

**ASSESSMENT ON THE ISSUE OF
EXPROPRIATION FOCUSING ON
FEEDER ROADS, EDUCATION AND
HEALTH INFRASTRUCTURE PROJECTS
IN RWANDA**



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EXECUTIVE SUMMARY

This assessment explores the challenges related to expropriation in Rwanda, focusing on feeder roads, education and health infrastructure projects. Conducted across 15 districts, the study aimed to map and evaluate the impact of expropriation on citizens' properties, assess awareness and participation levels among affected communities, and evaluate compliance with expropriation laws, specifically Law NO 32-2015 of 11-06-2015 relating to expropriation in the public interest.

Methodologically, the study employed both qualitative and quantitative methods. Quantitatively, a semi-structured questionnaire was administered to beneficiaries whose properties were affected by infrastructure projects over the past three years. Qualitatively, a desk review, observations, and surveys were conducted to evaluate the impact of these projects on assets in 15 districts, focusing on schools, health facilities, and feeder roads. Additionally, Key Informant Interviews (KII) provided first-hand insights from affected beneficiaries on expropriation issues. A sample of 1,050 respondents across the selected districts provided insights into the extent and impact of expropriation.

The study revealed significant issues, including a lack of awareness among affected citizens regarding their rights in expropriation processes. Approximately 29% of the respondents were either unsure or unaware of their entitlements under the law, highlighting the need for better information dissemination and community engagement. The assessment also uncovered disparities in compensation, with only 35.4% of the damages caused by feeder roads being compensated, and less than half of the respondents believing that property valuation was conducted fairly.

The findings underscore the need for improved transparency, accountability, and planning in the expropriation process. The report recommends several actions, including enhancing notice procedures, improving feasibility studies, and ensuring timely and fair compensation for affected citizens. Additionally, it advocates for greater community participation and capacity-building to safeguard citizens' rights and ensure equitable outcomes in future infrastructure projects.

This study serves as a critical tool for informing policy decisions and enhancing the implementation of infrastructure projects in Rwanda, ensuring that development initiatives do not infringe upon citizens' rights.

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1. BACKGROUND AND RATIONALE

In 2007-2008, the Government of Rwanda has introduced Vision 2020 Umurenge Program, with three components including (1) Direct support for very poor families with no capacity to work, (2) Public work for poor families with capacity to work for money (3) Financial services at a small interest rate. The VUP-FS came to finance business ideas for poor families who cannot afford the interest rate from commercial banks. The full package of VUP is intended to completely eradicate extreme poverty by 2020.

Rwanda's economy is mainly depending on land as the major source of production of most Rwandans. Given Rwanda's increasing population and the nature of the economy, land is a precious and essential asset, and it is of paramount importance to follow up closely conflicts which may arise from land. According to TI-RW 2019, 90 per cent of surveyed citizens agreed that no expropriation is needed for land used for tracing new roads in their respective neighborhood as roads serve for community interests.

However, the Law NO 32-2015 of 11-06-2015 relating to expropriation in the public interest stipulates that any compensation must be made prior to the project implementation or in other words, no expropriator should be allowed to take land unless it can be proven that compensation has been fully made.

Furthermore, VUP components such as PWs have been criticized by some citizens complaining about expropriation issues such as delay in payment, real monetary value of their assets, damages on the citizens' assets left behind by implementation of those projects without compensation.

It is in this framework that TI-Rwanda with the support from GIZ sought to conduct an assessment on the issues of expropriation targeting government programs such as VUP- PW (Feeder roads), health & education infrastructure projects with Public-Private Partnership "PPP" components. Moreover, a mapping and valuation of the assets affected by issues of expropriation in infrastructure projects (feeder roads) in 15 districts in Rwanda will also be made.

2. OBJECTIVES OF THE ASSESSMENT

The assessment focused on the following key objectives:

- Conduct projects' mapping of most affected properties by expropriation issues in the areas of feeder roads, health and education related infrastructure projects in 15 districts.
- To assess the level of awareness of citizens on their rights related to the expropriation as per law no 32/2015 of 11/06/2015 determines the procedures relating to land expropriation in the public interest.
- To assess main issues left behind by implementation of selected infrastructure projects.
- To examine the level of citizens participation in the selection of implemented infrastructure projects.
- To assess the compliance with the law no 32/2015 of 11/06/2015 determines the procedures relating to land expropriation in the public interest.
- To produce policy papers with actionable recommendations informing future participatory planning and redress mechanisms.

In addition to the assessment, a mapping and valuation of assets affected by expropriation in selected infrastructure projects across 15 districts in Rwanda was conducted. This aimed to estimate the size of land used for potential expropriation in selected infrastructure projects and to evaluate the value of the affected assets based on this size.

3. METHODOLOGY

3.1 APPROACH

The assessment used both qualitative and quantitative approaches. Regarding the quantitative approach, the study used a semi-structured questionnaire and the sampling strategy that indicates targeted population and sample size. The questionnaire was administered to beneficiaries of selected infrastructure projects whose properties were damaged during the implementation of the latter in the last Three years.

Qualitative approach involved the desk review technique to map existing infrastructure projects implemented in the last three years. Additionally, an observation and surveying techniques were used to identify and evaluate damaged assets/properties by the selected infrastructure projects in the 15 districts. The focus was put on projects in the category of schools, health facilities and feeder roads as mentioned above. Moreover, Key Informants Interviews (KII) were conducted with beneficiaries of infrastructure projects as they are the ones having first-hand knowledge about issues behind the expropriation of damaged properties. The interviews were vital to allow a free flow of ideas and information from respondents.

3.2 SAMPLING STRATEGY

The assessment was conducted in 15 districts and has targeted at least three projects implemented for last 3 fiscal years in each district. As mentioned earlier, the targeted projects were selected among 3 key areas namely: Feeder roads, health and education infrastructure projects with Public-Private Partnership “PPP” component. The study consisted of mapping and analysing issue of expropriation of affected citizens’ properties by selected infrastructure projects and come up with a consolidated report combining surveyed data and questionnaire-based data.

To obtain a representative sample of the study, the sample size was determined using non-probabilistic sampling method which uses non-random criteria like in this particular case where targeted respondents are those who benefited from the selected infrastructure projects and whose properties were damaged while implementing these projects. In this content, the sample size computation is based on the Raosoft sample size calculator (see formula below)

The sample size is computed using the Raosoft sample size formula below:

$$n = (N(zs/e)^2)/(N-1+(zs/e)^2)$$

$z = 1.645$ for 90% level of confidence

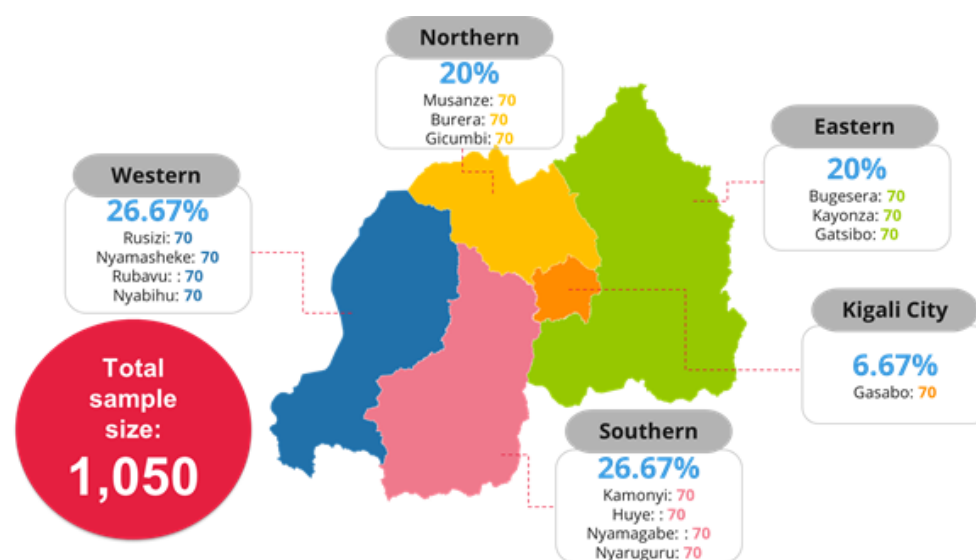
$s = p(1-p)$ $p =$ estimated proportion

$e =$ desired margin of error

$N =$ population size

Where the confidence level is estimated at 90% and the margin of error at 10%, making a sample size of 68 per each district, rounded at 70 people. Thus, the sample size of the study is equal to 70x15, that is 1050. The sample distribution per district is as follows:

Figure 1: **Respondents sample distribution by district**



As mentioned above, at least Two (2) projects in each of the 15 districts were selected among 3 key areas (feeder roads, health and education).

The sample distribution of selected projects is presented in the table below.

