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NATIONAL LAND RESEARCH AGENDA WORKSHOP IN RWANDA

WORKSHOP PROCEEDINGS REPORT

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NATIONAL LAND RESEARCH AGENDA WORKSHOP IN RWANDA

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CONTENTS

1.0 INTRODUCTION	2
2.0 WORKSHOP ACTIVITIES	2
2.1 Opening ceremony	2
2.2. Presentations	5
2.2.1 Assessments by the LAND Project	5
2.2.2 Presentations on land-related studies carried out by independent researchers	8
2.2.3 Key discussion points arising from the presentation	10
2.3 Selection of research priorities	11
2.3.2 Presentation of clusters	12
2.3.3 Explanation of Prioritization Exercise	16
2.3.4 Selection of 3-4 top land research priorities	23
3.0 CLOSING CEREMONY	25
3.1 Anna Knox, Chief of Party, LAND Project	25
3.2 Representative of participants: Mr. Seraphin Rumaziminsi	26
3.3 Emily Kronic, Team Leader Democracy and Governance, USAID Rwanda	26
3.4 RNRA Representative, Muvala Potin, Deputy Registrar of Land Titles	27
ANNEXES	28
Annex 1: Participant List.....	28
Annex 2: Agenda.....	32

1.0 INTRODUCTION

The USAID funded Land Project held a National Land Research Agenda Workshop from 24 to 26 September, 2012. Held at Umubano Hotel, the workshop brought together representatives from the Government of Rwanda, the research community and civil society (see Participant List in Annex 1) to identify three to four land-related research priorities. These were drawn from 58 land policy research topics proposed by participants in advance of the workshop. The three selected themes will form the basis for competitive research awards supported by the LAND Project in 2012-13. The ultimate objective of this research is to progressively inform land policy and laws in Rwanda. The LAND Project will repeat the workshop annually throughout the life of the project with the same objective of supporting policy research on land issues by Rwandan organizations.

The workshop was ably organized and facilitated by the Institute of Research for Dialogue and Peace (IRDP).

DAY ONE: September 24, 2012

2.0 WORKSHOP ACTIVITIES

The workshop consisted of four main parts: the opening ceremony, presentations of existing research on land matters and assessments carried out by the LAND Project, selection of research priority areas, and the closing ceremony. The workshop agenda is provided in Annex 2).

2.1 Opening ceremony

At the opening ceremony, remarks were given by the USAID Assistant Director Brian Frantz, the Director of Lands and Mines at the Ministry of Natural Resources Mr. EmmanuaelUwizeye, and the Land Project Chief of Party Anna Knox.



Brian Frantz reminded participants that land use and management is one of the top priorities of the Government of Rwanda. He applauded the tremendous achievements by the Government of Rwanda in land reform, including the Organic Land Law of 2005 and the Land Tenure Regularization Program that granted formal land tenure

status to Rwandan citizens between June 2009 and May 2012, a very short period of time for such a large undertaking. While such achievements are impressive, he noted that rapid changes can also create instabilities and raise issues that need to be addressed, including conflicts over land.

Referring to the National Land Policy and EDPRS, Mr. Frantz emphasized the importance of the role of popular participation. He said that the objective of the LAND Project is to support the government in its efforts to promote rational and sustainable use and management of land. He added that the LAND Project will serve as a platform for various stakeholders, and support Rwandan organizations and institutions to conduct comprehensive research related to land in order to progressively inform land policy. He concluded his remarks by wishing participants a fruitful debate.



The Government of Rwanda was represented by Mr. Uwizeye Emmanuel, Director of Land and Mines in the Ministry of Natural Resources. In his remarks, he expressed great pleasure

for taking part in such an initiative. He welcomed the participants and thanked the organizers for holding a workshop that would contribute to sustainable management of natural resources in Rwanda. Mr. Uwizeye thanked USAID for its support in improving land policy in Rwanda. He established the link between the objectives of the workshop and the GOR's strategic planning process, noting that the EDPRS II is being currently implemented and that the participation of all stakeholders is recognized as a key strategy for rational and sustainable use and management of land in Rwanda. It was on this note that he officially opened the workshop.

The Land Project was represented by its Chief of Party, Ms. Anna Knox. Ms. Knox welcomed all participants and thanked them for coming. She provided a brief overview of the LAND Project in terms of its objectives, partnerships, and first year work plan.

She said that the overall goal of the project was to "assist the GoR in strengthening the resilience of its citizens, communities and institutions and their ability to adapt to land-related economic, environmental and social changes." The project, she noted, has a strong focus on capacity building – targeting policy research, the justice sector and legal assistance". Under this goal, the project seeks to "increase capacity of local Rwandan institutions to generate high quality, evidence-based research on land-related issues that can be used by the GOR, CSOs and Rwandan citizens (objective 1) and to increase understanding of land law, policies, regulations, and legal judgments on land-related issues by GOR officials, local CSOs, research institutes, and citizens."

