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The Legal Aid Forum
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THE IMPLEMENTATION OF RWANDA'S EXPROPRIATION LAW AND OUTCOMES ON THE POPULATION

Final Report

July 2015

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1 EXECUTIVE SUMMARY

Rwanda is developing at a remarkably rapid pace, and with that development has come a multitude of corresponding changes to the orientation and use of land all throughout the country. In light of these changes, law n°18/2007 of 19/04/2007 relating to expropriation in the public interest was adopted to provide clear procedures for the government to follow in the taking of privately-owned land for other uses deemed to be in the public interest.

This law provides procedures for notice to affected landowners, the determination of public interest, and valuation of land, including how to challenge valuation when a landowner does not agree with the valuation provided, and also provisions for timely payment of compensation and damages if compensation is not paid on time, which are all important principles in line with international standards and best practices for expropriation. The implementation of the law, however, has caused some criticism and concern. This research seeks to address those concerns by carrying out systematic quantitative and qualitative analysis about the implementation of the expropriation law and its outcomes on the population of Rwanda, and in particular expropriated households.

The two major themes of the research are: 1) the implementation of the law from the procedural perspective; and 2) assessing the effects of expropriation law and policy on expropriated households. The procedural rights examined in the research include aspects such as whether the concerned communities were involved in determining the “public interest” nature of the project, and whether expropriated households received sufficiently detailed notice at the proper time to adequately inform them that their properties would be expropriated. Procedural rights also concern whether expropriated individuals were given a fair valuation of their property by impartial valuers, and whether they had an opportunity to challenge aspects of the process they believed violated their rights, as well as whether compensation was provided in the proper time, and to all rights-holders. The assessment of socio-economic impacts of expropriation, the second prong of the research, aims to determine what types of impacts, both positive and negative, expropriation may have had on expropriated individuals’ lives, and the communities in which these projects have been implemented. This includes both objective analysis (changes in income, etc.), and subjective analysis (changes in attitudes, perceptions, etc.).

In summary, the data obtained through this study revealed that insufficient and delayed compensation were the most important issues to property owners and government stakeholders and expropriating institutions, which suggests the possibility for collaborative efforts to decrease delays and improve the integrity of the valuation process. The research also measures the price paid per square meter of expropriated land, revealing expected variations based on the character and location of the land. However, unexpected variations emerged based on the expropriating entity paying the compensation, even when controlling for the character of the land, project type, and other potentially confounding factors. These arbitrary differences in land values can be addressed by improving the independence of the valuation process and providing improved channels for citizen involvement in the valuation process.

The study also shows that compensation-related issues have a measurable negative impact on expropriated individuals, especially those who lose a large percentage of their property or who must relocate to a distant location due to the expropriation. Delayed compensation was also reported by both expropriated households and government stakeholders to be a particularly difficult issue facing expropriated households. Findings also showed that the payment of compensation was often beyond the timeline of 120 days permitted by the law, but also that delays have been lessening in recent years and are now on average actually falling within the allotted time limits.

Other findings from this study call for changes in the way expropriation in Rwanda is understood and discussed. For example, data about the character of expropriated land reveals that, although expropriation was thought to be a primarily urban issue, it actually has a much greater than anticipated impact on rural households. Expanding the narrative on expropriation to include expropriation's effects on rural landowners is likely to lead to more effective policy discussions and potential improvements in the expropriation process, mitigating the negative impacts on expropriated rural households. Quantitative data showed that many expropriated households actually do well at investing their compensation in long-term assets, or even putting it into savings if they are not required to purchase or construct a new residence based on the expropriation, addressing frequently-stated concerns of government stakeholders that expropriated households would waste their compensation monies.

While some corruption was reported by expropriated individuals, these reports were more muted and rarely as specific as some prior reports had indicated. The shift to valuation of land by the independent valuers from the Institute of Real Property Valuers of Rwanda (IRPV) should contribute to even further reduction in the incidence of corruption in the expropriation process, but only if these valuers are properly insulated from external pressures from expropriating institutions to artificially reduce land and other property values.

The implementation of an amended version of the expropriation law, now pending signature of the President of the Republic, may also address some of the procedural concerns identified by this report. However, the draft version of this amended expropriation law essentially maintains the same procedures as the current law, and many institutions concerned in the expropriation process were not consulted in the revision of this law, so it is unlikely that the current amendment will address all the identified concerns in this report. Accordingly, the recommendations contained herein are likely to be useful in future amendments of the law as well.

2 INTRODUCTION

This report is one in a series of documents based on a study of the Implementation of Rwanda's Expropriation Law and its Outcomes on the Population. The report presents findings from each stage of the study, including a literature review, qualitative research, and extensive quantitative research from a field survey of expropriated households in Rwanda. As described in the Background Information section of the report, all the components of the study have been implemented by the Legal Aid Forum (hereinafter "LAF" or "the research team"), and have been funded by the United States Agency for International Development (USAID) through the LAND Project, with technical assistance from Michigan State University.

2.1 Background Information

Initiated in June 2012, the LAND Project seeks to strengthen the resilience of Rwandan citizens, communities and institutions and their ability to adapt to land-related economic, environmental and social change. Building the capacity of Rwandan institutions to produce high quality, evidence-based research on land is a critical part of reaching this goal. Solid, empirical research is fundamental to the identification of needed policy changes in the land sector and also to validate policies and laws that are already contributing to stronger citizen resilience and improved livelihoods.

From February 10-12, 2014, the LAND Project held a multi-stakeholder workshop to identify key, policy-relevant research priorities on land. Drawing from a list of 44 research themes submitted in advance of the workshop, participants collaborated to distill this down to three research priorities that would receive LAND Project support this year:

1. To what extent are land tenure administration systems known, accessible and affordable to all Rwandan citizens? What are some of the primary impacts of land certificates and the land administration system, including access to credit for smallholders?
2. What is the impact of gendered legal rights to land, including on the prevalence and nature of intra- and inter-household disputes? What channels do men and women use to bring disputes and assert their rights? How effective are these?
3. What is the status of processes and procedures for the implementation of the Expropriation Law? What are the key challenges and impacts from the implementation of this law?

Subsequently, the LAND Project sought the views of several Government of Rwanda (GoR) institutions whose mandates intersect with these research priorities to help inform the development of draft technical Terms of Reference for each theme. This was done to ensure that the research was responsive to the information needs of policy makers. On May 13, 2014, the draft Terms of Reference were published in the New Times and igihe.com and also sent directly to many civil society, research and government institutions operating in the land sector in Rwanda as a Request for Comments. LAND Project staff then reviewed the

comments received and used these to inform revisions to the Terms of Reference for each of the research themes.

LAF submitted a bid and was awarded funding to carry out research for Topic 3 above, relating to the implementation of the expropriation law and the outcomes on the population.

This subcontract from the LAND Project to LAF seeks to generate high quality, evidence-based research on the implementation of Rwanda's Expropriation Law and outcomes on the population. The research is designed to equip decision-makers and civil society with reliable information on which to assess the need for policy adaptation. The award further aims to augment the experience of local organizations in carrying out rigorous research on land-related themes and also to strengthen their capacity to do so through teaming with external research partners that have proven skills in research design, research methods, data analysis, analyzing complex land issues, and effectively communicating research to inform policy. A training on research methods at the beginning of the study period, and also the ongoing assistance of a capacity building expert throughout the process furthered these capacity building aims of the project.

2.2 Research Questions and Conceptual Framework of Study

This study on Rwanda's Expropriation Law and Outcomes on the Population aims to answer the following research questions:

- To what extent has the process used for expropriation complied with the governing legal framework, and specifically the 2007 Law on Expropriation? Are “public interest” principles appropriately applied? To what extent do processes and procedures for expropriation in practice comply with international guidelines and best practice for expropriation?
- Which institutions are legally responsible for implementation of expropriation and what is the practice?
- Has full compensation been awarded prior to actions taken to remove people from their land or otherwise reducing the rights they have to the land? Is relocation support provided? How is property valuation undertaken and the amount and type of compensation determined?
- Where have challenges and shortcomings been identified in implementing expropriation? What are the reasons?
- What have been the outcomes of expropriation on the livelihoods of those expropriated, such as acquisition of new land and housing, access to income-generating opportunities, family and community relations, social capital, tenure security, income, poverty, and other welfare outcomes?
- What alternatives to expropriation exist that support dynamic urban and economic growth while also strengthening tenure security and protecting the livelihoods of the poor and vulnerable?
- What recommendations can be offered to improve implementation of expropriation to ensure it is done in full compliance with the law?

- What recommendations can be offered to improve policy governing expropriation to foster a climate of tenure security among Rwandan citizens, mitigate negative consequences for those expropriated, and ensure that returns on investments substantially outweigh the costs and that they equally benefit the most vulnerable members of society?

The research team also developed a conceptual framework (see “Research Methodology” section below) that reflects the variables identified that have influenced the research questions. These variables have been examined both through the use of quantitative research in a household survey, and qualitative research, the findings of which are detailed below.

2.3 Summary of Key Research Tools and Steps

The research was carried out beginning in November 2014, and was comprised of a number of different steps, utilizing a variety of research tools.

First, the research team conducted a literature review to assess and consolidate the existing research on the Rwandan expropriation law and practice, and also the international best practices on expropriation, including standards for valuation and compensation, and awarding damages for disturbances and wrongful acts on the part of the government.

Following completion of the literature review, the research team commenced the work of gathering qualitative data, which consisted of conducting Key Informant Interviews (KIIs) with relevant government stakeholders, local authorities, and civil society organizations. Completed KIIs are listed in Table 1.

Table 1

Interviews with Agencies, Organizations and Other Institutions		
No.	Institution	Interview Date
Interviews with state institutions/expropriating entities		
1	Ministry of Natural Resources (MINIRENA)	15/01/2015
2	Ministry of Infrastructure (MININFRA)	18/11/2014
3	Ministry of Local Government (MINALOC)	19/01/2015
4	City of Kigali	15/01/2015
5	Office of the Ombudsman	7/11/2014
6	Rwanda Natural Resources Authority (RNRA)	5/11/2014
7	Rwanda Environmental Management Authority (REMA)	9/01/2015
8	Rwanda Social Security Board (RSSB)	14/01/2015
9	Rwanda Transport Development Authority (RTDA)	16/01/2015
10	Rwanda Housing Authority (RHA)	26/05/2015
11	Rwanda Civil Aviation Authority (RCAA)	28/05/2015
12	Rwanda Development Board (RDB)	21/05/2015
Interviews with professional bodies and research institutions		
13	Institute of Real Property Valuers (IRPV)	14/01/2015

14	Institute of Policy Analysis and Research (IPAR-Rwanda)	10/11/2014
15	Institute of Research for Peace and Dialogue (IRDP)	16/01/2015
16	Rwanda Bar Association (RBA)	16/02/2015
Interviews with civil society organizations (CSOs)		
17	Agency for Cooperation and Research in Development (ACORD-Rwanda)	13/11/2014
18	Conseil de Concertation des Organisations d'Appui aux Initiatives de Base (CCOAB)	12/01/2015
19	Urugaga Imbaraga	11/11/2014

A number of Focus Group Discussions (FGDs) were also conducted by the team, both with local authorities, civil society organizations, and expropriated households from some key areas where large expropriation projects had taken place. The main FGDs conducted by the research team are listed in Table 2 below.

Table 2

Focus Group Discussions		
No.	Institution	Interview Date
1	Focus group discussion with expropriated people in Batsinda (expropriated from Lower Kiyovu)	20/01/2015
2	Focus group discussion with expropriated people in Bugesera	21/01/2015
3	Focus group discussion with expropriated people in Rubavu	12/06/2015
4	Focus group discussion with CSOs-LAF members	16/01/2015
5	Focus group/sensitization discussion with officials from Nyaruguru, Nyamagabe, Muhanga, Nyamasheke, Ngororero and Rusizi districts	3/06/2015
6	Focus group/sensitization discussion with officials from Burera, Gakenke and Musanze districts	4/06/2015
7	Focus group/sensitization discussion with officials from Nyarugenge, Kicukiro, Gasabo, Bugesera, Kayonza and Rwamagana districts	5/06/2015

In gathering quantitative data on expropriations, the research team conducted a household survey with a sample from the population of all expropriated individuals in Rwanda. The survey was administered from March 12 to April 4, 2015, in 15 Districts across the country. In order to balance the perspectives provided about expropriation in each local area, an interview with one Sector Executive Secretary was carried out in each of the sampled Districts, for a total of 15 interviews. These interviews are detailed in Table 3.

Finally, the team employed quantitative statistical techniques to collect and analyze the data and draw conclusions and recommendations based on the research findings. All these phases have been considered and analyzed and together they comprise the basis for the present report, which represents the full experience and findings of the research.

Table 3

Interviews with Sector Level Executive Secretaries		
No.	District	Sector
1	Bugesera	Rilima
2	Kayonza	Mukarange
3	Rwamagana	Kigabiro
4	Gasabo	Kinyinya
5	Kicukiro	Masaka
6	Nyarugenge	Nyarugenge
7	Musanze	Musanze
8	Burera	Rwerere
9	Gakenke	Gakenke
10	Nyamagabe	Kibirizi
11	Muhanga	Mushishiro
12	Nyaruguru	Busanze
13	Ngororero	Nyange
14	Nyamasheke	Gihombo
15	Rusizi	Bugarama

3 CONTEXT AND LEGAL-INSTITUTIONAL FRAMEWORK

3.1 Context of Economic Development and Land Use in Rwanda

3.1.1 Rwanda's Socio-Economic Context

Rwanda is one of the fastest growing economies in Africa¹, and 74.8% of Rwandans derive their primary source of income from their own farm.² The population of Rwanda has doubled from 1978 to 2012, and according to the Fourth Population and Housing Census (RGPH) conducted in August 2012, the total population of Rwanda is estimated at 10,515,973.³ The steady and rapid increase of the population of Rwanda has exerted pressure on its land base, which is the major source of production in the Rwandan economy. In Rwanda, total arable land is about 1.4 million hectares, with 84% of farming households cultivating less than 0.9 ha of land.⁴ Given Rwanda's increasing population and the nature of the economy, land is a precious and essential asset in Rwanda.

An analysis of household headship from the census data shows that, at the national level, 71.2% of households are male-headed, while 28.8% of households are headed by women. The preponderance of male-headed households exists in all provinces. The Southern Province stands with the highest proportion of female-headed households (32.8%), while the City of Kigali has the lowest proportion (22.3%). The highest proportion of female-headed households in urban areas is also observed in the Southern Province (29.3%), while the City of Kigali stands with the lowest (20.8%).⁵ The Census also reveals that the proportion of female-headed households remained almost constant between 1978 and 1991. A significant increase of that proportion was observed between 1991 and 2002, largely as a result of the genocide against the Tutsi and its consequences.⁶

The size of the household also proves to be not only an interesting variable in relation to the wellbeing of the household, but also a determinant of the use of the household property, including land. Furthermore, the size of the household is likely to influence the wellbeing of the household in cases of expropriation. The RGPH indicates that about 9% and 12% of households comprise one and two individuals respectively, while about 51% of households have between three and five residents. However, households with eight individuals make up only about 4% of households, and those with 10 individuals or more are only about 2% of households. The number of households with one and two individuals stands higher in urban areas than in rural areas.⁷ Regarding household land tenure status, about 80% of the 2.42

¹ The World Bank (2013), *Africa's Pulse: An analysis of issues shaping Africa's economic future*, vol. 7, 14, available at http://www.worldbank.org/content/dam/Worldbank/document/Africa/Report/Africas-Pulse-brochure_Vol7.pdf.

² National Institute of Statistics of Rwanda (2010/2011), *EICV 3 Thematic Report: Agriculture*, 5.

³ National Institute of Statistics of Rwanda (2012), *Rwanda 4th Population and Housing Census-2012, Rwanda Population Main Indicators: Population Projections*, 139.

⁴ National Institute of Statistics of Rwanda (2012), *EICV 3 Thematic Report: Economic Activity*.

⁵ National Institute of Statistics of Rwanda (2012) *Rwanda 4th Population and Housing Census. Thematic Report: Population Size, Structure and Distribution*, 14.

⁶ *Id.*

⁷ National Institute of Statistics of Rwanda (2012), *EICV 3 Thematic Report. Economic Activity*, 23.

million private households in Rwanda are owned by the householders occupying them, while about 15% are occupied by tenants, and 4% are free lodging.⁸ In addition, in urban areas, households occupied by tenants (about 50%) are slightly more common than owner-occupied households (about 45%), while in rural areas the percentage of owner-occupied households (about 87%) is slightly above the national average.⁹

Given the dependence on land in Rwanda, the country's small land area, the density of the population—which only continues to increase—and the distribution of the population between urban and rural areas, it appears likely that expropriation of land will be practiced for years to come in order to facilitate more efficient use of land in fast-growing Rwanda. However, land expropriation policy not only has the potential to negatively impact expropriated individuals and communities, but may have a broader impact on the tenure security and livelihoods of all land owners in Rwanda.

3.1.2 History of Land Use Development in Rwanda

The historical context of land use and development in Rwanda also provides necessary background detail for understanding expropriation. Before colonization, the land tenure system in Rwanda was characterized by the collective ownership of land. Families were grouped in lineages, which were in turn grouped into clans, represented by their respective chiefs.¹⁰ These lineages and clans were provided with usufruct rights to land through tenure systems like *ubukonde* (right to cultivate land), *igikingi* (right to graze land), *inkungu* (another aspect of tenure which enabled the local authority to own abandoned or escheated land), or the *isamba* system.¹¹ However, all of these rights fell under the supreme authority of the *Umwami* (King), who was considered the “guarantor of the wellbeing of the whole population.”¹² The King administered these rights through both the chief in charge of land, known as the “*Umutware w’ubutaka*,” and the chief in charge of livestock, known as “*Umutware w’umukenke*.”¹³ During the colonial period, the colonial authorities introduced laws to govern the use and titling of land in Rwanda.¹⁴ However, despite this structure of written laws instituted by the colonial authority, land continued to be used and land rights enjoyed under a dual tenure system (written/formal system and customary system), and in fact the customary tenure system prevailed even after the formal system was introduced.¹⁵

The formal land tenure regulations introduced during Belgian colonial rule were recognized as binding in the 1962 post-independence constitution,¹⁶ solidifying the principle of inviolability

⁸ *Id.* at 53.

⁹ *Id.*

¹⁰ See Fumihiko Saito (2011), *Land Reform in Post-Genocide Rwanda: Connecting Sustainable Livelihoods and Peacebuilding*, 13 JOURNAL OF THE SOCIO-CULTURAL RESEARCH INSTITUTE 219, 224-225 (Ryukoku University: Society and Culture).

¹¹ *Id.* at 225.

¹² J. Pottier (2006), *Land Reform for Peace? Rwanda's 2005 Land Law in Context*, 6 JOURNAL OF AGRARIAN CHANGE, 509, 521.

¹³ See *id.* at 529, citing National Land Policy, 2004, at 6.

¹⁴ Decree law of 1885 on land use, introduced by Belgian rule.

¹⁵ See generally Pottier (2006), at 512-513.

¹⁶ Constitution of the Republic of Rwanda, Art. 108 (1962).

of individual and collective property, with the exception of taking of land for public necessity after payment of just compensation.¹⁷ Although the provisions of the 1962 constitution confirm that land registration and land sales were being formally regulated as early as the 1960s, this policy was not operationalized until 2004, when the post-genocide government started a complete overhaul and reform of the land sector in Rwanda.¹⁸

The 2004 National Land Policy, the Land Law of 2013 (which replaced the Organic Land Law of 2005), and the 2010 National Land Use Master Plan (NLMP) are the core of the land reform project in Rwanda.¹⁹ As part of these land reforms, the process of land registration commenced in 2008.²⁰ As required by the law, registration applied to all land in Rwanda, including private land, State land in the private domain, and State land in the public domain.²¹ The land registration process aimed at recording all existing rights of private individuals to land and establishing the status of lands and holders of rights to land under Rwandan law. The Land Tenure Regularization (LTR) process in Rwanda has been going forward along with the development of the NLMP. The NLMP was put in place in 2010 to guide management of land in Rwanda towards efficient, effective and equitable use of the country's natural resources.²² According to the NLMP, Kigali is envisioned to be a regional and continental hub for Africa, with integrated transport and infrastructure that will attract international investment to the region.²³ Furthermore, the NLMP proposes a decentralized growth strategy for Rwanda, recommending growth be focused in multiple district centers, in complement to the Kigali urban hub.

Apart from the Kigali City Master Plan (KCMP) and Master Plans for other regional towns (Rwamagana, Musanze, Muhanga, etc.), the Government of Rwanda has a policy of encouraging grouped settlements known as *imidugudu*²⁴ in rural areas.²⁵ *Imidugudu* settlement is considered a solution to rural population pressure and previously poor land management. Although the *imidugudu* program is not included among the acts of public interest under the expropriation law, this system of resettlement involves some form of expropriation that may need to be regulated, especially with regard to the procedure of compensating the landowner(s) on which the *imidugudu* are located. In many cases, these *imidugudu* are built on

¹⁷ *Id.* at Art. 23

¹⁸ See National Land Policy, 2004.

¹⁹ Among other provisions, the land law introduced land tax and lease fees. See Organic Law N.08/2005 of 14/07/2005 determining the use and management of land in Rwanda (hereinafter "Organic Land Law"), Art. 68, and Law n° 43/2013 of 16/06/2013 governing Land in Rwanda (hereinafter "2013 Land Law"), Art. 43.

²⁰ See Ministerial Order N. 2/2008 of 01/04/2008 determining the modalities of land registration.

²¹ Organic Land Law, Art. 30; 2013 Land Law, Art. 20.

²² Ministry of Infrastructure, Rwanda National Land Use and Development Master Plan, 2010-2020.

²³ Furthermore, the National Tourism Master Plan (NTMP) positions Kigali as a hub for MICE (Meetings, Incentives, Conferences and Exhibitions) Tourism and businesses in the region.

²⁴ *Umudugudu* is defined as a mode of planned settlement made of between 100 and 200 houses by site in rural areas. Measurements of the plot(s) reserved for the *umudugudu* range from 10 to 20 hectares (with a possibility of increase), and as far as possible a space provided for various nonagricultural activities, so as to allow the population to make a living. The combination of all these elements constitutes the *umudugudu*. Ministry of Infrastructure, Updated Version of the National Human Settlement Policy in Rwanda, 2009, 13.

²⁵ *Id.* at 2.

land owned by the state or local authorities, but private land can also be selected for the *imidugudu* settlements.²⁶

The land reform process in a post-conflict context is a challenging prospect for peace-building.²⁷ Land reform can actually intensify land-related disputes if not properly managed.²⁸ Particularly for the case of Rwanda, population pressure, land scarcity and economic development are now increasing the demand for and hence the value of land.²⁹ Some reports indicate that all available land for property investment and development in Rwanda is now occupied, so the government must resort to procedures such as expropriation in order to implement Master Plans.³⁰ Accordingly, the legal framework provided for expropriation must be analyzed in order to properly localize expropriation within the larger development plans of the country.

3.2 Analysis of Legal Framework for Expropriation in Rwanda

Expropriation in Rwanda is a regulated procedure, governed by a series of legal instruments that determine the extent of individual rights to land and the procedures through which they can be lawfully deprived of those rights, and under what conditions. The 2003 Constitution of the Republic of Rwanda recognizes the individual's right to private property ownership, noting that, while "private ownership of land and other rights related to land are granted by the State,"³¹ nonetheless "private property, whether individually or collectively owned, is inviolable."³² International legal instruments also support this right to private property ownership, including the African Charter on Human and Peoples' Rights,³³ and the Universal Declaration of Human Rights.³⁴ However, the constitution does provide an exception to the inviolability of private property—when "public interest" requires, subject to fair and prior compensation.³⁵ These constitutional provisions establish the State's right to expropriate private property in accordance with established legal principles defined in specific laws.

As implementing tools of the constitutional structure providing for the State's right to expropriate private property in the public interest, the two most important laws relating to property rights and expropriation in Rwanda are the 2013 Land Law and the 2007

²⁶ Global IDP (2007), Profile of Internal Displacement: Rwanda, 80, available at <http://www.internal-displacement.org/assets/library/Africa/Rwanda/pdf/Rwanda-July-2005.pdf>.

²⁷ See Pottier (2006), 532-533.

²⁸ See National Land Policy (2004), 8-9; Kairaba & Simons (2011), 19.

²⁹ G. Payne (2011), *Land Issues in the Rwanda's Post-Conflict law reform*, in LOCAL CASE STUDIES IN AFRICAN LAND LAW (edited by R. Home), 21, available at http://www.pulp.up.ac.za/pdf/2011_16/2011_16.pdf.

³¹ Constitution of the Republic of Rwanda, as amended to date (2003) (hereinafter "Rwandan Constitution"), Art. 30.

³² *Id.* at Art. 29, para. 2.

³³ African Charter on Human and Peoples' Rights, June 27, 1981, at Art. 14 ("The right to property shall be guaranteed. It may only be encroached upon in the interest of public need or in the general interest of the community and in accordance with the provisions of appropriate laws.").

³⁴ Universal Declaration of Human Rights, Dec. 10, 1948, at Art. 17 ("(1) Everyone has the right to own property alone as well as in association with others; (2) No one shall be arbitrarily deprived of his property.").

³⁵ *Id.* at Art. 29, para. 3.

Expropriation Law.³⁶ An amended expropriation law was also adopted by Parliament during the time period of this study and is now pending signature of the Prime Minister. The draft version of this law will be referred to throughout this report where relevant.

The 2013 Land Law confirms the right to private ownership of land, stating that “every person who is in possession of land, acquired either in accordance with custom, or granted by a competent authority, or by purchase, is the recognized proprietor under an emphyteutic lease [. . .].”³⁷ The law further stipulates that “land is part of the common heritage of all the Rwandan people: the ancestors, present and future generations”³⁸ and that “[. . .] only the State has the supreme power of management of all land situated on the national territory.”³⁹ The law also determines the methods of allocation, acquisition, transfer, use and management of land in Rwanda.⁴⁰ It furthermore establishes the principles applicable to rights recognized over all lands situated in Rwanda and all rights united or incorporated with land, whether naturally or artificially.⁴¹

The law also protects private ownership rights, stipulating that “the State recognizes the right to freely own land and shall protect the land owner from being dispossessed of the land whether totally or partially, except in case of expropriation due to public interest.”⁴² In this regard, the 2007 Expropriation Law defines the permissible acts of public interest⁴³ giving rise to the State’s right of expropriation:

- roads and railway lines;
- water canals and reservoirs;
- water sewage and treatment plants;
- water dams;
- rainwater canals built alongside the roads;
- waste treatment sites;
- electric lines;
- gas, oil, pipelines and tanks;
- communication lines;
- airports and airfields;
- motor car parks, train station and ports;
- biodiversity, cultural and historical reserved areas;
- acts meant for security and national sovereignty;
- hospitals, health centers, dispensaries and other public health related buildings;
- schools and other related buildings;

³⁶ Law n° 18/2007 of 19/04/2007 relating to expropriation in the public interest (hereinafter “2007 Expropriation Law”).

³⁷ 2013 Land Law, Art. 5.

³⁸ *Id.* at Art. 3.

³⁹ *Id.* at Art. 3, para. 2.

⁴⁰ *Id.* at Art. 17, 21-22, 27, *et seq.*

⁴¹ *Id.* at Art. 34, *et seq.*

⁴² *Id.* at Art. 34, para 2.

⁴³ An act of public interest is defined as “an act of government, public institution, non-governmental organization, legally accepted associations operating in the country or of an individual, with an aim of a public interest. Law N. 18/2007 of 19/04/2007 relating to expropriation in the public interest (hereinafter “2007 Expropriation Law”), Art. 2(1).

- Government administrative buildings and their parastatals, international organizations and embassies;
- public entertainment playgrounds and buildings;
- markets;
- cemeteries;
- genocide memorial sites;
- activities to implement master plans of the organization and management of cities and the national land in general;
- valuable minerals and other natural resources in the public domain;
- basic infrastructure and any other activities aimed at public interest which are not indicated on this list that are approved by an Order of the Minister in charge of expropriation, at his or her own initiative or upon request by other concerned persons.⁴⁴

Despite this apparently exhaustive list, the law has nonetheless been criticized for providing an overly broad definition of acts of public interest, allowing for potential abuse and corruption.⁴⁵ The reach and vagueness of the definition of public interest thereby gives the Minister in charge expropriation (the Minister of Natural Resources) the discretion to determine which kinds of development activities are actually in the public interest.⁴⁶

In addition to acts of public interest, the 2007 Expropriation Law also determines the specific procedures for expropriation, including the processes of property valuation and paying of compensation,⁴⁷ and identifies the organs competent to approve and carry out expropriation.⁴⁸ The law furthermore indicates the rights of expropriated persons and expropriating entities.⁴⁹ Other minor legal instruments have also been adopted, such as Ministerial Orders relating to reference land prices,⁵⁰ expansion of roads,⁵¹ and land leases,⁵² which influence the expropriation process as well. The 2007 Expropriation Law and these other minor legal instruments are elucidated in full throughout this report.

The standard for valuation and compensation set by international law is that it be “just” or “fair.” This standard was developed primarily to protect alien property owners from being dispossessed of their property in a foreign country without receiving any compensation.⁵³ The

⁴⁴ *Id.* at Art. 5.

⁴⁵ C. Huggins (2009), *Historical and contemporary land laws and their impact on indigenous peoples’ land rights in Rwanda*, 17, available at: <http://www.forestpeoples.org/sites/fpp/files/publication/2010/05/rwandalandrightsstudy09eng.pdf>.

⁴⁶ *Id.* at 17-18.

⁴⁷ 2007 Expropriation Law, Arts 11-16, 21-28.

⁴⁸ *Id.* at Arts 8-10.

⁴⁹ *Id.* at Arts 17-20.

⁵⁰ The Kigali City Mayor referred to Prime Minister’s instructions on expropriation in the KII of 15/01/2015. *See also* letter dated 18 June 2014 from the Minister of Natural Resources responding to the letter dated 30 May 2014 from the Permanent Secretary of MININFRA seeking advice about the contradictions between the 2007 Expropriation Law and the Ministerial Orders 001/16.00 of 23/11/2009 determining the reference Land Prices in the City of Kigali, and 002/16.01 of 26/04/2010 determining the reference Land Prices outside the Kigali City.

⁵¹ Law No.55/2011 of 14/12/2011 governing roads in Rwanda.

⁵² Ministerial Order N.001/2008 of 01/04/2008 determining the requirements and procedures for land lease.

⁵³ *See* Amir Rafat, *Compensation for Expropriated Property in Recent International Law*, 14 VILLANOVA L. REV. 1, 3 (1969) (citing sources as early as the year 1925 that recognize a duty to compensate expropriated landowners).

Hull formula, which has become the standard for valuation of expropriated property, requires “prompt, adequate, and effective” compensation.⁵⁴ Some States have argued that the Hull formula creates an overly burdensome standard on developing countries in need of the foreign investment, and adopted what came to be known as the “Calvo clause” in Bilateral Investment Treaties (BITs).⁵⁵ The Calvo clause aimed to provide no more protection for alien property owners than nationals of the State would enjoy in respect of their property.⁵⁶

A U.N. General Assembly resolution on Permanent Sovereignty over Natural Resources created a moderate standard that affirmed State sovereignty in determining how to compensate all property owners subject to expropriation, determining that:

each State is entitled to determine the amount of possible compensation and the mode of payment, and that any disputes which might arise should be settled in accordance with the national legislation of each State carrying out such measures.⁵⁷

The various rules and norms arising from international law and international organs essentially establish international best practices that: 1) compensation must be paid to both nationals and non-nationals who are expropriated; and 2) States must establish and follow clear and transparent procedures that apply equally to all expropriated individuals. Those procedures should regulate the process of the valuation of land, and also create dispute resolution mechanisms to address complaints over valuation and compensation.

In line with these international standards, the 2007 Expropriation Law clarifies the rights of individuals in the process of expropriation, including the valuation and compensation processes. Any individual who is expropriated under the law is entitled to receive “just compensation” for the property lost. The amount of compensation should be established based on “market prices” of the property.⁵⁸ Funding for the compensation and for other related costs must be available before taking any steps in the expropriation process and every project must provide in its budget funds to ensure fair compensation of property, including a full inventory of assets of each person to be expropriated.⁵⁹ This and all related legal processes are discussed more fully in detail in the presentation of research findings later in this report.

International standards also require that expropriations must be carried out in accordance with established national laws, and not *ad hoc*, discretionary procedures.⁶⁰ For cases where the

⁵⁴ NOAH RUBINS, N. STEPHAN KINSELLA (2005), INTERNATIONAL INVESTMENT, POLITICAL RISK AND DISPUTE RESOLUTION: A PRACTITIONER’S GUIDE, 158, citing Pat K. Chew, *Political Risk and U.S. Investments in China: Chimera of Protection and Pre-dictability?*, 34 VA. J. INT’L L. 615, 641 (1994).

⁵⁵ RUBINS & KINSELLA (2005), 158-159.

⁵⁶ Shain Corey (2012), *But Is It Just? The Inability for Current Adjudicatory Standards to Provide “Just Compensation” for Creeping Expropriations*, 81 FORDHAM L. REV. 973, 990.

⁵⁷ G.A.Res. 3171 (XXVIII), U.N. GAOR, 28th Sess. para. 3, UN doc.A/9030 (XVIII) (1973).

⁵⁸ 2007 Expropriation Law, Art 2(2).

⁵⁹ 2007 Expropriation Law, Art. 4; RSSB interview, Kigali City interview, MINALOC interview, MININFRA interview, Ombudsman’s Office interview, REMA interview, RTDA interview, interview with Institute of Real Property Valuers of Rwanda, 14/01/2015 (hereinafter “IRPV interview”).

