



RWANDA NATURAL RESOURCES AUTHORITY

Department of Lands and Mapping



LAND REGISTRATION in RWANDA

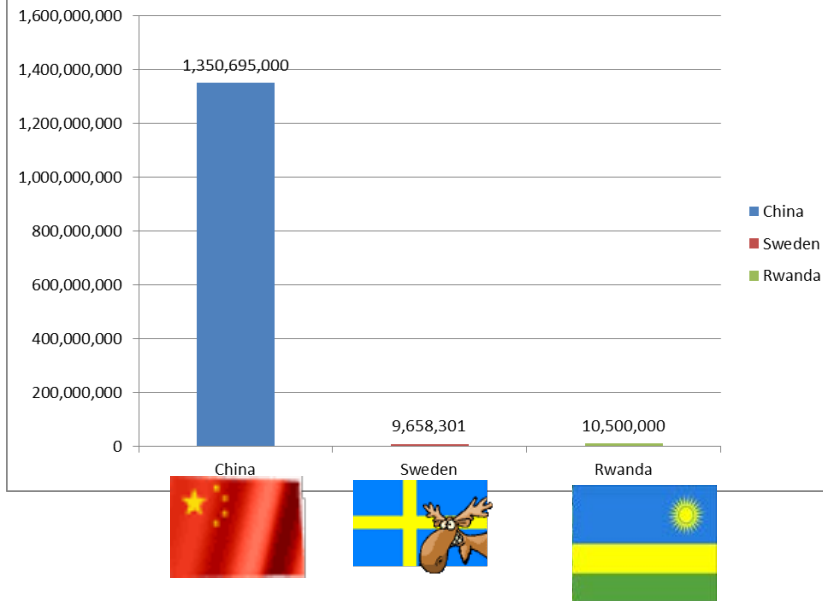


OUTLINE

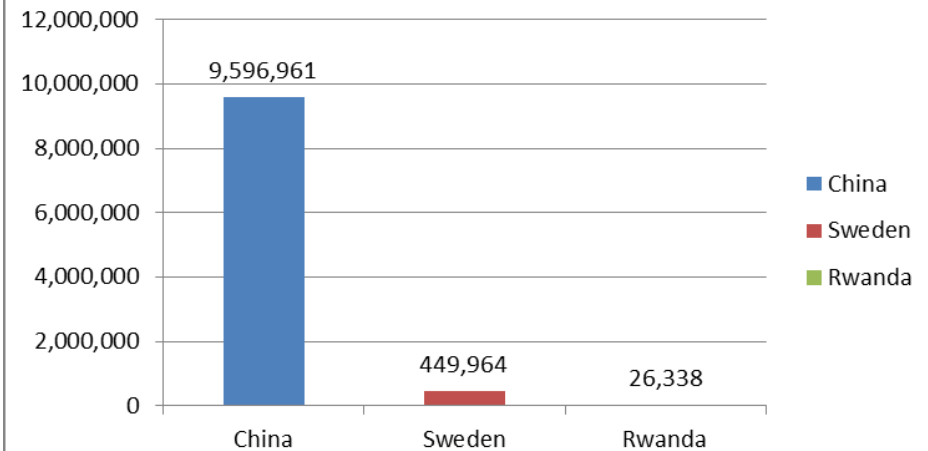
- ✚ Reforms
 - ✚ The Strategic Road Map for Land Tenure Reform
 - ✚ Land Tenure Regularisation Programme – Steps
 - ✚ Achievements
 - ✚ Personnel involved
 - ✚ Challenges encountered
 - ✚ Advantages of land registration
 - ✚ Land Administration Information System
 - ✚ Land use planning
 - ✚ All in line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

Three countries

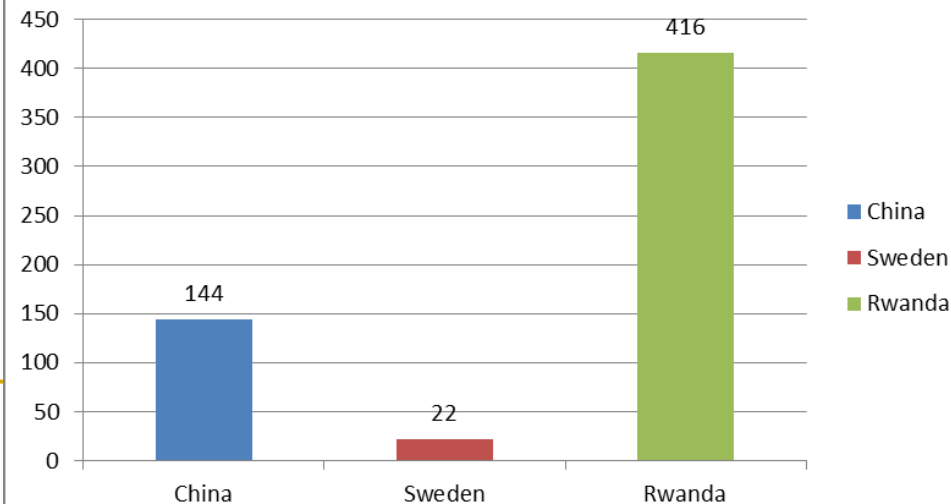
Population



Land size (sqKm)



Population density



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-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
-

Map 4.1 Location of Trial Areas

LEGEND

-  Trial Sectors
-  District Boundary
-  EASTERN PROVINCE
-  NORTHERN PROVINCE
-  SOUTHERN PROVINCE
-  TOWN OF KIGALI
-  WESTERN PROVINCE
-  Sector Boundary

