

**REPORT OF THE NATIONAL COUNCIL STANDING COMMITTEE ON TRANSPORT,  
INFRASTRUCTURE AND HOUSING ON THE BENCHMARK VISIT TO THE PARLIAMENT OF  
RWANDA FROM 21 -28 SEPTEMBER 2024**

May 2025

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## **1. BACKGROUND AND PURPOSE OF THE BENCHMARK**

- 1.1 The National Council derives its oversight powers from Articles 41 and 74 of the Constitution of the Republic of Namibia. One of the key oversight functions, as outlined in the Oversight and Accountability Model, is to ensure that government policies, once approved by Parliament, are effectively implemented. This responsibility includes monitoring the achievement of goals set by legislation and government programmes and projects.
- 1.2 According to Rule 148 of the Standing Rules and Orders of the National Council (as amended), the Standing Committee on Transport, Infrastructure, and Housing is tasked with addressing matters within the scope of Offices, Ministries, Agencies, and Public Enterprises related to national planning, works and transport, urban and rural development, housing, and sanitation.
- 1.3 During the November 2023 session, a motion on the need to provide land for the Urban Poor and Landless Citizens was tabled and adopted in the National Council. The Motion was referred to the Standing Committee on Transport, Infrastructure and Housing for further investigations.
- 1.4 The terms of reference as determined by the House were to:
- (a) Investigate the extent to which housing policies and program of local authorities promotes affordable land delivery in Namibia;
  - (b) Consult the following stakeholders on the issue of affordable land delivery in urban areas: Ministry of Urban and Rural Development;
    - National Housing Enterprise (NHE);
    - Shack Dwellers Federation of Namibia;
    - Any other stakeholder relevant to the issue; and
    - Determine the impact of the Flexible Land Tenure Act since its enactment in 2012.

(c) Report back to the House its findings, conclusions and recommendations to the House.

1.5 The purpose of the benchmark was for the Committee to learn from Rwanda on how they deal with lack of urban land and housing, visit local authorities while focusing to the legislative, regulatory and financing measures that are put in place.



## **2. INTRODUCTION**

- 2.1 This report covers and highlights important lesson learned through exchange of information and shared experiences on the best practices of Rwanda about the Flexible Land Tenure, Housing Policy, land delivery and the benefits derived from these by end users.
- 2.2 The main purpose of the mission was for the Committee to gain an understanding and appreciation on how the Government of Rwanda provide land to the urban poor and landless citizens.
- 2.3 This report captures the activities of the benchmark study visit to the Parliament of Rwanda in areas that are under the ambit of the Committee as provided for under Rule 149(1) of the Standing Rules and Orders of the National Council as amended.

## **3. OBJECTIVES OF THE BENCHMARK VISIT**

- 3.1 The objectives of the visit to Rwanda were to:
- (a) Enable the Standing Committee to comparatively appraise itself of Rwanda's Flexible Land Tenure Act, Local Authorities Act, and Housing Policy;
  - (b) Take note of parliamentary or any other oversight on perspective land policy implementations and government's uptake of recommendations;
  - (c) Learn about the role and coordination of Rwanda's government on land delivery to the urban poor and landless citizens; and
  - (d) Meet with government and other officials as well as some communities in order to hear their views regarding the effect of land delivery to the urban poor and landless citizens.

## 4. COMPOSITION OF THE COMMITTEE

### 4.1 Committee Members

- a) Hon. Alfeus Abraham – Chairperson
- b) Hon. Augustinus Tebele – Vice Chairperson
- c) Hon. Paul Isaak – Member
- d) Hon. Ueutjerevi Ngunaihe – Member
- e) Hon. Christopher Likuwa – Member
- f) Hon. Bennetty Busihu – Member

### 4.2 Secretariat

- a) Mr. Mwala Neo – Chief Parliamentary Clerk
- b) Mr. August Mathupi – Legal Officer
- c) Mr. Sakeus likela – Information Officer
- d) Brian Riruako – Parliamentary Clerk