The LAND Project Chief of Party mentioned key partners from the GoR, including Rwanda Natural Resources Authority, the Ministry of Natural Resources and the Ministry of Justice as well as Civil society organizations, NGOs, research institutes and universities. She added that the LAND Project was committed to building strong collaboration between the research community, civil society and GoR.

She also shared with participants the activities set out in the LAND Project's first year work plan, including:

- ✓ Research, communications/policy advocacy assessments, the results of which were presented at the workshop;
- ✓ The NLRA Workshop with the objective of identifying land-related research priorities.
- ✓ Awards to CSOs/research entities for research and technical assistance to build research capacity.
- ✓ Forums and mechanisms for communicating research findings and evidence-based advocacy.
- ✓ Support to the GOR to strengthen capacity to commission and evaluate research, and use research findings to inform policy.

Concluding her remarks, Anna reminded participants of the objective of the workshop: "*Identify critical research priorities to inform the direction of land policy and law.*" This objective was consistently repeated by the facilitators. Ms. Knox thanked the IRDP team for organizing the workshop in a professional way.

2.2. Presentations

The next segment of the workshop sought to share with participants results from assessments done by the LAND Project and also feature recent-land related research undertaken by independent researchers. A brief summary of all three presentations follows.

2.2.1 Assessments by the LAND Project

The presentation highlighted findings from the following assessments carried out by the LAND Project: 1) Abunzi Capacity Needs, 2) Research Capabilities of Local Organizations, and 3) Land-related Communications and Policy Advocacy. The presentation was delivered by DrFidèleMasengo, Deputy Chief of Party of LAND Project.

The assessment on **Abunzi Capacity Needs** had the following objectives:

- Assess Abunzi knowledge, ability and skills in mediation and application of the law;

- Establish enabling factors that contribute to Abunzi effectiveness;
- Identify Abunzi challenges; and
- Propose a strategy for addressing current and future capacity building needs of Abunzi.

The assessment identified a number of challenges Abunzi face, including:

- ✓ Competing responsibilities with administrative forums for dispute resolution;
- ✓ Lack of mediation skills, resulting in tendencies to adjudicate disputes rather than conciliating the parties;
- ✓ Insufficient knowledge of relevant laws as well as rules of interpretation of evidence;
- ✓ Weakness in recording decisions, informing parties of decisions, and enforcing decisions; and
- ✓ Lack of materials, infrastructure, incentives and coordination.

The second assessment, **Land Research Capabilities of Local Organizations in Rwanda** embodies the following two objectives:

- ✓ To identify how the project might best support building research capacity of local organizations;
- ✓ To determine which organizations have particular skills and interests in land –related research and advocacy.

The assessment came up with the following key findings:

- ✓ Strong technical expertise for empirical research is found in only few organizations;
- ✓ Some CSOs outsource technical research;
- ✓ Much of the research by local organizations uses qualitative methods – e.g. case studies focus groups, legal analyses;

- ✓ Those applying more sophisticated research methods tend to be government-sponsored (e.g. NISR);
- ✓ Some organizations are able to design and implement basic household surveys; many rely on FGDs and key informant interviews;
- ✓ Among most of the organizations involved in the assessment, there is limited or no ability to design and implement large scale surveys and evaluation studies; perform economic modeling, or carry out econometric/statistical analysis.

Areas where local organizations would benefit from technical support to strengthen their ability to perform land-related policy research include:

- Sampling and statistical analysis;
- Community dialogues and policy advocacy;
- Training on land-related issues;
- Elaborating research proposals;
- Impact analysis, monitoring and evaluation design; and
- Transforming empirical information into policy notes

The purpose of the third assessment on **Land-Related Communications and Advocacy** was to:

- Assess communications and advocacy capacity of organizations working in land sector;
- Map the landscape of existing public awareness efforts on land policy, law, rights and research; and
- Identify existing means by which Rwandans receive and digest this information.

The assessment pointed to the following:

- **Communications**

- There are many channels, but community meetings and radio are perceived as most effective;
 - There is a limited use of communications strategies and plans by organizations;
 - Organizations do not employ systematic efforts to evaluate the impact of their communications activities.
- **Advocacy**
 - Organizations tend to use an “insider” approach to advocate for policy change, i.e. direct, non-confrontational meetings and phone calls with policy-makers
 - There is limited coordination of advocacy efforts among CSOs
 - CSOs are often serve as implementers, rather than advocates
- **Land Website/Portal**
 - Organizations expressed strong support for having a website/portal dedicated to land issues;
 - Organizations expressed interest in many different features, including a one stop shop for information on laws addressing land and research on land, calendar of land-related events; and research collaboration space.
 - Identifying a permanent host for the site could be potentially difficult

2.2.2 Presentations on land-related studies carried out by independent researchers

Space in the program was also allotted to featuring recent land-related research on land carried out by independent researchers outside the LAND Project. The first presentation investigated the Crop Intensification Program while the second presentation examined trends in urbanization, land use and land markets in Kigali City.