Trial Cells



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**

GOVERNMENT OF RWANDA



Ministry of Lands, Environment, Forestry, Water and Mines



Strategic Road Map for Land Tenure Reform

Summary Presentation
February 2008
Approved by Cabinet March 2008



Mobilising funds for Land Registration

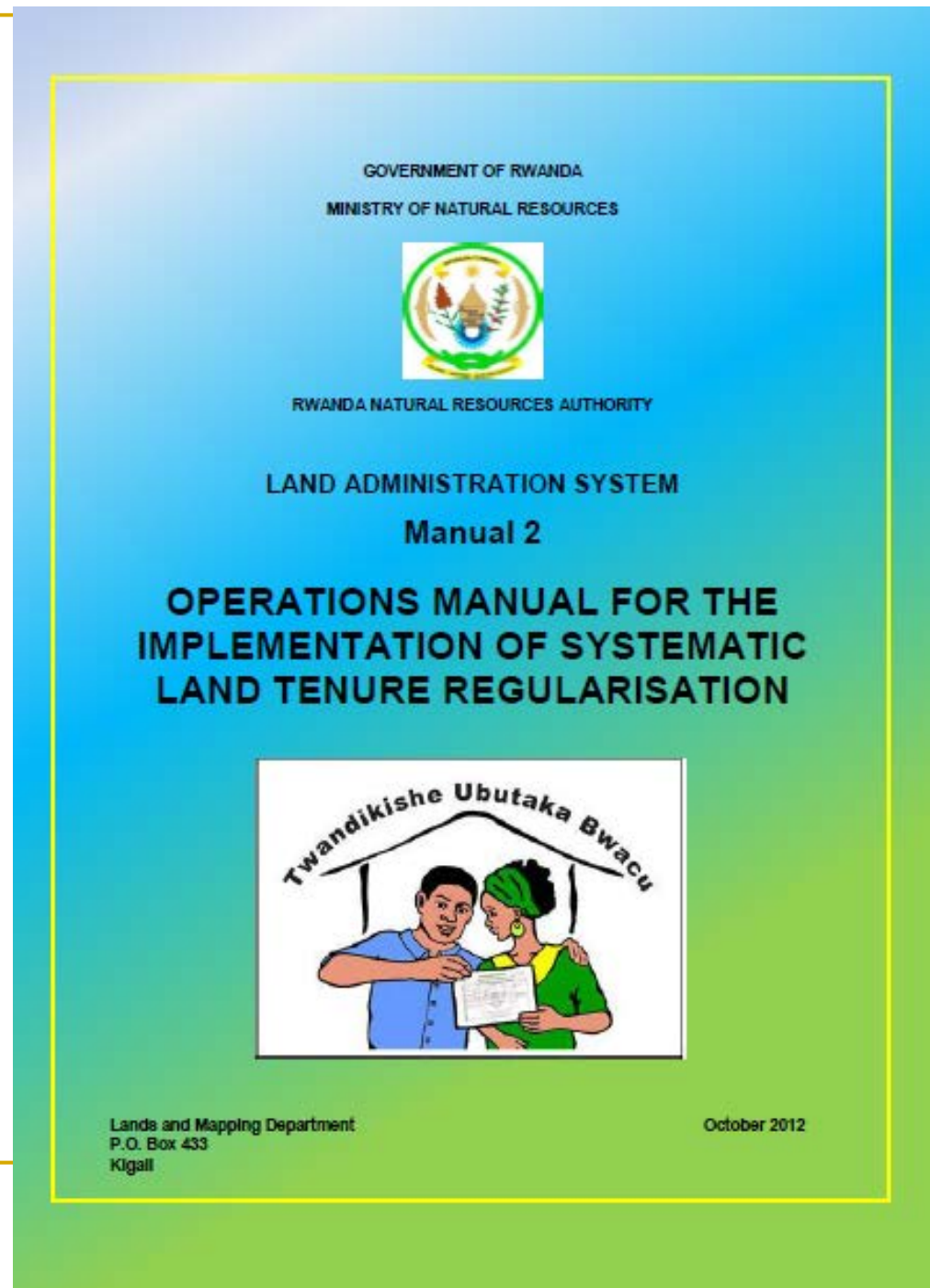
- Total cost: 60million USD
 - ❑ Government of Rwanda: 25%
 - ❑ DFID: 55%
 - ❑ SIDA: 8%
 - ❑ Netherlands: 8%
 - ❑ EC: 3%
 - ❑ IFAD: 1%
 - Cost-recovery – 1000 Rwf (=1.6USD) per parcel in rural area and 5000RWF (=8.3USD) in Kigali City – In total 7million USD recovered.
-

The Systematic Land Registration – Land Tenure Regularisation Steps

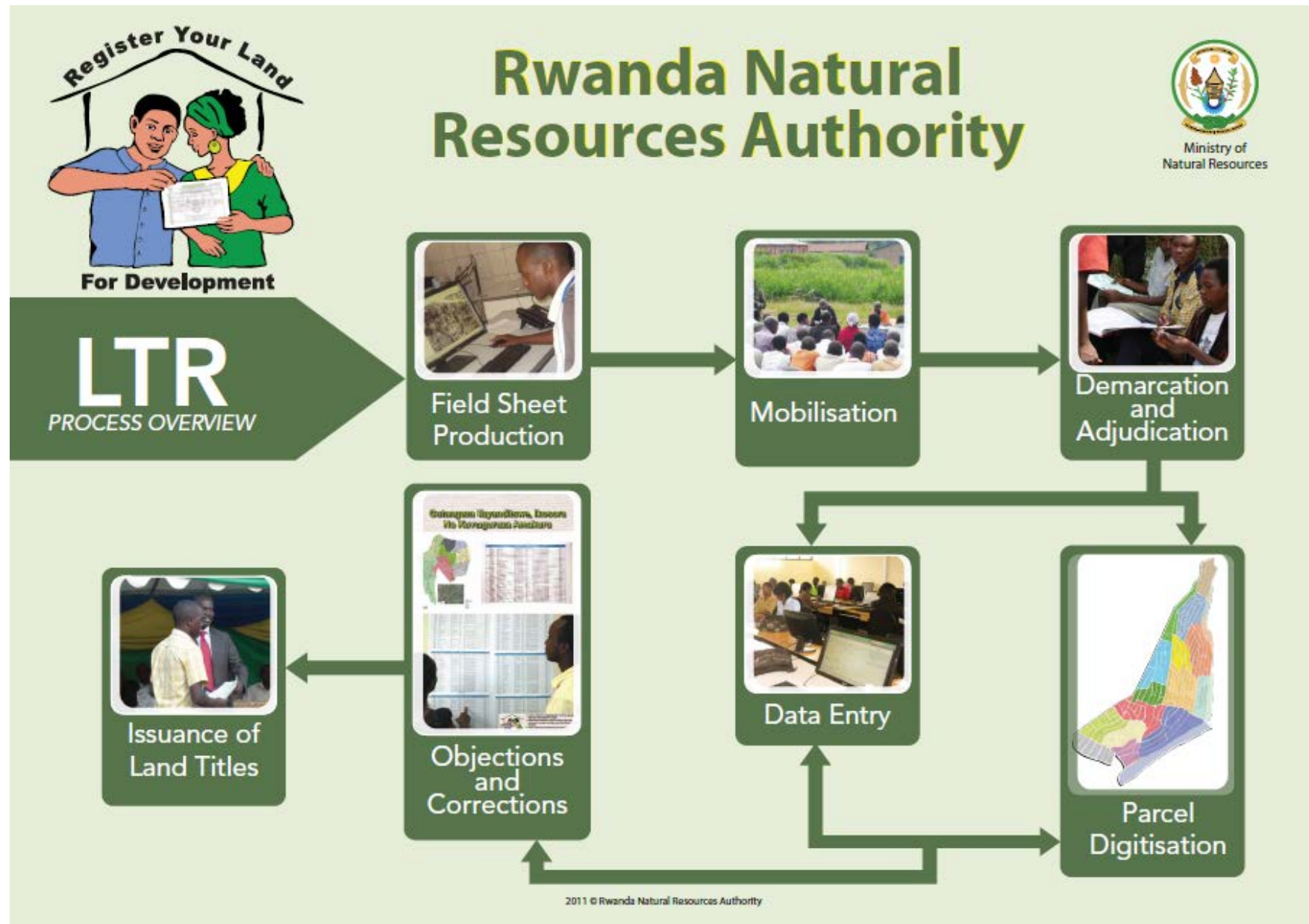
- ✚ Rwanda has 26,338 square Kilometer of surface
 - ✚ It is divided into 4 Provinces plus the City of Kigali
 - ✚ 30 Districts
 - ✚ 416 Sectors
 - ✚ 2148 Cells
- ✚ Land tenure regularisation: parcel by parcel and cell by cell
- ✚ Initially estimated to 7.9 million parcels of land in Rwanda in 2148 cells
- ✚ 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**



Steps in Systematic Land Registration



Aerial Photograph

Rwanda

As of March 2010

Scale for A0: 1:250,000

Democratic Republic of the Congo

Uganda

Rwanda

United Republic of Tanzania

Burundi

- 96% Aerial Photo
- 4% high resolution satellite Images

0 10 20 40 60 80 Km



This map provides an overview of Rwanda. The image is a mosaic created from aerial photos resampled to 30 metres resolution and combined with the coastline from Landsat TM data. The mosaic is visualized in natural colors.