Table 1: Mapping projects by district

DISTRICT:	PROJECT:
HUYE	Construction of Karubanda asphalt road (P000025/2020/2021/HUYE); Construction of administrative block of Gitovu Health Center (P000103/2021/2022/HUYE).
NYAMAGABE	Construction of Bugarama Health Center (P000022/2020/2021/NYAMAGABE); Construction of classroom in Nyamagabe District under social economic inclusion of refugees and host community project (P000026/2020/2021/NYAMAGABE).
KAMONYI	Construction of Ruyenzi-Gihara-Nkoto road (P000070/2020/2021/KAMONYI DISTRICT), Construction of retaining walls for constructed classrooms (P000065/2022/2023/KAMONYI DISTRICT).
NYARUGURU	Construction of Gikunzi Health post in Rusenge Sector (P000039/2022/2023/Nyaruguru); Construction works of 6 bridges of KIDUBUGU, NYAMFUBYI, NYIRAGASI, RUTIGITA, SIMBUKA NA YORODANI (P000013/2020/2021/Nyaruguru).
NYAMASHEKE	Construction of NYARUBANDWA bridge in MAHEMBE Sector (P000001/2022/2023/NYAMASHEKE DISTRICT); Construction of retaining walls in different school sites in Nyamasheke District (P000107/2021/2022/NYAMASHEKE DISTRICT).
RUBAVU	Tender of construction of health posts and Mudende maternity (P000068/2020/2021/RUB); Construction of retaining walls in different school compounds (P000081/2022/2023/RUB).
RUSIZI	Construction of Gihundwe-Rwahi-Busakanka road (P000052/2023/2024/RUSIZI DISTRICT); Completion of construction works of Shagasha health center (P000065/2020/2021/RUSIZI DISTRICT).
NYABIHU	Construction of retaining walls for protection of recently built schools infrastructures (P000115/2021/2022/NYABIHU DISTRICT); Construction of GURIRO health center in JOMBA Sector (P000041/2021/2022/NYABIHU DISTRICT)
MUSANZE	Construction works of feeder roads from KARWASA-SHASHI-KIGUHU-BUTARE with junction to lake RUHONDO (P000015/2022/2023/Musanze District); Construction of GACACA health center (P000030/2020/2021/Musanze District).
GICUMBI	Execution works for constructing Giti TVET (P000081/2022/2023/GICUMBI); Construction of RUHOGA bridge between NYANKENKE and MANYAGIRO sectors (P000048/2022/2023/GICUMBI).
BURERA	Construction of SONGORERO second generation Health Post (P000104/2022/2023/Burera District); Construction of retaining walls of GS Nyabizi, GS Kagogo, EP Nyamiyaga II and EP Burango (P000097/2021/2022/Burera District).
GASTIBO	Construction of teachers' hostel, RWIMBOGO (P000074/2020/2021/Gatsibo District); Construction of retaining walls for constructed classrooms under government Program (P000082/2022/2023/Gatsibo District).
KAYONZA	Construction of teachers' shelter at RUKORE primary school in GAHINI sector (P000011/2021/2022/KAYONZA DISTRICT); Construction works of RUKARA maternity ward (P000036/2020/2021/KAYONZA DISTRICT).
BUGESERA	Construction works of chipseal road in NYAMATA town (P000083/2021/2022/BUGESERA DISTRICT), Construction of BIHARAGU health post in KAMABUYE sector (P000038/2022/2023/BUGESERA DISTRICT).
GASABO	Construction of 4.3Km KARURUMA-BWERAMVURA asphalt road (P000072/2019/2020/GASABO), Construction of MUSEZERO health post (P000069/2019/2020/GASABO).

The research methodology has also explored data collection process, data analysis techniques, quality assurance measures, ethical considerations, and report structure.

3.3 DATA COLLECTION PROCESS

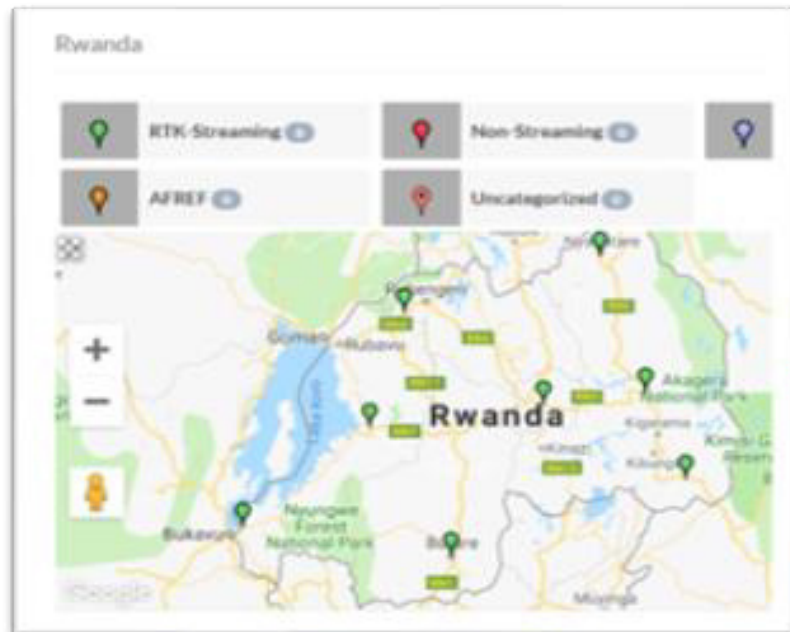
Before embarking on field for data collection, enumerators and team leaders were trained to ensure that they fully understand the data collection tools and provide them with the opportunity to get used to the questionnaire before actual fieldwork. To ease the data collection and minimize errors in both data collection and data entry, tablets instead of paper-based questionnaires served for this purpose. Data was collected daily and immediately uploaded to the server. It was collected face-to-face by trained and skilled enumerators in the respondents' local language, under the supervision of experienced team leaders in each district. The overall coordination of data collection in the 15 selected districts was performed by TI-RW researchers and the consultant.

The land survey data collection procedure consisted of collecting spatial information using a differential GPS-M8 RTK (figure 1), which is connected to Rwanda GNSS Continuously Operating Reference stations (CORS) Network. The Rwandan CORS network system is mainly made of 8 permanent stations displayed across the country (figure 2).

Photo: Rover ($\pm 3\text{cm}$ accuracy)



Figure 2: CORS locations



These maps served to guide Surveyors to explore the field by identifying and marking new land use /cover features and all infrastructures on the ground (roads, buildings, parcels etc and value the affected assets based on the size used for potential expropriation in selected infrastructure projects in 15 districts. Affected land and properties were evaluated based on the valuation for Financial Reporting as it is the practice in Rwanda and as per International Valuation Standards IVS- of January 2020.

3.4 DATA ANALYSIS

After data collection, quantitative data was analysed using SPSS, while the analysis of qualitative data was made through the thematic analysis method. It is worth mentioning that qualitative data are useful for cross-checking, validating/supporting or providing nuance to quantitative ones. It is worth noting that gender analysis is articulated on factors that induce distinct consideration for different groups of people of different gender identities. This allows to uncover the importance for gender in relation to their access to certain services or resources in line with poverty alleviation programs and their rights to expropriations when deemed necessary. In the same vein, the analysis has considered how issues affecting PWDs are handled in this program and come up with recommendations aimed to support them as vulnerable people.

The data analysis has also considered surveying-based data and qualitative data from Interviews with the people whose assets were damaged as well as with the local leaders and policy makers who are involved in the issues of expropriation of damaged properties.

Surveying-based data was subjected to harmonization process including data formatting, data cleaning and retrieval, georeferencing (assigning appropriate Geographic coordinated system

and mapping projections), then digitization process using GIS platforms (ArcGIS 10.7). Moreover, the method of price calculation used the fundamental principle in a way that the estimated market value of the asset is related to the value of a known comparable property whereby the latter's value is taken to be the best price that can be obtained by the property being valued, with due allowance made for value affecting differences between the subject property and the comparable property such as:

- Location
- Level and number of services provided
- Accessibility
- Size
- Cyclical patterns in the local and regional property markets
- Development Conditions discerned from land titles
- Date of transaction
- Condition (in case of buildings)
- Motive of sale
- Tenure and Un-Expired term

It is worth noting that the value of land used for selected infrastructure projects was calculated based on the estimates of the Institute of Real Property Valuers in Rwanda (IRPV).

3.5 QUALITY ASSURANCE

The following measures were taken to contribute to the quality and assurance process for this assessment:

- Development of the tools and methodology in a participatory way.
- Validation of the methodology and tools by TI-Rw's stakeholder.
- Triangulation: use of several techniques to gather maximum information.

3.6 ETHICAL CONSIDERATIONS

A series of procedures to comply with ethical guidelines were followed by consultants and enumerators during the entire study process:

- Informed consent: after having received and understood all the research-related information.
- Respondent expresses his or her willingness to participate in this study voluntarily.
- The purpose of the research is to discover new information that would be helpful to society.
- The researcher is aware of a research subject's identity but has taken precautions to prevent that identity from being discovered by others and to ensure that the identity of individual respondents is not revealed.
- Respect for privacy, not to share respondents' details with someone else.

4. PRESENTATION OF FINDINGS

This section describes demographic characteristics of respondents and presents findings on the issues of expropriation in selected infrastructure projects in 15 districts in Rwanda.