## 5. METHODOLOGY

5.1 To deal with this House assignment by way of the motion emphasizing the urgent need to provide land for the urban poor and landless citizens that was referred by the National council on November 2023 and within its mandate, the Committee engaged various government officials, Members of Parliament, Local Authorities and governmental agencies tasked with the delivery of land and housing to Rwandans. Representatives from the entities were engaged by the Committee:

- a) Rwanda Ministry of Local Government;
- b) Members of the Committee on Finance from the Rwandan Senate;
- c) National Land Agency;
- d) City of Kigali; and
- e) National Housing Authority of Rwanda.

The Committee also visited two projects that were identified by officials of the National Housing Authority of Rwanda where the government is implementing the rehousing programme.



## **6. COURTESY VISIT TO SENATE PRESIDENT**

- 6.1 The Committee paid a courtesy visit to the Senate, where it was welcomed by the President of the Senate, Honourable Dr. Francois Xavier Kalinda and two (2) female Vice Presidents, Hon Estella Safari and Hon Dr. Alivera along with administrative staff members.
- 6.2 The President of the Senate underscored the longstanding cordial relations between Namibia and Rwanda, which dates back many years. He further highlighted the areas of cooperation between the sister countries and emphasised on the Memoranda of Understanding (MoU) signed in 2019 in areas of police and air service cooperation as well as trade promotion. A visit to Rwanda by the National Council Standing Committee on Education in June 2024 was also shared with the Committee. The President further emphasised on a benchmark study on road management and road infrastructure that was conducted by the Road Transport Development Agency of Rwanda in collaboration with the Namibia Roads Authority, which culminated into the crafting of another MoU, which is at the stage of ratification.
- 6.3 Hon Kalinda further apprised the Committee on a framework for learning and solidarity agreement that was established between the two countries during the recent official visit by Honourable Lukas Sinimbo Muha, the Chairperson of the National Council. The President further expressed the view that the Namibian Delegation's visit to Rwanda was in tandem with the Rwandan urban development need to give people access to housing – and reiterated that the provision of housing was at the forefront of Rwanda's development agenda, stating that the land tenure system ensures safe tenure for all.
- 6.4 The Constitution of Rwanda provides for equal access to land without discrimination as women and children take centre stage and must be



included in provision of housing. Land rights of citizens are therefore protected in terms of the laws of the land. Equally, the Senate President indicated that land management focuses on inclusion of citizens in land planning and opined that Rwanda has made significant progress in the provision of land for housing.

6.5 The President concluded that the continued progress was to ensure that issues related to land for the urban poor was to give citizens access to the basic minimum services and he expressed the hope that the visit by the Namibian Delegation will demonstrate the resilience of the Rwandan housing programme over the last 30 years.





*Members of the Committee paid a courtesy call to the President of the Rwandan Senate, Honourable Dr. Francois Xavier Kalinda.*

## **7. VISIT TO THE SENATE COMMITTEE ON DEVELOPMENT AND FINANCE**

7.1 The Chairperson of the Senate Committee on Development and Finance welcomed the Committee members expressing the belief that the visit was a step in the right direction aimed at fostering stronger bonds and deeper relations between the sister countries. In Rwanda with a land mass of 26, 338 square kilometres and over 13 million people, land and access to land was a crucial part of the citizenry.





*Members and staff of the Committee with members of the Rwandan Senate Committee on Development and Finance.*

## **8. TOUR OF KIGALI GENOCIDE MEMORIAL AND VISIT TO THE MUSEUM FOR THE CAMPAIGN AGAINST GENOCIDE**

8.1 The Committee had the opportunity to visit the Genocide Memorial, where a wreath was laid in honour of the more than 250 000 Rwandese who perished during the 1994 genocide. The occasion was preceded by a tour of the Memorial site and a well-articulated exposition of the history of genocide against fellow citizens.