Date: 12 March 2010
Edition: 1.0
Print Dimensions @ 1:50,000: ISO A0 size (1189 x 841mm)

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

LAND TENURE REGULARIZATION SUPPORT SYSTEM - Mozilla Firefox

File Edit View History Bookmarks Tools Help

LAND TENURE REGULARIZATION SUPP... +

localhost:8080/LTRSS/ Google

Logged in User: Eng Gasashya

[Logout](#)

Parcel Search

Search Options: ☐ Parcel ☐ Condominium ☐ UPI

Province: Kigali City

District: KICUKIRO

Sector: Gatenga

Cell: Nyarurama

Parcel No: 3026

Search Cancel

No of Parcels (0)

Person Search

Search Category: ☒ Natural ☐ Non Natural ☐ Successor

Search type: ☐ ID ☒ Name

Name or ID: sagashya

Surname	Given Name	MiddleName
SAGASHYA	DIDIER	GISCARD

Results Area

Claimants(2)

Edit Claim Edit Person Remove

Full Name	Representative	Shares	Relationship
NKURIKIYUURU EVELYNE	SAGASHYA GISCARD DIDIER, Village: Mulindi	50	Wife
SAGASHYA GISCARD DID...	SAGASHYA GISCARD DIDIER, Village: Mulindi	50	Husband

1/03/02/04/3026 Save Approve UnApprove Remove Document Add Document Add Claimant Remove

UPI: 1/03/02/04/3026

Village: Kabeza

Land Use: Gutura - Ubutaka bwite bw' Akare

Acquisition Type: PURCHASED

Area: 895

Plot No:

Folio:

Lease Term: 20

Buffer/Swamp: ☐ In Swamp ☐ In Buffer Zone

Other Options: ☐ Is Disputed ☒ Is Approved ☐ Is Printed

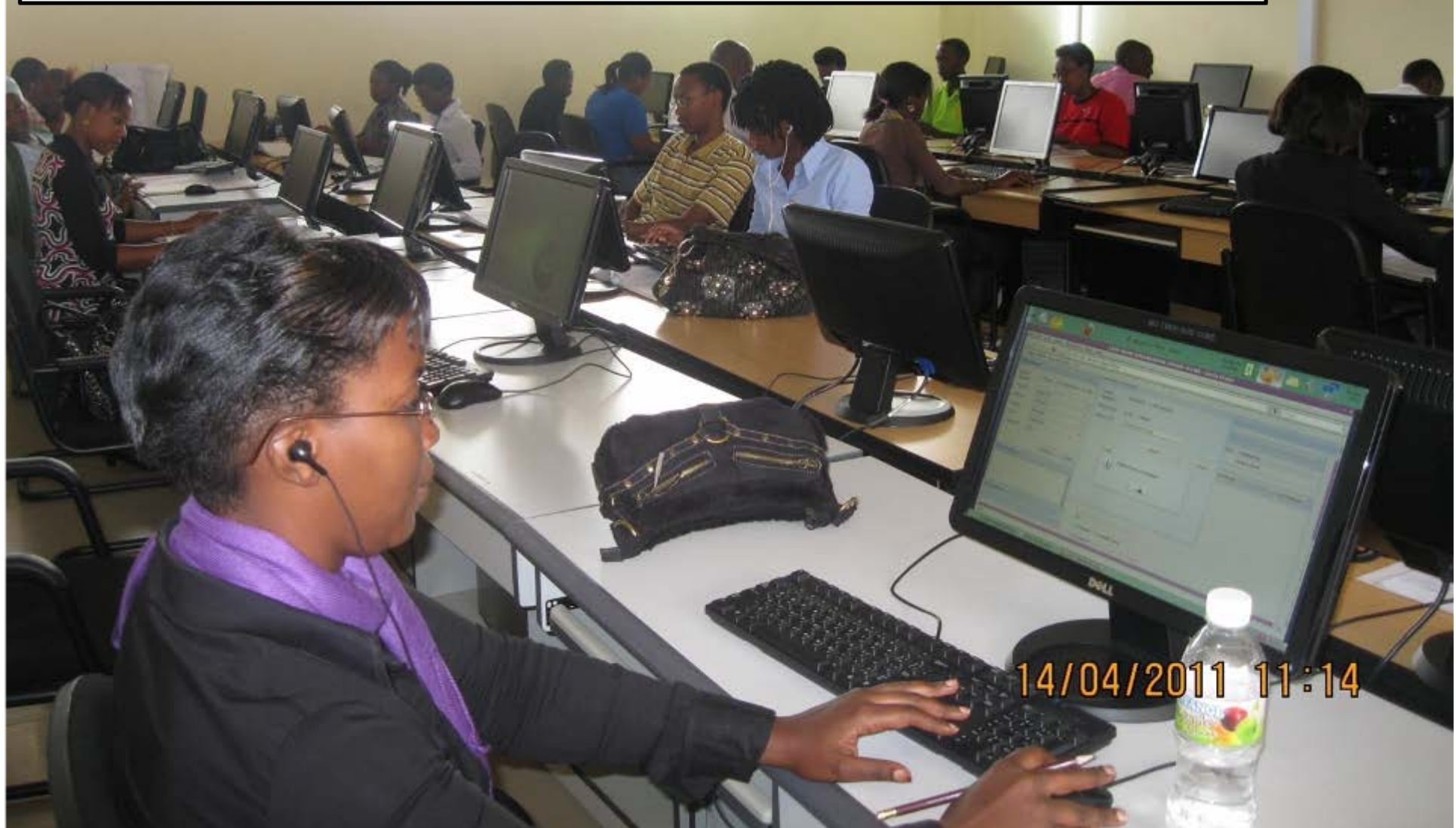
Neighbouring Parcels: 1/03/02/04/1295
1/03/02/04/1297
1/03/02/04/1298

