

Proceedings Report: 2nd Annual National Land Research Agenda Workshop

February 10-12, 2014

Strategic Objective 2

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PROCEEDINGS REPORT: 2nd ANNUAL NATIONAL LAND RESEARCH AGENDA WORKSHOP, FEBRUARY 10-12, 2014, KIGALI, RWANDA



10th – 12th FEBRUARY 2014
Lemigo Hotel - Kigali

Introduction

Background

The Rwanda LAND Project is a five year project supported by the United States Agency for International Development (USAID). The project's primary goal is to support Rwanda's long-term sustainability by strengthening the resilience of its citizens, communities, and institutions and their ability to adapt to land-related economic, environmental, and social changes.

The project assists the Government of Rwanda (GoR), civil society, and local communities, to achieve the following two objectives:

- i) 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;
- ii) 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

In line with the objective of building the capacity of local research entities and civil society organizations to generate policy research related to land, the project has committed to hosting an annual National Land Policy Research Agenda (NLRA) workshop to identify critical land-related research priorities that the project will support. Following the success of its first workshop in September 2012, the project hosted the second workshop from the 10th -12th February 2014 to identify the next set of research priorities. This workshop was co-hosted by USAID, the Rwanda Natural Resources Authority (RNRA) and the Ministry of Natural Resources (MINIRENA). It was organized by the Institute of Policy Analysis and Research (IPAR) with the support of the LAND Project.

Purpose of the Workshop

The purpose of the NLRA workshop was to identify the most urgent and potentially impactful policy research needs for the land sector. Prior to the workshop, land sector stakeholders from GoR, civil society, research institutions and the international community were asked to submit 3-4 land-related research themes they deemed most important. During the workshop, a participatory process known as "World Café," was used to identify three topics for Rwandan organizations to research with LAND Project support over the following year. The workshop also provided a forum for presenting existing empirical research on policy-relevant land-related issues, including research currently being supported through the LAND Project. Annex 1 contains the workshop agenda.

Organization and Participation

The LAND Project sent out a total of 76 invitations to selected participants substantially engaged in the land sector, including policy makers, private sector stakeholders, research institutes and universities carrying out research on land issues, and civil society organizations advocating for land rights and sustainable land use. Actual attendance totalled 80 participants, including the media (see Annex 2).

The workshop was initiated with opening remarks given by USAID Democracy and Governance Team Leader Emily Kronic and by Mr. Pothin Muvara, Acting Deputy Director General, Lands and Mapping Department, Rwanda Natural Resources Authority (RNRA). This was followed with a presentation by LAND Project Chief of Party Anna Knox, who gave an overview of the LAND Project and framed the objectives of the NLRA Workshop.

The opening ceremony was followed by four research presentations intermingled with plenary discussions. Research carried out on the following themes was presented:

- The Socio-Economic and Environmental Impacts of the Land Use Consolidation (LUC) Program, presented by Prof. Herman Musahara of the University of Rwanda;

- Determinants of Urban Land Markets and the Impacts of Urban Land Policies, presented by Selina Khan of INES Ruhengeri;
- Women’s Access to Land in Rwanda: Towards Equity, presented by Ms. Margot Tedesco of RCN *Justice et Democratie*; and
- Securing Land Rights: Identifying and Documenting Land Related Disputes, presented by James Simon Daale of the Rwanda Institute for Sustainable Development.

Day 2 began with an introduction to the day’s activities followed by a presentation of the top land-related policy research priorities as defined by participants and guidance on the methodology for prioritizing the research themes. Participants then broke up to small groups to evaluate different clusters of research themes according to:

- Relevance of the research to land or land policy;
- Ability of the research to influence the lives of ordinary Rwandan citizens;
- Cost and complexity of the research;
- Plus, other criteria as decided by participants should be considered.

Using these criteria, each group assigned an overall score to the topics in their cluster and selected the two topics they judged to be the highest priority. Each member of the group then had an opportunity to individually rate each of the two topics using colored dots. A blue dot symbolized that one considered the topic a high priority; a yellow dot meant that one felt ambivalent or uncertain about its importance; and a red dot signalled that one considered the topic low priority or not important. After each group rated their own topics, their members rotated to examine the two priorities selected by their fellow small groups and similarly rated those groups’ priorities using the dots. This method was based on the participatory technique known as “World Café.” The day concluded with plenary discussions to validate the set of priorities that received the most support, as depicted by the proportion of blue dots it received compared to yellow and red dots.

Day 3 started with another round of research prioritization, applying the same “World Café” methodology to the narrowed down set of priorities. The result was the selection of the three high priority research themes for LAND Project support. These were:

- 1) To what extent are land administration systems known, accessible and affordable to all citizens? Have land certificates impacted access to credit, especially for smallholders?
- 2) What is the gendered impact of legal rights to land on intra- and inter-household disputes? Have these disputes increased due to women’s rights to land under the legal framework? What channels to men and women use to bring disputes and assert their rights? How effective are these?
- 3) What is the status of processes and procedures for the implementation of the Expropriation Law? What are the key challenges and impacts arising from implementation of this law?

Anna Knox then described the next steps in terms of turning the priorities into actual research projects. This centered on an inclusive process for developing the Terms of Reference for each topic, competing the awards, and the issuance of fixed-price subcontracts to the successful bidders. The workshop concluded with closing remarks from Mr. Guillaume Bucyana on behalf of USAID, and Ms. Monica Lengoiboni and Dr. Usta Kayitesi on behalf of research institutions and civil society organizations.

