessment, physical planning/ urban design, project master planning and documentation. Registration with the relevant professional body in Uganda or other recognised authority. 	Copies of academic papers Valid professional Practicing certificate/license		meet the requirement	
10	Infrastructure Engineer <ul style="list-style-type: none"> A degree in Civil Engineering/Infrastructure Engineering 10 Years' post-graduate professional experience as a Civil Engineer/infrastructure engineer, with relevant experience in project engineering investigations, infrastructure design (roads, bridges, water, power, public works) and documentation, contract management/administration, and construction supervision. Registration with the relevant professional body in Uganda or other recognised authority. 	Copy of signed Curriculum Vitae (CV) Copies of academic papers Registration certificate	Must meet	Any of the partners must meet the requirement	3
11	Safety Manager <ul style="list-style-type: none"> A degree in Construction Management Post-graduate qualification in Occupational Health & Safety Management 10 Years' experience 	Copy of signed Curriculum Vitae (CV) Copies of academic papers Relevant professional training & certifications	Must meet	Any of the partners must meet the requirement	2
	Total				100

STATEMENT OF REQUIREMENTS FOR COMPLETED RESIDENTIAL UNITS UNDER A FORWARD PURCHASE (OFFTAKER) AGREEMENT

1) BACKGROUND

The National Social Security Fund (NSSF) continues to fulfil its statutory mandate of collecting member contributions, investing prudently, and paying benefits efficiently and sustainably. Consistent with its Investment Policy, the Fund maintains a diversified portfolio across fixed income, equities, and real estate, with real estate limited to a maximum of 11% of total assets under management.

To support the delivery of affordable housing while minimizing development-related risks, NSSF introduced the Off-taker Housing Model in 2016. This approach was developed in response to challenges experienced under traditional real estate projects, which often required significant upfront capital, involved lengthy execution timelines, and created cash flow pressure factors that increased financial and delivery risks. The Off-taker Model was therefore designed to align supply with actual market demand while reducing capital lock-in and safeguarding members' funds.

The Off-taker Housing Program leverages partnerships with competent private developers to accelerate the delivery of affordable middle-income housing. Under this model, developers identify and construct residential estates on land they own or acquire, while the Fund commits to purchasing the completed units upon satisfactory delivery. This structure eliminates a major developer challenge—uncertainty of demand—by providing a guaranteed buyer, subject to agreed pricing, standards, and timelines.

By removing this market risk, developers are better positioned to secure financing, plan construction efficiently, and deliver projects within defined parameters. The Fund, in turn, receives high-quality, fully completed housing units without incurring the operational burdens of day-to-day project management. Independent supervision further strengthens quality assurance and ensures compliance with specifications.

Through this alignment of capabilities—developer expertise in project delivery and the Fund's financial strength—the Program increases the pace of housing delivery, enhances quality control, reduces upfront capital exposure for the Fund, and expands access to affordable, well-designed homes for the target market.

As part of Phase 2, the Fund intends to identify and shortlist developers with proven technical competence, adequate financial capacity, and experience in delivering large-scale housing projects. Shortlisted developers will be invited to submit detailed development concepts, including designs, feasibility studies, and financial proposals, for evaluation under the Off-taker Housing Program. This process ensures that only qualified and capable developers advance to the next stage of engagement.

2) PROJECT DESCRIPTION & EXECUTION

In essence, Off-taker Housing Program is structured around an agreement in which the Fund acts as the guaranteed purchaser of completed housing units constructed by private developers. In this arrangement, the developer undertakes the full development process—from land acquisition and design to construction and titling—while the Fund commits to buying the completed units once all agreed conditions have been met.

This model provides certainty of demand for developers, enabling them to secure financing more easily and optimize construction efficiency, while allowing the Fund to deliver affordable housing without undertaking direct construction risks.

Under the Off-taker framework, a developer with the requisite technical capacity and financial strength is engaged to construct a defined number of housing units that meet the Fund's specified standards. These standards cover:

- a) The number, size, and typology of units
- b) Specifications for building materials and fittings
- c) Architectural and engineering designs
- d) Quality and performance standards
- e) Approved building technologies
- f) Amenities that enhance livability, value, and estate functionality
- g) Minimum plot size and acceptable site location (within 20 km of the Central Business District (CBD))
- h) Agreed price per unit
- i) Completion timelines

Once construction is complete and all contractual requirements have been fulfilled—including titling, permits, and certification—the Fund purchases all the units on a turnkey basis. Timely delivery, adherence to specifications, and cost control remain critical developer obligations.