Farmer Perspectives on the Crop Intensification Program: The case of Kirehe Sector

This presentation was made by Mr. Damien Mwambari, a researcher from the Center for Information and Social Mobilization (CIMS). The objective of the study was "*to understand how different modes of agricultural production and land use contribute to agricultural productivity and food security, with a focus on cooperatives*" the study focused on farmer perspectives on the Crop Intensification Program in one sector, Kirehe. Results from the study suggest that some farmers are dissatisfied with the program and have not realized the yields and incomes expected. Some participants raised questions about the study and recommended improvements to the research methodology.

Impact of Rapid Urbanization on Land Use in Kigali City by Mr. Vincent Manirakiza

Mr. Vincent Manirakiza of KIE presented his research examining the impact of rapid urbanization on land use and management in Kigali City. These effects uncovered by the study include:

- Increasing urban sprawl beyond the control of local and central authorities;
- Rising informality and mushrooming slums in unplanned zones:
 - Wetlands, steep slopes, peri-urban rural agricultural land;
 - 19% of the built environment of Kigali is on unsuitable land;
 - Ecological footprint and unsustainable living conditions/ quality of life
- Rapidly growing uncontrolled fringes engulfing native rural residents:
 - Submissiveness to urban land regulations;
 - Compelled to sell and move to areas with less rigorous construction mechanisms
- Exporting urban land use constraints to suburbs:

- Unplanned settlement;
- Speculation of land market;
- Pressure on physical environment;
- Increase of landless people;
- Speed up of migrations; and
- Risking hunger locally and in Kigali.

Concluding his presentation, Vincent Manirakiza gave some recommendations that may help to reduce the negative effects of rapid urbanization of Kigali City on land:

- Make available resettlement zones to house those who have been expropriated;
- Regulate land, housing and rental markets;
- Promote densification to enable more residents to occupy limited land space (e.g. apartments or condominiums);
- Support participation of citizens and grassroots associations to take part in debates on urban land use policies, housing, and slums issues, and establish a framework for their participation in policy implementation. e.g.: Zindiro in Bumbogo sector, Gashyushya in Jali sector, etc.
- Invest in rural areas and other urban centers to control migrations to Kigali City; and
- Take measures to encourage renting of property in Kigali, rather than buying plots to build houses.

2.2.3 Key discussion points arising from the presentation

After each presentation, participants were given time to ask questions, make comments and debate. The following issues were discussed:

- Participants commented on the workshop objective of identifying research priority areas on land, saying that it gave the impression that nothing else had been done before on land issues in Rwanda. Responding to this comment, the LAND Project COP said that the project was aware of previous research on land. The decision to feature the work of independent researchers during the workshop sought to acknowledge and build on a sample of existing land-related research.
- Some participants thought that the assessment of Abunzi capacity lacked a clear focus on land issues. But debate made it clear that the assessment of Abunzi capacity was done in line with their responsibilities of resolving community conflicts, including conflicts over land;
- Participants asked whether the LAND Project was working in partnership with the Government of Rwanda. The Chief of Party of LAND Project reiterated its direct partnership with the Ministry of Natural Resources, the Ministry of Justice and Rwanda Natural Resources Authority, and that it also sought to collaborate with other government ministries and agencies engaged in land policy issues.

DAY TWO: SEPTEMBER 25, 2012

2.3 Selection of research priorities

The second day was dedicated to the identification of land-related priority research areas. Workshop invitations had included a request for institutions to identify what they perceive to be the 3-5 priority land-related research topics for influencing land policy or understanding the impact of land policy.

Following this request, IRDP received 58 land-related topics from invited institutions.

2.3.2 Presentation of clusters

These topics were grouped into the following six clusters that were presented at the workshop by Dr Alfred Bizoza, Senior Research Advisor at the LAND Project. See Table 1.

