LAND REGISTRATION in RWANDA
OUTLINE

- Reforms
- The Strategic Road Map for Land Tenure Reform
- Land Tenure Regularisation Programme – Steps
- Achievements
- Personnel involved
- Challenges encountered
- Advantages of land registration
- Land Administration Information System
- Land use planning
- All in line with VISION 2020 and EDPRS II
- Overall Land Strategy in Rwanda
Three countries

### Population

- **China**: 1,350,695,000
- **Sweden**: 9,658,301
- **Rwanda**: 10,500,000

### Land size (sqKm)

- **China**: 9,596,961
- **Sweden**: 449,964
- **Rwanda**: 26,338

### Population density

- **China**: 144
- **Sweden**: 22
- **Rwanda**: 416
REFORMS

- National Land Policy of 2004
- Organic Land Law of 2005
- National Land Commission of 2006
- Office of Registrar of Land Titles in 2007
- National Land Centre in 2008
- National Land Use Planning starting in 2007
- Land Tenure Regularisation starting in 2009
- Decentralised land administration Institutions
- Rwanda Natural Resources Authority in 2011
Principles of National Land Policy of 2004

- Land is the common heritage of past, present and future generations
- Equity shall guide the rights to acquire land and property
- Land Administration shall guarantees the security of tenure
- Land use management shall take into account the protection of fragile zones for national interest.
- Land use management shall include organisation of human settlement and promotion of land consolidation
- A well defined and strengthened legal and institutional framework shall lead the implementation of the land policy for the benefit of land users and the state.
Answering 4 questions?

- Legal Framework for land management and land administration
- Setting up land institutional framework
- Registering all land parcels countrywide – Security of land tenure
- Rational land use through National and District Land Use Planning
Organic Land Law of 2005 Amended in 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 are being updated
LAND INSTITUTION 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) and Office of Registrar of Land Titles
- 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)
- Sector Land Managers (now being put in place)
- Institute of Real Property Valuers of Rwanda
Land Tenure Regularisation – Trial: 2007-2009 - Objectives

- 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-forseen issues that may arise resulting from implementation
- Quantify more specifically the resources required at District, Sector and Cell Levels
- Test the public requirements/response
Map 4.1 Location of Trial Areas

Legend:
- Trial Cells
- District Boundary
- Eastern Province
- Northern Province
- Southern Province
- Town of Kigali
- Western Province
- Sector Boundary
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: 60 million USD
  - Government of Rwanda: 25%
  - DFID: 55%
  - SIDA: 8%
  - Netherlands: 8%
  - EC: 3%
  - IFAD: 1%

- Cost-recovery – 1000 Rwf (=1.6USD) per parcel in rural area and 5000RWF (=8.3USD) in Kigali City – In total 7 million USD recovered.
The Systematic Land Registration – Land Tenure Regularisation Steps

- Rwanda has 26,338 square Kilometer of surface
  - It is divided into 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 (HTSPE)
LTR Manual

- First version developed during trial period
- Updated through time and circumstances
- Final version released in October 2012
Aerial Photograph

- 96% Aerial Photo
- 4% high resolution satellite Images
Field Sheet preparation – by Cell
Public Meeting

- Explain LTR process
- Explain roles of Adjudication Committee
- Explain Rights of men and women in land registration
Explaining process and map
Demarcation and ...

Para-Surveyors, Adjudication Committee and neighbours
Locating parcels on the index map
Adjudication

• A claim/dispute is recorded in the claim/dispute register and fee paid.
• A claim/dispute receipt issued
Registering claims
Digitization of Field Maps – Using ArcGIS
Map digitisation
Data Entry
Land Tenure Regularisation Support System

Logged in User: Ing Gasashya

Parcel Search

- Search Options:
  - Province: Kigali City
  - District: KICUKIRO
  - Sector: Gatenga
  - Cell: Nyarutarama
  - Parcel No: 3026

No of Parcels: 0

Person Search

- Search Category: Natural, Non Natural, Succession
- Search type: ID, Name
- Name or ID: Gasashya

Results Area

<table>
<thead>
<tr>
<th>Claimants(2)</th>
<th>Representative</th>
<th>Shares</th>
<th>Relationship</th>
</tr>
</thead>
<tbody>
<tr>
<td>NKURUKU YVU EVELYNE</td>
<td>SAGASHYA OSCARD DIDIER Village, Muindi</td>
<td>50</td>
<td>Wife</td>
</tr>
<tr>
<td>SAGASHYA OSCARD DIDIER Village, Muindi</td>
<td>50</td>
<td>Husband</td>
<td></td>
</tr>
</tbody>
</table>