4.1 CHARACTERISTICS OF RESPONDENTS

This assessment has considered major characteristics of respondents such as their gender, whether they live with disability, their household monthly income and the type of infrastructure project that was implemented in their area.

Figure 3: **Respondents gender**

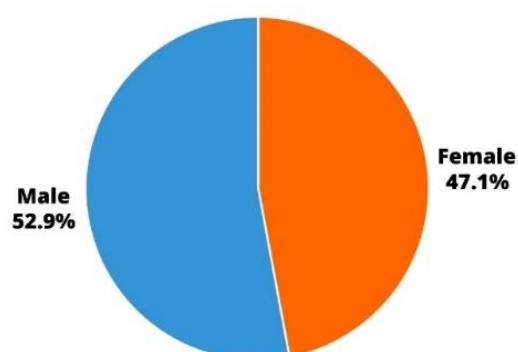


Figure 4: **Respondents living with disability**

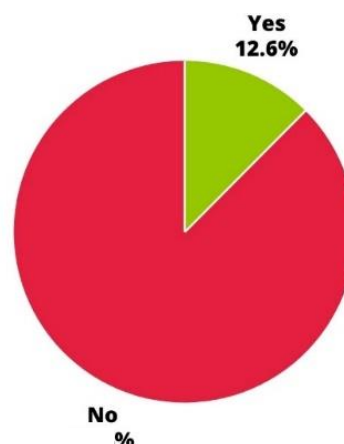


Figure 5: **Household monthly income**

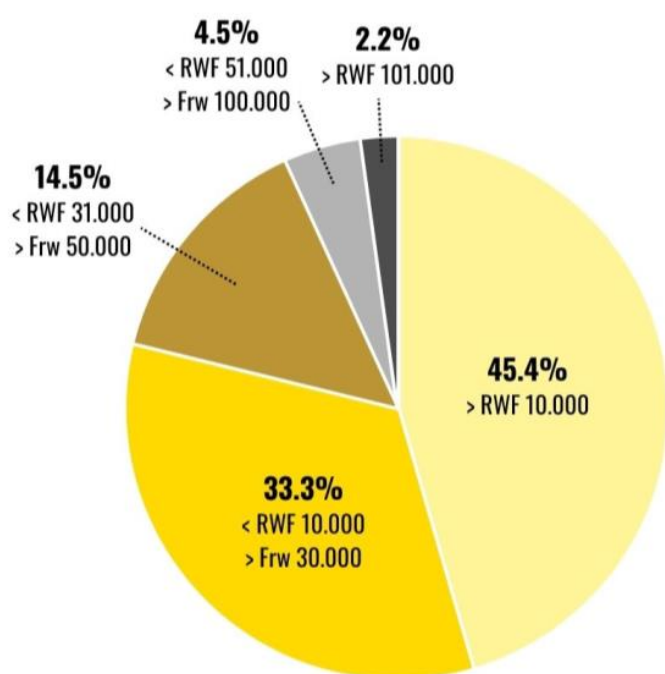
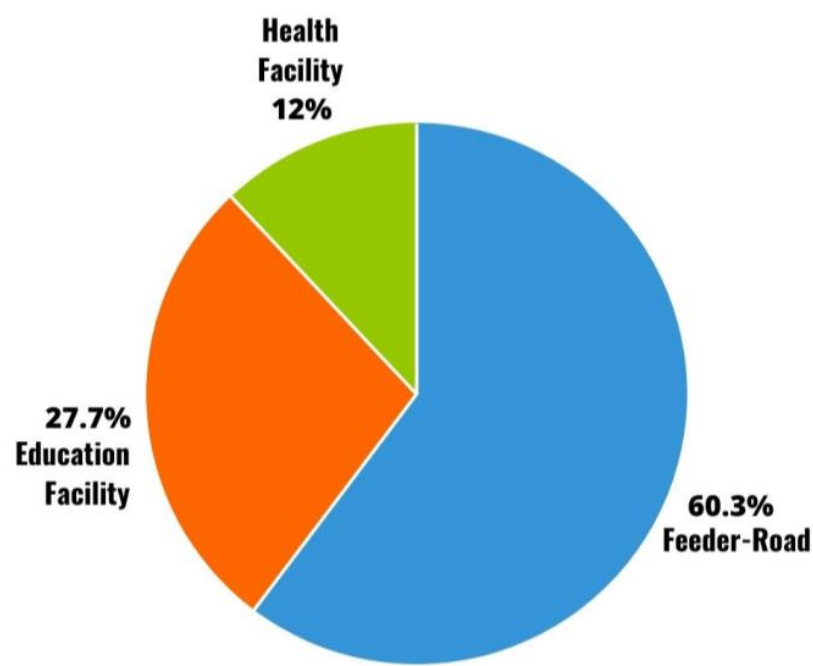


Figure 6: **Type of project in the area**

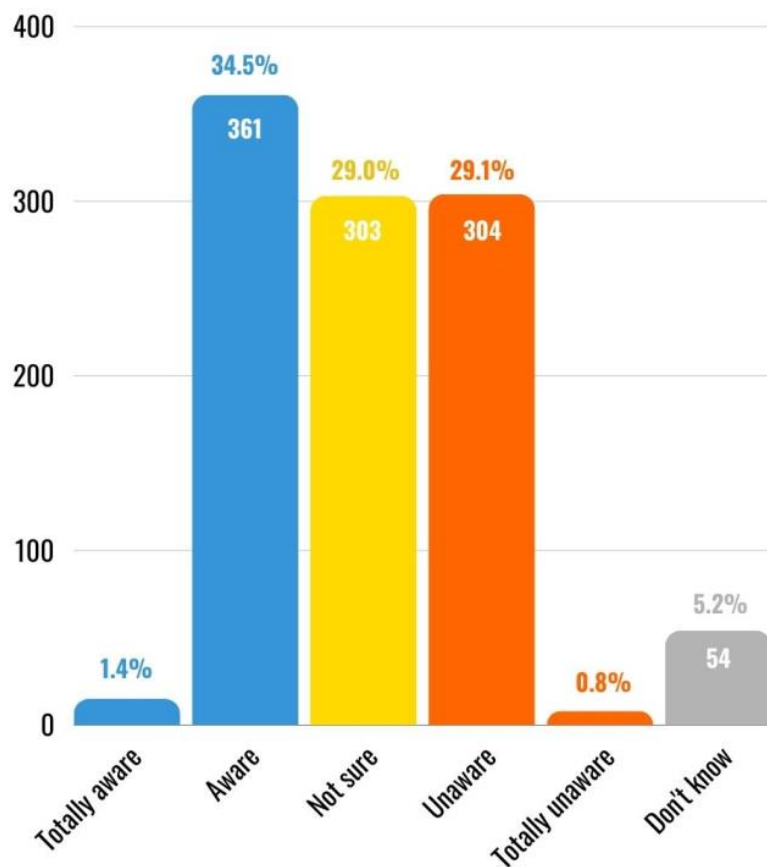


The findings show that beneficiaries of infrastructure project in the selected districts were comprised of males and females with a slightly higher proportion of males (52.9%). It is also worth highlighting that among the beneficiaries of these projects, a significant proportion of them live with disabilities (12.6%) and that 78.8% of them can earn less than 30,000 per month. The assessment has also revealed that type of infrastructure projects implemented in the areas under study involved mainly feeder-roads (60.3%), followed by education facilities (27.7%).

4.2 COMMUNITY INVOLVEMENT IN THE PROCESS OF EXPROPRIATION

Communities affected by expropriation have the right to participate effectively in the processes of expropriation and compensation to reduce the externalities of the process. For this to happen, the public authorities should prepare open public consultation meetings prior to expropriation and must exercise smart fairness during the whole period of the process. Additionally, it is vital to organize pre-information sessions with the community about the intended expropriation process as well as notification to expropriated households. This will surely increase their ownership during the implementation of the expropriation phase. The figure below illustrates the perception of respondents regarding their awareness on the expropriation process.

Figure 7: **Awareness on respondents' rights related to the expropriation of properties**



To what extent are you aware of your rights related to the expropriation of damaged properties by pro-poor infrastructure projects to be implemented in your Village /Cell / Sector?

	Frequency	Percent
Totally aware	15	1.4%
Aware	361	34.5%
Not sure	303	29.0%
Unaware	304	29.1%
Totally unaware	8	0.8%
Don't know	54	5.2%
Total:	1045	100%

Survey data revealed that only 35.9 % of projects' beneficiaries were aware of their rights to the expropriation of damaged properties, whereas 29% were not sure whether they deserve the rights to be expropriated and 29.1% of them ascertained that they were not aware at all. Interviews held with victims of affected properties have also testified the issue of not being involved or their rights being abused in the expropriation process as it is attested below.

"We learnt that it is one's right to be paid when affected by a project. However, this right is abused here, as they only expropriate when there is a disaster caused by this road."