Table 1: Land-related Research Priorities Submitted by Participants to the Organizers Prior to the Workshop

CLUSTERS	PROPOSED RESEARCH PRIORITY AREAS
Land Tenure Regularization	Impact of LTR process on the owners of land (especially on the small landholders). Have they benefitted after the LTR? (Higher incomes, more long-term inversion on lands, more access to cash loans...): Contribution to poverty and inequality reduction/economic growth.
	Impact of LTR process on the non-owners of land (easier access of land now than before? Cheaper / easier rents?). Contribution to poverty and inequality reduction / economic growth.
	The impact of the Land Tenure Regularization project in Rwanda
	Rural livelihoods: Are there disparities in people's livelihoods at the time land was registered and now - (e.g. in relation to microeconomics engagements on the land? What kind of disparities, what are the causes and implications? Has the LTR project strengthened or undermined peoples' livelihoods?
	Land registration and socio economic development
	Are land titles issued / land transactions maintained after the LTR process is finished? Is there a grey-market out there (not transactions-changes on issues) registered)? How big is it? The tendency is to disappear or to grow? Which are the causes of it? It would be a pity (and useless) that a great system is in place, but that the system is not maintained: sustainability from the point of view of users.
	Land tenure security: How and to what extent the SLR project

	provides security of tenure to vulnerable groups such as orphans?
	Impact of the implementation of land reform in pilot sites on agriculture production
	Impact of the implementation of the land reform in pilot sites on environmental friendly land use.
	Economic empowerment of the LTRP on the communities.
Land disputes/conflicts	Land related conflicts/disputes
	Land conflicts and resolution mechanisms in post genocide Rwanda
	Assessment of land tribunals/Abunzi in handling land disputes
	Land registration and conflict.
	Trend of land related disputes after LTR.
	Issues of land registration procedures (a big number of lands has been left unregistered saying that there are conflicts over them)
	Impact of land reform implementation in pilot sites on land conflicts.
	Land sharing among family members and conflicts
	The relationship between land disputes and family disputes in Rwanda – we want to know what type of family disputes (succession, polygamy, family planning) and to what extent they influence or are they influenced by land disputes (intra-family disputes).
	The role of local leaders in land conflict resolution in Rwanda.
	An inventory of judgments in 3 or 4 courts; in what kind of cases do citizens appeal, which cases are successful in court, which are not and why?
	A comparative analysis of the use of evidence in Abunzi and the courts.
	A comparison of the effectiveness of Abunzi and the courts; what has happened on the ground on year later?
Empirical perception study: how do the Abunzi and the judges	

	perceive each other?
Intra-family land rights and gender	Study/assessment of the impact of inheritance and succession law in relation to land issues
	Impact of land registration in polygamous marriage – we want to assess to what extent second and third wife are becoming landless – or not being recorded as co-owners when the first wife is legally married to their husband.
	Impact of LTRP on women’s land rights and other vulnerable groups.
	The management of land and its administration among relatives
	The issue of conflicting laws as regards to the land succession (The law number 22/99 of 12/11/1999 relating to succession came to give succession rights to women yet the Constitution has always provided for the equality of women and men before the law. Due to this law, Some Courts reject claims of women whose succession was opened before 1999 because of the principle of non-retroactivity of the law).
	Which gender has access to purchasing land? Are there gender disparities between the time land registration occurred and land transactions take/took place? Whatkind of disparities and what are the implications?
Land rights of Vulnerable Groups	Assessing the tenure status of marginalized groups, genocide survivors (widows and orphans), women in polygamous marriages and recommend the best ways of dealing with the issues.
	Land use and management of land belonging to vulnerable groups (genocide orphans...)
	Land affordability for low income population (in both rural and urban areas)
	The issue of landlessness in Southern Province, particularly as it affects historically marginalized populations (e.g. Batwa).
	Land sharing among former and current refugees.

	Documenting the best practices
Land use, valuation, taxation: Urban and rural	Land use, poverty reduction and environment protection for sustainable development
	How best to reconcile land use and land tenure rights in urban and rural areas as far as the implementation of land use plans is concerned.
	Monitoring of land use master-plans implementation.
	Implications of urban development policies on land use, tenure and management in peri-urban zones
	Land use planning, management and taxation
	What criteria are used to determine the value of land? Are these valuation tools undermining or encouraging land markets?
	Study on the cultural perceptions on land usage in relation to economic development activities.
	Urban expansion and sprawl: Whether planned – city master plans – or unplanned, urban expansion can lead encroachment and eventually loss of fertile agricultural land. Abandonment of agricultural practices for urban structures can have further implications for example on food security. At the same time, growth of cities can have tremendous effects on the natural environment and infrastructure development and sustainability. Where urban expansion occurs on agricultural land, we are interested in land tenure implications:- how land for urban expansion is acquired; how land owners get compensated; the rate at which urban areas are expanding and their implications
	Identification of the existing use of public land, namely who is using what land and how?
	Establish a databank on property values in City of Kigali to support the valuation profession.
Land use consolidation, crop	Harmonization of policies on land consolidation and crop intensification: documenting best practices from Rwanda
	Land use consolidation and community perceptions

intensification and agriculture production and others	Land use consolidation and land tenure systems
	Land consolidation, crop intensification and crop specialization
	Land consolidation policy vis-a-vis the rights of the population over their lands
	Long term social and economic perception on land use consolidation (LUC) at community and individual level
	Social-economic impact of Land Use Consolidation
	Is land consolidation a good strategy to mitigate the food insecurity in Rwanda?
	Impact of land consolidation on population welfare and food security
	Assessment of the implementation of the 2004 national land policy – areas of success and those of improvement. This review should enable Rwanda to think of amending the existing policy when and where recommended.
	The issue of violation of expropriation rules and procedures
	Implications of current government policy and institutional roles for accelerating foreign land acquisition.
	Assessment of the institutional framework of the land sector and recommendations of the best practice for Rwanda in land administration.