⁶⁰ See LAND EXPROPRIATION IN EUROPE, Jan. 2013, 3, available at <http://www.mreza-mira.net/wp-content/uploads/Expropriation-in-Europe-Jan-2013.pdf>.

expropriation is unlawful—or not in accordance with the law—international best practices dictate the payment of reparation to the wrongfully dispossessed landowner, which is “[r]estitution in kind, or, if this is not possible, payment of a sum corresponding to the value which a restitution in kind would bear; the award, if need be, of damages for loss sustained which would not be covered by the restitution in kind or payment in place of it.”⁶¹

The expropriation laws of other countries are also instructive in applying these standards and determining the adequacy of procedure granted in the Rwandan law. For example, Kenya’s land law allows only the national or county government to request expropriation.⁶² Any land to be acquired through expropriation must be done for acceptable “public purposes” or “in the public interest”⁶³ and only after “just compensation” has been paid to the owner of the land.⁶⁴ The Kenya National Land Commission takes full responsibility for determining all procedural matters related to the acquisition of private land in the public interest, and has wide discretion to determine the procedures and requirements for expropriation through administrative regulations.⁶⁵ Rwanda’s law puts more of the required procedures for expropriation within the law rather than regulations, which is a positive aspect of the Rwandan procedure. However, the limitation of institutions competent to request expropriations in the Kenyan law, and a strong public participation element,⁶⁶ may serve to counterbalance for the risk for abuse of discretion in the Kenyan law, and could be instructive for the Rwandan experience as well.

Uganda’s structure for expropriations is similar to Kenya’s, giving broad discretion to the Minister in charge of land to determine whether the expropriation project is in fact being carried out for a public purpose.⁶⁷ In Rwanda’s 2007 Expropriation Law, the determination of public interest is instead made by the relevant Land Commission⁶⁸ and District/City Council as one of their responsibilities to evaluate and approve applications for expropriation.⁶⁹ The Ugandan law also requires that notice be given to anyone with an interest in the land to be expropriated, although, like the Rwandan law, it is vague regarding what effect should be given to individual comments and concerns raised through public consultations.⁷⁰

In light of this analysis of the Rwandan legal framework, within the context of other regional laws and international standards, an analysis of the institutional framework for expropriations must also be considered, to determine how the law and procedures are carried out in practice.

⁶¹ The Chorzów Factory Case (Germany/Poland), September 13, 1928, Series A, No. 17 (substantive issue) (Permanent Court of International Justice).

⁶² The Land Act, 2012 (Kenya), Sec. 107(1).

⁶³ *Id.* at Sec. 110(1).

⁶⁴ *Id.* at Sec. 111(1).

⁶⁵ *See id.* at Sec. 107(2) (regulations for the process of expropriation generally), Sec. 110(2) (regulations for determining compensation).

⁶⁶ *See, e.g., id.* at Sec. 112.

⁶⁷ The Land Acquisition Act, 1965 (Uganda), Sec. 3.

⁶⁸ It should be noted that the 2013 Land Law replaced Land Commissions with the yet-to-established Land Committees.

⁶⁹ 2007 Expropriation Law, Arts 9-10, 12.

⁷⁰ The Land Acquisition Act, Sec. 5.

3.3 Analysis of Institutional Framework for Expropriation in Rwanda

The competent authorities to initiate expropriation proposals according to Article 8 of the 2007 Expropriation Law are:

- The Executive Committee at District level, when development and expropriation activities concern one District;
- The Executive Committee at the level of the City of Kigali when development and expropriation activities concern any one District within the boundaries of the City of Kigali;
- The relevant Ministry in cases where development and expropriation activities concern more than one District, or are at the national level.

While some government institutions are responsible for initiating expropriation projects, other public institutions are responsible for evaluating the application for expropriation, in order to verify that the proposal fulfills the necessary legal requirements. Article 9 of the 2007 Expropriation Law delegates the responsibility to approve applications for expropriation to the following organs:

- The Land Commission at the District level, when development and expropriation activities concern one District;
- The Land Commission at the level of City of Kigali when development and expropriation activities concern any one District within the boundaries of the City of Kigali;
- The Land Commission at national level in cases where development and expropriation activities concern more than one District, or are at the national level.

Within 30 days of the approval of an application for expropriation, the relevant Land Commission should then request the relevant District authorities to convene a consultative meeting with the affected population where the expropriation project is to be carried out.⁷¹

After the approval of the application for expropriation, the following organs are responsible for approving the actual expropriation of persons, according to Article 10 of the law:

- The District Council, which acts on district-level projects;
- The Kigali City Council, which acts on projects affecting any one District within the boundaries of the City of Kigali;
- Upon an order of the Minister in charge of land whenever more than one District is involved;
- Upon an order of the Prime Minister for projects at the national level.

Expropriating entities are government entities or quasi-state entities that carry out expropriation projects. They are identified as follows:

⁷¹ 2007 Expropriation Law, Article 12.

- Rwanda Social Security Board (RSSB);
- Rwanda Transportation Development Authority (RTDA);
- Rwanda Housing Authority (RHA);
- Rwanda Energy Group (REG) (formerly known as EWSA);
- Rwanda Civil Aviation Authority (RCAA).

Coordinating entities are government entities that may or may not expropriate directly, but have a role in liaising with expropriating entities, whether through oversight, coordination, or by giving advice. They are primarily the following entities:

- Ministry of Infrastructure (MININFRA);
- Ministry of Natural Resources (MINIRENA);
- Ministry of Local Government (MINALOC);
- Rwanda Environment Management Authority (REMA);
- Rwanda Development Board (RDB);
- Ministry of Finance (MINECOFIN).

Government entities are other government organs that are concerned with the expropriation process in some way. They include the following:

- Office of the Ombudsman;
- Rwanda Natural Resources Authority (RNRA);
- Office of the Prime Minister;
- Rwanda Governance Board (RGB);
- Ministry of Justice (MINIJUST).

Local authorities are the decentralized authorities that either expropriate directly or liaise with local populations regarding the expropriation process when it affects their areas. They include the following:

- City of Kigali
- Other District or Sector authorities.

4 RESEARCH METHODOLOGY

4.1 Research Objectives and Conceptual Approach

This study aims to objectively assess the implementation of the expropriation law in Rwanda and to measure the impacts of expropriation upon expropriated individuals and, whenever possible, across the affected communities. The research team's approach was to gather and analyze as much information as possible to provide a realistic assessment of expropriation in Rwanda, focusing on what the law provides in comparison to what actually happens as reported by expropriated individuals and relevant government and CSO representatives. Existing and available statistical data and studies conducted by various institutions have been used to support the analytical work in different aspects of the project, and the research team also contributed to the available data on the topic through its own thorough scientific study design, data collection, and analysis.

The research team has formulated the following indicators from the original research questions, informed by preliminary findings: 1) whether expropriated individuals have been compensated according to the market value of their property, prior to removal from their lands; 2) whether expropriated individuals' other procedural rights have been respected, including whether the affected individuals were involved in "public interest" and valuation determinations; 3) how expropriated individuals' livelihoods have been impacted by the expropriation; and 4) how expropriated individuals have adapted to the potential social and economic disruption caused by expropriation. These indicators are shown as the targets of the conceptual framework in Figure 1 below.

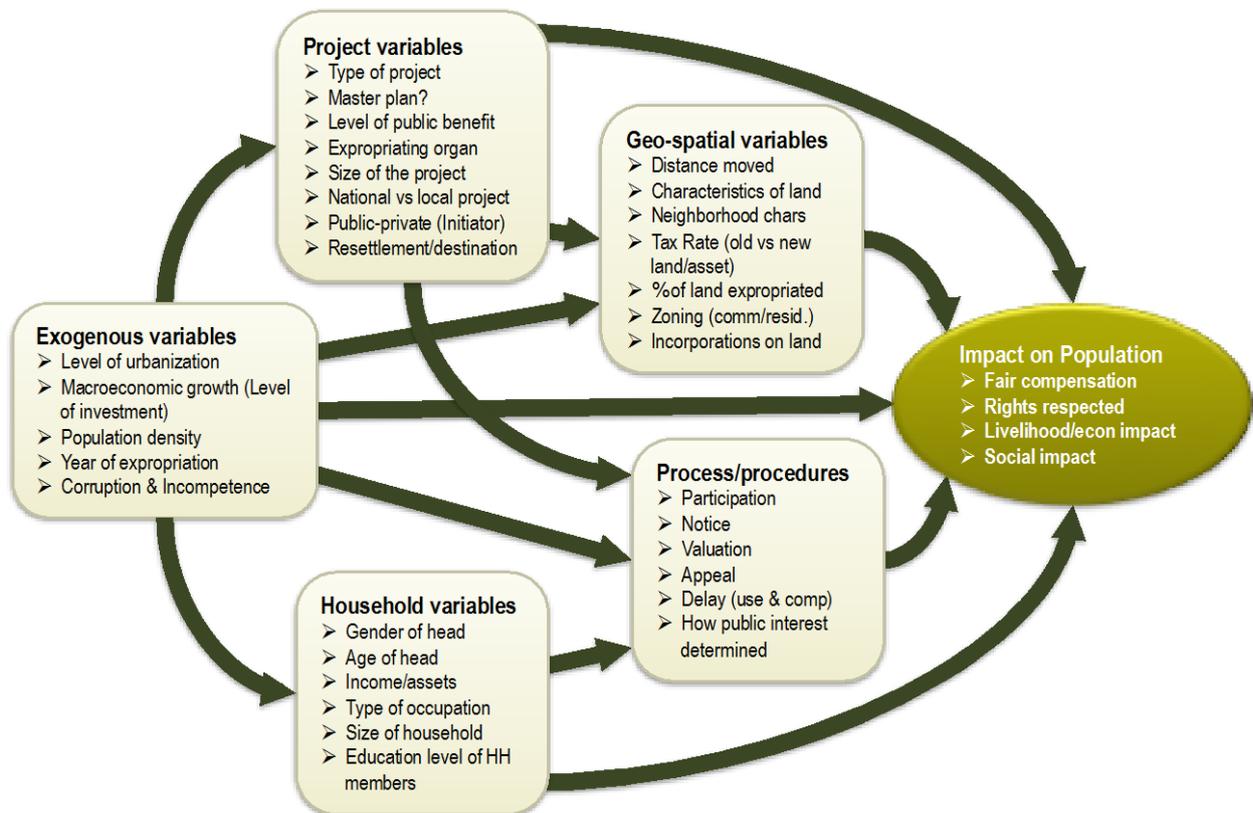
Also shown in the conceptual framework below are the sets of variables believed to account for variation in the four indicators, arranged in terms of their causal proximity to those variables. These variable sets include two proximate groupings: 1) how households were immediately affected by the *process* of expropriation (such as their participation at key stages of the process, notice provided, how valuation was determined, opportunities for appeal, timeliness of compensation, etc.); and 2) how households were affected by *geospatial variables* (including the distance of a move, if required, the physical characteristics of the new/old residence, and the proximity of the new/old neighborhood to service and infrastructure).

The indicators and the proximate variable sets are in turn affected by the characteristics of the expropriation projects. For example, the type of project (road project, commercial development, etc.), the expropriating entity, and the degree of public benefit are some of the project-level characteristics that can affect how far and how many people move (if at all), how much land the expropriated households lose, how much they are compensated, and the process followed in how the households are expropriated. These project and process variables may also be related to characteristics of the households themselves, such as the age, number of children, gender, education and occupation of the head of household, as well as income levels,

which while not necessarily affecting a household's chances of being expropriated, do tend to influence a household's experience during the expropriation process.

Figure 1

Conceptual Framework: Implementation of Rwanda's Expropriation Law and Outcomes on the Population



Finally, exogenous variables, which are believed to be causally antecedent to other variable sets, can potentially affect any or all of the other variable sets. These exogenous variables include level of urbanization in the District, year of expropriation, and other defining characteristics of the broader context of the projects and expropriation process.

In light of the research topic and conceptual framework developed by the research team, the main units of observation for the study have been determined as follows:

- Individuals/households who have experienced expropriation;
- Local leaders (City of Kigali, District, Sector, and Cell) in areas where expropriation has been carried out, who may provide details about how the process is carried out in practice and the level of understanding of the expropriation process among local leaders and the population;
- Officials from the Rwanda Natural Resources Authority (RNRA) and the Ministry of Land and Natural Resources (MINIRENA), as institutions that participate in advising about and approving expropriation projects at the national level;
- Rwanda Environmental Management Authority (REMA), as an institution that is

charged with environmental protection, which sometimes leads to expropriation;

- Rwanda Development Board (RDB), as an entity charged with encouraging investment in Rwanda and supporting private sector growth;
- Rwanda Transport Development Agency (RTDA), Rwanda Social Security Board (RSSB), Rwanda Housing Authority (RHA), and Rwanda Energy Group (REG, formerly EWSA), as institutions that are frequently involved in expropriation projects, in order to learn about the procedures they follow when implementing projects and compare to procedural standards used by other institutions and reported by expropriated households;
- Officials from the Ministry of Infrastructure (MININFRA), as the line ministry for RTDA, RHA and REG were also interviewed to provide observations about the expropriation process from the government coordination perspective;
- Institutions involved in oversight and monitoring of government actions and service delivery, such as the Office of the Ombudsman;
- Members of civil society who may be able to provide data about specific cases of expropriation and the law's impacts on the populations they serve.

4.2 Methods of Data Collection

4.2.1 Qualitative Research

Qualitative research is important in determining institutional practice in carrying out expropriations, and in determining whether these institutions are willing and able to comply with the procedures set forth in the law. This includes the practical requirements for expropriation applications, such as the public interest determination and the giving of notice, the valuation process, and general institutional roles in the expropriation process. Qualitative data also provide context and some evidence of community perceptions about whether the relevant institutions respect procedural requirements in the expropriation law, and some information about how the targeted households are affected by expropriation. Furthermore, qualitative research informs the inquiry as to reasonable alternatives to expropriation, and recommendations for improving implementation of the law. Qualitative research also helped to identify knowledge gaps to be filled by the survey, and subsequently to refine the household survey instruments, to triangulate survey results and enrich the analysis of research findings.

Qualitative research took the form of desk review of secondary sources, Key Informant Interviews (KIIs), and Focus Group Discussions (FGDs). These profile of respondents to these KIIs and FGDs are detailed above in Table 1, Table 2, and Table 3.

4.2.1.1 Desk review

During this phase of the research, the research team reviewed various laws, policies, documents, and records in order to obtain information relevant to the research, as well as to identify information gaps for the refinement and improvement of survey instruments (questionnaires, instruction manuals, etc.) to be delivered to expropriated households. Although prior similar studies providing quantitative data on expropriated households in

Rwanda have not yet been carried out, much has been written on general economic development and land use planning in Rwanda. These scholarly and news articles were consulted in the desk review, along with other available data related to land tenure security.

4.2.1.2 Key Informant Interviews (KIIs)

KIIs were conducted with persons and officials knowledgeable about or directly involved in the expropriation process. The research team conducted 19 Key Informant Interviews with government and CSO stakeholders, and 15 interviews with Sector Executive Secretaries. This method generated substantial qualitative information related to expropriation, such as information about institutional bottlenecks, common mistakes in interpretation of legal obligations, common complaints of individuals being expropriated, common disagreements between local and national authorities, and also frequently reported resource or competence limitations reported by expropriating entities. These interviews also produced information about some “successful” expropriations, and how they were made to be successful.

4.2.1.3 Focus Group Discussions

The research team organized four Focus Group Discussions (FGDs)—three with groups of expropriated individuals and one with a group of legal aid organizations. These FGDs helped in refining the questionnaire to be administered to expropriated households, and also generated illustrative case studies.

Three Focus Group/Sensitization Discussions for local officials from the sampled Districts were also organized. Participants at these FGDs were the District Land Bureau officers and legal advisors to the Districts. The purpose of these meetings was both to obtain data and experiences of District-level authorities in the expropriation process, and also to sensitize District authorities to the preliminary findings of the research, engaging them in the process of further policy development in the expropriation process.

4.2.2 Quantitative Data: Structured Interviews/Household Survey

Structured interviews based on a household survey were carried out with randomly selected expropriated households in order to collect quantitative data on their experiences with the expropriation process. A questionnaire that allowed, as much as possible, for closed-ended responses was administered at the household level in scientifically sampled Districts and Sectors. The survey results provided necessary information about the expropriation process, assisting the research team in assessing both the short- and long-term impacts of expropriation on the affected population. The content of the questionnaire was divided into the following eight sections:

Section 1. Status and physical characteristics of the expropriation;

Section 2. Socio-demographic characteristics of the expropriated household;

Section 3. Expropriation project characteristics;

Section 4. Expropriation process;

Section 5. Valuation of expropriated property;

Section 6. Compensation for expropriated property;

Section 7. Changes in socio-economic conditions;

Section 8. Governance issues.

The data obtained through the questionnaire were also critical to cross-check the reports of government actors involved in the expropriation process by providing reports from the expropriated population about compliance with timelines and other procedures required by law.

4.2.2.1 Use of mobile technology in data collection

Data collection was done digitally using tablets and survey software. The enumerators were trained in all relevant functions and applications of the tablets, including how to run the questionnaire on the tablet, how to navigate through the questionnaire, how to correct responses, how to save incomplete questionnaires, and how to upload results, whether immediately or later when an internet connection could be obtained. The enumerators were also trained in basic troubleshooting for the tablet and survey technology so that they could mitigate any problems arising in the field. The core research team was also able to supervise and check all data coming from the field in real-time, and assess and correct errors immediately and electronically where possible. Each uploaded survey included an individual numerical tag for each enumerator, so recurring problems were easily corrected in the first days of data collection.

4.2.2.2 Enumerator training

The training of enumerators was a 5-day event held in Kigali. All members of the field research team—both enumerators and regional coordinators—were required to attend. The training included an introduction to the overall framework and scope of the study, an explanation of the definition of expropriation according to the law, and also extensive training on the content of the household survey instrument and the technology to be used in administering the household survey.

The introduction to the study was used to orient the participants to the broad conceptual framework of the study and the progress of the research team in carrying out the study. The text of the 2007 Expropriation Law was reviewed with participants in order to illustrate both the definition of expropriation according to the law, and also the reasons provided under the law for the “public interest” purposes that justify expropriation. Participants were also exposed to the research questions and conceptual framework of the study. The participants showed great interest in the content of the study and, given that most of the participants were experienced data collectors and legal professionals, they shared questions and experiences that would assist in the collection of data in the present study.

4.2.2.3 Pre-testing questionnaire

The questionnaire was pre-tested over a period of one and a half days in and near Kigali City. Both rural and urban sectors were targeted during the pre-test. Immediately following the pre-test, the enumerators and coordinators re-convened for a debriefing of the pre-test. During this debriefing, the data collectors and coordinators provided input and comments about the questionnaire and the data collection process based on their experience in the field. Some of their input related to adding more response options to certain questions to cover the full breadth of experiences of expropriated households. Enumerators found that many respondents had not been required to move or had not yet moved from their expropriated land, and their responses helped the research team to identify sections of questionnaire that would not be applicable to such respondents, thereby increasing accuracy and efficiency in data collection.

4.2.3 Locating Respondents for Fieldwork

One of the threshold issues that had to be addressed in this study was locating specific respondents for the household survey. First, a complicated listing process was necessary because the survey was only relevant for those households/individuals who had actually experienced expropriation. While the lists of expropriated individuals are available at the District level, the process of follow-up and obtaining permission to gain access to these lists was resource-intensive and time-consuming. The survey was specifically designed to represent the experiences of expropriated households, so obtaining the lists of expropriated households and then finding those specific individuals was critical to the accuracy of the survey results.

In addition to the difficulty in obtaining the specific lists of names of expropriated individuals for the household survey, the nature of expropriation is that it dispossesses individuals of their lands, which in some cases⁷² can cause them to relocate to another destination. Because the research team recognized the importance but also the difficulty of locating specific respondents in ensuring the overall effectiveness of the fieldwork, a regional coordination plan was developed to facilitate fieldwork. This plan involved the grouping of enumerators into 5 regional teams (one per Province/Kigali City), each under a regional coordinator. The regional coordinators focused on the critical task of locating respondents, fixing appointments for interviews, coordinating with local authorities in the area, and resolving technical and logistical issues of the field team.

This method of regional coordination proved effective, and many enumerators were able to exceed the minimum expected number of questionnaires per day as a result. However, in Kigali City, it was anticipated and proven true that it would be difficult to locate respondents because neighbors are not as familiar with each other, and also because many residents of Kigali work during the day outside of their homes. To address this issue, the enumerators and coordinator for the Kigali City region worked during evenings and weekends to ensure they met with all respondents.

⁷² Approximately 15% of expropriations lead to relocation.

Replacement of respondents. By nature, expropriation can require the movement of households from their original locations to new, unpredictable locations in other parts of the country. This was anticipated from the beginning of the study, and the procedure for regional coordination in the field work was meant in some way to provide for the possibility to utilize enumerators working in other parts of the country to reach respondents who had relocated to more distant areas. A procedure for incorporating randomly selected replacement households for each area was also devised. In each selected sector, a total of 52 expropriated households were selected randomly. These selected households were assigned an identification number, starting with 1 and ending with 52. It was decided that the selected households bearing multiples of three (numbers 3, 6, 9, 12, 15, etc.) would comprise replacements. The rest of the households on the list were the core households. Enumerators were provided with instruction about the replacement of missing households appearing on the list and how to draw households from the replacement list.

From the lists of expropriated households obtained at the District and Sector levels, errors were discovered, requiring the use of some replacements. This was noted in Rubavu, Ngororero, Muhanga, Nyamasheke, and Bugesera. One of the possible reasons for requiring a higher number of replacements in these areas included allegations of corruption, for example in trying to list “ghost” properties on lists and take false compensation. Some projects were also reportedly reassessed after long delays, which removed some households originally indicated for expropriation from the final plans and lists. Another issue commonly reported was individuals who rented or cultivated land owned by another person being erroneously listed as the owner of the land, or listed as an owner of an interest in expropriated property (crops), but not land. Some households that were on the lists provided by Districts or Sectors were found to be residing on or claiming to own marshland, which is considered State land and so is not subject to expropriation.

A large dam project affected Muhanga, Ngororero, and Nyamagabe Districts, which from the experience of the enumerators seemed to cause a number of long-distance relocations. It was difficult to recover contact information for these households, so they became virtually untraceable to the field team. Furthermore, urbanized areas, including the Districts of Kigali City, and also Musanze, Rusizi, and Kayonza, posed similar difficulties in locating respondents who had presumably moved longer distances but had not left any contact information behind.

In several of these Districts with the particular challenges mentioned, the household replacement rate was up to 30%, which, given the focus of the study (expropriation) is not unexpected. Due to the modestly higher substitution rate among long distance movers the impacts of long distance relocation may be slightly underestimated, however analysis presented later in this report shows that long-distance movers do not differ significantly from short-distance in basic demographic composition (gender, age, household size, etc.) (Table 4). For example, when those who relocated within the same Sector are compared with those who relocated to a different Sector, District, or Province, they are very nearly the same rate of key demographic characteristics such as civil status, age, female-headed households, and size of

plot. However, the one notable difference is the education level of the head of household is actually much higher for those who moved long distances, which suggests that those who moved long distances were opting to do so, had the socio-economic mobility to do so, and also may have moved for reasons that were not actually caused by the expropriation.

Table 4

Comparison of Relocated Households by Proximity of Move and Selected Demographic Characteristics								
Proximity of Move	Percent female head of HH	Mean age of head of HH	Percent married head of HH	Mean nbr of children in HH	Mean nbr of HH members	Percent HH head. educ. secondary and above	Property owned before (Ha)	N
Relocated in same Sector	25.1	47.9	65.5	2.38	5.85	9.20	0.40	195
Relocated to different Sector/Dist/Prov	26.7	49.0	57.1	2.30	5.35	26.70	0.51	15
Total	25.2	48.0	64.9	2.38	5.81	10.50	0.40	209
Sig.*	0.552	0.769	0.933	0.850	0.488	0.057	0.566	

4.3 Sampling Methodology

The complexity and importance of the listing and sampling process summarized above is further detailed in the following section along with an initial look at the sample distribution.

4.3.1 Sampling Frame

The sampling frame is an exhaustive list of all units comprising the study population for the household survey, which is all households expropriated in Rwanda under the 2007 Expropriation Law.⁷³ Preparatory steps in the sample design began with an exploratory field review of what would be entailed in completing a listing of all expropriated households in the country. The review was conducted in five test Districts—Huye, Muhanga, Gasabo, Bugesera and Rwamagana. Based on discussions with the local authorities in these five test Districts, the research team concluded that the data available on expropriated households at the District level in most Districts would serve as a reasonable basis for the listing and scientific sampling of expropriated households.

The research team then organized field visits to all 30 Districts in Rwanda to work with officials in compiling figures on the number of expropriations conducted in each District since 2007. The exercise was fruitful, and after obtaining a letter of support and cooperation from MINALOC, all Districts provided the number of expropriated households by Sector, and by Cell where possible. These figures on expropriated households by District and Sector constituted the sampling frame for the survey.

⁷³ The sample included incidental numbers of households for whom the expropriation process technically commenced before 2007, but for whom delays caused many steps in the expropriation process to be carried out under the 2007 law.

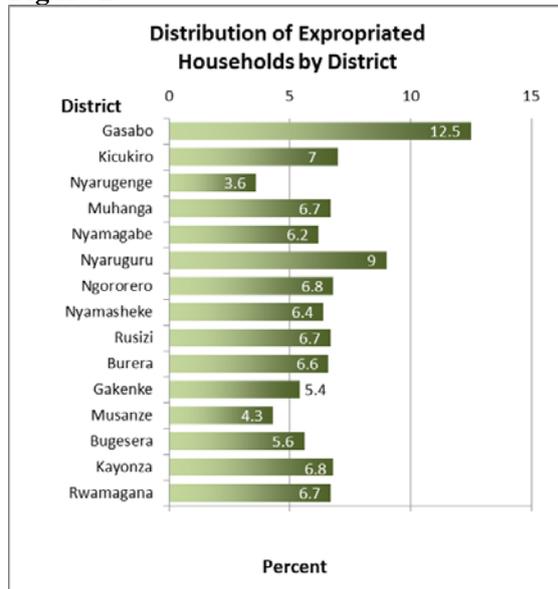
4.3.1.1 Sample size considerations

Rwanda is administratively composed of 4 Provinces and the City of Kigali, which in turn break out into 30 Districts, 416 Sectors and 2,148 Cells. In each Province, 3 Districts were randomly selected for study, with probability proportional to size, which amounted to 15 Districts in total. In Kigali City, which is composed of 3 Districts, all 3 Districts were included in the sample. In each of the selected Districts, three Sectors were randomly selected from among all sectors experiencing expropriation (at least 50 households), so that a total of 45 Sectors across the 15 selected Districts were included in the sample. It is important to note that field visits to the selected Districts occurred before the final sampling of sectors and households for the purpose of determining which Sectors experienced a sufficient level expropriation to warrant inclusion in the sample. This information enabled the research team to sample exclusively from Sectors actually known to have implemented expropriation projects since 2007. The final lists of expropriated individuals at the District level were used to compile the national list of Sectors that experienced expropriation, from which the sample households were randomly selected.

4.3.1.2 Sample size

A sample size of 1,475 households for the survey was calculated using the Bienaimé-Chebychev inequality and the law of large numbers.⁷⁴ Because of resource constraints, and the realization that many sectors contained few or no expropriated households, the team concluded that a modestly smaller sample size of 1,384 households would be sufficient for estimating all of the main parameters of this study. During the cleaning process it was noted that some households had been interviewed twice as they had been expropriated multiple times and randomly found their way into the sample both times. In those cases data were retained only for the first of the two expropriations. The final number of households included in the analysis, after eliminating erroneous, duplicate and incomplete data came to 1,381

Figure 2



⁷⁴The minimum sample size is calculated based on the fact that when the sample size is large enough, f follows

the normal law of parameters p and σ ; $f \sim N(p, \sqrt{\frac{pq}{n}})$ and, on the other hand, for the normal law, $t=1.96$ with 95% confidence interval. If we want the observed frequency f to be located, with a probability $P=95\%$, within the interval $[p-0.01, p+0.01]$. Knowing p and $q=1-p$, and that

$$\Pr\{|f-p| \leq 0.01\} \geq 0.95, \text{ then } t \sqrt{\frac{pq}{n}} \leq 0.01 \Rightarrow 1.96 \sqrt{\frac{p \cdot x \cdot q}{n}} \leq 0.01.$$

Finally, using the normal distribution and taking $p=0.04$ and the interval of confidence of 95%, the minimum sample size is 1,475 households.

households. This is approximately 6% of the estimated number of expropriated households in the 15 sampled Districts,⁷⁵ which is representative in comparison to other surveys conducted in Rwanda on the national level, which often take a sample size of less than 1% of the total population under study.⁷⁶ The distribution of the sampled households by Province and District can be found in Figure 2.

4.3.2 Sample Selection Procedures

A multi-stage sample design was used in the selection of expropriated households. The *Primary Sampling Units (PSUs)* in the sample were Districts and the *Secondary Sampling Units (SSUs)* in the sample were Sectors. By drawing a sample of Districts and then Sectors within those districts, we were able to draw a sample of expropriated households, the *Tertiary Sampling Unit*, representative of the entire country.

The research team narrowed the definition of expropriation for purposes of composing the lists of expropriated households only to include those households that had been informed of the pending valuation of their lands, already valued, or already received compensation. The decision to avoid households that had not reached any of these stages but perhaps had only been notified of expropriation in general was made because qualitative research showed that expropriating entities frequently amended lists and project sizes to remove (or add) households from original lists, and also because those households who had not yet had very much tangible experience in the process of expropriation would not be able to contribute substantially to the findings due to that limited experience.

4.3.2.1 Selection of District (PSU)

In each of the 30 Districts in Rwanda, the research team obtained information on the number of expropriated households. The 15 Districts for study were then selected with Probability Proportion Size (PPS), with the size representing the number of expropriated households in that District.

4.3.2.2 Selection of Sectors (SSU)

In each selected District, three Sectors were randomly selected from among the Sectors where a minimum level of expropriations had occurred, comprising a total of 45 Sectors across the country for the survey. Because all Sectors did not have the minimum required number of expropriations (50) for resource-efficient sample selection, groups of Sectors were created to take the place of a single Sector in some Districts, to reach the minimum level of expropriated households without compromising the scientific integrity of the sample.

4.3.2.3 Selection of households (TSU)

In selected Sectors, the research team was able to obtain detailed lists of names of expropriated individuals for purposes of selecting households. The research team also

⁷⁵ See 4.3.2.4 *infra*, indicating that the total population of expropriated households in the 15 sampled Districts is approximately 22,314.

⁷⁶ *E.g.*, Household Living Conditions Survey, Agriculture Surveys, Demographic and Health Surveys.

incorporated households expropriated by independent entities that perform expropriations, such as the City of Kigali, RTDA, RSSB, and REG (ex-EWSA), which also provided lists to the research team. The probability of selection of a household in each of the selected Sectors was proportional to the number of households in that Sector experiencing expropriation.

5 RESEARCH FINDINGS

This section of the report presents the research findings, integrating the data from the household survey, KIIs, and FGDs. It is organized into subsections addressing the major elements of the conceptual framework of the research. The three broad subsections are: 1) a profile of expropriation in Rwanda; 2) an analysis of procedural concerns; and 3) an analysis of socio-economic impacts. The topics discussed in the profile of expropriation include baseline data on expropriations in Rwanda and characteristics of expropriation projects. The section on procedure includes an analysis of the research findings in the areas of planning and coordination, the public interest determination, notice and public participation, and valuation and compensation. The concluding section on socio-economic impacts analyzes the impacts on property ownership, individual support for expropriation projects, the effects of inadequate compensation, how cash compensation is spent by expropriated households, effects of expropriation on household income, and a measure that considers the overall impact of expropriation.

Because the household survey is drawn from a scientific national sample frame, we are able to apply sampling weights to the 1,381 surveyed households to estimate parameters of the national population. Thus the survey findings presented in this report are representative of the national level. Because many surveyed households were still in the process of expropriation at the time of the survey, some of the analyses only relate to already compensated households, which are 967 in number, weighted at 947. Another sub-group of households targeted in some of the analyses is comprised of all households that have had their residences relocated as a result of the expropriation, which is 231 households, weighted at 209 after adjusting for their probabilities of selection. Filters have been created in the dataset so that these important subgroups can be isolated for targeted analysis as needed by turning the filters on or off. Table 5 shows the number of sampled households and the corresponding numbers of households in these categories using these standardized sample weights.

Table 5

Number of Weighted and Unweighted Expropriated Households by Subpopulation Category		
Subpopulation Category	Unweighted N	Standardized Weighted N
All expropriated households	1,381	1,381
Fully or partially compensated households	967	947
Relocated households	231	209

Different tables and graphs in this report will use these weighted total numbers of observations, referred in the tables as “N”, to more accurately represent the experience of all expropriated households of varying characteristics at the national level.

By taking into account the first round of listing done at the District level, and the second round of listing whereby lists of names of expropriated individuals were actually obtained, a total number of expropriated households in the 15 selected Districts was calculated at 22,314.

5.1 Profile of Expropriations

5.1.1 Profile of Respondents

Expropriated households generally followed the distribution of gender and age among the overall population of Rwanda, with 72% of expropriated households headed by men, and 28% headed by women.⁷⁷ Most households were headed by individuals between 36 and 65 years of age, and proportionally, more female-headed households fall into higher age categories (Figure 3).

The size of expropriated households is as follows: small households (1-4 persons) and medium-sized households (5-6 persons) represent just under 1/3 of expropriated households, respectively. Households of 7 or more persons represent closer to 40% of expropriated households. National averages reveal that small households are 55% of the population, and medium-sized are 27%, while large are just 18%. This divergence is due to the fact that property owners (and thus those that can be expropriated) in Rwanda tend to be older and with larger households than the general population. Many younger households with fewer children have not yet reached the stage in the life cycle where they can purchase or inherit land of their own.