8.2 The visit to the Museum for the Campaign Against Genocide provided the Committee with insight to the heroic stance and action by Rwandan citizens not to have a similar occurrence in the future.

## **9. BACKGROUND AND RATIONALE FOR RWANDA'S LAND REFORM**

9.1 Compared to Namibia, Rwanda is relatively small. It has a land mass of only 26 000 square kilometres, a fraction of Namibia's 82 000 square kilometres. Often called the "Land of a Thousand Hills," Rwanda is one of the densely

populated countries in the world with a population of about 13.3 million people – translating into approximately 500 people per square kilometre. Due to its small geographical size, rapid urbanisation and a growing population, Rwanda faces similar challenges of lack of land and housing just like Namibia. Its capital, Kigali has a population of nearly 1,8 million people.

9.2 To date, nearly 28% of Rwanda's population is living in urban centres. However, the government aims to increase urbanisation to 70% by 2050. After 1994, the country was at the crossroads and had to reflect on how to adopt land use management that would be reflective of the reality on the ground. To achieve this task of accommodating a growing urban population without exacerbating issues of lack of housing, unplanned informal settlements, overuse of land, and food insecurity, the government introduced and implemented various land reform policies and laws from 2004.

9.3 To understand the dynamics of Rwanda's Land Reform programme and management, the Committee engaged with the Director General of the National Land Agency of Rwanda (NLA) – an independent entity established to implement land laws and policies. Among others tasks, Rwanda's National Land Agency provides technical assistance to local government and other land-related institutions as well as conduct land research and analysis to ensure the efficient and effective management of land resources in the country.





*Members of the Committee and staff during a meeting with the Director General of the National Land Agency of Rwanda.*

9.4 During the meeting with the Director General of the National Land Agency (NLA) , the Committee was informed that before the introduction of the Land Reform programme in 2004, the country lacked a clear legal framework governing land management, registration, ownership and transaction. The lack of a centralised land ownership data was partly the reason why Rwanda had many land disputes that delayed development.

9.5 Recognising land as a crucial economic asset, the government initiated the Land Reform Programme to ensure efficient use of the available land. The programme was aimed at establishing clear land rights for Rwandans and creating a secure land tenure system. Before 2004, all land was owned by the government, and citizens only had the right to possess or develop it.

9.6 The programme was implemented in stages. In 2004, the country adopted the Land Management and Administration Policy followed by the

enactment of the Organic Land Law in 2005. This law shifted land ownership from state control to the citizens, providing a legal foundation for land use, security of tenure, and efficient land allocation. In 2008, the National Land Agency (NLA) was established, with the mandate of implementing Rwanda's land laws by overseeing land administration and ensuring that citizens were able to benefit from the reform efforts.

9.7 The country then launched a land tenure regularisation programme in 2009 – registering all land across the country. This included rural and urban areas, where the government formally recognised land occupants' rights. This programme was implemented through a participatory process, whereby citizens were required to provide information on land ownership among other things. Before implementing the land registration programme, the government conducted public education and mobilisation campaigns to ensure that citizens understood the process and provided accurate information to avoid disputes.

9.8 In 2011, Rwanda introduced a National Land Use Master Plan which provides guidelines to ensure that land use across different sectors, including agriculture, forestry, and urbanisation is aligned with the country's long-term development goals. At this stage, the government had digitised land administration systems to help streamline processes such as land transfers and monitor compliance with land use regulations. The system has since been integrated with 15 other government systems, such as taxation and justice, providing real-time data on land use and ownership. The implementation of e-titles allows citizens to download their land titles online, eliminating the need to visit government offices. On average, the system processes 3,000 land transactions daily.

9.9 Through the implementation of the land reform programme, the Rwandan government was able to register 10, 3 million plots in the country, resolved



disputes and increased land tenure security, particularly in informal settlements. Rwandans living in informal settlements or what is referred to in Rwanda as “unplanned settlements” also benefited from the national land reform programme as they were empowered to develop their land and access financial services, such as loans, by using their land titles as collateral. Additionally, the land registration campaign significantly reduced inter-family and boundary disputes.

