
BUILDING A MODERN FAMILY HOUSE IN AFRICA

A quick beginner's guide with practical cost saving tips & lessons from Uganda



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Dedicated to

To Prince and Crystal

Preface

A wise man once told me, “Knowledge that is not shared suffocates the beholder.” That man is my father. His words stuck with me, shaping how I view not just learning, but life itself. We accumulate experiences, lessons, insights along the way and while they can serve us well, they become far more valuable when shared.

That is why I decided to write this book—not as a manual from an expert, but as a collection of lessons I have gathered while building a house, for you to take and adapt to your own journey.

The process of building a home is both exciting and daunting. There’s a wealth of information out there, but much of it is scattered or vague. I wanted to create something different—a book that gets straight to the point, skips the fluff and focuses entirely on practical insights you can apply the moment you decide to start building. In many ways, this book is a reflection of how I like to approach things: direct, clear, and focused on what really matters.

There are two reasons why I have kept this book concise.

First, I respect your time. I have always preferred books that get to the heart of the matter without meandering around with irrelevant details. The house-building process is already complex enough; you don’t need a book that complicates it further.

Second, brevity does not mean lack of depth. On the contrary, I have packed each page with insights and tactics that have real value—ideas that will save you time, money, and headaches. These lessons come from my own experiences, as well as from the shared wisdom of friends, family and acquaintances who have walked this path before.

Think of this book as a toolkit. It’s designed to give you what you need, when you need it, with no unnecessary detours. Whether you’re at the beginning of your planning phase or halfway through construction, my hope is that you’ll find something here that makes your journey smoother and maybe even a little more enjoyable.

So, take from these pages what you will, apply what resonates and may the lessons I have learnt guide you towards building the home you’ve imagined.

Introduction

In contemporary African society, in which I was born, one of the many unspoken expectations of growing up is to leave your parental home and start cleaving on your own. Staying on your own usually means renting a simple room or apartment for starters but to truly be considered independent and successful, one must build their own home. This is applicable for all ages young or old in rural areas as well as urban dwellers.

As a special note of information, across the country, urbanization and economic growth are fueling a renewed interest in contemporary housing, with many desiring for a great balance in spaces that are affordable, sustainable and of outstanding functionality.

The issue, for many, is that it's not so easy to find guidance on what it takes to successfully build a modern house. More so, to do it in an efficient and cost-effective way in a burning economy like ours. There is no convenient or easy-to-access spring of knowledge from which to drink and miraculously understand what it takes to build a modern house. If there is, chances are slim that such material is yet to reach out to those in need of it.

That's why I was motivated to write this book to take the reader through the journey of building a modern house and in the process save you some money and frustration.

This book is divided up into 3 main parts:

- **Part 1: The Vision** – covers the initial phase of imagining and planning how your house should look like.
- **Part 2: The Money** - covers the issue of how to finance your building project.
- **Part 3: The Building** – covers the different phases of constructing a house.

As I write this book, I do not purport to be an authority on the science and art of house construction – but I do have some valuable practical lessons I have learned from others and from building my own home.

My overall goal after you complete this book is that you will have expanded your knowledge of house construction but most of all, avoided the pitfalls of walking in the house building journey blindfolded.

Let's begin!

Part 1: The Vision

Every dream house begins with a vision. Before you break ground, lay bricks or start sketching plans, you need to visualize what your dream home will look like. In this first section, we will explore the critical steps that transform that initial spark of an idea into a well-defined vision for your house.

Building a house requires more than just bricks and mortar—it starts with deep consideration and clarity of purpose. Being purposeful and intentional matters.

First, you need to imagine the kind of house you want, taking into account location, size and type. Then, it's crucial to conduct thorough research and consultations to ensure your ideas are grounded in reality. And finally, you need a solid plan that covers the necessary resources—whether that's time, people or money.

The foundation of any successful building project is rooted in a strong vision. Without it, you risk investing time and resources into something that may not meet your needs or worse something you can't sustain – many incomplete buildings attest to this. Hence, this section is dedicated to helping you get that vision right from the start.

To make these concepts more relatable, allow me to introduce you to “Vincent the Visionary”. Vincent is an amalgamation of many people I've talked to in my own building journey and his story reflects lessons I have gathered from many of them – be it friends, family members, or acquaintances. Like most of us, Vincent dreamed of building his own house and over time learned important lessons about how to shape and refine that vision. His journey will help guide you through this important first phase of the building process.

Chapter 1: Imagination

Everything in life starts as an idea in your mind and your house is no different.

You must imagine, in as much detail as you can, where you want to build and how you want your house to look like before you lay a single brick.

The challenge with imagination is that sometimes we do not know the limits or boundaries for our imaginings. Also, sometimes we dream up ideas that are not feasible for our context and pockets.

In this first chapter, I provide a practical list of things to consider as you begin to nurture that germ of an idea that is your ideal house.

In order of priority, there are 3 main considerations as you imagine your ideal house:

1. Location
2. Size
3. Type

Location, Location, Location

It is more practical to try and visualize a location first before one imagines the house because our grand imagination for the building - may not fit the plot of land it will sit on.

For instance, depending on whether you plan to build in a rural or urban area will play a big role in how big the available land size you require to place your dream house. In addition, the price of land in these different locations (rural vs urban) is also a key factor in determining how much you will have left to spend on the actual building.

I've known my friend Vincent for many years – he is an ambitious, but practical man. Over the years, Vincent has built three houses for both residential and commercial use.

When he was starting out, he had dreams of building his first house in Kampala, the capital city but he later had to reconsider this when he realized how much more expensive land was, as you get closer to the city center. He ended up having to explore cheaper options outside the city, in neighboring districts of Wakiso, Mukono and Luwero.

The location you choose will also impact the prices of common building materials e.g. sand, stones, timber etc... so keep that in mind. In addition, the distance your site is from the main road or key amenities or utilities should also be considered.

Land size matters

Once you have completed imagining the location for your house, the next step is to visualize the size. How much space you think you will need is key and depends on your individual values and needs.