DAY 1: February 10th, 2014

Opening Ceremony

Facilitator Dickson Malunda from IPAR initiated the workshop by welcoming the participants and thanking them for accepting the invitation. He introduced the panel, highlighting the roles of USAID, the Ministry of Natural Resources (MINIRENA) and the Rwanda Natural Resources Authority (RNRA) in co-hosting the

workshop. He briefly underscored the objective of the annual National Land Research Agenda workshop as being to identify urgent research priorities for land policy in Rwanda. He then reviewed the workshop agenda before handing over to Ms. Emily Kronic, the Democracy and Governance Team Leader at USAID to give the first opening remarks.

Welcome Remarks by Emily Kronic



Emily Kronic started by thanking everyone for honoring the invitation to attend the workshop, which is co-hosted by USAID and the GoR as a means of improving land as a foundation for better livelihoods and increased food security. She went on by stating that Rwanda continues to face land pressures and pledged USAID's ongoing dedication to funding research on critical land policies since research provides evidence to support policy design and address policy issues. Ms. Kronic noted that the same workshop was organized last year and some presentations of funded research priorities would be presented in this workshop. She called upon participants to actively engage in identifying the next research priorities to be supported by the LAND Project. She concluded her remarks by thanking all the stakeholders involved in identifying these land related issues and pressed for fruitful deliberations.

Welcome Remarks by Pothin Muvara



Mr. Pothin Muvara, the Acting Deputy Director General of the Lands and Mapping Department of the Rwanda Natural Resources Authority (RNRA), highlighted the progress made by the GoR and its agencies that are mandated to manage land. He stressed the importance of this workshop and the partnership between all the key stakeholders to the success of identifying the key land issues. He reiterated the fact that the LAND Project is intervening in an important aspect of land research priorities in Rwanda.

Among the key milestones of the GoR raised by Mr. Muvara were:

1. Preparation and gazetting of the new Land Law in June 2013;
2. Completion of the major part of the land registration last year with only some rural settlements remaining, expected to be completed by May 2014;
3. Demarcation of about 66 marshlands;
4. Establishment of District Land Use Plans, which are now at the phase of consultations and validation;
5. Establishment of the National Geo-information Committee to be convened beginning on the 11th of February 2014;
6. Operationalization of the Land Management Information System (LMIS) to facilitate decentralization of land transactions. To date, 25 districts have been connected, with five more connections expected this year through support from the contractor Kadastre.

Mr. Muvara ended his remarks by welcoming these research undertakings and presentations of preliminary findings, underlining that they play a significant role in developing pertinent laws related to land issues.

Overview of LAND Project and Workshop Objectives

Ms. Anna Knox, the LAND Project Chief of Party gave a vote of thanks for the partnership between the Government of Rwanda, specifically its mandated agencies with land in their attributions, the research and civil

society partners, and to the Institute of Policy Analysis and Research (IPAR) to whom the participants owed the organization of the workshop.



Ms. Knox reminded participants that the overarching goal of this annual workshop is to identify critical research priorities which can inform the direction of land policy and law. Using the 44 research priorities contributed by invitees in advance of the workshop, participants would review these and prioritize 3-4 that the LAND Project would support this year. She noted that the workshop would also share preliminary policy-relevant findings from the two Year 1 research awards, plus land research by other organizations that were not supported by the

project. Ms. Knox also added that such workshops provide an opportunity for interaction, debate, and collaboration between the GoR, the research Community, CSOs, and resource persons. During her remarks, Ms. Knox also presented an overview of the LAND Project and its objectives.

Research Presentations and Discussions

The Socio-Economic and Environmental Impacts of the Land Use Consolidation (LUC) Program, by Prof. Herman Musahara, University of Rwanda



Prof. Musahara began his presentation of the research findings on the Land Use Consolidation (LUC) component of the Crop Intensification Program (CIP) in Rwanda by highlighting progress made by the project in the different stages of the research. He described the methodologies employed, which include secondary data collection, qualitative research and household surveys administered to 742 households. Highlights of the preliminary research findings from the survey data revealed that two-thirds of farmers

expressed satisfaction with the LUC program, 70% of LUC farmers report increased yield and 69% indicate LUC brought a positive change in their household. Seventy six percent of LUC farmers characterized the program as voluntary. Additionally, while 67% of LUC farmers indicated that they consumed two meals per day, 23% reported that they had only one meal per day. LUC farmers also expressed high vulnerability to different shocks and risks, especially poor rains and drought. Visits by extension agents were revealed to be highly important to LUC farmers. Prof. Musahara stressed the preliminary nature of the findings and that more analysis is needed to confirm whether or not yields, productivity, food security and other outcomes are a result of the LUC or other factors.

Plenary Discussion

Participants congratulated the UR team of researchers for the progress they have achieved so far. Some of the comments made by participants following the presentation were:

- In ensuring accurate empirical data, trends should be factored, drawing on results from other studies;
- There should be recommendations on how to mitigate shocks and risks, but also consider that some shocks are more natural, such as poor rains and drought;

- Findings suggest that there is a need to incorporate more storage and post-harvest processing into the CIP;
- The dividends from LUC vary by seasons;
- Implementation of government programs depends on a farmer's capacity to take advantage of the program;
- The research should differentiate results by the size of farms and the classification of farmers (*ubudehe* categories) to know if the impacts are different;
- Trends in water quality, soil fertility, soil erosion and tree plantation should be understood against changes in climatic conditions and feature high in the recommendations;
- With Rwanda's rather recent law and regulations on land, it is recommended that Rwanda fully develops the framework;
- There is a need for a deeper research on the nutritional impacts of the LUC; and
- There is a need for increased awareness and sensitization on the LUC program.