9.10 The national land registration programme was implemented to the tune of approximately USD 60 million (nearly N\$1.1 billion) funded by both the Rwandan government and international partners. Citizens contributed around USD 7 million through a cost recovery mechanism, which enhanced their sense of responsibility toward land management.

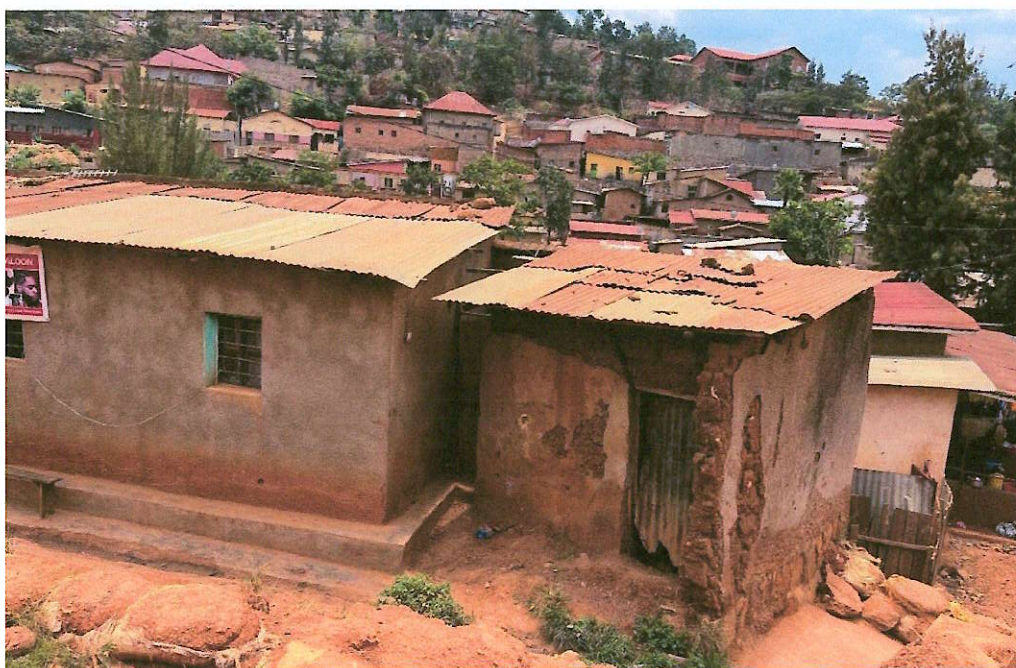
## **10. LAND SCARCITY AND HOUSING SOLUTIONS**

10.1 Land scarcity is a major issue in Rwanda. The country's growing population has overtaken the availability of land for housing and agriculture. With its population expected to grow to 22 million by 2050, Rwanda is also faced with a daunting task of accommodating many people on a small portion of land.

10.2 With land availability already limited, the government introduced a National Land Use Master Plan and Policy in 2011, aimed at increasing efficient use of available land. Under this policy, citizens who fail to use the land allocated to them productively within a period of five years risk losing it to the government and it can be re-allocated to another person who can use it “with the condition that if you develop the capacity to use the land, it can be returned to you. But if you don’t use it for five years and you have not heeded to the requests by the authorities, they can auction it and the land will be given to another person”.

10.3 The Land Use Policy is complemented by other policy guidelines like the government's urbanisation strategy which focuses on the strict implementation of the land use Master Plan. The Master plan designates land use across different sectors, including agriculture, housing and urban development.

10.4 In response to the rapid urban expansion, the Committee was briefed about various initiatives the Rwandan government has implemented to address urban housing needs for the poorest, low and middle income earners. This includes social housing programmes such as the Integrated Development Programme (IDP) (for rural communities) and the Rehousing Initiative (in urban areas), among other initiatives meant to benefit low-income earners.