Vincent, being a father of three young children, envisioned a spacious compound where his kids could play freely and safely. He knew that having ample outdoor space would be essential for his growing family. On the other hand, a single person with no plans to start a family would likely choose to build on a smaller sized plot, just enough to suit his or her personal preferences.

So many types

After you have a better sense of the location and size of your plot, now is the time to dream about the building itself. There are so many different types of houses out there and a simple Google search can reveal to you all of the many options and configurations you have at your disposal e.g. cabin, bungalow, apartments etc.

The decision on which type of house largely depends on the individual's own tastes and budget which will vary from person to person. Hence as you visualize your own house make sure it is unique to you and I do not recommend you just copy and paste your neighbor's vision, however tantalizing it may be.

Practical Tips – Chapter 1:

1. Create a notebook (hard or soft copy) to write and store all your thoughts about your dream house detailing the ideal location, size and type you want
2. Visit the proposed location, where you plan to build, to get familiar with the surroundings and environment of your future house. More often than not, the type of home you build will be dictated by the geography or typography – so get familiar with it.

By taking the time to exercise your imagination you'll get those creative juices flowing. Building a house is an art form, before it is a science.

Chapter 2: Research and Consult

Now imagine this: you have settled on a beautiful plot of land in a peaceful neighborhood. You have even sketched a rough plan for your dream house. But as soon as you meet the builders and local authorities, reality sets in. They tell you about zoning regulations, material shortages and labor costs you had not considered. Yikes!

The vision you held so dear starts to seem further from your grasp. If you don't navigate this next step of researching and consulting —you risk overspending, delays and even legal issues.

This is where many people stumble. They dive into building without first arming themselves with the information necessary to make informed decisions.

This chapter is about preventing that pitfall by equipping you with tools to research and consult properly before you break ground.

Skipping research and consultation may seem like a way to save time and money but it often leads to costly mistakes. Imagine spending months envisioning a home design only to realize later that it violates local building regulations or worse; the foundation is incompatible with the soil on your plot. These kinds of setbacks can result in costly redesigns or even halting your project altogether.

Without proper research, you're likely to run into problems such as:

- **Unexpected costs:** Material prices fluctuate depending on location and season.
- **Regulatory delays:** Not understanding the local permit process can lead to fines or even demolition.
- **Wasted time and resources:** Investing in poor quality labour or building methods might force you to redo entire sections of the project.

Unexpected costs

Materials will make up a significant portion of your building budget. That's just the reality. Now imagine you have bought all the bricks and cement for your house at the start of the rainy season. Due to supply chain issues, the price of these materials has spiked meaning you're spending far more than you anticipated.

Contrast this with someone who has done their research and timed their purchases smartly. By talking to local suppliers and checking trends, they wait until the dry season when demand (and prices) are likely lower. As a result, they get a much better deal on the same materials.

Take Vincent for example, who built a house in Wakiso. He saved close to 10% of his total construction costs simply by buying materials in bulk during an off-peak period. He also spoke to experienced contractors who advised him on where to get discounts on timber and iron sheets. Without those consultations, he could have paid premium prices and gone over budget.

Thorough research will help you be strategic with your purchases, keeping your project within budget.

Regulatory delays

Imagine you've started construction, only to be informed by the local authorities that your building violates zoning laws. This could lead to demolition orders, fines, or project delays—all of which will eat into your budget. The cost of not knowing the local building codes can be devastating.

On the flip side, investing time in understanding the building regulations in your area is a low-cost, high-reward move. For example, if you're planning to build in urban areas like Kampala, Mukono or Wakiso, knowing the specific land-use regulations could save you from making costly design changes after construction begins. Consulting local authorities or a qualified architect before starting will provide clarity on the necessary permits and legalities.

By consulting early, you avoid project halts and hefty fines, saving both time and money.

Wasted time and resources

Now, let's say you hire a construction crew without thoroughly vetting them, thinking you've scored a cheap deal. You later realize they lack the necessary skills for your project, leading to poorly done work that requires costly repairs or rework.

Now consider the person who consulted local builders and got recommendations from people who had already built homes. They may pay a bit more upfront for skilled labor, but the long-term savings are immense. Quality labor ensures the job is done right the first time.

Reach out to friends and family members who have recently completed building projects. Ask for honest reviews of the laborers they worked with. Doing this could save you from hiring the wrong people and ensure your project moves along smoothly.

Consulting experienced builders reduces the risk of poor workmanship and ensures your house is built to last

Make informed decisions

The solution to these potential pitfalls is straightforward: arm yourself with knowledge. Research and consultation are your insurance policies against costly mistakes. Before making any financial commitments, take time to gather information on everything from building permits and materials to labor and construction methods. Talk to people who have built homes before you. Meet with professionals like architects and contractors who can offer expert advice tailored to your unique project.

Practical Tips – Chapter 2:

- Visit the local planning office: Get a full understanding of the permits and regulations in your area. This will save you from unpleasant surprises later.
- Talk to at least 3 suppliers: Compare the prices or quotations of key materials like cement, timber, iron sheets and labour. This helps you find the best deals.
- Consult with experienced builders (particularly in the area/environment you wish to build): Even a short conversation with someone who has built recently can give you invaluable tips on avoiding common mistakes.

- Vet your labor thoroughly: Cheap labor can end up costing you more if the quality is poor. Always check references before hiring.

The time you spend researching and consulting will pay off in the long run, ensuring your project stays within quality specifications, budget and on schedule while meeting all legal and safety requirements.

Chapter 3: Plan for the Resource Requirements (People, Time and Money)

It's a common story. Someone begins building their dream home with grand ambitions but quickly runs into roadblocks. Suddenly, each phase of the project is taking twice as long, costing three times as much and the workers don't seem to know what they are doing. They did not anticipate how complex managing people, time and money could be. You don't want that to be your story.

Building a house is not just about materials and blueprints. It's a project that requires careful planning of three critical resources: people, time and money. If you neglect any of these elements, your project will likely face delays, increased costs or unfinished work. Ask any Ugandan about how long it has taken to build Karuma Hydro-electric dam and you will get the point.

One of the biggest mistakes people make when starting a construction project is underestimating the resource requirements. They may budget only for materials and forget that skilled labor costs are significant. Or they might hire the wrong people, leading to delays and substandard work. Often, they don't factor in unexpected delays—like bad weather or supply shortages—that stretch out the timeline and push up costs.