In response to questions about findings on the voluntariness of the program, Prof. Musahara noted that the qualitative research revealed that at the outset of the program, many LUC farmers had expressed initial anxieties about switching to a mono-cropping farming system. When asked about whether the study was able to assess any interrelationships between the LUC and the Land Tenure Regularization Program, Dr. Musahara said that the team would look into this. Responding to questions about food security, he noted that the team planned to pool together their findings with analysis of information collected by the Rwanda Agricultural Board, Food and Agriculture Organization, The Ministry of Agriculture (MINAGRI), and others to provide a fuller picture. Asked about the policy implications of their research, Prof. Musahara stressed that no recommendations or policy decisions can be taken as yet. More analysis and interpretation is needed before reaching a conclusive stage that would allow for these decisions, but future workshops to provide for further decision-making are anticipated. Meanwhile, comments are being collected and will be vital in furthering this research.

Determinants of Urban Land Markets and Impacts of Urban Land Policies in Rwanda

Ms. Selina Khan began her presentation by giving a brief background of the research and its overall goal to document and assess determinants of urban land market values and the impacts of current urban land development regulations and policies on the urban population of Rwanda.

She said the project started in March 2013, and is expected to run through to August 2014. On 20th May 2013, a Multi-Stakeholder Forum was held followed by qualitative interviews, while in January 2014 the team piloted the data collection instrument. She announced that the team was commencing data collection in 27 urban sectors in Rwanda (12 at districts; 15 in Kigali) on the very same day (February 10) and it would run through February 23.

Selina highlighted that the purpose of her presentation was to share findings of preliminary qualitative research that took place in May 2013. In the presentation, she explained that they were able to interview 18 key stakeholders of the 50 they targeted, the majority of whom were government officials.

Interview respondents highlighted a spike in selling of land and land prices in urban areas in recent years. While most felt that urban land is purchased mainly for occupational purposes, six respondents claimed it was mainly for speculative purposes. Nearly all respondents are aware of land use master plans. Whereas 14 of the 18 respondents opined that land use master plans would facilitate access to services and infrastructure, 12 said that it would also contribute to increasing economic inequality in urban centers. On expropriation, a majority of respondents felt that it attracts new investment and facilitates access to public services, but nine of the 18 respondents also cited its ability to negatively impact tenure security, especially among low income populations. The presenter cited one of the risks expressed by respondents of poorer people losing their rights to land to wealthy investors.

Plenary Discussion

The following comments and suggestions were made by participants upon conclusion of the presentation:

- Terms used to express the findings should be reconsidered. For example, are people “losing their rights,” “surrendering their rights”, or “exchanging their rights”?
- Insights from the key government policy makers on expropriation should be collected and detailed;
- During the interviews, status of the master plans, especially that of Kigali, should have been considered in order to understand the respondents’ views;
- In further developing the research, there needs to be careful consideration of which methodology to use as this will be of paramount importance in informing the research findings;
- It is worth noting that the Rwanda Housing Authority is streamlining the expropriation process which was poorly done initially;
- Land use models from other countries could be consulted, but caution should be placed on adopting them before they are studied scientifically or comparatively analyzed;
- Land titling is a very important determinant in land pricing. If it hasn’t been added to the survey that will be administered, it should be;
- It is important to perceive the existing challenges as opportunities; and,
- The research points to an increased need for stakeholder ownership/buy-in, especially among respondents.

The LAND Project Chief of Party emphasized that the key informant interviews conducted by INES were designed to inform a much broader survey of 1,260 households, and not a sufficient basis for drawing any conclusions. She further noted that both the INES and UR projects are still ongoing, and no conclusions should be drawn about preliminary results presented at this stage. Final results of these projects and conclusions to inform policy will be presented in subsequent forums and reports.

Women’s Access to Land in Rwanda: Towards Equity

After lunch, Margot Tedesco began her presentation by noting that the research she intended to present was carried out in 2013 by RCN *Justice et Democratie* during the implementation of the project “Beyond raising awareness: shifting the social power balance to enable women to access land in Rwanda.”

After providing a brief overview of RCN, she described the monitoring activities on women’s access to land conducted under the project, which consisted of both a survey administered to 1,200 men and women in 15 districts, and community and district level dialogues. The research showed that half of the female respondents that received land *umumani* (inter vivos gift from a parent), only half reported that they received a “fair share” compared to their brothers. However, 40% of female respondents whose parents died after 1999 reported they received an equal share of land inheritance as compared to their brothers, compared to 13% who said they got less and 37% who said they were still awaiting their share. Although the majority of married women (78%) reported that they manage their marital property jointly with their husbands, 30% of women whose commonly owned marital land was alienated said that they never registered their consent to the transfer. Ms. Tedesco also highlighted the prevalence of couples in either monogamous or polygamous de facto unions (not married under civil law) and pointed to weaknesses in the legal framework to protect the property rights of women in these unions. Among women who reported to have not claimed their lawful land rights, the most prevalent reason (41%) was fear of entering into conflict with their family members. Ms. Tedesco concluded her presentation with recommendations to overcome social barriers that impede women’s realization of their land rights, including local awareness raising campaigns.

Plenary Discussion

Following the presentation, participants engaged in a lively discussion which included questions and comments such as:

- What are the transaction costs associated with women seeking to claim their land rights?;
- By promoting property rights for women in de facto unions, does this potentially discourage civil marriage?;
- Local awareness campaigns on women’s land rights need to target both women *and men*; and,

- *Umunani* is not only land, but also other property. Because it is usually given when a child is about to start his own home, it cannot be divided equally like inheritance. Also, it is not fair for a son or daughter that is out of the country or has gone to an urban area to pursue their livelihood to have the same right to *umunani* as the ones who stay behind.