Objections and Corrections

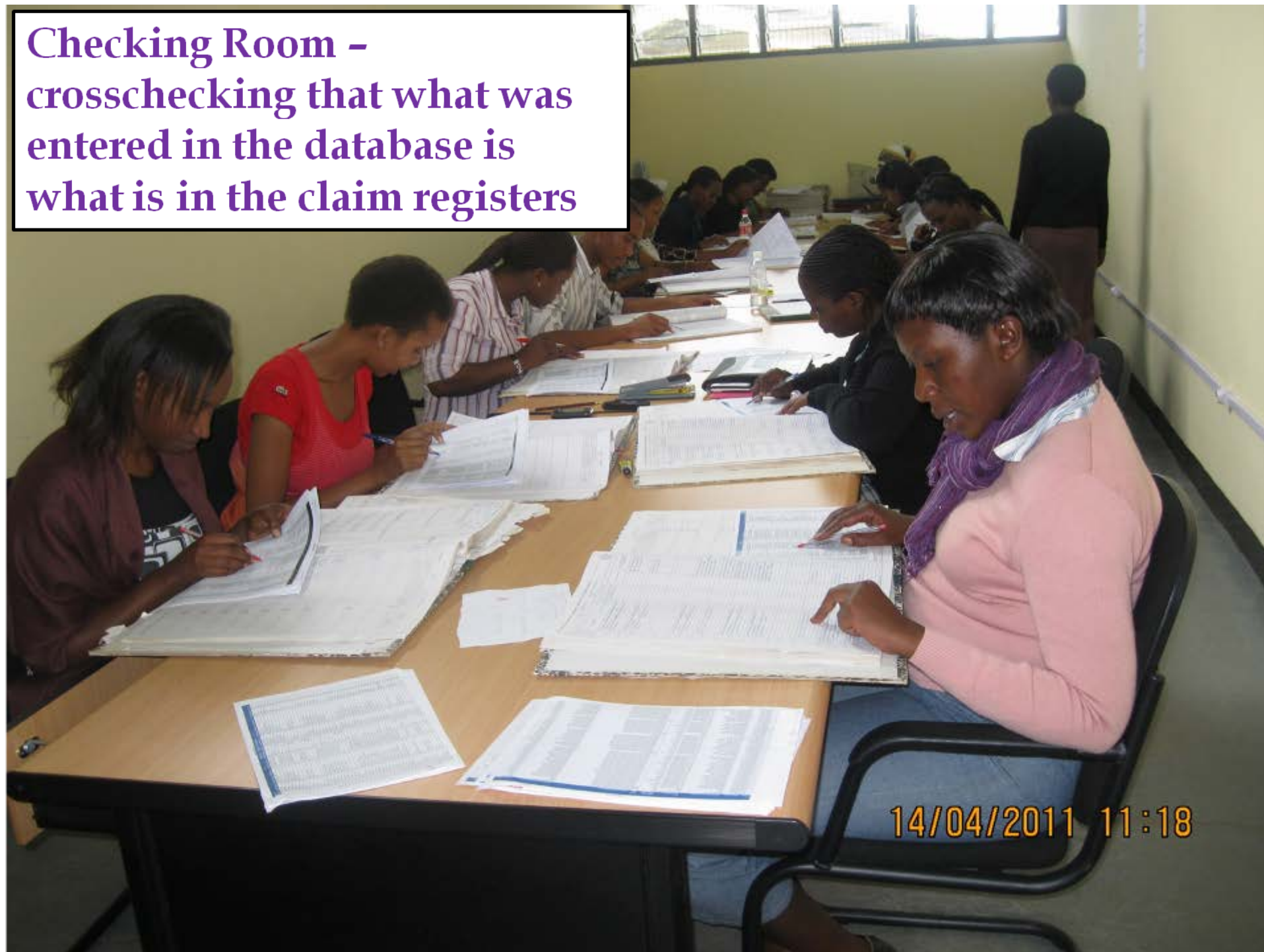
- ✚ At cell level
- ✚ Land claimants correct information
- ✚ Objections to claim can be made



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



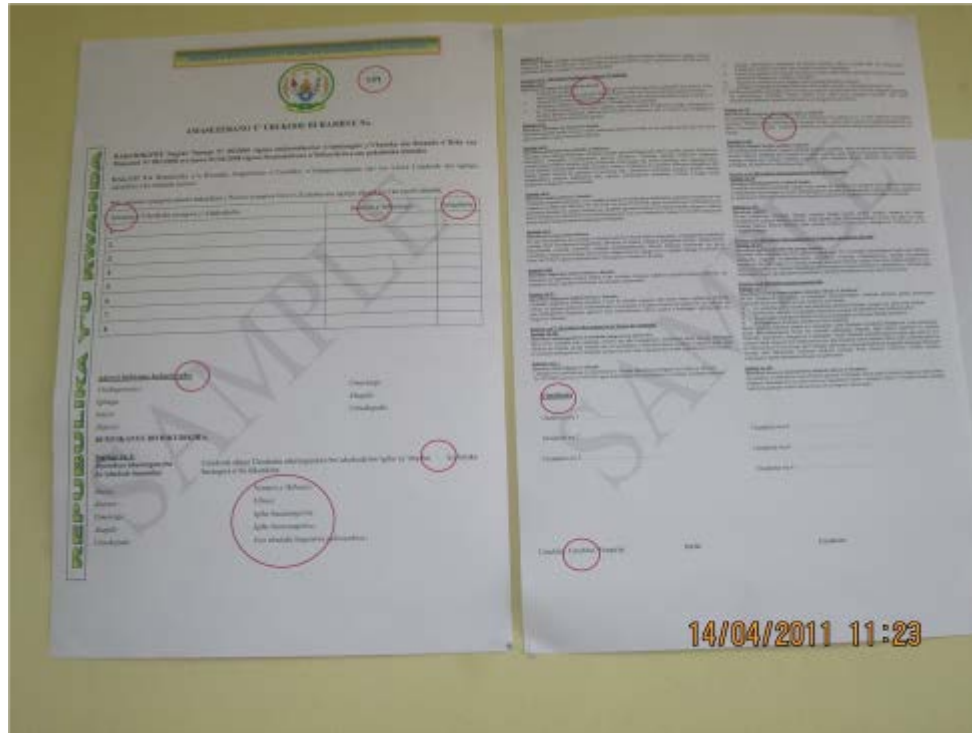
Checking Room -
crosschecking that what was
entered in the database is
what is in the claim registers



Printing leases and Certificates



Checking and Sealing and collecting



Issuance of land leases and certificate of land registration

URwego rw'umubitsi w'impapuro-mpamo z'ubutaka



AMASEZERANO Y' UBUKODE BURAMBYE No.

HAKURIKIWE Iteguka Ngenga N° 08/2005 rigena imikoresherere n'umukungire y'Ubutaka mu Rwanda n'iteka rya Minisitiri N° 081/2008 rya kweza 01/04/2008 rigena ibyababwirirwa n'ibikorikirwa mu gashyamba abutaka

HAGATI YA Republika y'u Rwanda, ihagarariye n'Umubitsi w'Impapuro-mpamo (ari we wowe "Urukodesha").

NA: umuntu (abantu) uragwa (uragwa) n'ibi bikurikira (arirwe wowe "Urukodesha"):

Amashyamba y'Urukodesha (Abakodesha)	Numero y'indangamutima	Umugabane
1.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		

Aha Urukodesha abazimwe:

Umushyamba: _____ Umuranga: _____

Intera: _____ Akagali: _____

Akarere: _____ Umushyamba: _____

IBUMVUKANYE IBI BIKURIKIRA:

Intera ya I: _____

Iyerekeye uburunganyirwa _____ Umukodesha aha Urukodesha uburunganyirwa bw'ubukode bw'igihe cy'inyuma ku butaka burangwa n'ibi bikurikira.

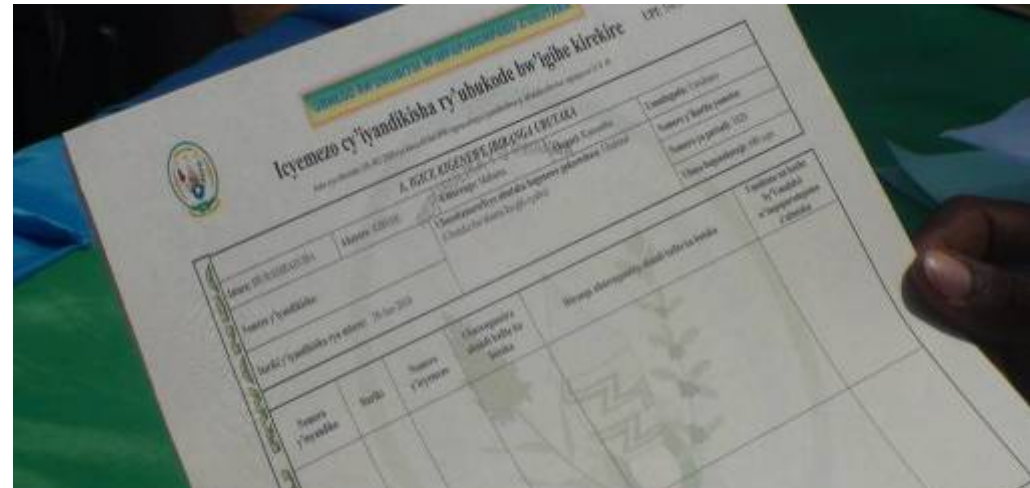
Intera: _____ Numero y'ubutaka: _____

Akarere: _____ Ubutaka: _____

Umuranga: _____ Igihe bukuranyirwa: _____

Akagali: _____ Igihe bukuranyirwa: _____

Umushyamba: _____ Igiteho umukodesha bukuranyirwa: _____



Going home with Land Leasehold title

The image shows a man and a woman in a rural setting, both holding up their Land Leasehold title documents. The man, on the right, is wearing a blue hat and a grey jacket. The woman, on the left, is wearing a white headwrap and a red shirt. They are standing in front of a brick building. The documents they are holding are titled 'Icyemezo cy'iyandikisha ry'ubukode bw'igihe kirekire' and contain various fields for personal and land information.