2.1 PROJECT EXECUTION PROCESS

The end-to-end execution of the Off-taker Programme will follow the steps below:

a) Shortlist of Developers

The Fund will identify and shortlist developers with proven technical capacity, adequate financial resources, and a track record in executing housing projects.

b) Submission of Detailed Concepts

Shortlisted developers will be invited to submit detailed development concepts supported by market studies, feasibility analyses, architectural schemes, and cost proposals.

c) Evaluation and Refinement of Concepts

Submitted concepts will be evaluated and refined based on the Fund's comments. The Fund's independent consultant will validate market demand, cost assumptions, and development feasibility.

d) Contracting and Forward Purchase Commitment

Successful developers will sign a development agreement with the Fund containing a forward purchase guarantee. This purchase guarantee will be backed by cash or its equivalent.

e) Financing Requirements

To mitigate the financing challenges experienced under the pilot model, developers will be required to submit a **fully executed financing agreement** with a reputable financial institution or demonstrate access to Funds at the time of contract signing. This ensures that adequate construction financing is secured upfront and significantly reduces the risk of project abandonment.

f) Cashflow Injection at 50% Completion

To support developer liquidity during the most capital-intensive phase of construction, the Fund

may provide a **40% cashflow injection upon achieving 50% physical progress**, subject to certification. This advance will be fully secured by a callable bank guarantee to protect member funds.

g) Permitting and Approvals

The developer must obtain all pre-construction and post-construction approvals, including Environmental Impact Assessment, building permits, local authority approvals, occupation permits, condominium plans, and individual titles.

h) Construction and Site Supervision

Developers commence construction upon contract execution and permitting. Independent supervision—appointed by the Fund—will oversee quality assurance, progress monitoring, and certification of works.

i) Sectional Completion and Payment

To enhance developer cashflow and fast-track delivery, sectional completion will be permitted. Fully completed and functional sections may be handed over and paid for, provided:

- a. The section is fully complete with all supporting infrastructure, and
- b. The remainder of the project has attained at least 25% completion.

This flexible approach ensures earlier revenue realization while maintaining accountability.

j) Completion, Testing, and Handover

Completed units and estate infrastructure will undergo testing, commissioning, and final inspections.

k) Certification and Purchase by the Fund

Once all conditions—standards, permits, and titling—are met, the Fund will certify and pay for the completed units.

2.2 DEVELOPER RESPONSIBILITIES

The successful developer will be fully responsible for:

1. Acquiring and owning the land designated for the project.
2. Preparing market and feasibility studies to validate the viability of the project.
3. Developing all architectural and engineering designs as per the bidding and technical requirements.
4. Conducting and securing approvals for the Environmental Impact Assessment (EIA).
5. Obtaining all relevant local authority permits and statutory approvals.
6. Constructing all buildings, infrastructure, and amenities according to the agreed specifications.
7. Ensuring timely delivery of the project in line with contractual timelines.
8. Testing, commissioning, and ensuring functionality of all installed systems.
9. Securing occupation permits for all units.
10. Delivering approved condominium plans and individual titles for all units.

2.3 SITE AND AMENITY REQUIREMENTS

Developers must propose land within **20 km of the Central Business District (CBD)**. Sites closer to the CBD are preferred due to improved accessibility and market attractiveness. On their land, developers must commit to constructing a minimum of 50 housing units within one or two gated communities.

a) Mandatory Amenities

- (i) Children's playground
- (ii) Parking of at least 1.5 vehicles per unit

- (iii) Gardens, parks, or green spaces
- (iv) Security systems (CCTV, controlled access)
- (v) All infrastructure and services necessary for functional estate operations

b) Optional Amenities (based on feasibility and affordability)

- (i) Clubhouse
- (ii) Swimming pool
- (iii) Gym or fitness centre
- (iv) High-speed internet/smart home features
- (v) Sustainable utilities (solar, rainwater harvesting)

3) DETAILED SCOPE OF WORKS

The successful Developer shall undertake all activities necessary to plan, design, construct, complete, certify, and hand over the housing development in accordance with the Fund's requirements. The scope below incorporates enhancements introduced under the revised Off-taker Housing Model.