If you don't plan for people, time and money in a coordinated way, your project could quickly get out of control and the home you have been dreaming about will start to feel like a burden.

Now, let's break down each resource—people, time and money—and explore the costs and benefits of good planning in each area.

People: The right team makes all the difference

Every successful project begins with assembling a solid team. The key people you'll need include an architect, contractors, skilled laborers like masons, plumbers and electricians and also potentially, a project manager. If you hire based on convenience or low prices without thoroughly vetting the team, you risk poor workmanship or outright fraud. For instance, hiring unqualified laborers may seem like a money-saver at first, but you might end up paying much more for repairs down the line.

My friend Vincent once told me of a neighbor of his who hired an inexpensive builder that offered him a "too good to be true" quote. A few months into the project, the walls were not level, and several cracks appeared. He had to redo parts of the structure leading to unexpected costs and extended timelines. A better choice

would have been to pay slightly more upfront for skilled, reliable workers.

By consulting professionals and hiring a well-vetted team, you ensure that the quality of work is high and that the project stays on track. It may cost more upfront, but it saves you in the long run by avoiding expensive repairs or delays.

Time: Stay realistic about timelines

Many people underestimate how long it takes to complete a construction project. They may set overly ambitious deadlines and then get frustrated when those deadlines are not met. Factors like bad weather, material shortages and labor issues can easily add weeks—or even months—to your timeline. If you don't plan for such delays, you could end up stretching your budget as you pay for labor and equipment that's not being utilized.

When Vincent was building his first house, he hoped to finish in one year, and then move-in. However, the rainy season caused multiple delays and it ended up taking nearly two years. Luckily, he had accounted for delays in his planning. If he hadn't, he would have gone over budget paying laborers for additional time and dealing with the higher cost of materials over a longer period.

By setting realistic timelines and planning for potential delays, you avoid frustration and keep your project on track. It's better to estimate a longer time frame and finish early than to underestimate and face constant pressure.

Money: Budget with Contingencies

When it comes to money, one of the most common mistakes is underestimating how much a project will cost. You might only budget for materials and labor without considering hidden costs such as permits, transport, or inflation. Another trap is failing to build in a contingency fund—an emergency reserve of at least 10-20% of your budget to cover unforeseen expenses.

During COVID-19 for instance, the price of cement skyrocketed in Uganda, leaving many builders stranded. Those who had planned for cost fluctuations by including a contingency fund were able to complete their projects. Those who hadn't were forced to pause construction until they could gather more funds which often resulted in additional expenses.

Budgeting thoroughly—including costs for materials, labor, permits and a contingency fund—ensures that you don't run out of money halfway through your project. You will have peace of mind knowing that any unexpected expenses won't derail your plans.

A well-coordinated plan

The solution to avoiding these common pitfalls is simple but powerful: **Plan your resources wisely.**

Before you start building, sit down and create a detailed plan that outlines the people you will need, the budget you have and a realistic timeline. Then, consider worst-case scenarios and build in contingencies for each resource—this includes having a reserve fund for unexpected costs, an extra few months for delays and a trusted team that can handle any obstacles.

By putting in the effort to plan for people, time and money from the outset, you are setting yourself up for success. Your dream home will not only be built, but it will be built within your means, on time and to the quality you expect.

Practical Tips – Chapter 3

- **Assemble a solid team:** Take your time hiring the right people. Check references, look at past work and ensure they are skilled for the task.
- **Be realistic about timelines:** Research the typical construction timelines for your area and add extra time for bad weather, material delays, and other unforeseen events.
- **Create a detailed budget/bills of quantities:** Include all foreseeable

costs, from permits to transport. Add a contingency of 10-20% for unexpected expenses.

Part 2: The Money

Building your dream home requires more than a vision and a solid plan—it demands a reliable financial strategy. This is where many aspiring homeowners get stuck. They may have the perfect location and a clear idea of the type of house they want, but without the money to fund the project, even the best-laid plans can come to a halt.

In the Ugandan context, the financial landscape for building a house is varied. While some people are fortunate enough to fund their homes purely through savings, others may rely on loans or even contributions from family. Each of these methods comes with its own set of challenges and advantages. Understanding them is crucial if you want to make the right financial choices for your project.

Part 2 of this book focuses on three primary ways of financing your home:

1. **Savings** – A slower but more secure method of funding your house, often giving you peace of mind knowing that you aren't accumulating debt.
2. **Loans** – A faster way to access funds but with the risk of interest payments and long-term financial obligations.
3. **Family Contributions** – A more informal route that can relieve financial pressure but may come with its own set of interpersonal dynamics.

Each chapter will break down the benefits and potential risks of these financing options, offering practical advice on how to approach each method in a way that aligns with your long-term financial goals. By the end of this section, you will have a clear understanding of the best financing strategy to turn your dream home into a reality.

To make these concepts land, let me introduce you to “Uncle Mo or Uncle Money”. Uncle Mo is an amalgamation of many people I have talked to in my own building journey and represents the lessons I have gathered from friends, family and acquaintances on how they planned to finance their homes. Whether through diligent saving, smart use of loans, or leaning on family for support, Uncle Mo has seen it all. Throughout this section, you will see examples of Uncle Mo’s experiences as he navigates the various options available for financing a home.

Let’s start by diving into **Chapter 4: Finance through Savings**.

Chapter 4: Finance through savings

You have finally found the perfect plot of land. The architectural plans are ready and you can already picture yourself standing on the verandah of your future home. But there's one hurdle: the money. Many people with dreams of building a house are unsure where to start when it comes to financing. One of the safest but slowest methods is to finance your house through savings.

For most people, saving for a house can feel like an impossible dream. With everyday expenses, inflation and unexpected life events, it's difficult to set aside a significant amount of money. Not to mention, building a house requires a large sum and saving enough for materials, labor and other costs can take years—sometimes decades.