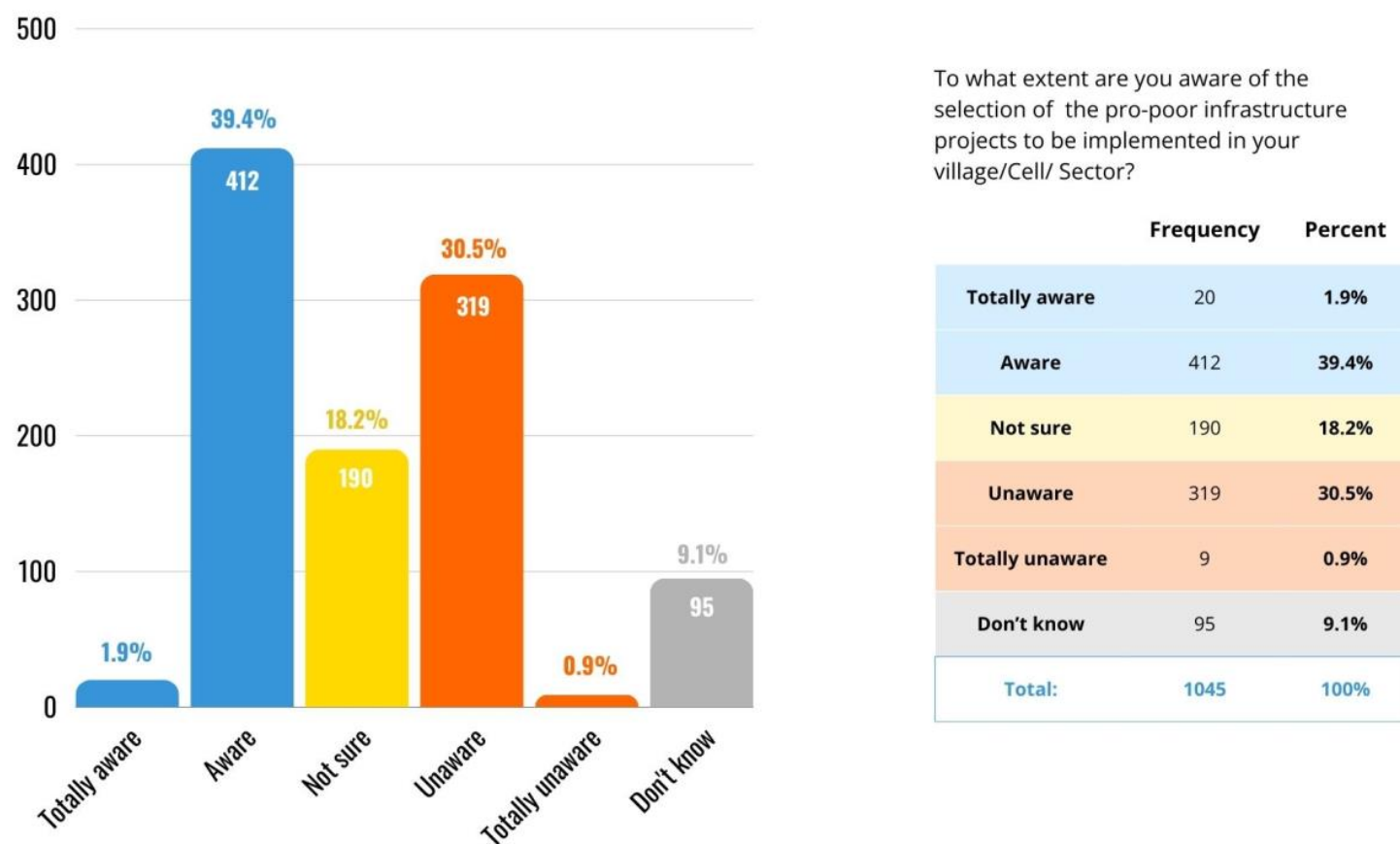
(A participant in Nyabihu district)

"We heard that it is our right to get money from the land used and assets damaged. However, we were told that investors will pay money that they want, and our local leaders did not tell us if they will pay us based on the size of the damaged property (square meter). I do not understand the right you are talking about while our leaders tell us that we do not have choice in accepting or not that the road must be constructed as planned even if it affects my property."

(A participant in Burera District)

"Investors consulted me and assured me that they will not take my land that is why I was not on the list of people who were supposed to be compensated. Later, I was surprised to see their workers with machines destroying my compound and taking my land. They even called the engineer of Gasabo district saying that they will not compensate me because they said that I should claim before the starting of the project. I Cannot say that We, citizens have the right on neither our property nor on the expropriation of our properties affected by infrastructure related projects." (A participant in Gasabo district)

Figure 8: **Community awareness of selected infrastructure projects to be implemented in their village**



The above findings show that only 41.3 % of respondents were aware of the se expropriation of the selection of the infrastructure projects to be implemented in your village/Cell/ Sector, while 18.2% were not sure that they are informed about selected projects and 30.5% of them established that they were not at all aware of projects to be implemented in their village/cell/sector. This was also supported by citizens who were interviewed in this study.

The following are testimonies that they shared with researchers:

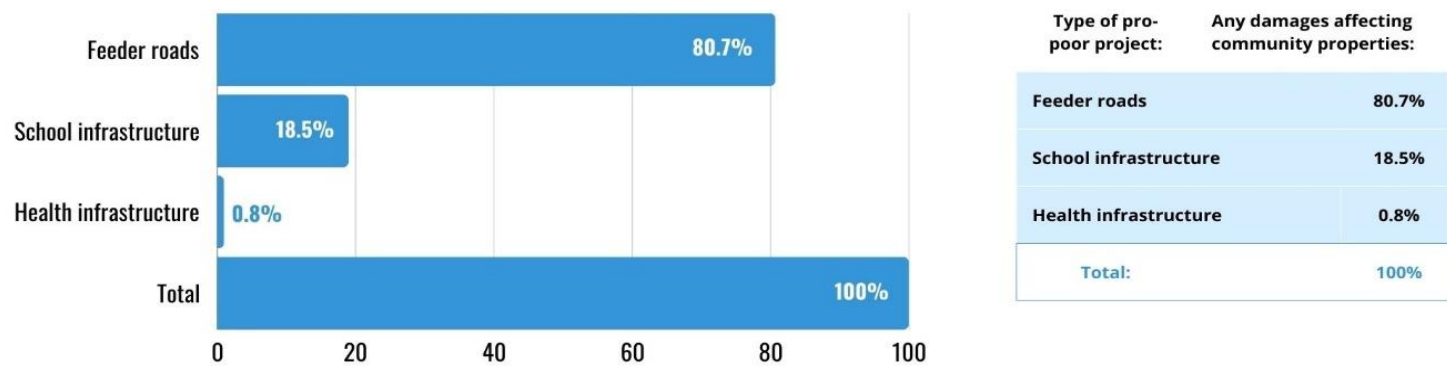
“We were not informed about this project, but we are thankful for benefiting medical services because it is our advantage to see that works related to the construction of Shagasha health centre were complete.” (A participant in Rusizi district)

“I may not say that we are informed about infrastructure projects to be implemented in our village. We rather get informed whether our properties will be affected by these projects. One day, our Village leader came to me and informed that they have chosen my land to build a school named EP GISUBIZO.” (A participant in Kayonza district)

4.3 RESPONDENTS’ PERCEPTION OF THE LIKELIHOOD OF DAMAGES AFFECTING THEIR PROPERTIES BY INFRASTRUCTURE PROJECTS

Basically, when a person is involuntarily resettled or dispossessed of land, his/her livelihood is affected. The aim of paying compensation in expropriation is to assist the affected person to reinstate his or her livelihood. In this assessment, persons who were affected by projects were asked to provide their views on whether there were damages affecting their properties by infrastructure projects.

Figure 9: Respondents' perception of the likelihood of damages affecting their properties



It is revealed from the findings that 80.7% of feeder roads related project were largely reported by citizens to affect negatively community properties during the implementation of projects in the districts selected under this study. Some stories behind the negative impact of properties damaged due to the implementation of projects were also collected among the victims as well as pictures to illustrate the magnitude of losses as described below.

“Houses have been destroyed by the construction of the new roads, and some houses are hanging and may be destructed due to them being on steeped roads.” (A participant from Kamonyi district)



“I have suffered a lot as my parking area and compound was destroyed. My family and I have been traumatized as we were not expecting this given that this happened when I was abroad for treatment. I lost money that I was collecting from my commercial buildings which were destroyed by this road. This situation has not only led to the loss of my properties but also has worsen my living conditions.” (A participant from Gasabo district)

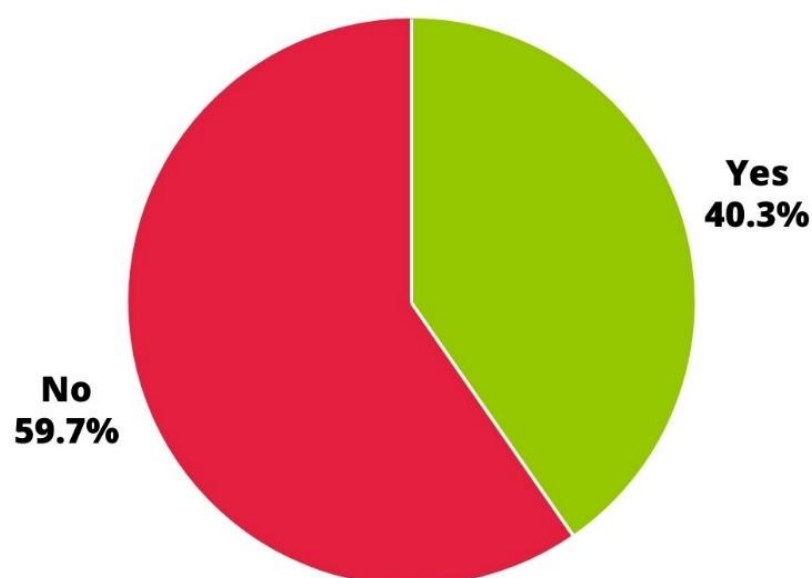


Nyabihu: Houses get destroyed by landslides due to roads missing water drainage.