*An informal structure in Kigali which has been identified for upgrading through the city's rehousing programme.*

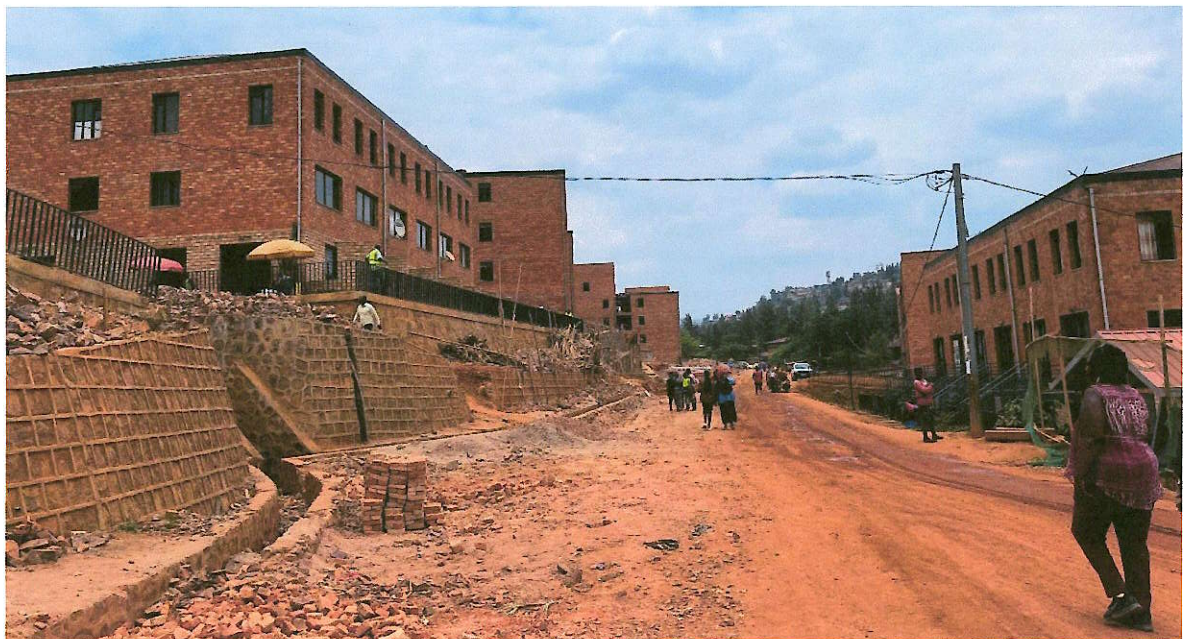
## **11. INTEGRATED DEVELOPMENT AND MODEL VILLAGES**

11.1 The Committee was informed that the Integrated Development Programme (IDP) launched in 2016 represents a holistic approach to addressing the challenges of urbanisation, population growth, and land scarcity in



Rwanda. Rwanda Housing Authority (RHA) – equivalent to the National Housing Enterprises (NHE) is the entity tasked with overseeing the development of IDP in the country among other things. The goal of introducing IDPs was for every district to have at least one fully developed IDP model village that would help vulnerable Rwandans in deplorable conditions to live in decent housing and to generate income and economic expansion.

- 11.2 Model villages are basically structured multi story apartment settlements that provide housing for vulnerable populations, such as those affected by natural disasters or living in high-risk zones. The IDP model villages provide residents with access to essential infrastructure services such as water, electricity, roads, schools, and healthcare facilities, ensuring that all aspects of human security are addressed. The Model Villages also include communal gardens, playgrounds, communal income generating activities and public gathering spaces to encourage community cohesion.