DESIGN RESPONSIBILITIES

The successful Developer will be responsible for all design and pre-construction services required to deliver a fully compliant project. These shall include, but not be limited to:

Market and Feasibility Analysis

- a) Undertake a detailed market assessment to inform unit mix, design preferences, pricing, absorption rates, proposed amenities, and financial viability.
- b) Prepare a full feasibility study covering demand, infrastructure assessment, cost structure, cashflows, and financial viability.
- c) Align the development concept with market realities and affordability targets identified in the study.
- d) The feasibility and market studies will be validated by an independent consultant appointed by the Fund.

Site Planning and Development Design

- a) Prepare a comprehensive site plan in accordance with Ugandan building legislation, ensuring optimal use of land and compliance with zoning and planning requirements.
- b) Plan all infrastructure works including:

Amenities (mandatory and optional)

- (i) Electrical supply and distribution
- (ii) Water supply and reticulation
- (iii) Sewerage, wastewater treatment, and disposal
- (iv) Roads, stormwater drainage, and traffic management
- (v) ICT, security, and communication systems
- (vi) Landscaping, parks, and green networks
- c) Ensure the entire development is well landscaped, integrating existing vegetation where possible and creating high-quality outdoor spaces.

3.1.1 Detailed Architectural & Engineering Designs

- a) Prepare detailed architectural designs for housing units (minimum 50 units) and estate amenities.
- b) Develop detailed structural designs compliant with the Physical Planning Act, Public Health Act, Building Control Regulations, and other relevant legislation.
- c) Design all mechanical, plumbing, and drainage systems.
- d) Design all electrical systems (internal and external), including backup systems where applicable.
- e) Design all access roads, driveways, parking (minimum 1.5 slots per unit), pedestrian circulation, and stormwater systems.
- f) Design all landscaping infrastructure and outdoor amenities.

3.1.2 Specifications and Material Schedules

- a) Prepare comprehensive schedules of materials for all architectural, structural, civil, electrical, and mechanical works.
- b) Specify materials to recognized industry standards and ensure consistency with the Fund's minimum finishes schedule (or approved superior alternatives).
- c) Prepare detailed technical specifications for all works.

3.1 CONSTRUCTION RESPONSIBILITIES

The Developer shall undertake all construction works, including buildings, infrastructure, and amenities, to deliver a complete and functional estate on a turnkey basis.

3.2.1 Development Construction

- a) Construct the approved development comprising not less than 50 units, or a higher number if proposed and approved.
- b) Construct all works according to approved drawings, specifications, and statutory requirements.
- c) Provide samples of all building and finishing materials for written approval prior to use.
- d) Construct all external infrastructure including roads, drainage, utilities, sewer systems, water supply, and associated works.
- e) Construct all mandatory and optional amenities as approved.

3.2.2 Finishes, Quality Control & Testing

- a) Execute finishes strictly according to the approved finishes schedule.
- b) Allow for inspection and approval of all finishing materials before installation.
- c) Undertake testing and commissioning of all systems (electrical, plumbing, fire detection, ICT, amenities, and infrastructure).

3.2.3 Certification, Handover & Aftercare

- a) Undertake a 12-month defects liability period after completion or sectional handover.

- b) Prepare and submit As-Built Drawings for all works.
- c) Provide all operational manuals, fire compliance certificates, testing reports, and commissioning certificates.
- d) Obtain all occupational permits required under Ugandan law.

3.2 OTHER PROJECT REQUIREMENTS

3.3.1 Site Investigations

- a) Conduct full topographic and cadastral surveys including property lines, utility routes, easements, setbacks, natural features, and service locations.
- b) Undertake geo-technical investigations and prepare a Geotechnical Report including soil analysis, California Bearing Ratio values, foundation requirements, site preparation, and drainage characteristics.

3.3.2 Design Brief Development

- a) Review current commercial and housing development requirements in Uganda.
- b) Prepare a detailed design brief covering architectural, engineering, environmental, and financial requirements.
- c) Ensure the design brief incorporates the Fund's minimum finishes schedule.
- d) Submit the final design brief to the Fund for approval.
- e) Integrate market study findings into the design brief.