The point was also raised that recognition of the property rights of women in de facto unions could also serve to encourage men to marry formally and also not engage in polygamy, as there would be no incentive for him to avoid a civil marriage in the interest of not sharing property rights with his partner. It would also discourage men from considering polygamy because in doing so, it would imply he must share land rights with all of his wives.

Securing Land Rights: Identifying and documenting land related disputes

James Simon Daale of the Rwanda Institute for Sustainable Development (RISD) gave a brief background on how land disputes arise, why there is a need to document them, their envisaged impact, and RISD's approach to dispute resolution. He also described the methods RISD uses in data collection and presented related findings. He then proceeded to show how RISD identifies gaps by putting into practice an action research approach.

He ended his presentation by detailing the lessons learned by RISD in the realm of land disputes, which included:

- Effective engagement/dialogue between civil society, government and the grassroots population quickens dispute resolution;
- Clear understanding of community land issues has a big impact on the disputes management process;
- Proper and accurate documentation of community claims enables easy follow up on the process of dispute resolution;
- Understanding community issues requires living in the community and becoming part of them for confidence building; and
- Understanding local realities is key in documenting land related disputes.

The general conclusions drawn from the entire initiative are that;

- Understanding the source of land disputes requires understanding of how land is perceived and defined by its users; and
- Documenting and monitoring land related disputes require a high level of commitment, technical capacity, and time.

Plenary Discussion

Following the presentation, participants posted neither comments nor questions.

Before closing the session, Anna Knox expressed appreciation for the active exchange and debate between participants and presenters. She concluded by giving a brief recap of the day and describing the small group and World Café methodology to be employed the next day for discussing and selecting research topics.

DAY 2: February 11th, 2014

Research Theme Prioritization: Round 1

Facilitator John Rwirahira of IPAR called the participants to order, and welcomed all participants to the second day of the workshop. He invited Dr. Alfred Bizoza of the LAND Project to review the land-related research themes submitted by workshop invitees prior to the workshop (see Annex 2) and the clustering that had been done as a basis for small group discussions. He sought needed clarifications from participants. Some participants

proposed additional research themes while others suggested some rephrasing of priorities. They were encouraged to consider these in their small groups.

Anna Knox then gave an overview of the day's agenda and a final recap of the research prioritization exercise, beginning with small group discussions organized by research theme cluster. A full description of the Research Prioritization Methodology is provided in Annex 3.

Phase I: Small Groups



The participants had the option to join one of seven groups based on the seven research clusters posted around the conference room. These were:

1. Impacts Associated with Land Tenure Regularization and Registration
2. Expropriation and Land Transactions
3. Land Disputes/Conflict
4. Land (Use) Consolidation
5. Gender and Land

6. Urbanization, Investor Access to Land

7. Institutional Capacity in Land Management/Administration

Groups first discussed the research themes with the aim of eliminating duplicate themes, providing any needed rephrasing of themes, and adding themes if needed. The final set of themes was then evaluated according to the following criteria:

- Relevance of the research to land or land policy;
- Ability of the research to influence the lives of ordinary Rwandan citizens;
- Cost and complexity of the research;
- Plus, any other criteria as decided by participants.

Next an overall score was assigned to each theme based on how the criteria were rated. Using the overall scores assigned to each theme, the small groups selected the top two themes and placed them on a flip chart. Each group member then individually rated the selected themes using colored dots (blue = “I endorse this theme as a priority”; yellow = “I am ambivalent about whether this is a priority research theme”; red = “I do not think this theme is a priority for research”).



Phase 2: World Café

During the second phase of the exercise, the small groups rotated clockwise to the next group to review their work. One member of the original group (“the ambassador”) stayed behind to explain to the visiting group why they selected the two priorities they did. After hearing the explanations, the visiting group rendered their opinions on the selected themes using the colored dots.

After 20 minutes, the groups rotated to the next cluster and the same process was repeated until all groups had visited each cluster.

Phase 3: Validation of the Selected Themes



During the lunch break, the organizers grouped the prioritized research themes into “high priority;” “low priority,” and “mixed/uncertain” categories based on the number of blue dots they were given compared to yellow and red dots. During the plenary session after lunch, those receiving the most blue dots were validated as being “high priority” topics for consideration during the next day’s prioritization exercise. Participants agreed that those priorities with the most red and yellow dots could be removed from consideration, while those that had mixed colors were discussed so that

participants could decide if they should be included in the “high priority” set or removed. Participants agreed that all in this “mixed” group should be removed from consideration.

The table below shows the distribution of the Day 1 identified priorities their corresponding “colored dot” scores.

Table 1: Results of the first round of research priority selection

HIGH PRIORITY		
CLUSTER	TOPIC	SCORE
Impact Associated to Land Tenure Regularization and Registration	Has the land regularization process and issuance of land certificates impacted access to credit, especially for smallholders? Are the transaction costs of lending too high for small properties for banks to consider using land as collateral? To what extent are land registration certificates being used as collateral security to accessing financial credit in Rwanda?	B = 25 Y = 8 R = 0
Expropriation and Land Transactions	What is the status of processes and procedures for land expropriation Law? What are the key challenges and impacts from the implementation of the Law?	B = 26 Y = 7 R = 0
Land Disputes/Conflict	Despite the existence of different land dispute resolution actors, land conflicts continue. What are the actual roles and mechanisms of those actors?	B = 23 Y = 6 R = 3