*New housing structures under construction at one of Kigali's informal settlements as part of the City's rehousing programme*

11.3 Model villages also contribute to the government's broader goal of land optimisation, as they help consolidate scattered rural populations into organised settlements. This not only creates more space for agricultural activities but also enhances the provision of public services to citizens living in rural areas. The IDP is part of Rwanda's vision for the future, aligning with the long-term Vision 2050 plan, which aims to create a more urbanised, prosperous nation. To date, the Committee was told that Rwanda has so far developed a total of 253 Model Villages nationwide, accommodating around 30,000 families.

11.4 The Committee was informed that IDPs are mainly meant to benefit vulnerable citizens who are also dependent on the government through other social programmes. The government collaborates with citizens to design and implement model villages and each year, a targeted number of families are relocated to safer, government-provided housing. The



government not only provides housing but also ensures that these individuals receive education and skills training to help them sustain themselves economically in the future.

- 11.5 Eligible beneficiaries of social protection programs are classified into categories based on their socio-economic status, which is regularly assessed through a structured programme. This information helps to accurately target government support programmes and allocate resources efficiently to those in need. To ensure sustainability, the government co-owns houses allocated to the poor for a period of five years. This co-ownership arrangement prevents beneficiaries from selling the property before fully paying for it, which ensures they do not return to poverty.
- 11.6 Beneficiaries are also integrated into broader government support systems, including graduation programmes, which aim to lift them from poverty to middle-income status. These programmes focus not only on housing but also on employment opportunities, ensuring that those who receive homes are prioritised for work where possible. After a period of five years, if a beneficiary's economic situation has improved, they "graduate" and gain full property rights over the house.
- 11.7 In terms of utility costs at Model Villages, the government provides financial assistance to cover the bills for the poorest citizens, ensuring access to essential services. For those with the means to contribute, they are encouraged to pay for their utilities. Additionally, the government has various poverty alleviation programmes. These include direct cash transfers and employment initiatives targeting individuals with the capacity to work. For elderly or non-working citizens, the government provides direct support to cover living expenses. This integrated approach ensures that even the most vulnerable households can maintain their homes and livelihoods.

## **12. THE REHOUSING PROGRAMME FOR INFORMAL SETTLEMENTS IN KIGALI**

- 12.1 To address the proliferation of informal settlements, the City of Kigali has implemented a strategic rehousing programme. The programme's main goals are to improve living conditions in existing informal settlements while preventing new settlements from forming. The programme is centred on redeveloping these areas by constructing high-rise apartment units (any building above one storey is considered a high-rise) for the residents without displacing residents unnecessarily. The key approach is to partner with private developers to optimise land use.
- 12.2 The Committee learnt that, instead of allocating virgin land to private developers with an interest in housing development, the City of Kigali identifies and allocates areas where informal settlements need to be upgraded. The government controls the design of the rehousing units, ensuring affordability and compliance with pre-approved housing typologies.
- 12.3 Developers are required to follow the government's designs for units and can only proceed with their own developments after fulfilling these obligations. For example, if the identified informal settlement covers 20 hectares, the City of Kigali initiates a partnership with a private developer to rehouse the residents on 8 hectares, and the remaining 12 hectares are given to the developer for their projects. This model provides both the residents and developers with incentives, ensuring that informal settlements are upgraded while the developer profits from the remaining land.
- 12.4 Apart from improving the living conditions for the urban poor, this approach also encourages private sector investment, while maintaining compliance with the city's land use master plan. "There are people that are living in areas where if there is no intervention from the government these people can never have decent housing. So the government is taking that responsibility and every year, in each locality, we have to make sure that life improves for



a given number of families, and we do this through the re-housing programme".



*Members and staff of the Committee with the Members of the Kigali City Council following a meeting on urban land and housing delivery.*

12.5 The programme has been a success as the Committee was told that it started from a small pilot project, with three families, to a larger-scale low-cost housing project. For example, on land that previously housed 17 families, two apartment buildings containing 56 units were constructed, accommodating nearly 700 families. The Committee visited two of the re-housing projects in Kigali to familiarise itself with their implementation.