In the Ugandan context, where many families rely on informal incomes, putting away a fixed amount each month may seem unrealistic. The challenge becomes balancing the present needs—like school fees, medical expenses and daily living costs—with the future goal of building your own home. For many, the patience and discipline required to save this much can be overwhelming and it can be tempting to dip your hand into the proverbial savings jar, before the house is finished.

Let's explore the pros and cons of financing through savings.

No Debt, No Interest

The most obvious advantage of financing through savings is that you avoid taking on any debt. This means no monthly repayments, no interest accumulating and no worrying about defaulting on loans. Once the house is completed, it's entirely yours and you won't have the lingering stress of financial obligations hanging over you. This is a great feeling!

My Uncle Mo is a frugal and meticulous man. He got his nickname, "Uncle Money" because he's always been able to make every cent count.

Before he started his building journey, he saved diligently for 12 years, and by the time he started construction, he had enough money to cover the entire cost of the house. He built slowly but without financial stress. Today, his home is a debt-free haven where he can comfortably raise his family without worrying about repayments or being at the mercy of fluctuating interest rates.

The Time Factor

The biggest downside to saving for your house is the amount of time it takes. Depending on your income and expenses, it could take you several years to save up enough to cover all your costs. And during this period, construction costs could rise, meaning that the amount you initially aimed to save may no longer be sufficient. Inflation and the rising cost of materials in Uganda can chip away at your savings, leaving you scrambling to find additional funds.

Uncle Mo once told me of a friend of his who tried to follow his approach and started saving in 2015, hoping to build a 3-bedroom house. By 2022, when he was finally ready to start, the price of cement and steel had increased significantly and his savings weren't enough. He had to either reduce the size of his house or delay further while saving more.

Flexibility in stages

One of the upsides to using savings is that it allows for flexibility. You can build your house in stages as you accumulate funds. For instance, you can start by constructing the foundation and then pause while saving up for the next phase. This method is common in Uganda, where people may spend years constructing their homes, adding to it bit by bit as their financial situation allows.

Uncle Mo once told me another story of a man who built his house over eight years. He started with the foundation in 2010, built the walls in 2012, and finally added the roof in 2015. By 2018, he was moving into a completed house that he fully owned without owing anyone a shilling.

Potential for inflation and material shortages

The downside of building in stages is that construction costs can increase in between phases. As seen in the examples above, delays due to saving can leave you vulnerable to inflation or shortages of materials, which may end up pushing your total costs higher than originally anticipated.

During the COVID-19 pandemic, Uganda and the entire world experienced disruptions in the supply chain, leading to a significant rise in construction materials like iron sheets and cement. Those who were mid-way through building their houses found that they needed to adjust their budgets to cope with the increased prices.

Slow and steady wins the race

The key to successfully financing your house through savings is patience and discipline. While it may take longer to gather the funds, the reward of having a debt-free home is invaluable. To stay on track, you will need to set realistic savings goals and stick to them. Opening a dedicated savings account or using a SACCO (Savings and Credit Cooperative Organization) can help you avoid the temptation of dipping into your house fund for other expenses.

If you plan to build in stages, be strategic. Research and forecast potential cost increases and factor them into your savings plan. Consider working with a contractor who understands that you will be building over time and can offer advice on how to minimize disruptions between phases.

Ultimately, financing through savings may require more time but it ensures that when you finally complete your dream home, it will be fully yours—free from debt, interest and the anxiety of monthly repayments.

Practical Tips – Chapter 4:

- **Create a dedicated savings plan:** Set aside a fixed amount each month specifically for your house fund and avoid using it for other expenses. Use savings accounts or SACCOs to keep your funds secure.
- **Build in phases:** If saving for the entire project seems daunting, consider building your house in phases as you accumulate more funds. This allows flexibility in your budget and timeline.
- **Monitor construction costs:** Keep an eye on market prices for materials. If possible, buy in bulk during periods when prices are lower to avoid inflation eating into your savings.

Financing through savings might not be the quickest path, but it's one of the safest ways to build your house without the burden of debt. Slow and steady, you will achieve your goal—on your terms.

Chapter 5: Finance through loans

For many of us who were born in the dotcom and microwave era, saving enough money to cover the entire cost of construction seems like a herculean task and takes too long. In such cases, taking out a loan becomes an attractive option to make your dream home a reality sooner. However, loans do come with their own set of challenges and it's important to understand both the benefits and risks before committing.

The biggest appeal of loans is the ability to start building right away. You don't have to wait years to save the entire sum needed to complete your home. However, while loans offer quick access to funds, they also introduce the burden of debt. The pressure to meet monthly repayments and the risk of default can weigh heavily on you if not managed carefully.

In Uganda, loans in general come with high-interest rates and the requirements can be stringent. If you're not careful, you could find yourself struggling to make repayments while still facing rising construction costs.

Instant access to funds vs. financial pressure

The primary advantage of taking out a loan is that it gives you immediate access to the money you need to build. Instead of waiting years to save up, you can begin construction as soon as the loan is approved which allows you to move into your new home faster.

We are all familiar with the story of the colleague at work who took out a loan to build his family house. He didn't have to wait for years to save enough money and was able to move into his home in just 18 months. For him, the loan provided a much-needed solution to escape the rising cost of rent which he had been paying for years.

On the flip side, loans come with monthly repayments that can be a heavy burden. In Uganda, interest rates on construction loans can be as high as 18-25% per year for UGX currency loans. This means you will end up paying significantly more than the amount you initially borrowed. For many, these high repayments can become overwhelming especially if they face unexpected financial challenges.

To share a concrete example, a friend of Uncle Mo once borrowed UGX 200 million to build his house. Due to rising interest rates and a longer-than-expected construction period, he found himself paying close to UGX 300 million by the time the house was finished. While he achieved his goal of building a home, the financial strain was much greater than he initially anticipated.

Borrow with a plan and repay with discipline

If you decide to finance your house through a loan, careful planning is essential. Before taking out a loan, make sure you have a clear understanding of how much you need to borrow and how much you can afford to repay each month without putting too much pressure on yourself. It's also crucial to compare different loan options to find the best interest rates and terms.

Think about what would happen if your income were reduced or if construction costs increased. Having a plan for these scenarios can help you avoid defaulting on your loan. Remember that taking out a loan is a long-term commitment, and the sooner you repay it, the less interest you'll pay in the end.