Figure 3

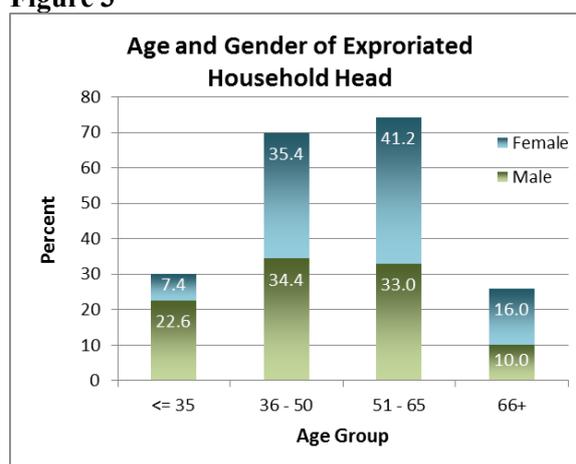


Table 6

Household Characteristics by Household Size				
Household Size	Percent	Mean Number of Children	Mean Dependency Ratio	N
1 - 4	30.2	3.11	0.67	417
5 - 6	31.7	5.44	1.10	437
7+	38.1	8.66	0.97	527
Total	100.0	5.97	0.93	1,381

The mean dependency ratio (a calculation of the average number of wage earners supporting non-wage earners) is significantly lower for the small households, at 0.67, while it is very close to 1 to 1 for both medium-sized and large expropriated households, as shown in Table 6. In short, larger households tend to have more dependents relative to the working aged adults than to smaller households.

⁷⁷ The Census revealed that 71% of Rwandan households are headed by men, while female head of households represent 29%. National Institute of Statistics of Rwanda (NISR), Ministry of Finance and Economic Planning (MINECOFIN) [Rwanda], 2012. *Rwanda Fourth Population and Housing Census*. Final Results: Publication tables.

Table 7

Characteristics of Heads of Expropriated Households		
Characteristics of Head	%	N
Civil Status		
Married	64.3	889
Single	6.2	86
Divorced/separated	1.3	18
Widowed	22.4	310
Informal union	5.8	79
Total	100.0	1,381
Education Level		
Primary incomplete	49.7	687
Primary complete	38.0	525
Secondary/technical	7.9	109
University and above	4.3	60
Total	100.0	1,381
Occupation		
Agriculture	69.6	962
Unskilled labor	3.5	48
Skilled labor	6.3	87
Commerce/trader	7.9	109
Civil servant	5.1	71
Other	0.8	12
Unemployed	6.7	93
Total	100.0	1,381

An analysis of household headship for expropriated households (Table 7) reveals that 64% of the heads of household are married. A large portion of expropriated households, 22%, report being headed by widows. The analysis of the level of education of the head of household for expropriated households generally follows levels of education reported nationally. Almost exactly half of expropriated households are headed by an individual who has not completed primary-level education. Another 38% of expropriated households are headed by an individual who has completed no higher level of education than primary school. Nearly 70% of expropriated households are headed by an individual whose primary source of income is farming. Another 8% of expropriated households are headed by individuals who make their living through other generalized commercial activities. Skilled and unskilled laborers make up about 10% of expropriated household heads, and civil servants head about 5% of expropriated households.

5.1.2 Project Characteristics

Since the adoption of the Expropriation Law in 2007, expropriations have been generally on the rise. In fact, 60.5% of all expropriations carried out since 2007 have occurred since 2012, as shown in Figure 4. Given Rwanda’s continued impressive movement toward over-arching and ambitious development goals, and continually high ratings for fighting corruption in government, regional and international investors continue to be drawn to Rwanda, so this increase is far from surprising.

Figure 4

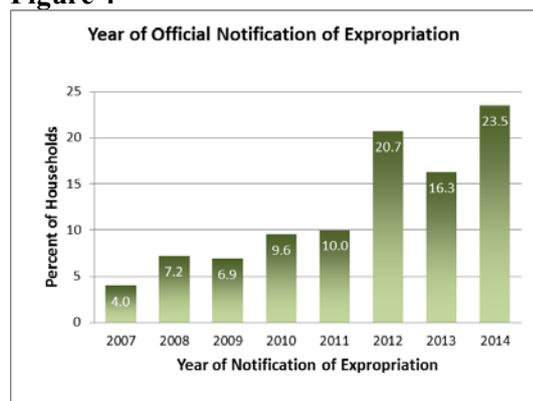
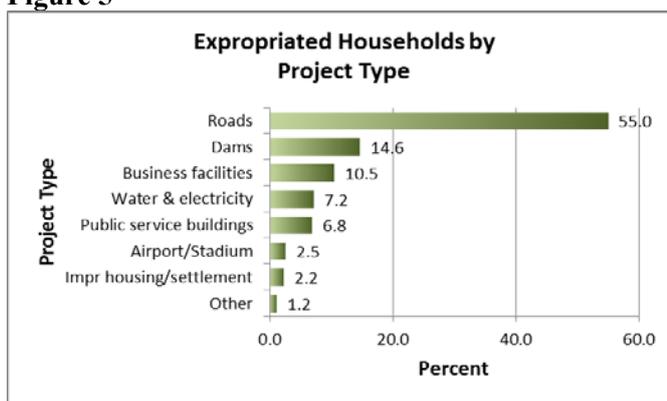
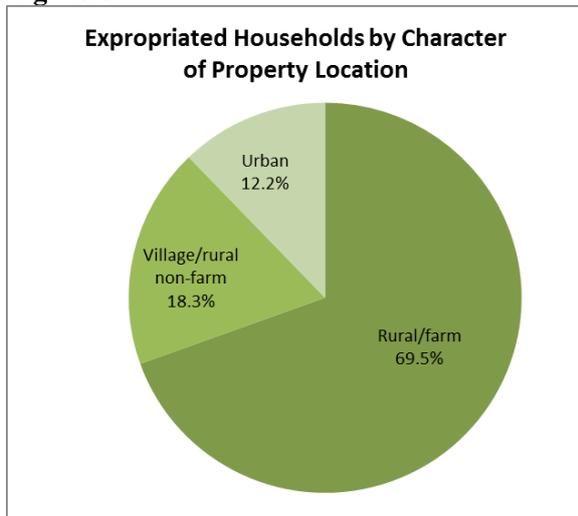


Figure 5



Expropriation projects also show trends by type. As revealed in Figure 5, the overwhelmingly predominant type of project carried out through expropriation is road improvement projects, affecting 55% of all expropriated households. Dam projects are the second largest category, affecting 14.6% of expropriated households.

Figure 6

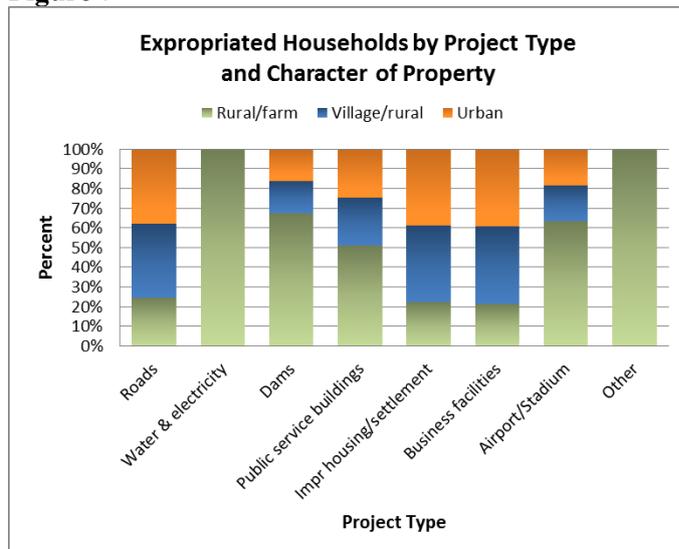


Dam projects are the second largest category, affecting 14.6% of expropriated households. Business facilities make up 10.5% of expropriations, water and electricity infrastructure make up 7.2% together, and public service buildings constitute 6.8% of expropriations. Airport and stadium projects only account for 2.5% of all expropriations, when calculated together, and improved housing/settlements are 2.2% of all expropriations.

Prior studies have shown that expropriation mainly affects urban and peri-urban areas as opposed to rural areas, and that projects implemented in rural areas are different in

nature from those implemented in urban and peri-urban areas.⁷⁸ It has been reported that, in rural areas, projects mainly relate to road construction to connect local neighborhoods, installation of power lines (electric poles), and some agriculture projects, whereas in urban and peri-urban areas, expropriation projects mainly relate to private and public property development and general urban development.⁷⁹ According to data obtained in the household survey, the number of households affected by expropriation is much higher in rural areas than

Figure 7



urban areas—almost 70% of expropriated households come from rural areas (Figure 6). While land is predominantly rural in Rwanda,⁸⁰ this overwhelming emphasis on expropriation in rural areas was not reported in previous studies.

When project type is compared to the character of expropriated property, the predominantly rural character of expropriated land is again evident, as shown in Figure 7. Among the property expropriated for road creation and improvement, 58% is

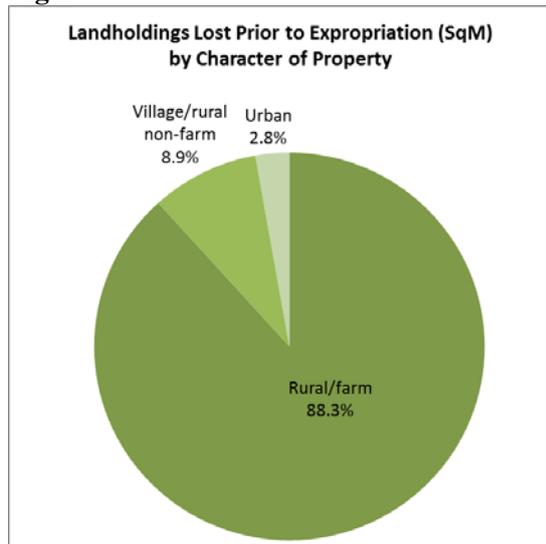
⁷⁸ Kairaba & Simons (2011), 27.

⁷⁹ ACORD-Rwanda, 2014, *Etude de Base sur les Conflits Agricoles et Fonciers et l'Incidence des Reformes Foncieres sur ces Conflits dans les Districts de Musanze, Bugesera, Kamonyi et Ngororero*, 12.

⁸⁰ Approximately 17% of households in Rwanda are urban. NISR, Fourth Population and Housing Census, Rwanda, 2012. Thematic Report: Population Size, Structure, and Distribution, at p.11.

expropriated from rural areas. 23% of land expropriated for roads is from peri-urban or village in character, and 19% is urban in character. Electricity and water projects were almost all

Figure 8



carried out in rural areas, which is logical given Rwanda's stated development plans and the need for those infrastructure services in previously un-served rural areas. Other project type trends follow as expected, with projects requiring large amounts of land, such as dams, new public service buildings, and airports and stadiums happening predominantly in rural areas. Business facilities and improved planned housing areas are among the more common types of projects that occur in urban and peri-urban areas.

Households in rural settings, villages and urban areas are similar in the share of land they lose due to expropriation (approximately 65-75% of

their total land, for households from all three groups). However, as a proportion of all land lost to expropriations, rural land far outweighs urban land, with rural land accounting for 88.3% of all land lost (Figure 8). This is due to the large number of rural households in Rwanda and the fact that holdings in rural areas, which are primarily agricultural, than they are in urban areas.

Consequently, the average loss of actual land in square meters is 3,349m in rural areas, compared to 1,072m in peri-urban or village settings, and 558m in urban areas, where properties are used mainly for residential and commercial purposes (Table 8).

The mean percentage of land lost by project type is shown in Figure 9, where the data show that many types of projects can cause total or near-total expropriation. However, water and electricity projects are the least likely to cause total expropriation. While road projects require

Table 8

Character of Expropriated Land	Household Land Lost in Expropriation			Na*
	Mean (SqM)	Sum (SqM)	Sum SqM (%)	
Rural/farm	3,349	2,106,260	88.3%	629
Village/rural non-farm	1,072	213,027	8.9%	199
Urban	558	66,844	2.8%	120
Total	2,518	2,386,130	100.0%	947

*Sig < 0.001 *Includes only households that have been fully or partially compensated

total expropriation about one-third of the time, bringing the mean percentage of land lost up above 60%, most road projects actually required expropriation of less than 50% of holdings on average.

In fact, road projects and water/electricity projects, which have a greater tendency

to result in partial expropriation, actually accounted for most of the expropriations in Rwanda. Roads accounted for 55% of all expropriations, and water/electricity projects accounted for 7% of all expropriations (see Figure 5 above). In total, these two types of predominantly partial expropriation projects represented 62% of all expropriations in Rwanda.

The average amount of land a household loses due to expropriation is 2,518m², but the mean loss of land is considerably smaller at 1,406m², reflecting much lower average expropriations in village (2,039m²) and urban (1,024m²) areas as compared to rural areas (5,347m²) (Figure 10). This is consistent with the results reported earlier on the amounts of land lost to expropriation in these different settings.

Figure 10

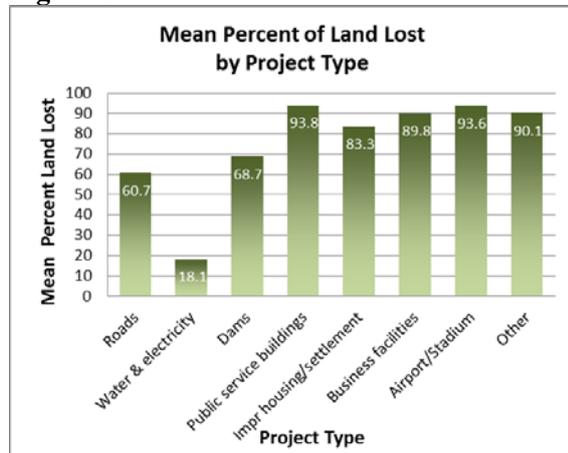
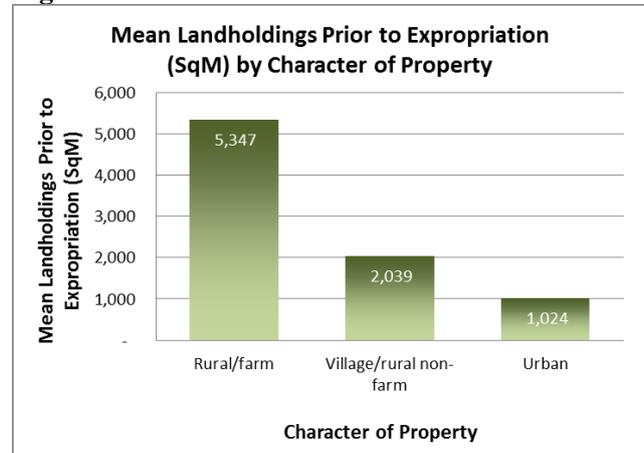


Figure 9



Despite the perception of expropriation being a largely urban phenomenon, these data show that the experience of rural landowners in the expropriation process is the predominant experience, given the large number of rural households expropriated and the large amount of rural land lost to expropriation. Not only is most of the total land lost rural land, but also as a proportion, expropriated households tend to be located in rural areas. At the district level, we find that expropriations are proportionally greater in districts where the population is proportionally more rural. This results in a modest negative District level correlation between the degree of urbanization and the rates of expropriation ($r = -.149$). Urban districts such as Gasabo, Kicukiro and Nyarugenge, for example, have an average expropriation rate of 0.77%, compared to the District average of 1.17%.

Actual residential relocation due to expropriation is not a frequent phenomenon, and only affected 15.1% of expropriated households. Another 30.9% of expropriated households still reside on their expropriated lands, reflecting the predominance of partial expropriations for road and infrastructure projects, as noted above. The remaining 53.9% of expropriated households are actually expropriated from lands that were not the location of the household's residence, so also are not required to relocate (Table 9). Among the small percentage of households that did relocate, 44.4% of them remained in the same village/*umudugudu* as the expropriated property, and 35.8% moved to a different *umudugudu* in the same Cell. 13.2% moved to a different Cell in the same Sector, and altogether, only 6.6% of relocated households moved to a different Sector, District, or Province. In short, when expropriated households are required to relocate they tend to resettle in relatively nearby locations.

Though most households that must relocate due to expropriation move to areas similar in character to their previous residences, others, particularly those who have moved to rural areas

Table 9

Changes in Residential Status and Destination Due to Expropriation			
Change in Residence	Percent of HHs	Mean Distance Moved (Km)*	N
Residential Status			
Relocated to another resid	15.1	-	209
Still live in residence being expr	30.9	-	427
Still in resid (resid not on expr land)	53.9	2.9	745
Total	100.0		1,381
Residential Destination †			
Did not change residence	84.8	-	1,172
Moved elsewhere in same Village	6.7	0.9	93
Moved to diff Village in same Cell	5.4	1.4	75
Moved to diff Cell in same Sector	2.0	4.3	27
Moved to diff Sector in same District	0.6	6.5	9
Moved to diff District in same Province	0.2	28.0	3
Moved to diff Province in Rwanda	0.2	61.3	3
Total	100.0	2.9	1,381

*Among households that relocated

†Differences in means significant at $p < .001$

from villages or cities, find themselves in unfamiliar surroundings as a result of expropriation. A common allegation heard is that rural farmers are forced into cities by expropriation, losing their livelihood and plunging them deeper into poverty. However, according to the data, 70.7% of relocated rural/farm dwellers remained in rural areas, while the remaining 25.1% and 4.2% moved to villages and urban areas respectively. Expropriations in villages and urban areas were more likely to result in a significant change in residential context. Among village/rural non-farm dwellers, 32.1% moved to rural locations and 1.9% moved to urban locations; among urban dwellers, almost half (57.6%) shifted to different surroundings—only 4.8% percent to rural areas but 42.9% to village/rural non-farm areas (Table 10).

Formerly urban and village/non-farm households are likely relocating to less urbanized locations because their compensation is not sufficient to purchase new properties and residences in the higher cost urban areas, obliging them to resettle farther out where land is more affordable.

Expropriation in Rwanda affects Rwandans regardless of gender, location, and other demographic factors—generally affecting the population without discrimination based on those factors. Some of the impacts, however, can be disproportionate depending on the socio-economic status of the household, as will be discussed in Section 5.3 below. However, the rate of relocation due to expropriation is overall quite low, which seems to be due to the types of projects carried out through expropriation. The characteristics of projects show a

Table 10

Comparison of Expropriated and Current Property Location for Households Relocated Due to Expropriation					
Character of Expropriated Property	Character of Current Property			Total (%)	N*
	Rural/farm (%)	Village/ rural non-farm (%)	Urban (%)		
Rural/farm	70.7	25.1	4.2	100.0	167
Village/rural non-farm	32.1	66.0	1.9	100.0	53
Urban	4.8	42.9	52.4	100.0	21
Total	56.4	35.7	7.9	100.0	241

$\chi^2=86.744$; $p < 0.001$

*Includes only households that have relocated

predominance of infrastructure projects like roads and water/electricity improvements, often resulting in only partial expropriations, with some large and notable airport and dam projects that more often require a full expropriation and relocation.

5.2 Expropriation Procedures

Research has shown that land registration, titling and ensuring the right to private ownership of land has increased the security of land-related investments attendant to Rwanda's economic growth strategies. However, this increased growth and investment can also require expropriation.⁸¹ Through its economic development plans, the Government of Rwanda has already committed to encourage and promote private investment.⁸² Previous reports have shown that most of the expropriation projects that have been planned or already implemented are in fact related to property development and investment.⁸³ Although the benefits of land use planning and economic development are not disputed, and many Rwandans do support the government's development strategy and efforts to improve Kigali and other parts of the country through expropriation, some common complaints about levels of compensation and excessive delays suggest that improvements in the process may be needed.⁸⁴

The 2007 Expropriation Law provides a specific procedure for the expropriation of private land in the public interest. This procedure has been instituted to protect the rights of individuals being expropriated as well as the community to be served by the project. However, to realize these goals of proper protection of the community, the government's strict

⁸¹ A. Durand-Lasserve & G. Payne (2006), *Evaluating Impacts of Urban Land Titling: Results and Implications: Preliminary Findings*, 5, 10, available at <http://siteresources.worldbank.org/RPDLPROGRAM/Resources/459596-1161903702549/S7-Durand.pdf>.

⁸² Government of Rwanda (2013), *Economic Development and Poverty Reduction Strategy (EDPRS 2)*, 28.

⁸³ Kairaba & Simons (2011), 27.

⁸⁴ Payne (2011), 37. See also Ministerial Order no. 001/16.00 of 23/11/2009 determining the Reference Land Prices in the City of Kigali; Kairaba & Simons (2011), 27; Stephen Rwembeho, *Kayonza Residents Await Compensation Six Years On*, THE NEW TIMES (Oct. 31, 2014), available at <http://www.newtimes.co.rw/section/article/2014-10-31/182547>; Editorial, *Expropriations should be carried out in a timely manner*, THE NEW TIMES, available at <http://www.newtimes.co.rw/section/article/2015-05-06/188530/>, (June 06, 2015); Eugene Kwibuka, *Government earmarks RWF 16 billion to meet expropriation costs*, THE NEW TIMES, (Nov. 5, 2014), available at <http://www.newtimes.co.rw/section/article/2014-11-05/182721>.

adherence to the procedural requirements of the law, and an inquiry into whether those procedures are clear enough and accompanied by sufficient safeguards to protect individual landowners' rights, must be examined.⁸⁵

5.2.1 Planning and Coordination

As Rwanda develops and urbanizes at an increasing rate, concerns over planning and coordination of development efforts, and expropriation in particular, have been raised by many respondents in this study. Delays in the payment compensation, a frequently cited problem by both government respondents and expropriated individuals, were actually attributed by many respondents to the issue of poor planning and lack of adequate consideration of the budgetary implications of expropriation projects.⁸⁶ While the 2007 Expropriation Law does not directly address the issue of planning and coordination, a letter from the Prime Minister to all relevant government agencies relating to expropriation gives advice on this issue, including the requirement that government agencies allocate sufficient funds for compensation before carrying out an expropriation.⁸⁷

Some respondents also raised concerns that local populations were not being properly sensitized to the expropriation process, causing unnecessary anxiety and even economic and emotional harm to the residents.⁸⁸ Expropriating entities pointed to the obligation of local authorities to sensitize populations to expropriation, and to facilitate the payment of compensation.⁸⁹ However, when asked whether institutional coordination was a problem in the expropriation process, MINALOC noted that local authorities are not succeeding in this role of liaising with the local populations on expropriation. Some respondents called for the creation of a national coordinating body over expropriation to address this problem of coordination and communication.⁹⁰ Along these lines, MINALOC has recently dedicated a unit within the Ministry to respond to issues arising from expropriation. MINALOC has called this a first step, believing that a national coordinating body is also needed.⁹¹

In submitting the application for expropriation, most expropriating agencies interviewed reported completing some kind of feasibility study or business plan to accompany the application. The reported contents of such studies included primarily environmental impact assessments and budget projections for the proposed project. Social implications of the expropriation projects were reportedly included in some of these studies, but not universally. MININFRA reported that it relies heavily on the recommendations of technical experts to

⁸⁵ Payne (2011), 37.

⁸⁶ Interview with Rwanda Transportation Development Authority, 16/01/2015 (hereinafter "RTDA Interview"), interview with Ministry of Local Government, 19/01/2015 (hereinafter "MINALOC interview"), Musanze District officials FGD, Focus Group Discussion with Rubavu residents, 12/06/2015 ("hereinafter, "Rubavu FGD").

⁸⁷ RTDA interview.

⁸⁸ CSO FGD.

⁸⁹ Interview with Rwanda Social Security Board, 16/01/2015 (hereinafter "RSSB interview"), interview with REMA official, 09/01/2015 ("REMA official interview").

⁹⁰ Interview with official from Ministry of Natural Resources, 15/01/2015 (hereinafter "MINIRENA interview"), MINALOC interview.

⁹¹ MINALOC interview.

determine the sites for expropriation projects, without providing much consultation with the population or other Ministry officials.⁹² Most respondents did not suggest any process for investigating or recommending alternative sites for expropriation projects, or minimizing negative impacts on the population. Overall, the contents of these reports do not appear to be standardized nor mandated by law.

A majority of respondents to unstructured interviews also cited the Master Plans as overarching planning documents intended to promote good land use planning, reduce successive expropriations, and facilitate the broader development of the country. However, the reliance on Master Plans as a justification for expropriations causes both CSOs and government entities alike to have concerns about the misuse of such plans. Kigali City reported that some land has already been and should continue to be expropriated in order to proactively facilitate investment, even when a specific investor has not yet requested the expropriation, creating the potential for further distortion of land values and expropriations without a strong legal basis.⁹³ Former Kiyovu residents reported being told they were being expropriated to implement the Kigali City Master Plan, but were given no further information about the implementation of the Master Plan with respect to their property or rights, except that the removal of “slums,” as their homes were classified, would be undertaken.⁹⁴ Furthermore, CSOs, government entities, and local authorities cited a pervasive problem of some local authorities illegally altering Master Plans in order to further their own interests.⁹⁵ Although respondents did not cite specific examples of how Master Plans were changed, many did cite the need for a national coordinating body to oversee the strict implementation of Master Plans (especially district and town Master Plans).

These issues of coordination and planning necessitate efforts to better guide expropriated households and communities through the expropriation and resettlement process. Without these efforts, as a MINIRENA official noted, “expropriation will be an endless cycle.”⁹⁶ Accordingly, the City of Kigali has reported making concerted efforts to counsel expropriated individuals through the process of expropriation and compensation in order to help them plan to spend their compensation funds wisely and acquire appropriate replacement land, even encouraging group resettlement if it is a feasible option.⁹⁷ Although the option of facilitated resettlement through compensation in the form of replacement land is provided for in the law, many entities claim either not to be competent to carry out resettlements or not to have the

⁹² Interview with Ministry of Infrastructure, 18/01/2015 (hereinafter, “MININFRA interview”).

⁹³ Interview with City of Kigali, 15/01/2015 (hereinafter “Kigali City interview”).

⁹⁴ Batsinda Focus Group Discussion, 20/01/2015 (hereinafter “Batsinda FGD”).

⁹⁵ Interview with *Conseil de Concertation des Organisations d'Appui aux Initiatives de Base*, 12/01/2015 (hereinafter “CCOAIB interview”), interview with the Institute of Policy Analysis and Research of Rwanda, 10/11/2014 (hereinafter “IPAR interview”), Civil Society Organization Focus Group Discussion, 16/01/15 (hereinafter “CSO FGD”), MINIRENA interview, REMA interview.

⁹⁶ MINIRENA interview.

⁹⁷ Kigali City interview.

funds available for resettlements, and expropriated households tend to prefer receiving the cash instead.⁹⁸

Institutional roles and intervention points in the expropriation process also appear to be ambiguous both to agencies involved in the expropriation process and to expropriated individuals. Expropriated individuals face distress and confusion when multiple government entities intervene, and even end up at odds, during the expropriation process. For example, Bugesera residents explained that their own local authorities at the Cell level were receiving information about the expropriation process at the same public meetings organized to inform the broader population, which meant these authorities were not able to counsel residents through the expropriation process because they were not well-informed about it themselves.⁹⁹ Former Kiyovu residents, who were expropriated prior to the passage of the 2007 Expropriation Law, reported distress and alarm at the variety of coordination issues, including the surprise bulldozing of some of their homes while they were attending a public meeting organized for the alleged purpose of discussing the expropriation.¹⁰⁰

These findings suggest a broader “institutional disconnect” and lack of clarity regarding each institution’s role in the expropriation process. As evidence of this institutional disconnect, many institutions integral to the expropriation process were not actually consulted in the development of the amendments to the expropriation law. The Office of the Ombudsman, for example, has been taking complaints related to expropriations since before the 2007 law even came into force, and reported recommending various interventions and improvements to the process repeatedly over the past 10 years, but nonetheless was not consulted in the drafting of the amended law.¹⁰¹ MININFRA coordinates most infrastructure projects, which are the dominant type of project leading to expropriation, but was also not consulted.¹⁰² MINIRENA, the sponsoring institution of the amended law, reported only consulting IRPV, RTDA, and REMA in the revision process.¹⁰³

5.2.2 Public Interest Determination

The determination of the public interest value of a project is a threshold issues affecting the nature of expropriation projects to be implemented. However, the process of determining the “public interest” nature of an expropriation project can be opaque and compromise the integrity of land use planning overall.¹⁰⁴ The definition of “public interest” in the 2007 Expropriation Law is broad and includes activities related to the implementation of Master Plans for urban development as well as national land management in general. In practice, this broad definition of public interest, which does not expressly exclude activities carried out by

⁹⁸ RSSB interview, Kigali City interview, Focus Group Discussion with Bugesera Residents, 20/01/2015 (hereinafter “Bugesera FGD”), Focus Group Discussion with Batsinda Residents, 20/01/2015 (hereinafter, “Batsinda FGD”).

⁹⁹ Bugesera FGD.

¹⁰⁰ Batsinda FGD.

¹⁰¹ Interview with Office of the Ombudsman, 07/11/14 (hereinafter “Ombudsman’s Office interview”).

¹⁰² MININFRA interview.

¹⁰³ MINIRENA interview.

¹⁰⁴ Land is owned on long-term lease of up to 99 years. *See* 2013 Land Law, Art. 5 and 17.

individuals for profit, has reportedly led to questionable application of the concept of public interest in some projects.¹⁰⁵

International law and best practices firmly establish the requirement that expropriations be limited to those cases where they are implemented for “reasons of public utility,” or a legitimate public purpose.¹⁰⁶ International law does not specify the types of projects that are in the public interest, but grants states broad discretion to determine whether a project is in the public interest and what the permissible public purpose of expropriation projects may be.¹⁰⁷ For example, when reviewing decisions about expropriation by Member States, the European Court of Human Rights defers to the independent judgment of the State on the determination of public interest unless the State’s decision is “manifestly without reasonable foundation.”¹⁰⁸ However, the determination of what is actually in the public interest may be easier to discuss in theory than to apply in practice.¹⁰⁹

The 2007 Expropriation Law generally followed these international standards by setting forth a list of “public interest” reasons for expropriation. However, vagueness in the actual application of those stated purposes complicates the public interest determination. Common “public interest” reasons for expropriation projects conveyed to the respondents in this study included the implementation of Master Plans, projects to build roads, and projects to install electric lines. However, the vagueness in implementation of Master Plans, and the catch-all provision in the article defining the acts of public interest means that it is practically impossible to challenge a public interest determination in an expropriation project in Rwanda.¹¹⁰

CSOs also widely reported concerns that the public interest nature of some expropriation projects was questionable, and may be influenced by corrupt personal interests.¹¹¹ MINIRENA reported that some local authorities are not clear about the meaning of public interest and either make mistakes in interpreting this provision, or, as mentioned above, exploit vagueness in the law and act to promote their own personal interests.¹¹² While only 18% of expropriated households reported hearing of any corruption during the expropriation process, these concerns are nonetheless quite fundamental to the implementation of the expropriation law.

¹⁰⁵ Report of the Special Rapporteur on adequate housing as a component of the right to an adequate standard of living, and on the right to non-discrimination in this context, 31 January 2013. *See also* A. Ilberg (2008), *Beyond Paper Policies: Planning Practice in Kigali*, 3.

¹⁰⁶ U.N.G.A. XVII on Permanent Sovereignty over Natural Resources, 1194th Plenary Meeting, 14 Dec. 1962, Art. 4.

¹⁰⁷ LAND EXPROPRIATION IN EUROPE (2013), 2.

¹⁰⁸ *James & Others v. United Kingdom*, 98 Eur. Ct. H.R. para. 46 (1986), available at <http://hudoc.echr.coe.int/sites/eng/pages/search.aspx?i=001-57507>.

¹⁰⁹ Hans-Hermann Hoppe, *Fallacies of the Public Goods Theory and the Production of Security*, 9 J. LIBERTARIAN STUDIES 27, 30 (1989).

¹¹⁰ 2007 Expropriation Law, Art. 5(23) (acts of public interest includes “basic infrastructure and any other activities aimed at public interest which are not indicated on this list that are approved by an Order of the Minister in charge of expropriation, at [his] own initiative or upon request by other concerned persons.”).

¹¹¹ CCOAIB interview, CSO FGD.

¹¹² MINALOC interview, MININFRA interview.

As part of this inquiry into the public interest determination for expropriation projects, the issue of whether expropriation to for private investment is actually a “public” benefit was frequently raised. In this regard, some reports have indicated that government authorities have expropriated people under the cover of “public interest” when in fact the project was designed to advance private/investor interests.¹¹³ One CSO posed the following question in a focus group discussion: “if an expropriation done by a private investor can be referred to as a public interest, then what is a private interest?”¹¹⁴ Because of these perceptions of abuse of the public interest determination in the expropriation process, CSOs overwhelmingly support a revision of the “acts of public interest” mentioned in the law in order to exclude private interests that are linked with investment.¹¹⁵ The pending draft of the amended expropriation law does not appear to address these concerns and seems to provide for private investors to continue to rely on government intervention in carrying out their development plans.¹¹⁶ However, private investment is a category of land use contemplated in Master Plans, and implementing Master Plans is one of the permissible public interest purposes for expropriation under the law.¹¹⁷ Without further clarification in law or regulation, this issue of public/private interest is likely to remain an issue in expropriations going forward.

CSOs also noted that because Master Plans were not developed through popular consultative processes, those expropriation projects that rely on the implementation of a Master Plan as the public interest justification have essentially been determined with no public consultation.¹¹⁸ In general, CSOs expressed a concern that the degree of public interest in a given project, whether it is for implementing a Master Plan or any other permitted activity, is rarely opened for discussion. One Bugesera resident asked, “can the Mayor say that you're going to be expropriated and then you challenge him?”¹¹⁹ This gap in understanding of the importance of the public interest determination at local levels could be due to local authorities not being aware of the legal requirements for public interest determinations, not being well-acquainted with the overall national development plans, or even intentionally or unintentionally intimidating residents through their presence at consultative meetings. Taking all those factors into account, CSOs and focus group participants agreed that it is rare for communities to engage in any meaningful discussion about the nature of the public interest or potential alternatives to the project.¹²⁰

Gaps in the communication to the population of overall planning goals are also noted. At the household level, Table 11 shows that 41.7% of respondents did not know whether the expropriation projects implemented in their areas were incorporated into the local performance contracts (*imihigo*). An even larger percentage, just over 60% of respondents, did not know whether the expropriation projects being implemented in their areas were part of the

¹¹³ ACORD-Rwanda (2014), 54.

