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# **Land Administration Developments in Rwanda**

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Expert Group Meeting on secure land tenure  
'new legal frameworks and tools'

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# Some figures about Rwanda



- n Situation: between  $1^{\circ}04'$  and  $2^{\circ}51'$  southern lat. and  $28^{\circ}53'$  and  $30^{\circ}53'$  eastern longitude.
- n Area : 26,338 km<sup>2</sup>
- n Population: 8,128,553 million
- n Natural growth rate: 3.1%
- n Physical density: 321 inhab/ km<sup>2</sup>
- n Urbanisation rate: 10%
- n Population in agriculture: 90%

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## Figures (cont...)

- n Arable land: 52% of total area
  - n 15% of poor rural households do not own land
  - n 60% of households in Rwanda own less than 1ha of land
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# 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 5 th November 2004

- q To improve the security of tenure by clarifying land rights and by recording or registering land rights
  - q To make sure that both men and women enjoy the same rights on land
  - q To improve the land value
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# 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.
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# Existing situation (cont..)

## n **At provincial, District and Municipal levels**

- ∅ Provinces and Districts do not have any structure of land administration
  - ∅ 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
  - ∅ Those Municipalities send all land records to the Ministry of Lands where is based the Cheaf Registrar of Title Deeds
  - ∅ Kigali City is autonomous in term of land administration since 1998.
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# New and innovative approaches in Land Administration

## 1. Policy approach

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

## 2. Strategic approach

### n Challenges :

- ∅ to protect the rights of all citizen 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
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# 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.
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# 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.
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# Strategic approach (cont..)

## 2. Land Administration at local level

### n In Urban area

- ø 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'
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# Strategic approach (cont..)

## 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.
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# The way forwards

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

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