Participatory Land readjustment and security of tenure:

Land Tenure Regularisation in Rwanda

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4 Sep 2013
Outline

1. Land Policy – from past to now
2. The Organic Land Law
4. The Strategic Road Map for Land Tenure Reform
5. Current Institutional framework
6. Land Tenure Regularisation–steps
7. Where are we today and Our Target?
8. Personnel involved
9. Challenges encountered and strategic actions
10. Advantages of land registration
11. Land Administration Information System
12. Land Use Planning
13. Overall Land Strategy in Rwanda
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### POPULATION

<table>
<thead>
<tr>
<th></th>
<th>China</th>
<th>Rwanda</th>
<th>Sweden</th>
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<tbody>
<tr>
<td>2009</td>
<td>1600000</td>
<td>400000</td>
<td>800000</td>
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</tbody>
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### LAND AREA

<table>
<thead>
<tr>
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</thead>
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<tr>
<td>2009</td>
<td>12000000</td>
<td>400000</td>
<td>800000</td>
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### Population Density

<table>
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<tr>
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<th>Person/SqKm</th>
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<tbody>
<tr>
<td>China</td>
<td>200000</td>
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<tr>
<td>Rwanda</td>
<td>400000</td>
</tr>
<tr>
<td>Sweden</td>
<td>800000</td>
</tr>
</tbody>
</table>

2009 Figures
Land Policy – from past to now

- Pre-colonial period – Customary law
  - Ubukonde, Ibikingi
  - Gukeba, kugabirwa

- Colonial period
  - Titles for foreign – Written law
  - Customary law

- After independence to 1994
  - Land registration – Elite
  - Right to use – State ownership

- After 1994
  - Same as before
  - Land redistribution and sharing

  - Right of ownership of customary land under lease
  - Freehold – according to land use planning
New Land Law (June 2013)

- Security of tenure through leasing – art 5
- Right to Freehold for developed land – Art 6
- Category of land art 9-16
  - Individual land
  - State land (public and private)
- Land use – according to planning art 19
- Land allocation and leasing – art 16
- **Land registration – obligatory – Art 20**
- Land transfer – art 21 and 22
- Land Rights and obligations – Art 34-44
- Prescription (ubuzime) – art 45-49
- Penalties (repossession and requisition) – art 50-63

**Note:** 23 secondary legislations implementing the new law have to be updated
Land Tenure Regularisation–Trial 2007-2009

- Took place in 4 cells
- Test the law and the main issues related to implementation. Fact based assessments, supported by primary data
- Inform the secondary legislation (laws and decrees) to reflect the issues on the ground
- Identify un-foreseen issues that may arise resulting from implementation
- Quantify more specifically the resources required at District, Sector and Cell Levels
- Test the public requirements/response
Strategic Road Map for Land Tenure Reform

- Key strategic issues clarified – legal, institutional and technical
- Programmes, timelines and costs developed Framework for future monitoring and evaluation
- Donor, Public and CSO consultation and information structures developed
Mobilising funds for Land Registration

- Total cost: 56 Million USD
  - Government of Rwanda: 25%
  - DFID: 55%
  - SIDA: 8%
  - Netherlands: 8%
  - EC: 3%
  - IFAD: 1%
- Cost-recovery – 1,000 Rwf (=1.6USD) per parcel in rural area and 5,000 RWF (=8.3USD) in Kigali City – In total 7 Million USD recovered.
Institutional Framework

- The Ministry of Natural Resources
- National Land Commission
  - (removed by the new land law)
- Rwanda Natural Resources Authority/ Department of Lands and Mapping (former National Land Centre)
- Kigali City and District Land Commissions
  - (removed by the new land law)
- District Land Bureaux
- Sector and Cell land committees
  - (to be reviewed as per the new land law)
The Systematic Land Registration

- Rwanda has 26,338 square Kilometer of surface
  - 4 Provinces plus the City of Kigali
  - 30 Districts
  - 416 Sectors
  - 2148 Cells

- Land tenure regularisation: parcel by parcel and cell by cell
- Initially estimated to 7.9 million parcels of land in Rwanda in 2148 cells
- Participatory approach with Cell Land Committees
- General Boundary principle—Land surveying with aerial/satellite ortho-photos
- National roll out started in June 2009, a support team joined in July 2010 (HTPSE)
Steps of Systematic Land Registration

1. Field Sheet Production
2. Mobilisation
3. Demarcation and Adjudication
4. Data Entry
5. Parcel Digitisation
6. Objections and Corrections
7. Lease Issuance
- 96% Aerial Photo
- 4% high resolution satellite Images
Field Sheet preparation – by Cell
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Public Meeting

- Explain LTR process
- Explain roles of adjudication committee
- Explain rights of men and women in land registration
Demarcation and …

