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REPORT: LAND PROJECT

ANNUAL PROGRESS REPORT
JULY 1, 2013 – JUNE 30, 2014

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ACRONYMS

CGIAR	Consultative Group in International Agricultural Research
CIP-LUC	Land Use Consolidation Component of the Crop Intensification Program
CMM	Conflict Management Mitigation
CRAFT	Rwandan Coalition for Women's Access to Land
CSO	Civil Society Organization
DDG	Deputy Director General
D&G	Democracy and Governance
DG	Director General
FTF	Feed the Future
GCC	Global Climate Change
GMO	Gender Monitoring Office
GOR	Government of Rwanda
INES	Ruhengeri Institute of Higher Education
INGO	International Non-Governmental Organization
IPAR	Institute of Policy Analysis and Research
IRDP	Institute of Research and Dialogue for Peace
LAIS	Land Administration Information System
LTR	Land Tenure Regularization
M&E	Monitoring and Evaluation
MIGEPROF	Ministry of Gender and Family Protection
MINAGRI	Ministry of Agriculture and Animal Resources
MINIRENA	Ministry of Natural Resources
MP	Members of Parliament
NGO	Non-Governmental Organization
NLRA	National Land Research Agenda
NLUPP	National Land Use Planning Portal
NORC	National Opinions Research Council
NWC	National Women's Council
OSC	Overseas Strategic Consulting
PMP	Performance Monitoring Plan
PMU	Project Management Unit
RAB	Rwanda Agriculture Board
REMA	Rwanda Environmental Management Authority
RFP	Request for Proposal
RHA	Rwanda Housing Authority
RISD	Rwanda Institute for Sustainable Development
RNRA	Rwanda Natural Resources Authority
SOW	Statement of Work
STTA	Short Term Technical Assistance
TNT	The New Times
TOR	Terms of Reference
TOT	Training of Trainer
UR	University of Rwanda
USAID	United States Agency for International Development
USF	University of San Francisco
USG	United States Government
WPS	Women, Peace, and Security

EXECUTIVE SUMMARY

The LAND Project contributes to Rwanda's enduring peace and prosperity by strengthening the resilience of its citizens, communities, and institutions and their ability to adapt to land-related economic, environmental, and social changes.

This overarching goal of the project is supported by efforts to assist the Government of Rwanda (GOR), civil society and local communities to achieve two major objectives:

1. *Increased understanding of land laws, policies, regulations, and legal judgments on land-related issues by GOR officials, local civil society organizations, research institutes and citizens.*
2. *Increased capacity of local Rwandan institutions to generate high quality evidence-based research on land related issues and GOR laws and policies (i.e. crop intensification, land inheritance, rural/urban migration).*

In September 2013, the Ministry of Justice elected to discontinue its affiliation with the LAND Project. Fortunately, the Ministry of Natural Resources (MINIRENA) and its implementing agency the Rwanda Natural Resources Authority (RNRA) chose to continue collaborating with the project and two meetings were held with them in October 2013 to agree on key areas of project support, which would be captured in the project's second year work plan. Completion of the second year work plan followed in November 2013 and was subsequently endorsed by stakeholders and MINIRENA. Over the next eight months, the project was successful in making an impact in numerous domains that served its pillar objectives and also in earning widespread respect among the land stakeholder community.

Shortly after the completion of the work plan, the project rolled out a series of training courses on the legal framework governing land. Organized by Haguruka and facilitated by the LAND Project, the courses trained Haguruka paralegals and National Women's Council (NWC) legal assistance providers on application of the new 2013 Land Law. Four courses were held, attracting 154 participants, the majority of them women.

By January 2014, the project had succeeded in launching the Land Communications Working Group thanks to backing provided by the RNRA, which agreed to be the permanent chair of the Working Group. The first meeting convened 18 organizations from civil society and government which engage in land-related communications and advocacy. It was at this meeting that a subgroup was selected to draft a Land Communications Strategy that would identify key information and awareness needs, frame communications priorities for the land sector, develop high-level messages, and also elaborate on effective vehicles for conveying these messages and building awareness. Once completed, the strategy was reviewed, revised and finally endorsed by the working group members in June 2014.

In February, the second National Land Research Agenda (NLRA) Workshop was held to select the land-related research priorities that the project would support. Out of a total of 44 priorities submitted, participants selected the following three:

1. *The implementation of Rwanda's Expropriation Law and outcomes on the population;*

2. *The impact of gendered legal rights to land on the prevalence and nature of intra- and inter-household disputes; and*
3. *Access to the land tenure administration system in Rwanda and the impacts of the system on ordinary citizens.*

By the close of the year, all three research projects were tendered, with proposals due on August 14, 2014.

Other important achievements of the LAND Project during Year 1 were:

- Completion of a major study examining gendered land rights in practice and development of numerous products to communicate the findings and recommendations to decision-makers.
- Review of three important legal instruments governing land, and substantial progress toward completion of the drafting of three implementing regulations prescribing how the GOR would allocate land in the state's private domain;
- Support delivered to University of Rwanda (UR) and the Ruhengeri Institute of Higher Education (INES) to advance existing research projects on Land Use Consolidation and on Urban Land Markets, respectively;
- Development of an interface in the Land Administration and Information System (LAIS) to accommodate information on land disputes recorded by the RNRA during the land tenure regularization (LTR) exercise;
- Selection and subcontracting of a firm that will develop the National Land Use Planning Portal and preparations for this task initiated;
- Finalization and dissemination of a research brief on *Contested Claims over Protected Area Resources in Rwanda* and completion of research phase for a second brief on land expropriation;
- Provision of legal registration and organizational development support to a newly formed CSO coalition, the Rwandan Coalition for Women's Access to Land (CRAFT);
- Delivery to technical assistance to Haguruka to develop a robust database system to track and analyze the intake and status of the dispute cases they receive;
- Preparation and release of four quarterly newsletters, with a fourth newsletter scheduled for release in early July 2014; and
- Revision of the project Monitoring and Evaluation (M&E) Plan twice, both to integrate new indicators to assess capacity building performance in multiple domains, and then to integrate indicators aligned with new sources of project funding.

The project has made remarkable progress in meeting its M&E output targets, delivering most strongly on outputs associated with delivering technical assistance, production of high quality research products, and forum engagement.

The project fully anticipates continuing on the positive trajectory established during Year 2 of the project by leveraging the excellent progress and solid relationships built during Year 2. Twelve of the fourteen work plan activities identified and endorsed for Year 3 will directly build on project achievements in Year 2, while two new activities poise the project to inform the future of land policy and land use planning in Rwanda.

With support from USAID's Global Climate Change (GCC) facility secured, several Year 3 activities will build in technical assistance, training and research on climate change adaptation that can make an essential contribution to Rwanda's resilience.

SECTION 1: YEAR 2 TARGETS AND RESULTS

This section presents progress by the LAND Project in achieving Year 2 work plan target milestones against actual progress in the second year. It also reports on achieved outputs against target indicators established in the project Monitoring and Evaluation Plan and presents baseline data collected on outcome indicators. Consistent with Section F2(i) of the project contract, a detailed summary of technical and operational progress and results for Year 2 is contained in the LAND Project fourth quarterly report.

A. Year 2 Work Plan

On November 7, 2013, the Rwanda LAND Project convened key stakeholders from the Government of Rwanda (GOR), research community, and civil society at the Lemigo Hotel in Kigali, Rwanda for the project's Year 2 work plan meeting. Attended by 19 of the project's closest partners, the work plan meeting provided an opportunity for the project to communicate proposed Year 2 activities to stakeholders and review and discuss prospective project and partner roles. Opening remarks were delivered by the Director General (DG) of the RNRA and the USAID Mission Director, while closing remarks came from the Deputy Director General (DDG) of RNRA and the USAID Democracy and Governance (D&G) Team Leader, demonstrating clearly a mutual intent to work in partnership. The meeting fostered effective working relationships among partners and the project team, which were critical to the successful initiation of the project's Year 2 Work Plan.

Table 1 summarizes the planned activities and target milestones from the Year 2 work plan, as well as the percent of activity milestones achieved. In total, the LAND Project achieved 75% of its work plan milestone targets *without* considering additional core outputs and achievements associated with several activities that went beyond the established milestones. In such cases, the table indicates ">100%" as the measure of achievement. The fact that the project completed a full year's worth of activities in only eight months is owed to several factors: the hard work and dedication of project staff and partners, the effectiveness of the collaboration fostered with the GOR, the agility and energy of the Home Office Project Management Unit (PMU), and the enduring support and trust vested in the project by its USAID counterparts.

Table 1: Year 2 Work Plan Activities, Target Milestones, and Milestones Reached

Objective 1: Increased understanding of land laws, policies, regulations, and legal judgments on land-related issues by local GOR officials, civil society organizations, research institutes, and citizens.

No	Activities	Target Year 2 Milestones	Year 2 Milestones Achieved	Approximate % Achieved
1.	Carry out five training courses in different parts of Rwanda on general principles of the legal framework governing land, targeting Haguruka paralegals and NWC district-level volunteers. Carry out five training of trainer (ToT) programs in different parts of Rwanda for Haguruka paralegals, District Land Bureau (DLB) staff, and National Women's Council (NWC) legal affairs volunteers working at the district level on the legal framework governing land, with particular emphasis on the new land law and subsidiary legislation. Develop training and ToT materials and make available to other stakeholders Provide partial funding and coordination support for DLB, NWC, and paralegals to train Sector Land Managers highlighting key elements of the land law and subsidiary legislation that pertain to their duties.	• Five general principles training courses held for Haguruka paralegals and NWC volunteers; • Two ToT trainings held targeting DLB staff, Haguruka paralegals, and NWC volunteers; • 350 learning manuals developed for trainees: CD/flash disk and hardcopy; • 150 curriculum and instruction manuals developed for paralegal/DLB/NWC trainers: CD/flash disk and hardcopy; • 60 paralegals/DLB authorities/NWCs trained on new land law.	• Four training courses held training 154 Haguruka paralegals and NWC volunteers (132 women; 22 men) on legal framework governing land with a focus on gendered land rights.	35%
2.	Review land-related existing and proposed land legislation prioritized by the RNRA to assess their legal soundness and implications. • LAND staff lawyers plus international land lawyer carry out legal review of at least two land-related legal instruments and provide recommendations for revisions.	• At least two land-related legal instruments prioritized by GOR reviewed and reports delivered.	• Review of the Draft Law relating to Expropriation in the Public Interest completed and shared with the RNRA. • Review of Draft Law relating to the Surveying Profession completed and shared with the RNRA. • Review of Draft Ministerial Order relating to Land	>100%

			Registration in Rwanda completed and shared with the RNRA.	
3.	Support the RNRA in communicating critical elements of the legal framework governing land to Rwandan citizens through provision of capacity building and implementation support to civil society organizations (CSOs). • Organize working group in collaboration with RNRA and MINIRENA; • Identify critical land-related public awareness/communications priorities with RNRA, MINIRENA, and working group; • Issue competitive bids framed around delivering on communications/public awareness priorities; • Provide communications capacity building support to bid awardees.	• Working group organized and at least one meeting held.	• Land Communications Working Group organized, chaired by RNRA, with first meeting held in January. • GOR-CSO workshop held to draft national-level land communications strategy. • Land Communications Strategy prepared, reviewed and endorsed by the Working Group.	>100%
4.	Interactive websites and other communications products developed to facilitate the dissemination of land use plans at the national and district levels. • Develop terms of reference (TORs) for website development service provider; • Request for proposal (RFP) released and website development service provider selected; • Develop, test, and launch interactive websites; • Develop print communications products for citizens who lack access to the Internet, together with proposed mechanism to elicit input.	• TORs developed and RFP released for website development service provider; • Website service provider selected; • At least one website developed and launched.	• TORs and RFP released for establishing a National Land Use Planning Portal. • Esri, Rwanda selected as portal developer and subcontract signed.	66%

Objective 2: Increased capacity of local Rwandan institutions to generate high quality evidence-based research on land-related issues that can be used by Rwandan citizens, civil society organizations, and Government.

5.	Build capacity of Rwandan institutions to deliver high quality, evidence-based policy research on land-related issues prioritized by Rwandan stakeholders. • MINIRENA/RNRA and USAID host NLRA workshop to identify 3 research priorities; the Institute of Research and Dialogue for Peace (IRDP) to help organize and facilitate; • Develop and seek input on research TORs; revise; • Competitively bid research projects; • Identify appropriate capacity building partners; • Award fixed price subcontracts to successful bidders, plus contracts with international partners.	• NLRA workshop held; • Consultations held with MINIRENA/RNRA and the Ministry of Agriculture and Animal Resources (MINAGRI) to identify GOR priorities for research; • TORs for research developed and stakeholder input solicited; • RFPs advertised; • Three research projects selected through competitive bidding process.	• NLRA Workshop held in February 2014 and three research priorities selected. • Consultations held with key GOR partners with interests in the themes selected. • Research TORs developed and stakeholder input solicited through meetings and publication of a Request for Comments. • RFPs advertised in The New Times (TNT), igihe.com, Rwanda Land website and via LAND Project stakeholder mailing list.	80%
6.	Support two ongoing research awards: 1) Land Use Consolidation, and 2) Urban Land Markets • Support ongoing capacity building, implementation of research and generation of research reports; • Support capacity building to assess implications of research findings for policy action; • Review research findings communications strategy with MINIRENA/RNRA and MINAGRI/Rwanda Agriculture Board (RAB); • Seek to present research at World Bank Land and Poverty Conference.	• Research reports, policy briefs and other subcontract deliverables completed; • Research findings communicated to GOR and other stakeholders through policy workshops and other means.	• *Draft* research reports submitted by UR and INES-Ruhengeri. However, not all deliverable completed. • Preliminary findings of research by UR and INES presented at NLRA Workshop. • UR research findings shared at World Bank Land and Poverty Conference. • National Research Forum co-hosted by INES and LAND Project to share findings of Urban Land Markets study with GOR and CSOs.	80%
7.	Assist RNRA/Dept. of Lands and Mapping to capture data on disputes registered during LTR program and those that have reached the RNRA post-LTR. Create a database to analyze	• Service provider for database creation and analysis contracted; • Data on disputes gathered for 10 districts and entered into database.	• LAIS database developer contracted.	100%

	type and prevalence of disputes, whether resolved or not, and other trends. • Develop Statement of Work (SOW) for task; • Develop TORs for database builder and release RFP for task; • Select service provider for database creation and analysis and issue subcontract • Gather and enter data on registered disputes for 30 districts; • Carry out analysis of data and prepare report.		• Half of all disputes contained in the RNRA dispute register entered into database	
8.	Complete Gender and Land Assessment examining gaps between law and practice. • Embark on field data gathering, using rigorous qualitative research techniques and broad geographical coverage. Short term technical assistance (STTA) gender and land researcher; 2 LAND staff; 1 Institute of Policy Analysis and Research (IPAR) staff; • Carry out data analysis and glean findings; • Draft report, bringing together gender and land legal review and findings from field assessment to identify successes, challenges and proposed policy actions. Reviewed by RNRA; • Forum held to present findings and elicit stakeholder input; • Draft policy brief summarizing findings and highlighting implications for policy actions.	• Field research completed; • Field research findings documented; • Research report drafted and reviewed by MINIRENA and RNRA; • Findings presented to stakeholder forum and though policy brief.	• Field research carried out in 20 sectors in collaboration with the Gender Monitoring Office (GMO). • Field research findings documented. • Research report drafted and revised by RNRA and GMO. • Findings presented at National Research Forum to GOR, research and CSO stakeholders. • Policy brief and set of gender leaflets to developed and disseminated.	>100%
9.	Provide organizational support for CRAFT • Finalize concept note with CRAFT, prepare budget, and seek Ministry of Gender and Family Protection (MIGEPROF) endorsement; • Identify appropriate STTA plus LAND staff for organizational strengthening support;	• Concept note and budget finalized; • STTA identified for capacity building; • CRAFT strategic plan and annual work plan; • CRAFT generic proposal developed and donor forum held;	• CRAFT concept note prepared identifying coalition purpose and organizational development support needs. • Organizational development support provided to CRAFT, facilitating development of a	70%