	What measures can be used to address these challenges?	
Institutional Capacity in Land Management Administration	To what extent are land tenure administrative systems accessible and affordable to all citizens? How can awareness about these processes be improved?	B = 25 Y = 9 R = 0
Gender and Land	What is impact of legal rights to land on intra and inter-household disputes? <ul style="list-style-type: none"> • What are the positive impacts? • What are the negative impacts? • Have Disputes increased? What channels do men and what channels do women use to bring disputes and assert their rights?	B = 25 Y = 9 R = 0
Land Consolidation	Cost benefit analysis of different land use types in Rwanda	B = 27 Y = 5 R = 0
MAYBE		
Impact Associated to Land Tenure Regularization and Registration	What is the impact of LTR on long-term investments, especially on agricultural land? How well are they positioned to address climate change adaptation? To increase productivity?	B = 10 Y = 15 R = 8
Urbanization, Investor Access to Land	In the content of little developable land available for investment into housing and commercial development, how can the goals of EDPRS and Vision 2020 be met?	B = 20 Y = 10 R = 2
Urbanization, Investor Access to Land	How can the process of getting land databank for investors be mapped through creation of a Land Lease Client Charter?	B = 15 Y = 12 R = 7
Expropriation and Land Transactions	What is the extent of registered and non-registered land transactions? If extensive, what are the reasons? What measures are needed to reduce their prevalence?	B = 8 Y = 16 R = 12
	Analysis of Market Linkages across the value chains	B = 9 Y = 15 R = 7
Institutional Capacity in Land Management Administration	To what extent the Master Plans are affecting the use of land (reformulated from 5)	B = 10 Y = 14 R = 10
LOW PRIORITY		
Land Disputes/Conflict	What is the nature of land dispute identified and registered and what measures can be undertaken to address of these disputes?	B = 4 Y = 18 R = 12
Gender and Land	What is the impact of the legal frameworks on asserting their land rights on women in; <ul style="list-style-type: none"> • Monogamous civil unions • Monogamous de facto unions • Polygamous unions 	B = 6 Y = 22 R = 5

	<ul style="list-style-type: none"> • Business relations (entrepreneurial relationships) 	
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Prof. Naramabuye of University of Rwanda noted that the topics that were not selected as high priority are still interesting and proposed that these could be undertaken by university students. This proposal was also endorsed by Prof. Lengoiboni of INES-Ruhengeri.

The day's workshop closed with Anna Knox outlining the next day's exercise. This would involve forming three groups to examine the six selected high priority research topics to narrow them down to three to four priority topics that the LAND Project would support through funding and technical assistance.

DAY 3: February 12th, 2013

Facilitator John Rwirahira opened the session by welcoming all participants to the third day of the workshop.



He thanked the participants for the good job done in the previous day when they managed to scale down from over 40 research topics to six. The Day 3 task would involve narrowing these six down to three to four priorities. He then called on the participants to assemble into three groups of their choice to discuss and come up with one priority topic from each group. The priorities assigned to each group were as follows:

Group 1:

- What is impact of legal rights to land on intra and inter-household disputes?
- What are the positive impacts?

- What are the negative impacts?
- Have disputes increased?
- What channels do men and what channels do women use to bring disputes and assert their rights?
- Despite the existence of different land dispute resolution actors, land conflicts continue. What are the actual roles and mechanisms of those actors? What measures can be used to address these challenges?

Group 2:

- What is the status of processes and procedures for land expropriation law? What are the key challenges and impacts from the implementation of the law?
- Cost benefit analysis of different land use types in Rwanda

Group 3:

- Has the land regularization process and issuance of land certificates impacted access to credit, especially for smallholders? Are the transaction costs of lending to smallholders too high for banks to consider using land as collateral? To what extent are land registration certificates being used as collateral to access financial credit in Rwanda?
- To what extent are land tenure administrative systems accessible and affordable to all citizens? How can



awareness about these processes be improved?

Using the same process as the day before, the small groups rotated to the adjacent groups to review their work and rate the selected priority using the colored dots.

Lively debates ensued during the small group sessions as participants struggled between two priorities that had previously been identified as high priorities. This was most apparent in Group 2, where “cost- benefit analysis of different land use types in Rwanda” was ultimately chosen, despite some members in the group still favouring the expropriation topic. The expropriation theme ultimately prevailed when during the World Café phase other participants placed more blue dots next to it than the “cost-benefit analysis” theme. During the validation phase, a majority of workshop participants also voted for the expropriation theme, following plenary debates where supporters of each theme made arguments to try to convince their colleagues. Table 2 shows the outcomes of the final prioritization exercise.

Table 2: Final research priorities

HIGH PRIORITY TOPICS		
GROUP	THEME	SCORE
Group 1	What is the gendered impact of land rights on intra and inter-household disputes? <ul style="list-style-type: none"> • Have disputes increased due to women’s rights to land under the legal framework? • What channels do men and women use to bring disputes to those channels and assert their rights? • How effective are they? 	B = 27 Y = 7 R = 3
Group 2	What is the status of processes and procedures for the implementation of the Expropriation Law? What are the key challenges and impacts arising from implementation of this law?	B = 27 Y = 0 R = 0
Group 3	To what extent are land administration systems known, accessible and affordable to all citizens? Have land certificates impacted access to credit, especially for smallholders?	B = 27 Y = 9 R = 0
Theme chosen by group 2 but not selected and rather left as a potential theme pending further consultation with USAID on whether it will be funded or not.	Cost benefit analysis of different land use types in Rwanda	B = 16 Y = 1 R = 5

Workshop Closing

Closing Presentation by Anna Knox

Anna Knox launched the closing ceremonies with a brief presentation on the next steps that draw on the outcomes of the workshop. They include:



- Eliciting inputs from GoR institutions concerned with the selected topics and consequently developing draft ToRs for each of the priority topics;
- Publish the ToRs in The New Times and Igihe.com between February and March 2014 requesting for comments from concerned stakeholders;
- Develop Requests for Proposals by March 2014;
- Advertise the RFPs in The New

Times and Igihe.com between March and April;

- Hold a half day bidders conference and review the submitted proposals in May; and,
- Make awards (fixed-priced contracts) between May and June 2014.