- Para-Surveyors, Adjudication Committee and neighbours
Adjudication

- A claim/dispute is recorded in the claim/dispute register and fee paid.
- A claim/dispute receipt issued
Digitization of Field Maps – Using ArcGIS and Q-GIS
Map digitisation
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Land Tenure Regularisation Support System
Objection and Correction

- At cell level
- Land claimants correct information
- Objections to claim can be made
During Corrections and Objections, the adjudication committee records any changes admitted in red ink in the claim register and this is used to update the database.
Checking Room - crosschecking that what was entered in the database is what is in the claim registers
Printing leases and Certificates
Checking and Sealing and collecting
Issuance of land leases and certificate of land registration

Average Cost: 6USD to register one parcel

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## Extract of Cadastral Plan

**ANNEX to Certificate of Registration of Emphyteutic Lease Title**

**EXTRACT CADAstral PLAN**

UPI 4/04/11/03/10

<table>
<thead>
<tr>
<th>PROVINCE</th>
<th>NORTHERN</th>
<th>DISTRICT</th>
<th>BURERA</th>
<th>SECTOR</th>
<th>KIVUYE</th>
<th>CELL</th>
<th>MURWA</th>
</tr>
</thead>
</table>

**MAP of parcel**

<table>
<thead>
<tr>
<th>15</th>
<th>16</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>9</td>
</tr>
<tr>
<td>8</td>
<td>10</td>
</tr>
</tbody>
</table>

**NOTE**

Parcel Map prepared based on General Boundaries Principle

Date 25-Feb-2011

Registrar/Deputy Registrar: MUNYANGAJU Damascene

Signature: [Signature]

Stamp
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Progress as of today (June 2009 – August 2013)

- All land parcels in 2148 Cells were demarcated (100%) in total 10.3 millions parcels demarcated (100%) – out of them 87% have full information on claimants
- Less than 1% (11,840) disputes registered
- 10.3 million parcels digitised (100%)
- 10.3 million parcels entered in Land Tenure Regularisation Database (LTRRSS) with 8.7 million with full information
- All Cells have undergone Objection and Corrections
- 8.4 million titles approved and Printed for issuance
- 5.7 million Titles collected by owners
- Parcels in all 30 Districts have been migrated to LAIS for maintenance
Finish Issuance of all titles in all districts by December 2013 (estimated to 8.4 million)
Personnel involved

- 120 Field Managers – 4 per Districts
- 4500 to 5000 people per day for two years involved in Demarcation and demarcation
- 90 GIS Professional for digitisation – Working double shifts to maximise use of Arc- GIS license
- 400 Data Entry Clerks – working double shift
- 120 People doing checking
- 300 causal staffs doing stamping and packing
- 50 Project Drivers and 60 hired cars
Challenges encountered

- Land registration in islands
- Swamp land boundaries and tenure
- Unclaimed land – Owners leaving outside the country
- Polygamy, Inheritance and Land ownership
- Inadequate District Land Office (during the process)
- Low rate of collection of land titles
- Management of big logistics
Some numbers

- 30,000 Titles printed everyday in three shifts (this is 120,000 Papers)
- Sides of A4 printed: 80 million sides (Pages stacked equivalent to more than 13.5 times the height of the Empire State building).
- Total Geo-data to manage: 15 million megabytes (1875 8GB ipods)
- Plotter paper used: 50 kms
- Vehicle kilometres run: 4 million kms (Equivalent to moon and back 5 times)
Advantage of Land Registration?

- Land Registration is statutory – OLL art 30
- The State guarantees the land ownership – OLL Art 3
  – Security of tenure
- Establishment of Unique National Land Registry - Policy
- To reduce land disputes,
- To provide a good foundation for economic growth, all in the interests of all landowners
- Land is a capital and the title is used to get access to bank loan using land as a collateral
- Easy land re-adjustment and slum upgrading
Land Administration Information System

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LAIS assist for:

- Update of parcel, person and land right information
- Data maintenance
- Digital register
- Flexibility to accommodate new changes and additions

NOW LINKED TO ALL BANKS THROUGH ELECTRONIC MORTGAGE REGISTRATION SYSTEM
Procedures for land transactions and registration

Forms for any type of request

Requirements for any type of transaction

Person responsible
National Land Use Master Plan

- National Land Use and Development Master Plan approved by Cabinet on 19th January 2011
- Land use planning and development Law Gazetted in July 2012
Achievement toward s MDG 7 and emerging themes for post 2015 and Habitat III agenda.
By Dec 2013, Rwanda will “Probably” be the most prepared nation in Africa to meet future challenges regarding land administration and management!

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KNOWING WHO OWNS WHAT AND WHAT TO DO WHERE
Thank you very much for your attention!!

For more information: http://www.rnra.rw/

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