	• Work with CRAFT to develop strategic plan, annual work plan, and proposal to host donor forum; • Provide CRAFT ongoing technical assistance on organizational development and on monitoring and documenting women's land rights in practice, aggregating information and analyzing findings; gleaning implications of findings for policy action, and effectively communicating findings to policy makers and other stakeholders.	• Technical assistance on monitoring and analysis provided.	Strategic Position and Strategic Plan for CRAFT, including a work plan. • Donor forum held for CRAFT to present their strategic position, strategic plan and estimated cost of implementation.	
10.	Produce research brief series focused on land issues • Finalize draft brief on contested claims in and around protected areas; seek input of RNRA, MINIRENA and Rwanda Development Board on draft, and revise; and disseminate brief to stakeholders; • Complete consultations with GOR stakeholders for brief on expropriation; draft brief; seek input of RNRA, MINIRENA, City of Kigali, and other relevant stakeholders on draft, and revise; and disseminate brief to stakeholders; • Work with RNRA and MINIRENA to identify third research brief theme and initiate research.	• Two briefs (contested claims and expropriation) finalized and disseminated.	• One research brief on contested claims researched, drafted and disseminated via land sector stakeholder mailing list and Rwanda Land website.	50%
11.	Provide support to Haguruka to establish M&E systems and track types of cases received (including land related), interventions undertaken, and outcomes.	• M&E strategy drafted, including identification of responsibilities; • Database established to store and analyze M&E data; • M&E system initiated and data collected.	• Database developed to record Haguruka case load and analyze patterns and trends.	33%
12.	Revise Performance Monitoring Plan (PMP) and indicators, and conduct baseline assessment of outcome indicators. • Revise PMP and indicators based on modified project scope, soliciting input from RNRA and other select stakeholders during PMP meeting; • Prepare baseline data collection instruments and site selection; • Collect and analyze data;	• Revised PMP and indicators; • Approval of revised PMP; • Baseline data collected, stored, and reported to USAID and GOR counterparts.	• M&E Plan revised twice to remove select justice sector indicators and reflect new indicators for capacity building, USAID priorities, and earmarked funding allocated to the project. • Revised M&E Plans approved.	80%

	• Report baseline data to USAID and GOR counterparts.		• Baseline data survey for Indicators 3 and 12 carried out in four districts, data entered into database, and baselines generated.	

Implementation Successes. Having turned the page on past impediments to working with the project's GOR counterparts, the project was able to reach several critical milestones and demonstrate clear impact on its two pillar objectives.

GOR-CSO collaboration on land-related communications. The project's Year 1 assessment of land-related communications revealed a landscape of disjointed efforts of varying quality. With the support of the RNRA, the project was able to convene organizations and government agencies engaged in land-related communications and hold the inaugural meeting of the **Land Communications Working Group** on January 24, 2014. During the meeting, the group committed to developing a common strategy that would guide both CSO and GOR efforts in raising public awareness on their land rights and responsibilities. A core group was formed to draft the strategy: the RNRA, Search for Common Ground, CRAFT, INES-Ruhengeri and the LAND Project. With facilitation and drafting support provided by project partner Overseas Strategic Consulting (OSC), the draft strategy, *Securing the Public's Investment: A Communications Strategy for Promoting Understanding and Confidence in Land Reform in Rwanda* was born and subsequently circulated among working group members for input and feedback. See: http://www.rwandaland.org/en/landprojectworkplans/item/94-rwanda-land-sector-communications-strategy. The strategy is founded on three major goals:

- Land right holders are empowered to exercise their rights and comply with their responsibilities.
- Land-related service delivery is enhanced through the production and dissemination of clear, compelling information on key aspects of land-reform.
- Meaningful public platforms take place between RNRA and civil society on land-related issues.

Table 2 outlines the major public awareness needs partners contributing to the strategy would focus on.

Table 2: Major Public Awareness Needs to be Addressed by Communications Partners

INFORMATION NEED	SPECIFIC TOPICS
Land registration	Procedures for registering land and recording transactions
	Circumstances that require one to register their land
	Importance of collecting titles
	Benefits of compliance with registration process, and risks of non-compliance
	Specific obligations
	Function/role of relevant government offices, especially district land bureaus
	Explanation of options for settling a dispute, including rights of redress
	Resources/locations for completing administration processes
Land Rights	Land use rights
	Land transfer rights
	Marital property rights
	Inheritance and *umunani* rights
	Rights of tenants, renters and sub-lease holders
	Rights of vulnerable (e.g. orphans, returnees) or historically disadvantaged populations
	Rights of relocated or displaced households
	Channels for securing the above-mentioned rights

	Options for settling a dispute, including rights of redress when land rights are challenged or violated
Land Use Planning	The intended purpose of land use planning in Rwanda
	Land use designations at community and plot levels
	The land use planning process, along with rights to engage/provide feedback
	Benefits of compliance, and risks of non-compliance
	Obligations to comply with land use plans
	Policies on compensation for expropriation
	Options for settling a dispute, including rights of redress
	Resources/locations for obtaining land use planning information

On June 18, 2014, the Land Communications Working Group convened during the Year 3 Work Planning meeting and endorsed the communications strategy as the tool that would guide their land-related communications efforts over the next three years.

Ground-breaking research and advocacy on gender and land. Year 2 saw the project embark on a major research effort in collaboration with the GMO to **assess the realities surrounding the exercise of women's and men's land rights.** The study was carried out in 20 randomly selected sectors in all four provinces plus Kigali City (see Table 3) and led by prominent expert in gender and land rights Kelsey Jones-Casey with a field team that included the LAND Project Senior Research Advisor, a junior gender and land consultant, GMO researcher Brigitte Izabiriza, plus two interpreters.

Table 3: Gender and Land Rights Field Study Sites

Province	District	Sector
Eastern	Rwamagana	Karenge
		Fumbwe
	Kirehe	Musaza
		Kirehe
Southern	Nyarunguru	Kivu
		Ngera
	Muhanga	Rugendabari
		Nyamabuye
Western	Karongi	Mutuntu
		Ruganda
	Rubavu	Kanama
		Gisenyi
Northern	Musanze	Nkotsi
		Kinigi
	Burera	Butaro
		Kagogo
Kigali City	Gasabo	Gikomero
		Remera
	Nyarugenge	Kigali
		Rwezamenyo

The study found that among Rwandan communities, there is now widespread knowledge of laws granting gender-equal rights. More and more women are receiving inheritance and inter-vivos gifts and are increasingly receiving these in equal shares, while formally married women are exercising greater decision-making power over land held jointly with their husbands. Nevertheless, women in Rwanda still experience several challenges in accessing land and controlling the land that they do have access to. Women continue to lack the necessary bargaining power to claim inheritance and parental gifts of land and to exercise decision-

making over land on par with men. Access to unbiased forums for resolving land disputes continues to be a challenge for many women, often dissuading them from claiming their rights. The report concludes with a series of recommendations on how to address remaining gaps and improve women's rights to land, recommendations that not only extend to policy and law, but also to programs and other investments designed to foster gender justice in Rwanda.

Following completion of the study, the Project launched **extensive advocacy efforts** to ensure the findings and corresponding recommendations would reach decision-makers and civil society advocates in Rwanda as well as feed the body of knowledge and global advocacy efforts surrounding women's land rights. The report was widely circulated both within Rwanda and internationally. It is currently featured on the following websites:

- USAID Land Tenure and Property Rights Portal: http://usaidlandtenure.net/content/rwanda-land-study-gendered-nature-land-and-property-rights-post-reform-rwanda,
- The Rwanda Land Website: http://www.rwandaland.org/en/landprojectreports/item/89-the-gendered-nature-of-land-and-property-rights-in-post-reform-rwand.
- The Global Land Tools Network: http://www.gltn.net/index.php/resources/publications/partner-publications/451-usaid-the-gendered-nature-of-land-and-property-rights-in-post-reform-rwanda,
- The Land Portal: http://landportal.info/resource/and-alfred-bizoza/gendered-nature-land-rights-rwanda.
- The Consultative Group in International Agricultural Research (CGIAR)Collective Action and Property Rights program: http://news.capri.cgiar.org/2014/06/publication-gendered-nature-of-land-and.html
- Landesa Center for Women's Land Rights (http://landwise.landesa.org/records/2457),
- The Institute for Poverty, Land and Agrarian Studies at University of Western Cape: http://www.plaas.org.za/bibliography/rwanda-landrights-women,
- Women Organizing for Change in Agriculture and Natural Resource Management: http://www.wocan.org/resources/gendered-nature-land-and-property-rights-post-reform-rwanda; and
- Mokoro: http://www.mokoro.co.uk/other-resources/east-africa/rwanda.

The project developed a policy brief and a colorful set of five thematic leaflets that synthesize the key findings and recommendations emanating from the report. See: http://www.rwandaland.org/en/products-for-land/item/91-the-gendered-nature-of-land-and-property-rights-in-post-reform-rwanda. The policy brief was included in participant packets for the Year 3 work planning meeting and the thematic leaflets were shared at the June 27th National Research Forum where the findings were presented to a wide array of stakeholders and discussed. The thematic leaflets are featured in Annex 1.

The GMO in particular has been a major advocate for the research and recommendations. The outcomes of the research were first presented to the Chief Gender Monitor on June 5, 2014, after which she invited the research team to present them at the GMO retreat held on June 20, 2014. The GMO has subsequently asked the research team to share the results at the next Gender Sector Working Group to be held in August 2014. This forum will specifically task members taking the recommendations from the assessment forward.

Strengthening CSO and GOR capacities. Capacity building continues to be a leading thrust of the LAND Project. In Year 2, the project worked with two CSOs with strong commitments to

women's land rights – Haguruka and the Coalition for Women's Access to Land (CRAFT, in French) -- to build their organizational capacity.

Emerging from a partnership of CSOs working together under an RCN-led project, Beyond Raising Awareness, CRAFT – a coalition of one local and one international organization dedicated to the realization of women's land rights in practice – first sought organizational independence in mid-2013. To ensure the coalition's sustainability to monitor women's land rights over time and to use the findings to conduct evidence-based advocacy, LAND Project worked intensively to extend **organizational development support to CRAFT** members. This began with facilitation of the legal registration process by LAND Project legal staff and then advanced to recruitment of an experienced organizational development consultant to coach CRAFT members in developing a Strategic Position and Strategic Plan for the coalition. Both were presented at a forum for donors and other supporters held on May 28, 2014. Since this time, CRAFT has been working on an annual work plan, a set of operational protocols that will guide how coalition members work together, and a concept note for soliciting donor support. LAND Project continues to engage in providing support to CRAFT through its staff and local consultants.

What started out as an endeavor to strengthen **Haguruka's monitoring and evaluation system** broadly became focused singularly on Haguruka's priority to improve its system for recording their case intake for legal assistance and tracking the progress of these cases over time. The database system developed by the project updates and streamlines Haguruka's procedures for tracking cases, as well as allows for more complex analysis to be done on the types of beneficiaries they work with, the types of cases they deal with, and the outcomes of those cases. Haguruka staff, by inputting data on beneficiaries and cases into the database, will be able to, at a glance, find details about a particular beneficiary, case, and progress made in resolving it. They will also be able to track case outcomes, and importantly, analyze this data in order to improve program functioning as well as demonstrate to outsiders (including donors) aggregate statistics. The database therefore addresses needs highlighted in the M&E needs assessment administered to Haguruka branch managers, where staff complained of a hard-to-maintain system that did not provide sufficiently rich data or analysis. Training for Haguruka branch managers and program staff on the database is planned for the first quarter of Year 3.

Haguruka and the NWC also received **training on the legal framework governing land** with a particular focus on gendered land rights. A series of four courses held in December 2013 trained Haguruka and NWC legal assistance providers from all 30 districts using a combination of lecture, discussion and small group case study exercises. Out of 154 participants, 132 were female legal assistance providers. Proceedings of the course can be found here: http://www.rwandaland.org/en/landprojectreports/item/87-land-law-training-proceedings-report. The popularity of the illustrative cases used to train participants prompted the decision to develop a handbook for legal aid providers that would employ simple language to convey key elements of the law governing land that pertain to cases commonly received by community paralegals. It would also feature examples of such cases and guidance on advice they might give to clients facing similar issues. By the end of Year 2, a draft of this handbook had been developed and the project was seeking illustrators to develop a series of drawings to highlight and underscore the written guidance provided in the handbook.

Finally, the project provided hands-on capacity building to the GMO by engaging one of their junior researchers in the gender and land assessment. Through her participation on the team, Brigitte Izabiriza learned concepts for analyzing women's land rights in practice, site selection

and research planning techniques, and in-depth focus group and semi-structured interview methods.

Nurturing good governance and transparency in the land sector. Three activities carried out in Year 2 involved substantial support to the project's principle GOR counterpart, the RNRA. All three proved effective in paving the way for the agency to practice improved governance and accountability.

What was initially foreseen to be a small exercise to review two pieces of draft legislation, Activity 2 evolved to become a major **legal review and drafting** endeavor. Passage of a new land law in June 2013 prompted the need to amend complementary laws as well as draft a series of implementing regulations emerging from the 2013 Land Law. The project recruited a seasoned international land lawyer with substantial legal drafting experience to review three laws, draft three implementing regulations and produce a report analyzing the extent to which Rwanda's legal framework governing land complies with recommendations set forth in the Africa Land Policy Framework and Guidelines.

By the conclusion of Year 2, the consultant had completed three reviews which were well received by the RNRA:

- Review of the Draft Law relating to Expropriation in the Public Interest
- Review of the Draft Law relating to the Land Surveying Profession in Rwanda
- Review of the Draft Ministerial Order relating to Land Registration in Rwanda.

In particular, the project was credited by the RNRA for inducing important revisions made to the original draft, including the requirement to carry out a social impact assessment to inform decisions on expropriation.

The consultant also made substantial headway in drafting the following orders:

- Draft Prime Minister Order on Modalities for the Use, Development and Management of Swamp Land in Rwanda
- Draft Presidential Order on Land Allocation and Leasing, and
- Draft Ministerial Order on Land Assignment.

Meetings by the consultant with the RNRA, MINIRENA, Rwandan Environmental Management Authority (REMA), MINAGRI and RDB in mid-June substantially informed the original drafts of these orders, ensuring they will reflect the Rwandan context and support the country's aspirations to achieve robust economic growth, environmental protection and poverty reduction through practices of land allocation and land assignment. It is expected that all three orders and the report on Rwanda's compliance with the Africa Land Policy Guidelines will be completed in the first quarter of Year 3.

With the expansion of land use master planning from national to district levels, the project saw an important opportunity to expand public awareness of the content of land use plans while also creating a platform that would alleviate the burden of the RNRA to have to provide critical spatial and textual data to other GOR agencies and the public on an individual basis.

Working closely with the RNRA, the project initiated development of the **National Land Use Planning Portal (NLUPP)** to serve as a one stop platform for disseminating information on a vast realm of land-related spatial information, including land use plans. The project worked closely with consultant Thierry Ngoga to develop TOR and a RFP for a portal development

services. Through a rigorous selection process that included the participation of the RNRA, ESRI Rwanda was selected to design the portal, prepare the required data and load it onto the portal, train RNRA staff on populating and maintaining the portal, and launch the portal. By the end of Year 2, ESRI Rwanda had compiled a project inception report elaborating on the precise development procedures and needs and conveying the status of the data that would be uploaded to the portal. Annex 2 displays the various types of spatial information that the portal will feature and its accessibility to the general public.