Ms. Knox also provided important criteria guiding the selection process, including:

- Eligibility -- Only Rwandan organizations engaged in research/policy advocacy are eligible to bid;
- Quality of Technical Approach – appropriate empirical research methods to address research questions; effective strategies for engaging policy makers and other stakeholders.
- Sound Strategy for Strengthening Research and Advocacy Capacity -- partnerships encouraged (e.g. research institute/university and CSO)
- Identification of capacity building needs in research and advocacy
- Research project cannot extend beyond one-year duration
- Cost competitive; good value.

Closing Remarks

Mr. Guillaume Bucyana, speaking on behalf of USAID, thanked all participants for their dedication and commitment from the first to the last day. He also recognized all the players involved in organizing the workshop for their efforts in making it a success. He ended by pledging USAID's continued support to research on land priorities.

Speaking on behalf of research institutions and civil society organizations, **Dr. Monica Lengoiboni** of INES Ruhengeri recapitulated the highlights and lessons learnt during the 3-day workshop and commended the achievements made by the first year's research awardees, University of Rwanda and INES Ruhengeri. She acknowledged the participants' lively and stimulating debate and called for continued networking even after the workshop. She congratulated everyone for their participation in the research topic selection process, which was very successful in bringing out the most outstanding issues and in highlighting some of the relevant aspects relating to potential research in the land sector. Dr. Lengoiboni ended her remarks by appreciating the workshop organizers IPAR and LAND Project for planning and facilitating the event.

Dr. Usta Kayitesi, also speaking on behalf of the research community and specifically the UR, expressed her gratitude to both the workshop participants as well as the organizers and commended the healthy discussions that characterized the three-day workshop. She also commended the prudent approach to selection of the research topics.

ANNEX 1

National Land Research Agenda Workshop
10th -12th February 2014
Lemigo Hotel - Kigali, Rwanda
Agenda

Day 1: February 10th

Time	Activity	Responsible
8:30 – 9:00	Arrival and registration of participants	IPAR Staff
9:00 – 9:10	Presentation of Day 1 Agenda	Facilitator 1
9:10 - 9:25	Opening Remarks	USAID: Emily Krunic, Democracy and Governance Team Leader
9:25 - 9:40	Opening Remarks	RNRA: Pothin Muvara, Acting DDG. Lands and Mapping Department
9:40 - 10:10	Presentation of the LAND Project, project support to land-related research and objectives for the NLRA Workshop	LAND Project Chief of Party
10:10 –10:30	Tea/Coffee Break	IPAR
10:30 -10:40	Session Introduction: Ongoing Research on Land Matters	Facilitator 1
10:40 – 11:10	Presentation: Socioeconomic and Environmental Impacts of the Land Use Consolidation Program	University of Rwanda
11:10 -11:40	Discussion	Facilitator 1
11:40 -12:10	Presentation: Determinants of Urban Land Markets and Impacts of Urban Land Policies	INES Ruhengeri: Monica Lengoiboni and Selina Khan
12:10-12:40	Discussion	Facilitator 2
12.40-1.40	Lunch	IPAR
1: 40 – 2.:10	Presentation: Women’s Access to Land in Rwanda: Towards Equity?	RCN Justice et Democratie
2.10 -2: 40	Discussion	Facilitator 2
2:40 – 3:10	Presentation: Securing Land Rights: Identifying and Documenting Land Related Disputes	RISD: Mr. Joy Wibabara
3:10 – 3:40	Discussion	Facilitator 2
3:40 – 4:00	Coffee/Tea Break	IPAR
4: 00 – 4: 30	Recap of Day 1 and Preparation for Next Day	LAND Project

Day 2: February 11th

Time	Activity	Responsible
8.30 – 9.00	Arrival and registration of participants	IPAR
9.00-9.10	Presentation of Day 2 Agenda	Facilitator 3
9.10- 9.40	Presentation of top land-related policy research priorities as defined by participants, and organization of small group prioritization exercises.	IPAR/LAND Project
9.40-10.00	Plenary discussion on research priorities	Facilitator 3
10.00-10.20	Coffee/Tea break	IPAR
10.20- 12.00	Small group session 1: Evaluation and ranking of research topics by cluster	Facilitator 1
12:00- 1:00	World Café: Groups review each others' evaluations and rankings	Facilitator 1
1:00 -2:00	Lunch	IPAR
2:00-3:00	World Café continued	Facilitator 1
3.00 – 3:30	Coffee/tea break	IPAR
3:30-4:30	Plenary: Consensus-building around priority research topics	Facilitator
4:30 -5:00	Recap day 2 and preparation for next day	Facilitator 1