[illegible][illegible]

Extract of Cadastral Plan



ANNEX to Certificate of Registration of Emphyteutic Lease Title

Page 3 of 3


EXTRACT CADASTRAL PLAN

UPI 4/04/11/03/10

PROVINCE NORTHERN	DISTRICT BURERA	SECTOR KIVUYE	CELL MURWA
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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 casual staffs doing stamping and packing
 - 50 Project Drivers and 60 hired cars
-

Some numbers

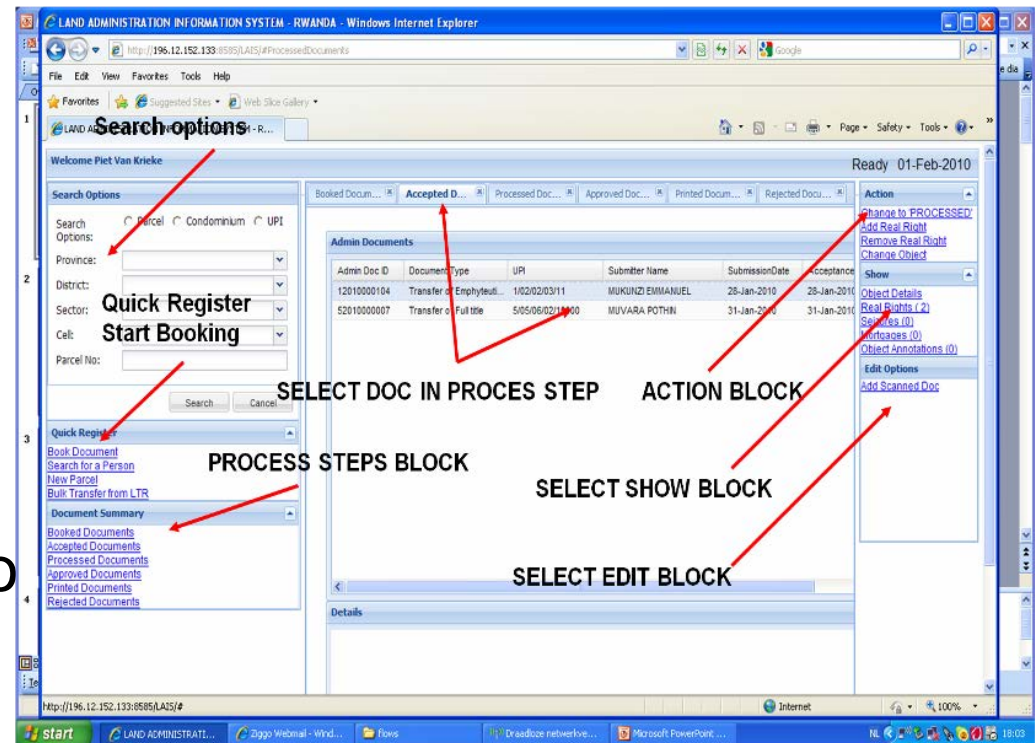
- 30,000 Titles printed everyday in three shifts (this is 120,000 Papers)
 - Sides of A4 printed: 80 million sides (Pages stacked equivalent to more than 13.5 times the height of the Empire State building).
 - Total Geo-data to manage: 15 million megabytes (1875 8GB ipods)
 - Plotter paper used: 50 kms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



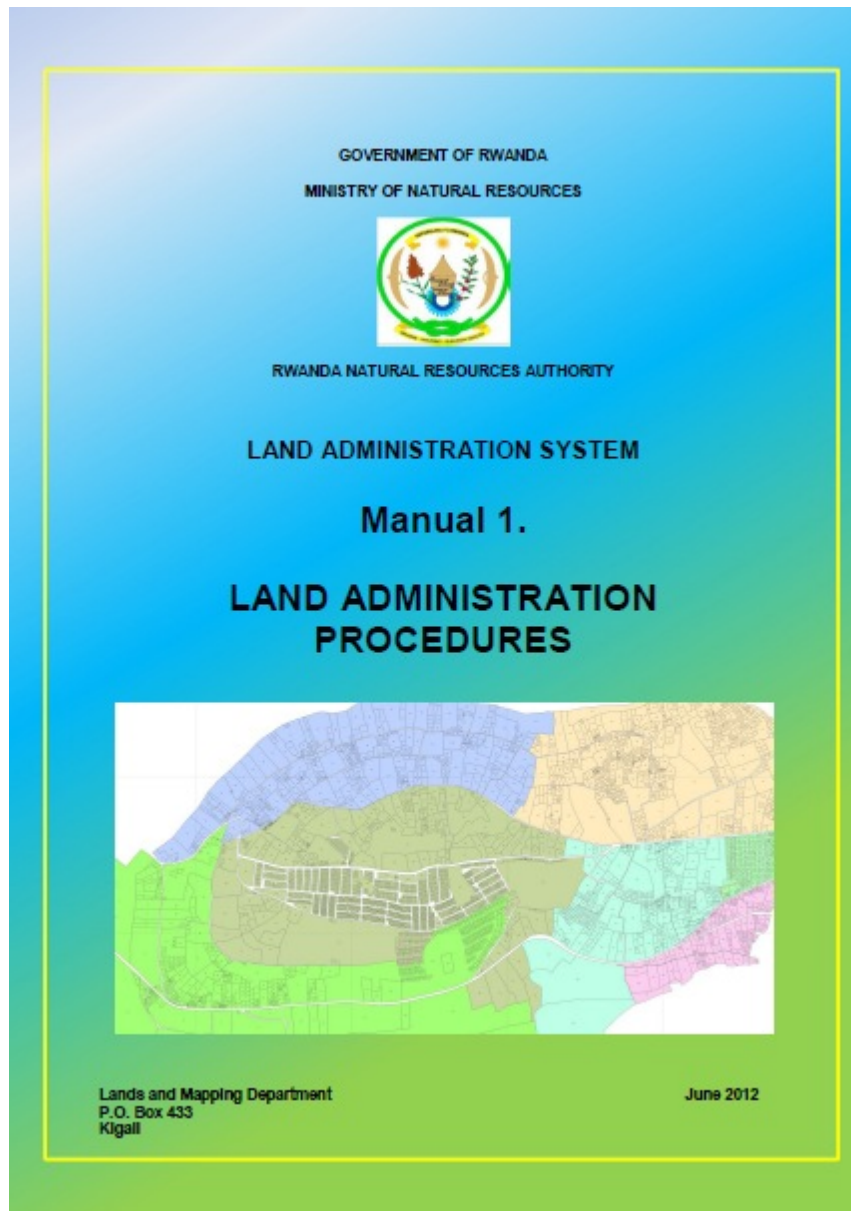
Land Administration Information System

- ✚ 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

The screenshot displays the LAIS web application interface within a Firefox browser window. The address bar shows the URL 10.10.10.11:1224/LAIS/. The page header includes a welcome message for Didier Gicard SAGASHYA and a system status indicator showing '17-Oct-2012 System Ready'. The main interface is divided into several sections:

- Search Options:** Includes dropdown menus for Province (Kigali City), District (GASABO), Sector (Kacyiru), and Cell (Kamukama), along with a Parcel No. field containing '1581'.
- Person Search:** Features search type (Name, ID), person type (Natural, NonNatural/Person), and an input field for the name.
- Book Inquiry:** A central form with fields for UPI (1/02/07/01/1581), Village (Bwaka), Right Type (Ehinyiteziye LEASE), Land Use (Gutur - Ubutaka bwite bw' Akarere), Is Condominium (Yes/No), Create Admin Doc ID (102070115811172012), First Title Doc ID (102070115811172012), Change Admin Doc ID, Area(Sqm) (13.562), Lease Term (20), Is Parcel Split? (NO), Is Parcel Merged? (NO), and LastCondoIndexLetter.
- Parcel Details:** A sidebar on the right showing UPI (10207011581), Area (13.562 3096484375), Lease Term (20), Land Use (Gutur - Ubutaka bwite bw' Akarere), Creation DocID (102070115811172012), Change DocID (null), and First Title Doc ID (102070115811172012).
- Parcel Extract Image:** A section for downloading the image for the specified parcel.
- Real Rights (1):** A table listing real rights with columns for Full Name, Representative, Share Numerator, and Share Denominator. The entry shows 'LETA MINAGRI' as the representative.
- Object Annotations - Under Dispute (0):** A table for object annotations with columns for Annotation Type, COMMENT, START DATE, and END DATE.

1st Land Administration System Manual

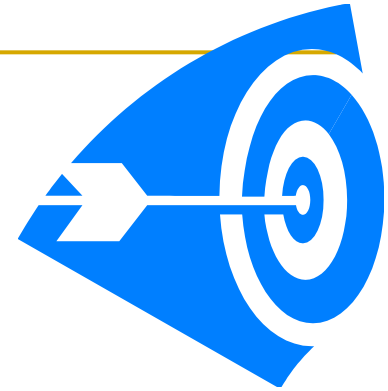


- Procedures for land transactions and registration
- Forms for any type of request
- Requirements for any type of transaction
- Person responsible

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

Firefox

REPUBLIC OF RWANDA - Office of th... Flickr: Paul Kagame's Photostream Land Query Notification System(RN... Problem loading page

197.243.37.210/LQNS/FrmDLOAddApplication.aspx

Google

 REPUBLIC OF RWANDA
RWANDA NATURAL RESOURCES AUTHORITY 

Add Application Send To ZONE/RNRA Track Document Update Client Info Report Deliver Docs LogOut

WELCOME TO RNRA LAND QUERY NOTIFICATION INFORMATION SYSTEM

Welcome, HAKIZIMANA THOMAS GASABO

ADD NEW APPLICATION

Notify Clients

Search Option

Parcel Location:

Province: Kigali City

District: GASABO

Sector: --Select Sector--

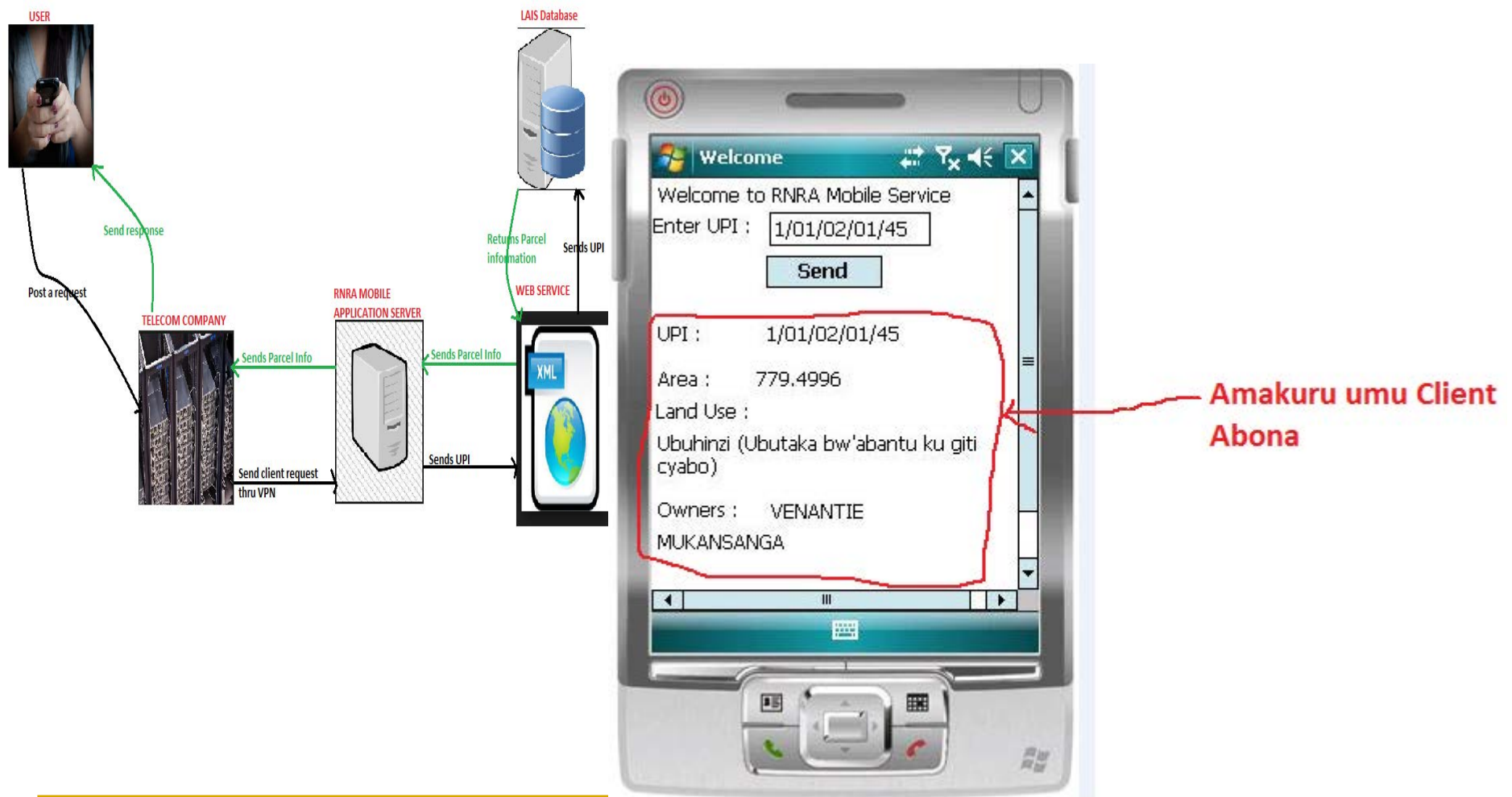
Cell:

Parcel Number:

Search

EN 10:03 AM 20-Dec-13

Now developing a mobile application to check owner information



With Rwanda Online: Now developing online application for transfer of land and sub-division