Lastly, discipline is key. Stick to your repayment schedule and if possible, make additional payments whenever you have extra funds. The quicker you pay off the loan, the less financial pressure you'll face and the sooner you can enjoy living in your debt-free home.

Practical Tips – Chapter 5

- **Borrow only what you need:** It's tempting to borrow more than necessary, but this will only increase the amount of interest you pay in the long run. Only borrow the minimum amount needed to complete your house. For instance, if the monthly loan repayment is more than 50% of your monthly income, its best to avoid it.
- **Compare loan options:** Not all loans are created equal. Shop around and compare different banks, SACCOs, or microfinance institutions to find the best interest rates and repayment terms.
- **Have a backup plan:** Ensure you have a financial cushion or backup income source in case your circumstances change, making it harder to repay your loan.
- **Repay early, if possible:** If you receive any extra income, consider using it to make additional loan payments. This will reduce the overall interest and help you clear the debt faster.

Taking out a loan can help you build your home much sooner, but it requires careful planning and financial discipline. By understanding the risks and benefits, and borrowing wisely, you can avoid the common pitfalls of loan financing and turn your house-building dream into reality.

Chapter 6: Finance through family contributions

In Uganda and in the wider African context, the family is often a pillar of support, not just emotionally but financially as well. It's common for families to pool resources for significant life events—like weddings, which are a well-known example of this. Family members willingly contribute to ensure the event is a success.

My belief has always been that in much the same way, this culture of familial support can be applied to building a home. After all, a house is not just a personal milestone; it's a long-term asset that benefits the entire family.

Many Ugandans find it easy to ask family for support when it comes to weddings but few consider tapping into this same network when building a home. Weddings are seen as communal events and contributions flow more freely. However, when it comes to house construction, people often feel hesitant; fearing that the contributions will come with too many expectations or strings attached. Yet, the truth is that building a home—like a wedding—is a significant milestone that could benefit from the same sense of collective family responsibility.

The challenge, however, lies in expanding that mindset and being willing to ask for help not just for one day of celebration but for something that could last a lifetime—a home.

Leveraging existing cultural practices

African families have a strong culture of coming together for important life events. Whether it's a kwanjula (traditional introduction ceremony), wedding or a funeral, relatives are often quick to offer financial support. This same spirit can be applied to house construction where family members may be willing to contribute money, labor or even land.

Uncle Mo likes to say that it's an open secret that many young couples in Kampala successfully built their first home through family contributions. Contributions come in not only as money but also in the form of land to build, materials and even advice. By relying on these non-cash contributions, many have managed to cut their building costs by nearly 20%.

Expectations and strings attached

However, just like with wedding contributions, family support for a house can come with unspoken expectations. Family members might feel entitled to visit or stay at your home whenever they please, or they may expect future favors in return such as financial

support for their own projects.

Uncle Mo told me a story once, of a man who accepted land from his father to build his house but later found himself in a difficult situation when his siblings assumed they could build on the same plot. This led to conflicts about property ownership which could have been avoided with clear communication and boundaries from the start.

Set expectations early and embrace collective responsibility

The key to successfully navigating family contributions lies in transparency and setting clear expectations. Just as you would have discussions about the financial contributions for a wedding, you need to communicate openly about contributions toward building your house. Let your family know what kind of support you need whether it's money, materials or land. Be clear about ownership and boundaries from the start to avoid misunderstandings later.

By treating the house construction as a communal effort, much like a wedding, you can harness the power of family support without compromising your independence. Building a home is a shared milestone and when approached with clear communication, it can strengthen family bonds just as much as a grand celebration.

Practical Tips – Chapter 6:

- **Frame the request like a wedding contribution:** Family members are often willing to contribute to large events like weddings, so frame your request for house contributions similarly. Make it clear that this is a communal effort for a long-lasting asset. Interestingly, the shell of a moderate 3- bedroom house costs about the same as a wedding budget.
- **Explore non-cash contributions:** Family contributions don't always have to come in the form of money. Materials like cement, bricks, or land can be just as valuable, so don't hesitate to ask for these types of support.
- **Have open conversations about ownership:** If you're accepting land or other significant contributions, be clear about ownership and any expectations your relatives might have. Set boundaries early to avoid future conflicts.
- **Show gratitude and involvement:** Regardless of the size or type of contribution, show appreciation to your family members. Keeping them informed and involved in the process, even in small ways, can help maintain a sense of shared responsibility and pride in the project.

Always remember that the idea of family contributions extends beyond cash. From weddings to housebuilding, it's about collective responsibility. By approaching your house project as a family milestone, you can tap into a well-established cultural practice of support, ensuring that your dream home becomes a shared success.

Part 3: The Building

After all the planning and financing have been sorted, it's time to break ground and start the actual building process. This is where everything begins to take shape and your dream house moves from imagination to reality. However, the building phase is more than just laying bricks and mixing cement. It's a step-by-step journey that requires careful attention to detail, quality control and a clear understanding of how the different parts of the house come together.

This section will take you through the key stages of building your home: from laying the foundation (sub-structure), to constructing the walls and roof (super-structure), to adding those final touches that make the house feel complete (finishings). Each stage requires careful planning, coordination with contractors and a firm commitment to sticking to your budget and timeline.

Many people focus on the exterior appearance of their house, but in reality, it's the strength and integrity of what lies beneath that truly matters. A solid foundation ensures your house stands the test of time, while a well-constructed super-structure gives it the stability and shape you envisioned. Finally, the finishings will determine the comfort, style and personal touch of your home.

Each phase of the building process comes with its own unique challenges, technicalities and decisions. But with the right information and approach, you can navigate these stages smoothly and achieve the home you have always dreamt of.

To guide you through this practical journey, let me introduce "Aunt Barbara, The Builder". Aunt Barbara is an amalgamation of many people I have talked to in my own building journey and her stories are inspired by the many lessons I have gathered from friends, family and acquaintances on how they managed the building process. From choosing the right materials to supervising contractors, Aunt Barbara's experience will provide helpful examples and insights into how you can approach your own construction project.