¹¹⁴ CSO FGD.

¹¹⁵ CSO FGD.

¹¹⁶ Draft Law relating to expropriation in the public interest (hereinafter “Draft Expropriation Law”), Art. 6.

¹¹⁷ 2007 Expropriation Law, Art. 5(21).

¹¹⁸ CSO FGD.

¹¹⁹ Bugesera FGD.

¹²⁰ Bugesera FGD, Batsinda FGD.

applicable Master Plans. In cases of national projects, this may be explained by the fact that the central government or other national state agencies/parastatals are implementing projects that are part of national development plans, not contemplated by District Development Plans (DDPs), from which *imihigo* are derived. To the contrary, such investments of national

importance are supposed to be mentioned in DDPs, so the challenge seems to be in how both District plans, *imihigo*, and Master Plans are communicated to the population.

Table 11

Household Knowledge of Whether Expropriation Project Was in the Imihingo or Master Plan	
Characteristic	%
Was project in imihigo?	
Yes	42.0
No	16.3
Don't know	41.7
Total	100.0
Was project in Master Plan?	
Yes	25.6
No	14.3
Don't know	60.1
Total	100.0
N	1,381

When expropriated households were asked for their views on whether the expropriation project was in the best interests of the community, 18.2% of households who relocated to another residence did not agree that the expropriation project was in best interest of community (Table 12). This is approximately double the rate of disagreement for those who were only partially expropriated from their residential land and not required to relocate to another residence. This disagreement may be a balance of what those households expected from the project originally and what they actually experienced after expropriation and relocation. In spite of the higher

disagreement rate by relocated households, 87.2% of all households agreed that the expropriation project was in best interest of the community.

When considering the reported public interest by project type, road projects, dams/water projects, business facilities, and electricity projects are perceived by more than 85% of expropriated households to be in the best interests of the community. For public service buildings, on the other hand, the rate of agreement is considerably lower (43.6%), and an almost equally small share agree that airports/stadiums (41.2%) and the improvement of housing/creation of settlements (51.6%) are in best interest of the community. Given that roads and water/electricity projects are least likely to result in total expropriation and relocation, and would seem to provide immediate and individualized benefits to affected communities, this pattern of findings is not surprising.

The identity of the project initiator also causes varying levels of perception of community benefit among expropriated households. Among projects initiated by the central government and state agencies/parastatals, 88.5% to 92.7% of respondents reported these projects to be in the best interests of the community. These bodies tend to run larger scale or national projects, and the compensation paid is on average higher in comparison to projects implemented by local government authorities. A slightly lower 82.2% of households expropriated by local government authorities agree that the projects initiated by local government are in best interests of the community. Only 74.1% of households agree that projects initiated by private investors/NGOs are in best interests of the community.

Table 12

Household Opinions on Whether the Expropriation Project Was in the Best Interest of the Community by Characteristics of the Project						
Project Characteristics	Was the Project in Best Interest of the Community?			Total %	N	X² Sig
	Yes %	No %	Don't Know %			
Change in living status						0.005
Relocated to another resid	79.9	18.2	1.9	100.0	209	
Still live in residence being expr	90.7	8.6	0.7	100.0	428	
Still in resid (resid not on expr land)	87.2	11.7	1.1	100.0	744	
Total	87.2	11.7	1.1	100.0	1,381	
Principal Project Type						<0.001
Roads	95.4	4.3	0.3	100.0	760	
Water & electricity	97.0	3.0	0.0	100.0	99	
Dams	85.6	13.9	0.5	100.0	202	
Public service buildings	43.6	51.1	5.3	100.0	94	
Impr housing/settlement	51.6	41.9	6.5	100.0	31	
Business facilities	93.1	6.2	0.7	100.0	145	
Airport/Stadium	41.2	55.9	2.9	100.0	34	
Other	40.0	46.7	13.3	100.0	15	
Total	87.4	11.6	1.0	100.0	1,380	
Project Initiator						<0.001
Local government	82.2	16.4	1.4	100.0	506	
Central government	88.5	9.7	1.8	100.0	165	
State agencies/parastatals	92.7	7.0	0.3	100.0	659	
Private investors/NGOs	74.1	25.9	0.0	100.0	27	
Other	50.0	37.5	12.5	100.0	24	
Total	87.3	11.7	1.1	100.0	1,381	

This reveals a nuanced understanding among expropriated individuals about the meaning of “public benefit” or “best interests of the community”: although private investors are reported to pay the most per square meter of land expropriated,¹²¹ those individuals expropriated by private investors seemed to be able to see beyond their personal experience in the expropriation when judging the overall public benefit of the project. However, as revealed in a multivariate analysis later in the report, this apparent agreement with “private investor” projects may be more a function of where (rural vs. urban) and what types of projects private investors tend to implement, and not, as popularly believed, because private investors do a better job of following procedures or paying higher compensation rates.¹²²

5.2.3 Notice and Public Participation

Notification is an important part of the expropriation process, whereby the households to be expropriated are informed about the expropriation project, as well as the steps in the process and the timeline for the project. As article 12 of the 2007 Expropriation Law states:

¹²¹ See discussion at 4.a.1) *infra*.

¹²² See *infra* Table 16.

The relevant Land Commission, after receiving the request for expropriation, shall examine the basis of that proposal. In case it approves the basis of the project proposal, the relevant Land Commission shall request, in writing, the District Authorities concerned to convene a consultative meeting of the population where the land is located, at least within a period of thirty (30) days after the receipt of the application for expropriation, and indicating the date, time and the venue where the meeting is to be held. The Land Commission shall take a decision within a period of at least fifteen (15) days after the consultative meeting with population.¹²³

The procedure set forth by the law guarantees that the concerned population shall be informed about the process of expropriation. However, it also shows the role of the concerned population in giving views and opinions about the project, whereby they will participate in a “consultative meeting” about the project. The law also directs the Land Commission to render a final decision on the application after that meeting, suggesting that the views expressed at the meeting should be incorporated into that final decision. International best practices also support robust transparency and accountability in the expropriation process, which are furthered through public participation and open public debates.¹²⁴

In practice, officials reported that, before carrying out expropriation, the District authorities convene a meeting to inform the concerned population about the project.¹²⁵ During this meeting, the population is informed about the project in general and the timeframe for its completion, and the individuals whose land will likely be expropriated are put on notice. Expropriated individuals also report that the predominant manner (66.5%) of notification about expropriation projects is through public meetings, as depicted in Figure 11. While personal, written notification to individuals to be expropriated is most likely to comply with international standards of due process of law, the Rwandan practice of group or public notification is probably sufficient under the circumstances given the general practices of citizen involvement and government communications with citizens in the highly decentralized Rwandan administrative structure.¹²⁶ Furthermore, it appears that the District Administrative Council is meant to take on the role of representing the views of the population throughout the process of application and implementation of expropriation projects, providing for streamlined and accessible channels of citizen feedback and participation.¹²⁷

¹²³ 2007 Expropriation Law, Art. 12.

¹²⁴ Ward Anseeuw, Liz Alden Wily, Lorenzo Cotula, and Michael Taylor (2012), *Land Rights and the Rush for Land: Findings of the Global Commercial Pressures on Land Research Project*, INTERNATIONAL LAND COALITION, 65.

¹²⁵ FGD held in Kigali with District Officials from Gasabo, Nyarugenge, Kicukiro, Rwamagana and Kayanza Districts on 05 June 2015 at Hill Top Hotel (hereinafter “Kigali District Officials FGD”); FGD held in Musanze with District Officials from Musanze, Burera and Gakenke Districts on 04 June 2015 at Centre d’Accueil Notre Dame de Fatima (hereinafter “Musanze District Officials FGD”); FGD held in Huye with District Officials from Nyamagabe, Nyamasheke, Rusizi, Ngororero and Nyaruguru Districts on 03 June 2015 at 4 Steps Hotel (hereinafter “Huye District Officials FGD”).

¹²⁶ See, e.g., United Nations Conference on Trade and Development (2012), *Expropriation: UNCTAD Series on Issues in International Investment Agreements II*, 40.

¹²⁷ Huye District Officials FGD.

Notification through meetings is a valid form of notification under the 2007 Expropriation Law.¹²⁸ However, almost one-third of expropriated households reported not being notified at all, contrary to the legal requirement of notification.¹²⁹

Figure 11

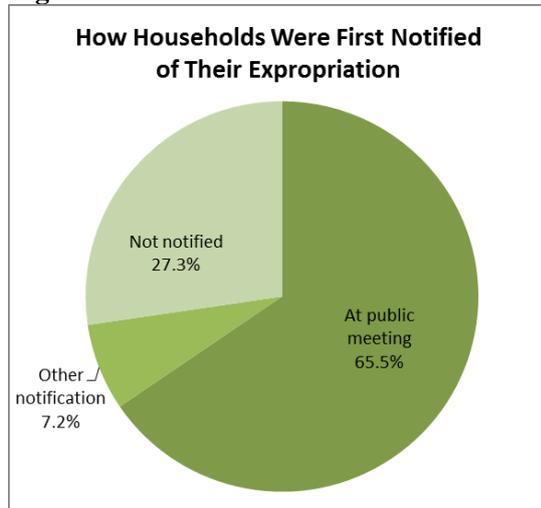
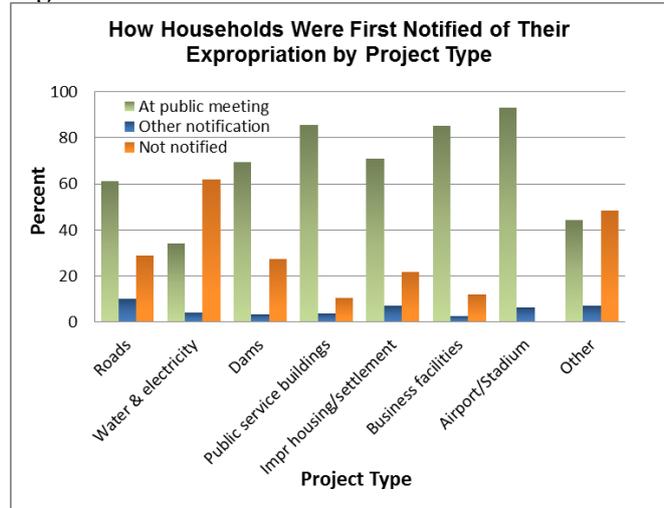


Figure 12



Over 60% of individuals expropriated for water and electricity projects report that they were not notified about the expropriation project affecting their lands, and about 27-29% of individuals expropriated for roads and dam projects reported not being notified as well (Figure 12). For some of these projects, concerned households reported that they were essentially notified when they saw construction teams with large machinery on their properties building the roads or installing the electric lines, without being given any other prior notification. CSOs also reported that many individuals were not given notice of planned expropriations affecting their lands.¹³⁰

Table 13

Amount of Land Lost by How Households Were First Notified of Their Expropriation				
	SqM Lost Mean ^a	SqM Lost Sum ^a	% Land Lost Mean ^a	N
At public meeting	3,134	2,030,766	74.4	648
Other notification	1,480	83,326	71.8	56
Not notified	1,119	272,039	52.4	243
Total	2,518	2,386,130	68.6	947

^aSig < 0.001

Furthermore, as the percentage of land expropriated goes up, the likelihood of receiving some form of notification rises dramatically (Table 13).

This correlation between lack of notice and smaller percentage of land lost may in some cases reflect an interpretation of a Ministerial

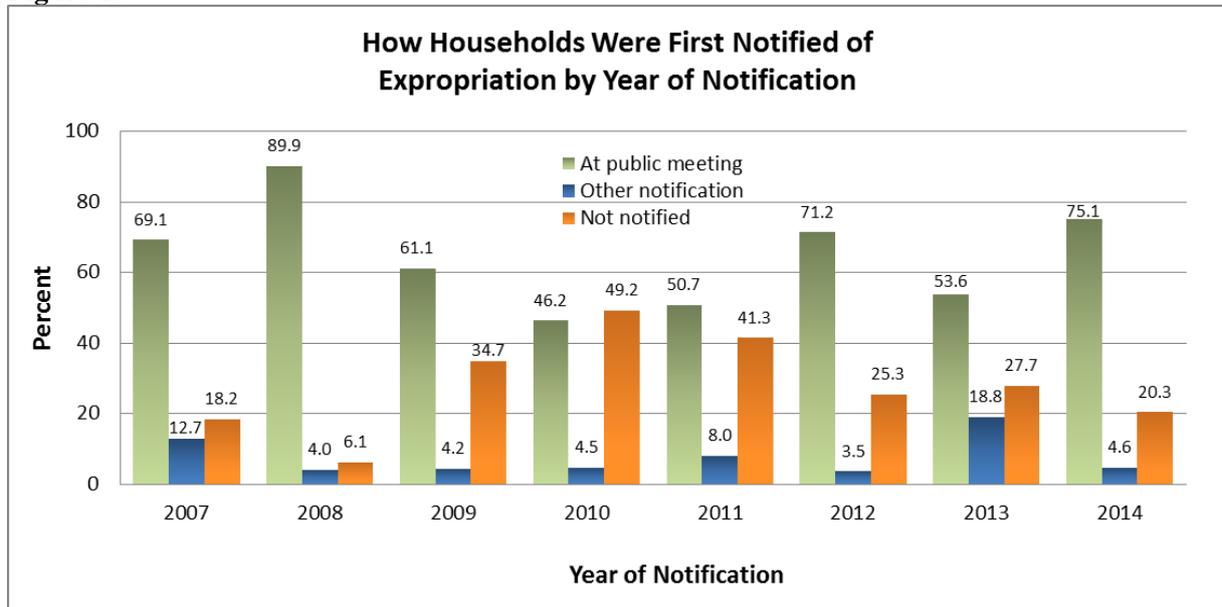
¹²⁸ 2007 Expropriation Law, Art. 17.

¹²⁹ 2007 Expropriation Law, Art. 16 (“Subsequent to declaration of the final decision, relating to expropriation, the relevant Land Commission shall publish and post an actual list of beneficiaries and of the activities carried out on land at the District, Sector and Cell level where the land is located to enable the concerned population to be informed”).

¹³⁰ CSO FGD.

Order that purports to exempt small takings of less than 5% of a parcel from compensation.¹³¹ Accordingly, because local authorities have not been informed about the legal effect of this Order in relation to the Expropriation Law, they may implement such small scale expropriation projects for infrastructure without notifying concerned individuals of the conversion of their property.¹³² Such an Order also has dubious legal effect given the subsequent adoption of the new 2013 Land Law, the tenuous substantive connection between “Land Leases” and the uncompensated taking of up to 5% of an individual’s land, and also the pending adoption of an amended expropriation law.

Figure 13



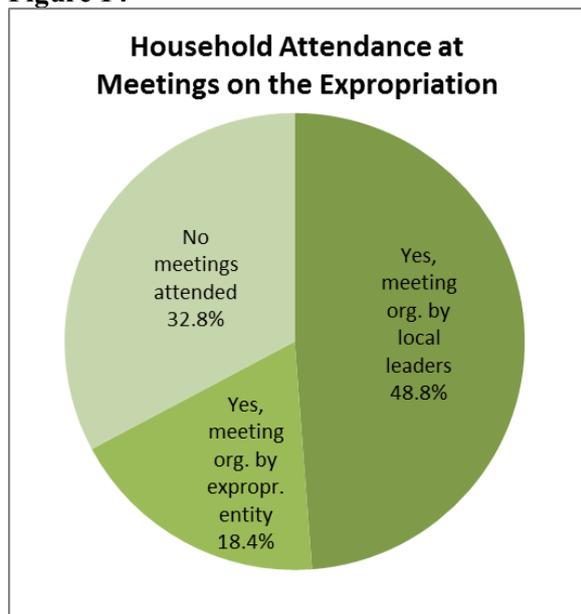
Historic data about the manner of notification has shown some improvement since the beginning of the implementation of the Expropriation Law, as shown in Figure 13. For the first years after the adoption of the 2007 Law, the number of individuals reporting not being notified about expropriation of their property was high—34.7% in 2009, 49.2% in 2010, and 41.3% in 2011. Those numbers improved in the following three years, remaining near or below 25% from 2012-2014, which is possibly due to the increasing profile of expropriation overall, the increased competence of local authorities, and more realistic budgetary allocations for the completion of expropriation projects. Overall this appears to be a positive development.

Expropriated individuals are also likely to attend meetings held regarding the expropriations. About two-thirds of expropriated households attend a meeting organized either by the local authorities or the staff of the expropriating entity, as shown in Figure 14.

¹³¹ Ministerial Order N.001/2008 of 01/04/2008 determining the requirements and procedures for land lease (hereinafter “Order on Land Leases”), Art. 15.

¹³² See discussion at n.225 *infra*.

Figure 14

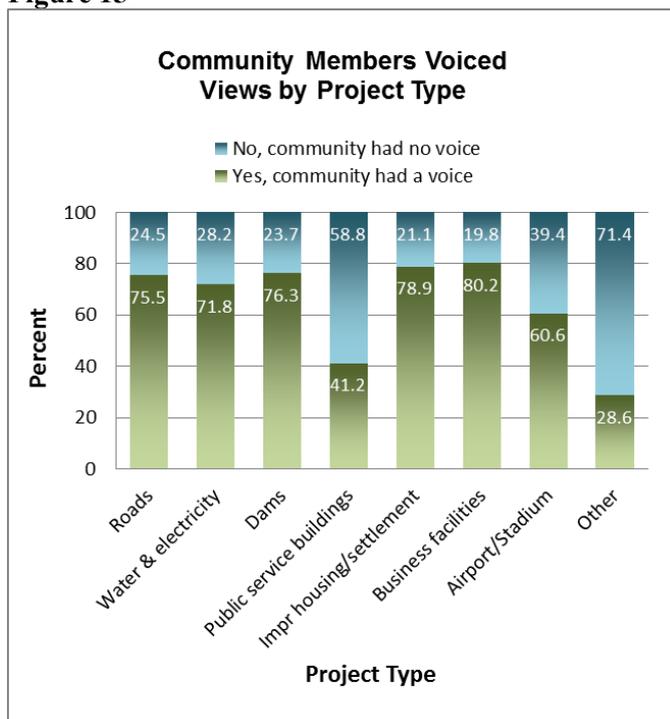


Improving notice and participation procedures is also likely to have positive impacts on the experience of expropriated households throughout the expropriation process. Among the two-thirds of expropriated households that attended meetings, about 72% of them report that they believe community members were able to adequately voice their views at the meetings. Projects to expropriate individuals for the construction of public service buildings are well below that average, with only 41.2% of meeting attendees reporting that community members are able to voice their views about the project (Figure 15). The airport/stadium projects are also notably lower, with closer to 60% of respondents noting that the community is able to voice its views at the meetings.

Another indicator that notice and participation affects satisfaction with the project is how individuals are notified of the value of their lands. After properties to be expropriated are valued, the concerned landowners are notified of the value of their lands, at which time they are able to verify that all their properties have been valued, are given notice of how to

pursue appeal or correct the valuation in case of any irregularities or disagreements, and are then asked to complete a valuation report/form.¹³³ However, expropriated individuals frequently report being informed of the value of their properties through another public meeting or through publication of lists at the Sector or Cell offices.¹³⁴ This stage of notifying landowners of the valuation on their lands, however, can also be a source of anxiety for the affected households and reveals the measurable value of personal expropriation notice, well beyond any generalized transparency arguments. A number of expropriated individuals seem to perceive the practice of public notification of

Figure 15

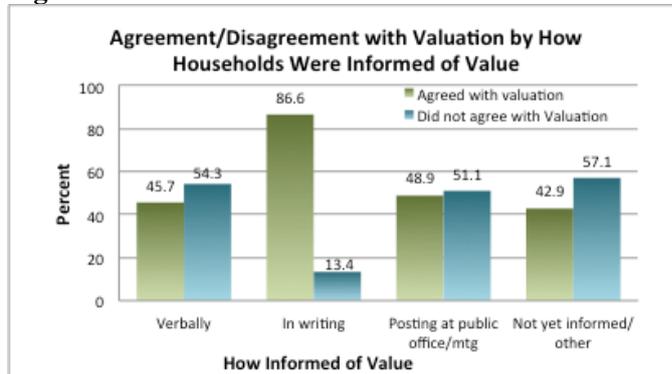


¹³³ 2007 Expropriation Law, Art. 21-26; Musanze District Officials FGD, Huye District Officials FGD.

¹³⁴ Huye District Officials FGD.

valuation through a meeting as an *ad hoc* procedure, and expropriated individuals who are informed about the value of their property in writing are five times more likely than not to agree with the valuation given to their property, whereas among those who are notified verbally or through a meeting or posting at sector offices, the likelihood of households agreeing with the valuation is less than 50-50 (Figure 16).

Figure 16



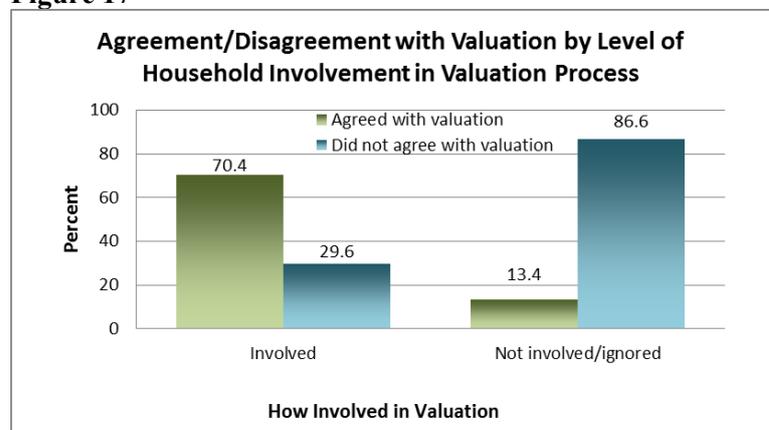
After deciding upon the application for expropriation, the Land Commission again is expected to meet with the concerned population to publicly announce the final decision taken on the project proposal.¹³⁵ In addition to the meeting convened to announce the decision, the Commission shall also post notice of the final decision on the expropriation at the office of the City of Kigali,

District, Sector or Cell where the land to be expropriated is located.¹³⁶ The decision should also be announced on Radio Rwanda and through the State newspapers in order for the concerned persons or institutions to be informed about the decision and the process.¹³⁷

The actual benefit of public participation in the expropriation process is supported by the research as well. According to the Office of the Ombudsman, enhanced public participation is the single most important improvement that needs to be made to the expropriation process.¹³⁸ Survey data also reveal that over 70% of expropriated individuals who were involved in the valuation process on their property actually support the final value given to their property, whereas for those who report being present but ignored during the valuation, their satisfaction level with the value is only 13.4%, as shown in Figure 17. This is strong evidence that enhanced public participation in the expropriation process overall leads to increased satisfaction and support from the population.

Although public notification and participation is critical to minimizing negative experiences of the concerned households, this minimum level of participation has not yet been realized. A representative from

Figure 17



¹³⁵ 2007 Expropriation Law, Article 13.

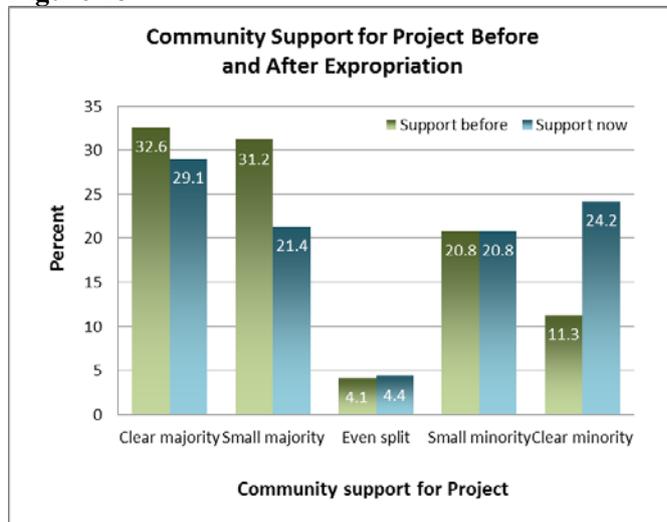
¹³⁶ *Id.*

¹³⁷ *Id.*

¹³⁸ Ombudsman's Office Interview.

IBUKA noted that, “No room is provided to discuss alternatives to expropriation or discuss relocation options in these meetings.”¹³⁹ This sentiment was echoed by most other CSO respondents as well. District officials also seem to agree that the involvement of the population in the expropriation process is still lacking.¹⁴⁰ Meetings convened by local leaders typically do not include the possibility of openly discussing the projects. One expropriated individual from Kiyovu noted that communications with local leaders did not include the possibility of discussing alternatives to the project, and that these community meetings “were

Figure 18



more for information giving than dialogue.”¹⁴¹ However, it was noted by some officials that the local population has had a chance to propose the location of some public interests activities such as hospitals and schools in a few discrete cases.¹⁴²

Many respondents commented that the lack of notice and participation in the process leads to the population’s resistance to expropriation overall, and also to speculation about expropriation being used to seek private, unlawful gains.¹⁴³ Close to 70% of expropriated

individuals who attend public meetings about the expropriation note some level of community support for the projects at public meetings that were held prior to the expropriation (Figure 18). It seems that the reasons for this high level of support are mainly the promises made during the informational meetings on the purported benefits of the project to the concerned community.¹⁴⁴ However, after the project is implemented, support notably wanes, with only about 50% of expropriated people reporting that they observed community support for the project after implementation. Some of the reasons for that decrease in support appear to be the promises made but not kept, the direct versus indirect benefits of the projects, the unmet personal expectations of some of the expropriated people about the upcoming project (e.g., employment), the value assessed to the property being expropriated in comparison to the market price, the delay in receiving compensation, and the prohibition of improvement on the land being expropriated during excessive delays.¹⁴⁵

However, it seems that meeting attendance does not influence an individual’s personal perceptions of the community benefit or public interest of the expropriation project. In fact,

¹³⁹ CSO FGD.

¹⁴⁰ Kigali District Officials FGD. Musanze District Officials FGD. Huye District Officials FGD.

¹⁴¹ Batsinda FGD, Rubavu FGD; Kigali District Officials FGD.

¹⁴² Kigali District Officials FGD. Musanze District Officials FGD.

¹⁴³ RTDA interview, Kigali City interview, MINALOC interview, RSSB interview, MININFRA interview, Interview with *Urugaga Imbaraga*, 11/11/2014 (hereinafter “*Urugaga Imbaraga* interview”).

¹⁴⁴ Kigali District Officials FGD, Musanze District Officials FGD, Huye District Officials FGD.

¹⁴⁵ *Id.*

among those who did not attend meetings, very little difference is noted in the percentage of support (from 86.2% for those who did attend meetings, to 89.4% for those who did not). While two-thirds of expropriated households are actually attending meetings on the expropriation, these meetings are apparently not serving the appropriate purpose of sensitizing the population to the important aspects of the project. This could be a result of limited consultative opportunities or lack of information provided to the local authorities to actually convey to the affected population.

Although involvement of the public throughout the expropriation process is cited by many government entities and CSOs as one of the fundamental ways to improve the implementation of the expropriation law, a fact which is also supported by the household survey data, it remains unclear to expropriating entities when, where, how, and why to involve the public in the expropriation process. Expropriating entities commonly report little interaction with the concerned communities overall, even stating that expropriating entities have no responsibility to notify the concerned population, but should rather rely on local authorities to do so.¹⁴⁶ While District officials do view this as their role in liaising with the population, without the presence of a representative of the expropriating entity, key information will likely be missing from the meeting agenda, potentially leading to more confusion and anxiety on the part of the individuals to be expropriated.¹⁴⁷

5.2.4 Valuation and Compensation

5.2.4.1 Valuation Process and Procedures

Every institution carrying out any project at any level through expropriation is obligated to allocate funds for the valuation of assets of the persons to be expropriated, as well as for the compensation of the individual's losses of property.¹⁴⁸ The properties to be valued for compensation due to expropriation are land and activities carried out on the land, including the growing of crops or trees, the presence of residences or other buildings, and any other activities aimed at the efficient use of the land, such as commercial business operations.¹⁴⁹ The value of the land and the activities thereon shall be calculated considering their size, nature and location, and considering the prevailing market prices.¹⁵⁰ To determine market price, the District Staff in charge of expropriation (or the independent valuers in areas and projects that have already adopted the practice of using independent valuers) shall calculate the price to be paid by making an average of comparable sales.¹⁵¹

From around 2009, the process of valuing property to be expropriated was for local authorities to apply reference land prices set by Ministerial Orders to determine market prices.¹⁵² These

¹⁴⁶ RSSB interview, RTDA interview.

¹⁴⁷ Kigali District Officials FGD, Musanze District Officials FGD, Huye District Officials FGD.

¹⁴⁸ 2007 Expropriation Law, Art. 3-4.

¹⁴⁹ 2007 Expropriation Law, Art. 21.

¹⁵⁰ 2007 Expropriation Law, Art. 2.

¹⁵¹ Musanze District Officials FGD, Huye District Officials FGD.

¹⁵² Ministerial Order No. 001/16.00 of 23/11/2009 determining the reference Land Prices in the City of Kigali, and Ministerial Order No.002/16.01 of 26/04/2010 determining the reference Land Prices Outside the Kigali City; *See also* MININFRA interview, interview with Rwanda Natural Resources Authority, 05/11/2014

reference land prices were set to control for distortion in Rwanda’s land market, which could have resulted in overly favorable bargaining power for landowners.¹⁵³ However, the reliance on the reference land prices appears to have resulted in some windfalls to expropriating entities, to the detriment of Rwandan landowners, because the reference land prices were created for use by non-professional valuers, and accordingly were fixed indefinitely and could not be increased with increases in market prices.¹⁵⁴

Many government respondents from expropriating and coordinating entities reported that the influence of reference land prices was diminishing. Although the Ministerial Orders setting these reference prices had not officially been repealed, most expropriating entities referred to the practice of hiring a professional valuer from the newly-created Institute of Real Property Valuers of Rwanda (IRPV) through an open bidding process to value expropriated property according to market prices.¹⁵⁵ Although the IRPV was not in existence at the time the 2007 Law was written, the practice of using independent valuers has been incorporated into the amended version of the expropriation law.¹⁵⁶

Expropriated households were asked to comment on the process of valuation of their lands. When asked how they were notified about the valuation process, 59.4% of respondents report being notified verbally, either personally or through a public meeting. 9% of respondents are notified in writing, and only 3.3% of respondents report not yet being notified. However, 28.3% of respondents report never being officially notified about the valuation process to take

Table 14

How Households Were Informed of Valuation Process by Project Type						
Project Type	Verbal notification	Written notification	Not yet informed	Started work on land w/o notice	Total %	N ^a
Roads	58.6	12.5	3.7	25.3	100.0	760
Water & electricity	35.4	0.0	2.0	62.6	100.0	99
Dams	71.4	7.9	2.0	18.7	100.0	203
Public service building	73.4	0.0	3.2	23.4	100.0	94
Impr housing/settleme	65.6	3.1	0.0	31.3	100.0	32
Business facilities	48.3	7.6	0.0	44.1	100.0	145
Airport/Stadium	82.9	2.9	8.6	5.7	100.0	35
Other	50.0	0.0	37.5	12.5	100.0	16
Total	59.4	9.0	3.3	28.3	100.0	1,384

^aX² = 195.711, Sig < 0.001

(hereinafter, “RNRA interview”), Kigali City interview, IRPV interview, MINIRENA interview, REMA interview.

¹⁵³ RNRA interview.

¹⁵⁴ CCOAIB interview, REMA interview.

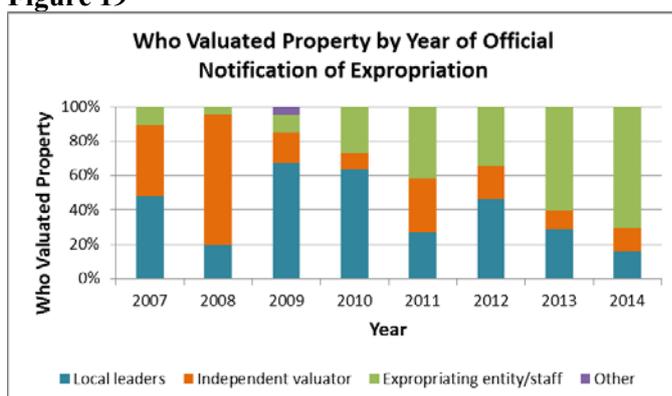
¹⁵⁵ RSSB interview, MININFRA interview, MINIRENA interview, RTDA interview, IRPV interview, Kigali City interview.

¹⁵⁶ Draft Expropriation Law, Art. 23.

place on their lands, and rather realizing valuation was underway only when they observed valuation officials on their properties (Table 14). Verbal/meeting notification was most common for airport and stadium projects, where 82.9% of expropriated households were notified verbally or at a public meeting. Dams, public service building projects, and improved housing projects were also predominantly notified verbally or at public meetings (65-75%), at well above the average rate of such verbal notice. Road projects had the highest incidence of written notification, at 12.5%. 62.6% of households expropriated for water and electricity projects reported not being notified of the process of valuation until they found officials or construction workers on their properties without prior notice; 44.1% of households expropriated for business facilities, 31.3% of households expropriated for improved housing settlements, 25.3% of households expropriated for roads, and 23.4% of households expropriated for public service buildings reported the same.