4.4 RESPONDENTS' VIEWS ON THE CURRENT COMPENSATION PAYMENT

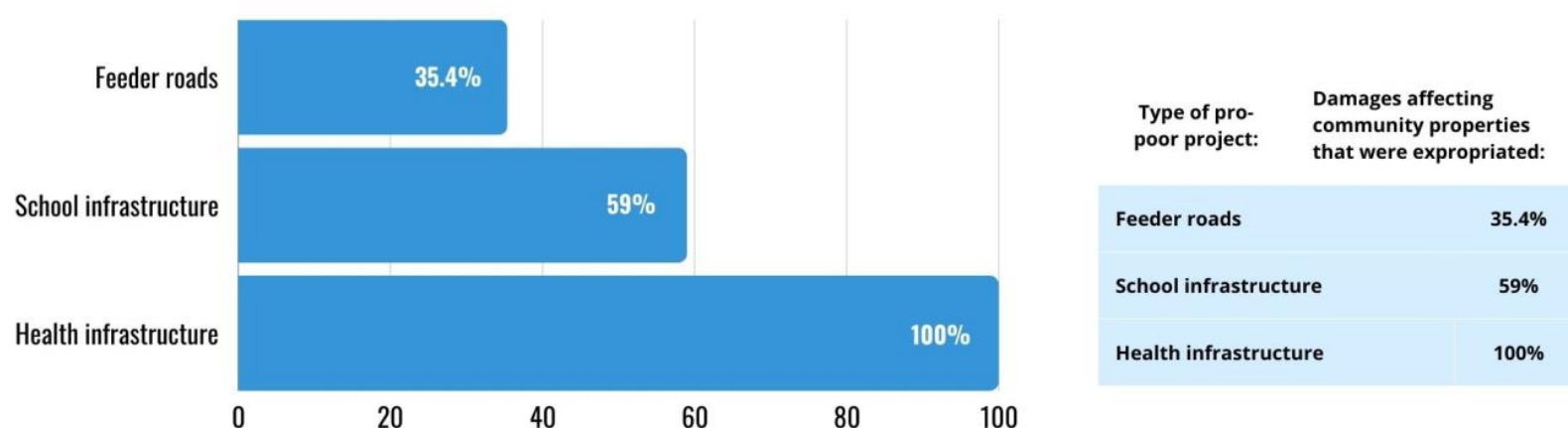
It is legally provided for in the Expropriation law that “the properties to be valued for just compensation due to expropriation are land and activities that were carried out on the land including different crops, forests, any buildings, or any other activity aimed at efficient use of land or its productivity. This assessment has sought to provide facts findings in this regard.

Figure 10: **Respondents views whether affected properties were expropriated**



As shown in the above figure, majority of respondents (59.66%) whose properties were damaged by selected infrastructure projects were not expropriated. This is against the basic human right and the respect of citizens right on their property as stipulated by Articles 34 and 35 of the Constitution of the Republic of Rwanda of 2003, revised in 2015. Additionally, citizens properties that are damaged by government projects has legal implications. Properties being affected have to be either expropriated or re-allocated. In circumstances where there are no compensation or rea-location of land, the government should strive to initiate a livelihood strategy for those whose properties are affected in a bid to manage possible chocks caused by the non-respect of citizens' rights to expropriation of their assets. The figure below shows the category of projects that have complied most with the expropriation of citizens' properties.

Figure 11: **Proportion of expropriated damages by category of projects**



The assessment shows that only 35.4% of property damages affected by feeder roads were expropriated. However, majority (59%) of damages caused by school infrastructure were compensated while damages affected by health facilities were all expropriated. Below are testimonies and picture of roads and school related damages from people who participated in this study.



“Although we were not happy about expropriation as we were not involved in the value of our properties, incurred losses such as this house up to now it is about six months, we have never got any money related to compensation. Keeping our money while implementing their projects shows that they do not care about us.”

(A participant from Rubavu district)

“Crops and the trees that were destroyed during the construction of this school were never compensated to the citizens. We were told that the district authorities will compensate the affected crops and trees, but they never do it. Surprisingly, the land where the school is built was also not expropriated and citizens were again told that the compensation of land will be made by the school itself which was also not executed up to now.”

(A participant from Bugesera District)



“During the construction of the road, water drainage facilities were channelled between the houses of citizens and water from those gullies has started to destroy the surrounding houses. If no action is taken, all houses will be washed away due to this gully and nothing about the expropriation is planned for these houses.”

(A participant from Gatsibo District)

4.5 MONETARY VALUE OF LAND USED FOR INFRASTRUCTURE PROJECTS

As mentioned earlier, the law N° 32/2015 of 11/06/2015 relating to expropriation in the public interest stipulates that valuation of land to be expropriated for the purpose of determining compensation shall consider the value of the land and land-based activities, such as crops, forests, buildings, or any other activity aimed at efficient use of land or its productivity. It also considers the size, nature, and location of the land, as well as the prevailing market prices for the land. The table below highlights values with the highest prices of land used in the implementation of selected projects in 15 districts under study.

Table 2: **Size and monetary value for used land in selected projects**

N°	DISTRICT	SECTOR	CELL	VILLAGE	UPI	USED AREA / m ²	LAND PRICE/ m ²	TOTAL LAND PRICE
1	NYABIHU	Bigogwe	Rega	Kariyeri	3/04/01/06/814	2718	3,084	8,382,312
2	RUBAVU	Mudende	Ndoranyi	Gaharawe	3/03/07/05/98	1815	2,336	4,239,840
3	MUSANZE	Nyange	Kamwumba	Kamajaga	40312033751	2178	1,556	3,388,968
4	GASABO	Ndera	Cyaruzinge	Mulindi	1/02/11/02/72	110	70,902	7,799,220
5	BURERA	Nemba	Rubona	Kadehero	4/04/12/03/1513	2880	1,922	5,535,360
6	GICUMBI	Mukarange	Rugerero	Kagarama	4/05/10/05/821	4416	4,135	18,260,160
7	GATSIBO	Rwimbogo	Kiburara	Kiburara	5/03/14/01/547	8407	2500	21,017,500
8	KAYONZA	Mukarange	Nyagatovu	Gatagara	5/04/04/04/3765	4637	5000	23,185,000
9	KAMONYI	Runda	Kabagesera	Bwirabo	2/08/12/02/8901	3461	4,041	13,985,901
10	HUYE	Tumba	Cyarwa	Agasharu	2/04/14/01/2532	2867	4,668	13,383,156
11	NYAMAGABE	Tare	Gatovu	Kimina	2/05/16/03/207	4903	4,390	21,524,170
12	NYAMASHEKE	Kagano	Rwesero	Kijibamba	3/07/05/04/6228	7138	3705	26,446,290
13	RUSIZI	Gihundwe	Burunga	Burunga	3/06/06/01/625	26	45,762	1,189,812
14	BUGESERA	Rilima	Kabeza	Kagarama	5/07/12/01/5501	3467	2,881	9,988,427
15	NYARUGURU	Rusenge	Gikunzi	Jali	2/03/14/03/2159	263	3,549	933,387

It emerged from this assessment that a huge amount of money (RFW 529,532,202, see annex 1) was supposed to be expropriated to beneficiaries of selected projects as provided for by the law. As a matter of fact, this study revealed that feeder roads related projects represent 80.7% of projects that were implemented in the 15 districts making a total of monetary value of RFW 427.332.487 supposed to be compensated to beneficiaries of these projects. However, only 35.4% of this amount was perceived to comply with the compensation of damaged properties which is equivalent to RFW 151.275.700 whereby the biggest part (RFW276.056.787) of amount to be expropriated was not paid to concerned people.

Similarly, among 18.5% of school facilities which affected citizens properties (equivalent to monetary value of RFW 97.963.457) that were constructed in the 15 districts, 59% of them (RFW 57.798.439) were compensated to the damages that affected community properties, implying that around RFW 40 million were not expropriated to citizens as required.