2.3.3 Explanation of Prioritization Exercise

After the presentation of these clusters, LAND Chief of Party Anna Knox explained the methodology for the selection of 3-4 top land research priority areas. Participants were also given a sheet of written instructions (see Annex 3). The methodology itself consisted of three phases:

Phase One: Small Group Discussion and Prioritization



✓ Six small groups corresponding to each of the six clusters were formed based on participant interest. Groups were asked to select a facilitators/presenter and a rapporteur. The facilitator would act as

the “stay-behind” person during Phase 2. The role of the rapporteur was to capture points from group discussions;

- ✓ Groups reviewed cards on which the different research cluster topics were written: eliminated duplicates, reformulated the wording of the topics where necessary, and added any critical missing priorities in that cluster.
- ✓ Groups then assessed each topic according to three criteria , ranking the topics on scale of 1 to 5 (1= very low; 5= very high) for each criteria:
 - Relevance to land and land policy
 - Potential to influence policy that will affect ordinary citizens, esp. the most vulnerable
 - Potential cost/complexity of the research
- ✓ Groups could add criteria if desired;
- ✓ Groups then assigned an overall score for each research topic; and

- ✓ Selected two research priorities, which they placed them on a separate flip chart.

Phase Two: World Café

- ✓ Facilitators stayed behind while the rest of the group rotated clockwise to view the work of the adjacent group;
- ✓ Facilitators explained to visiting groups the two priorities selected by his/her group and why;
- ✓ Visiting groups expressed their opinions on the group's two selected research priorities using colored dots: blue= agree; red=disagree; yellow= unsure. Each person was allowed to assign only one dot to each of the two priorities.



Phase 3: Validation

- ✓ During the coffee break, facilitators arranged the assessed priorities into three categories based on their dot rankings (see Table 2):
 - Mostly blue dots= most agree are priorities
 - Mixed colors= mixed opinions

- Mostly red/yellow= most agree not priority

Table 2: Results of First Round of Research Prioritization by Workshop Participants

Yes 	Maybe   	No  
Socio-economic impact of land use consolidation	Conflicting laws in regards to land rights	Updating LTR system and insuring its sustainability
Assessment of land taxation implications on land use and management	Land sharing among former and current refugees. Documenting best practices	Assessment of the implementation of the 2004 national land policy
Establishing a database for land and property market	Land use, poverty reduction and environment protection for sustainable development	
Survey on the impact of inheritance and succession law in relation to land rights	Implication of development policies on land use, tenure rights in urban, peri-urban and rural areas	
Impact of land tenure registration process on the owners/non owners of land and implications on poverty and inequality reduction	Land use consolidation and community perceptions	
Assessing the tenure status and land	Relationship between land disputes and	

management of vulnerable groups (genocide survivors, widows, orphans, disabled...)	family disputes	
Mapping the dispute resolution processes for land disputes and comparing their effectiveness	Applicability of land laws and vis-à-vis widows and single mothers	
	The management of land and its use by family members	
	Impact of LTRP on women's land rights	
	Opportunities and challenges for married women in using family land property titles to access financial credit loan.	
	Land consolidation vis-à-vis the rights of the population over their lands.	

- ✓ Facilitators validated subsets of priority topics in plenary, highlighting those research themes participants clearly expressed as priorities (those with mainly blue dots) and engaging in minor reformulations of the themes. Participants were also given the opportunity to discuss the topics which had mixed color rankings and agree on whether to move

them into the arena of priority topics. The results of this validation process are captured in Table 3.