Now, let's get into the heart of the construction process, starting from the ground up.

Chapter 7: Sub-structure

Every house begins from the ground—literally. The sub-structure is what lies beneath the surface and serves as the foundation upon which everything else is built. Without a solid foundation, even the most beautifully designed house can suffer from cracks, uneven floors, or even more catastrophic failures. This is why getting the sub-structure right is perhaps the most important step in the entire building process.

When people think about building a house, they often overlook what goes underground. It is easy to focus on the more visible aspects—the walls, the roof, the windows—but forget that none of that will matter if the house does not have a strong base. A weak foundation can lead to structural problems that are difficult and expensive to fix later on. Many first-time builders in Uganda find themselves facing issues like sinking floors or cracked walls because they underestimated the importance of investing in a strong sub-structure.

The challenge is that the sub-structure is one of the most technical aspects of building and it requires expert knowledge. Mistakes made at this stage can be hard to detect until it's too late, leaving you with costly repairs down the road. So how do you avoid these pitfalls?

Investing in a solid foundation

The sub-structure includes everything below the ground: excavation, the foundation and the damp-proof course (DPC). This stage of construction is all about ensuring the weight of your house is properly supported. The cost of a well-built foundation can seem high initially often about 30% of the total value of house construction costs but it pays off in the long run by preventing issues like uneven settlement, water damage, or even collapsing walls.

My Auntie Barbara is a very detailed-oriented individual and is a structural engineer by trade. Over the years, she has built or supervised the completion of hundreds of houses for her clients.

She once told me of a couple that didn't heed her warnings and insisted on cutting costs by using substandard materials in their foundation. A few years down the line, they started noticing cracks in their walls and their floors began to sink. The repairs ended up costing more than if they had invested properly in the foundation in the first place.

The main cost driver in the sub-structure phase is materials. High-quality cement, steel reinforcement bars (rebar), hardcore and gravel are essential for a strong foundation. Additionally, the soil type in your area can impact costs. Building on clay soil, for example might require deeper excavation or special techniques to ensure stability while more stable soils may allow for shallower foundations.

In Kampala and Wakiso for instance, where some areas have expansive clay soil, builders tend to excavate deeper than usual to ensure a stable foundation. Though this increased their initial costs, it gave them peace of mind knowing the house would be stable in the long term.

Preventing water damage and moisture problems

Uganda experiences heavy rains and this can lead to water seepage if the sub-structure is not properly done. One important part of the sub-structure is the damp-proof course (DPC) which helps prevent moisture from rising through the foundation into the walls. Without a proper DPC, you may end up with damp walls, mold and other moisture-related problems.

I know a homeowner who initially skipped the damp-proofing layer to save money thinking it was unnecessary. After just one rainy season, they found their walls were damp and mold was spreading through-out the house. The cost of fixing the problem was far greater than what it would have taken to install a proper DPC in the first place.

Building a strong foundation, step by step

The key to a solid sub-structure is to follow the process diligently working with professionals who understand the local conditions and materials. Here's a basic breakdown of the sub-structure process:

1. **Site preparation and excavation:** The first step is clearing the site and excavating the trenches where your foundation will be laid. The depth of these trenches will depend on the type of soil and the weight of the structure.
2. **Foundation laying:** Once the trenches are dug, it's time to lay the foundation. This usually involves pouring concrete into the trenches, reinforced with steel rebar to give the foundation extra strength. The size and depth of the foundation will depend on the size and type of the house you are building.
3. **Damp-Proof Course (DPC):** After the foundation is set, a damp-proof course is applied. This layer prevents moisture from rising up into the walls of your house protecting it from long-term water damage.
4. **Backfilling and leveling:** Once the foundation is in place, the excavated soil is backfilled around it, and the ground is leveled. At this stage, the base for your floor slab is prepared.

By following these steps carefully, you ensure that your house has a strong foundation that will support it for years to come. Investing in the right materials and professional advice is essential to avoid issues down the road. It may seem like a lot of effort and money upfront but in the long run, it's the foundation that holds everything together—quite literally.

Practical Tips – Chapter 7

- **Consult a structural engineer:** Don't try to cut costs by skipping professional advice. A structural engineer can evaluate the soil conditions on your plot and recommend the best foundation type.
- **Invest in quality materials:** Use high-quality cement, steel, and gravel for the foundation. Cutting corners at this stage could lead to major problems later.
- **Don't forget the DPC! :** Moisture problems can be a nightmare in the long run, so make sure your foundation includes a proper damp-proof course.
- **Prepare for soil variations:** Depending on the type of soil in your area, you may need to dig deeper or use more reinforcement. Be prepared for this in your budget.

The sub-structure, though hidden from view, is the most critical part of the entire building. By taking the time and resources to do it right, you're setting the stage for a home that will stand strong for generations.

Chapter 8: Super-structure

After the foundation is firmly in place, it's time to build what most people see and recognize as a house—the super-structure. This phase of the construction process involves everything above the ground level, including walls, columns, beams and the roof. The super-structure gives your house its shape and strength ensuring it can stand up to the elements and the test of time.

Many people are tempted to rush through this phase eager to see their house take shape. They might hire less experienced workers or choose cheaper materials to speed up the process or cut costs. However, mistakes made here can have long-lasting consequences. Poorly built walls can crack or buckle and a weak roof can leak or even collapse during heavy rains or winds.

The challenge with building the super-structure is balancing cost and quality. It is easy to get carried away trying to save money or time but any shortcuts taken at this stage can lead to costly repairs later. The key is to understand where it is safe to cut costs and where you should absolutely not compromise on quality.

Striking a Balance

The super-structure is what gives your house its durability. Strong walls, sturdy columns and a well-constructed roof ensure your house will last for many years. Investing in quality materials and skilled labor at this stage might increase costs upfront but it guarantees the long-term safety and comfort of your home.

My Aunt Barbara built her first house in the 1990s but made sure to use a skilled mason and high-quality blocks for her walls, even though it cost more than locally made bricks. Decades later, her house is still in excellent condition, with no cracks or structural problems.

Also, when it comes to the super-structure, materials and labor are the largest cost drivers. In Uganda, you have options for the type of materials you can use for your walls—bricks, concrete blocks or even steel for certain structural elements. Each material has its own cost implications and benefits.

