Land Administration
Developments in Rwanda

Eugène RURANGWA
Expert Group Meeting on secure land tenure
‘new legal frameworks and tools’
UN-Gigiri, Nairobi, 10-12 November, 2004
Contents

- Somme figures about Rwanda
- About Land reform in Rwanda
- Physical density: 321 inhab/ km²
- Existing situation in land administration
- Innovative approaches in land administration
- The way forwards
Some figures about Rwanda

- Situation: between 1°04´ and 2°51´ southern lat. and 28°53´ and 30°53´ eastern longitude.
- Area: 26,338 km²
- Population: 8,128,553 million
- Natural growth rate: 3.1%
- Physical density: 321 inhab/ km²
- Urbanisation rate: 10%
- Population in agriculture: 90%
Figures (cont...)

- Arable land: 52% of total area
- 15% of poor rural households do not own land
- 60% of households in Rwanda own less than 1ha of land
About Rwanda land reform

1. The National Land Policy

   Rwandan Land Policy was adopted in February 2004 by the Government

2. The Land Law

   Rwandan Land Law was adopted by Parliament on 5th November 2004

   - To improve the security of tenure by clarifying land rights and by recording or registering land rights
   - To make sure that both men and women enjoy the same rights on land
   - To improve the land value
Land Administration developments

1. Existing situation

n At national level

- The Ministry of Lands is responsible for the whole country’s land administration with the exception of Kigali City Council
- In practice, formal land registration on urban lands and those in rural area under commercial agriculture or owned by churches
- Land registration carried out on a centralised manual system on a demand led basis both in rural and urban areas
- 20,000 land applications are in process at the Ministry.
Existing situation (cont.)

ⅵ At provincial, District and Municipal levels
ⅴ Provinces and Districts do not have any structure of land administration
ⅴ With the decentralisation currently in process, 15 Municipalities have a decentralised land administration limited to land survey, land registration (for physical persons) and land taxation
ⅴ Those Municipalities send all land records to the Ministry of Lands where is based the Chief Registrar of Title Deeds
ⅴ Kigali City is autonomous in term of land administration since 1998.
New and innovative approaches in Land Administration

1. Policy approach

- Clear distinction between urban land and rural land
- Clear separation of public land and private land
- Decentralisation of land administration procedures
- Provision of strong institutional arrangements to coordinate all the system
New and innovative approaches (cont.)

2. Strategic approach

Challenges:

- To protect the rights of all citizens in general but poor and vulnerable group in particular
- To make sure that all stakeholders are represented in land governance structures
- To implement land policy and law with very limited resources and capacity
- Systematic land registration both in urban and rural areas
Strategic approach (cont.)

1. Land administration at national level

- Establishment of a Land centre as the engine of land administration and land use management

  The proposed roles and responsibilities of the Land Centre are listed below:
  
  - Maintaining the National Land Register as a spatial land registration information for both national and local land registration systems
  - Technical Support to the National Border Commission and land commissions.
  - Re-establishing and maintaining the national geodetic control system.
Strategic approach (cont..)

- Photo map production and supply.
- Providing a customer point for map and digital data purchase, survey, topographical and photogrammetric services.
- Co-ordination of spatial planning information.
- Co-ordination of land use and suitability assessments.
- Co-ordination of land use guidelines
- Co-ordination of spatial information network
- Participatory planning training, co-ordination and support to decentralisation.
- Spatial information collection, transfer and management
- Archiving the National Maps and aerial photography collection.
Strategic approach (cont..)

2. Land Administration at local level

In Urban area

To conduct formal land registration through the establishment of a modern cadastre and registry for land and revenue management by following the model of Kigali City Council which is conducting an automated land administration system with the technical support of a Kenyan Company: ‘GEOMAP’ and the Swedish Company: ‘SWEDESURVEY’
In rural area

- A dual system of land registration is proposed:
  a. Formal land registration for land owners who have 5 ha or more for commercial purposes (industrial or agricultural activities)
  b. Participatory land planning, community mapping and local land rights registration. Land records and photomaps will be held at Cells, Sector and District level

- Land office to be established in each District with responsibility of land use planning, land surveying, land surveying and land titles delivery. It also has the role of disseminating data.
The way forwards

- Piloting zone for implementation
- Involvement of all stakeholders in the process
- Development of regulations
- Conflicts resolution
- Formalisation of land markets
- To enhance political will at all levels of administration and increase capacity to implement land reform.
I THANK YOU
FOR YOUR ATTENTION