Table 3: Research Priorities following Plenary Validation Exercise

Yes 	Maybe   	No  
<p>Land Use Consolidation in Rwanda:</p> <p>Environmental and socio-economic impact</p> <ul style="list-style-type: none"> <i>(Land use consolidation and community perceptions)</i> 	<p>Conflicting laws in regards to land rights</p>	<p>Updating LTR system and insuring its sustainability</p>
<p>Assessment of land taxation implications on land use and management</p>	<p>Land sharing among former (1959) and current refugees (1994). Documenting best practices</p>	<p>Assessment of the implementation of the 2004 national land policy</p>
<p>Establishing a database for land and property market (output)</p> <p>Assessing the determinant factors of land market value</p>	<p>Land use, and environment protection for sustainable development</p>	
<p>Survey on the impact of inheritance and succession law in relation to land rights</p>	<p>Implication of development policies on land use, tenure rights in urban, peri-urban and rural areas</p>	
<p>Impact of land tenure registration process on the owners/non owners</p>	<p>Land consolidation vis-à-vis the rights of the population over their</p>	

of land and implications on poverty and inequality reduction	lands	
Assessing the tenure status on land management of vulnerable groups (survivors, widows, orphans, historically marginalized groups, people with disabilities)	Relationship between land disputes and family disputes	
Mapping the land dispute resolution processes and institutions and comparing their effectiveness	Applicability of land laws and vis-à-vis widows and single mothers	
The impact of the implementation of the expropriation rules and procedures	The management of land and its use by family members	
Land property and access to credit loan: A gender perspective analysis Opportunities and challenges for married women in using family land property titles to access financial credit loan (as an objective of the above research)	Impact of LTRP on women's land rights	

DAY 3: September 26, 2012

2.3.4 Selection of 3-4 top land research priorities

The objective of Day 3 was to narrow down the nine selected research priorities (those under the “Yes” column in Table 2) to three research priorities that would serve as the themes that the LAND Project would support during its first year. Small groups gathered in three clusters: 1) Land rights and gender, 2) Land disputes, and 3) Land Use Consolidation to select one priority among their assigned cluster (see Table 4), after which another round of World café ensued.

Table 4: Results of Second Round of Prioritization of Research Themes

Cluster 1: Land rights and gender	Cluster 2: Land Disputes	Cluster 3: Land Use Consolidation
Survey on impact of inheritance and succession law in relation to land rights	Mapping land disputes resolution processes and institutions: Comparing their effectiveness.	Land use consolidation: socio-economic and environmental impact
Land property and access to credit loan: A gender perspective.	Issues of the implementation of expropriation rules and procedures	Assessment of the determinant factors of land market value

In selecting the final set of research priorities, participants raised the following issues and observations in plenary

- ✓ Although Rwanda has an impressive laws related to succession and inheritance, there is a cultural resistance on the ground;

- ✓ The Succession Law enjoys international recognition as a gender progressive policy;
- ✓ There has been no holistic study on the succession and inheritance issue as yet;
- ✓ Further land reforms ensued after the Succession Law was enacted, justifying the need for review; and
- ✓ The issue of women's access to credit may be part of what is covered in investigating the Succession Law.
- ✓ RISD noted that it is already undertaking research on land disputes, so that this might be a duplication. Participants recommended that LAND Project and RISD discuss further to see if there are key areas not being addressed by RISD that merit research supported by the LAND Project.
- ✓ Participants had great difficulty in deciding whether to select "Mapping of Land Dispute Resolution Processes" versus "Assessment of the Determinant Factors of Land Market Value," and considerable debate ensued. Finally the latter was selected, given RISD's contention of having embarked on research on the former topic. However, it was agreed that research on Mapping of Land Dispute Resolution Processes would be supported by the LAND Project if sufficient funds remained after funding the first three topics.

The following topics were selected as the research priorities the LAND Project would support during the project's first year.

- 1) Inheritance and succession law and practice in relation to land rights: A gender perspective.**
- 2) Land use consolidation: environmental and socio-economic impacts**
- 3) Assessment of the determinant factors of land market value**

In wrapping up the prioritization exercise, the LAND Project Chief of Party noted that the LAND Project will draft the Terms of Reference (ToR) for each research priority and seek to validate the TORs among the stakeholders;

3.0 Closing ceremony

The closing ceremony was characterized by remarks from the following individuals:

3.1 Anna Knox, Chief of Party, LAND Project

Ms. Knox thanked all participants for their active participation, noting that high levels of participation had been sustained throughout the workshop, a clear indicator of its success. She then presented the next steps for supporting research on the three selected themes:

- Preparation by LAND Project of a Request for Proposals;
- Advertisement of the Request for Proposals;
- Holding a half-day bidders conference;
- Review of proposals
- Awards

The criteria that will guide the selection of proposals to be awarded are:

- Rwandan organizations engaged in research/policy advocacy;
- Quality of technical approach;
- Sound strategy for strengthening research and advocacy capacity;
- Partnerships with qualified external technical assistance to build capacity;
- Strategy to enable sustained relationships with external partners;
- Time dedicated to building capacity of next cadre of awardees; and
- Cost competitive; good value.

She also briefed participants on the composition of the future Proposal Review Committee:

- Two representatives of local civil society organizations engaging in land issues;
- One Rwandan researcher; preference for those having done prior research on land-related issues;
- One international researcher experienced in land-related research;
- GoR, USAID and COP LAND Project will serve as non-voting members.