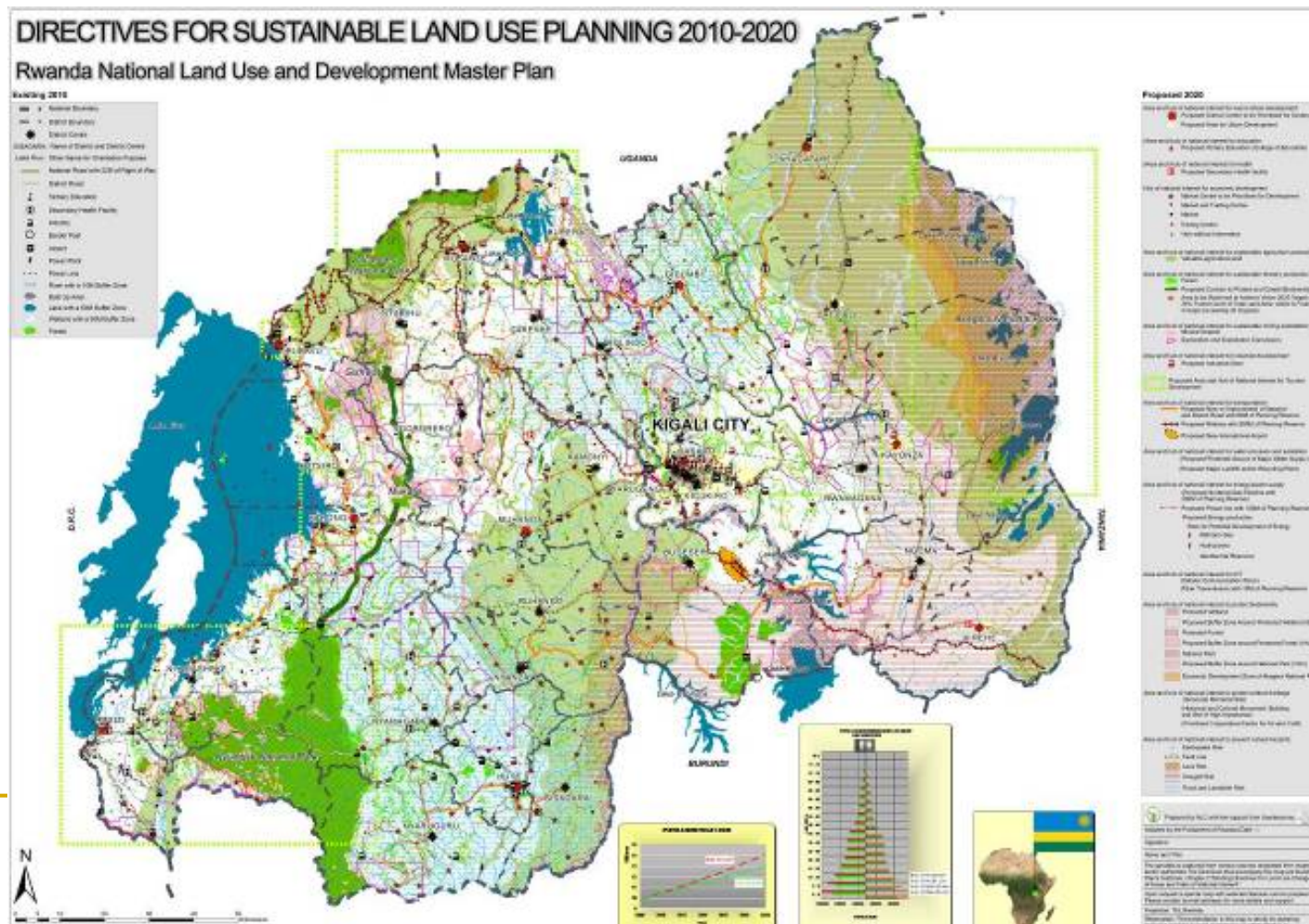
WB Doing Business Report 2014

- 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 Denmark (7)
 - Africa ranking: Rwanda is number 1
 - It takes on average 12 days to transfer land in Rwanda.
-

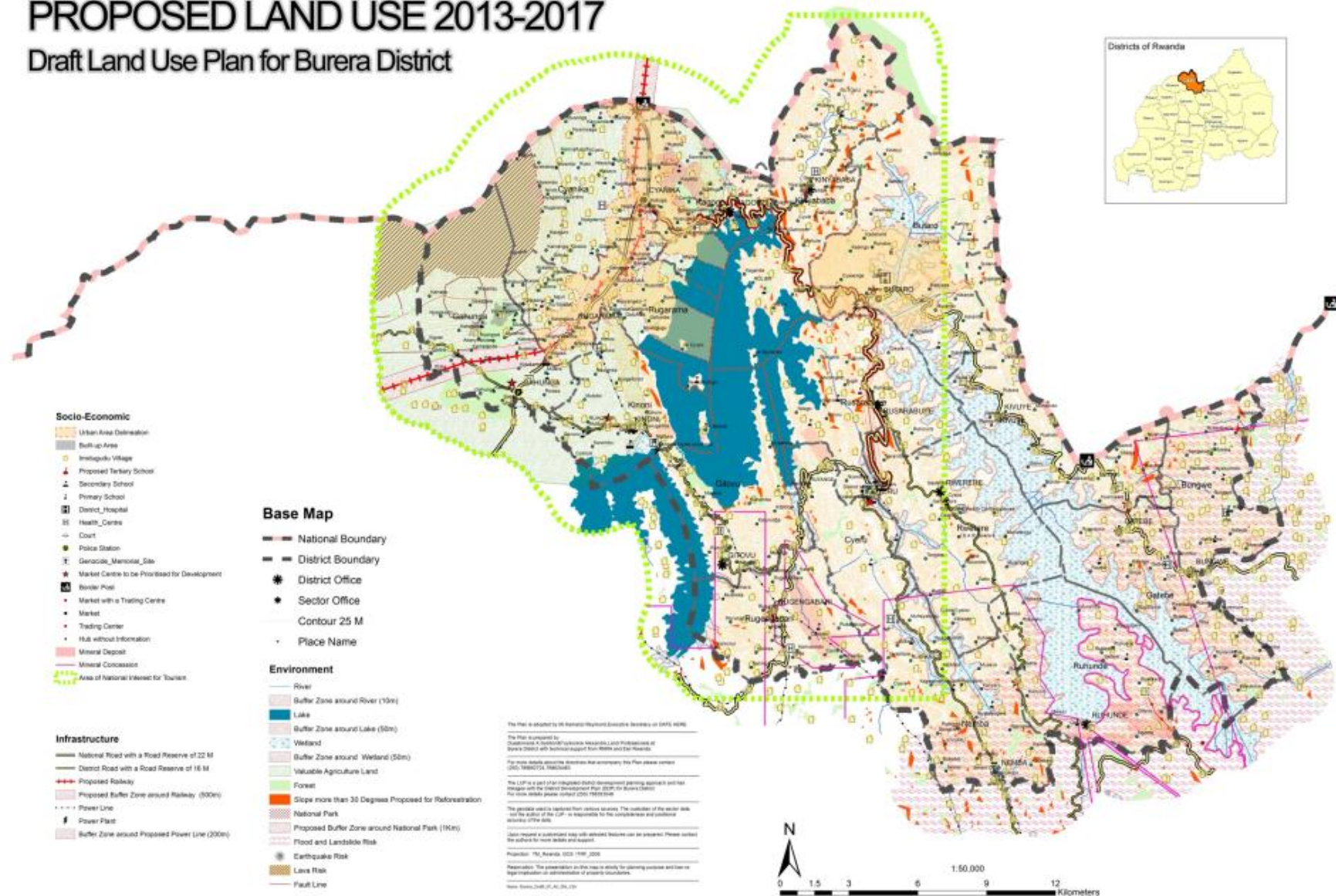
WB Doing Business Report 2015

- 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 and Development Master Plan approved by Cabinet on 19th January 2011
- Land use planning and development Law Gazetted in July 2012