In the same vein, according to the findings in the table above, in some districts, affected assets revealed high values of amount that is supposed to be compensated to citizens such as the owners of land with UPI 3/07/05/04/6228 located in Nyamasheke district, Kagano sector with a value of RFW 26. 446.290 and the one of land with UPI 5/04/04/04/3765 located in Kayonza district, Mukarange sector with a value of RFW 23.185.000, to name by a few. It is also worth noting that among the 15 districts considered in this study, Gicumbi has the largest share of amount to be compensated by selected projects (see annex 2), which is equivalent to RFW 223.715.622 (42.2%). Almost, the whole amount of money should be expropriated to citizens residing in Mukaange sector, Rugerero Cell and Kagarama Village. Interestingly, as most of projects in Gicumbi were related to school constructions, the majority of affected properties were expropriated.

Based on the above findings, it is therefore not clear whether a list of the persons to be expropriated by selected infrastructure projects in these districts is established and approved by concerned authorities before the accomplishment of compensation. Art 21 of the law N° 32/2015 of 11/06/2015 relating to expropriation in the public interest stipulates that within seven (7) working days of taking the decision provided under Paragraph two of Article 20 of this law, the District or City of Kigali Mayor or the relevant Minister shall approve the list of the persons to be expropriated which serves as a basis for drawing up an inventory of the property to be expropriated. The community and relevant authorities shall therefore make sure that this list does not leave behind any person with the right of being expropriated from his/her property that was damaged during the implementation of infrastructure projects in concerned areas.

4.6 FAIRNESS IN THE IMPLEMENTATION OF EXPROPRIATION PROCESS BY THE SERVICE PROVIDERS

Without prejudice to other laws, the value of land and property incorporated thereon to be expropriated in the public interest shall be calculated based on their size, nature and location and the prevailing market rates (Art. 28 of the above law). For the expropriation to be authorized, the fair compensation must be paid to the expropriated person before he/she relocates (Art 35 of the said law). The figure below highlights the extent to which fairness in the expropriation process was observed while executing infrastructure related projects.

Figure 12: **Fairness in the implementation of expropriation process**



This study revealed that only 44.8% and 34.1% of beneficiaries of selected projects in 15 selected districts agreed that the compensations of damaged assets for public interest was done before leaving their property that the property valuation for compensations of damaged assets for public interest was done in accordance with the existing prevailing market rates. As the majority of respondents (between 55 % and 65%) proved to disagree with the above two statements, this indicates that the process of expropriation of damaged properties by the relevant authorities was not fairly implemented in the districts involved in this study.

Beside the quantitative data, interviews with citizens whose properties were affected were also urging that the compensations of damages were done in time but not fairly and often in favours for investors as testified by the following citizen from Gatsibo district:

"Investors compensated a half of my house. As you see here there was a sitting room of my house but now, it is a road. We do not know if the money received from the investor was paid for the expropriation of the land only, or the value for the sitting room or both. In reality, I was not involved in the valuation process of my damaged house and was just imposed by the valuation committee to receive that money."

Citizens claim that they do not consider the value of their houses when being compensated for the land where the schools are built. Participant from Burera District.



Nyamagabe: The owner of this land in which the health post is constructed says that he was given less money compared to the real value of his plot of land.



In most of developing countries, the payment of adequate compensation provided for in most statutes remain an issue of controversy when it comes to practice particularly. Viitanen, et al., (2010) identified key challenges that developing countries face in payment of compensation for expropriation based on market value. The problem exists mainly when it comes to implementation of legal provision where Local government leaders prefer economic development to bring their areas out of poverty and therefore offer more favourable terms to investors and their investment projects, and as a result are less concerned about owners and occupiers whose land is taken by the government or acquired by the developer with State approval.

5. CONCLUSION AND RECOMMENDATIONS

The aim of this assessment was to evaluate possible unpredicted effects derived from the implementation of selected infrastructure projects especially tracing feeder-roads, education and health facilities, the findings revealed that beneficiaries of the underlined programs expressed serious concerns in regard to their rights for expropriation of their land used for government projects. The assessment found that 29% were not sure whether they deserve the rights to be expropriated and 29.1% of them ascertained that they were not aware of the process at all and that 30.5% of them were not at all aware of projects to be implemented in their village/cell/sector.

Moreover, majority of respondents (59.66%) whose properties were damaged by selected infrastructure projects were not expropriated. This is against the basic human right and the respect of citizens right on their property as stipulated by Articles 34 and 35 of the Constitution of the Republic of Rwanda of 2003, revised in 2015, whereby feeder-roads related projects have the largest share of amount that was not appropriated (around 65%). As a matter of fact, these feeder roads related projects representing 80.7% of projects that were implemented in the 15 districts making a total of monetary value of RFW 427.332.487 was supposed to be compensated to beneficiaries of these projects. However, only 35.4% of this amount was perceived to comply with the compensation of damaged properties which is equivalent to RFW 151.275.700 whereby the biggest part (RFW276.056.787) of amount to be expropriated was not paid to concerned people.

The study also revealed that majority of respondents (between 55 % and 65%) proved to disagree with the fact that compensations of damaged assets for public interest was done before leaving my property and that property valuation for compensations of damaged assets for public interest was done in accordance with the existing prevailing market rates, indicating that the process of expropriation of damaged properties by the relevant authorities was not fairly implemented in the selected districts.

Based on views provided by respondents during this assessment, it is evident that citizens they need compensation for their properties damaged.

Based on findings from this assessment, TI-RW would like to formulate the following recommendations to all concerned stakeholders in a bid to efficiently achieve expected VUP-PWs outcomes.

(1) To Districts

- Improve notice procedures by giving adequate notice of the prospective expropriation affecting citizens' lands. This is one of the fundamental legal principles of expropriation internationally and nationally.
- Increasing transparency and accountability by providing all relevant information to the citizens who will be directly affected by the implementation and avoid starting the implementation of projects without written prior agreement from the beneficiaries.
- Improving planning in the expropriation process to mitigate artificially low valuations, excessive delays, institutional coordination failures, and hardship on the affected population. A fair compensation is vital in a case citizen 'assets are damaged during the implementation of infrastructure projects.

(2) To LODA, MINALOC and MINECOFIN

- Enhance independence and activities of the Institute of Real Property Valuers in Rwanda (IRPV) and provide necessary support in setting and updating annual land prices.
- Improve feasibility studies on expropriation projects, including an assessment of socio-economic impacts on the affected population.
- Initiate a livelihood strategy for citizens whose properties are affected by the implementation of infrastructure projects.
- Clarify and follow project timelines, improve, and streamline the payment procedures by allocating sufficient project budgets before commencing any project.

(3) To CSOs and Citizens

- Enhance the capacity of the community to participate in the expropriation process.
- Increase meaningful consultations with the concerned community in meetings aimed at expropriation.

REFERENCES

1. *The Constitution of the Republic of Rwanda of 2003, revised in 2015.*
2. *Republic of Rwanda (2008), Vision 2020 Umurenge Baseline study.*
3. *Law N° 32/2015 of 11/06/2015 relating to expropriation in the public interest.*
4. *TI-RW (2019). Citizens Report Card. Community Satisfaction with Service Delivery in VUP-PW.*
5. *Viitanen, K., Plimmer, F. & Wallace, J., 2010. Hanoi Declaration on Land Acquisition in Emerging Economies. In: S. Enemark, ed. FIG Policy Statement. Copenhagen: FIG, pp. 1-25.*

ANNEX TABLE 1: MONETARY VALUE OF AFFECTED LAND BY PRO-POOR PROJECTS IN 15 DISTRICTS

N°	DISTRICT	SECTOR	CELL	VILLAGE	UPI	USED AREA/ m²	LAND PRICE/m²	TOTAL LAND PRICE
1	NYABIHU	BIGOGWE	ARUSHA	ARUSHA	3/04/01/01/1409	159	5,756	915,204
2	NYABIHU	BIGOGWE	REGA	MIZINGO	3/04/01/06/1640	392	4,268	1,673,056
3	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/814	2718	3,084	8,382,312
4	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/923	37	3,084	114,108
5	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/924	782	3,084	2,411,688
6	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/926	327	3,084	1,008,468
7	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/927	1017	3,084	3,136,428
8	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/936	11	3,084	33,924
9	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/937	53	3,084	163,452
10	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/820	13	3,084	40,092
11	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/819	154	3,084	474,936
12	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/812	210	3,084	647,640

13	RUBAVU	RUBAVU	MURARA	BUGESERA	3/03/11/06/3008	87	20.149	1,752,963
14	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/103	180	2,336	420,480
15	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/102	102	2,336	238,272
16	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/3843	35	2,336	81,760
17	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/101	1109	2,336	2,590,624
18	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/100	170	2,336	397,120
19	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/98	1815	2,336	4,239,840
20	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/3844	1024	2,336	2,392,064
21	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/97	771	2,336	1,801,056
22	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/96	175	2,336	408,800
23	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/95	1294	2,336	3,022,784

24	MUSANZE	GACACA	KABIRIZI	MATA	4/03/03/03/9859	39	8,879	346,281
25	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033794	11	1,556	17,116
26	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033793	495	1,556	770,220
27	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033762	1755	1,556	2,730,780
28	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033731	560	1,556	871,360
29	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033732	26	1,556	40,456
30	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033734	20	1,556	31,120
31	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033751	2178	1,556	3,388,968
32	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033752	9	1,556	14,004
33	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033759	315	1,556	490,140
34	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033754	624	1,556	970,944
35	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033761	5	1,556	7,780