Further collaboration with the RNRA was forged through development of a **land dispute database** which succeeded in integrating the paper-based land dispute register into the electronic LAIS. The project advertised for a consultant and was fortunate to recruit a database developer with prior experience developing the LAIS. With the database complete, all disputes recorded during the Land Tenure Regularization program can now be accessed through search functions. Disputes can now be updated to reflect their resolved or otherwise changing status. This is critical as land under dispute cannot be transacted until the registrar reflects that the dispute has been resolved. New disputes can also be added into the system. Perhaps most importantly, integration into the LAIS will enable analysis of disputes to characterize the different types of disputes, parties in the disputes (women, men, government, private sector entities), and their status in terms of resolution, plus track trends over time. During Year 3, the project intends to carry out this analysis in collaboration with the RNRA in combination with analysis of other LAIS data.

Producing evidence-based, demand-driven research and fostering a policy research culture. During Year 2, the project devoted substantial time and resources towards building the capacity of University of Rwanda and INES-Ruhengeri, the recipients of the project's Year 1 research awards.

Investigating the socioeconomic and environmental impacts of the Land Use Consolidation Component of the Crop Intensification Program (CIP-LUC) in Rwanda, **University of Rwanda** produced a "mapping report" early on in Year 2 that identified where the program was in place, the area covered and by which crops. The research team then embarked on qualitative research, holding focus group interviews with farmers and local authorities to assess farmer satisfaction with the program, tenure implications and other aspects of the program. Findings informed the development of the questionnaire that the team used to carry out a survey of 742 households in order to conduct quantitative analysis to investigate research questions posed in the study's TOR. Preliminary findings were shared in a report and at the National Land Research Agenda Workshop in February 2014 where the team received substantial feedback from interested participants. Results were also presented at the World Bank Land and Poverty Conference in March 2014.

Unfortunately, changes in the UR team leadership and university restructuring have led to considerable delays in the submission of deliverables and processing of payments to enable the team to carry out subsequent activities. Although two modifications were issued over the course of the year, the team has not been successful in finalizing the final six deliverables (including the final research report), leading to concerns that it may be necessary to terminate the contract unless the situation substantially improves.

Research on the determinants of urban land prices and the outcomes associated with rising urban land prices and urban land policies was led by **INES Ruhengeri**. Although the team made solid progress at the outset of the project, during the first quarter of Year 2, they ran into

difficulties collecting the data necessary for the study due to the broader resistance being faced by the Project from GOR counterparts. At the request of INES, the project temporarily suspended the subcontract until relationships improved and the Year 2 work plan was in place. Upon issuance of a letter endorsing the INES research by the RNRA, the subcontract suspension was lifted and INES began training enumerators and supervisors to administer household surveys to 1260 households in 27 urban sectors.

The project directed substantial research capacity building to both the UR and INES teams. For UR, technical assistance was provided by University of San Francisco (USF) (Prof. Elizabeth Katz and graduate student James Anderson), National Opinions Research Council (NORC) (Dr. Benjamin Linkow). Prof. Rashid Hassan from University of Pretoria and Pierre Kolowe of USF worked extensively with the INES team, while LAND Project staff (Alfred Bizoza and Anna Knox) provided rigorous reviews of research product deliverables. As a result, the UR and INES teams learned how to elaborate a research design and appropriate models, develop a robust sampling frame, prepare a proper household survey questionnaire, design a platform for data entry and analysis and conduct rigorous data analysis and interpretation. By the end of Year 2, INES had completed data collection, carried out data analysis and prepared an in-depth draft report highlighting a broad array of findings. These findings were vetted with district and sector authorities corresponding to the data collection sites before INES co-hosted a national research forum with the LAND Project on June 27, 2014 to present the research to 44 representatives from government, civil society, research and the international community. The study's major findings are highlighted below.

INES Ruhengeri Completes Study on Urban Land Prices and Policies

The Institut d'Enseignement Supérieur (INES) Ruhengeri based in Musanze District recently completed a study examining factors influencing urban land prices as well as looking at how rising prices and land policies are affecting urban dwellers in Rwanda. The study was conducted in 27 sectors in Rwanda, including 12 sectors in the Northern, Western, Eastern, and Southern Provinces and 15 sectors in Kigali City.

Areas of assessment included property status, mortgage usage and land titles, trends in property values, key drivers of these trends, and outcomes of land policy measures. With regard to property status, the study revealed a high rate of property ownership among Rwandans. Out of 1260 survey respondents in urban centers, 69% reported owning their property compared to 28% who rent, and 90% of owners reported having a title for their property. 74% of those who own property originally bought it as undeveloped land, and 63% of owners bought their property from another owner. However, only 15% of owners used a mortgage to acquire their property, with owners of multi-story properties being the most likely to acquire one.

An examination of urban property values reveals that prices began rising in the early 1990s and have continued to do so to the present, but with intermittent periods of decline. Values notably sky-rocketed in 2010-2011. Rising prices during the past two decades appear to be influenced by rapid rates of urbanization and in-migration. While urbanization rates slowed down after 2005, urban property values began rising even faster, seemingly as a result of growing income (GDP) plus land policies like titling and zoning. Examining factors shaping the values of individual properties, the study found correlations with investment in the property and possession of a property title. Other factors positively influencing property values are the type of house, whether the property has a flush toilet and its proximity to all-weather roads and recreation facilities.

In investigating urban land policies, the study found that socioeconomic conditions are more favorable in planned areas as compared to those that have not been zoned. Planned areas are characterized by safer conditions, higher education, higher incomes, higher property values, and greater propensity of multi-story homes. This suggests that planned areas tend to be accessible to the more affluent and educated, potentially excluding the disadvantaged. The study also found that households who have previously been expropriated from their property are disproportionately less educated, poorer and female-headed.

The progress of both the UR and INES-Ruhengeri subcontracts is shown in Table 4.

Table 4: LAND Project Research Subcontracts

Subcontractor and Research Theme	Amount of Award	Subcontract Implementation Period	Subcontract Deliverables
University of Rwanda: Land Use Consolidation	Rwf 70,181,336	Original; March 18, 2013 to March 17, 2014 Revised: March 18, 2013 to August 31, 2014	**1. Draft Inception Report** **2. Final Inception Report** **3. Literature Review** **4. Multi-stakeholder Forum** **5. Mapping Report** **6. Qualitative Research Findings Report** **7. Mid-term Progress Report** **8. Report on Preliminary Findings** **9. Draft Research Report** **10. Policy Brief** 11.District validation workshops and proceedings 12. PowerPoint Presentation 13. National Stakeholder Workshop 14. National Workshop Proceedings 15. Final Research Report 16. Final Progress Report
INES Ruhengeri: Urban Land Markets	Rwf 74,992,758	Original: March 21, 2013 to March 20, 2014 Revised: March 21, 2013 to September 12, 2014	**1. Inception Report** **2. Literature Review** **3. Multi-stakeholder Forum** **4. Draft Qualitative Research Findings Report** **5. Draft Household Survey** **6. Outcomes of Training and Survey Testing** **7. Mid-term Progress Report** **8. Draft Research Report** **9. Policy Brief** **10. District Validation Sessions and Proceedings** **11. PowerPoint Presentation** **12. National Stakeholder Workshop** 13. National Workshop Proceedings 14. Final Research Report 15. List of Policy Brief Recipients 16. Audio and Written Radio Transcripts 17. Final Progress Report 18. Database of Data Collected

In February 2014, the project and the RNRA co-hosted the second NLRA Workshop, attracting 80 participants from the GOR, CSOs, research community, international non-governmental organizations (INGO), and donor partners. IPAR collaborated in the organization and facilitation of the workshop as well as in drafting the proceedings.

The first day of the three-day workshop was devoted to presenting preliminary results from the UR and INES research together with recent research carried out by RCN *Justice et Democratie* and Rwanda Initiative for Sustainable Development (RISD). Selection of the research priorities for the next cycle of LAND Project support began the following day. Utilizing participatory *World Café* methods, small groups proceeded to distill 44 research priorities contributed by participants in advance of the workshop down to three that the LAND Project would support through competitive research awards. These themes are:

4. *The implementation of Rwanda's Expropriation Law and outcomes on the population;*

5. *The impact of gendered legal rights to land on the prevalence and nature of intra- and inter-household disputes; and*
6. *Access to the land tenure administration system in Rwanda and the impacts of the system on ordinary citizens.*

Project staff sought input to the TORs for each theme from concerned GOR partners, including the RNRA, MIGEPROF, and the GMO. Following drafting of the research TORs, these were vetted with GOR partners and also published with Requests for Comments in Igihe.com and TNT, and through the project's land sector stakeholder mailing list. Comments received substantially informed the final TORs (see Annex 3) that were integrated into the RFP, all three of which were released on June 17, 2014. Proposals are due August 14, 2014 and successful offerors will be selected by an external review committee.

In addition to research carried out by its partners, the project launched a **policy research brief series** created to investigate prominent land issues using rapid desk research and key informant interviews. Through initial examination of important issues surfacing in the media, the project seeks to lay foundations for other organizations to take up more in-depth empirical research. During Year 2, the project carried out research on contested claims over land and other natural resources in and around protected areas, including Nyungwe National Park, Akagera Park and Volcanoes National Park. The resulting policy brief was circulated to land sector stakeholders and posted on the Rwanda Land website.

A second brief was initiated on the contentious issue of land expropriation, which has received substantial media attention, especially over issues of whether they are done to serve the public interest and payment of fair and timely compensation. The research team reached out to multiple government and non-government stakeholders to contribute facts and relate experiences and perspectives. While some interviews were readily secured, others proved more challenging. Support from the RNRA helped the project to eventually secure interviews with some of the most relevant key informants. It is anticipated that the brief will be drafted and finalized early in Year 3. The timing is especially auspicious given that the Parliament was reviewing the draft of a new expropriation law by the end of Year 2.

Other Achievements. Year 2 also saw the continuation of important communications endeavors initiated in Year 1, including the Rwanda Land website and the quarterly project newsletter. With the start of two new USAID Conflict Management and Mitigation (CMM) programs focused on land, the project hosted two meetings with the project leads and their partners to share their respective objectives and progress, identify potential leveraging opportunities, and offer mutual support in navigating challenges. LAND Project also invited CMM project leads to its annual work planning meeting, NLRA workshop and National Research Forum.

B. Year 2 Monitoring and Evaluation (M&E) Plan

During the course of Year 2, the project M&E Plan was revised twice, initially to remove indicators linked to Abunzi capacity building and also to better reflect project performance in capacity building in other areas (research, communications, training and organizational development) based on recommendations by project stakeholders during the Year 2 Work Planning meeting. A subsequent revision to the plan reflected allocation of earmarked funding

to the project on GCC, Feed the Future (FtF) and Women Peace and Security (WPS). Table 5 shows the original set of indicators and those approved in June 2014.

Table 5: Original M&E Indicators and Final Revised M&E Indicators

Original Indicators	Final Indicators (as of June 2014)
1. Number of consensus building forums (multi-party, civil/security sector, and/or civil/political) held with United States Government (USG) Assistance (F-DG; output indicator)	1. Number of consensus building forums (multi-party, civil/security sector, and/or civil/political) held with USG Assistance (F-DG; output indicator)
2. Quality of coordination between key Rwandan government partners, CSOs, and researchers (Custom; outcome indicator)	2. Number of women filing claims or grievances, and number having claims adjudicated in their favor (Custom; outcome indicator)
3. Percent of women and men in target districts who report that changes in land-related policies and laws have reduced their vulnerability (e.g. to dispossession from their land, encroachment, fluctuations in market prices, droughts, crop diseases, etc.) (Custom; outcome indicator)	3. Percent of women and men in target districts who report that changes in land-related policies and laws have reduced their vulnerability (e.g. to dispossession from their land, encroachment, fluctuations in market prices, droughts, crop diseases, etc.) (Custom; outcome indicator)
4. Person hours of training completed by government officials, traditional authority, or individuals related to land tenure and property rights supported by USG assistance – disaggregated by gender (F-EG; output indicator)	4. Person hours of training completed by government officials, traditional authority, or individuals related to land tenure and property rights supported by USG assistance (F-EG; output indicator)
5. Number of days of USG funded technical assistance on land tenure and property rights issues provided to counterparts or stakeholders (F-EG; output indicator)	5. Number of days of USG funded technical assistance on land tenure and property rights issues provided to counterparts or stakeholders (F-EG; output indicator)
6. Percent of project-supported research used by policy-makers in making land-related decisions (Custom; outcome indicator)	6. Number of individuals from CSOs/research institutions demonstrating increased capacity to carry out rigorous empirical research on land-related issues (gender disaggregated) (Custom; outcome indicator)
7. Number of research/policy discussions held as a result of project assistance (Custom; output indicator)	7. Number of research/policy discussions held as a result of project assistance (Custom; output indicator)
8. Score on Human and Institutional Capacity Development self-assessment of capacity of CSOs and research institutions (Custom; outcome indicator)	8.Numbers of Policies/Regulations/Administrative Procedures analyzed as a result of USG assistance (F-FtF; output indicator)
9. Number of policy briefs and high-quality research products produced and disseminated with support of the project. (Custom; output indicator)	9. Number of policy briefs and high-quality research products produced and disseminated with support of the project (Custom; output indicator)
10. Number of CSOs receiving USG assistance engaged in advocacy interventions (F-DG; outcome indicator)	10. Number of CSOs receiving USG assistance engaged in advocacy (F-DG; output indicator)
11. Quality of land-related dispute decisions by judicial system (Custom; outcome indicator)	11. Number of CSOs, research institutions, and GOR institutions demonstrating increased capacity in communications and/or evidence-based advocacy on land issues and policy (Custom; outcome indicator)
12. Percent of target population (women and men) who demonstrate improved understanding of the law and their rights** (Custom; outcome indicator)	12. Percent of target population (women and men) who demonstrate improved understanding of the land law and their rights (Custom; outcome indicator)
13. Number of individuals/groups from low income or marginalized communities who receive legal aid or victim's assistance with USG support. (F-DG; output indicator)	13. Proportion of females who report increased self-efficacy at the conclusion of USG supported training/programming (F-GNDR; outcome indicator)
14. Percent of those using *abunzi* services satisfied with the process and the outcome (Custom; outcome indicator)	14. Number of individuals from CSOs and GOR institutions demonstrating increased capacity to impart quality land-related legal assistance (gender disaggregated) (Custom; outcome indicator)
15. Number. of organizations/groups trained on land law, mediation or other skills to improve administration of justice.(Custom; output indicator)	15. Number of organizations/groups trained on land-related policies and rights (Custom; output indicator)

	16. Number of institutions with improved capacity to address climate change issues as a result of USG assistance (F-GCC; outcome indicator)
	17. Number of days of USG funded technical assistance in climate change provided to counterparts or stakeholders (F-GCC; output indicator)
	18. Number of days of USG funded technical assistance in climate change provided to counterparts or stakeholders (F-GCC; output indicator)

Output Indicators. With the project coming into its own, good progress was made on several M&E output indicators (see Figure A). Most output indicators remained the same as those in the original M&E Plan, except that Indicator 10 was modified from an outcome to an output indicator and two new GCC indicators (numbers 17 and 18) were added. Original Indictor 13 (number of individuals/groups from low income or marginalized communities who receive legal aid or victim's assistance with USG support) was removed. Given their introduction in June, the project will start measuring both GCC indictors in Year 3. Note that the targets and achievements reflected below are for Fiscal Year 2 targets and achievement. Fiscal Year 2 began October 1, 2013 and ends September 30, 2014, whereas the Project Year began July 1, 2013 and ended June 30, 2014. Therefore, another quarter still remains to reach targets not yet achieved.