It was stressed that members of the committee cannot be affiliated with organizations bidding on the research awards.

3.2 Representative of participants: Mr. Seraphin Rumaziminsi, Director at the Office of the Ombudsman

In his brief speech, Mr. Seraphin reminded participants of the relevance of the workshop for the nation. He also highlighted the significance of selected topics saying that they will help to inform land-related policy and laws. Taking the example of the topic related to inheritance, Mr. Seraphin stressed the need for the country to measure progress towards gender equality in issues related to succession in Rwanda. He thanked participants for their invaluable participation and extended his appreciation to USAID and the LAND Project for allowing Rwandan institutions to select the research priorities in a transparent way.

3.3 Emily Kronic, Team Leader Democracy and Governance, USAID Rwanda

USAID Rwanda was represented by Ms. Emily Kronic, Team Leader for Democracy and Good Governance. In her remarks, Ms. Kronic mentioned that she was new in Rwanda, but not new to the issues raised during the workshop. She thanked all participants for their participation in the workshop and recognized the strong collaboration between the GoR and civil society organizations. She took the opportunity to invite everyone to seek support for

each of the land-related issues identified as critical in the workshop by going beyond what the LAND Project alone could support. She particularly thanked MINIRENA, MINIJUST and RNRA for their collaboration and IRDP for a successful organization of the workshop. Ms. Kronic ended her remarks by stressing the willingness of the US government to support Rwandan organizations.

3.4 RNRA Representative, MuvalaPotin, Deputy Registrar of Land Titles

The government of Rwanda in general and RNRA in particular was represented by Mr. MuvalaPotin, Deputy Registrar of Land Titles. Mr. Potin excused himself and his organization for not being able to participate in all sessions of the workshop, saying that this was a very busy period for RNRA staff. He expressed his feeling of gratitude to all institutions that attended the workshop, including policymakers, implementers, and those who do policy monitoring. He equally thanked civil society organizations working on research and advocacy. Mr. Potin was very thankful of the Government of the United States through USAID and LAND Project for its permanent support to the people of Rwanda.

In line with the prior speakers, he stressed the relevance of the LAND Project in assessing and informing land policies. He noted that the selected research priorities were all interesting since they are related to people's rights. He spoke of other areas of interest, including decentralization of land services to facilitate good service delivery. He, however, admitted that no unique research can cover all aspects or respond to all needs at the same time. He informed participants that the RNRA was trying to improve land service procedures and that it was working towards the improvement of land related infrastructures, especially ICT and putting emphasis on raising public awareness of land rights, rules, and procedures.

For this purpose, an awareness strategy is under preparation, he said. Mr. Potin said that another area in need of attention was the cost (price) of land related services, noting that as yet there is no policy on land fees. However, he remarked that a study related to this particular issue is ongoing. It was on this note that he officially closed the workshop.

ANNEXES

Annex 1: Participant List

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Annex 2: Agenda
National Land Research Agenda Workshop

24-26 September 2012

Umubano Hotel, Kigali, Rwanda

Day 1: September 24th

Time	Activity	Responsible
8.30 – 9.00	Arrival and registration of participants	IRDP administration
9.00-9.10	Presentation of Day 1 Agenda	Facilitator 1
9.10-9.25	Opening Ceremony Remarks: LAND Project and NLRA Workshop	USAID: Brian Frantz, Assistant Director
9.25- 9.40	Remarks from MINIRENA	MINIRENA: Director of Lands
9.40-10.10	Presentation of the LAND Project and NLRA Workshop Objectives	LAND Project Chief of Party
10.10-10.40	Health (tea) break	IRDP administration
10.40-11.10	Exchange session on LAND Project	Facilitator 1
11.10-11.40	Presentation: Selection of findings from 3 LAND Project Assessments: Abunzi Capacity, Research Capacity, and Communications/Policy Advocacy	Fidele Masengo
11.40-12.10	Discussion: LAND Project Assessments	Facilitator 1
12.10-13.30	Lunch	IRDP Administration
13.30-14.00	Research Presentation: Farmer Perspectives on the Crop	Damien Mwambari, CIMS

	Intensification Program	
14.00-14.30	Discussion: Crop Intensification Program	Facilitator 2
14.30-15.00	Research Presentation : Impact of Rapid Urbanization on Urban Land Use in Kigali City	Vincent Manirakiza
15.00-15.30	Discussion: Impact of Rapid Urbanization	Facilitator 2
15.30-16.00	Coffee/tea break	IRDP Administration
16.00-16.30	Recap of Day 1 and Preparation for Next Day	LAND Project