36	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312035450	51	1,556	79,356
37	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033757	575	1,556	894,700
38	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033760	307	1,556	477,692
39	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033758	386	1,556	600,616
40	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312035448	24	1,556	37,344
41	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033755	1011	1,556	1,573,116
42	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033756	551	1,556	857,356
43	GASABO	NDERA	CYARUZINGE	MULINDI	1/02/11/02/72	110	70,902	7,799,220

44	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1599	570	1,922	1,095,540
45	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1513	2880	1,922	5,535,360
46	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1504	560	1,922	1,076,320
47	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1503	37	1,922	71,114
48	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1502	109	1,922	209,498
49	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1506	105	1,922	201,810
50	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1507	36	1,922	69,192
51	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/9028	26	1,922	49,972
52	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/8902	127	1,922	244,094
53	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1505	1026	1,922	1,971,972
54	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1509	31	1,922	59,582
55	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/8765	72	1,922	138,384
56	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/9426	404	1,922	776,488
57	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1511	740	1,922	1,422,280
58	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1512	1142	1,922	2,194,924
59	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1801	551	1,922	1,059,022
60	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1800	30	1,922	57,660
61	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1802	491	1,922	943,702
62	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1803	38	1,922	73,036
63	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1524	34	1,922	65,348
64	BURERA	NEMBA	KIVUMU	GASHUSHURA	4/04/12/01/722	62	5,242	325,004

65	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/701	420	4,135	1,736,700
66	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/700	152	4,135	628,520
67	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/790	67	4,135	277,045
68	GICUMBI	MUKARANGE	RUGERERO	KINNYOGO	4/05/10/05/789	875	4,135	3,618,125
69	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/749	941	4,135	3,891,035
70	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/753	43	4,135	177,805
71	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/753	748	4,135	3,092,980
72	GICUMBI	MUKARANGE	RUGERERO	KINNYOGO	4/05/10/05/777	930	4,135	3,845,550
73	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/748	365	4,135	1,509,275
74	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/750	748	4,135	3,092,980
75	GICUMBI	MUKARANGE	RUGERERO	KINNYOGO	4/05/10/05/775	871	4,135	3,601,585
76	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/747	716	4,135	2,960,660
77	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/746	978	4,135	4,044,030
78	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/745	1220	4,135	5,044,700
79	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/744	2001	4,135	8,274,135
80	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/772	2797	4,135	11,565,595
81	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/771	2908	4,135	12,024,580
82	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/742	369	4,135	1,525,815
83	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/743	840	4,135	3,473

84	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/741	420	4,135	1,736,700
85	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/740	2277	4,135	9,415,395
86	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/733	1904	4,135	7,873,040
87	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/739	476	4,135	1,968,260
88	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/762	518	4,135	2,141,930
89	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/734	760	4,135	3,142,600
90	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/735	309	4,135	1,277,715
91	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/702	211	4,135	872,485
92	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/704	628	4,135	2,596,780
93	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/703	1702	4,135	7,037,770
94	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/737	1572	4,135	6,500,220
95	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/764	1818	4,135	7,517,430
96	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/770	485	4,135	2,005,475
97	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/769	2782	4,135	11,503,570
98	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/768	1096	4,135	4,531,960
99	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/766	1288	4,135	5,325,880
100	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/767	795	4,135	3,287,325
101	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/765	1100	4,135	4,548,500
102	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/763	852	4,135	3,523,020
103	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/706	820	4,135	3,390,700
104	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/705	266	4,135	1,099,910
105	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/817	988	4,135	4,085,380
106	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/856	399	4,135	1,649,865
107	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/816	338	4,135	1,397,630
108	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/815	2276	4,135	9,411,260
109	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/814	780	4,135	3,225,300
110	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/818	2369	4,135	9,795,815
111	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/820	1821	4,135	7,529,835
112	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/821	4416	4,135	18,260,160
113	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/825	311	4,135	1,285,985
114	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/824	110	4,135	454,850
115	GICUMBI	NYAMIYAGA	KIZIBA	KARAMBI	4/05/13/06/804	55	5,939	326,645
116	GICUMBI	NYAMIYAGA	KIZIBA	KARAMBI	4/05/13/06/4807	59	5,939	350,401
117	GICUMBI	NYAMIYAGA	KIZIBA	KARAMBI	4/05/13/06/805	44	5,939	261,316
118	GATSIBO	KABARORE	NYABIKIRI	NYABIKIRI	5/03/04/05/227	120	3500	420,000
119	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/547	8407	2500	21,017,500
120	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/546	2156	2500	5,390,000
121	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/545	1120	2500	2,800,000
122	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/541	721	2500	1,802,500
123	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/540	1020	2500	2,550,000
124	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/531	130	2500	325,000
125	KAYONZA	MUKARANGE	NYAGATOVU	GATAGARA	5/04/04/04/4597	836	5000	4,180,000
126	KAYONZA	MUKARANGE	NYAGATOVU	GATAGARA	5/04/04/04/4598	1027	5000	5,135,000
127	KAYONZA	MUKARANGE	NYAGATOVU	GATAGARA	5/04/04/04/3765	4637	5000	23,185,000
128	KAYONZA	MUKARANGE	NYAGATOVU	GATAGARA	5/04/04/04/3825	750	5000	3,750,000

129	KAMONYI	RUNDA	GIHARA	KABASANZA	2/08/12/01/4450	281	5500	1,545,500
130	KAMONYI	RUNDA	KABAGESERA	BWIRABO	2/08/12/02/8901	3461	4,041	13,985,901
131	KAMONYI	RUNDA	KABAGESERA	BWIRABO	2/08/12/02/2161	72	4,041	290,952
132	KAMONYI	RUNDA	KABAGESERA	BWIRABO	2/08/12/02/2323	1908	4,041	7,710,228
133	KAMONYI	RUNDA	KABAGESERA	BWIRABO	2/08/12/02/2318	2063	4,041	8,336,583
134	KAMONYI	RUNDA	KABAGESERA	BWIRABO	2/08/12/02/2163	58	4,041	234,378
135	KAMONYI	RUNDA	KABAGESERA	BWIRABO	2/08/12/02/2164	128	4,041	517,248

136	HUYE	TUMBA	CYARWA	AGASHARU	2/04/14/01/2532	2867	4,668	13,383,156
137	HUYE	TUMBA	CYARWA	AGASHARU	2/04/14/01/2533	147	4,668	686,196
138	HUYE	TUMBA	CYARWA	AGASHARU	2/04/14/01/2536	850	4,668	3,967,800
139	HUYE	TUMBA	CYARWA	AGASHARU	2/04/14/01/2534	174	4,668	812,232
140	HUYE	TUMBA	CYARWA	AGASHARU	2/04/14/01/2538	33	4,668	154,044
141	HUYE	TUMBA	CYARWA	AGASHARU	2/04/14/01/2537	45	4,668	210,060

142	NYARUGURU	BUSANZE	NTEKO	NDATEMWA	2/03/01/03/4645	89	3000	267,000
143	NYARUGURU	BUSANZE	NTEKO	NDATEMWA	2/03/01/03/5926	30	3000	90,000
144	NYARUGURU	RUSENGE	GIKUNZI	JALI	2/03/14/03/2157	137	3,549	486,213
145	NYARUGURU	RUSENGE	GIKUNZI	JALI	2/03/14/03/2159	263	3,549	933,387
146	NYARUGURU	RUSENGE	GIKUNZI	JALI	2/03/14/03/2160	177	3,549	628,173
147	NYARUGURU	RUSENGE	GIKUNZI	JALI	2/03/14/03/2155	6	3,549	21,294
148	NYARUGURU	RUSENGE	GIKUNZI	JALI	2/03/14/03/2164	13	3,549	46,137
149	NYARUGURU	RUSENGE	GIKUNZI	JALI	2/03/14/03/2161	47	3,549	166,803
150	NYARUGURU	RUSENGE	GIKUNZI	JALI	2/03/14/03/2162	6	3,549	21,294

151	NYAMAGABE	GASAKA	REMERERA	MURIRO	2/05/03/06/700	309	3,436	1,061,724
152	NYAMAGABE	GASAKA	REMERERA	MURIRO	2/05/03/06/2196	840	3,436	2,886,240
153	NYAMAGABE	GASAKA	REMERERA	MURIRO	2/05/03/06/2197	413	3,436	1,419,068
154	NYAMAGABE	TARE	GATOVU	KIMINA	2/05/16/03/207	4903	4,390	21,524,170
155	NYAMAGABE	TARE	GATOVU	KIMINA	2/05/16/03/204	359	4,390	1,576,010

156	NYAMASHEKE	KAGANO	RWESERO	KIJIBAMBA	3/07/05/04/6228	7138	3705	26,446,290
157	NYAMASHEKE	KAGANO	RWESERO	KIJIBAMBA	3/07/05/04/866	892	3705	3,304,860
158	NYAMASHEKE	KAGANO	RWESERO	KIREHE	3/07/05/04/2248	388	3705	1,437,540
159	NYAMASHEKE	KAGANO	RWESERO	KIJIBAMBA	3/07/05/04/6188	530	3705	1,963,650
160	NYAMASHEKE	KAGANO	RWESERO	KIJIBAMBA	3/07/05/04/920	572	3705	2,119,260