Table 6: Year 2 Progress on Output Indicators

M&E Indicator	PMP Indicator Description	Year 2 Targets	Year 2 Achievements
1	Number of consensus-building forums supported by the project	4	8
4	Person hours of training completed by government officials, traditional authorities, or individuals related to land tenure and property rights supported by USG assistance – disaggregated by gender	2400	2015
5	Number of days of USG funded technical assistance on land tenure and property rights issues provided to counterparts or stakeholders	51	357.6
7	Number of research/policy discussions held as a result of project assistance	20	16
9	Number of policy briefs and high-quality research products produced and disseminated with support of the project	8	18
10	Number of CSOs receiving USG assistance engaged in advocacy	3	4
15	Number of organizations/groups trained on land law, mediation or other skills to improve administration of justice.	6	2

Major indicator achievements included:

- Participation in eight consensus-building forums during the first three quarters of FY2, exceeding the **Indicator 1** annual target of four;
- 2015 person hours of training related to land tenure and property rights completed, against a FY2 target of 2400 for **Indicator 4**;
- Almost 358 days of land tenure and property rights technical assistance imparted in the second fiscal year so far, far surpassing a target of 51 for **Indicator 5**.
- Eighteen (18) policy briefs and other high quality research products produced corresponding to **Indicator 9**, ten more than the FY2 target of 8;

- Four (4) CSOs engaged in advocacy received direct technical assistance from the project, compared to a FY target of three (3) for **Indicator 10**.

Considerable progress on **Indicator 1** is owed to strengthened relations with GOR partners, enabling consensus building forums such as the research agenda setting workshop, consultative meetings to discuss research findings, multi-stakeholder meetings to agree on legislative principles, and forums for CSOs to share advocacy strategies.

Although the project has not yet reached its FY2 target on **Indicator 4** (person hours of training), we fully expect to do so before the end of the second fiscal year, given plans to train district land authorities nationwide in September 2014. Related **Indicator 15** (number of organizations/groups trained) is likely to be exceeded by fiscal year end when the project will have trained staff from around 20 district land bureaus, in addition to staff from Haguruka and NWC who were trained in December 2013.

The project invested major resources to provide land tenure and property rights related technical assistance to partners, resulting in a seven-fold increase in fiscal year **Indicator 5** results as compared to target. Underestimation of this target reflects the fact that the project did not foresee the extent of research capacity building support that would be needed by UR and INES, nor did we anticipate the demand by our RNRA counterparts for legal review and legislative drafting assistance. The decision to embark on drafting a paralegal handbook to guide legal assistance providers in handling land-related cases also considerably boosted indicator results. The project has nearly met its targets for **Indicator 7**, number of research/policy discussions). These include presentation of research findings by the project and by project partners. With UR scheduled to hold several district validation meetings and its national stakeholder forum early the next quarter to present research findings on the CIP-LUC, full realization of the fiscal year target is anticipated by September 30.

The LAND Project has excelled in generating numerous high quality research products that aim to inform policy makers and other stakeholders (**Indicator 9**). Products finalized in the second fiscal year so far included:

- Urban Land Markets Research (INES): One draft research report, one policy brief, and one presentation of preliminary findings; one presentation of final findings (4);
- Land Use Consolidation Research (UR): One qualitative report, one preliminary findings report, one presentation of preliminary findings and one policy brief (4);
- *Assessment of the Legal Framework governing Gender and Property Rights in Rwanda* (1);
- *The Gendered Nature of Land Rights in Post-Reform Rwanda*: One report, one policy brief, one PPT presentation delivered to multiple stakeholders at multiple forums, and one set of advocacy leaflets (4);
- Three reviews of legislation (expropriation law, surveying law, Ministerial Order on Land Registration) (3);
- Policy research brief on *Contested Claims over Protected Area Resources in Rwanda* (1); and
- One communications strategy (1).

All of the above products are featured on the Rwanda Land website.

The project has worked extensively with four Rwandan civil society organizations in land research, communications, advocacy, and organizational development, contributing to gains in **Indicator 10**. Haguruka benefited from paralegal training and assistance in strengthening their M&E system. CRAFT received organizational development support. INES-Ruhengeri and UR benefited from project assistance to strengthen their policy research and advocacy capabilities.

Outcome Indicators. During Year 3, baseline data was collected for indicators 3 and 12 (see Table 7). Previously, the project had not been able to collect baseline data on these two indicators owing to strained relationships with the project's GOR counterparts.

Table 7: Baseline Data Collected on Outcome Indicators and Established Year 3 Targets

M&E Indicator	PMP Indicator Description	Baseline	End Year 2 Targets
3	*Percent of women and men in target districts who report that changes in land-related policies and laws have reduced their vulnerability (e.g. to dispossession from their land, encroachment, fluctuations in market prices, droughts, crop diseases, etc.)*	80%	85%
12	*Percent of target population (women and men) who demonstrate improved understanding of the law and their right*	30%	50%

The baseline data collected for **Indicator 3** suggests that the resilience of Rwandan citizens is notably high. The indicator was established through administration of a survey to 200 households in Burera, Nyabihu, Gisagara and Kayonza (see Annex 4, questions 6 to 30). In households where heads resided with one or more spouses, spouses were also interviewed to determine gendered differences. The survey was comprised of 19 questions of vulnerability/resilience, responses to which received a score ranging between 0 and 1. For each questionnaire, scored questions were averaged to produce an aggregate score for the respondent. The percent of respondents who scored 0.5 or less represent those with relatively lower vulnerability (or higher resilience), whereas those who scored above 0.5 display higher vulnerability (or lower resilience). The project is preparing a detailed baseline assessment report that will provide a much more detailed analysis of vulnerability according to the different criteria considered in the questionnaire.

The same survey succeeded in collecting baseline data for **Indicator 12** to assess citizens' knowledge and understanding of the legal framework governing land (see Annex 4, questions 31 to 37). In fact, knowledge of the key facets of the law was found to be quite low, with only 30% of the respondents submitting correct answers to 60% or more of the questions. The baseline assessment report will reveal if there are clear patterns of legal knowledge gaps, which can also help to inform project-supported communications and that of its Land Communications Working Group partners.

The project intends to conduct a follow up assessment at the end of Year 3 to assess whether vulnerability has lessened as a result of changes to land policies and laws and whether the population's knowledge of the legal framework on land has improved.

Other outcome indicators in the project's M&E Plan were only recently established and include:

Indicator 2: Number of women filing claims or grievances, and number having claims adjudicated in their favor
Indicator 6: Number of individuals from CSOs/research institutions demonstrating increased capacity to carry out rigorous empirical research on land-related issues (gender disaggregated)
Indicator 11: Number of CSOs, research institutions, and GOR institutions demonstrating increased capacity in communications and/or evidence-based advocacy on land issues and policy.
Indicator 13: Proportion of females who report increased self-efficacy at the conclusion of USG supported training/programming
Indicator 14: Number of individuals from CSOs and GOR institutions demonstrating increased capacity to impart quality land-related legal assistance (gender disaggregated)
Indicator 16: Number of institutions with improved capacity to address climate change issues as a result of USG assistance

Indicator 2 and **Indicator 13** were added in June 2014 to reflect the recent allocation of funding from the WPS program. Similarly, **Indicator 16** reflects new GCC support extended to the project. These indicators will be tracked beginning next quarter. **Indicators 6, 11 and 14** were added to enable the project to better assess its contributions to capacity building in the areas of research, communications, and legal assistance/administration of the land law. Baseline data for Indicator 6 will be collected at the outset of the next round of research awards and during the research capacity building training planned for next November, whereas a baseline for Indicator 11 will be collected at the outset of the project's upcoming support to communications capacity building through training and technical assistance. Baseline and FY2 data for Indicator 14 will be generated during the next project's next training course in September.

SECTION 2: ASSESSMENT OF GOR CAPACITY TO INDEPENDENTLY IMPLEMENT THE PROJECT AND MONITOR PROJECT PROGRESS

Transitioning toward government ownership and implementation of USAID-financed programming presents many opportunities as well as challenges. D&G programming perhaps faces more intrinsic challenges as compared to other sectors. By virtue of the USG identifying a country as in need of D&G support suggests that governance challenges persist and government implementers may not see it in their interest to promote robust democratic societies. The project observes that such tensions continue to characterize the Rwandan government's relationship with civil society and with groups that may challenge the GOR's policies and agenda.

The project has carved out a unique position in the land sector that allows us to work with the GOR to nurture their appreciation for objective, high quality research that can reliably inform policy – an approach that deviates from an approach of exposing weaknesses toward one of encouraging investigation, honest self-reflection, and learning. At the same time, the project has been afforded the space to support the research community and civil society by equipping them with the skills and ethics to carry out objective research and conduct evidence-based advocacy, tools which are essential to earn the respect of decision-makers and a seat at the policy table. Indeed, several of our stakeholders have commented that the LAND Project has

cultivated increasing interest and respect for rigorous empirical research and its ability to reliably inform policy.

The trust vested in the project is particularly apparent in the domains where we are working with the RNRA: critiquing and strengthening draft legislation on such thorny topics as expropriation, developing new implementing regulations, analyzing sensitive land data, and creating a platform that will give the public significant access to land sector information. The RNRA has likewise supported the project to carry out research on some of the country's most delicate land issues and to hold rigorous, multi-stakeholder forums to share findings and debate their implications. This political space earned by the project is especially coveted given the contentiousness of land issues in Rwanda and the politics surrounding them.

The project holds it government partners in the highest esteem and applauds the support it has afforded the LAND Project to nurture evidence-based research and advocacy on land matters. Indeed, the GOR plays a very important role as a project collaborator and as a primary consumer of the capacity building support offered by the project as well as policy research produced by project partners. Nevertheless, it is questionable whether the GOR would see it as being in their mandate and interests to substantially engage civil society and build CSO capacities if they were tasked to independently implement the project. In assessing transition opportunities going forward, USAID will need to gauge the will and capacity of its GOR partners to assume these roles.

SECTION 3: PRIORITY AREAS FOR ACTION IN YEAR 3

In contrast to the quagmires that delayed Year 2 work planning, the project was able to hold Year 3 work planning meetings on schedule. Following initial consultations with the DDG and DG of RNRA, project leadership held a meeting with USAID and the DDG of RNRA in early June 2014 during which Year 3 work plan proposals were endorsed. On June 18, 2014, work planning meetings were held with land sector stakeholder partners who further informed the Year 3 plan. Most priority areas for the project's third year build on the 12 Year 2 work plan activities with two new activities created to pave the way for reexamination of the 2004 Land Policy and to strengthen the institutional structure and process for land use planning. The project will also integrate climate change adaptation priorities into several of its programming areas (see Annex 5). Plans for all 14 activities are briefly described below.

Activity 1: Training on the Legal Framework on Land. During the first quarter of Year 3, the project will collaborate with the RNRA to train district land authorities on the legal framework on land. This will focus on: 1) key provisions from the 2013 Land Law and implementing regulations, law governing inheritance and matrimonial property rights, and law governing the Abunzi and dispute resolution; 2) assessing climate risks in land use planning and adopting appropriate measures to promote climate change adaptation; and 3) use of the LAIS, the online land register.

Activity 2: Legal Reviews and Drafting. At the outset of Year 3, the project will direct its efforts to completing the three draft orders on swamp tenure, land allocation and leasing, and land assignment, as well as completing the report assessing Rwanda's compliance with the Africa Land Policy Framework. Given the RNRA's interest in having the project continue to provide review and drafting support, the project will consult with the RNRA to identify at least two pieces of legislation for review or drafting.

Activity 3: Land Communications. With momentum behind the Land Communications Working Group and Land Communications Strategy, the project will provide a training course on effective communications to members through its OSC partners. Quarterly meetings will be held with working group members, fostering peer exchanges of best practices and lessons as well as enabling the working group to monitor implementation of the strategy. Building on the Land Communications Strategy and the Gender and Land assessment, the project will issue an award to a local CSO to implement a communications campaign targeting men and boys that seeks to positively influence their attitudes and beliefs on gender-equal land rights.

Activity 4: National Land Use Planning Portal. Esri Rwanda will continue their work to construct the portal and populate it with spatial data such as national and district master plans, boundary maps; education, health, transport and infrastructure maps; land cover and hydrography maps; and maps of environmental features (forests, wetlands, protected areas) and natural hazard risks. Expected launch of the portal is in November 2014, which the project intends to support with communications and outreach to attract users.

Activity 5: Plan to Guide Review of the National Land Policy (NEW). This activity reflects GOR priorities to review the 2004 Land Policy in light of rapid evolution of the land sector over the past decade. During Quarter 3, the project will recruit expertise in structuring highly inclusive land policy consultations to develop and investigate the most appropriate approach for Rwanda.

Activity 6: Land Dispute Data Analysis. This activity will build on the dispute interface integrated into LAIS during Year 2 and proceed to analyze key trends in land-related disputes as well as other data recorded in LAIS, such as trends in sizes of land holdings, gendered ownership of land, land prices, mortgages, and land-based revenue collection.

Activity 7: New Research Awards. Following selection of awards in August, the project will proceed to initiate research subcontracts with the three selected awardees, and team them with appropriate capacity building partners. By the end of Year 3, it is anticipated that all three awardees will have completed field data collection and be embarking on data analysis. Through addition of more substantial capacity building support through external partners as compared to the two prior awards, the project anticipates fewer risks in the projects falling behind. This includes a research design and methods training course that will be offered by NORC during the second quarter of the third year.

Activity 8: Existing Research. Both projects are anticipated to conclude during the first quarter of Year 3. UR is scheduled to hold district validation meetings and a national-level forum to share findings before completing its final report. INES-Ruhengeri will be communicating study findings and policy recommendations through a series of local radio broadcasts. INES's final research report is due in August.

Activity 9: Gender and Land Assessment. Quarter 1 of Year 3 will focus on advocacy efforts. Both the policy brief and leaflets will be translated to Kinyarwanda and shared with Members of Parliament and the Rwanda Law Reform Commission in anticipation of committee and plenary discussions on the new law on inheritance and matrimonial property rights. The GMO also plans to engage the project in presenting the study findings to the Gender Sector Working Group, which it will use as a platform to urge different GOR institutions to adopt the study recommendations.

Activity 10: Organizational Development Support to CRAFT. Through engagement of its staff, the project will continue its support to CRAFT by mentoring members in the development of protocols to guide coalition operations and reviewing and providing feedback on funding proposals prepared by CRAFT. Once funding is secured, LAND Project will engage a local organizational development consultant to assist CRAFT to pilot, monitor and adapt its operational protocols, helping the coalition realize its vision of becoming a coalition of equals that leverage members' strengths to generate major impact on women's land rights.

Activity 11: Research Briefs. Initial efforts in Year 3 will concentrate on finalizing the expropriation brief and disseminating it to key members of Parliament in advance of the Plenary's review and decision on the draft expropriation law. Thereafter, the project will focus on identifying three themes for the next round of research briefs in collaboration with stakeholders and vetting those themes with the RNRA. It seems likely that the capacity of land tenure reforms to enable Rwanda to confront climate vulnerabilities and foster adaptation responses will be prioritized.

Activity 12: Support to Haguruka M&E. The project expects to substantially conclude this activity in the first quarter of Year 3 by reviewing the database with Haguruka's leadership, making any final modifications, and holding a training course for branch managers and program leaders. Thereafter, the project will remain on call to provide any further hands-on technical assistance on an as-need basis until the database is fully on-boarded and institutionalized.

Activity 13: Assessment of Land Use Planning (NEW). Starting in Quarter 3, the project will embark on research to assess existing processes for development of land use plans and the institutional framework for implementing and enforcing land use plans. Resulting guidance emerging from the assessment will aim to ensure land use planning processes are institutionally streamlined, undertaken with due attention to climate vulnerabilities, and are characterized by meaningful citizen engagement and ownership over the resulting plans.