The roof for instance is one of the most expensive parts of the super-structure. The type of roof you choose—whether it's a simple iron-sheet roof or more complex designs like tiled roofs—will significantly impact your budget. However, a poorly constructed roof can lead to serious problems, including leaks and structural failure.

The design is up to you

Building the super-structure also offers an opportunity to customize the design of your home. At this stage, you can make decisions about the layout of rooms, the height of the ceilings and the number of windows. These details make the house unique to your tastes and needs.

A friend of mine decided to go for larger windows to allow more natural light and improve ventilation. Though it slightly increased his construction costs, he now enjoys a bright and airy home, saving on electricity during the day.

Build with care and quality

Like we've discussed, the super-structure phase is crucial because this is where the shape and structure of your home truly come to life. Below is a step-by-step guide to ensure you get this phase right:

- Walls and columns:** The first step in the super-structure phase is constructing the walls and columns. Depending on your design, you may use bricks, concrete blocks, or other materials. The key here is to ensure the walls are properly aligned and that the columns are strong enough to support the weight of the roof.
- Lintels and beams:** After the walls are up, lintels (horizontal supports above windows and doors) and beams are added to ensure structural integrity. These elements distribute the weight of the roof and upper floors (if any) evenly across the walls.
- Roofing framework:** Once the walls and beams are in place, the next step is the roof framework. This involves installing trusses (usually made of steel or timber) which form the skeleton of your roof. The type of roof you choose will determine the complexity and cost of this step.
- Roofing:** After the framework is complete, the roofing material is laid. This can be anything from iron sheets to tiles depending on your budget and design preferences. Make sure to choose a material that suits your areas climate—iron sheets are popular in Uganda but tiles may offer better insulation in hotter regions.
- Windows and doors:** With the roof in place, it's time to install windows and doors. This is another opportunity to personalize your home, choosing designs that suit your style and practical needs. You may opt for simple wooden frames or more modern metallic frames depending on your budget.

By following these steps such as investing in quality materials and skilled labor, you can ensure that your super- structure is strong, durable and tailored to your needs. While it might be tempting to cut costs especially on the roof, remember that the super-structure is what holds everything together. A house built with care during this phase will provide you with security and peace of mind for years to come.

Practical Tips – Chapter 8

- **Skilled labor matters:** Hiring experienced masons and carpenters for the super-structure will save you money in the long run by ensuring the job is done right the first time.
- **Choose materials wisely:** Depending on your budget, location, and climate, you may need to choose between bricks, blocks, or other materials. Remember that quality materials last longer and require less maintenance.

- **Consider future expansion:** If you plan to add more floors to your house in the future, make sure your super-structure can support the additional weight. Consult with an engineer to ensure the building is designed for potential expansion.
- **Plan for ventilation and light:** During this phase, you can make important decisions about windows and doors. Larger windows may increase costs but can save you on electricity in the long term by allowing natural light and ventilation.

The super-structure is where your house takes its true form. By focusing on quality and following the proper steps, you ensure that your home remains strong, beautiful, and safe for your family for years to come.

Chapter 9: Finishing

After the heavy lifting of building the foundation and the super-structure, it is time to bring your vision to life with the finishing touches. The finishing stage is where the aesthetic and functional elements of your house are put into place, transforming the raw structure into a comfortable home. From plastering the walls to installing tiles, painting and adding final fixtures like doors and cabinets. Furnishings can make or break the overall look and feel of your house.

At this stage, many homeowners grow impatient. After months of construction and expense, the end is in sight and the temptation to cut corners becomes strong. Some might choose cheaper paints, lower-quality tiles or rush the plastering process to save time or money. Unfortunately, this can lead to a house that looks unfinished or wears down quickly over time.

The challenge with finishings is that they are both cosmetic (e.g. painting) and functional (e.g. pipework). Poor quality or rushed work can lead to peeling paint, cracked tiles and faulty installations that require repairs within a short period. However, with careful planning and attention to detail, this stage can enhance the beauty and longevity of your home.

Quality vs. quick fixes

Investing in good-quality finishings ensures that your home not only looks beautiful but remains functional for years. High-quality paint, well-installed flooring and proper electrical and plumbing fixtures might increase your costs initially but they offer long-term benefits.

One of the most common mistakes during this phase is opting for cheaper alternatives—cheaper paint, using low quality cement, substandard doors or low-grade tiles—hoping to reduce expenses. While you may save money in the short term, these materials often deteriorate quickly leading to higher repair costs down the line.

We have all come across that house that used inexpensive paint to finish the interior walls - they are hard to miss. Within two years, the paint starts peeling due to poor quality. The homeowner usually has to spend even more money on repainting which could have been avoided with better-quality paint from the start.

Your personal style can show in this phase

The finishings allow you to truly personalize your home. This is the time to select the colors, textures and features that suit your taste and lifestyle. Whether you prefer a modern look with sleek lines and neutral tones or a more traditional Ugandan style with warm colors and wooden accents, furnishings give you the chance to reflect your personality in every corner of your house.

I once visited a family home where the owners chose to include hand-carved wooden doors and intricate tile-work in their home, giving it a unique and personalized look. Though the cost was likely higher than standard options, their home now stands out and feels truly special.

What it means to complete your home with quality finishings

To ensure that your furnishings enhance both the beauty and functionality of your house, follow these steps:

Plastering and wall finishings: The first step is plastering the walls and ceilings, creating a smooth surface for painting or tiling. Ensure the plaster is properly applied and cured to avoid future cracks. You can choose between cement-sand plaster (commonly used for interior and exterior walls) for a standard finish ; lime plaster which is good for smooth finishes and excellent breathability or gypsum for a more polished ie smooth and modern look.

Wall finishings options; once plastering is complete, various finishes can be applied to achieve the desired look and functionality.