161	RUSIZI	GIHUNDWE	BURUNGA	BURUNGA	3/06/06/01/625	26	45,762	1,189,812
162	BUGESERA	NYAMATA	NYAMATA Y'UMUGI	NYAMATA II	5/07/10/05/466	238	8,738	2,079,644
163	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5501	3467	2,881	9,988,427
164	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/2061	719	2,881	2,071,439
165	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5499	1004	2,881	2,892,524
166	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/2063	304	2,881	875,824
167	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5502	301	2,881	867,181
168	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/2064	567	2,881	1,633,527
169	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/2065	2498	2,881	7,196,738
170	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5503	682	2,881	1,964,842
171	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5504	1142	2,881	3,290,102
172	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5500	2427	2,881	6,992,187

ANNEX 2: AFFECTED LAND WITH MONETARY VALUE THAT IS OVER RFW 1.000.000 IN 15 DISTRICTS

N°	DISTRICT	SECTOR	CELL	VILLAGE	UPI	USED AREA / m ²	LAND PRICE /m ²	TOTAL LAND PRICE
1	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/814	2718	3,084	8,382,312
2	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/927	1017	3,084	3,136,428
3	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/924	782	3,084	2,411,688
4	NYABIHU	BIGOGWE	REGA	MIZINGO	3/04/01/06/1640	392	4,268	1,673,056
5	NYABIHU	BIGOGWE	REGA	KARIYERI	3/04/01/06/926	327	3,084	1,008,468
6	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/98	1815	2,336	4,239,840
7	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/95	1294	2,336	3,022,784
8	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/101	1109	2,336	2,590,624
9	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/3844	1024	2,336	2,392,064
10	RUBAVU	MUDENDE	NDORANYI	GAHARAWE	3/03/07/05/97	771	2,336	1,801,056
11	RUBAVU	RUBAVU	MURARA	BUGESERA	3/03/11/06/3008	87	20,149	1,752,963
12	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033751	2178	1,556	3,388,968
13	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033762	1755	1,556	2,730,780
14	MUSANZE	NYANGE	KAMWUMBA	KAMAJAGA	40312033755	1011	1,556	1,573,116
15	GASABO	NDERA	CYARUZINGE	MULINDI	1/02/11/02/72	110	70,902	7,799,220
16	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1513	2880	1,922	5,535,360
17	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1512	1142	1,922	2,194,924
18	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1505	1026	1,922	1,971,972
19	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1511	740	1,922	1,422,280
20	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1599	570	1,922	1,095,540
21	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1504	560	1,922	1,076,320
22	BURERA	NEMBA	RUBONA	KADEHERO	4/04/12/03/1801	551	1,922	1,059,022

23	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/821	4416	4,135	18,260,160
24	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/771	2908	4,135	12,024,580
25	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/772	2797	4,135	11,565,595
26	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/769	2782	4,135	11,503,570
27	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/818	2369	4,135	9,795,815
28	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/740	2277	4,135	9,415,395
29	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/815	2276	4,135	9,411,260
30	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/744	2001	4,135	8,274,135
31	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/733	1904	4,135	7,873,040
32	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/820	1821	4,135	7,529,835
33	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/764	1818	4,135	7,517,430
34	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/703	1702	4,135	7,037,770
35	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/737	1572	4,135	6,500,220
36	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/766	1288	4,135	5,325,880
37	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/745	1220	4,135	5,044,700
38	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/765	1100	4,135	4,548,500
39	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/768	1096	4,135	4,531,960
40	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/817	988	4,135	4,085,380
41	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/746	978	4,135	4,044,030
42	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/749	941	4,135	3,891,035
43	GICUMBI	MUKARANGE	RUGERERO	KINNYOGO	4/05/10/05/777	930	4,135	3,845,550
44	GICUMBI	MUKARANGE	RUGERERO	KINNYOGO	4/05/10/05/789	875	4,135	3,618,125
45	GICUMBI	MUKARANGE	RUGERERO	KINNYOGO	4/05/10/05/775	871	4,135	3,601,585
46	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/763	852	4,135	3,523,020
47	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/743	840	4,135	3,473,400

48	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/706	820	4,135	3,390,700
49	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/767	795	4,135	3,287,325
50	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/814	780	4,135	3,225,300
51	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/734	760	4,135	3,142,600
52	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/753	748	4,135	3,092,980
53	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/750	748	4,135	3,092,980
54	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/747	716	4,135	2,960,660
55	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/704	628	4,135	2,596,780
56	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/762	518	4,135	2,141,930
57	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/770	485	4,135	2,005,475
58	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/739	476	4,135	1,968,260
59	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/741	420	4,135	1,736,700
60	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/856	399	4,135	1,649,865
61	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/742	369	4,135	1,525,815
62	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/748	365	4,135	1,509,275
63	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/816	338	4,135	1,397,630
64	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/825	311	4,135	1,285,985
65	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/735	309	4,135	1,277,715
66	GICUMBI	MUKARANGE	RUGERERO	KAGARAMA	4/05/10/05/705	266	4,135	1,099,910
67	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/547	8407	2500	21,017,500
68	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/546	2156	2500	5,390,000
69	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/545	1120	2500	2,800,000
70	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/540	1020	2500	2,550,000
71	GATSIBO	RWIMBOGO	KIBURARA	KIBURARA	5/03/14/01/541	721	2500	1,802,500
72	KAYONZA	MUKARANGE	NYAGATOVU	GATAGARA	5/04/04/04/3765	4637	5000	23,185,000
73	KAYONZA	MUKARANGE	NYAGATOVU	GATAGARA	5/04/04/04/4598	1027	5000	5,135,000
74	KAYONZA	MUKARANGE	NYAGATOVU	GATAGARA	5/04/04/04/4597	836	5000	4,180,000
75	KAYONZA	MUKARANGE	NYAGATOVU	GATAGARA	5/04/04/04/3825	750	5000	3,750,000
76	KAMONYI	RUNDA	KABAGESERA	BWIRABO	2/08/12/02/8901	3461	4,041	13,985,901
77	KAMONYI	RUNDA	KABAGESERA	BWIRABO	2/08/12/02/2318	2063	4,041	8,336,583
78	KAMONYI	RUNDA	KABAGESERA	BWIRABO	2/08/12/02/2323	1908	4,041	7,710,228
79	KAMONYI	RUNDA	GIHARA	KABASANZA	2/08/12/01/4450	281	5500	1,545,500
80	HUYE	TUMBA	CYARWA	AGASHARU	2/04/14/01/2532	2867	4,668	13,383,156
81	HUYE	TUMBA	CYARWA	AGASHARU	2/04/14/01/2536	850	4,668	3,967,800
82	NYAMAGABE	TARE	GATOVU	KIMINA	2/05/16/03/207	4903	4,390	21,524,170
83	NYAMAGABE	GASAKA	REMERERA	MURIRO	2/05/03/06/2196	840	3,436	2,886,240
84	NYAMAGABE	TARE	GATOVU	KIMINA	2/05/16/03/204	359	4,390	1,576,010
85	NYAMAGABE	GASAKA	REMERERA	MURIRO	2/05/03/06/2197	413	3,436	1,419,068
86	NYAMAGABE	GASAKA	REMERERA	MURIRO	2/05/03/06/700	309	3,436	1,061,724
87	NYAMASHEKE	KAGANO	RWESERO	KIJIBAMBA	3/07/05/04/6228	7138	3705	26,446,290
88	NYAMASHEKE	KAGANO	RWESERO	KIJIBAMBA	3/07/05/04/866	892	3705	3,304,860
89	NYAMASHEKE	KAGANO	RWESERO	KIJIBAMBA	3/07/05/04/920	572	3705	2,119,260
90	NYAMASHEKE	KAGANO	RWESERO	KIJIBAMBA	3/07/05/04/6188	530	3705	1,963,650
91	NYAMASHEKE	KAGANO	RWESERO	KIREHE	3/07/05/04/2248	388	3705	1,437,540
92	RUSIZI	GIHUNDWE	BURUNGA	BURUNGA	3/06/06/01/625	26	45,762	1,189,812
93	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5501	3467	2,881	9,988,427
94	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5499	1004	2,881	2,892,524
95	BUGESERA	NYAMATA	NYAMATA Y'UMUGI	NYAMATA II	5/07/10/05/466	238	8,738	2,079,644
96	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/2061	719	2,881	2,071,439
97	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/2064	567	2,881	1,633,527
98	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/2065	2498	2,882	7,196,738
99	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5500	2427	2,881	6,992,187
100	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5504	1142	2,881	3,290,102
101	BUGESERA	RILIMA	KABEZA	KAGARAMA	5/07/12/01/5503	682	2,881	1,964,842

Assessment on the Issue of Expropriation Focusing on Feeder Roads, Education and Health Infrastructure Projects in Rwanda



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2024

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