Activity 14: Project M&E Plan. Focus will be on completion of the baseline analysis report in the first quarter, followed by dissemination of the major results on vulnerability and legal awareness. Instruments for assessing research and communications capacity will also be finalized such that they are ready to administer by the time the research and communications awards are tendered and respective trainings are initiated.

Quarterly Newsletter. The project intends to continue to publish its quarterly newsletter informing land sector stakeholders of progress on various LAND Project initiatives, highlighting major findings and recommendations of recently concluded research, and alerting audiences to upcoming publications and events. The last newsletter was released during the first week of July 2014 and featured articles on outcomes of the Year 3 work planning meetings, the recently endorsed Land Communications Strategy, salient findings of the urban land markets study by INES, highlights of the gender and land assessment, and project support to CRAFT.

Rwanda Land Website. The website developed by the project continues to attract numerous visitors both within and outside Rwanda, including land sector researchers, practitioners and the general public. The site has now amassed a large collection of articles from English and Kinyarwanda newspapers on land-related news in Rwanda in addition to being a go-to resource

for research on various land subjects in Rwanda. The project is still exploring a willing and suitable host to take over administration of the site, an effort that will be stepped up in Year 3.

Annex 1: Gender and Land Assessment Policy Advocacy Leaflets

Umunani

Umunani is a gift from a parent to their adult child, often given upon the child's marriage. Traditionally, land umunani was given only to sons.

The Law

Inter-vivos gifts such as umunani should be given **without regard to gender**, but umunani is not a legal right nor is it required to give equal shares to sons and daughters.

Umunani Today

Almost **all men receive land umunani**, which is seen as their right, although the size depends on his family's wealth and number of children. Increasing **land scarcity** is restricting gifts of land umunani, so many children receive insufficient umunani, particularly daughters.

Daughters are traditionally given substantial non-land gifts at marriage, including household goods or livestock.

Education as Umunani

Land scarcity leads some parents to **substitute an education for land** when giving umunani, and they usually **give gifts of education equally to sons and daughters**. However, land is still the most valued form of umunani.

"The land that I have is small, and giving umunani won't be easy. I think now a good umunani to give [a child] is education so you will give [them] another way of living."

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Women's Umunani

More women are receiving umunani than in the past, but most parents give it "**because it is the law**," not because they believe it is a woman's inherent right or because they want to.

Umunani is traditionally a means to help start a family, so parents question giving land to daughters who "will leave her family for another." Young men are now seeing the benefits of their wives bringing umunani, so are less resistant to their sisters receiving it.

Many people believe that the law requires giving equal shares of umunani to sons and daughters, although in practice **many women do not receive umunani or receive less** than their brothers.

Claiming Umunani

Women often **hesitate to claim umunani** even if they know they have the right to it because they:

- Fear creating conflict with parents or their brothers
- Worry their parents won't have enough land to survive
- Don't want to deprive their brothers of land
- Strategically leave their umunani as a safety net in case their marriage fails

Recommendations:

Continue to **sensitize men** on women's rights to umunani and inheritance, framing the issue in terms of **human rights and family obligations** to protect the interests of daughters and sisters on par with sons and brothers.

Provide for children to have rights to **equitable values of umunani** in the Succession Law, rather than encouraging equal subdivision of land, which rising land scarcity cannot support.

Invest significantly in the **creation of rural livelihood opportunities**, for both women and men, which are not dependent on land.

Inheritance

Inheritance refers to the transfer of property, particularly land, after the death of an individual.

The Law

The Succession Law of 1999 states that **all children are entitled to equal shares of inheritance** from their parents, with the surviving spouse to administer the entire patrimony.

Inheritance Traditions

Traditionally, any land that was retained by parents for their own use was divided among **male children** at the death of the parents.

Inheritance Today

Men and women are aware of the law, and it is widely implemented: **sons and daughters generally receive equal shares** of inheritance.

Women who do not receive equal shares can and do **take their cases to local authorities**, and often receive favorable resolutions.

Many parents, to **avoid conflicts over inheritance**, will gather the family together to show each child their portion of their future inheritance.

Women's Inheritance

While most parents give inheritance equally to sons and daughters **'because it is the law,'** increasingly parents are doing so because they have 'changed mindsets' and their attitudes about daughters inheriting are changing.

Subdivision of inheritance

Although the law requires equal division of inheritance among siblings, many plots are less than one hectare and thus **too small to have subdivisions registered.**

It is unclear whether siblings will own and **manage this property jointly** or whether they will **informally subdivide the land** between them. Whereas joint ownership may give rise to conflict, informal subdivision could have implications for the integrity of the land register.

Best Practice:

Sons and daughters are increasingly receiving equal shares of inheritance mainly due to compliance with the law, although attitudes are also changing positively about women's rights to inheritance.

Recommendations:

Continue to **sensitize men** on women's rights to inheritance, framing the issue in terms of **human rights and family obligations** to protect the interests of daughters and sisters on par with sons and brothers.

Consider policy options that will enable **registration of inherited land parcels less than one hectare**, while creating opportunities for younger generations to **secure livelihood opportunities that do not depend on land**. Over time, siblings may then transfer their shares to those siblings who choose to stay and manage the family land, alleviating land pressures.

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Marital Land Rights

When it comes to land management, women have weaker decision-making power within the household compared to their husbands.

The Law

Formally married women are **joint owners** of household property with their husbands if they are married under community of property regime. Systematic land registration reinforced this by registering women and men in civil marriages as joint owners.

In Practice

Although couples often **make decisions together**, the relative bargaining power of spouses is extremely **context-specific**.

In general, women have a much **weaker voice in decision-making about the land**. Although husbands may consult their wives on land decisions, typically the husband has the final word.

This is **particularly true for large decisions**, such as whether to sell or rent land, long-term investments such as planting trees, using land as collateral, or even selling crops.

Land Sales

Men and women both know that legally wives must **consent to any sale of jointly owned land**. Women **routinely appeal** to local authorities to contest sales made without their consent and **expect favorable resolutions**. In fact, potential buyers sometimes refuse to transact with men whose wives have not agreed to the sale.

However, if a woman refuses to endorse a land sale, she **may face consequences**, from being 'convinced' or coerced, to suffering physical or emotional violence.

Changing Attitudes

Increasingly, **gender equity and shared decision-making** are regarded as ideals, which men and women attribute to the legal framework and sensitization.

Land Rights in Informal Marriages

Unlike women in civil unions, those in informal relationships do not even have the legal right to refuse a land sale, and generally have **very little bargaining power** within the household.

> *"Even if he does [sell the land] without you knowing, you can reverse it because you did not know. Those who do not know [about the law] are taken advantage of, but more know."*

Recommendations:

Sensitize communities on shared decision-making and joint control rights over land between couples, appealing to people's sense of what is right and fair. **Construct alternative role models** that cast strong men as equal partners with their wives.

Support skill-based trainings for women on how to **negotiate effectively**, be leaders, present alternatives and manage household resources.

Create opportunities for rural young women to **reduce their economic dependence** on men, to purchase land if they so desire, and to choose the best time to marry.

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Informal Marriage

"Informal marriage" may refer to couples who have been married in religious or traditional ceremonies but not civil ones, informally cohabiting couples, or plural marriages.

The Law

Rwandan Law only recognizes marriages of monogamous couples married in a **civil ceremony**, and has formally outlawed polygamy.

Those who are not formally married have no legal claim to the property of their spouse, except in cases where a spouse in a polygamous union elects to marry another in a civil ceremony.

In Practice

Informal marriage is not uncommon in Rwanda, though its prevalence varies by region. However, the number of informally married couples appears to be **decreasing**, which is attributed to **government sensitization** efforts encouraging formal marriage.

Informally married women generally have **less bargaining power** within the household, particularly with regards to land decisions.

> *"Women are the ones pushing for formal marriage because when you're legally married, you are the owner of the property. But when you're informally married you don't have any right and he can push you away – it [formal marriage] is protection."*

Although there are minimal legal protections for informally married women in cases of separation, these provisions are **little-known** and women's situations often **depend on the goodwill of the family**. Many face **eviction from their marital land** upon separation or widowhood, and end up returning to their natal families or living alone.

Formal Marriage as Protection

Many women recognize that formal marriage enables them to **secure joint rights** to their marital property.

Some men reported **resisting formal marriage** in order to curtail the rights of their wives.

Why Informal Marriage?

Although women usually desire formal marriage, they may accept an informal marriage because they:

- Are under the **legal age of consent** for marriage
- Cannot afford the legal or social **expenses**
- Lack **bargaining power** to convince their husbands to marry them formally
- Face **social pressure** to marry, whether formally or not

Land Registration

During the land registration process, there was **no systematic approach** for documenting the rights of informal couples. Some women were registered as co-owners, while others were not registered at all.

Recommendations:

Provide legal **recognition of the property rights of informally married couples**, on-par with civilly married couples. Granting property rights to women in de facto unions would weaken men's incentives to resist formal marriage in order to retain control of property, and thus perhaps encourage formal marriages.

Provide rural girls and young women **educational opportunities that reduce their economic dependence on men**. When women are economically independent, they are less likely to enter into informal marriage, and would likely have a stronger bargaining position in the household.

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Dispute Resolution

Many conflicts that women in Rwanda face involve land issues.

Types of Land Disputes

Common types of land disputes that women face include:

- **boundary disputes,**
- conflict over **inheritance or umunani** (whether between parents and children, between siblings, or involving extended family members),
- conflict arising from **informal or plural marriages** and children born out of wedlock,
- **access to land for separated or widowed** informally-married women, and
- **land use and control conflicts** within families.

The majority of land-related conflicts occur **within immediate and extended families.**

Increasing land scarcity is causing land disputes to increase in number and severity.

"I went to ask my father for umunani, but he refused. He said, 'No way, women do not receive umunani.' We took the case to the village level, but we failed. Now the case is at the cell level. We expect to get our rights because they must follow the law."

Dispute Resolution Processes

Land-related disputes are typically first dealt with through meetings **between family members.**

If not resolved, disputes may go to the **abunzi**, committees legally sanctioned to mediate civil disputes. Parties may then appeal to the **formal court system** if they are not satisfied with the outcomes of mediation.

Dispute Resolution for Women

Women generally report experiencing **fair hearings** of their land-related disputes at administrative levels. But before being heard by officials, they must first bring their case to the "family."

Women say these **family hearings are not always fair**: the family may be biased against them, may have been bribed by an opponent, or the woman may be shunned by her in-laws.

When women attempt to appeal first to officials rather than the family, they are sent back to go through the process, and **may face consequences** from their husbands or families.

As a result of this bias at the family and village levels, **many women 'give up'** instead of continuing through the appeals process until they receive a fair or satisfactory decision.

Recommendations:

Promote women's **recruitment, training and instatement as local authorities** at the village, cell and sector levels.

Reform the chain of appeals in the dispute resolution process so that women can, if they so choose, **go directly to local authorities** with their complaints, rather than to their families and neighbors.

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ANNEX 2: Spatial Data to be featured on the NLUPP and its Accessibility

Table 1: Access to Rwanda Basemap

Dataset Name	Custodian	Public View only	Download fo public	Registered Users View only	Download for registered users only
Rwanda Base map 2013					
Basemap will be available in map sheets	RNRA	Yes	No	Yes	Yes
National_boundaryA_50K	MINAFET	Yes	Yes	Yes	Yes
Province_boundaryA_50K	NISR	Yes	Yes	Yes	Yes
Province_boundary		Yes	Yes	Yes	Yes
District_boundaryA_50K	NISR	Yes	Yes	Yes	Yes
District_boundary		Yes	Yes	Yes	Yes
Sector_boundaryA_50K	NISR	Yes	Yes	Yes	Yes
Sector_boundary		Yes	Yes	Yes	Yes
Cell_boundariesA_50K	NISR	Yes	Yes	Yes	Yes
Cell_boundaries		Yes	Yes	Yes	Yes
Villages_Boundary_50K	NISR	Yes	Yes	Yes	Yes
Villages_Boundary		Yes	Yes	Yes	Yes
Protected_area_boundaryA_50K	RDB	Yes	No	Yes	Yes
Protected_wetlandsA_50K	MINIRENA	Yes	No	Yes	Yes
Protected_area_boundar		Yes	Yes	Yes	Yes
Protected_wetlandsA_50K_all	MINIRENA	Yes	No	Yes	Yes
Protected_wetlandsA_50K_all	MINIRENA	Yes	No	Yes	Yes
Protected_wetlands	MINIRENA	Yes	No	Yes	Yes
Elevation					
ContoursL_50K	RNRA	Yes	No	Yes	Yes
Transportation data					
Road_networkL_50K	RTDA	Yes	No	Yes	Yes
Roads_2012	RTDA/CoK	Yes	No	Yes	Yes

Rwanda Basemap cont.

Dataset Name	Custodian	Public View only	Download fo public	Registered Users View only	Download for registered users only
Socio-Economic data (Edu & Health)					
Schools & Health Facilities	MINEDUC & MINISANTE	Yes	No	Yes	Yes
SchoolsP_50K	MINEDUC	Yes	No	Yes	Yes
Health_facilitiesP_50K	MINISANTE	Yes	No	Yes	Yes
Imidugudu_villagesP_50K	MINALOC	Yes	No	Yes	Yes
Place_namesP_50K	RNRA	Yes	No	Yes	Yes
Trade_centres	MINICOM	Yes	No	Yes	Yes
Tea_Factories	MINAGRI	Yes	No	Yes	Yes
District_Office_Areas	RNRA	Yes	No	Yes	Yes
Coffee_Washing_Stations	MINAGRI	Yes	No	Yes	Yes
Physical infrastructure					
HarbourP_50K	MININFRA	Yes	No	Yes	Yes
PowerlineL_50K	EWSA	Yes	No	Yes	Yes
Road_networkL_50K		Yes	No	Yes	Yes
AviationA_50K	RCAA	Yes	No	Yes	Yes
RunwaysA_50K	RCAA	Yes	No	Yes	Yes
Land Use/Land Cover					
Land_coverA_50K	RNRA	Yes	No	Yes	Yes
Land_cover	RNRA	Yes	Yes	Yes	Yes
Hydrography					
Aquatic_landA_50K	RNRA	Yes	No	Yes	Yes
Drainage_50K	RNRA	Yes	No	Yes	Yes
Catchment Areas/Drainage Basins	RNRA	Yes	No	Yes	Yes
Topographic					
Old Version	RNRA	No	No	Yes	Yes
New Version	RNRA	No	No	Yes	Yes
Single Layers	RNRA	No	No	Yes	Yes
Individual Layers as JPG	RNRA	No	No	Yes	Yes
Orthophoto	RNRA	Yes	No	Yes	No
Cached blocks	RNRA	Yes	No	Yes	No
DEM	RNRA	Yes	No	Yes	Yes

Table 2: Access to Local Urban Development Plans and Local Development Plans

Dataset Name	Format	Custodian	Remarks Esri Rwanda Explanations RNRA	Public View only	Downloa d fo public	Registered Users View only	Download for registered users only
Local Urban Development Plans							
	Shapefiles	RHA	For Public as PDF only	Yes	No	Yes	Yes
	Shapefiles	RHA	For Public as PDF only	Yes	No	Yes	Yes
	Shapefiles	RHA	For Public as PDF only	Yes	No	Yes	Yes
	Shapefiles	RHA	For Public as PDF only	Yes	No	Yes	Yes
	Shapefiles	RHA	For Public as PDF only	Yes	No	Yes	Yes
	Shapefiles	RHA	For Public as PDF only	Yes	No	Yes	Yes
	Shapefiles	RHA	For Public as PDF only	Yes	No	Yes	Yes
	Shapefiles, GDB	RHA	For Public as PDF only	Yes	No	Yes	Yes
	Shapefiles	RHA	For Public as PDF only	Yes	No	Yes	Yes
	Shapefiles	RHA	For Public as PDF only	Yes	No	Yes	Yes
	Shapefiles	RHA	For Public as PDF only	Yes	No	Yes	Yes
Dataset Name	**Format**	**Custodian**	**Remarks Esri Rwanda Explanations RNRA**	**Public View only**	**Downloa d fo public**	**Registered Users View only**	**Download for registered users only**
LDPs							
	Word, PDF, JPG	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF, French	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF, French	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF, JPG	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF, JPG	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF, JPG	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF, JPG	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF, JPG	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	Word, PDF, JPG	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes
	PDF	RHA	For Public as PDF only	Yes	Yes	Yes	Yes