3.3.3 Environmental Impact Assessment

- a) Undertake an Environmental Impact Assessment (EIA) in line with the National Environment Management (NEMA) Act, where required.
- b) Submit the EIA report to NEMA and secure a certificate of approval to form part of the final handover documentation.

3.3.4 Local Authority Approvals

- a) Obtain all planning and building approvals from the relevant authorities.
- b) Ensure compliance with municipal and statutory requirements throughout the project lifecycle.

3.3.5 Design Adjustments During Construction

- a) Make design refinements where required based on market feedback or recommendations by the Fund.
- b) Ensure any adjustments remain compliant with statutory requirements.

3.3.6 Testing, Commissioning & Occupation

- a) Test and commission all infrastructure and building systems.

b) Secure occupational permits for all completed units.

3.3.7 Condominium Approvals and Titling

a) Process and obtain Local Authority approval for the condominium plan.

b) Complete the full titling process and deliver condominium titles for all housing units to the Fund.

4) SPECIFIC DESIGN AND TECHNICAL REQUIREMENTS

4.1 Design Specifications

a) Design Criteria

The developer shall provide a complete, detailed design of the project and be fully responsible for the design that will be undertaken in accordance with all national applicable codes regarding physical planning, building controls, public health, environment, town planning, land titling etc.

b) Housing Types

The housing estate can be composed of any of five different types of houses or a mixture as indicated below that shall be designed in a variety of styles and designs:

1) Bungalows

A bungalow is a type of house that is a single-family detached/standalone home. This is normally a spacious residential house, low-rise (single storey) and with verandahs.

2) Semi-detached

This is a house with two units sharing a common wall and is sometimes known as a “duplex” - a dwelling that is attached to something on only one side. Semi-detached housing consists of pairs of houses-built side-by-side as units sharing a party wall and usually in such a way that each house's layout is a mirror image of its twin.

3) Double-Storied

A double-storied house is one that has 2 levels above grade i.e. a main floor and an upper floor only. This will normally have living space on the ground floor and bedrooms on the upper floor.

4) Townhouses/Terraced Houses

A ‘Townhouse’ is a modern two- or three-story house built as one of a group of similar houses. It is normally tall and narrow, usually with the living area downstairs and the bedrooms upstairs with open spaces at the front and back. Townhouses are lined up in a row, sharing side walls, with no neighbors above or below, and are also referred to as ‘Row-Houses’ or ‘Terraced Houses’.

5) Flats/ Apartments

An apartment or Flat is a self-contained housing unit that occupies only part of a building and contains two, three or more units per floor. The apartments will have a maximum of 4 levels.

5) CRITERIA FOR CONTRACT TERMINATION / PROJECT FAILURE

To protect the Fund's financial and reputational interests, it is important to define circumstances under which the Fund may terminate the development agreement and walk away from the contract. Project failure will be considered under any of the following conditions:

a) Non-Performance by the Developer

- Failure to meet agreed milestones or sectional completions within the timelines specified in the contract.
- Persistent inability to deliver units in accordance with the required quality standards, specifications, or agreed designs.
- Breach of any material contractual obligations, including failure to obtain permits, approvals, or land transfer in accordance with the agreement.

b) Financial Insolvency or Inadequate Financing

- Developer fails to secure or maintain approved financing arrangements, including bridging or construction finance, resulting in inability to sustain project execution.
- The developer demonstrates persistent inability to fund ongoing works or respond to cash flow injections per contract requirements.

c) Failure to Remedy Material Defects or Delays

- Developers do not take corrective actions within a specified period after receiving written notice of non-compliance or delays.
- Repeated deficiencies or deviations that compromise project completion or structural integrity.

d) Force Majeure Beyond Manageable Scope

- Extended disruptions due to uncontrollable events (e.g., natural disasters, prolonged civil unrest) that render project completion impracticable and where mitigation measures have been exhausted.

e) Legal or Regulatory Non-Compliance

- Developers engage in practices that result in land disputes, non-compliance with condominium or construction laws, or breaches statutory obligations, threatening the Fund's ownership rights or marketability of units.