Building Land Administration in Rwanda Through Systematic Land Registration

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OUTLINE

- Land Policy – From past to Now
- The Organic Land Law of 2005
- Institutional framework
- Systematic Land Registration – Land Tenure Regularisation
- Challenges in land tenure regularisation
- Where are we today and Our Target?
- Land Administration Information System
- Land Use Planning
- Overall Land Strategy in Rwanda
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

- From 2005: Organic Land Law
  - Right of ownership of customary land under lease
  - Freehold – according to land use planning
Organic Land Law of 2005

- Security of tenure through leasing – art 5
- Category of land art 9-18
  - Individual land
  - State land (public and private)
- Land use – according to planning art 19
- Land allocation and leasing – art 25
- Land registration – obligatory – Art 30
- Land transfer – art 33-38
- Land Rights and obligations – Art 45-68
- Prescription (ubuzime) – art 69-72
- Penalties (repossession and requisition) – art 73-85

Note: More than 15 Secondary legislations implementing the OLL
Institutional framework

- Ministry of Natural Resources
- National Land Commission
- Rwanda Natural Resources Authority and Office of Registrar of Land Titles – Department of Lands and Mapping (former National Land Centre)
- District Land Commission
- District Land Bureaus
- Sector and Cell land committees
The systematic Land Registration

- Land tenure regularisation: parcel by parcel and cell by cell
- Pilot phase 2007-2009 and Strategic Road Map for Land Tenure Regularisation approved by Cabinet in March 2008
- Estimated 10 million parcels of land in Rwanda in 2148 cells
- Participatory approach with Cell Land Committees
- General Boundary principle – Land surveying – with aerial/satellite orthophotos
- Supported by GoR, DIFD, SIDA, Netherlands and EU
- National roll out started in June 2009, a support team joined in July 2010
Steps in Systematic Land Registration

- Field Sheet Production
- Mobilisation
- Demarcation and Adjudication
- Data Entry
- Parcel Digitisation
- Objections and Corrections
- Lease Issuance
Aerial Photograph

Rwanda
As of March 2010
Scale for A0: 1:250,000

Democratic Republic of the Congo

United Republic of Tanzania

Scale: A0

Print Dimensions: 1:50,000

1:600,000 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
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
Map digitisation
Data Entry
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
Issuance of land leases and certificate of land registration

Cost: 6USD to register one parcel
ANNEX to Certificate of Registration of Emphyteutic Lease Title

EXTRACT CADASTRAL PLAN

UPI 4/04/11/03/10

PROVINCE NORTHERN DISTRICT BURERA SECTOR KIVUYE CELL MURWA

MAP of parcel

NOTE
Parcel Map prepared based on General Boundaries Principle

Date 25-Feb-2011 Registrar/Deputy Registrar MUNYANGAJU Damascene Signature Stamp
Challenges in land registration

- Unclaimed land (people outside Rwanda)
- Children born out of marriage and orphans
- Inheritance
- Widowed women
- Land registration on Islands and in Gishwati Former Natural Forest
- Low collection of lease titles
- Lease fees claimed to be high
LTR PROCESS

Local information campaign and training of land cell committee

Preparation of index and field sheets

Physical checking

Adjudication

Demarcation of Parcels

Digitization of field sheets and data entry

Correcting errors of demarcation

Correction and objection period

ISSUANCE OF LAND TITLES
Rwanda Land Tenure Regularisation Progress up to the end of December 2011
Progress as of today (June 2009 – March 2012)

- Four District completed (Kigali City Districts and Kirehe District)
- As of March 2012,
  - 2122 Cells covered (99%)
  - 10.04 millions parcels demarcated (97%) – out of them 83% have full information on claimants
  - Less than 1% (9,899) disputes registered
  - 5.8 million parcels digitised
  - 6.5 million parcels entered in Land Tenure Regularisation Database
  - 1003 Cells undergone Objection and Corrections
  - 2.7 million leasehold titles approved
  - 2.5 million leasehold titles printed
  - 1.1 million leasehold Titles corrected
Targets

- Finish demarcation and adjudication in whole country by June 2012
- Finish Issuance of all leasehold titles in all districts by December 2013
Land Administration Information System

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

Future developments:
- Interface to link to Mortgage registration and Building Permission MIS
- Interface to connect banks and other users
- Linking Geo-database to proprietary information database
Land Administration Information System
Land Use Planning

- National Land Use and Development Master Plan approved by Cabinet on 19th January 2011
- Land Use Planning and Development Law passed by Parliament in March 2012
By 2013, Rwanda will be the most prepared nation in Africa to meet future challenges regarding land administration!

- INSTITUTIONAL FRAMEWORK
- STRONG LEGAL FRAMEWORK
- SYSTEMATIC LAND REGISTRATION
- LAND ADMINISTRATION INFORMATION SYSTEM
- NATIONAL LAND USE AND DEVELOPMENT MASTER PLAN
- NATIONAL SPATIAL DATA PORTFOLIO (Orthophoto and Base Map)
Thank you very much for your attention!!

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