Table 3: Access to former Administrative Boundaries

Dataset Name	Format	Custodian	Remarks Esri Rwanda Explanations RNRA	Public View only	Download fo public	Registered Users View only	Download for registered users only
Former Administrative Boundaries	GDB						
Administrative_Boundaries_1978_Arc_1960	Feature Dataset						
Commune_1978	Feature Class	NISR		Yes	No	Yes	Yes
Commune_1978	JPG	NISR		Yes	Yes	Yes	Yes
Prefecture_1978	Feature Class	NISR		Yes	No	Yes	Yes
Prefecture_1978	JPG	NISR		Yes	Yes	Yes	Yes
Administrative_Boundaries_1991_Arc_1960	Feature Dataset						
Commune_1991	Feature Class	NISR		Yes	No	Yes	Yes
Commune_1991	JPG	NISR		Yes	Yes	Yes	Yes
Prefecture_1991	Feature Class	NISR		Yes	No	Yes	Yes
Prefecture_1991	JPG	NISR		Yes	Yes	Yes	Yes
Administrative_Boundaries_2001_Arc_1960	Feature Dataset						
Province_2001	Feature Class	NISR		Yes	No	Yes	Yes
Province_2001	JPG	NISR		Yes	Yes	Yes	Yes
District_2001	Feature Class	NISR		Yes	No	Yes	Yes
District_2001	JPG	NISR		Yes	Yes	Yes	Yes
Sector_2001	Feature Class	NISR		Yes	No	Yes	Yes
Sector_2001	JPG	NISR		Yes	Yes	Yes	Yes
Cell_2001	Feature Class	NISR		Yes	No	Yes	Yes
Cell_2001	JPG	NISR		Yes	Yes	Yes	Yes
Administrative_Boundaries_2006_Arc_1960	Feature Dataset						
Province_2006	Feature Class	NISR		Yes	No	Yes	Yes
Province_2006	JPG	NISR		Yes	Yes	Yes	Yes
District_2006	Feature Class	NISR		Yes	No	Yes	Yes
District_2006	JPG	NISR		Yes	Yes	Yes	Yes
Sector_2006	Feature Class	NISR		Yes	No	Yes	Yes
Sector_2006	JPG	NISR		Yes	Yes	Yes	Yes
Cell_2006	Feature Class	NISR		Yes	No	Yes	Yes
Cell_2006	JPG	NISR		Yes	Yes	Yes	Yes

Table 4: Access to District Draft Land Use Plans

Dataset Name	Forma	Metadata	Custodian	Remarks Esri Rwanda Explanations RNRA	Public View only	Downl oad for public	Regist ered Users View	Download for registered users only
Bugesera_DraftLUP_A0_75k_V27.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Burera_DraftLUP_A0_50k_V24.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Gakenke_DraftLUP_A0_50k_V25.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Gasabo_DraftLUP_A0_50k_V23.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Gatsibo_DraftLUP_A0_75k_V25.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Gicumbi_DraftLUP_A0_50k_V22.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Gisagara_DraftLUP_A0_50k_V27.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Huye_DraftLUP_A0_50k_V25.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Kamonyi_DraftLUP_A0_50k_V26.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Karongi_DraftLUP_A0_50k_V26.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Kayonza_DraftLUP_A0_75k_V24.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Kicukiro_DraftLUP_A0_25k_V22.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Kirehe_DraftLUP_A0_75k_V29.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Muhanga_DraftLUP_A0_50k_V24.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Musanze_FinalPartA0_250k_V24.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Ngoma_FinalPartA0_250k_V1.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Ngororero_DraftLUP_A0_50k_V24.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Nyabihu_DraftLUP_A0_50k_V29.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Nyagatare_DraftLUP_A0_75k_V22.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Nyamagabe_DraftLUP_A0_50k_V.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Nyamasheke_DraftLUP_A0_75k_V27.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Nyanza_DraftLUP_A0_50k_V23.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Nyarugenge_FinalPartA0_250k_V24.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Nyaruguru_DraftLUP_A0_50k_V25.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Rubavu_DraftLUP_A0_50k_V23.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Ruhango_DraftLUP_A0_50k_V24.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Rulindo_DraftLUP_A0_50k_V24.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Rusizi_DraftLUP_A0_75k_V22.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Rutsiro_DraftLUP_A0_50k_V24.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes
Rwamagana_DraftLUP_A0_50k_V22.jpg	JPG	Not available	RNRA	Will be replaced by cleaned data	Yes	Yes	Yes	Yes

Table 5: Access to Rwanda Classification Schemes

Dataset Name	Format	Metadata	Custodian	Remarks Esri Rwanda Explanations	Public View only	Download for public	Registered Users View only	Download for registered users only
Rwanda Classification								
Rwanda 1990 Classification scheme1 - Land cover	IMG	Not available	RNRA		Yes	No	Yes	Yes
Rwanda 1990 Classification scheme1 -	JPG	Not available	RNRA		Yes	Yes	Yes	Yes
Rwanda 1990 Classification scheme2 -	IMG	Not available	RNRA		Yes	No	Yes	Yes
Rwanda 1990 Classification scheme2 -	JPG	Not available	RNRA		Yes	Yes	Yes	Yes
Rwanda 2000 Classification scheme1 -	IMG	Not available	RNRA		Yes	No	Yes	Yes
Rwanda 2000 Classification scheme1 -	JPG	Not available	RNRA		Yes	Yes	Yes	Yes
Rwanda 2000 Classification scheme2 -	IMG	Not available	RNRA		Yes	No	Yes	Yes
Rwanda 2000 Classification scheme2 -	JPG	Not available	RNRA		Yes	Yes	Yes	Yes
Rwanda 2010 Classification scheme1 -	IMG	Not available	RNRA		Yes	No	Yes	Yes
Rwanda 2010 Classification scheme1 -	JPG	Not available	RNRA		Yes	Yes	Yes	Yes
Rwanda 2010 Classification scheme2 -	IMG	Not available	RNRA		Yes	No	Yes	Yes
Rwanda 2010 Classification scheme2 -	JPG	Not available	RNRA		Yes	Yes	Yes	Yes

Table 6: Access to National Development Land Use Master Plan

Dataset Name	Format	Custodian	Remarks Esri Rwanda Explanations RNRA	Public View only	Download for public	Registered Users View only	Download for registered users only
National Land Use and Development Master Plan		RNRA					
Priotized_District_Centre_for_Urban_Developmentp	Shapefile	RNRA		Yes	No	Yes	Yes
Education & Health							
Proposed Tertiary Eduction	Shapefile	RNRA		Yes	No	Yes	Yes
Proposed Secondary Health facility	Shapefile	RNRA		Yes	No	Yes	Yes
Economic Development							
Sustainable agriculture production (Valuable agriculture Land)	Shapefile	RNRA		Yes	No	Yes	Yes
Sustainable forestry production				Yes	No	Yes	Yes
Forest	Shapefile	RNRA		Yes	No	Yes	Yes
Proposed Corridor	Shapefile	RNRA		Yes	No	Yes	Yes
Reserved Area for reforestation > 30 degrees Slope	Shapefile	RNRA		Yes	No	Yes	Yes
Mining							
Exploration and Exploitation Consession	Shapefile	RNRA	concessions overlap. We are aware of that because some company can mine coltat while another has a license for tin in same area.	Yes	No	Yes	Yes
Industry							
Proposed Industrial Zone	Shapefile	RNRA		Yes	No	Yes	Yes
Interest for Tourism	Shapefile	RNRA		Yes	No	Yes	Yes
Infrastructure							
Proposed new or improved Ntl. And District roads (60m reserve)	Shapefile	RNRA					
Proposed Railway (500m buffer reserve)	Shapefile	RNRA	It is the old planning	Yes	No	Yes	Yes
Proposed new International Airport	Shapefile	RNRA		Yes	No	Yes	Yes
Proposed Source of Major Water Supply	Shapefile	RNRA		Yes	No	Yes	Yes
Proposed Major Landfill	Shapefile	RNRA		Yes	No	Yes	Yes
Proposed Power Line (100m buffer reserve)	Shapefile	RNRA		Yes	No	Yes	Yes
Potential Development for Energy							
Methane	Shapefile	RNRA		Yes	No	Yes	Yes
Hydropower	Shapefile	RNRA		Yes	No	Yes	Yes
Geothermal Resource	Shapefile	RNRA		Yes	No	Yes	Yes
Environment							
Protected Wetland	Shapefile	RNRA		Yes	No	Yes	Yes
Wetland	Shapefile	RNRA	Officially approved? Yes	Yes	No	Yes	Yes
Proposed Buffer Zone around protected wetland	Shapefile	RNRA	Should we create a new buffer based on 2014 data? Not necessary	Yes	No	Yes	Yes
Forest	Shapefile	RNRA		Yes	No	Yes	Yes
Protected Forest	Shapefile	RNRA	Who is going to adapt this layer to the new data? Awaiting answer from RNRA	Yes	No	Yes	Yes
Proposed Buffer Zone around protected Forest (1km buffer)	Shapefile	RNRA	Should we create a new buffer based on 2013 data? Yes as it is in the NLUMP	Yes	No	Yes	Yes
Proposed Buffer Zone around National Park (1km)	Shapefile	RNRA		Yes	No	Yes	Yes
Economic development Zone of Akagera Ntl. Park	Shapefile	RNRA		Yes	No	Yes	Yes
Zones of Natural Hazards							
Earthquake Risk	Shapefile	RNRA		Yes	No	Yes	Yes
Fault Line	Shapefile	RNRA		Yes	No	Yes	Yes
Lava Risk	Shapefile	RNRA		Yes	No	Yes	Yes
Drought Risk	Shapefile	RNRA		Yes	No	Yes	Yes
Flood And Landslide Risk	Shapefile	RNRA		Yes	No	Yes	Yes
National Land Use and Development Master Plan	JPG	RNRA		yes	yes	yes	yes

ANNEX 3: Terms of Reference for Research Awards

I. Terms of Reference for Research that informs on:

"The implementation of Rwanda's Expropriation Law and outcomes on the population"

1. Background

Land expropriation as a government tool for transferring private-owned land to State-owned land is playing an increasing role in Rwanda's urbanization. Rwandan law defines expropriation as "the taking of private property in the public interest aimed at development, social welfare, security and the territorial integrity."[1]

Critical in the formulation of land expropriation policy is the need to balance the rights of private individuals to own property *vis a vis* the State's powers to acquire property within its remit to provide services and security to its people. Both international law and domestic legislation in Rwanda protect individual property rights, allowing the State to infringe on them only for expropriation in the public interest and in accordance with rules, regulations and principles spelled out in the law.
Rwanda has had legislation governing expropriation since 1932. An important change was introduced with the passage of Law No. 18/2007 of 19/04/2007relating to Expropriation in the Public Interest which provided for compensation to private owners based on the value of the land and activities undertaken on the land.

Since the enactment of the 2007 expropriation law, its implementation has caused considerable controversy, primarily due to failure to comply with provisions in the expropriation law. Many displaced households have question the fairness of compensation as provided for by the expropriation law.[2] Concerns also arise as to whether some projects that benefit private investors and property developers legitimately fall within the domain of "public interest." The institutional framework in charge of planning, coordinating and implementing various expropriations projects is lacking. Issues related to conflict of interests, unfair valuation, and delays in payment of the compensation often arise when expropriation is undertaken. Little is known about the longer-term impacts of expropriation in terms of the livelihoods of those displaced as well as the economic and social benefits of the projects that have prompted expropriation.

Issues like these have led the government to initiate the review of the current law to address some of the concerns. The proposed changes are anticipated to clarify the legal basis for expropriation and possibly introduce measures to improve implementation. But there is more to be done than just revising the law. Experience has shown that, if not properly planned and implemented, expropriation can be a source of conflict. Empirical research is needed to assess how expropriation is being implemented, highlight good and bad practices, and propose measures to address key areas of concern, especially where practice deviates from domestic and international law. Outcomes of expropriation also merit assessment to better understand the relative costs and benefits and the distribution of these among public and private interests.

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[1] Law No. 18/2007 of 19/04/2007relating to Expropriation in the Public Interest.
[2] Geoffrey Payne, Land issues in the Rwanda's Post conflict law reform, in Robert Hom (ed), Local case studies in Africa Land Law, 2011, PULP, p 37-44.

Such an appreciation can improve the government's capacity to select projects that will genuinely serve the public interest.

2. Research Objectives

The main research objectives of the study are to: 1**) assess existing processes and procedures used to carry out expropriation and compare these with what is provided for in the law and against international best practice, and 2) examine outcomes arising from implementation of expropriation measures.** The research should address the following questions at a minimum:

- What is the extent of expropriation of land rights in Rwanda? How much land has been expropriated, where, and for what reasons? Consider both full and partial takings. What future expropriations are being considered?
- To what extent has the process used for expropriation complied with the governing legal framework, and specifically the 2007 Law on Expropriation? Are "public interest" principles appropriately applied? Which institutions are legally responsible for implementation of expropriation and what is the practice? Has full compensation been awarded prior to actions taken to remove people from their land or otherwise reducing the rights they had to the land? Is relocation support provided? How is property valuation undertaken and the amount and type of compensation determined?
- To what extent do processes and procedures for expropriation in practice comply with international guidelines and best practice for expropriation?
- Where challenges and shortcomings have been identified in implementing expropriation? What are the reasons for these?
- What have been the outcomes of expropriation on the livelihoods of those expropriated? Consider outcomes such as acquisition of land and housing of equivalent or greater value as that expropriated from, how compensation received is used, access to income-generating opportunities, family and community relations, social capital, tenure security, income, poverty, and other welfare outcomes. Consider also urban-periurban-rural migration dynamics resulting from expropriation.
- What have been the outcomes of expropriation on overall public welfare? Consider outcomes in terms of investments in public goods and returns on these investments, time between expropriation and implementation of investment plans, compliance of investments with master plans, employment creation, and perceptions of tenure security. How have the benefits and costs been distributed among different groups and social classes? Consider impacts on the poorest, the vulnerable, and women and girls.
- What recommendations can be offered to improve implementation of expropriation to ensure it is done in full compliance with the law?
- What recommendations can be offered to improve policy governing expropriation to foster a climate of tenure security among Rwandan citizens, mitigate negative consequences on those expropriated, and ensure returns on investments substantially outweigh the costs and benefit the most vulnerable members of society?
- What alternatives to expropriation exist that support dynamic urban and economic growth while also strengthening tenure security and protecting the livelihoods of the poor and vulnerable?

3. Communications Objectives

Because research alone cannot be relied on to shape policy and lead to improvements in the lives of ordinary citizens, it will be necessary for the organization to articulate how it will:

- Communicate research findings to government policy-makers, civil society organizations and citizens;
- Equip decision-makers with the necessary guidance to inform policy decisions; and
- Play a role in mobilizing civil society organizations and citizens to advocate for new policy directions informed by the research evidence.

4. Methodology

The methodology for carrying out the study should embody mutually reinforcing quantitative and qualitative methods that draw on state-of-the-art research principles and techniques. Organizations will be expected to propose a sampling frame that is sufficiently comprehensive to produce findings that can inform policy decisions at a national level. Therefore, studies that are very limited in their geographic coverage will not be considered.