Those expropriated households notified up to the year 2010 overwhelmingly noted that the valuation was commonly carried out by local authorities (Figure 19). From 2011 to the present, approximately one-third of valuations were performed by the local authorities, and an increase in the proportion of valuations carried out by staff of the expropriating entities was noted. A large number of households originally notified of the expropriation of their lands in 2007 and 2008 did report their properties being valued by independent valuers, which seems to be linked to a few large projects notified in those years, but for which valuation was delayed or duplicated to include independent valuers at a later time. Although a major shift to valuation performed by independent valuers was not actually reported by expropriated

Figure 19



households, it is possible that expropriated households may have mistakenly believed that independent valuers were from the expropriating entity, or that because the independent valuer and the staff of the expropriating entity came to the expropriated land together. This assumption is also supported by allegations of the independent valuers that they receive significant pressures from expropriating entities to keep values artificially low.

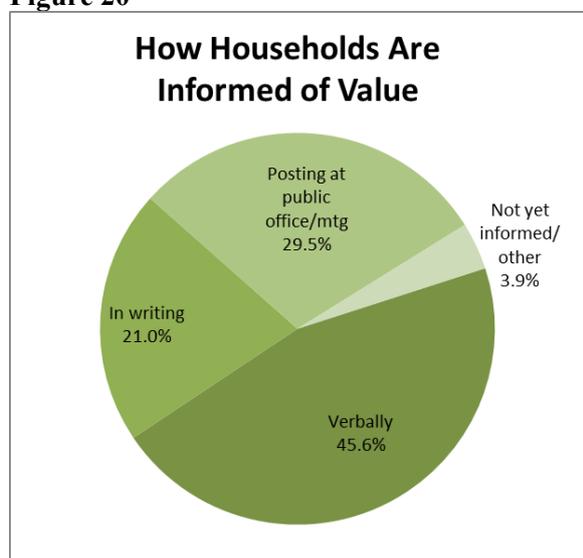
In valuing land based on market prices, the IRPV reports that its valuers value land by comparing approximately five recent sales in the nearby geographic area, and then use an average of those sales to set a market land price per square meter. IRPV valuers also set standard values for construction materials used in houses and other buildings, and factor in depreciation and any income resulting from the property in order to value improvements on the land. However, with regard to valuing construction materials, most districts reported that

they use prices issued by the Ministry of Infrastructure (MININFRA).¹⁵⁷ Valuers are also able to use comparable sales to value certain income-generating assets on land, such as trees or crops. Public entities that engage in or oversee the process of expropriation corroborated many of these valuation procedures as reported by the IRPV.¹⁵⁸

While many government entities do recognize some problems with the valuation process as it has been carried out under the 2007 Expropriation Law, many pointed to the creation of the IRPV as the main solution to valuation-related complaints. Despite the pending shift to using IRPV valuers, CSOs and expropriated individuals did not express optimism that the valuation process would improve with this change. Some Bugesera residents reported negative experiences with valuations performed by independent valuers, including contradictions in prices used by valuers from the same company.¹⁵⁹ Furthermore, IRPV cited pressure exerted on independent valuers from some expropriating entities which seems to have led some valuers to match the prices with the wishes of the expropriating entity instead of basing the values on the actual market prices as a way of saving threatened contracts and appeasing the expropriator for future contracts. Nonetheless, many of the respondents from government

entities cited the shift to property valuation based on market prices as determined by the IRPV as a critical positive step toward improving the fairness of the valuation exercise in expropriation projects.¹⁶⁰

Figure 20



When asked about how they were informed of the value given to their lands, almost half of expropriated households (44.6%) report being notified of the value verbally. 20.6% report being notified in writing, and 28.9% report being notified through a public posting at Sector or Cell offices (Figure 20).

Discussions with district officials also revealed inconsistencies in the use of independent valuers, especially with regard to

District-initiated expropriation projects: some Districts have opted to use independent valuers, while other Districts are still using District staff (District land and/or infrastructure officers or District agronomist officers) to do valuation. Some Districts set their own land prices through

¹⁵⁷ FGDs held in Kigali with District Officials from Gasabo, Nyarugenge, Kicukiro, Rwamagana and Kayonza Districts on 05 June 2015 at Hill Top Hotel. FGDs held in Musanze with District Officials from Musanze, Burera and Gakenke Districts on 04 June 2015 at *Centre d'Accueil Notre Dame de Fatima*. FGDs held in Huye with District Officials from Nyamagabe, Nyamasheke, Rusizi, Ngororero and Nyaruguru Districts on 03 June 2015 at 4 Steps Hotel.

¹⁵⁸ MINALOC interview, MININFRA interview, MINIRENA interview, RTDA interview.

¹⁵⁹ Bugesera FGD.

¹⁶⁰ Kigali City interview, IRPV interview, MININFRA interview, REMA IRDP interview.

the District Advisory Council, which are used in the valuation process.¹⁶¹ In these Districts, even when professional valuers are hired, they are required to base their valuations on these locally-set prices. Some Districts use independent valuers on large projects and District staff on small projects (those involving a few individuals or households to be expropriated, using a relatively small budget).¹⁶²

The process of engaging independent valuers to assess property values is still a relatively new and *ad hoc* procedure in Rwanda, and the laws on the IRPV and the reference land prices are pending harmonization with the new draft version of the expropriation law, still awaiting publication.¹⁶³ Given that the amended expropriation law is not yet adopted, and that the current law does not formally incorporate independent valuers, the effects of using independent valuers cannot yet be comprehensively measured. However, at least in Kigali City, the Mayor noted a decline in the number of complaints over valuation of land from the time the practice of using independent valuers commenced.¹⁶⁴ This seems corroborated by data obtained in the household survey where expropriated individuals reported greater satisfaction with the outcome of valuation when they are given a written report of the valuation.

While incorporation of the IRPV in the process of valuation should address many valuation-related concerns, the continued reliance on reference land prices and prices set by District Advisory Councils may be problematic. Reference land prices can be an important tool to fight against official corruption and external pressure on valuers, but may also be effected at the expense of expropriated households, who face severe hardships when their property is valued too low. The new reference land prices are meant to be set by the IRPV and updated at least yearly to ensure continuous alignment with the market prices of land.¹⁶⁵ No respondents commented on how these new reference land prices would avoid any of the problems associated with the use of reference land prices under the former regulatory regime. IRPV also noted serious budgetary and institutional constraints that may prevent it from developing the reference market land prices in a timely and accurate way.

5.2.4.1.1 Accuracy of values and satisfaction of the population with valuation

Among all respondents to semi-structured interviews, open-ended survey questions, and focus group discussions, valuation was the single most commonly discussed topic. When expropriated households were asked a simple open-ended question about whether any changes were needed to the expropriation process, over one-third of their responses related to the

¹⁶¹ FGD held in Kigali with District Officials from Gasabo, Nyarugenge, Kicukiro, Rwamagana and Kayonza Districts on 05 June 2015 at Hill Top Hotel.

¹⁶² FGD held in Huye with District Officials from Nyamagabe, Nyamasheke, Rusizi, Ngororero and Nyaruguru Districts on 03 June 2015 at Four Steps Hotel.

¹⁶³ Kigali City interview. *See also* letter dated 18th June 2014 of the Minister of Natural Resources responding to the letter dated 30th May 2014 of the Permanent Secretary/MININFRA seeking advice about the contradictions between the 2007 expropriation law and the Ministerial Orders (001/16.00 of 23/11/2009 determining the reference Land Prices in the City of Kigali, and 002/16.01 of 26/04/2010 determining the reference Land Prices Outside Kigali City).

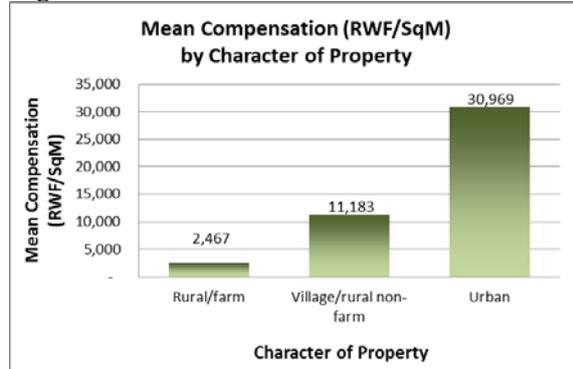
¹⁶⁴ Kigali City interview.

¹⁶⁵ Draft Expropriation Law, Art. 23.

fairness in the process of valuation of land. Among respondents from the expropriating entities and government agencies whose role is to receive complaints about the expropriation process, complaints about unfair valuation are the most commonly cited type of complaint.¹⁶⁶

The reasons given by the respondents for the high number of complaints relating to valuation

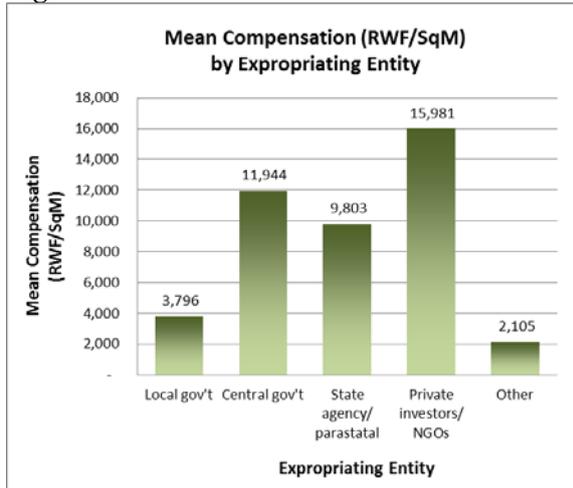
Figure 22



of land range from a general resistance of the population to expropriation, to valuation prices (especially for land) that hardly allow the expropriated individual/household to purchase similar land at the same price, to omission of some of the individuals' properties/assets in the valuation process, to incompetence or mistakes committed by property valuers, to corruption by local authorities, expropriating entities, valuers, or investors, or a combination of some or all of these complaints.

Given the historic adherence to reference land prices, the data on the price per square meter paid for expropriated land might be expected to correlate closely to the character of the land (urban, rural/non-farm, rural). Based on reports of expropriated households, shown in Figure 21, urban lands are valued at approximately 31,000 RWF per square meter, rural/non-farm land at 11,000 RWF per square meter, and rural farmland at 2,500 RWF per square meter.

Figure 21



While these variations in price make sense given real estate market dynamics, the survey data also show unexpected discrepancies in the price per square meter of land when considering the expropriating institution and the type of project. Among the expropriating institutions, the mean price per square meter paid by private investors is over 16,000 RWF, while the central government pays approximately 12,000 RWF per square meter, and other state agencies pay just under 10,000 RWF per square meter (Figure 22). Local government authorities pay less than 4,000 RWF per square meter, most likely due to

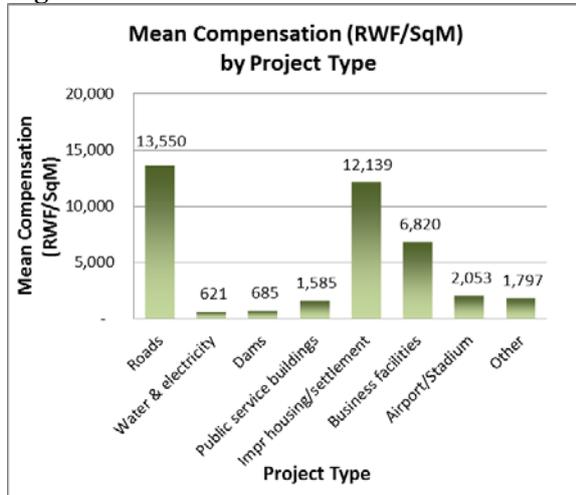
continued reliance on the locally-set reference land prices and lack of sufficient budgets to carry out costly projects.¹⁶⁷ Compensation per square meter is similarly associated with urban/rural character of the land, which will be discussed amongst other variables in an analysis of variance (ANOVA) later in this section.

¹⁶⁶ MININFRA interview, MINIRENA interview, RSSB interview, RTDA interview, IRPV interview, interview with Agency for Cooperation and Research in Development, 13/11/2014 (hereinafter "ACORD interview"), CCOAIB interview, IRDP interview, Interview with RCAA, 28/05/2015 (hereinafter "RCAA interview"), MINALOC interview, Ombudsman's Office interview.

¹⁶⁷ Musanze District Officials FGD.

The value per square meter of property also varies considerably based on the type of project carried out. The value is highest for roads and improved housing/settlements (Figure 23). Road projects are implemented by central governments, while improved housing/settlement project are implemented by state agencies/parastatals and private investors/NGOs, so these effects seem to be correlated. Road projects, for example, tend to pay about six times more per

Figure 23



square meter than do the airport and stadium projects. Projects to improve housing or create housing settlements pay almost as highly as roads, but projects for public service buildings pay about eight times less.

However, when these factors are run through a multivariate analysis of variance (ANOVA) model to determine actual effects of factors and covariates on the value of the land per square meter, the character of the land can be controlled out, given the assumption that the location or character of the land—rural/urban—is likely to have a large influence on the price per square meter.

Table 15 presents three columns of means for RWF paid per square meter to expropriated households in Rwanda. The first column presents the unadjusted means for each of the three factors in the equation (project type, expropriating entity and character of the property). These are the simple means discussed above, showing the prices when other factors or covariates are not controlled for. The second column presents the estimated means controlling for the other factors in the model, but not the covariates. The one covariate tested here is the amount of property lost in the expropriation. As shown in Table 15, the amount of property lost, specifically when it is a small percentage of the expropriated household’s total holdings, appears to be correlated with lack of notice, and even lack of compensation in some cases. The third column in the table shows the value paid per square meter of land by each category of project, expropriating entity, and the character of property, after adjusting for any covariates in the model. As noted in the table footnote, the model includes the amount of land lost (in hectares) to control for the possibility that smaller expropriations are compensated at a lower rate than larger holdings as some households had reported only nominal compensation, or none at all for small amounts of land use for the installation of electrical lines.

In examining how the means change as factors and covariates are taken into account, this table shows first of all the considerable interaction and interdependence among the three factors. When controlling for factors, especially the character (or location) of the expropriated property, the price paid per square meter for water and electricity projects and dam projects rises substantially from around 600-700 RWF/M² to the 3,500-4,500 RWF range, as does the price paid for land expropriated to erect public service buildings, which rises from 1,585 to 9,438 RWF/M². Nonetheless, the price per square meter paid for dam projects and airport and

stadium projects remains quite low, relative to other projects, even when controlling for character of land (likely predominantly rural for these types of projects), expropriating entity and size of the expropriation.

Table 15

ANOVA Multiple Classification Analysis (MCA) Estimating Mean RWF/SqM Paid in Compensation Controlling for Selected Factors and Covariates					
Predicted Mean Compensation Paid (RWF/SqM)					
Factors	Adjusted for			N¹	Sig.
	Unadjusted	Factors	Factors and Covariates^a		
Project Type					<0.001
Roads	13,583	10,072	9,733	430	
Water & electricity	621	4,744	4,292	54	
Dams	685	3,185	3,505	172	
Public service buildings	1,585	8,502	9,438	88	
Impr housing/settlement	12,303	7,834	7,992	27	
Business facilities	6,820	9,054	8,982	132	
Airport/Stadium	2,053	1,785	3,145	24	
Other	1,797	9,573	10,072	10	
Expropriating Entity					<0.001
Local government	3,796	3,997	3,998	342	
Central government	11,944	13,420	13,517	122	
State agencies/parastatals	9,803	9,610	9,608	440	
Private investors/NGOs	15,981	6,303	5,906	22	
Other	2,105	5,754	5,557	13	
Character of Expropriated Property					<0.001
Rural/farm	2,471	3,329	3,417	623	
Village/rural non-farm	11,183	9,787	9,611	196	
Urban	31,065	28,883	28,713	119	

^aCovariates = Property lost in expropriation (Ha)

¹Includes only households that have been fully or partially compensated

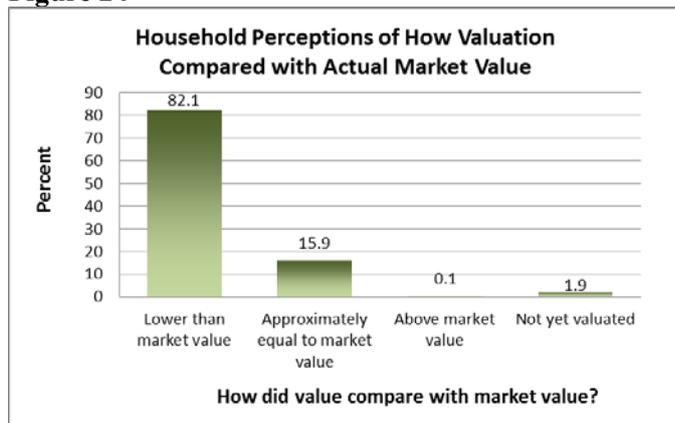
Another interesting aspect of this model is that it shows the change in relative price paid by private investors when controlling for factors and covariates. Based on initial interviews, the assumption had been that private investors were the best-paying expropriating entities, and the first column with no controlling for other variables supports this assumption. However, a significant drop in the relative price paid by private investors is observed once controlling for the rural-urban character of property, which is likely due to the high concentration of private investment projects in urban areas. In fact, the central government emerges as the best-paying entity, and other state agencies/parastatals pay about 50% more than private investors on average when the effects of other factors and covariates are held constant. All else equal, local government entities remain among the lowest-paying institutions.

From the perspective of expropriated households, over 80% report the valuation of their property as lower than what they assumed the market value of their properties to be. Only

0.1% of expropriated people report that their property was valued above market value (Figure 24). District officials explain these discrepancies by citing their obligation to apply reference land prices, which was more likely to render valuation at below market price.¹⁶⁸

The District officials who participated in FGDs seemed aware that compensation for expropriated property was frequently below the market value. They identified a number of reasons, including lack of a sufficient budgets for their projects. This may have caused a tendency to simply align the value of property to the available budget. Also, some of the projects are not planned in the Districts' five year plans, and sometimes projects come from the central government with extreme urgency and require expropriations in order to carry

Figure 24



them out. Another factor that explains low valuation is the rushed implementation of Master Plans in cities and towns, many of which are tied to the District performance contracts. In short, with limited budgets but high pressure to develop blighted, wasted, or even semi-developed land, and to achieve District goals and *imihigo*, the rights of expropriated people are vulnerable to being violated.

In addition to the fact that over 80% of expropriated households report valuation of their property is below market value, the survey data show that only 6% of expropriated households actually appeal or request counter-valuation of their properties. CSOs frequently noted that expropriated individuals who would like to seek a counter-valuation of their properties need government assistance because the cost is prohibitive,¹⁶⁹ and some expropriated individuals indicate that the cost of a counter-valuation is roughly the same price at which their entire plots are valued.¹⁷⁰ Some residents of Bugesera also noted that they did not know about the appeal process and were never informed of their right to challenge the valuation through appeal or counter-valuation; some claim they were forced to sign valuation reports on their properties, whether or not they agreed with the process or the value.¹⁷¹

IRPV has reported that in its procedure, a contested valuation usually results first in a re-valuation of the property by the same valuer. If no mistakes or discrepancies are reported between the initial report and the re-valuation, the IRPV recommends that the individual seek a counter-valuation by a different valuer.¹⁷² An appeal is the last step if none of these intermediate steps can resolve the dispute over the value of the property. Local authorities also

¹⁶⁸ Huye District Officials FGD.

¹⁶⁹ CSO FGD.

¹⁷⁰ Bugesera FGD, Batsinda FGD.

¹⁷¹ Bugesera FGD.

¹⁷² Bugesera FGD, Batsinda FGD (broadly indicating that expropriated individuals believed counter-valuation was fruitless or prohibitively expensive).

report trying to mediate disputes when the expropriated individual does not approve of the valuation but cannot afford a counter-valuation.¹⁷³

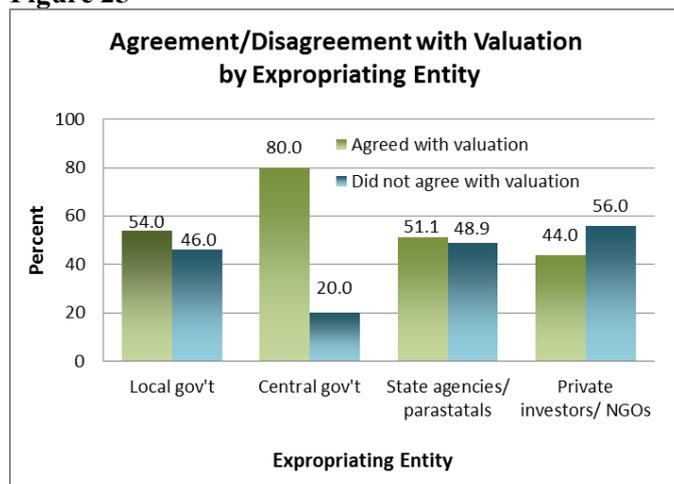
Most government entities and expropriating entities explained that valuation, especially now that it is seen to be the responsibility of the independent valuers, is a process outside of their own control. These government and expropriating entities do, however, note their own obligation to cross-check the values submitted by valuers by looking for errors or discrepancies in the valuation reports.¹⁷⁴ Expropriating entities expect local authorities to take the lead role in mediating disputes between valuers and landowners over the value of land, and at most they will recommend that expropriated individuals seek a counter-valuation (*contre-expertise*) of the property if they are unhappy with the value provided.¹⁷⁵ MININFRA, however, cited a concern that counter-valuation would lead to delays, suggesting perhaps that it would discourage individuals from using the process.¹⁷⁶

Some CSOs reported mixed experiences among their members and clients between expropriations done by private investors and those done by government entities. Haguruka even reported clients exclaiming “*Vive l’expropriation!*” after being expropriated and compensated by a private investor, and reported receiving generally positive reports from individuals expropriated by investors.¹⁷⁷ This was also inversely echoed by expropriated people in Batsinda, who compared their situation with that of the people expropriated in Rugando, where the Convention Center is currently under construction.¹⁷⁸ In comparison with those individuals expropriated by an investor in Rugando, the expropriated people in Batsinda

complained that the former were expropriated at good (market) price, while they had the misfortune of being expropriated at a low price by the government. A majority of CSOs interviewed also recommended that investors be required to negotiate compensation prices directly with the individuals being expropriated.¹⁷⁹ An official from REMA, speaking in his personal capacity, likewise supported this proposed approach.¹⁸⁰

Despite anecdotal reports of high satisfaction with projects carried out

Figure 25



¹⁷³ Kigali District Officials FGD, Huye District Officials FGD.

¹⁷⁴ RTDA interview, MINALOC interview, RSSB interview, RCAA interview, interview with Rwanda Housing Authority, 26/05/2015 (hereinafter “RHA interview”).

¹⁷⁵ Kigali City interview, MINIRENA interview, RSSB interview.

¹⁷⁶ MININFRA interview.

¹⁷⁷ CSO FGD.

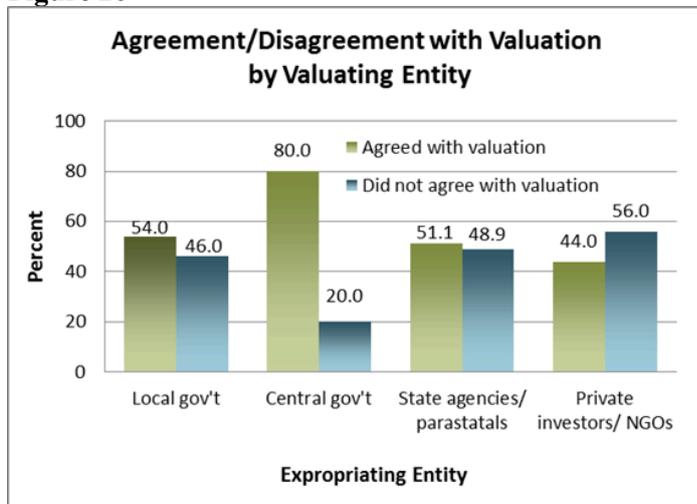
¹⁷⁸ Bugesera FGD, Batsinda FGD.

¹⁷⁹ See CSO FGD.

¹⁸⁰ REMA interview.

by private investors, and reportedly high values of land expropriated by private investors, the relative values paid by private investors were not actually high comparing to other projects, as noted from the analysis of variance above. Among households expropriated by private investors, approximately 56% disagree with the valuation given. In fact, on average 44.8% of

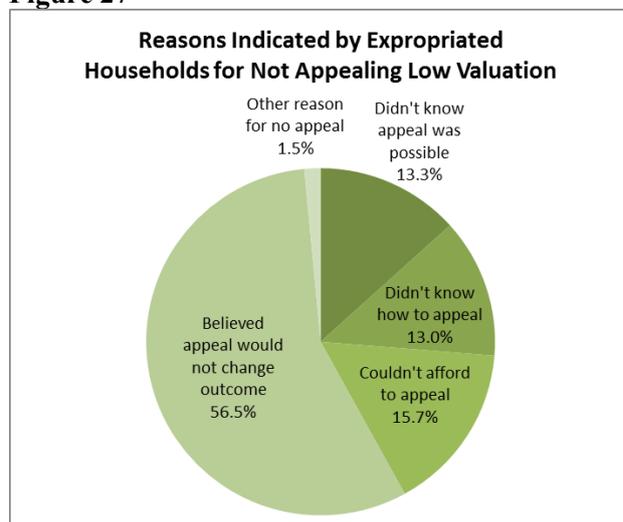
Figure 26



households disagree with the valuation of the property, and when viewed by institution (Figure 25), the data actually show that private investors garner the highest rate of dissatisfaction with property values. Local government agencies and state agencies/parastatals receive slightly more agreement than disagreement, and central government projects receive 80% agreement with valuations, by far the highest agreement rate of any expropriating entity.

These reports of agreement by expropriating entity show unexpected dissatisfaction with private investor values, compared with the qualitative reports of expropriated people and CSOs who tout the process when private investors are involved. This may be due to unreasonably high expectations of expropriated people when they become aware that a private investor is expropriating their property, and also because expropriated people may try to hold out intentionally to raise the price when a private investor is expropriating, as opposed to a government entity, when such tactics may actually be more likely to be successful. Furthermore, although almost all households believe their property is valued below market value, the rates of agreement/disagreement with the valuation are likely more a reflection whether households essentially accepted to go along with the process, sign the valuation

Figure 27



report, and not appeal or counter-value the property, rather than repeating the question of whether they believed the value was above or below market rates.

In line with the notion of the fairness of the process and the household's willingness to accept the valuation, household agreement/disagreement with valuation is also assessed based on the household's perception of the entity conducting the valuation (Figure 26). At 66.1%, local leaders are actually the most likely group to achieve agreement with their valuations, compared to other

expropriating entities. They are followed by independent valuers, who show slightly more agreement than disagreement with their valuations. By contrast, when the valuation is conducted by an individual perceived to be one of the staff members of the expropriating entity (or possibly an independent valuer accompanied by a staff member of the expropriating entity), the result is the least acceptable to the affected households. This may be caused by the perceived level of trust that expropriated individuals have with these various institutions—local leaders whom they know well and tend to trust, or independent valuers who are unknown to them and are possibly accompanied by staff of the expropriating entities, whom people may perceive to have a motive to keep the value low.

When expropriated individuals who reported dissatisfaction with the valuation are asked for their reasons for not appealing the value, most people (57%) report that they do not appeal because they believe the appeal will not change the outcome (Figure 27). Another significant segment of dissatisfied households (over 20%) state that they have no information about the appeals process or do not know an appeal is even possible. An additional 15.7% of households who do not appeal unsatisfactory valuations report that they cannot afford to appeal. The

Table 16

Appeal of Valuation by Selected Characteristics				
Selected Characteristics	Appealed or conter- valuated %	No appeal %	Total %	Sig (χ^2)
Gender of Head of HH				0.002
Male	89.8	71.3	72.4	
Female	10.2	28.7	27.6	
Total	100.0	100.0	100.0	
Age Group				0.007
1 <= 35	32.7	16.2	17.2	
2 36 - 50	26.5	36.1	35.5	
3 51 - 65	38.8	36.4	36.6	
4 66+	2.0	11.3	10.7	
Total	100.0	100.0	100.0	
Education of head of HH				0.205
Primary incomplete	40.8	51.8	51.1	
Primary complete	51.0	38.9	39.7	
Secondary/technical	2.0	5.6	5.4	
University and above	6.1	3.7	3.8	
Total	100.0	100.0	100.0	
Residential relocation				0.434
HH did not relocate residence	77.6	79.5	79.3	
HH relocated residence	22.4	20.5	20.7	
Total	100.0	100.0	100.0	
N (compensated HHs)	49	736	784	

*Includes only households that have been fully or partially compensated

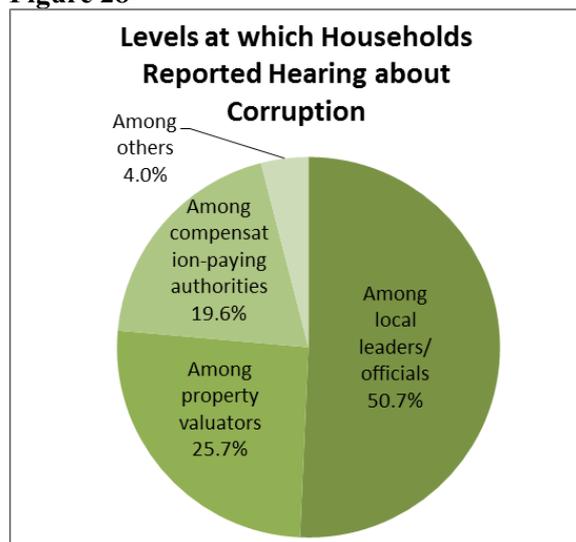
experience of District officials seems to corroborate expropriated individuals' claims of being unaware of the appeals process because many District officials reported that they did not actually receive many complaints related to expropriation at all.¹⁸¹

When analyzing the factors influencing whether a household appeals or not, among the small fraction who do appeal, only 10.2% are female-headed households, whereas women head 27.2% of expropriated households represented in the survey. Furthermore, although only 15% of households are required to relocate as a result of expropriation, relocated households represent 22.4% of all households that appeal (see Table 16).

5.2.4.1.2 Possible corruption concerns

Respondents to semi-structured interviews identified serious weaknesses in valuation procedures, primarily due to a lack of (or an excess of) oversight in the valuation process, and also due to poor coordination in valuing property, causing resistance and additional complaints from expropriated individuals.¹⁸² In particular, they identify the relationship between local authorities, valuers, and the population as a point of vulnerability for potential corruption and abuse of power. However, it is not entirely clear how these dynamics actually influence the process: some CSOs accuse local authorities of over- or under-valuing properties for private gain, and MINALOC and RSSB note the possibility of local authorities conspiring with property owners to inflate property values with the objective of retaining the additional funds for themselves.

Figure 28



From the perspective of expropriated households, about 20% report hearing of corruption in the process, primarily from local leaders, and also from property valuers (Figure 28). One possible explanation for this is that valuations carried out by District officials may not be impartial given that these local authorities are aware of and responsible for keeping the projects on budget, but lack the authority to address and correct valuation and compensation concerns as they arise.¹⁸³

The story of one resident of Rusizi District highlights the potential pitfalls in the valuation process and the possibility for continued uncertainty unless the IRPV's

authority and legal basis for valuing land is clarified. This Rusizi resident requested a loan from a bank, using real property as collateral. In January 2014, the bank sent a certified

¹⁸¹ Musanze District Officials FGD.

¹⁸² See MININFRA interview, MINIRENA interview, RSSB interview, RTDA interview, IRPV interview, ACORD interview, CCOAIB interview, IRDP interview.

¹⁸³ Huye District Officials FGD.

property valuer registered with the IRPV to value the property, which was a commercial building. The certified valuer assessed the building at a total value of 28.8m RWF. Based on the market value that was given on the property, the applicant was given a loan in the amount of 30.0m RWF.

In May 2014, this same commercial building was identified as a property to be expropriated due to road construction. Just five months after the initial independent valuation, the independent valuers determining values for the road construction project gave this same property a value of 12m RWF, a more than 50% reduction over the previously assessed value. When the land owner attempted to appeal the valuation based on the evidence of the previous valuation prepared by an independent and certified valuer, he was threatened by the local authorities that if he continued to pursue appeal, he would receive even get less than the 12m RWF offered to him. The land owner subsequently accepted the 12m RWF, but now struggles to pay back the bank loan with the minimal proceeds provided in the expropriation.

Valuation of property in Rwanda is admittedly complicated by the fact that the Rwandan real estate market is comparatively one of the smallest in the world. This makes determination of fair market value difficult in many cases. Furthermore, the profession of property valuation is relatively young in Rwanda, and was only legally created in 2010.¹⁸⁴ Given the fact that the Government of Rwanda will undoubtedly be the IRPV's largest client, such an ongoing economic relationship complicated by regulatory constraints does cause concern over whether individuals will be able to obtain "fair market value" appraisals of their land when they are being expropriated.

The IRPV has lamented the influence of some expropriating entities on the professional and technical work of valuers, reporting that expropriating entities sometimes put pressure on valuers to drive prices down and have even terminated contracts with valuers based on dissatisfaction with their reported valuations.¹⁸⁵ Furthermore, IRPV reported that some expropriating entities still expect valuations to align with the reference land prices rather than with current market prices, which is both unrealistic and incorrect. Because reference land prices were mainly intended for use by local authorities valuing land on an *ad hoc* basis, the continued use of the outdated reference land prices can create incentives to engage in corruption, whereby local authorities valuing land with little oversight or experience can misstate land prices or plot dimensions for their own benefit, or extort landowners or investors.¹⁸⁶ A clear determination of exactly which institutions should have which roles in the process of determining fair market value of property must be swiftly settled in order to mitigate the frequency of such disputes in the future.

Regarding the potential for over-valuation, the Rwanda Social Security Board (RSSB) expressed a concern that property owners may lie about their assets in order to inflate the value of the property.¹⁸⁷ MININFRA is similarly concerned that valuers and local authorities

¹⁸⁴ Law N. 17/2010 of 12/05/2010 establishing and organizing the real property valuation profession in Rwanda.

¹⁸⁵ IRPV interview.

¹⁸⁶ *Urugaga Imbaraga* interview, MININFRA interview, CCOAIB interview, RSSB interview.