Day 2: September 25th

Time	Activity	Responsible
8.30 – 9.00	Arrival and registration of participants	IRDP Administration
9.00-9.10	Presentation of Day 2 Agenda	Facilitator 3
9.10- 9.40	Presentation top land-related policy research priorities as defined by participants, and organization of small group prioritization exercises.	IRDP/LAND Project
9.40-10.00	Plenary discussion on research priorities	Facilitator 3
10.00-10.20	Health (tea) break	IRDP administration
10.20-12.00	Small group session 1: Evaluation and ranking of research topics by cluster	Facilitator rotates to small groups

12.00-13.00	World Café: Groups review each others' evaluations and rankings	Facilitator 1
13.00-14.00	Lunch	IRDP Administration
14.00-15.00	World Café continued	Facilitator 1
15.00-15.30	Coffee/tea break	Facilitator 1
15.30-16.30	Plenary: Consensus-building around priority research topics	Facilitator 1
16.30-17.00	Recap day 2 and preparation for next day	Facilitator 1

Day 3: September 26th

Time	Activity	Responsible
8.30 – 9.00	Arrival and registration of participants	IRDP administration
9.00-9.10	Presentation of Day 3 Agenda	Facilitator 2
9.10- 10.10	Small group session 2: Evaluation and ranking of research topics by cluster	Facilitator 2
10.10-10:25	Health (tea) break	IRDP Administration
10:25-11:05	World Café: Groups review each other's evaluations and rankings	Facilitator rotates to small groups
11:05-12:00	Plenary: Final selection of 3-4 priority research topics	Facilitator 2
12:00-12:15	Next Steps: Taking the research priorities forward	LAND Project Chief of Party
12:15-12:30	ClosingRemarks	USAID: Emily Kronic, DG Team Leader

12:30-12:45	ClosingRemarks	RNRA: Deputy Registrar of Land Titles
12:45-1:45	Lunch	IRDP Administration
14:00	Departure	IRDP

Annex 3: Research Prioritization Methodology

Three Phases

1. Small Groups – Each group prioritizes topics within their research cluster
2. World Café – Groups rotate to visit work of other groups and weigh in with their opinions using colored dots.
3. Validating Priorities – Facilitator groups subsets of research priorities for validation

Phase 1: Small Groups

1. Small group selects facilitator/presenter and rapporteur. Facilitator/presenter is 'stay-behind' person during Phase 2. Rapporteur captures salient discussion points from group discussion.
2. Groups reviews cards with suggested topics: eliminate duplicates, reformulate, add any critical missing priorities in that cluster. Use blank cards.
3. Paste final set of cards (topics) on paper.
4. Group assesses each topic according to 3 criteria and ranks on scale of 1 to 5.
 - i. Relevance to land and land policy
1=Very low 5=Very high
 - ii. Potential to influence policy that will affect ordinary citizens, esp. most vulnerable
1=Very low 5=Very high
 - iii. Cost and Complexity of the research
1=Very costly/too complex 5=Good value
5. Add other criteria if desired.
6. Assign an average score to each research topic. (Does not have to be precise average!)

Research Topics	Relevance to land/land policy	Influence lives of ordinary citizens/vulnerable	Cost/complexity	Final Score
Topic 1	2	5	3	3
Topic 2	4	3	4	4
Topic 3	3	2	5	3
Topic 4	5	4	1	4
Topic 5	4	2	2	3

7. Select top TWO research priorities – rewrite and place on separate flip chart paper.

Cluster A
Research Topic 1
Research Topic 2

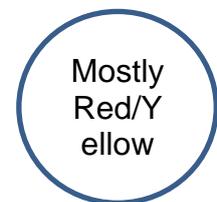
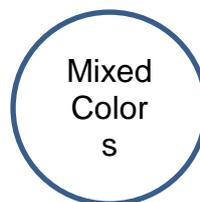
Phase 2: World Café

1. Facilitator stays behind – rest of group rotates clockwise to next group.

2. Facilitator explains to visiting group two priorities his/her group selected and why (process).
3. Visiting group weighs in on two priorities using colored dots – blue=agree; red=disagree; yellow=unsure. ONE dot per person per priority!
4. Visiting group members may also indicate if feel a non-prioritized topic should be a priority – using a blue dot.
5. After 20 minutes, visiting group rotates to next cluster and repeats same process until all group work is assessed by all groups.

Phase 3: Validation

1. During tea break, facilitator arranges assessed priorities into 3 categories based on dot rankings.
 - i. Mostly blue dots = most agree are priority
 - ii. Mixed colors = mixed opinions
 - iii. Mostly red/yellow = most agree not priority



2. Facilitator validates subset of priority topics in plenary. Participants have opportunity to move some of the mixed color topics into the priority topics if all agree.
3. Subset of priority topics is re-clustered by facilitators for a final round of prioritization by participants the next day.