Day 3: February 12th

Time	Activity	Responsible
8:30 – 9:00	Arrival and registration of participants	IPAR
9:00-9:10	Presentation of Day 3 Agenda	Facilitator 2
9:10 -10:10	Small group session 2: Evaluation and ranking of research topics by cluster	Facilitator 2
10:10-10:25	Tea/Coffee break	IPAR
10:25-11:05	World Café: Groups review each other's evaluations and rankings	Facilitator 2
11:05-12:00	Plenary: Final selection of 3-4 priority research topics	Facilitator 2
12:00-12:15	Next Steps: Taking the research priorities forward	LAND Project Chief of Party
12:15-12:30	Closing Remarks	USAID
12:30-12:45	Closing Remarks	Representative from Research Institute or Civil Society
12:45-1:45	Lunch	IPAR
14:00	Departure	

ANNEX 2

2nd Annual National Land Research Agenda Workshop Participants

Venue: LEMIGO HOTEL

10th -12th February, 2014

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ANNEX 3

LAND RESEARCH PRIORITIES AS SUBMITTED BY PARTICIPANTS

<p>Land Disputes/Conflict</p>	<ul style="list-style-type: none"> • What are the actual roles of different actors in land conflict resolution (e.g. <i>Abunzi</i>, MAJ, administrative authorities, land commissions, courts, family councils), how effective are they comparatively, and how do they interact/cooperate?
	<ul style="list-style-type: none"> • What is the nature of land dispute identified and registered by the Rwanda Natural Resources Authority? What measures can be undertaken for redress of these disputes?
	<ul style="list-style-type: none"> • What is the nature of conflicts over land in Rwanda?
	<ul style="list-style-type: none"> • What are best practices and mechanisms for resolving land disputes? Is a land tribunal possible?
	<ul style="list-style-type: none"> • Why do most land conflicts end up in the courts despite conflict resolutions mechanisms established at the community level such as <i>Abunzi</i> and MAJ. What remedies exist to change this and address the causal factors?
	<ul style="list-style-type: none"> • What is the impact of subleasing agricultural land (rental or sharecropping) on farmer livelihoods, land conflicts, agricultural production, and the environment?
<p>Impacts associated with Land Tenure Regularization and Registration</p>	<ul style="list-style-type: none"> • Has the land regularization process and issuance of land certificates impacted access to credit, especially for smallholders? Are the transaction costs of lending too high for small properties for banks to consider using land as collateral?
	<ul style="list-style-type: none"> • To what extent are land registration certificates being used as collateral security to accessing financial credit in Rwanda?
	<ul style="list-style-type: none"> • How many conflicts and what types of conflicts are associated with the land registration process?
	<ul style="list-style-type: none"> • To what extent do vulnerable people, including including women, children, HMPs) have access to land and though what means? How did the LTR affect access to land for vulnerable groups? Have changes in access to

	<p>land by vulnerable groups had an effect on conflict and violence?</p> <ul style="list-style-type: none"> • What is the impact of the LTR on women's land rights? • What has been the impact of the LTR on land prices? • What is the impact of LTR on long-term investments, especially on agricultural land? How well are they positioned to address climate change adaptation? To increase productivity?
Gender and Land	<ul style="list-style-type: none"> • To what extent are women's inheritance and <i>umunani</i> rights in law applied in practice? • To what extent are women in polygamous and informal unions able to assert their land rights under the new legal framework? • What is impact of women's legal rights to land on intra- and inter-household disputes? Have disputes increased because of women's rights to land under the legal framework? What channels do women use to bring disputes and assert their rights? Are these effective? • Are women more exposed to intimidation and domestic violence when they assert their land rights • What is the impact of the Rwandan Constitution's recognition of only monogamous marriages on women married under customary monogamous and polygamous marriages? • How do men and women access, use and control land resources?
Land (Use) Consolidation	<ul style="list-style-type: none"> • What is the impact of the mono-cropping under the Land Use Consolidation Policy/Crop Intensification program. Are farmers able to find markets for their crops? • What is the impact of land consolidation on the income of farmers, especially in Kirehe and Musanze for maize and potato? • What is the impact of land use consolidation on soil conservation? • What are the advantages and disadvantages of policies of land use consolidation and crop regionalization for small agricultural producers?

	<ul style="list-style-type: none"> • How can small fragmented farms which cannot easily be consolidated contribute to the socioeconomic welfare of the Rwandan population?
Expropriation, plus Land Transactions	<ul style="list-style-type: none"> • What are the (potential) impacts social, livelihood and environmental impacts associated with implementation of <i>Imidugudu</i> (villagization) policies? <ul style="list-style-type: none"> • What are the impacts arising from implementation of the expropriation law? <ul style="list-style-type: none"> • What is the status of processes and procedures for land expropriation? How can they be improved? What are best practices for land valuation, expropriation and restitution of land to people evicted? <ul style="list-style-type: none"> • What issues have emerged with respect to the transfer of land by expropriation? <ul style="list-style-type: none"> • What are some of the issues and challenges related to the implementation of the expropriation law? How can these be addressed? <ul style="list-style-type: none"> • What is the extent of non-registered land transactions? If extensive, what are the reasons? <ul style="list-style-type: none"> • What is the extent of registered versus non-registered land transactions, and if the latter is found to be great investigation into the reasons and measures to reduce their prevalence? <ul style="list-style-type: none"> • What are barriers to registration of land transaction? What is the degree of formal versus informal transactions?
Institutional Capacity – Land Management and Administration	<ul style="list-style-type: none"> • What are the roles and responsibilities of different institutions engaged in land management and how effective are they? What is the status of local government's capacity in land management and urban planning? <ul style="list-style-type: none"> • What are the roles and responsibilities of different land management institutions? How effective are they in carrying out their mandates? What capacity needs do they have? <ul style="list-style-type: none"> • To what extent are land tenure administrative systems accessible and affordable to all citizens? How can they be improved? What are best practices for registration and transfer of land tenure rights?