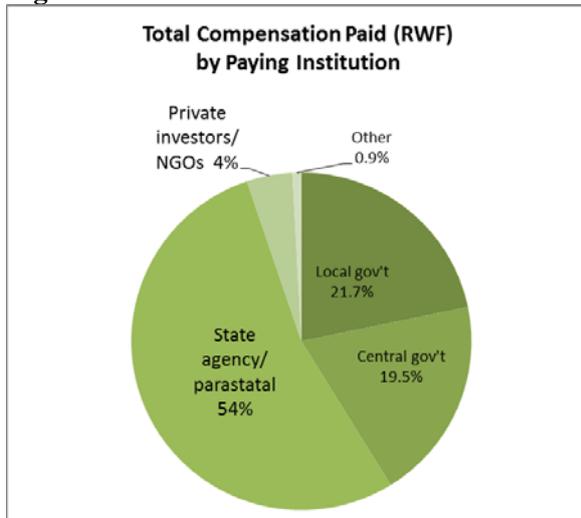
¹⁸⁷ Also corroborated by MININFRA interview and CSO FGD.

are occasionally over-valuing property or reporting incorrect boundaries on land for private gain. Some local leaders and valuers reportedly go to the extent of falsifying and valuing ghost properties/assets; some local leaders have even been taken to court for such irregularities.¹⁸⁸ Perceived corruption by individual households provides some support to these beliefs. Among expropriated households that report hearing of corruption, 76.4% of those reports are directed toward local leaders and those individuals valuating the property.

5.2.4.2 Compensation

Compensation as approved by the Land Commission is required to be paid to the expropriated household within 120 days of the date of approval of the valuation.¹⁸⁹ If the compensation is not paid within 120 days, the expropriation may be invalidated, unless the expropriating entity and the individual make a private agreement to settle the matter.¹⁹⁰ Respecting this 120-day period is an issue for local authorities, and many times they are not able to abide by the

Figure 29



required timelines due to the projects commencing without available budgetary allocations made beforehand.¹⁹¹ Nonetheless, expropriated individuals are not aware of their right to void the expropriation following excessive delays, so the authorities do not review the valuation on these grounds.¹⁹²

Of all compensation monies paid out for expropriations, state agencies/parastatals pay 54% of that total, local government entities pay 21.7%, and the central government pays 19.5% (Figure 29). Expropriations carried out by private investors account for 4% of the total compensation paid out for all expropriations nationwide.

5.2.4.2.1 Delays in compensation

In addition to being the second most frequently mentioned topic in semi-structured interviews and Focus Group Discussions (after valuation), compensation is also frequently mentioned by respondents in response to an open-ended question in the household survey, and one-third of the recommendations for changes to the expropriation process relate to the payment of compensation. The major concern with compensation in expropriation projects, expressed by all respondents, is the delay in payment of compensation once valuation has been completed. When asked about various benefits and drawbacks in the expropriation process, respondents rank “quick compensation” as the first on a list of promises made (but not kept) by

¹⁸⁸ MININFRA interview.

¹⁸⁹ 2007 Expropriation Law, Art. 24.

¹⁹⁰ *Id.*

¹⁹¹ Kigali District Officials FGD, Huye District Officials FGD.

¹⁹² Kigali District Officials FGD, Huye District Officials FGD.

expropriating entities. A frequently-cited reason given by government and CSO respondents for the delay in paying compensation is poor planning and insufficient allocation of funds at the planning stage. According to government respondents, poor planning generally refers to the notion that adequate funds for compensation are not secured by the expropriating entity ahead of time, or the budgeting process for the project does not properly estimate the actual costs of the project, such as increasing market prices and any improvements on land to be expropriated.¹⁹³ Furthermore, as long as the expropriated individual is still waiting for payment, he or she has right to cultivate and harvest crops on his or her land,¹⁹⁴ but when projects are delayed excessively, the expropriated population suffers and unnecessarily loses the chance to cultivate crops.¹⁹⁵

Quantitative data show that expropriated households report delays in receiving compensation ranging from 5 months up to 42 months (Table 17). The average delay for households fully compensated at the time the survey was performed was 16 months. Variation in delays can also be noted by project type and the institution paying the compensation: expropriated households report an average delay of 14 months when the projects are carried out by local government entities, 16-month delays from other state agencies, and 24-month delays from

Table 17

ANOVA Multiple Classification Analysis (MCA) Estimating Mean Months Delay in Compensation Controlling for Selected Factors and Covariates					
Factors	Estimated Months Delay in Compensation			N*	Sig.
	Unadjusted	Adjusted for			
		Factors	Factors and Covariates^a		
Project Type					<0.001
Roads	16.1	16.9	17.4	6,520	
Water & electricity	14.0	14.0	14.6	910	
Dams	29.1	29.3	28.8	2,668	
Public service buildings	11.8	8.0	6.6	1,405	
Impr housing/settlement	6.3	6.1	5.9	449	
Business facilities	5.9	6.6	6.8	2,114	
Airport/Stadium	13.5	10.0	8.4	350	
Other	8.3	4.3	3.5	164	
Expropriating Entity					<0.001
Local government	16.0	19.0	19.0	5,426	
Central government	20.8	18.4	18.3	1,917	
State agencies/parastatals	15.0	12.8	12.8	6,677	
Private investors/NGOs	7.7	15.9	16.4	352	
Other	15.6	19.3	19.5	208	
Character of Expropriated Property					<0.01
Rural/farm	18.2	17.6	17.5	9,609	
Village/rural non-farm	12.6	13.1	13.3	3,111	
Urban	10.5	12.3	12.6	1,860	

^aCovariates = Property lost in expropriation (Ha)

*Includes only households that have been fully or partially compensated

¹⁹³ RSSB interview, IRPV interview, Kigali City interview, MINALOC interview, MININFRA interview, Ombudsman's Office interview, REMA interview, RTDA interview.

¹⁹⁴ 2007 Expropriation Law, Art. 24.

¹⁹⁵ Huye District Officials FGD.

the central government. Projects carried out by private investors have an average delay of just 5 months. Notably, the delay for those households receiving only partial compensation from the central government is an average delay of 42 months.

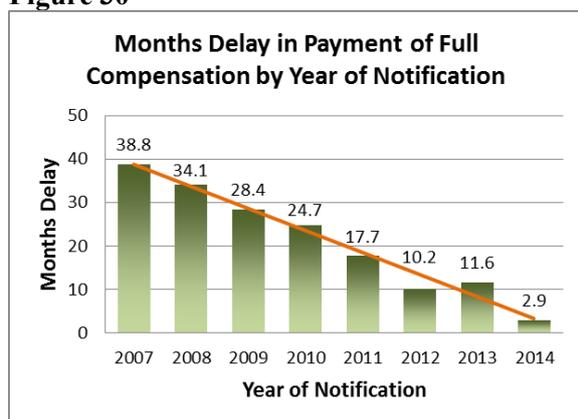
When delays are analyzed by character of land, project type, and expropriating entities, and then controlled by factors and covariates, patterns emerge. The first column in the above table shows the unadjusted months of delay by project type, expropriating entity, and character of the land. At first glance, it appears that private investors pay quickly relative to all other expropriating entities. The second column shows the delays when controlling for the other factors shown in the table, which lowers the delays for public service buildings, but doubles delays for private investors. When adjusted for factors and the covariate of property lost in the expropriation (as explained in Table 17 above), most delay periods move close to average, although state agencies/parastatals show lower wait times when compared with other expropriating entities, and public service buildings, housing settlements, business facilities, and airport/stadium projects are notably lower than other project types. The permissible delay of 4 months is not met by any entity or project type (except the project “other”) for any character of land.

It is unclear why such broad variation in delays still exists between different types of projects or characters of land, especially given that most expropriating institutions seem to be within a narrower range of delays (between 12 and 19 months). This suggests, first of all, that certain types of projects have been made more of a priority, such as public service buildings, housing settlements, and business facilities. Second, the data suggest that all institutions are able to more easily avoid delays in urban areas than in rural areas, either because they prioritize urban

projects, or because title documentation and other administrative details like bank accounts are more streamlined and accessible in urban areas.

Although CSO respondents and the Office of the Ombudsman noted these delays as a major problem and source of complaints about the expropriation process, some other public entities noted that this problem is no longer as pervasive as it once was now that the government has announced a policy to undertake expropriation only when funds are

Figure 30



allocated in advance.¹⁹⁶ Local authorities echoed these concerns and observations.¹⁹⁷ Among government agency respondents, only one confessed that it suffered from budgetary planning problems that led to delays in the payment of compensation, apparently due to overly-

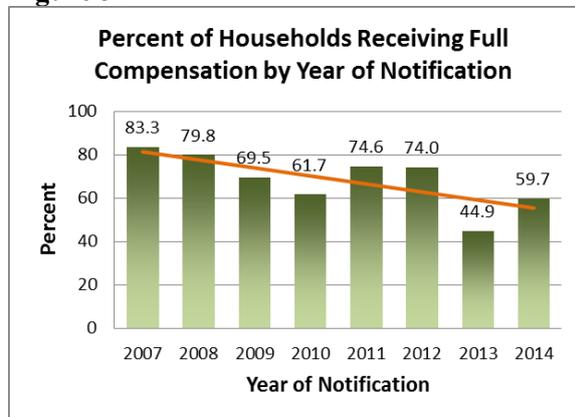
¹⁹⁶ RSSB interview, Kigali City interview, MININFRA interview.

¹⁹⁷ Musanze District Officials FGD, Huye District Officials FGD.

ambitious development planning in urban centers.¹⁹⁸ In fact, since 2007, the average delays have gone down substantially (Figure 30).

However, part of this decline may be explained by the fact that some of the most recent expropriations have not yet been compensated at all, and so they are not reporting having been compensated (and accordingly their precise number of months of delay cannot be noted). In

Figure 31



fact, more recent expropriations are less likely to have been fully compensated as shown in Figure 31.

Although the likelihood of receiving full compensation has gone down on average, this alone is unlikely to account for the precipitous drop in delays since 2007, as noted in Figure 30. For example the average delay in 2014 was only 2.9 months, which is calculated with 59.7% of households notified and expropriated in 2014 already having received full compensation. Similarly, for households

notified in 2011 and 2012, almost 75% of households have already been paid. This suggests a significant reduction in delays and general improvements in the process of delivering payments. In fact, the average delay of 2.9 months recorded for fully compensated households in 2014 is within the 120-month time period required by the law.

Some expropriating entities cited errors in the lists of expropriated individuals provided to them by local authorities as a major challenge to delivering compensation on time and to the right persons. Specifically, they identified errors with identity card numbers, bank account details, and names of expropriated individuals, all of which could reasonably cause delays in the delivery of compensation.¹⁹⁹ In some cases, difficulties in locating the real owner of a rural land parcel was also cited as a reason for delayed compensation.²⁰⁰ Local authorities reported that expropriating institutions did not always provide detailed and accurate information to the population about all the requirements to be provided for the payment of compensation, which also caused delays and errors in the payment of compensation.²⁰¹ Furthermore, RTDA cited a largely underreported issue of wives being excluded by husbands as co-owners of the property and accordingly not receiving any share of the compensation. RTDA identified this as the second most common complaint it receives in regards to the expropriation projects it carries out, after complaints about unfair valuation.²⁰² This allegation that spouses are often left out of the process of valuation and compensation is also supported by the survey data, which show that only 21.7% of the time do expropriated households report that both the head of household and the spouse receive the compensation (Table 18).

¹⁹⁸ Kigali City interview.

¹⁹⁹ RSSB interview, RCAA interview, RHA interview.

²⁰⁰ RTDA interview.

²⁰¹ Kigali District Officials FGD.

²⁰² RTDA interview.

Table 18

Recipient of Compensation Payment		
<i>Recipient of payment</i>	%	N
Head of household	73.8	698
Spouse	2.9	28
Both (head and spouse)	21.7	205
Other	1.6	15
Total	100.0	946

*Includes only households that have been fully or partially compensated

Other explanations for these delays in payment have been offered by expropriating institutions as well, including the bureaucratic procedures of payment whereby the payment process has to go through more than three institutions before reaching the recipient's account.²⁰³ Government institutions/agencies report a problem of unpublished and often changing requirements from the Ministry of Finance (MINECOFIN), the paying institution for government projects, regarding what information is needed for individuals on these lists to be paid.²⁰⁴ Expropriating institutions cited this as a bottleneck in the process as they have to go back and forth between the local areas and MINECOFIN, revising the lists and the information contained on the lists, hence delaying the payment of compensation. They also report that MINECOFIN may send lists back multiple times over small errors in a few names, without paying any individuals on the list until all of these errors are corrected, which greatly delays the payment of compensation. Other state agencies report inexplicable delays and lack of transparent processes that appear to be causing arbitrary delays for some projects and institutions, whereby MINECOFIN continues to promise to pay expropriated people from some projects "soon," without giving an actual timeline.²⁰⁵ Given the fact that all institutional budgets have been approved and are overseen by MINECOFIN, this suggests less of a planning problem on the part of the expropriating institution and perhaps a coordination problem on the side of MINECOFIN.²⁰⁶

Expropriating entities also cite major concerns with the delays in the expropriation process which may lead to individuals improving their properties in order to inflate the property value.²⁰⁷ Expropriating entities also accuse local authorities of potentially illegally granting construction permits based on bribes paid by those individuals facing expropriation. However, local authorities reported halting construction only once the initial inventory of lands was done, warning residents that improvements made after that time would not be compensated, in compliance with the law.²⁰⁸ CCOAIB even reported receiving complaints from landowners who were denied permits to improve their properties once expropriations were announced but before valuation was carried out. Some government entities also report that expropriated individuals should be made aware of their right to improve their properties if compensation is delayed by more than 120 days.²⁰⁹ However, more than 40% of expropriated households

²⁰³ Kigali City interview, MINALOC interview.

²⁰⁴ RCAA interview.

²⁰⁵ RHA interview.

²⁰⁶ Unfortunately, MINECOFIN failed to respond to multiple requests for interviews so the Ministry's perspective on this issue could not be fully represented here.

²⁰⁷ RSSB interview, RTDA interview, MININFRA interview, Rubavu FGD.

²⁰⁸ Rubavu FGD.

²⁰⁹ MINIRENA interview, REMA interview.

report being prohibited from working on or improving their land before receiving compensation, even when it was delayed more than the 120 days provided for in the law.

The Office of the Ombudsman has also received many complaints related to delays in the process after expropriation was announced, or after the valuation exercise was carried out. The office has accordingly been recommending re-valuation of lands for cases where serious delays have occurred, such as the Bugesera project. Furthermore, the Ombudsman's Office recommends imposing fines against entities that fail to compensate on time or those who abandon the expropriation project after making the population wait for an extended period of time without being allowed to make any improvements to their properties. This is in fact provided for in some sense in the 2007 Expropriation Law, which requires the payment of 5% interest on any outstanding balances owed by expropriating entities to expropriated households.²¹⁰

For example, the Ministry of Infrastructure through the Rwanda Civil Aviation Authority (RCAA) has been working to extend the aerodrome in Rubavu District. The application for expropriation for this project was originally filed in 2008. The affected residents are from parts of Rubavu and Gisenyi Sectors.²¹¹ In 2008, people living in the identified area were informed that they were going to be expropriated and were prevented from making any significant improvements on their properties from that time. In particular, this prohibition affected their ability to improve the housing structures on their lands, and they were denied construction permits from the local authorities whenever they requested them.

The properties of these residents were valued on different occasions: the first valuation was conducted in 2008-2009, when residents were promised they would receive their compensation within three months. Another valuation exercise was carried out from October 2013 to January 2014. However, no payments have yet been made pursuant to either valuation exercise. During the 2013-2014 valuation exercise, the affected households had been assured that compensation would be paid by February 2014. Nevertheless, no expropriated individuals from this project had yet signed a valuation report at the time of the focus group discussion: indeed, none of them is even informed of the value to be given to their properties, and reportedly none has received any update about the timeline for payment.

Despite being prohibited from making any improvements on their property for the past seven years, some of the affected residents were told during the valuation exercise of 2013-2014 that their properties would not actually be part of the area that would be expropriated. Also, due to the long wait times, some property owners were compelled to make necessary renovations to their homes, and a few even reported facing arrest and temporary detention as a result of their actions to improve their properties. Many have also faced denials of needed bank loans due to the pending but uncertain expropriation plans for the area, and also could not manage to sell their properties if needed. Furthermore, the residents could not easily rent out their houses because potential renters believed that the owners could be subject to ejection at any time

²¹⁰ 2007 Expropriation Law, Art. 28.

²¹¹ Rubavu FGD.

once compensation was finally paid. Incomplete infrastructure upgrades in the area have also led some individuals to create their own make-shift connections to the electrical grid. Furthermore, although land owners who were going to be expropriated had been exonerated from paying property taxes since the expropriation was announced in 2008, they have recently been told they are being held in arrears for all back taxes since that time. Some landowners whose properties were originally designated as inside the project boundaries have at other times been told that their properties will not be affected by the expropriation, and they remain in limbo.

Bugesera residents have also been facing extreme delays and social problems as they await compensation for the expropriation of their lands required to carry out the new international airport project. Due to the delays in receiving compensation or carrying out resettlement, and the prohibition from improving their current homes while the expropriation is pending, residents reported being homeless, hungry, and under constant threat of theft and violent crime in this increasingly abandoned area.²¹² The local school has already been demolished, so most children of residents remaining in the area have had to quit attending school. They also reported problems accessing healthcare and markets, accessing transportation, being separated from family members who have already moved, and being estranged from friends and family who have lent them money while they await compensation for their property. They also regularly incur bank charges on the accounts the government required them to open nearly three years ago to receive their compensation, a cost they claim is likely to eclipse the minimal compensation they have been awarded.

The plight of Bugesera residents has been reported in the media, especially with regard to delays in the payment of compensation and extremely low valuation of land.²¹³ This delay was even acknowledged by the Prime Minister while appearing before the Parliament in November 2014.²¹⁴ Such delays result in many problems for the expropriated residents, which amount to at least 4,300 households, including insecurity while the expropriation process is carried out in a piecemeal fashion, and also the problem of being unable to purchase comparable replacement property because inflation has continued to drive up property costs since the property being expropriated was valued.²¹⁵

5.2.4.2.2 Alternatives and resettlement

As an alternative to cash compensation, resettlement to comparable lands is also provided for as one of the forms of just compensation contemplated by the 2007 Expropriation Law.²¹⁶ International law does refer to resettlement in the context of returning land to country

²¹² Bugesera FGD.

²¹³ Editorial, *Expropriations should be carried out in a timely manner*, THE NEW TIMES, May 6, 2015, available at <http://www.newtimes.co.rw/section/article/2015-05-06/188530>.

²¹⁴ E. Kwibuka, *Government earmarks Rwf 16 billion to meet expropriation costs*, THE NEW TIMES, Nov. 5, 2014, available at <http://www.newtimes.co.rw/section/article/2014-11-05/182721/>.

²¹⁵ Bugesera FGD.

²¹⁶ 2007 Expropriation Law, Art. 23.

nationals after being dispossessed of lands by foreigners,²¹⁷ or for former refugees returning to their country of origin.²¹⁸ While not directly related to the case of expropriation of nationals for economic development purposes, this does mean that international law provides for resettlement policies in appropriate cases.

Resettlement in lieu of cash compensation was favored by many government respondents, due to a number of perceived problems associated with payment of cash compensation and alleged reckless spending by expropriated households. Government entities and CSOs reported a persistent problem of expropriated individuals spending their compensation funds before investing in replacement housing as well as the problem of expropriated individuals recreating slum housing in their new areas.²¹⁹ One MINALOC official noted, “If you leave these people with little money, they are not going to easily get other land or be able to build another house, but instead will eat the money and become a burden to the government.” Both Kigali City and MINIRENA reported that individuals commonly request cash compensation rather than resettlement, but both institutions would favor better resettlement options and programs. Although expropriating entities express a preference for resettlement over cash compensation, the Mayor of Kigali City noted that lack of available habitable land (only 15%) remaining within the city posed a serious challenge to a large-scale policy of resettlement over cash compensation, at least within Kigali City.²²⁰ Despite reported delays in receiving compensation, expropriated individuals themselves favor cash compensation over resettlement, citing major problems facing resettled individuals in Batsinda and those still awaiting resettlement from Bugesera.²²¹

5.3 Socio-economic Impacts of Expropriation

The effectiveness of the 2007 Expropriation Law cannot be judged merely by an analysis of its procedural requirements. All laws, especially those with a direct impact on individuals, should be regularly studied and evaluated for their success in achieving their stated policy objectives, while at the same time minimizing negative impacts on the populations these laws are meant to serve. For this reason, a common feature of laws affecting rights to land is a prerequisite of completing an impact study for the proposed project, including environmental, economic, social, and perhaps other effects. Although some expropriating entities and government institutions reported carrying out environmental impact assessments prior to expropriation projects, MINALOC reported that there was “no thorough study done before or during the implementation of the project on the impact it has on individual livelihoods.” One MINALOC official also noted that “some institutions think about the project, its

²¹⁷ G.A.Res. 3201 (S-VI), U.N. GAOR, Sixth Special Sess., agenda item 7 para. 6, UN doc. A/RES/3201 (S-VI) (1974).

²¹⁸ UN Principles for Housing and Property Restitution for Refugees and IDPs (2005) (“Pinheiro Principles”); Desan Iyer, *Is the Determination of Compensation a Pre-Requisite for the Constitutional Validity of Expropriation? Haffajee NO and Others v Ethekwini Municipality and Others*, SPECULUM JURIS 2012(2), 66-67; the Expropriated Properties Act, 1983 (Uganda).

²¹⁹ Kigali City interview, MININFRA interview, MINALOC interview, RTDA interview, CCOAIB interview.

²²⁰ Kigali City interview.

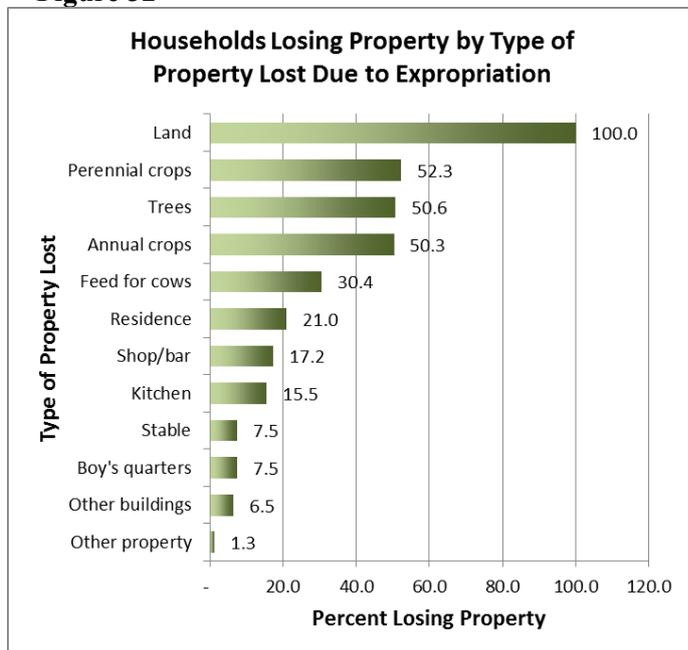
²²¹ Batsinda FGD.

implementation, and what it will take to achieve it, but fail to remember that there will be people to expropriate where the project is implemented.”

5.3.1 Effect on Property Ownership

As expected, all expropriated households lost land in their expropriations. However, the data reveal that many expropriated households lose other types of property as well. Given the high

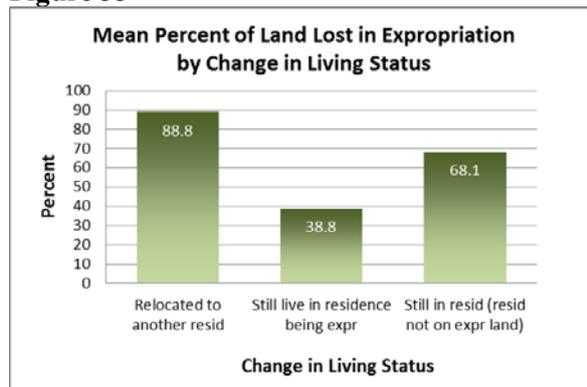
Figure 32



rate of expropriated property being of rural character in Rwanda, it is unsurprising to find that over 50% of expropriated households also lose annual and perennial crops and trees, and over 30% lose feed for livestock—all productive assets for most rural households (Figure 32). Approximately 21% of households report losing their residences in the expropriation, which is only slightly higher than the percentage of individuals who relocate due to the expropriation, which is reported to be approximately 15% of expropriated households.

While only a minority of households were required to relocate due to expropriation, approximately 50% of expropriated households lost over two-thirds of their land (Figure 33). The reason that this large property loss did not cause relocation seems to be because a large proportion (approximately 70%) of these households experiencing a total expropriation of their land did not actually reside on the plot of land being expropriated. Among households that actually relocated due to the expropriation, 80% of those relocating households lost almost all of their land, so the chances of having to relocate the household residence are closely tied to the amount of land lost.

Figure 33



5.3.2 Individual Support for Expropriation Projects

Despite overall reporting of negative impacts at the household level due to expropriation, expropriated households generally show support for the project and its stated outcomes. Table 19 reports that 87.3% of expropriated households believe that the projects requiring land expropriation are in the best interest of the community and 79.7%

Table 19

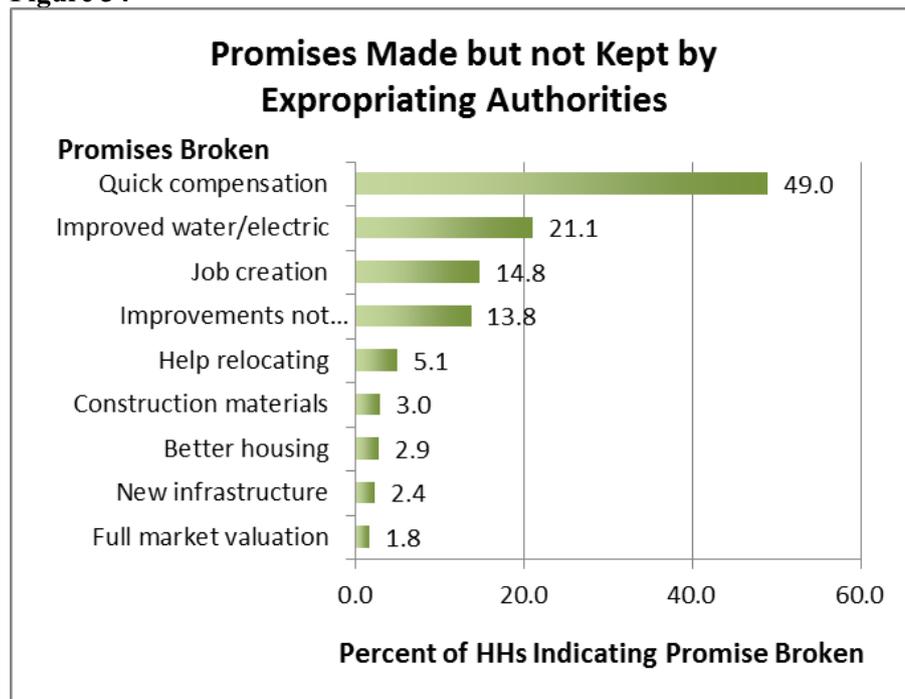
Households' Views on the Benefits of the Expropriation Project for the Community		
Response	%	N
<i>Do you believe project is in best interest of community?</i>		
Yes	87.3	1,205
No	11.7	161
Don't know	1.1	15
Total	100.0	1,381
<i>Does community believe project is in their best interest?</i>		
Yes	79.7	1,101
No	11.9	165
Don't know	8.4	116
Total	100.0	1,381

state that the community in general believes the projects are in their best interest.

Infrastructure development and improved public planning undertaken through expropriation has led to noted satisfaction among some expropriated individuals.²²² The general sentiment among expropriated individuals is one of clear support for national development plans and economic progress, even if it comes through expropriation.

When asked to identify any promised made but not kept by expropriating entities or local authorities, half of the respondents identify the timeliness of compensation as a promise made and not kept (Figure 34). Complaints related to overall development goals furthered by the project, such as job creation and improved infrastructure and housing, rank much lower. Over 20% of expropriated households note that they were promised increased access to water and electricity, but by the time of the survey, had not yet realized those benefits from the project.

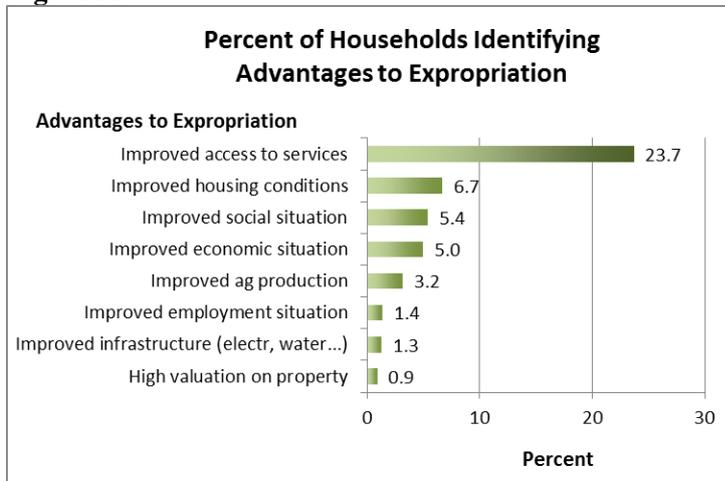
Figure 34



²²² Bugesera FGD, Batsinda FGD.

Expropriated households were also asked to identify principal advantages of the expropriation project from a set of pre-coded responses (see Figure 35). While households do not overwhelmingly cite any particular advantages (most responses were less than 10% positive), the largest reported positive advantage to the project is increased access to services, reported

Figure 35

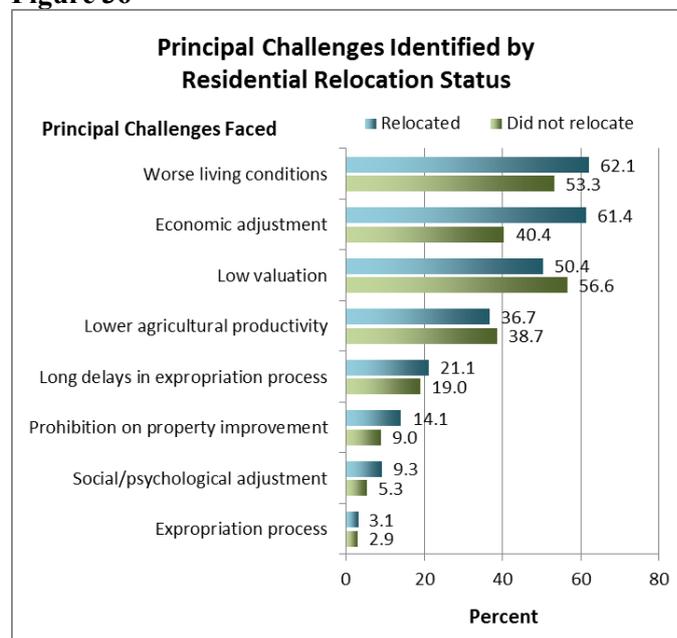


by about 24% of households that do not relocate, and 17% of households that do relocate. While other advantages are reported at nearly the same level by relocated and non-relocated households, relocated households report double the rate of improved housing conditions—although still less than 15% of relocated households report this improvement at all. Relocated households also report an improved economic situation at a slightly higher rate, although again the overall reporting of

advantages by either group was less than 8% positive. In general, expropriated households are hard pressed to find many advantages to the experience and the changes they must endure.

When asked a similar question about challenges faced due to the expropriation, all households, whether relocated or not, find low valuations to be a challenge, as well as worsening living conditions and lower agricultural production (Figure 36). As to be expected, relocated households report significantly greater challenges in adjusting economically to the expropriation. This is not contradicted by the above point, where slightly more relocated

Figure 36



households reported an economic advantage after the move because of the low scale of reported advantages—only 7.6% of relocated households overall report an improved economic situation as advantage resulting from the expropriation.

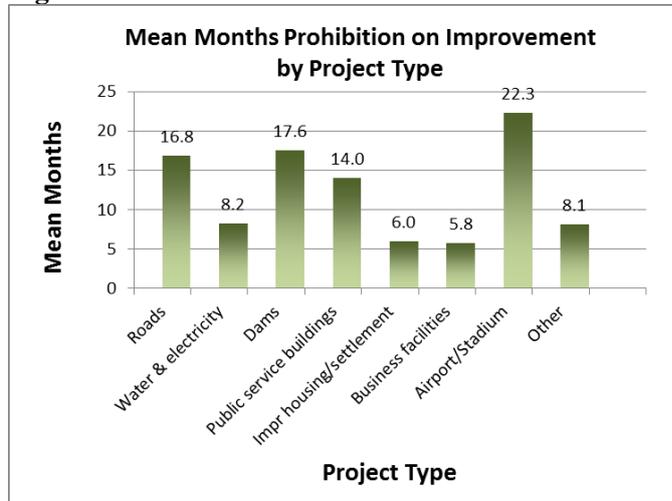
5.3.3 Effects of delays

In addition to the straightforward financial implications of delayed compensation and delays in the expropriation process, expropriated households often face prohibitions on their right to improve their property when the expropriation is pending.

While the 2007 law purports to prohibit improvements made to the property in order to prevent individuals from inflating the compensation owed, it only provides for the prohibition from the period of initial inventory of the land and improvements thereon, up until compensation is received, and the household relocates, if applicable. This prohibition has been

interpreted to include prohibition against planting long-term crops as well as making simple repairs to the residence. Household reports of delays in being permitted to improve properties also showed trends by project type (Figure 37).

Figure 37



Given that the mean monthly income of expropriated households was just 110,000 RWF, and the median monthly income only 50,000 RWF, these delays in improving property, planting, and cultivating can cause serious ramifications to the livelihoods of these households.