12.6 The success of Kigali's rehousing projects is closely tied to strong community engagement. City authorities involve residents in the design and planning stages, ensuring their needs are met and that they take ownership of the

projects. In early pilot phases, the designs were co-created with the community, where even the residents acted as informal architects, shaping the spaces they would live in. This ensures trust and cooperation between the government and the community, making it easier to implement projects and gain support for further developments.

12.7 To avoid displacement of residents, the Committee was told that during the rehousing process, residents are temporarily relocated to rental properties, with the understanding that they will move back into upgraded apartments once completed. By involving the residents in the process and providing temporary housing, Kigali avoids the common pitfall of creating new informal settlements. Apart from this, the City of Kigali also emphasises on the strict implementation of its Master Plan which requires residents to acquire construction permits before erecting new structures within the City. Structures constructed without a construction permit are dismantled at the cost of the property owner — regardless of the stage of construction. This enforcement has encouraged citizens and developers to comply with legal processes.

### **13. OTHER HOUSING INITIATIVES**

13.1 Apart from facilitating the development of IDPs, the Rwanda Housing Authority (RHA) is also responsible for promoting the program for the provision of housing to individuals or assisting them in building their own homes; and collaborating with banking and financial institutions to help Rwandans to build their own homes.

13.2 Under its Affordable Housing Programme, the government provides land and basic infrastructure (such as electricity, water, and roads) and then invites private developers to build affordable homes. These homes are offered at lower costs, with long-term financing options of 15 to 20 years available through local commercial banks at 11% interest rate. Beneficiaries of this



programme only pay the cost of the house excluding the cost of basic infrastructure. Only those without prior homeownership are eligible for this programme, ensuring that resources are directed to those most in need. This model makes homeownership accessible for families who would otherwise struggle to afford construction or land acquisition on their own.

- 13.3 During the meeting with Kigali authorities, the Committee was informed that the government regulates construction costs and sets conditions to ensure affordability on housing projects implemented by private developers. The government and developers agree on set price ceilings to keep housing within the reach of middle-income families. The programme also includes provisions for affordable rentals, catering to different levels of income within the civil service and other sectors. In order for the government to be able to control the cost of the house, they first establish the cost we paid to services a particular portion of land. Thereafter the construction cost of the developer is estimated. If a house that is affordable for a middle income would cost for example €50,000 cost of services is deducted will be deduct (basic infrastructure) and estimation is made of the selling price. The developer has to agree on the terms set by the government because they are coming into an Affordable Housing Programme, not in any other scheme where they can charge exorbitant amounts. They understand what has to be done and that is how the government is able to control the cost of housing”.

- 13.4 The City of Kigali's affordable housing programme also extends to rentals, ensuring that even middle-income earners who cannot yet buy homes have access to affordable living spaces. Kigali has a wide range of rental options, from Affordable Housing for civil servants (with rents ranging from \$100 to \$150 per month – for a decent two to three-bedroom property) to luxury homes that can rent for over \$3000.00.

- 13.5 Land purchases are also regulated, with land size for private ownership limited to between 300 and 500 square metres. Larger purchases are considered investments and are subject to additional assessments. This regulation ensures that land remains available for development while discouraging speculative land hoarding that escalates property prices.
- 13.6 To address the challenges associated with urbanisation, Rwanda is developing satellite and secondary cities to ease the burden on Kigali. Infrastructure, such as roads, water, and electricity, is being developed in these secondary cities to encourage investment and employment opportunities outside of Kigali. This strategy aims to decentralise urban growth and create viable living conditions elsewhere, reducing the influx of people migrating to Kigali. By developing these secondary cities, Rwanda seeks to provide employment and housing opportunities throughout the country, ensuring that people do not need to relocate to Kigali to improve their quality of life.