	<ul style="list-style-type: none"> • What are the different institutional mandates for land use planning, including urban and non-urban? How can these be streamlined to eliminate overlapping mandates?
	<ul style="list-style-type: none"> • What are the inter-relationships between land uses and provisions in land use master plans? What adjustments may need to be taken into consideration?
	<ul style="list-style-type: none"> • How can awareness about the new land law and regularisation process by both citizen and authorities at central and local levels be improved? What are the roles of the state and civil society?
<p>Urbanization, Plus Investor Access to Land</p>	<ul style="list-style-type: none"> • How can the goals of EDPRS2 and Vision 2020 related to urbanization and economic growth be met while the government has little developable land available where investment into housing and commercial development may be directed?
	<ul style="list-style-type: none"> • What are best practices to mitigate or manage expansion of cities into rural areas?
	<ul style="list-style-type: none"> • What are the anticipated roles, objectives and impacts of establishing urban land boundaries?
	<ul style="list-style-type: none"> • How can the process of getting land for investors be mapped through creation of a Land Lease Client Charter?
	<ul style="list-style-type: none"> • What elements are necessary to include in an Agribusiness Concession Agreement that details how investors intend to use the land they acquire?
	<ul style="list-style-type: none"> • What parameters are needed to develop a Land Databank that serves as an inventory of all land in the country available to investors?

ANNEX 4

Research Prioritization Methodology

Three Phases

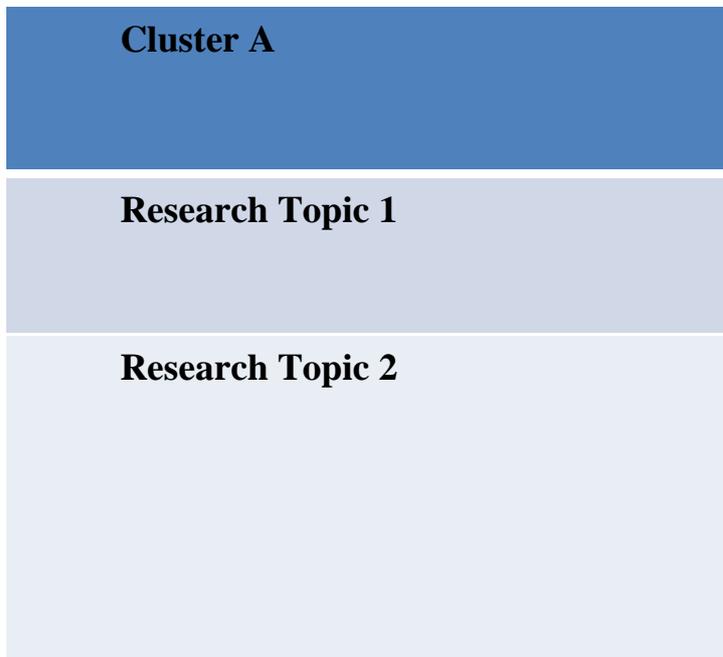
1. Small Groups – Each group prioritizes topics within their research cluster
2. World Café – Groups rotate to visit work of other groups and weigh in with their opinions using colored dots.
3. Validating Priorities – Facilitator groups subsets of research priorities for validation

Phase 1: Small Groups

1. Individuals assemble in small groups according to their thematic interests. If one or more groups end up very large, facilitators will redistribute persons.
2. Small group first selects facilitator/presenter and rapporteur. Facilitator/presenter is ‘stay-behind’ person during Phase 2. Rapporteur captures salient discussion points from group discussion, and delivers these to the conference organizers at the end of the day.
3. Groups review cards with suggested topics: eliminate duplicates, reformulate, add any critical missing priorities in that cluster. Use blank cards for this.
4. Paste final set of cards (topics) on paper under “Research Priorities.”
4. Group assesses each topic according to 3 criteria and ranks on scale of 1 to 5.
 - i. Relevance to land and land policy
1=Very low 5=Very high
 - ii. Potential to influence policy that will affect ordinary citizens, esp. most vulnerable
1=Very low 5=Very high
 - iii. Cost and Complexity of the research
1=Very costly/too complex 5=Good value/not overly complicated
5. Add other criteria for consideration if desired.
6. Assign an average score to each research topic. (Does not have to be precise average!)

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

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

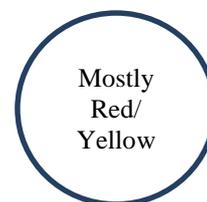


Phase 2: World Café

1. Each group member should give an individual rating to the two selected priorities using colored dots – blue=agree; red=disagree; yellow=unsure. ONE dot per person per priority! (i.e. each person should use only TWO dots).
2. THEN, each group rotates clockwise to next group’s station, EXCEPT the group’s facilitator who stays behind.
2. Facilitator explains to visiting group two priorities his/her group selected and the reasons why they were selected.
3. Visiting group weighs in on two priorities using colored dots – blue=agree; red=disagree; yellow=unsure. ONE dot per person per priority!
4. Visiting group members may also indicate if feel a non-prioritized topic should be a priority – using a blue dot.
5. After 20 minutes, visiting group rotates to next cluster and repeats same process until all group work is assessed by all groups.

Phase 3: Validation

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



2. Facilitator validates subset of priority topics (mostly blue) in plenary and ensures all agree to discard low priority topics (mostly red/yellow) from consideration. Facilitator elicits for/against arguments from participants on the Mixed topics and then elicits group opinion on whether to move these to the priority subset (if all agree) or the discard subset.
3. P:riority topics ONLY are re-clustered by facilitators for a final round of prioritization by participants the next day.