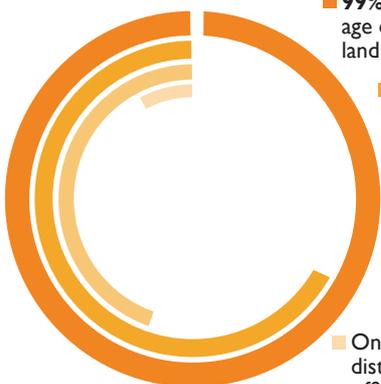


Land tenure administration: progress and challenges

Over the last decade, Rwanda has reformed governance of its land sector. This fact sheet, based on a survey of nearly 2,000 citizens and interviews with leaders in and outside government, provides a snapshot of how land tenure administration is working.

Citizen awareness



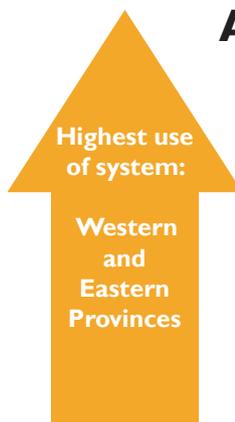
- **99%**, regardless of gender, age or education, knew of the land administration system.
- Nearly **66%** said it is easy to get information about land transactions and easy to comply with requirements.
- Only **44%** knew how and when to register transactions
- Only **8%** correctly named the district land bureau as the office to register transactions.

But...

Only 44% knew how and when to register transactions

Only 8% correctly named the district land bureau as the office to register transactions.

Access to services



Highest use of system:
Western and Eastern Provinces

Long distances to district land bureaus, high transportation costs, and high fees make it harder for people to register transactions.



Lowest use of system:
Southern Province

Most transactions take **2-3 days.**

Illiteracy is another barrier.

Fixed fee for registration:

27,000 Rwf



54%

of monthly income for most respondents

On top of registration fees, landowners incur transportation and other transaction costs.

	Transportation costs	Other costs
Western Province	5,844	4,995
Northern Province	8,888	9,634
Eastern Province	11,645	12,650
Kigali City	9,393	28,667
Southern Province	31,525	18,667

Corruption?

Some landowners were asked to pay a "fee" to expedite registration.

Steps toward a stronger system

Replace fixed transaction fee with cost systems based on 1) size and value of land and 2) non-market transfers such as inheritance, gift and umunani.

Monitor activity to see if land transactions increase.

Investigate allegations of illegal expediting fees.

Incentivize residential landowners to register property by lowering transaction and lease fees.

Reduce the time it takes to process transactions.

Complete hiring and training of sector land managers.

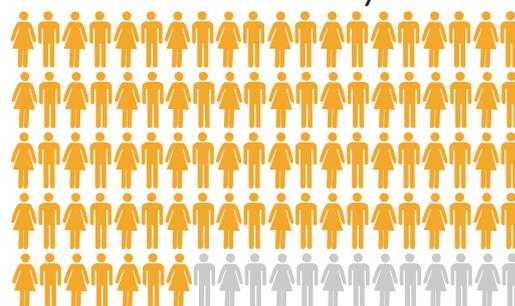
Educate public on registration procedures through community meetings; train district/sector land managers on outreach.



Commercial and agricultural land was registered more than residential property.

87%

said they were satisfied with the land administration system.



More feedback on progress toward implementing the land tenure administration system...

Access to credit

Land certificates have not been a major factor in facilitating access to credit:



18% said they had used a land certificate as collateral for a loan.

QUESTION:

Who is most likely to register titles?

ANSWER:

Females, young landowners, and people with high income and large property.

Land markets

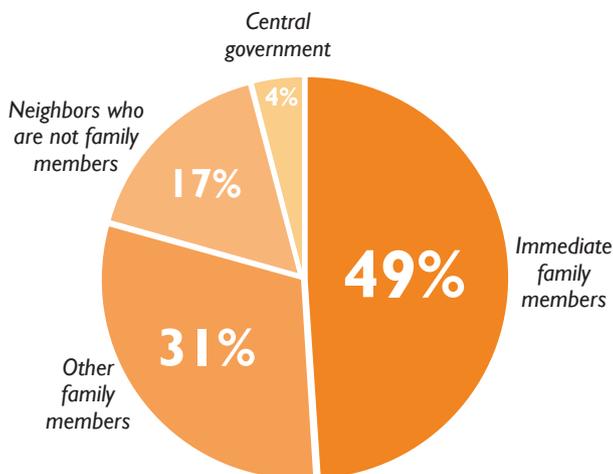
Land markets have become more active after the issuance of land certificates.



67% said land certificates made transactions easier. But an equal number think restrictions on land subdivision hinder land market activities.

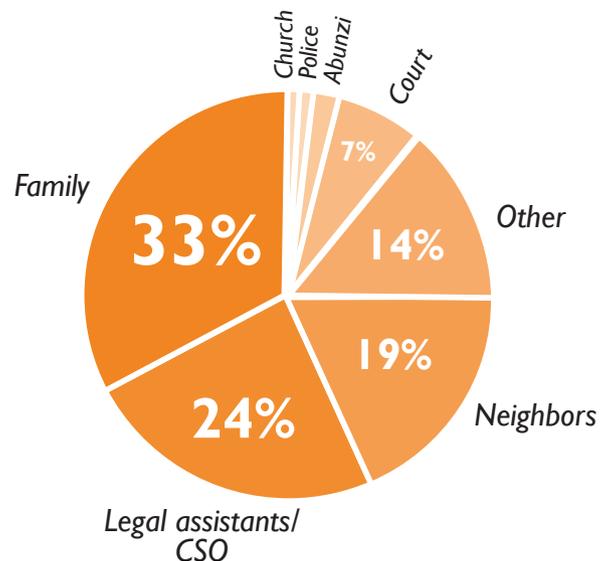
Land disputes

The majority of land disputes occur within families.



According to the survey, men prefer to resolve disputes within the family. Women prefer to use an institution outside the family. Overall, 62% said they were satisfied with family mediation.

Where did citizens turn for help in resolving land disputes?



96% of Abunzi (local mediators) said that land title certificates and boundary demarcation have helped resolve land disputes resolution.

This document is based on the report *Access to the Land Tenure Administration System in Rwanda and Outcomes of the System on Ordinary Citizens*, produced by the United States Agency for International Development (USAID) Rwanda Land Project with INES Ruhengeri. Download the report at www.rwandaland.org.

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