



Uni Oasis Estates Ltd Kampala Car Parks Project



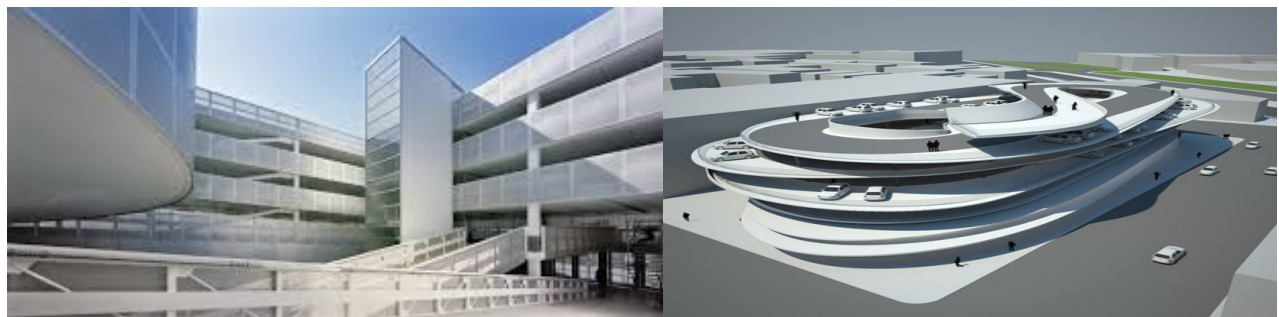
Parking Infrastructure Project Summary

Ref. Code: UOEL/04/2016	Project Name: Kampala Urban Multi Storey Car Parks Infrastructure Project.
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Lead Promoter: Uni Oasis Estates Ltd (in collaboration with UIA & KCCA)

Trading as: Uni Oasis Limited

Lead Promoters' History:
Uni Oasis is part of the Uni Oil Group of companies, with speciality in Energy (Oil & Gas), Long Haul Fuel Transportation, Manufacturing (Bottled Water & Juice products) as well as Housing Estates, Commercial Malls, and Auto Car Park Projects' Execution, Control, Closing & Management.



Summary Description:
Upgrading of Kampala Car Parking infrastructure from the current street car parking model to a modern multi storey car park formation and with the possibility of automating some of the car parks into tower auto car parking structures, particularly in the city centre where there is limited land or space available.

Technical Description:

- # Construction of an Eight to Twelve (8-12) floor multi storey car park(s) at various strategic areas of the city.
- # Construction of an ALL automated, ROUND multi storey Car park(s) at selected areas of the city centre.
- # Installation of fully fledged fire fighting systems in all the car parks as per the local laws.
- # Installation of a 24/7 CCTV surveillance system at all the car parks for guaranteed security surveillance.
- # Installation & Provision of a Client's Waiting Lobby on 1st Floor.
- # Installation & Provision of limited Rental Office Spaces on 4 Floors.



Installation & Provision of a Site View Roof Top Cafe Area.
Installation of a Car Auto Washing machine outside each of the car Park(s), were deemed necessary.

Key Sector Beneficiaries:

- # Private transport users in the city a.k.a "My Cars" will be the key beneficiaries of the project.
- # The general traffic will also be benefiting from a reduction in congestion along the city streets.

Relationship with ongoing strategy:
This project is in line with Public Transport Transformation and Traffic management goals by the city authority (KCCA), come end of year, 2016.

Economic Cost (USD):
Estimated to be in the range of **\$6,951,600** for a DUET auto car park system setup, and half that cost for a single auto park system setup. A Total of **\$69,516,000** will hence be required for all the Ten (10), or so proposed car parks earmarked for this project.
The sum of the economic cost can be mitigated if a proper EHS Policy is implemented on the project.

Economic Benefits (USD):
Estimated to be \$ 1.223 million per car park in the opening year, rising to \$ 1.50 million per car park annually, thereafter. Overall total income is estimated to be \$ 12.23 million in the opening year, rising to \$ 15.0 million annually, thereafter.
A comprehensive feasibility study has been commissioned to review these estimates.



