**SPEECH OF THE HON.MINISTER FOR LANDS, HOUSING AND URBAN DEVELOPMENT AT THE SIGNING OF THE LEASE AGREEMENT BETWEEN NAITA-A-TEPTH COMMUNAL LAND ASSOCIATION AND THE GOVERNMENT OF UGANDA OVER LAND FOR THE ESTABLISHMENT OF ACLINK FACTORY BY TORORO CEMENT AT KATIKEKILE IN MOROTO DISTRICT.02/05/2025**

The Rt.Hon. Prime Minister

The Hon. Ministers Present

Permanent Secretaries

The Director General Uganda Investment Authority

Hon Members of Parliament

Leaders From Moroto District Local Government

The Leadership of Natia A Tepth Communal Land Association

The Investors-Tororo Cement Management

Officers From Other Ministries

Ladies And Gentlemen.

Good morning,

Today is a special day as parties sign the lease agreement which allows Government access to land that was earmarked as a source of raw materials to facilitate establishment of the first clink factory in Uganda. The journey has been long and sometimes bumpy but thank God we are finally here. I thank all the parties.

Rt.Hon. Prime Minister, the journey started Way Back In 2023 with the visionary leadership of His Excellency the President convincing his friend the Chairman **of Tororo Cement ltd (Hasmukhbhai Patel)** to consider establishing this factory in Moroto, Uganda and instead of continued import of the same raw material from Kenya and elsewhere, whereby the country was losing a lot in foreign exchange and revenue.

Allow me request the Rt Hon. Prime Minister and all of us to rise up and observe a moment of silence in memory of the late **Chairman Of Tororo Cement (Hasmukhbhai Patel)** a great man who was the vision bearer, championed the establishment of the factory and committed considerable resources to the local community through donation of food ,medical support and other services ,he **passed away on the 29th August,2024** and the late **Hon.Aspiro** ,the National Vice Chairman Of National Resistance Movement in Karamoja sub region was died in a motor accident while coming from a meeting with District leaders over the above project. May their souls rest in eternal peace.

Rt Hon.Prime Minister, my involvement in the project started when you instructed my ministry to FastTrack and coordinate the process of land acquisition between the community and the investor in the month February, 2024

My Ministry immediately took on the assignment by convening a meeting of all the keys stakeholders to appraise the assignment, a number of meetings were held in Kampala, State House, Tororo and later on we made a community visit to katikekile in Moroto to consultant with the community but also see the land in question, hear the community concerns and build confidence of the project. The community was receptive of the project.

Rt.Hon. Prime Minister, the project scope was for the acquisition of **10,000 acres** of land which is communally owned by a community under a Communal Land Association called **Natia-A-Tepth Communal Land Association.** Communal Land Associations are special purpose vehicles formed and registered by the Ministry of Lands to mobilize and organize vulnerable communities to secure their right over land they occupy.it is through this empowerment that we are gathered here to sign.

The Government through the Ministry of Lands committed to support the project. The ministry under took to survey and demarcate the land in question, convert the customary certificate of title to freehold, cut off the 500 acres sold and also demarcate and title land for public purpose. Am happy to report that all this was done at Government cost.

Rt.Hon. Prime Minister, of the 10,000 acres, it was agreed that the investor be sold off 500 acres in freehold on the part where the factory is being establishment. this was dually done; the community was paid and the title was handed over to the investor.

The second phrase was for the Government to acquire a lease for 49 years of 9,450 acres on an area earmarked for raw materials to support the factory. the proposal was presented to the Cabinet which approved transaction, the price/premium for the land was agreed, the Ministry of Finance approved the transaction, the lease agreement was prepared and agreed upon by all the parties and approved by the Attorney General , the mode of payment is that an initial payment of ugx 2 billion is paid upon signing of the lease agreement, **which is today** ,and am happy to report that the money is ready and payment is awaiting this agreement and the balance has been budgeted for in the next financial year.

Rt.Hon. Prime Minister, after this signing this agreement, lease titles are going to be created for Government of Uganda under the names of **UGANDA INVESTMENT AUTHORITY as the lessee**  and the freehold titles will be returned to the management of the Communal Land Association.

Rt.Hon. Prime Minister, allow me mention that, there are other obligations that are due to the community to safe guard their interest during their course of the project. Although the Government guarantees the rights of its citizens in the Country, there is need of entering and signing a community development agreement clearly spelleing out obligations of each party and I am happy to report that we are starting on that right way.

The establishment of this project should bring transformative benefits to the community, the district and the country, I urge the investor to treat the community well, give them opportunities to work, business or dealerships, protect the environment and equally the community should support the investor in everyway to ease seem less operations.

Finally ,allow me thank H.E the President , for the leadership he has provided in this matter and the possession shown to the people of karamonja,the First Lady and Former Minister for Karamoja, Mama Janet, the Rt Hon.Prime Minister, Hon Perter Lokeris, the office of the Attorney General, the leadership of Moroto District, Cartis Moroto, the management of Naita,the technical officers in my ministry led by the Permanent Secretary ,the ground team Headed By Mr.Bigiira ,the Acting Commissioner Land Registration who trekked the journey to Moroto several times, the management of Tororo cement who accepted to invest in Moroto, our friend Manish the foot solider ,the members of parliament from Moroto, the police and UPDF for security during the exercise ,the RDCS office Moroto and all colleagues .

Rt.Hon. Prime Minister, allow me hand over the titles to you so that you formally hand them over to the chairperson Naita.the title are;

1. Freehold Register Volume MOR 28 Folio 8 Plot 496 Block 1 Land at Katikekile measuring 3,127.1049 hectares in the names of **NAITA A TEPTH COMMUNAL LAND ASSOCIATION**
2. Freehold Register Volume MOR 28 Folio 10 Plot 502 Block 1 Land at Katikekile measuring 700.3836 hectares in the names of **NAITA A TEPTH COMMUNAL LAND ASSOCIATION**

Rt.Hon. Prime Minister, allow me also to hand over institutional titles for the church, the school and the hospital. these are to be received by the local council 5 chair person.

1. Freehold Register Volume MOR 28 Folio 1 Plot 501 Block 1 Land at Katikekile measuring 8.8050 hectares in the names of Moroto District Local Government (Kosiroi Primary School).
2. Freehold Register Volume MOR 28 Folio 3 Plot 500 Block 1 Land at Katikekile measuring 14.9843 hectares in the names of Moroto District Local Government (Kosiroi Health Centre).

**We can now sign the agreement and I request that the land be handed over to government immediately as other processes continue.** *On a lighter note***, Mr. Manish and Tororo team should indicate when the ground break will be as the H.E President already gave a green light. Thank you all.**

FOR GOD AND MY COUNTRY

JUDITH NABAKOOBA

MINISTER

02/05/2025