5. Capacity Building and Partnerships

Organizations are asked to undertake a frank assessment of their research and communications/policy advocacy capacities and note where these are relatively strong and where they are relatively weak. Because one of the major objectives of the LAND Project is to build and expand capacities of Rwandan organizations to carry out high quality, evidence-based research, honest reflection on areas in need of strengthening will play favorably into the evaluation of proposals, provided the organization(s) has a clear and convincing plan for how to address capacity deficiencies.

Rwandan organizations submitting proposals to carry out the research will be expected to partner with foreign universities or research institutes with proven skills in the proposed research methods. Such technical support must serve in a capacity building role to the Rwandan organization proposing to carry out the research, and match with the organization's capacity needs to carry out the research. Proposals that seek to outsource any component of the research will not be considered. LAND Project will work with the successful offeror in identifying appropriate capacity building support. Budgetary support necessary to engage the capacity building partner will be provided by LAND Project.

Rwandan organizations may submit proposals independently, or they may do so jointly with other Rwandan organizations. However, this will not affect the size of the award offered. Consortiums must designate the lead organization that will sign the subcontract, be technically and fiscally accountable for all deliverables, and receive and distribute funding to the other partners.

6. Specific Tasks

Organizations will be expected to undertake the following tasks at a minimum:

- Conduct a review of existing literature that informs the research questions and the study design.
- Develop one or more conceptual and analytical frameworks to investigate the research questions;
- Develop a sampling frame and methodology for conducting the research;

- Carry out data collection;
- Undertake data analysis;
- Engage in communications and advocacy activities that effectively reach policy-makers, civil society organizations, and local citizens;
- Provide a draft and final report containing the results that respond to the objectives of the research;
- Prepare and disseminate at least one policy brief highlighting the main findings and policy implications of the research;
- Receive technical assistance and training from an international capacity building partner in the following areas: research design, research methods, data collection, data entry and analysis, and report writing.
- Provide technical support to the next cadre of research awardees drawing on the skills they gained from the research, communications and capacity building experience.

7. Deliverables

Organizations will be expected to provide the following minimum set of deliverables:

- Inception report detailing the proposed research methodology and the study work plan;
- Literature review;
- Forum to present inception report and literature review to concerned stakeholders, including relevant GOR counterparts;
- Data collection instruments developed and applied;
- Draft and final report of study findings;
- Policy brief highlighting the main findings and policy implications of the research;
- At least two forums convened to present research design and/or findings to key decision-makers.
- Mid-term narrative;
- Final narrative report; and
- Database in Excel and/or SPSS format containing all data gathered from field research.

II. Terms of Reference for Research that informs on:

"The impact of gendered legal rights to land on the prevalence and nature of intra- and inter-household disputes"

1. Background

In 1999, the Government of Rwanda enacted Law No 22/99 of 12/11/1999 Supplementing Book One of the Civil code and Instituting Part Five regarding Matrimonial Regimes, Liberalities and Successions. Among other things, the law sought to pave the way for gender equality in the ownership and inheritance of land in Rwanda. Its provisions establish three matrimonial property regime options with full community of property as the default statutory regime, provide for shared rights to administer property among couples married under civil law, and stipulate that daughters and sons inherit from their parents in equal shares. Subsequently, the 2005 Organic Land Law (and its replacement with the 2013 Land Law) introduced further provisions in support of women's land rights. A draft inheritance law being debated in Parliament is anticipated to substantially reinforce these provisions and possibly introduce measures to further strengthen gender-equitable rights to land.[3]

The post-Genocide shift from a mostly customary tenure system that upheld men as the primary owners and decision-makers over land to a tenure system that is governed primary through statutory with norms that seek to shift greater ownership and control to women has been radical. Recent research indicates that land disputes have grown over time and even since the LTR.[4] Such disputes could be a natural consequence of social change necessary for gendered norms to change in practice and more gender equitable control over land to take root. Nevertheless, information from key informant interviews carried out by the LAND Project for a gender and land assessment suggests that when there is conflict between men and women (husbands and wives, brothers and sisters), women are often vulnerable to violence.

The realization of gender equitable control over land relies significantly on the availability and effectiveness of channels to bring disputes. Women may disproportionately face barriers in seeking channels for dispute resolution that are affordable, efficient and free of gender bias. The channels though which women bring land disputes may therefore be different from their male counterparts, favoring options that are more accessible and affordable, even if they may be more gender-biased. Alternatively, fear of social exclusion or violence may dissuade many women from disputing competing claims at all.[5]

2. Research Objectives

The main research objectives of the study are to **assess outcomes emanating from reforms to the legal framework that strengthen women's land rights, including disputes over land, and to investigate the channels women and men use to resolve such disputes and their effectiveness**. The research should address the following questions at a minimum:

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[3] USAID LAND Project. 2014. Legal Assessment on Gender and Property Rights. February. http://www.rwandaland.org/en/landprojectreports/item/79-legal-assessment-on-gender-and-property-rights.

[4] Rwanda Initiative for Sustainable Development. 2014. Securing Land Rights Project: A Working Paper on Land Tenure Regularization in Rwanda. Kigali, Rwanda.

[5] RCN *Justice et Democratie*. 2014. Women's Access to Land in Rwanda: Towards Equity. Presentation of research findings at the National Land Research Agenda Workshop, February 10-12, 2014, Kigali, Rwanda.

- What is the impact of gendered land rights on inter- and intra-household dynamics, including decision-making, cooperation and land-related disputes (especially intra-family land disputes)? How is the right to land *umunani* (gifts from parents to children during the parents' lifetime) and to land inheritance for male versus female children perceived?
- Have intra-family land disputes decreased or increased since the enactment of gendered legal land rights, starting with the 1999 law on succession? If there has been any significant change, what are the factors contributing to the change? How much of an effect has the legal framework had on these changes? Consider people's awareness of gendered legal land rights, sources of information on these rights, and perceptions of their validity by both community members and local dispute resolution authorities (including administrative authorities, *abunzi*, and primary court judges).
- To what extent do intra-family land disputes result in gender-based violence? If there is evidence of a relation, what are the motivations behind such violence? What measures can be taken to reduce the vulnerability of victims while still laying the foundations for achieving greater gender justice?
- What measures do women, men, boys and girls take to assert their legal rights? How effective are these? To what extent do these measures result in women or girls securing land rights on paper (e.g. land certificates, court judgments) and in practice as compared to men and boys? If differences are found, what are the reasons for them?
- What channels and supportive mechanisms do women, men, boys and girls use to resolve land-related, intra-family disputes? How effective are these in terms of achieving a durable resolution of disputes? To what extent do these measures result in favorable outcomes for women or girls in terms of securing land rights in practice, as compared to men and boys? If differences are found, what are the reasons for them?
- What policy and other recommendations can be offered to secure greater gender justice in control over land, while also mitigating or ensuring the peaceful resolution of disputes?

3. Communications Objectives

Because research alone cannot be relied on to shape policy and lead to improvements in the lives of ordinary citizens, it will be necessary for the organization to articulate how it will:

- Communicate research findings to government policy-makers, civil society organizations and citizens;
- Equip decision-makers with the necessary guidance to inform policy decisions; and
- Play a role in mobilizing civil society organizations and citizens to advocate for new policy directions informed by the research evidence.

4. Methodology

The methodology for carrying out the study should embody mutually reinforcing quantitative and qualitative methods that draw on state-of-the-art research principles and techniques. Organizations will be expected to propose a sampling frame that is sufficiently comprehensive to produce findings that can inform policy decisions at a national level. Therefore, studies that are very limited in their geographic coverage will not be considered.

5. Capacity Building and Partnerships

Organizations are asked to undertake a frank assessment of their research and communications/policy advocacy capacities and note where these are relatively strong and where they are relatively weak. Because one of the major objectives of the LAND Project is to build and expand capacities of Rwandan organizations to carry out high quality, evidence-based research, honest reflection on areas in need of strengthening will play favorably into the evaluation of proposals, provided the organization(s) has a clear and convincing plan for how to address capacity deficiencies.

Rwandan organizations submitting proposals to carry out the research will be expected to partner with foreign universities or research institutes with proven skills in the proposed research methods. Such technical support must serve in a capacity building role to the Rwandan organization proposing to carry out the research, and match with the organization's capacity needs to carry out the research. Proposals that seek to outsource any component of the research will not be considered. LAND Project will work with the successful offeror in identifying appropriate capacity building support. Budgetary support necessary to engage the capacity building partner will be provided by LAND Project.

Rwandan organizations may submit proposals independently, or they may do so jointly with other Rwandan organizations. However, this will not affect the size of the award offered. Consortiums must designate the lead organization that will sign the subcontract, be technically and fiscally accountable for all deliverables, and receive and distribute funding to the other partners.

5. Specific Tasks

Organizations will be expected to undertake the following tasks at a minimum:

- Conduct a review of existing literature that informs the research questions and the study design.
- Develop one or more conceptual and analytical frameworks to investigate the research questions;
- Develop a sampling frame and methodology for conducting the research;
- Carry out data collection;
- Undertake data analysis;
- Engage in communications and advocacy activities that effectively reach policy-makers, civil society organizations, and local citizens;
- Provide a draft and final report containing the results that respond to the objectives of the research;
- Prepare and disseminate at least one policy brief highlighting the main findings and policy implications of the research;
- Receive technical assistance and training in the following areas: research design, research methods, data collection, data entry and analysis, and report writing;
- Provide technical support to the next cadre of research awardees drawing on the skills they gained from the research, communications and capacity building experience.

6. Deliverables

Organizations will be expected to provide the following minimum set of deliverables:

- Inception report detailing the proposed research methodology and the study work plan;

- Literature review;
- Forum to present inception report and literature review to concerned stakeholders, including relevant GOR counterparts;
- Data collection instruments developed and applied;
- Draft and final report of study findings;
- Policy brief highlighting the main findings and policy implications of the research;
- At least two forums convened to present research design and/or findings to key decision-makers.
- Mid-term narrative;
- Final narrative report; and
- Database in Excel and/or SPSS format containing all data gathered from field research.

III. Terms of Reference for Research that informs on:

"Access to the land tenure administration system in Rwanda and the impacts of the system on ordinary citizens"

1. Background

In 2008, the Government of Rwanda (GOR) initiated formal legal registration of all privately held land through the Land Tenure Regularization Program (LTRP). Following initial piloting of the program in select districts, the registration process was administered nationwide until 2013. As a result, 10.3 million parcels were demarcated and 8.4 million certificates were prepared of which 6.1 million have been collected by their respective owners.

Under the Land Law of 2013, all landholders must formally register their land, implying that all land transactions must be registered in the name of the party(ies) acquiring the land for their rights to be upheld. Beginning in January 2010, the GOR launched the Land Administration Information System (LAIS) and migrated data on systematically registered parcels into the system. Under LAIS, District Land Bureaus (DLBs) are responsible for preparing documents evidencing land transactions for submission to the Registrar of Land Titles, which in turn is responsible for issuing certificates. DLBs are also charged with monitoring land surveying, valuation, and land use.[6]

In the case of land sales, procedures for registering land in the name of the new owner require the seller and the buyer to present themselves at the District Land Bureaus along with two witnesses; provide documentation pertaining to the sale consisting of an application form, a certified copy of the contract of transfer, and other requirements as listed on the application form; and pay a fee of Rwf 20,000. According to World Bank Doing Business Report 2014, Rwanda is ranked number 8 and number 1 in the World and Africa respectively in terms of registering property. It takes on average 12 days to effect a land transfer.

The LAIS is now connected in 25 districts and functioning in six districts. It is expected to cover all 30 districts in Rwanda by December 2014. Linkages have been made with the banking system to facilitate mortgaging of property, and the LAIS is expected to soon be linked with the construction permitting system in Kigali City. District Land Staff and Notaries continue to need training in these processes and procedures to enable efficient registration of land. Early research indicates a high level of general awareness about land registration, but that the direct and indirect costs associated with registering land transactions lead some to transact informally.[7]

In order for the GOR to adequately appreciate the effectiveness of the land administration system and take measures to maximize its effectiveness and accessibility to ordinary citizens, research is needed to better understand the extent to which citizens:1) are aware of the system and the reasons for registering transactions; 2) are knowledgeable of how to use the system to uphold their land rights, 3) have easy access to it in terms of time, procedures, documentation

[6] Ministerial Order No. 003/14 of 14/04/2014 Determining Responsibilities, Organization, Functioning of District Land Bureau.
[7] I-5 Safe Ltd. 2014. Land Reform Impact Baseline Study for Land Administration Enhancement Project. January.

and ability to navigate through processes, and 4) can afford to comply with their responsibilities to participate in the system. Likewise, assessment of the knowledge and capacity of local land administration authorities to implement procedures and carry out their responsibilities correctly and efficiently is important.

Appreciation of the system also calls for understanding whether the anticipated impacts of formalizing land tenure are indeed being realized. It is anticipated that formalization will provide incentives for investment in land and thereby raise both its productivity and wise use. In addition, formalization of tenure is expected to improve access to credit by allowing land to be used as collateral for loans. Land markets are also expected to be stimulated and give buyers confidence in their rights by virtue of the State acting as the formal guarantor of land rights. Research into whether these promises are being fulfilled will enable the GOR and policy makers to institute any measures needed to bolster these impacts and ensure they are being realized.

2. Research Objectives

The main research objectives of the study are to **assess the degree to which ordinary citizens have access to Rwanda's formal land administration systems and also the impacts of that system and land certificates on the primary goals for formalization, including access to credit, increased investment and productivity, and prevalence of land disputes, and robust land markets.** The research should address the following questions at a minimum:

- To what extent are ordinary citizens (women, men, youth, adults) familiar with formal systems in place for land transactions, including the existence of District Land Bureaus (DLBs) and Sector Land Managers and their purpose, the procedures for registering different land transactions (bequeathal/inheritance, sale/purchase, long-term rental, gift, mortgage), and the requirements associated with these procedures, including documents and fees? What are citizens' perceptions of these systems, and to what extent are they satisfied or dissatisfied with the current situation in terms of accessibility and provision of services by local land administration authorities?
- How familiar are citizens with formal systems for registering a restriction on transactions to prevent its transfer? (Disaggregated by gender and age bracket.)
- To what degree do ordinary citizens have access to local land administration offices, including distance of offices from their homes, time needed to arrive at offices? To what extent do they have access to information about registration of land transactions? How able are they to comply with the procedures and requirements for registering transactions are ordinary citizens?
- To what extent is local land administration staff knowledgeable of common rules and procedures for administering land transactions? Do they perform these efficiently, and if not, why?
- To what extent are ordinary citizens able to afford the cost of land transactions, taking into account their annual incomes and the value of their land?
- Among those landholders that have engaged in land transactions subject to registration, what portion of them has registered the transactions? Consider buyers, sellers, long-term lessors and lessees, and those who have mortgaged their parcels.

Among those who have not registered, what are the reasons? Is registration of land transactions affected by law that restricts subdivision of land resulting in parcels of less than one hectare?

- What has been the impact of land certificates on access to credit by ordinary citizens? Consider both formal and informal sources of credit. To what extent are financial institutions willing or unwilling to accept land certificates as collateral and why?
- What has been the impact of land certificates on landholder investment in one's land, home and business? What are the mechanisms by which land certificates have had this impact?
- What has been the impact of boundary demarcation and land certificates on the prevalence of land disputes and the capacity to rapidly and effectively resolve such disputes?
- What has been the impact of land certificates on the volume of land sales and rentals between ordinary Rwandan citizens? Between citizens and investors? Are land markets affected by law that restricts subdivision of land resulting in parcels of less than one hectare?
- Do landholders have lingering concerns related to tenure security that are not addressed by the existing registration and certification process? If so, do these concerns inhibit access to credit, investments or land markets?
- What measures can be taken to make the land administrative systems more accessible to ordinary Rwandan citizens? What alternatives exist for augmenting the impact of the system on access to credit, land investment, and equitable land markets?