A. Painted finishes which include emulsion paint that is durable, washable suitable for interior walls or textured paint which adds depth and patterns to walls ideal for accent walls

B. Wallpapers which are a cheaper means of adding style in form of patterns and color blends to walls.

1. **Flooring:** Next, install the floors. Depending on your budget and style, you may opt for ceramic or clay tiles, polished concrete or even wooden floors. Tiles are popular in Uganda because they are easy to clean and maintain. For wet areas like bathrooms and kitchens, non-slippery tiles are a smart choice. Porcelain tiles and ceramic tiles are some examples of popular tiles commonly used.

Note; Urban homes use porcelain or ceramic tiles for a modern sleek look, rural homes opt for cement floors due to affordability and then luxury homes use terrazzo flooring in most cases.

2. **Doors and windows:** Install doors and windows at this stage. You have various options, including wooden doors commonly used for front, bedroom and interior partitions, steel doors commonly used for main entrances and external entrances or wooden window frames. Make sure the doors are strong and secure and that windows are well-sealed to keep out dust and rain.
- 3.
4. **Electrical and plumbing installations:** Before painting, make sure all electrical and plumbing work (i.e. pipework) is complete. This includes installing sockets, switches, and lights, even backup systems like inverters as well as ensuring proper water flow in your bathrooms, kitchens, and laundry areas. It's essential to work with certified electricians and plumbers to avoid future issues.
5. **Painting and wall treatments:** Once the walls are plastered and the electrical work is done, it's time to paint. Choose high-quality paint for both the interior and exterior to protect against weather and wear. Neutral colors like white or beige are popular for interiors, while brighter colors can be used for accents. For exterior walls, consider weather-resistant paints (e.g. Damp-shield, Damp-seal or Dr. Fix) that can withstand the harsh Ugandan sun and rain.
- 6.
7. **Cabinets and final fixtures:** The final step is adding the fixtures—kitchen cabinets, wardrobes, or any other built-in furniture. You can choose between custom-built cabinets or ready-made options depending on your budget. This is also the time to install taps, showerheads, sinks and any other plumbing fixtures. Make sure all fixtures are properly installed and

functioning before declaring the house complete. Note that soft-close hinges are a better option to prevent noise and damage.

By following the steps above and maintaining a focus on quality, you can ensure that your house not only looks good but also stands up to everyday wear and tear. The furnishings are what transform a building into a home, so it's worth investing time and effort to get them right.

Practical Tips – Chapter 9:

- **Budget wisely:** Furnishings can quickly eat into your budget if you're not careful. Create a clear budget for each element—painting, tiles, fixtures—and stick to it.
- **Hire professionals:** Always use qualified professionals for electrical, plumbing and carpentry work to avoid costly mistakes.
- **Opt for low-maintenance materials:** In high-traffic areas, consider materials that are easy to clean and maintain, such as tiles or laminate floors.
- **Choose the right paint:** For interior walls, use washable paint to make cleaning easier, especially if you have young children. For exterior walls, choose weather-guard or weather-resistant paint.
- **Plan for the future:** If you plan to expand or renovate in the future, make sure your furnishings can accommodate changes such as adding new electrical outlets or plumbing connections.

With the furnishings complete, your house is now ready to become a home. Every decision you've made—from the walls to the floors, to the final coat of paint—comes together in this final phase. It's the attention to detail at this stage that makes all the difference. Investing in quality materials and skilled workmanship ensures that your home not only looks beautiful but remains comfortable and durable for many years to come.

Bringing the Vision to Life

You have made it! Now before you is a completed house. The journey taken has not been an easy one—from imagining your dream home to watching it rise brick by brick. This book has hopefully been a good companion as you walked through every step; from nurturing your idea, gathering resources, overcoming financial hurdles to finally putting the finishing touches on your home.

Every house has a story and yours is no different. It begins with the desire for a place to call home, a place where memories will be created. Along the way, you have encountered challenges, made difficult decisions and found solutions that worked for you, your family and your financial situation.

This journey was never just about bricks and mortar. It was about vision, planning, sacrifice and the joy of seeing your efforts pay off. Whether you leaned on your family for support, tapped into your savings or took a loan, the end result is something deeply personal—your home.

If there's one thing this book hopes to leave you with, it's the understanding that building a house in Uganda, while complex and demanding, is achievable with the right mindset. With careful planning, resourcefulness and a commitment to quality, the home you envision can become a reality.

As you walk through your new home, take pride in the fact that you have not only built a house, but created a lasting legacy for your family. A place that reflects your values, aspirations and hard work.

Chapter 10 (Bonus!): Estimated Cost of Building a 3-bedroom Family Home in Uganda

To give you a clearer picture of what to expect, below is an estimated cost breakdown for building a 3- bedroom family home in Uganda. This estimate covers all the major phases and items discussed in the book and includes materials, labor plus other associated costs. Keep in mind that prices can vary based on location, market conditions and individual preferences.

Sequence	Phase	Item	Estimated Cost (UGX) (incl. of Labor costs)		Notes
			Low-end	High-end	
1	Pre-Construction	Land Purchase (100*100 plot) in urban or semi-urban setting	30,000,000	60,000,000	Varies greatly depending on location (urban vs rural)
2		Architectural Plans & Approvals	2,000,000	5,000,000	Includes architectural designs, building permit, and approvals
3	Sub-structure	Foundation to Slab	20,000,000	30,000,000	Foundation, excavation, footing, and ground floor slab
4	Super-structure	Super-structure	25,000,000	40,000,000	Walls, columns, beams, and roofing materials
5		Roofing	15,000,000	25,000,000	Roofing sheets, timber, installation costs

6	Finishings	Windows and Doors	5,000,000	15,000,000	Wooden/steel windows, steel/wooden doors
7+		Plumbing and Electrical (Pipework)	8,000,000	12,000,000	Includes water, drainage systems, and electrical wiring
8		Flooring	5,000,000	10,000,000	Ceramic tiles or polished concrete for floors
9		Plastering and Painting	5,000,000	15,000,000	Internal and external wall plastering and painting
10		Finishing (Cabinets, Fixtures)	8,000,000	12,000,000	Kitchen cabinets, bathroom fittings, wardrobes
	Other	Contingencies (10-15%)	15,000,000	20,000,000	Unforeseen costs, price fluctuations
		Total Estimated Cost	138,000,000	244,000,000	Dependent on location, material choices, and other preferences