1/03/02/3026

- UPI: 1/03/02/3026
- Village: Kabaraye
- Land Use: Gutura - Ubwata b'w' Akari
- Acquisition Type: PURCHASED
- Area: 895
- Plot No:
- Folio:
- Lease Term: 20
- Buffer/ Swamp:
- Neighbouring Parcels:
  - 1/03/02/1295
  - 1/03/02/1297
  - 1/03/02/1298
Objections and Corrections

- 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
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

NOTE
Parcel Map prepared based on General Boundaries Principle

Date 25-Feb-2011 Registrar/Deputy Registrar MUNYANGAJU Damascene Signature Stamp
Progress as of today (June 2009 – Dec 2015)

- All land parcels in 2148 Cells demarcated in total 11.4 millions parcels demarcated – out of them 87% have full information on claimants

- Less than 1% (11,840) disputes registered
  - 80% of conflicts are intra-family related

- 8.4 million titles approved and Printed for issuance

- 7.2 million Titles collected by owners
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
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
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
Land Administration Information System

- Designed, tested and piloted in 2010 (with assistance of Deutch Kadaster)

- Maintenance system for land transaction after systematic registration

- Improving property registration – contributing to ease doing business

- Is being connected to Districts via fiber optic (VPN)
Land Administration Information System

- Electronic land registry and maintenance system (Update of parcel, person and land right information)
- Connected to 25 Districts
- Linked to all bank through e-MRS
- To be connected to Kigali City Construction Permitting system
1st Land Administration System Manual

- Procedures for land transactions and registration
- Forms for any type of request
- Requirements for any type of transaction
- Person responsible
Reforms aiming at:

- Number of procedures required for land transfer is reduced
- Time required for Land transfer is reduced
- Reduce indirect and direct cost of Land transfer
Remaining tasks

- Ensure the sustainability of the land registry (System)
- To conduct public awareness to encourage the public to use the land registry
Land related services

- Land Query Notification System
Now developing a mobile application to check owner information

With Rwanda Online: Now developing online application for transfer of land and sub-division
General ranking: Rwanda is number 32

Registering Property
- Worldwide ranking: Rwanda is number 8 after Georgia (1), New Zealand (2), Belarus (3), United Arab Emirate (4), Armenia (5), Lithuania (6) and Danemark (7)
- Africa ranking: Rwanda is number 1
- It takes on average 12 days to transfer land in Rwanda.
New Methodology

General ranking: Rwanda is number 46

Registering Property

- Worldwide ranking: Rwanda is number 12
- Africa ranking: Rwanda is number 1
- It takes on average 28 days to transfer land in Rwanda.
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
Land Administration and Land Use:
www.masterplan2013.kigalicity.gov.rw
Land Administration and Land Use:
www.masterplan2013.kigalicity.gov.rw
EDPRS 2: “Shaping Our Development”
A Journey to Middle Income Status by 2020

Minister of Finance and Economic Planning
VISION 2020 – EDPRS II

- Ambition to become a middle income country by 2020
- Service led economy
- Nationally owned and driven agenda

**PRSP (2002 – 2006)**
- Recovery from post conflict situation
- Major gains in social sectors e.g. health and education
- Poverty reduced by 3% points (60% to 57%)

**EDPRS 1 (2008 – 2012)**
- Preparation for take off
- High poverty reduction (12% points)
- Reduced inequality
- High growth (average 8.2%)
- Back on track to achieve MDGs in health, education

**EDPRS 2 (2013 – 2018)**
- Rapid growth targeted 11.5%
- Fast poverty reduction (15% points) to less than 30%
- Close trade balance with rapid growth of exports (28%)
- Increased private sector investment
Moving to:

- Service and client need oriented attitude
- Change the approach on how services are offered
  - Understanding services related to land for all officials involved
  - Analysis of requests
- One day one procedure (Commercial and Industrial land)
- 5 days maximum to transfer land (for other lands)
- Be ranked among top 5 in DB WB (with online service)
We can argue that Rwanda is the most prepared nation in Africa to meet future challenges regarding land administration and management!

- CLEAR INSTITUTIONAL FRAMEWORK – With High Political will
- STRONG LEGAL FRAMEWORK
- SYSTEMATIC LAND TENURE REGULARISATION
- LAND ADMINISTRATION INFORMATION SYSTEM (LAIS)
- NATIONAL and DISTRICT LAND USE AND DEVELOPMENT MASTER PLANS
- NATIONAL SPATIAL DATA PORTFOLIO (Orthophoto and Base Map)
- MORDEN GEODE蒂C REFERENCE NETWORK (CORS)

Knowing who owns what and what to do where
Thank you very much for your attention!!