5.3.4 Effects of Inadequate Compensation

In focus group discussions and interviews, both government entities and CSOs cited concerns about individuals not being able to acquire new land and homes with their compensation from the expropriation. CSOs tended to attribute this to the compensation being too low, and indeed over 80% of expropriated individuals report their property valuations to be below market value. Many expropriated individuals from Bugesera reported that two valuation exercises were carried out on their lands—the first valuation in August 2012, and the second valuation in April 2013. While revaluing properties after such a long delay is reasonable given the likely increase in property values over time, the result of the second valuation was reportedly the *reduction* of the market price of each plot of land by approximately half. One individual stated, “During the first exercise I had signed for [a value of] 5,400,000 RWF, but the second valuation reduced this to 2,500,000 RWF. Even if there was a change in market prices, how can something reduce from 5.4 million to 2.5 million in just 7 months?” Bugesera residents also reported that many of their neighbors who opted for resettlement are now homeless because the replacement homes have not yet been built, although they have already been expropriated from their Bugesera properties. Most of those still awaiting cash compensation expect to receive less than 100,000 RWF for an average plot (20x30), while comparable land in Nyamata is being sold for a minimum of 400,000 RWF.

Some CSOs identified cases of non-compensation and inadequate compensation, especially in cases of partial expropriations undertaken for infrastructure development. ACORD reported that it had also received multiple cases, particularly of partial expropriation for infrastructure

development, such as roads and electric poles, that were not compensated at all.²²³ This could be due in part to unresolved policies about the prohibition against subdividing small parcels of land, as found in the 2013 Land Law.²²⁴ Local authorities also signaled a significant issue linked to Article 15 of the Ministerial Order on Land Leases, which seems to exempt government entities from paying for expropriation of land so long as it is less than 5% of the total plot. The article reads: “As a custodian of land rights, the State reserves the right to resume up to five percent (5%) of the land leased for public purposes without payment of any compensation for the land retaken.”²²⁵ This article has been used by government expropriating entities, especially the district authorities, in expropriation projects, and most particularly in road projects, to expropriate lands without paying compensation at all.²²⁶ While the intent behind this provision is apparently to try to provide the government with some flexibility in realizing its ambitious economic development goals, and only deny compensation to individuals for *de minimis* losses, the result proves to be quite serious for many of those individuals.

For example, local authorities in Musanze reported the case of primary school teacher who had taken a bank loan to buy a plot of land where he could construct a house for his family.²²⁷ Before construction began, a road was planned and built through the middle of his plot. Not only did he not get compensated for the loss of this portion of his land (presumably under this *de minimis* 5% provision found in the Order on Land Leases), but he also could not subsequently get permission to build a house on one of the remaining sides of his plot due to the small size of each independent half. This man is now struggling to pay back the bank loan given that he has completely lost productive use of his land. ACORD also reported a specific case where an individual was partially expropriated for a road project that went about halfway through the family’s existing house on the property. Although the entire house had to be demolished to carry out the road project, the family was only compensated for the half of the house that overlapped with the road—an amount that was not enough to enable them to pay back the loan they had taken out to build the house originally.²²⁸ This family is reportedly now without adequate funds to purchase replacement housing, nor can they afford to rebuild on what remains of their plot of land.

Moreover, while many government entities recognized a need to assist expropriated individuals with the costs of relocation, they also noted the lack of a legal requirement to do so, and Kigali City officials even stated that providing such funds to expropriated individuals would be an embezzlement of public funds because it is not provided for in the law. RSSB

²²³ Other CSOs in the focus group discussion noted as well that some land is taken without compensation for installing electric poles, water pipes, and the *imidugudu*/shelter program.

²²⁴ 2013 Land Law, Art. 30 (“It is prohibited to subdivide plots of land reserved for agriculture and animal resources if the result of such subdivision leads to parcels of land of less than a hectare in size for each of them.”).

²²⁵ Order on Land Leases, Art. 15.

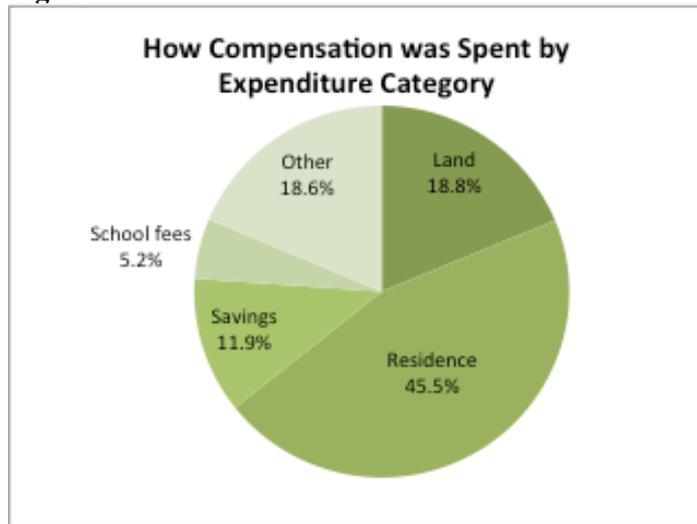
²²⁶ Musanze District Officials FGD.

²²⁷ Musanze District Officials FGD.

²²⁸ District officials, specifically during the Kigali District Officials FGD, acknowledged that this problem occurred in previous projects but added that it is no longer happening saying that in such cases people are now fully compensated.

noted that covering the costs of relocation should be the responsibility of the government, not the investor, and RTDA recommended that District authorities lead the population in

Figure 38



developing and carrying out the resettlement of households. This issue has been addressed in the draft expropriation law to some extent, which would provide for an additional payment of 5% of the compensation value to be given for “disturbances due to relocation.”²²⁹

When considering the option of resettlement in lieu of cash compensation, some officials praised the Kiyovu/Batsinda project as an example of successful resettlement.

However, some residents had a different view. Many of them found that the two-room homes provided in Batsinda were too small for their families. Others found their economic opportunities diminished after being moved from the city center to the outskirts of the city. One woman reported:

I was a widow at the time of the expropriation. I used to clean the roads in the City of Kigali and lived on income earned from this job. I earned RWF 18,000 per month. As a result of expropriation, we relocated here to Batsinda. I don't walk to the city because it is such a long distance. I lost my job and got poorer. Until now, I have not been able to pay back the money I borrowed from my friend in order to afford the cost of my move from Kiyovu to Batsinda.

Other residents echoed these concerns: “We were in Kiyovu, an area almost downtown. We never needed to pay transport to go to church, to the market, to the hospital, or to school. We simply used to walk as it was very close to our place. There is no way to compare [Kiyovu to Batsinda].” While it must be noted that this particular expropriation project was carried out before the adoption of the 2007 law, it was often cited as a model for successful expropriation by public institutions using resettlement rather than cash compensation.

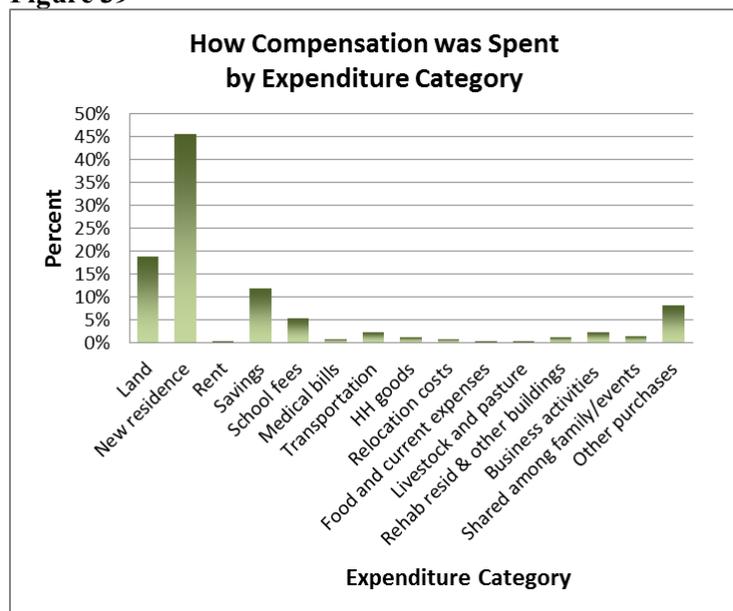
5.3.5 How Cash Compensation is Spent

When expropriated households were asked about how they spent their compensation, as noted above, the data show that they overwhelmingly spend compensation on the acquisition of land or a new residence, with those two items totaling 64.3% of all compensation monies spent by expropriated households (Figure 38).

In an expanded view of the short-term expenditures made, expropriated households reported putting 12% of their compensation into savings (Figure 39). About 5% of compensation goes

²²⁹ Draft Expropriation Law, Art. 29.

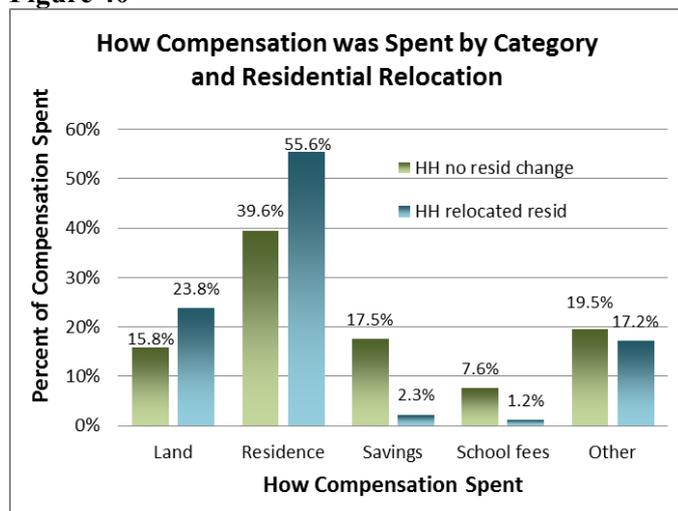
Figure 39



toward school fees for themselves and/or their children, and an additional 19% goes toward other current expenditures such as business activities, sharing with family members, purchasing households goods, and paying medical bills. While the danger of mismanagement of compensation monies does exist, among expropriated individuals who have been compensated, they appear to have allocated their compensation monies relatively well, investing a large portion of the funds into long-term assets such as land or a residence.

Some expected variation was seen in how relocated households spend their compensation monies when compared to non-relocated households (Figure 40). Relocated households do in fact spend more of their compensation monies on long-term assets, putting 55.6% of their share of the total compensation toward a residence and 23.8% toward land. Another 17.5% of compensation paid to households that did not relocate is reportedly put into savings for those households.

Figure 40



In considering which factors most strongly influence households' decisions about how to spend their compensation, the regression model shown Table 20 confirms that households that lose a larger share of their land are in fact more likely to spend their compensation on assets such as land and a residence ($\beta = .267$). However, households headed by more aged individuals are slightly less likely to put their compensation monies toward assets rather than consumable goods and services ($\beta = -.068$).

This may be a reflection of the elderly, in their retirement, not requiring land and other productive assets as they do in their younger years.

Table 20

OLS Regression Model ¹ : Expropriation Cash Compensation Expenditures; Estimated by Household and Geospatial Characteristics						
Predictor Variable	Percent of compensation spent on assets/investments			Percent of compensation spent on consumable goods/services		
	B	S.E.	Beta	B	S.E.	Beta
Distance moved from expropriated residence (Km)	0.004	0.003	0.035	-0.002	0.003	-0.020
Land lost due to expropriation (Ha)	0.071	0.027	0.085 *	-0.031	0.026	-0.039
Share of land lost due to expropriation (%)	0.003	0.000	0.267 **	-0.003	0.000	-0.269 **
Gender of HH head	-0.057	0.032	-0.059	0.001	0.031	0.001
Age of HH head	-0.002	0.001	-0.068 *	0.001	0.001	0.019
HH size (number of members)	0.004	0.005	0.024	-0.003	0.005	-0.020
Education level of HH head	-0.003	0.008	-0.014	-0.016	0.008	-0.072 *
Agriculture occupation of HH head	-0.011	0.032	-0.012	-0.011	0.031	-0.012
Monthly Income (in 000s)	0.000	0.000	0.020	0.000	0.000	-0.098
(Constant)	0.384	0.084		0.633	0.082	

*Significant at <.05 **Significant at <.01

¹Includes only households that have been fully or partially compensated (N=967).

Local authorities and other national government stakeholders expressed fears that expropriated households were not spending their compensation monies wisely. Some local authorities reported that they do in fact provide some financial planning assistance and follow up with expropriated households in order to guide them through the financial challenges of the expropriation process. However, the fact that so few expropriations lead to relocation, in light of the data showing how well households do investing their compensation monies, suggests that the concerns over individuals not purchasing replacement land and housing with their compensation are probably exaggerated.

5.3.6 Effects on Income

Expropriated households generally report significant changes in monthly income before and after the expropriation. Those who do not relocate experience a 32% drop in their income after the expropriation, and those who do relocate experienced a similar 34% drop in income (Table

Table 21

Household Monthly Income (RWF) Before and After Expropriation				
Monthly Income Measure	Residence Relocation?			Sig.
	No (Mean RWF)	Yes (Mean RWF)	Total (Mean RWF)	
FRW Monthly income before expropriation	111,635	101,180	110,049	0.579
FRW Monthly income after expropriation	76,217	66,965	74,813	0.609
Difference in Income After - Before	-35,418	-34,215	-35,236	0.869
N	1,172	209	1,381	

21). Overall, the average change in monthly income for all expropriated households is a loss of 35,236 RWF per month.

While it seems surprising at first to see that relocation does not have a significantly greater negative impact on the change in an expropriated household's income, this is likely due to the fact that the relocation is usually within the same Village/Cell, or a nearby Cell in the same

Table 22

Household Monthly Income (RWF) by Extent of Relocation		
Extent of Relocation	Difference in Income	
	After - Before	N*
	(Mean RWF) ^a	
Relocated in same Sector	-25,837	195
Relocated to different Sector/Dist/Prov	-146,489	15
Total	-34,215	209

*Includes only households that have relocated

^aSig. < 0.001

Sector (representing 93.4% of all relocations).²³⁰ In fact, households that relocated due to the expropriation but stayed within the same sector had a less than average decline in monthly income (only 25,837 RWF lower), whereas those who moved to a different Sector, District, or Province tripled the negative impact on monthly income (showing a 146,489 RWF monthly decline), as shown by Table 22.

When income changes are estimated by an OLS regression model to show the independent effects of key factors influencing income reduction (Table 23), the distance moved from the original residence whether households relocated ($\beta = -.157$), and the percentage of land that was lost ($\beta = -.158$) are among the more significant effects. Also, as household size goes up, income is more likely to be negatively affected. Furthermore, households with higher monthly incomes generally are less likely to suffer a loss of income due to expropriation. While this seems to suggest that farming households that rely on their land for their monthly

Table 23

OLS Regression Model ¹ : Income Change Due to Expropriation by Household and Geospatial Characteristics			
Predictor Variable	B	S.E.	Beta
Distance moved from expropriated residence (Km)	-4107.915	814.57	-0.157 **
Land lost due to expropriation (Ha)	7404.952	6920.052	0.034
Share of land lost due to expropriation (%)	-473.986	96.581	-0.158 **
Gender of HH head	7347.236	8287.813	0.029
Age of HH head	-428.845	262.419	-0.053
HH size (number of members)	-7671.698	1329.015	-0.186 **
Education level of HH head	-3973.83	2092.256	-0.067
Agriculture occupation of HH head	-167.674	8270.7	-0.001
Monthly Income (in 000s)	58.303	12.851	0.142 **
(Constant)	53455.92	21812.23	

*Significant at <.05 **Significant at <.01

¹Includes only households that have been fully or partially compensated (N=967)

²³⁰ See discussion *supra* at Table 8.

income would see their monthly income negatively affected, only a weak and statistically insignificant correlation is shown for expropriated households that derive their income

Table 24

Change in Income Due to Expropriation by Land Lost Category			
Land Lost	Lost income		N*
	Mean ^a	Sum ^a	
<= 25%	-12,031	-2,498,190	208
26 - 75%	-31,966	-6,795,666	213
>75%	-54,092	-28,492,361	527
Total	-39,902	-37,786,218	947

*Includes only households that have been fully or partially compensated

^aDifferences sig < 0.001

principally from. This is likely due to the fact that, although much of the total expropriated land is rural land, most expropriated households do not actually have to relocate due to the expropriation, either because the expropriation is only partial, or because they do not actually reside on their expropriated land.

This regression model also shows that the actual distance moved, if the household relocated, does have an

impact on household income once other variables are controlled. The distance moved more accurately predicts the change in income than relocation alone does due to the findings cited above regarding how far relocated households tend to move from their original properties. The percentage of land lost also predicts the negative change in income, correlating with chances of relocating (but not necessarily how far), as shown in Table 24.

The type of project also correlates with lost income. While water and electricity projects, causing the least percentage of land lost, correlate with the lowest levels of income loss, road projects, which tend to cause partial expropriations, also correlate with large income losses (Figure 41).

Figure 41

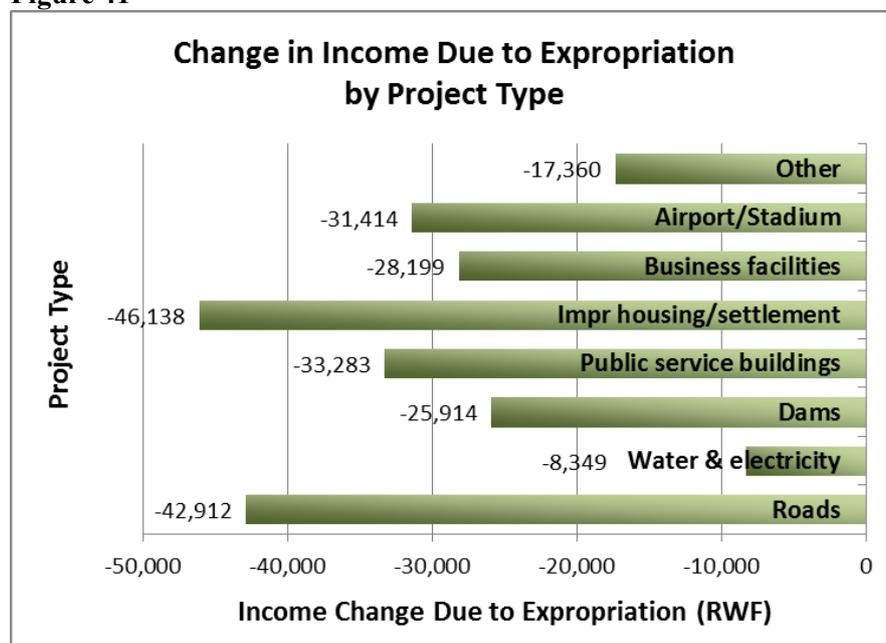
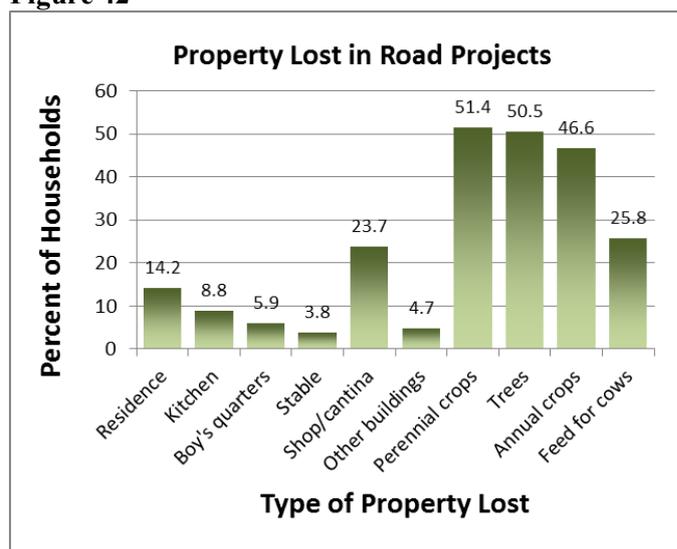


Figure 42



In considering the reasons for this significant and notable drop in income for road projects in particular, some explanations are evidence when the types of property lost by households expropriated for road projects are examined more carefully (Figure 42). For example, these households report high levels of lost shops (23.7%), feed for cows/*urubingo* (25.8%), annual crops (46.6%), trees (50.5%), and perennial crops (51.4%), all of which tend to be income-producing activities for rural households.

5.3.7 Mean Impact Calculation

Households were presented with a series of statements and asked to respond about whether they were better off, worse off, or the same in those areas due to the expropriation. A summary of responses to these statements are listed in Table 25, with a breakdown of responses by gender of household head and whether the household relocated.

Certain statements and factors stand out in their ability to differentiate between households that relocated and those that did not relocate as a result of the expropriation. While relocated households noted above average negative views of local government authorities following the expropriation, they also agree more frequently that their households are better off following

Table 25

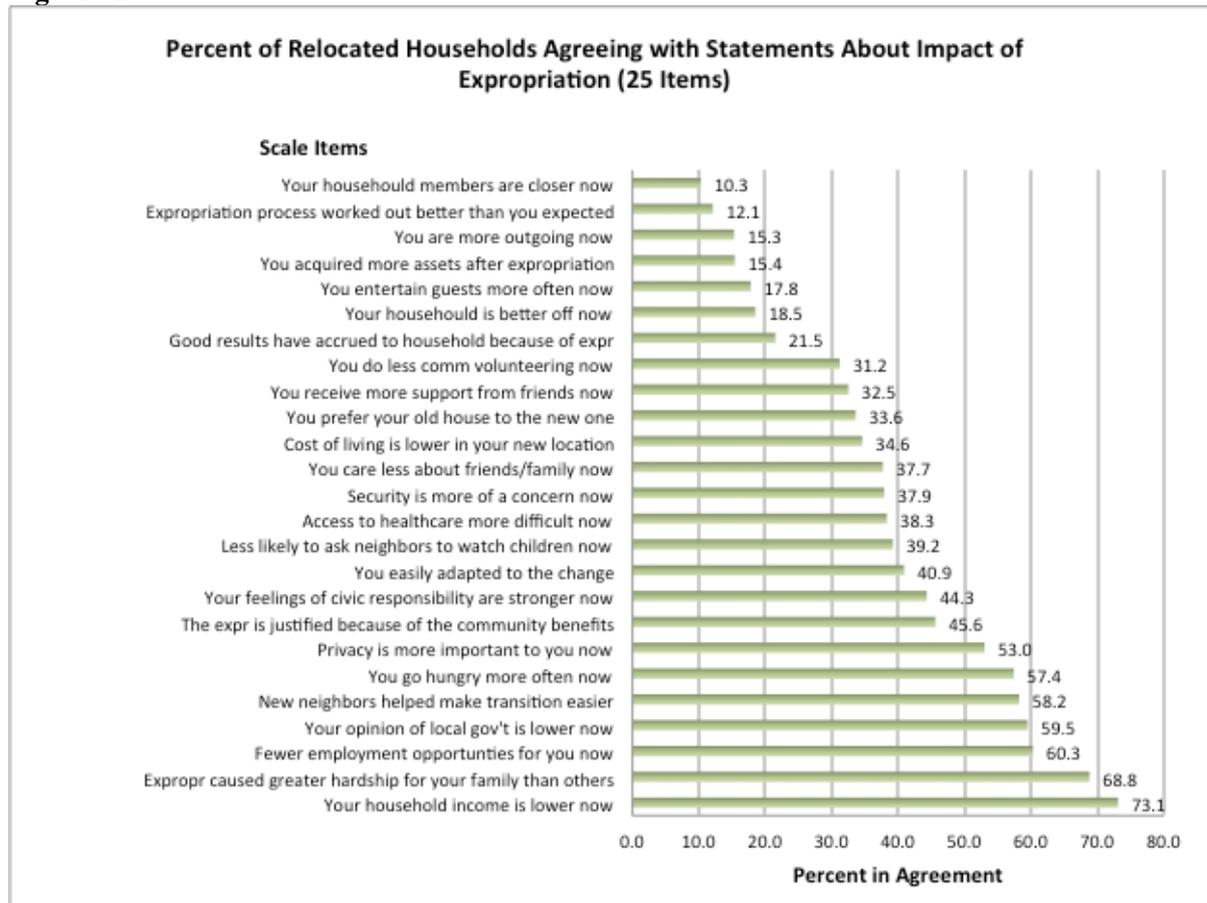
Percent of Households Agreeing with Statements About Impact of Expropriation (10 Items) by Gender and Residence Relocation Status							
Statement about Impact of Expropriation	Gender of head of household			Household relocation			N ¹
	Male	Female	Total	No reloc.	Yes reloc.	Total	
	% Agree	% Agree	% Agree	% Agree	% Agree	% Agree	
1 Your household income is lower now	76.2	79.3	77.1	78.2	72.5	77.1 *	947
2 Expropriation caused greater hardship for your family than others	59.8	64.7	61.2	59.4	68.1	61.2	947
3 The expropriation is justified because of the community benefits	58.7	52.3	57.0 **	59.8	46.0	57.0 **	947
4 Your opinion of local gov't is lower now	49.1	55.8	50.9	49.1	58.2	50.9 *	947
5 You go hungry more often now	43.9	56.4	47.3 **	45.3	55.4	47.3 *	947
6 Good results have accrued to household because of expr	27.2	17.5	24.6	24.9	23.2	24.6	947
7 Expropriation process worked out better than you expected	17.1	14.0	16.3	17.2	12.8	16.3	947
8 Your household is better off now	13.0	8.8	11.9	10.2	18.5	11.9 *	947
9 You acquired more assets after expropriation	12.1	10.1	11.5	10.6	15.3	11.5	947
10 Your household members are closer now	9.1	12.2	9.9	10.0	9.7	9.9	947

*X² significant at p<.05 **X² significant at p<.01 ¹Includes only households that have been fully or partially compensated

the expropriation, and acquired more assets following the expropriation. It must be noted, however, that only 15-18% of relocated respondents agree with those positive statements.

Relocated households are also much less likely than non-relocated households to note a community benefit as a justification for the expropriation project.

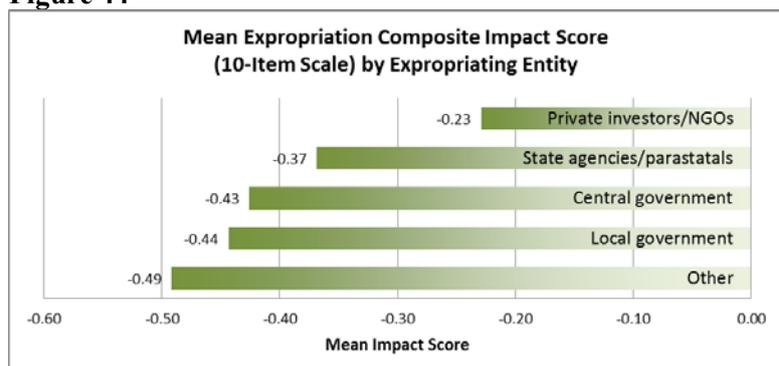
Figure 43



Furthermore, because of the additional experiences and challenges that relocated households endure because of the relocation, they were presented in the survey with 15 additional statements—for a total of 25 statements—about the impact of the expropriation on their livelihood. These statements and the frequency of responses are listed in Figure 43.

For modeling purposes the responses to these impact statements are used to develop two “composite summated impact scales,” one with the initial 10 items for all households that had been fully or partially expropriated and the other using all 25 items but only for the subset of households that had relocated. The scales vary from -1.0 to +1.0, with 0.0 being neutral in the overall impact of the expropriation.

Figure 44



The measurement of impact is shown for all households that

Table 26

Mean Expropriation Composite Impact Score (10 Item) by Selected Household Characteristics			
	Mean Impact Score	N*	Sig
Total Population	-0.40	943	
Gender of Head			0.002
Male	-0.38	686	
Female	-0.47	257	
Age of Head			0.071
<= 35	-0.37	167	
36 - 50	-0.37	327	
51 - 65	-0.42	344	
66+	-0.49	105	
HH Size			0.016
1-4	-0.45	297	
5-6	-0.41	283	
7+	-0.36	363	
Education of Head			<0.001
Primary incomplete	-0.47	464	
Primary complete	-0.36	374	
Secondary/technical	-0.23	63	
University and above	-0.24	42	
Occupation of Head			<0.001
Agriculture	-0.45	654	
Unskilled labor	-0.45	31	
Skilled labor	-0.35	63	
Commerce/trader	-0.32	80	
Civil servant	-0.03	49	
Other	-0.43	8	
Unemployed	-0.36	59	

*Includes only households that have been fully or partially compensated

had been partially or fully compensated, which is the indication used in this study for a household essentially having completed the expropriation process. Among these partially and fully compensated households, the mean score on the impact scale was calculated at -0.40 (Table 26). This means that overall, compensated households reported fairly significant negative impacts on their lives due to the expropriation. Furthermore, certain groups reported worse negative impacts than others. Among the more negatively impacted groups are: female-headed households (reporting -0.47), households headed by individuals above 50 and even more significant negative impacts reported by households headed by individuals over 65, smaller households with presumably fewer wage earners, households headed by less educated individuals, and also farmers and unskilled laborers (reporting -0.45 or worse). Scores grow increasingly negative with the increasing age of the head of household, with the highest scores registering among the 66+ age group. Relocated households also reported a -0.45 impact.

While households expropriated by private investors did not believe the projects were in the best interests of the community at the same rate as households expropriated by government agencies,²³¹ the households expropriated by private investors did report negative impacts to their households at a level less than 50% of the mean negative impact reported by households expropriated by any other institution (Figure 44).

In estimating the independent effects of key study variables on the mean impact score in a regression model (Table 27), the results show that household size is not a strong factor influencing the household's reported negative impact due to the expropriation. However, the increasing distance the household moved does exert a predictably negative impact among the subset of households that did relocate as a result of the expropriation (beta=-0.137). The data also show that, as a household loses a larger percentage of its landholdings, it tends to report greater negative impacts. Similarly, as the age of the head of household rises, there is a direct and statistically significant negative impact reported for both compensated households (10 item) and relocated households (25 item). Negative effects also accrue to female-headed

²³¹ See *supra* at Table 12, showing that households expropriated by private investors were significantly less likely to report the project was in the best interests of the community than those expropriated by other entities.

relocated households, households with low levels of education, and households with their primary employment in agriculture, although less significantly so than the effects of percent of

Table 27

OLS Regression Model ¹ : Composite Impact of Expropriation by Selected Household and Geospatial Characteristics						
Predictor Variable	All Compensated Households ¹ (10 item scale)			Relocated Households ² (25 item scale)		
	B	S.E.	Beta	B	S.E.	Beta
Distance moved from expropriated residence (Km)	-0.006	0.003	-0.060	-0.006	0.003	-0.137 *
Land lost due to expropriation (Ha)	-0.013	0.027	-0.016	0.077	0.034	0.148 *
Share of land lost due to expropriation (%)	-0.003	0.000	-0.217 **	0.000	0.001	-0.016
Gender of HH head	-0.052	0.033	-0.052	-0.179	0.063	-0.216 **
Age of HH head	-0.003	0.001	-0.100 **	-0.004	0.002	-0.152 *
HH size (number of members)	0.008	0.005	0.050	0.001	0.009	0.011
Education level of HH head	0.021	0.008	0.091 *	0.002	0.014	0.012
Agriculture occupation of HH head	-0.090	0.033	-0.095 **	0.002	0.055	0.002
Monthly Income (in 000s)	0.000	0.000	0.078 *	0.001	0.000	0.279 **
(Constant)	-0.034	0.086		0.130	0.158	

¹Includes only households that have been fully/partially compensated (N=967) ²Includes only households that have been relocated and fully/partially compensated (N=231)

*Significant at <.05 **Significant at <.01

land lost and age of the head of household. Finally estimates of monthly income prove to be significantly correlated such that higher income households, regardless of whether they relocated, reported significantly less negative impacts caused by the expropriation.

Another dimension used for measuring the impact of expropriations at the household level is the relative cost of goods and services to the expropriated households. Overall, households that relocated reported a greater increase in the cost of goods and services than households that did not relocate (Table 28).²³² For example, transport, water access, and electricity access all became less affordable for those who relocated. Households that relocated to urban/peri-urban settlements may have seen costs rise due mainly to the higher costs of living generally associated with more densely populated areas, whereas those relocating to rural areas may have seen costs rise due to lack of access to infrastructure and services in unimproved areas.

Through a regression model considering a variety of predictor variables influencing the cost of goods and services to expropriated households that have been fully or partially compensated, the most significant determinants of higher costs after the expropriation were the increased distance moved from the expropriated residence, as well as increased costs for households depending on agriculture as their main source of income. The higher costs experienced, when combined with the finding that expropriation tends to result in a lower monthly income for the

²³² A slight variation in the sample sizes relative to each question reflects that certain livelihood/impact statements were only posed to relocated households. In this table, the question about the change in school fees due to the expropriation was posed to all compensated households, regardless of relocation status, because qualitative data had shown that some individuals who did not relocate found schools had been shut down or expropriated in their current neighborhoods, which may affect the costs of finding adequate and nearby schooling for the child.

expropriated household, presents a broad picture of the hardships faced by expropriated households, and particularly by those who must relocate.

Table 28

Percent of Households Reporting Higher Costs for Selected Goods and Services Since Expropriation by Residence Relocation Status				
Goods and Services	Relocated residence?			N
	No	Yes	Total	
	%	%	%	
School fees	36.4	47.7	38.7 *	946
Health care	38.2	38.2	38.2	625
Transportation	18.8	37.3	24.5 **	625
Entertainment	8.1	19.6	11.6 **	625
Water	11.7	23.2	15.2 **	625
Electricity	7.2	13.1	9.0 *	624
Taxes	12.0	14.8	12.9	625
Food	42.0	45.9	43.2	625
Household goods	23.4	25.6	24.1	624
Clothing	23.0	21.4	22.5	624
Household appliances	8.6	13.3	10.0 *	625

*Significant at <.05 **Significant at <.01

¹Includes only households that have been fully or partially compensated

Table 29

OLS Regression Model¹: Change in Overall Cost of Selected Goods & Services (Composite Indicator) Due to Expropriation by Household and Geospatial Characteristics			
Predictor Variable	B	S.E.	Beta
Distance moved from expropriated residence (Km)	0.005	0.002	0.092 *
Land lost due to expropriation (Ha)	0.028	0.020	0.058
Share of land lost due to expropriation (%)	0.000	0.000	-0.064
Gender of HH head	-0.013	0.027	-0.021
Age of HH head	0.000	0.001	0.012
HH size (number of members)	0.006	0.004	0.060
Education level of HH head	0.001	0.006	0.007
Agriculture occupation of HH head	0.058	0.027	0.096 *
Monthly Income (in 000s)	0.000	0.000	-0.015
(Constant)	0.119	0.069	

*Significant at <.05 **Significant at <.01

¹Includes only households that have been fully or partially compensated (N=967).