Wherever possible the research should disaggregate data by gender, age bracket (e.g. youth as compared to older adults) and wealth levels and conduct a differentiated analysis of the information along these parameters. Consider also differences between rural and urban land.

3. Communications Objectives

Because research alone cannot be relied on to shape policy and lead to improvements in the lives of ordinary citizens, it will be necessary for the organization to articulate how it will:

- Communicate research findings to government policy-makers, civil society organizations, private sector and citizens;
- Equip decision-makers with the necessary guidance to inform policy decisions; and
- Play a role in mobilizing civil society organizations and citizens to advocate for new policy directions informed by the research evidence.

4. Methodology

The methodology for carrying out the study should embody mutually reinforcing quantitative and qualitative methods that draw on state-of-the-art research principles and techniques. Organizations will be expected to propose a sampling frame that is sufficiently comprehensive to produce findings that can inform policy decisions at a national level. Therefore, studies that are very limited in their geographic coverage will not be considered.

5. Capacity Building and Partnerships

Organizations are asked to undertake a frank assessment of their research and communications/policy advocacy capacities and note where these are relatively strong and where they are relatively weak. Because one of the major objectives of the LAND Project is to build and expand capacities of Rwandan organizations to carry out high quality, evidence-based research, honest reflection on areas in need of strengthening will play favorably into the evaluation of proposals, provided the organization(s) has a clear and convincing plan for how to address capacity deficiencies.

Rwandan organizations submitting proposals to carry out the research will be expected to partner with foreign universities or research institutes with proven skills in the proposed research methods. Such technical support must serve in a capacity building role to the Rwandan organization proposing to carry out the research, and match with the organization's capacity needs to carry out the research. Proposals that seek to outsource any component of the research will not be considered. LAND Project will work with the successful offeror in identifying appropriate technical support. Budgetary support necessary to engage the capacity building partner will be provided by LAND Project.

Rwandan organizations may submit proposals independently, or they may do so jointly with other Rwandan organizations. However, this will not affect the size of the award offered. Consortiums must designate the lead organization that will sign the subcontract, be technically and fiscally accountable for all deliverables, and receive and distribute funding to the other partners.

8. Specific Tasks

Organizations will be expected to undertake the following tasks at a minimum:

- Conduct a review of existing literature that informs the research questions and the study design.
- Develop one or more conceptual and analytical frameworks to investigate the research questions;
- Develop a sampling frame and methodology for conducting the research;
- Carry out data collection;
- Undertake data analysis;
- Engage in communications and advocacy activities that effectively reach policy-makers, civil society organizations, private sector and local citizens;
- Provide a draft and final report containing the results that respond to the objectives of the research;
- Prepare and disseminate at least one policy brief highlighting the main findings and policy implications of the research;
- Receive technical assistance and training in the following areas: research design, research methods, data collection, data entry and analysis, and report writing;
- Provide technical support to the next cadre of research awardees drawing on the skills they gained from the research, communications and capacity building experience.

9. Deliverables

Organizations will be expected to provide the following minimum set of deliverables:

- Inception report detailing the proposed research methodology and the study work plan;
- Literature review;
- Forum to present inception report and literature review to concerned stakeholders, including relevant GOR counterparts;
- Data collection instruments developed, tested and applied;
- Draft and final report of study findings;
- Policy brief highlighting the main findings and policy implications of the research;
- At least two forums convened to present research design and/or findings to key decision-makers.
- Mid-term narrative report;
- Final narrative report; and
- Database in Excel and/or SPSS format containing all data gathered from field research.

ANNEX 4: BASELINE SURVEY QUESTIONNAIRE: M&E INDICATORS 3 AND 12

Questionnaire No:…..	**Date (mm/dd/yy)**:…….....	**Time start**:……	**Time end**:…….
Name of Enumerator:……	**Checked by**:……		

Assessment of Indicators 3 and 12

Introduction. To be read to the potential respondent by enumerator.

Hello. My name is……...and I am working on behalf of USAID Land Project.

The Land Project in partnership with the Ministry of Natural Resources, the Ministry of Justice and the Rwanda Natural Resources Authority is carrying out a baseline survey with the objective of supporting land-related initiatives agreed with the GOR that seek to enhance the livelihoods of Rwandan citizens. This baseline will focus on 3 important domains: 1) changes in land-related policies and law, 2) understanding of the law and rights, and 3) satisfaction with the process and outcome of Abunzi services.

You have been selected to participate in this baseline survey. While your participation is important for us to learn how we can continue to improve our efforts, you have the right to not participate if you wish.

Your responses will be confidential, meaning that your name will not be shared with anyone in association with the responses you provide. Your responses will also be put together with the responses of other persons so that they may not be identified with you.

Kindly let me know if you agree to participate in this survey. I anticipate it will take about 30 minutes of your time. If there is any question you do not wish to respond to, please tell me.

If the individual agrees to participate in the survey, the enumerator should read the text below, and obtain the individual's signature.

I have been advised that participating in this survey is optional and that even if I do choose to participate, I may choose not to answer any question. By signing below, I am agreeing to participate in the survey:

_____ _____/_____/_____

Printed Name and Signature Date: Day/Month/Year

SECTION I: DEMOGRAPHIC QUESTIONS

1.1 Province

Code: 1= Western 2= Southern 3= Eastern 4=Northern 5= Kigali City

1.2 District

Code: 1= Burera 2= Gisagara 3= Kayonza 4=Nyabihu

1.3 Sector

Code: 1= Kinyababa 2= Kigembe 3= Rwinkavu 4=Bigogwe

1.4 Cell

2. Gender

Code: 1=Male 2= Female

3. Age: _____

4. Marital Status

Code: 1= Married with one wife/husband and living with them in civil union 2= Married with one wife/husband and living with them in customary or religious marriage only 3= In a polygamous relationship with two or more wives
4= Consensual Union (living with one partner, not legally married) 5= Single (never married)
6= Divorced
7= Separated (not living with wife/husband, but not divorced) 8= Widow/widower

5. Education Level

Code: 1= No formal education 2= Some primary school (not completed) 3= Primary school completed
4= Secondary School completed 5= Vocational Training (1 year or more) 6= University (1 year or more)

SECTION II: OUTCOME INDICATOR 3: VULNERABILITY

6. Do you cultivate crops?
Code: 1=Yes (if Yes go to Question 7) 2=No (if No go to Question 16)

7. On the land you use to grow crops, what crops do you grow during the course of the year? (Indicate all that apply.)
Code: 1= Maize 2= Cassava 3= Potatoes 4= Sweet potatoes 5= Beans 6= Peas 7= Pyrethrum
8= Bananas 9= Pumpkins 10= Vegetables 11= Others: _____

8. Do you ever experience losses, i.e. your investment of inputs like seeds, fertilizers, etc. exceed the value of the crops you produce?
Code: 1= Yes (if Yes go to Question 9) 2=No (if No go to Question 10)

9. What are the primary reasons for these losses? List:

_____

_____

_____

_____

10. During the last 10 years, has there ever been a drought that severely affected the wellbeing of you and your family?
Code: 1= Yes (if Yes go to Question 11) 2=No (if No go to Question 12)

11. How many years in the last 10 did this happen? _____ years.

12. During the last 10 years, have your crops ever suffered from diseases that affected the wellbeing of you and your family?
Code: 1= Yes (if Yes go to Question 13) 2=No (if No go to Question 14)

13. How many years in the last 10 did this happen? ____ years.

14. During the last 10 years, have you ever experienced low prices for your produce that negatively affected the wellbeing of you and your family?
Code: 1= Yes (if Yes go to Question 15) 2=No (if No go to Question 16)

15. How many years in the last 10 did this happen? ____ years.

16. For the land you reside on (where you have your house), is there a permanent certificate documenting land rights?
Code: 0=Do not know (if do not know go to Question 19) 1= Yes (if Yes go to Question 17) 2=No (if No go to Question 19)

17. When was this certificate received? Month: _____ Year: _____

18. Is your name on this certificate?
Code: 0=Do not know 1= Yes 2=No

19. Did people come to draw the boundaries of your land?
Code: 0=Do not know (if do not know go to Question 22) 1= Yes (if Yes go to Question 20) 2=No (if No go to Question 22)

20. When did this happen? Month: _____ Year: _____

21. Was your name recorded as an owner?
Code: 0= Do not know 1= Yes 2=No

22. Do you have other plots that you use to farm or for other purposes?
Code: 1=Yes 2=No (if No go to Question 26)

23. How many? _____ plots

24. How many of these plots were demarcated (people came to draw the boundaries)? _____ plots.

25. On how many of these plots was your name recorded as an owner after they were demarcated? _____ plots.

26. How likely do you feel it is that those who have plots next to yours will encroach on your land, i.e. move beyond their boundaries to use your land?
Code: 1=Very Unlikely 2=Unlikely 3=Uncertain 4=Likely 5= Highly Likely

27. Why?
_____
_____
_____
_____

28. How likely do you feel it is that your land could be taken from you?
Code: 1=Very Unlikely (go to Question 31) 2=Unlikely (go to Question 31) 3=Uncertain (go to Question 31) 5= 4=Likely (go to Question 29) 5=Highly Likely (go to Question 29)

29. Who do you feel might take the land?
Code: 1= Government 2=Private Company. Specify which (optional): _____ 3=Family member. Specify which (optional): _____ 4= Other individual. Specify which (optional): _____

30. Why?

_____
_____
_____
_____

SECTION III: OUTCOME INDICATOR 12: UNDERSTANDING OF LAW and RIGHTS

I would like to now ask you some questions about what the law in Rwanda says about land rights. I will first ask you a question, then read a list of possible answers that you may select. However, if you do not know the answer, please feel free to say you do not know.

31. If both spouses of a married couple have died, who by law has the right to inherit their land?
Code: 1= All male children 2= Oldest male child 3= All children, male and female, in equal portions 4= All children, male and female, but male children are entitled to larger portions 5= Do not know

32. If a married man dies, who has rights over the land property he owned jointly with his wife?
Code: 1= The wife only will have full ownership rights over the property, including the right to sell it 2= The wife and children will own it jointly 3= The wife will own half of the property and the children will divide the remaining half 4= The wife will hold it in trust for the children, but is not permitted to sell the land 5= Do not know

33. Which of the following has to approve the consolidation of small plots of land?
Code: 1= The Ministry of Agriculture and Animal Resources 2= The Ministry of Agriculture and Animal Resources in conjunction with the local administration and the residents 3=The local administration 4=The rightful owners of the small plots of land 5= Do not know

34. If a registered land owner transfers rights to his/her land to another person, that is sells, leases or mortgages the land, is he/she required to seek prior consent from other family members?
Code: 0=Do not know (go to Question 36) 1= Yes 2=No (go to Question 36)

35. From which family members does the landowner require prior consent to transfer rights?
Code: 1= All members of the family living on the land 2= The family member's spouse and children 3= All members of the family who are registered as joint owners of the land 4= The landowner does not have to ask anyone's permission 5= Do not know

36. Which entity has the legal authority to carry out expropriation on individuals' plots of land?
Code: 0= Do not know 1= Private businesses 2= The Government 3= Both

37. For which purposes may expropriation be carried out? (Select all that apply)
Code: 0= Do not know 1= For construction of roads 2= To build a shopping mall 3= To establish a national park 4= To build a house for the director of a foreign company 5= For any activities judged by the Government to be in the public interests

Conclude survey and thank respondent for their time.

ANNEX 5: LAND PROJECT PROPOSED YEAR 3 WORK PLAN AND CLIMATE CHANGE ADAPTATION

The draft LAND Project's Year 3 Work plan is designed to address USAID priorities on climate change adaptation, as related to land use planning. Activities of the Project that will contribute to GCC include trainings (activity 1), review of the current laws and regulations (activity 2), review of the 2004 Land Policy (activity 5), preparation of policy research briefs (activity 11) and research to assess existing processes for land use planning (activity 13).
This note presents how these Year 3 Work plan activities intend to prepare Rwanda to cope with climate change vulnerabilities and foster climate resilience:

1. **Activity 1: Training**. During the upcoming Year 3, the Project plans to train District Land Bureau staff on the land law and its implementation regulations, including legislation governing land use planning. This will include highlighting district land staff roles and responsibilities concerning land use planning and management. Emphasis will be placed on assessing climate change vulnerabilities (e.g. drought, irregular rainfall, slopes, drainage, flooding and erosion, plant disease outbreaks) and planning uses and measures that build in resilience such as drainage, adaptive siting and design options. The training will prepared in collaboration with Rwanda Natural Resource Authority, the Rwanda Housing Authority (RHA) and Districts to make sure it is tailored to the needs of the ongoing land use master planning exercise.

2. **Activity 2: Legal Reviews.** The Year 3 Work Plan includes the review of the existing laws and regulations. In Rwanda, many existing laws and regulations governing land and the environment have provisions emphasizing environmental sustainability, though considerations for how to adapt to climate change effects are relatively recent. Legal reviews will integrate application of a climate change lens to laws focused on land management, including drafting the Prime Minister Order governing swamp land working in collaboration with multiple GOR agencies, including the Ministry of Environment and Natural Resources, the Rwanda Environmental Management Authority, the Rwanda Natural Resources Authority, the Ministry of Agriculture, and the RHA. It is anticipated that reviews of other relevant laws and regulations to be proposed by RNRA will also provide an opportunity to incorporate climate change adaptation approach to land use and management.

3. **Activity 5: Design a plan for a comprehensive review of the 2004 Land Policy.** During Year 3, the project will collaborate with the Rwanda Natural Resources Authority and Ministry of Natural Resources and Environment to design a plan for comprehensive review of the 2004 Land Policy with the ultimate aim of identifying how new realities may auger the need to reframe policy governing the land. Analyzing the myriad and pace of climate change effects in Rwanda will form a central component of the policy review process.

4. **Activity 11: Production of research brief series.** Each year, the LAND Project produces a series of policy briefs focused on urgent land-related issues. While the topics for the briefs are typically proposed by Rwanda's land sector stakeholder community, the Project will ensure that at least one of the three research briefs targeted for Year 3 is focused on climate change adaptation. If other USAID programming does not support a climate change vulnerability assessment, the research could potentially support this. However, ensuring adequate scientific rigor is applied to the research would necessarily increase costs beyond most other briefs which are based on desk research and key informant interviews.

5. **Activity 13: Carry out research to assess existing processes for development land use plans and the institutional framework for implementing and enforcing land use planning**. As part of the project's Year 3 work plan, the Rwanda Natural Resources Authority has solicited support to review Rwanda's ongoing process for land use planning. The project will support this review, taking into consideration climate risks and vulnerabilities; local communities concerns to facilitate the consultation processes and proper integration of climate change in land use planning process.

6. **Activity 14: Implement revised Monitoring and Evaluation Plan.** During Year 3 Work Plan, three indicators were added to the M&E Plan on GCC. These are: 1) Number of institutions with improved capacity to address climate change issues as a result of USG assistance. 2) Number of person hours of training completed in climate change as a result of USG assistance. 3) Number of days of USG funded technical assistance in climate change provided to counterparts or stakeholders. The five activities described above will clearly strengthen the capacities of institutions and individuals in Rwanda to adopt and implement policy and planning measures geared toward climate change preparedness.

7. **Recruit an expert on Global Climate Change and Research.** To support strong integration of global climate change into the above-mentioned activities, the project will explore recruiting expertise on climate change adaptation. To ensure maximum value for cost, recruitment efforts will target someone who combines this expertise with strong experience in quantitative and qualitative social science research methods, currently an urgent priority for the project.