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Business Forecast: With the existing car parking space demand in Kampala City; coupled with the average car purchase growth in the Country of 8-10% annually, we anticipate a steady growth of our business within the first two years of operation.		Traffic Growth Rate: It is estimated to be in the range of 5-8% in the first Year of operation; rising further to an 8-10% growth in the subsequent Years of operation.	
Design Status: FINAL, but subject to any amendments that might be deemed necessary during implementation.		Proposed Delivery Mechanism: Securing a three (3) Year Bank Loan facility or engaging in a PPP structured finance with the option to share profits. (Underway)	
Key Features			
<ul style="list-style-type: none"> • Ramps, Junctions & Driveways all thru. • Crossings' signals especially protected using bollards. • One way driveways all through. • Two-way parking yards or parking slots on each floor. • Emergency stair cases on either side of the car park(s) from bottom to top most. • An electric Lift fitted on a suitable side of the car park. 		<ul style="list-style-type: none"> • Fully Automated or Robotic tower car parks to be installed in some selected parts of the city. <p>Payment mode</p> <ul style="list-style-type: none"> • Hourly, Daily, Weekly or Monthly parking swipe or machine readable cards to be used. • Off parking area fees collection & smartcard technology to be used via payment machines. • Bank, Pay Way & Mobile money payment options to be available to all our clients' for their comfort. 	
Estimated Construction Period (Months): 10 Months		Time to start of construction (Period): Two (2) Months.	
Proposed Financing Mechanism: Either a Three (3) Year business loan facility from a bank, or engaging in a PPP structured finance with an option of a profit share arrangement with our partners. (Underway)			
Potential for Private Investment: A financial recovery plan through charging parking fees, based on an hourly, daily, weekly, or monthly charge basis. Currently parking on the street sides is estimated at UGX 400 (\$ 0.12) per hour and UGX 7,600 (\$ 2.30) per day, but with the option of buying a monthly parking sticker at approximately UGX 40,000 (\$ 12.12). Note: There is no guaranteed security for your car when you park on the street side. 1: With the new, modern and secure car parks it will cost a car owner UGX 3,500 (\$ 1.00) for the first one hour of parking and UGX 1,000 (\$ 0.30) per extra hour of stay; but with a maximum charge of UGX 10,000 (\$ 3.00) for a whole day's parking. 2: Monthly parking stickers or rechargeable E-cards will be available to all, but mainly for office based customers at a reasonable fee. 3: We anticipate to maintain an occupancy rate of approx 85% for all available parking slots or yards at each of the car parks at any other time of the day. 4: Most target clients will either be business/shop owners, or office based persons needing to park all day, plus shoppers.			
Land Needed to be Acquired: Yes, but we are working closely with UIA & KCCA to formerly re-gazette land at strategic areas of the city that we have already earmarked for the project.		Status of land acquisition: Negotiations are being held with UIA, KCCA officials and the former land or plot owners to secure full agreements on usage of the gazetted plots of land.	
Forecast Income: \$ 12.2 million per year, rising to approx. \$ 15.0 million per year after 2 years of operation.			
Expected Operating Costs: \$ 2.302 million annually.			
Status in National Plans: In the National Development Plan, National Transport Master plan and in the Compendium of Investment & Business Opportunities in Uganda by UIA, Vol. 2 (Pgs 191 – 192).			



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Regional Issues:

- # **SUSTRAN** project providing support to the cities of Kenya, Uganda and Ethiopia to design and implement high quality, efficient public transport systems and smooth traffic flow that integrates N.M.T.
- # **U.N.E.P** through its better air quality cities program promoting the use of sustainable urban transport systems and a parking system that is safe to use.

Projected Cost Summary Estimates (USD):

Capital Construction:	\$ 69.5 - 72.0 Million
Operating costs:	\$ 1.00 - 1.22 Million
Total Cost Range:	\$ 70.5 - 73.2 Million



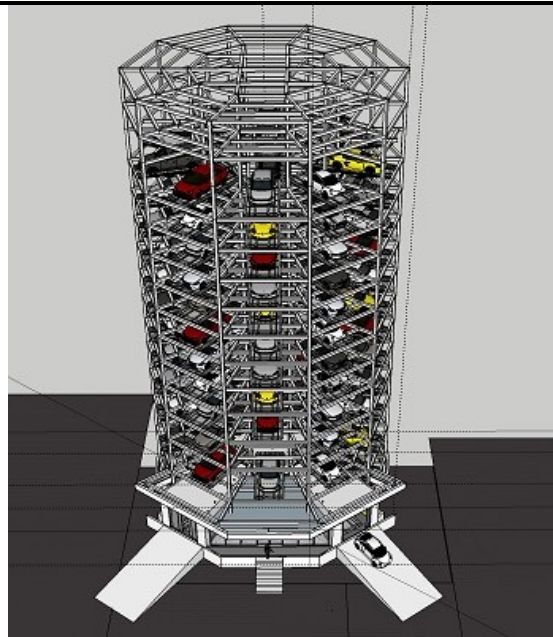
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Thank You!

Your True Home!

Contact Person:

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The End