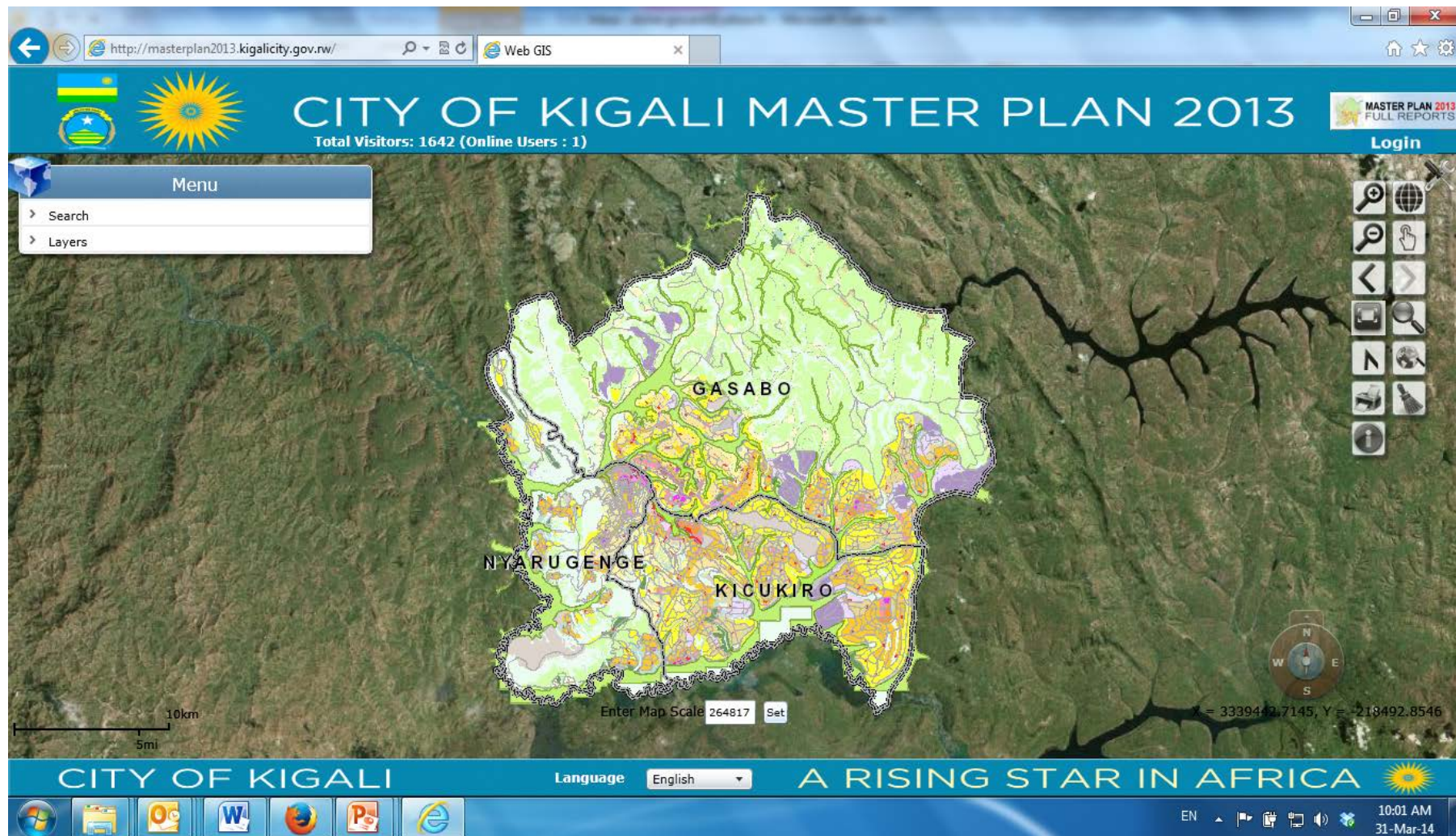


Draft Land Use Plan for Burera District



Land Administration and Land Use:

www.masterplan2013.kigalicity.gov.rw



Land Administration and Land Use:

www.masterplan2013.kigalicity.gov.rw

The screenshot displays the web application for the City of Kigali Master Plan 2013. The browser window shows the URL www.masterplan2013.kigalicity.gov.rw. The application header includes the city logo, the title "CITY OF KIGALI MASTER PLAN 2013", and visitor statistics: "Total Visitors: 1453 (Online Users : 0)". A "Login" link is also present.

On the left, a "Menu" panel contains a "Search" section with dropdowns for "Select Cell" (set to "KAMASHASHI") and "Select Parcel ID" (set to "93"). Below these are "Search" and "Clear Selection" buttons. A "Search Results" table is displayed below the search fields:

	OBJECT ID	Parcel ID	WETU
Zone PDF	285154	93	0

Below the search results is a "Layers" section. The main map area shows a yellow-colored parcel (R1A) outlined in red. An information popup window is open over this parcel, displaying the following details:

- Zone Name: R1A
- Zoning: R1A - Mixed Single Family Residential District
- Road Type:
- Above Ground:
- Township: K7
- Planning: KANOMBE - NYARUGUNGA PLANNING AREA
- Sector Name: NYARUGUNGA
- District Name: Kicukiro
- Area_Ha (Hectares): 20.0466647213

A link "Click here to close the information window" is at the bottom of the popup. The map includes a scale bar (0 to 200ft), a scale input field (set to 1719), and a coordinate display showing X = 3357810.4479, Y = -219134.6729. The footer of the application features the text "CITY OF KIGALI", a language dropdown set to "English", and the slogan "A RISING STAR IN AFRICA" with the city logo.



EDPRS 2: “Shaping Our Development” A Journey to Middle Income Status by 2020



Minister of Finance and Economic Planning

VISION 2020 – EDPRS II

Vision 2020 (1998-1999)

- 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:



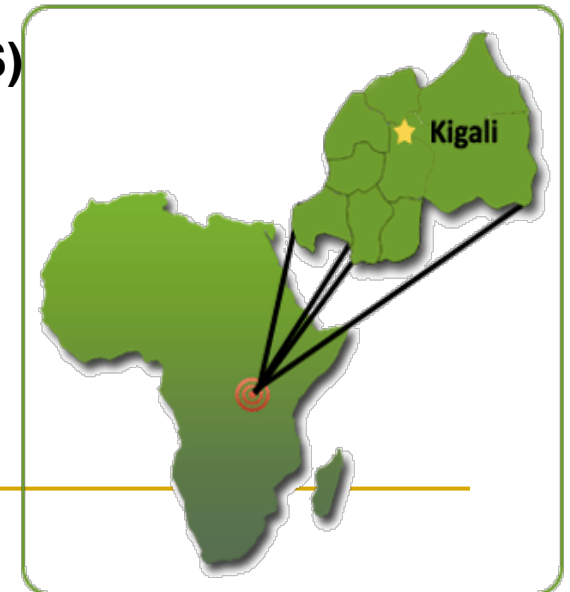
- Service and client need oriented attitude
 - Change the approach on how services are offered
 - Understanding services related to land for all officials involved
 - Analysis of requests
 - One day one procedure (Commercial and Industrial land)
 - 5 days maximum to transfer land (for other lands)
 - Be ranked among top 5 in DB WB (with online service)
-

RWANDA GOVERNMENT LAND STRATEGY

- **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 GEODETIC REFERENCE NETWORK (CORS)**

We can argue that Rwanda is the most prepared nation in Africa to meet future challenges regarding land administration and management!

KNOWING WHO OWNS WHAT AND WHAT TO DO WHERE



Thank you very much for your
attention!!