#### **14. LONG-TERM TARGETS**

- 14.1 Rwanda's long-term goals, outlined in Vision 2050, focus on increasing urbanisation, promoting group settlements, and ensuring that housing solutions are both affordable and sustainable. The government aims to achieve a 70% urbanisation rate by 2050, driven by the continuous development of model villages and affordable housing projects. The government of Rwanda aims to create 150,000 new dwellings annually to meet the projected demand of 5.5 million dwellings by 2050. With the growing population, Kigali City is particularly in dire need of new and urban residential apartments. Therefore, by focusing on densification and integrating rural populations into more organised settlements, Rwanda aims to optimise its limited land resources while improving the quality of life for its citizens.



## **15. LESSONS LEARNED FROM RWANDA'S APPROACH TO LAND REFORM AND HOUSING PROVISION**

- 15.1 Rwanda's comprehensive land reform programme, initiated in 2004, has transformed land administration in the country. By securing land tenure, reducing disputes, and integrating technology into land management, Rwanda has created a foundation for sustainable development. The government's focus on densification and high-rise living will ensure efficient land use in the future.
- 15.2 Through the strict implementation of the Land Use Master Plan, and government's focus on densification and high-rise living, Rwanda has effectively managed its land scarcity by ensuring efficient land use, freeing up space for other development needs.
- 15.3 The Integrated Development Programme (IDP) is an effective initiative to accommodate and provide vulnerable citizens and those living in high-risk zones with basic infrastructure and services. This group settlement model not only improves living conditions but also preserves agricultural land and enhances community resilience to disasters.
- 15.4 Through the rehousing programme, Rwanda has successfully moved residents from informal settlements into formal housing blocks, with compensation in kind for families. This strategy has improved urban planning and allowed land previously occupied by informal settlements to be repurposed for economic activities.
- 15.5 The Rwandan government's active role in land servicing for housing development by funding for the installation of basic infrastructure and facilitating subsidised loans is impactful and helps keep the cost of housing down and affordable for low to middle income buyers. This collaboration also includes subsidised loans to make homes more affordable.

- 15.6 The strict enforcement of strict regulations to ensure compliance with the Land Use Master Plan and construction standards has helped Rwanda and its capital city, Kigali curb the proliferation of informal settlements and maintained organised urban growth.

## **16. RECOMMENDATIONS**

- 16.1 The Ministry of Urban and Rural Development (MURD) in collaboration with the Ministry of Agriculture, Fisheries, Water and Land Reform as well as all Local Authorities must develop and strictly enforce a National Land Use Master Plan to guide coordinated urban development, prevent illegal land grabbing and optimise land allocation across sectors.
- 16.2. The Ministry of Agriculture, Fisheries, Water and Land Reform in collaboration with the Ministry of Urban and Rural Development (MURD) should digitalise land registration and administration systems to improve efficiency, transparency, and accessibility of land services.
- 16.3. The Ministry of Urban and Rural Development (MURD) in collaboration with all Local Authorities must adopt a flexible co-ownership housing model for the urban poor to prevent asset loss and promote long-term financial stability.
- 16.4. The Government should fully service informal settlement land under flexible tenure arrangements and provide subsidies to support access to adequate housing and infrastructure for the urban poor and landless.
- 16.5. The Government should subsidise Local Authorities in terms of land servicing for housing development to lower costs and enhance the availability of affordable housing for underserved populations.



- 16.6. Major Local Authorities with the support of the central government should introduce a structured rehousing programme to redevelop informal settlements without displacing residents.
- 16.7. The Government in collaboration with Local Authorities should incentivise and facilitate private sector partnerships through land-sharing schemes and collaborative models to improve land access for marginalised communities.
- 16.8. All land developed under the Flexi Land Tenure Act should remain state-owned, with occupants granted rights of use rather than ownership through purchase.
- 16.9. Local authorities should be empowered by the state to streamline land delivery processes and minimize the involvement of middlemen, ensuring more efficient and transparent access to land for communities.
- 16.10. Create an autonomous National Land Agency (NLA) responsible for land management, policy implementation, and coordination among local governments.

Sign by the Chairperson

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**Hon. Alfeus Abraham**