6 CONCLUSIONS AND RECOMMENDATIONS

The research team has developed a series of recommendations based on the analysis of the findings in the context of international best practices and recommendations of all respondents, from expropriated households to government stakeholders to interested members of civil society. These recommendations will address the issues in particular of low valuation, delayed compensation, and increased transparency, along with a few general recommendations as well. A discussion of alternatives to expropriation is also included in this section.

It should be noted that the 2007 Expropriation Law was pending amendment during the period of this study. Because the amended law exists but has not yet come into force, any recommendations made in the forthcoming section will make reference to the draft version of the law where applicable in order to make recommendations relevant in case this draft law is eventually adopted. However, the draft version of the law in the last form that was shared with the research team showed relatively minor departure from the main procedures in the current law.

6.1 Improve Planning and Valuation Procedures for Expropriation Projects

Much of the data support a pervasive problem of improper planning, causing artificially low valuations, excessive delays in payment, institutional coordination issues, and undue hardship on the affected population. By improving planning in the expropriation process, many of these issues would be addressed and individual experiences in the expropriation process would be improved.

This set of recommendations is aimed primarily at expropriating institutions and other government agencies, including the central government, notably MINECOFIN.

6.1.1 Use independent valuers to produce valuations of land to be expropriated

In order to be accurate, consistent, and fair, valuation of lands to be expropriated must be performed by the independent valuers of the IRPV. Expropriating entities at all levels can support the use of independent valuers by involving valuers at the planning stages to obtain accurate estimates of land prices, and also by insisting on the use of independent valuers to value all property targeted for expropriation. Valuation of property must also be recognized as independent and professional, and based on market prices of land. Reducing pressure on the IRPV valuers to change values could also be achieved through enhanced planning, so that the entities are aware at the outset of a project what the cost of the project is likely to be.

The amended expropriation law would address this issue to some degree by solidifying the role of the IRPV as the only body competent to value property in Rwanda.²³³ However, the modalities of how IRPV will value land and set reference market prices for land remain a

²³³ Draft Expropriation Law, Art. 23 *et seq.*

vulnerability of this new institution, and should be supported by government and expropriating institutions in order to create a fair and transparent expropriation process.

6.1.2 Enhance independence and activities of the IRPV

In order to rely on the IRPV as an independent institution responsible for providing fair land prices based on market value, the institution itself must be supported. This includes professional training and capacity building for the valuers themselves, the establishment and enforcement of a code of conduct for members. It also includes a commitment from other government agencies to respect the independence of the institution, and to segregate the independent valuers from the expropriating entities during the expropriation process to avoid undue influence of expropriating entities upon the valuers. Furthermore, the IRPV must be given the necessary financial and logistical support to carry out its duty to survey and value all lands in Rwanda on a yearly basis.

6.1.3 Improve feasibility studies on expropriation projects, including an assessment of socio-economic impacts on the affected population

Improving the process of conducting feasibility and impact studies for expropriation projects should allow for enhanced time and budget allocations for projects so that the precise project timelines can be clarified and shared at the outset of the process. Enhanced planning and feasibility studies will also aid expropriating institutions in precisely identifying projects, areas, and households to be expropriated, and also in planning for actual project budgets and valuation at the proper time, so that delays in compensation will not become a recurrent issue. Feasibility studies should also include environmental, water rights, and livelihood impact assessments, and appropriate evaluation of alternatives to proposed expropriation projects and sites.²³⁴

Article 11 of the draft law imposes a requirement upon expropriating institutions to produce “a study indicating consequences on living conditions of persons to be expropriated,” which should address some of these concerns if the process is properly respected. These studies will also be an important resource for monitoring and evaluation of the new law going forward, to ensure that expropriating entities adequately consider the needs and impacts on a given community and its expropriated individuals. However, these studies should also be made public to allow for adequate review by the public, and community advocates, and CSOs, increasing transparency and public participation in the process.

6.1.4 Clarify and follow project timelines

Excessive delays in expropriation processes, which tend to cause hardships for households to be expropriated, can also be addressed through proper planning. When a household’s rights are violated in the expropriation process through excessive delays or other procedural irregularities, the household should be able to seek damages. Both the draft law and the current law provide for the payment by the expropriating entity of 5% of the fair compensation agreed to the expropriated person as damages for not respecting the 120 days’

²³⁴ Anseeuw, Wily, Cotula, & Taylor (2012), 8.

time limit for payment of compensation, or for retracting a planned expropriation. The law should be amended so that the amount of damages is also based on the length of the delay, and not only the value of the property. The central government should support the use of this provision through awareness raising and legal aid provision. If this provision is actually used, expropriating entities should have better incentives to plan properly and avoid excessive delays.

Moreover, the procedures regarding payments must be clarified by MINECOFIN to address some of the delay issues. MINECOFIN should produce guidelines detailing all of the requirements that a person appearing on the payment list must fulfill in order to be paid. This would allow expropriating entities to compile and present all of these requirements in advance in the beginning, and send a complete list to MINECOFIN, to avoid unnecessary delays. Another method of avoiding unnecessary and bureaucratic delays in payment would be to decentralize payment of funds for expropriation cases that are still in dispute, whereby MINECOFIN can transfer lump sums to the Districts supervising the expropriations or to the bank accounts of the relevant Sectors where the disputed land/properties are located. In turn, Districts or Sectors can transfer funds to expropriated people once disputes are resolved, and pending litigation on the land is decided, and any errors in the name or account details of the recipients are corrected.

6.1.5 Improve and streamline the payment procedures

Some of the delays in payments reported by expropriated households seem to be caused by errors in forms and databases used to initiate payments, as reported by expropriating entities. However, these errors are sometimes due to lack of understanding in the expropriating entity about the format in which MINECOFIN would require the information. In order to minimize these unnecessary delays, MINECOFIN should develop formal, written guidelines which local authorities and other expropriating entities may use to ensure more timely payments to expropriated individuals. Also, where possible, payments to expropriated individuals could be decentralized to the Districts in order to allow payments to most households while resolving small errors related to other recipients, thereby delaying fewer households due to small errors in the lists.

6.2 Improve the notice procedures

Giving expropriated households adequate notice of the expropriation affecting their lands is one of the fundamental legal principles of expropriation internationally and nationally.

These recommendations are mainly directed toward central government, all expropriating institutions, and in particular local authorities, who often bear the burden of giving notice.

6.2.1 Provide better, more personalized notice to expropriated households

Given the high correlation between an individual's satisfaction with the expropriation process and the type of notification received, improving communication with the expropriated household throughout the expropriation process will greatly enhance expropriated individuals'

experiences with the expropriation process. Because multiple points of notification and community consultation are already built into the expropriation process, improving the effectiveness of these points of contact will be an important and straightforward way to improve the process. Whenever possible, personal, written notification of expropriation should be given. The Expropriation Law should be amended to align with the notice requirements in the Kenyan and Ugandan laws, requiring public notice through posting in the concerned area, and personalized notice whenever possible.²³⁵

6.3 Increase Opportunities for Public Participation in the Expropriation Process

Public participation in various forms was shown in many ways by the data to have exceedingly positive effects on an individual's experience in the expropriation process, including through indicators such as satisfaction with valuation process and also belief in the public interest aspect of the project.

This set of recommendations is primarily aimed at policy-making officials in the land use and land development sector, and also of interest to central government and local authorities.

6.3.1 Increase consultative nature of land use planning

The process of Master Planning and other high level land planning activities often have direct impacts on the population, including through which properties will be expropriated, but citizens are rarely sensitized to the broader goals of these land development policies and plans. Conducting regular public meetings, or "open days," on land planning as it affects a particular local area would provide the local populations in those areas with an opportunity to understand and discuss the land use plans affecting their areas, and provide some feedback to relevant officials. Allowing citizens to better understand the larger goals of land use planning will not only improve their experiences in expropriation, if they are ever expropriated, but it will also improve the implementation of Master Plans and other land use plans by making those processes consultative and public.

6.3.2 Ensure meaningful consultation with the public at meetings on expropriation

Public meetings on expropriations should be used as a forum for hearing from affected citizens, providing space for consultation, and also explaining how a particular project fits into larger land use and land development goals. In order to properly involve citizens and actually use these required public meetings as an opportunity for public participations, a representative of the expropriating entity, or an official with enough knowledge about the expropriation project to respond to and consider citizen concerns must be present.

Some improvements in the obligation to carry out public consultations prior to expropriation have been incorporated into the draft law, requiring that "the Committee in charge of supervision of projects of expropriation in the public interest shall consider the relevance of

²³⁵ See The Land Act (Kenya), 2012, Art. 107(5); Land Acquisition Act (Uganda), 1965, Art. 5.

the project within at least thirty (30) days after receiving the request for expropriation and shall conduct a consultative meeting with the population living where the land is located.”²³⁶ Given that the law requires consultation with the entire community, and not just the individuals to be expropriated, this will hopefully be interpreted to incorporate a higher standard of public consultation in the expropriation process.

6.3.3 Ensure all owners of jointly held property are involved in every stage of the expropriation process

One issue with expropriation reported by government respondents and households alike was an issue of some owners of jointly-held property, primarily wives, being excluded from the expropriation process, and specifically the valuation process. Article 18 of the law does require that a married owner of land to be expropriated must disclose the existence of his or her spouse. Article 40 of the draft law provides even more specific protections for joint owners of property to be involved in valuation and compensation procedures, so great care must be taken to properly enforce this Article once the new law is adopted.

6.4 Mitigate Negative Impacts on Expropriated Households

Expropriated households on average reported fairly significant negative impacts on their lives because of the expropriation, with resettled households and female-headed households reporting even more negative impacts. Expropriated households also reported notable declines in their household monthly income after the expropriation. Some specific aspects of these negative impacts can and should be mitigated by institutions involved in the expropriation process.

These recommendations apply primarily to expropriating entities, and also central government and local authorities to some extent.

6.4.1 Provide compensation for relocation expenses where applicable

Compensation in the form of assistance with relocation expenses should be available to households required to relocate because of the expropriation. In fact, the definition of “fair compensation” in Article 2 of the draft expropriation law has been updated to include compensation for any disturbance or losses due to relocation. Article 29 of the draft law mandates that this relocation compensation shall be equivalent to 5% of the total value of the property expropriated. This additional compensation should address concerns of expropriated individuals who face the hardship of relocating without additional compensation for the transportation, any closing costs or associated transfer fees, and other related expenses.

6.4.2 Reduce unnecessary limitations on individuals being prohibited from improving their lands

The expropriation law provides for some limitations on valuation of improvements on the property or cultivation of certain types of crops when those activities are carried out after the

²³⁶ Draft Expropriation Law, Art. 12.

expropriation process has already commenced. This limitation starts from the time of valuation of the land,²³⁷ and presumably terminates 120 days after the valuation, at which time an uncompleted expropriation actually becomes invalid according to the law.²³⁸ Timelines must be clarified in the draft law, which for example only provides government with a time limit for approving the valuation, and does not actually provide a time limit for performing the valuation, which could result in excessive delays. Furthermore, individuals should only be prohibited from receiving compensation for improvements made within 120 days after valuation. They should be permitted to cultivate or improve land at their own risk during that period, and should be re-valued and compensated for the improvements after the 120 period lapses.

Article 18 of the draft law stipulates that “After the publication of the decision for expropriation in the public interest and the list of holders of rights registered on land titles and activities developed on land, the land owner has no right to carry out any permanent activities on the land. In case he/she does, those activities are not considered during expropriation.” It appears that a loophole could be found between these two articles, whereby an individual will be prohibited from making improvements on his or her property from the moment the expropriation decision is announced (and current practice shows that sometimes this period is extended even back to the moment the expropriation application is announced and prior to any decision). This would then become an excessive and unlawful time period if valuation were at all delayed.

6.4.3 Repeal the provision allowing non-payment for small expropriations

Article 15 of the Ministerial Order on Land Leases purports to make 5% of all private landholdings subject to uncompensated expropriation. This type of deprivation of private property rights, which would otherwise violate the terms of the Constitution (allowing taking of private land only for fair compensation and in the public interest), and the expropriation law (requiring market value compensation for all expropriated land) should be adopted through a legislative act rather than an order of a minister. As a first option, Article 15 of the Order should be repealed. As a second option, Parliament may choose to adopt a similar provision into law if it wishes to maintain the policy, as would be required of such a provision purporting to deprive individuals of their constitutionally-protected rights to private property.

6.4.4 Shift the narrative about expropriation to describe it as a predominantly rural issue

Although expropriation has been viewed as an urban problem, and undoubtedly has affected a large number of city dwellers, the data reveal that expropriation in Rwanda primarily affects rural landowners.²³⁹ Shifting the dialogue about expropriation from the notion of pushing urban dwellers into surrounding rural areas, and instead discussing the impacts on rural landowners and farmers will be an important starting point to begin to better understand and

²³⁷ 2007 Expropriation Law, Art. 17.

²³⁸ 2007 Expropriation Law, Art. 24.

²³⁹ Approximately 70% of all expropriations were of rural households, and over 80% of land lost was rural in character. *See supra* Part 5.1.

address the true impacts of expropriation on the population.²⁴⁰ For example, expropriations carried out in urban areas are more likely to use independent valuers, whereas local authorities in rural areas report still conducting valuations themselves by using outdated reference land prices. MINIRENA, the Prime Minister's Office, and the Parliament can raise awareness about the nature of expropriations and lead the dialogue on better supporting rural landowners who face expropriation.

6.4.5 Promote alternatives to expropriation

A number of innovative alternatives to expropriation have already been tested in various cases in Rwanda. These alternatives should be further explored and implemented wherever possible to mitigate the negative impacts of expropriation on expropriated households.

1. Coordinated rebuilding/improvement of low-cost or slum housing, allowing former landowners to buy into the new housing at reduced rates, or with preferential loan terms;
2. Allow residents in areas being converted to business use or improved housing to take a business interest in the new development, e.g., allowing them to be owners in multi-family/apartment units, providing them with shares/equity in businesses established on the land, and providing them stalls in markets being established;
3. Strict implementation of Master Plans through improved oversight may show alternatives to expropriation and minimize the possibility of corruption or preferential treatment in the implementation process;
4. Provide land owners a chance to come into compliance with Master Plans through converting the use of their land into the required use;²⁴¹
5. Increase accessibility of entrepreneurship training and access to small business loans or micro-loans for individuals at risk of expropriation, in order to either avoid expropriation altogether or improve their chances of success if expropriated and relocated.

6.5 Improve Transparency and Accountability in the Expropriation Process

Transparency and accountability in the process of expropriation are essential for improving accuracy of valuation, adherence to timelines, and also minimizing opportunities for corruption. Furthermore, transparency and accountability are cornerstones of fairness in all government processes, and an increased commitment to these principles will greatly improve

²⁴⁰ Anseeuw, Wily, Cotula, & Taylor (2012), 7.

²⁴¹ For example, some landowners near a tea plantation in the Western Province were provided the opportunity to convert their lands to tea growing areas and sell their tea to the plantation, allowing them to remain on their lands and also participate in a thriving business.

both adherence to the legal requirements in of expropriation, and also the individual's experience in the expropriation process.

These recommendations are particularly aimed toward local authorities, MINALOC as the Ministry responsible for local authorities, and the central government.

6.5.1 Increase accessibility of appeal/counter-valuation procedures

An expropriated landowner has a legal right to order a counter-valuation of his or her property if he or she does not agree with the value. Expropriated individuals must be better informed of their right to a counter-valuation, must come to trust the process of counter-valuation will be respected, and must be provided with some financial assistance if the counter-valuation is too costly for certain individuals. While it is probably not reasonable to provide every expropriated household with dedicated funds for counter-valuation, the central government could provide a small fund for at least one representative household in an expropriation project to order a counter-valuation. If the counter-valuation shows the value of that representative plot to be different, then the same proportional adjustment could be made to the other households seeking counter-valuation as well.

6.5.2 Enhance the capacity of local authorities to participate in the expropriation process

Local authorities are the main liaison for the community in the expropriation process, providing support, information, channels of communication with expropriating entities, and advice about technical issues such as valuation. However, local authorities reported at times acting as valuation officers, and have also been reported overwhelmingly as the source of potential corruption in the expropriation process. Local authorities must be better equipped to carry out the expropriation process according to the law, be more responsive to citizen questions and concerns, and adopt practices that enhance transparency in the process rather than compromise it. Specific, targeted training of local leaders on the new expropriation law will be one way to start the process of improving local leader performance in the expropriation process. However, improvements in planning and valuation will also allow local authorities to take their proper role in supporting communities going through expropriation.

Furthermore, for both expropriations carried out by other entities and by the local leaders themselves, local leaders have strong pressures to focus on the timeliness and economic efficiency of projects rather than taking additional time to consult with and advocate on behalf of their communities. The indicators of performance for Districts must be further developed to include a better measurement of District officials' responsiveness to the community, in particular during expropriations. For example, measurements such as holding a number of public meetings about the project, or personally visiting the homes of individuals to be expropriated could better reflect local leader performance in expropriation than merely measuring the speed by which projects are carried out.

6.5.3 Publicize feasibility studies

Feasibility studies conducted by expropriating entities should be made public. This publicity requirement would further the overarching goals of transparency and accountability in the expropriation process, while also encouraging expropriating entities to increase the quality and depth of such reports. It would also allow expropriated people and advocacy organizations to monitor actions of expropriating entities to protect environmental and social vulnerabilities identified in the projects.

6.6 Final Conclusion

The implementation of a policy of expropriation is necessary in Rwanda for the promotion of modern developments that will have positive impacts on all Rwanda's citizens. In general, Rwandans support the government's development plans in this regard, and are often supportive of expropriation projects that affect their own lands. However, many expropriated households report being negatively impacted by low valuation of their properties and delayed compensation payments. In Rwanda's predominantly rural economy, these types of delays can cause extreme hardship on vulnerable groups such as subsistence farmers and female-headed households. Urban dwellers likewise report problematic application of the procedural requirements of the expropriation law. With improved planning and coordination to ensure that expropriation projects are not commenced without proper allocation of funds and preparation for construction or related work, Rwanda's expropriation policy can become a more positive (or at least less negative) experience for individuals involved. Moreover, an increased effort to involve citizens, and in particular expropriated households, at every stage in the process is likely to garner even more support for expropriations, and also individual satisfaction in the process overall.

7 ANNEXES

Annex 1. Tables, Figures and Maps

Annex 2. Descriptive Statistics

Annex 3. Household Survey Instrument

Annex 4. Policy Brief

Annex 1: Tables, Figures and Maps

Annex Table 1

Distribution of Expropriated Households by District		
District	N	Percent
Rwamagana	58	4.2
Kayonza	60	4.4
Bugesera	57	4.1
Musanze	31	2.2
Gakenke	9	0.7
Burera	45	3.3
Rusizi	252	18.3
Nyamasheke	251	18.2
Ngororero	251	18.2
Nyaruguru	143	10.3
Nyamagabe	53	3.9
Muhanga	53	3.8
Nyarugenge	31	2.2
Kicukiro	25	1.8
Gasabo	62	4.5
Total	1,381	100.0

Annex Table 2

Household Expropriation by Predominantly Rural/Urban Districts				
Urban/Rural District Population	Total Households	Expropriated Households	% Expropriated Households	N
Predominantly Rural District	2,138,234	27,731	1.30	27
Predominantly Urban District	286,664	2,319	0.81	3
Total	2,424,898	30,050	1.24	30

Annex Table 3

Year of Official Notification of Expropriation		
Year	%	N
2000	0.0	-
2005	1.5	21
2006	0.2	3
2007	4.0	55
2008	7.2	99
2009	6.9	95
2010	9.6	132
2011	10.0	138
2012	20.7	286
2013	16.3	225
2014	23.5	325
2015	0.2	3
Total	100.0	1,381

Annex Table 4

Principal Project Type by Year of Official Notification of Expropriation													
Principle Project Type	Year of Official Notification of Expropriation												Total
	2000	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
	%	%	%	%	%	%	%	%	%	%	%	%	%
Roads	0.0	14.3	50.0	41.1	7.1	50.5	68.2	38.7	37.1	65.5	85.8	100.0	55.1
Water & electricity	0.0	0.0	0.0	0.0	0.0	16.1	8.3	27.7	5.2	4.4	3.1	0.0	7.2
Dams	0.0	0.0	0.0	41.1	53.1	9.7	14.4	23.4	19.9	1.3	1.8	0.0	14.6
Public service buildings	0.0	85.7	50.0	12.5	28.6	22.6	7.6	2.2	0.0	0.9	0.9	0.0	6.7
Impr housing/settlement	0.0	0.0	0.0	0.0	0.0	0.0	0.8	2.9	3.8	1.8	3.4	0.0	2.2
Business facilities	0.0	0.0	0.0	1.8	3.1	0.0	0.0	0.0	30.1	21.2	2.2	0.0	10.5
Airport/Stadium	0.0	0.0	0.0	3.6	8.2	1.1	0.8	0.7	3.5	2.2	1.8	0.0	2.5
Other	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.4	0.3	2.7	0.9	0.0	1.2
Total	0.0	100.0	0.0	100.0									
N	-	21	2	56	98	93	132	137	286	226	325	3	1,379

Annex Table 5

Age and Gender of Expropriated Household Head			
Gender of Head			
	Male	Female	Total
Age Group	%	%	%
<= 35	22.6	7.4	18.5
36 - 50	34.4	35.4	34.7
51 - 65	33.0	41.2	35.3
66+	10.0	16.0	11.6
Total	100.0	100.0	100.0
N	1,005	376	1,381

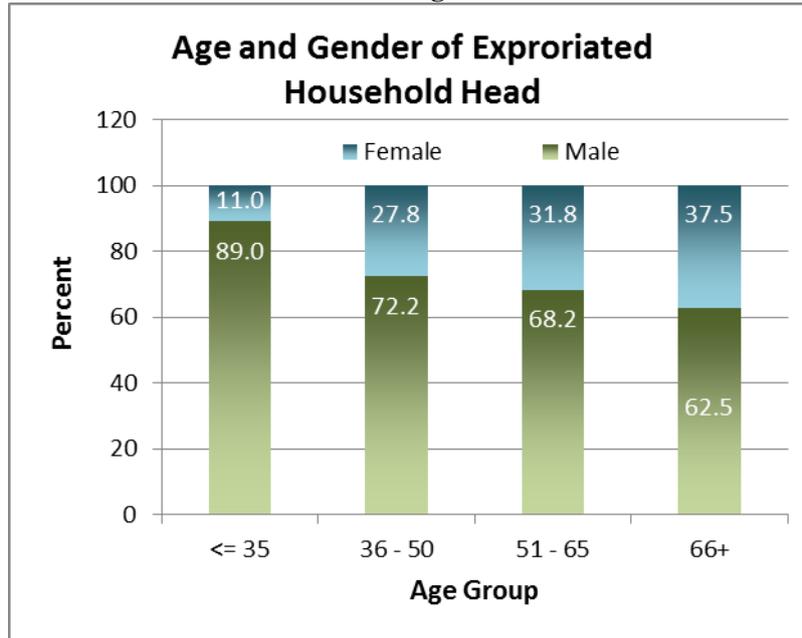
$X^2=47.765$; Sig. < 0.001

Annex Table 6

Age and Gender of Expropriated Household Head				
Gender of Head				
	Male	Female	Total	
Age Group	%	%	%	N
<= 35	89.0	11.0	100.0	255
36 - 50	72.2	27.8	100.0	479
51 - 65	68.2	31.8	100.0	487
66+	62.5	37.5	100.0	160
Total	72.8	27.2	100.0	1,381

$X^2=47.765$; Sig. < 0.001

Annex Figure 1



Annex Table 7

Households Losing Property by Type of Property Lost Due to Expropriation		
Type of Property Lost	% of Households Losing Property	Number of Households Losing Property
Other property	1.3	12
Other buildings	6.5	62
Boy's quarters	7.5	71
Stable	7.5	71
Kitchen	15.5	147
Shop/bar	17.2	163
Residence	21.0	199
Feed for cows	30.4	288
Annual crops	50.3	476
Trees	50.6	479
Perennial crops	52.3	495
Land	100.0	947
N*	947	

*Includes only households that have been fully or partially compensated

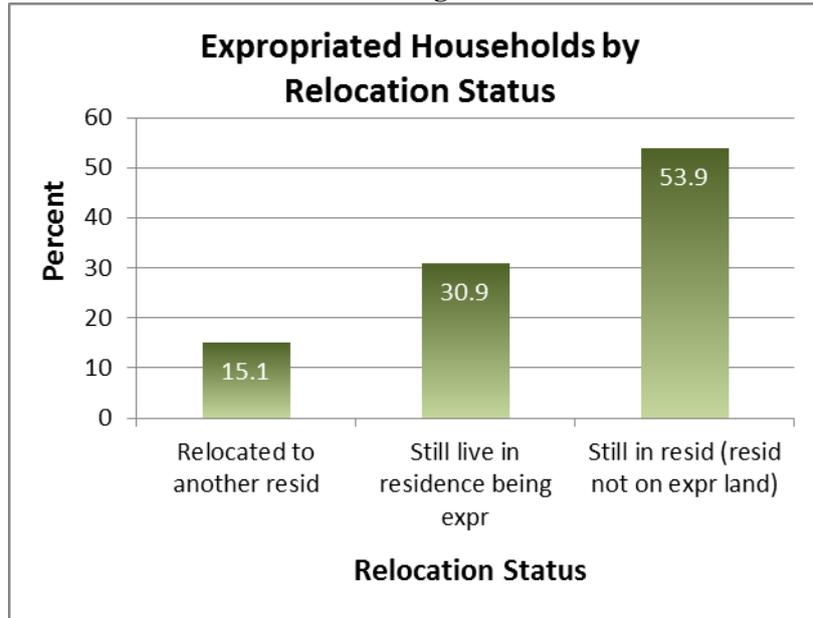
Annex Table 8

Property Lost in Road Projects		
Households		
Losing Property		
	%	N
Residence	14.2	760
Kitchen	8.8	760
Boy's quarters	5.9	760
Stable	3.8	760
Shop/cantina	23.7	760
Other buildings	4.7	760
Perennial crops	51.4	760
Trees	50.5	760
Annual crops	46.6	760
Feed for cows	25.8	760

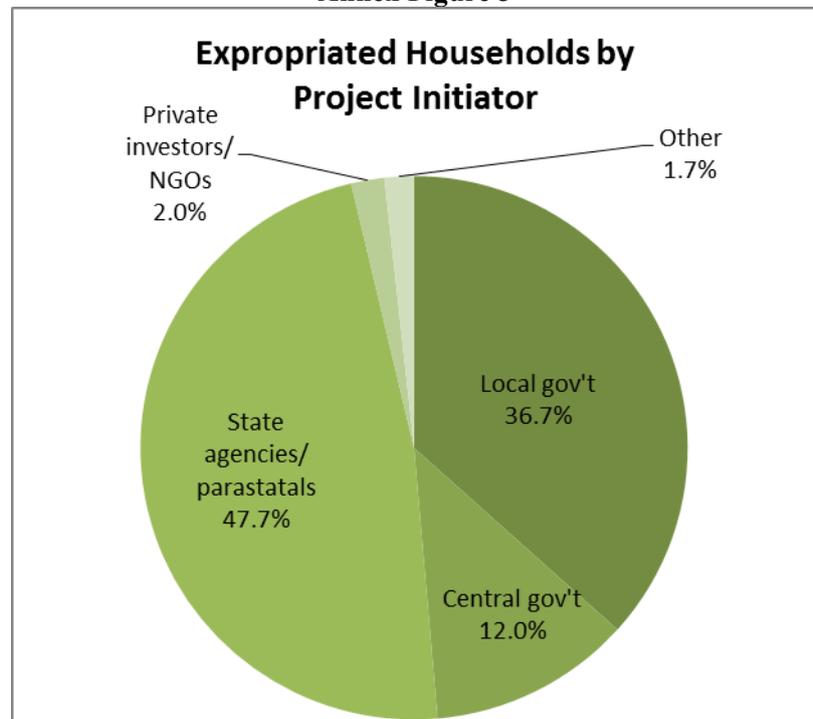
Annex Table 9

Expropriated Households by Project Characteristics		
Project Characteristics	%	N
Character of Property Location		
Rural/farm	69.5	959
Village/rural non-farm	18.3	253
Urban	12.2	169
Total	100.0	1,381
Relocation Status		
Relocated to another resid	15.1	209
Still live in residence being expr	30.9	427
Still in resid (resid not on expr land)	53.9	745
Total	100.0	1,381
Principal Project Type		
Other	1.2	16
Impr housing/settlement	2.2	31
Airport/Stadium	2.5	34
Public service buildings	6.8	94
Water & electricity	7.2	99
Business facilities	10.5	145
Dams	14.6	202
Roads	55.0	760
Total	100.0	1,381
Project Initiator		
Local gov't	36.6	506
Central gov't	11.9	165
State agencies/ parastatals	47.6	658
Private investors/ NGOs	2.0	27
Other	1.7	24
Total	100.0	1,381

Annex Figure 2



Annex Figure 3



Annex Table 10

Level of Community Support Observed During Public Meetings				
Support Level	Community Support Before		Community Support Now	
	%	N*	%	N*
Clear majority	32.6	218	29.1	272
Small majority	31.2	208	21.4	200
Even split	4.1	27	4.4	41
Small minority	20.8	139	20.8	194
Clear minority	11.3	75	24.2	226
Total	100.0	667	100.0	933

*Includes only households that have been fully or partially compensated

Annex Table 11

Community Members Voiced Views by Project Type				
<u>Community Voiced Views</u>				
Project Type	Yes %	No %	Total %	N
Roads	75.5	24.5	100.0	514
Water & electricity	71.8	28.2	100.0	39
Dams	76.3	23.7	100.0	139
Public service buildings	41.2	58.8	100.0	68
Impr housing/settlement	78.9	21.1	100.0	19
Business facilities	80.2	19.8	100.0	116
Airport/Stadium	60.6	39.4	100.0	33
Other	28.6	71.4	100.0	7
Total	72.7	27.3	100.0	935

$\chi^2=49.929$; $p < 0.001$

Annex Table 12

Household Knowledge of Whether the Expropriation Project Was in Imihingo or Master Plan by Principal Project Type										
Characteristic	Principal Project Type									X ² Sig
	Roads %	Water & electricity %	Dams %	Public buildings %	Housing/ settlement %	Business facilities %	Airport/ Stadium %	Other %	Total %	
Was project in imihigo?										<.001
Yes	40.1	77.2	31.2	27.8	58.9	56.9	20.1	12.1	42.0	
No	20.0	2.2	14.9	10.8	9.2	13.0	18.9	14.0	16.3	
Don't know	39.9	20.5	53.9	61.4	31.9	30.1	61.0	73.9	41.7	
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
Was project in Master Plan?										<.001
Yes	28.5	27.8	14.4	10.6	54.7	29.1	32.3	6.6	25.6	
No	16.9	6.7	12.0	9.4	12.8	12.6	12.5	16.3	14.3	
Don't know	54.6	65.5	73.7	80.0	32.5	58.3	55.2	77.0	60.1	
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	
N	760	99	202	94	31	145	34	16	1,381	

Annex Table 13

Household Characteristics by Residence Relocation Due to Expropriation				
	HH did not relocate residence %	HH relocated residence %	Total %	X^2 Sig
Gender of Head				0.433
Male	72.3	75.2	72.9	
Female	27.7	24.8	27.1	
Total	100.0	100.0	100.0	
Age of Head				0.086
<= 35	17.9	21.5	18.5	
36 - 50	34.0	38.8	34.7	
51 - 65	36.2	29.7	35.2	
66+	11.9	10.0	11.6	
Total	100.0	100.0	100.0	
HH Size				0.069
1-4	30.1	31.1	30.2	
5-6	30.7	37.3	31.7	
7+	39.3	31.6	38.1	
Total	100.0	100.0	100.0	
Education of Head				0.330
Primary incomplete	48.6	56.5	49.8	
Primary complete	38.9	33.5	38.0	
Secondary/technical	8.4	5.3	7.9	
University and above	4.2	4.8	4.3	
Total	100.0	100.0	100.0	
Occupation of Head				0.027
Agriculture	69.8	68.9	69.7	
Unskilled labor	3.5	3.3	3.5	
Skilled labor	5.7	9.6	6.3	
Commerce/trader	8.1	7.2	8.0	
Civil servant	5.0	5.7	5.1	
Other	0.4	2.9	0.8	
Unemployed	7.4	2.4	6.7	
Total	100.0	100.0	100.0	
N	1,171	210	1,381	

Annex Table 14

Relocated Households' Mean Impact of Expropriation (25 Item Composite) by Selected Household Characteristics			
Household Characteristics	Mean	N*	X² Sig
Gender of Head			<0.001
Male	-0.148	157	
Female	-0.417	53	
Total	-0.216	209	
Age of Head			0.030
<= 35	-0.138	45	
36 - 50	-0.168	81	
51 - 65	-0.290	62	
66+	-0.347	21	
Total	-0.216	209	
HH Size			0.031
1-4	-0.311	65	
5-6	-0.191	78	
7+	-0.153	66	
Total	-0.216	209	
Education of Head			0.846
Primary incomplete	-0.235	53	
Primary complete	-0.226	104	
Secondary/technical	-0.181	34	
University and above	-0.172	19	
Total	-0.216	209	
Occupation of Head			0.220
Agriculture	-0.251	144	
Unskilled labor	-0.014	7	
Skilled labor	-0.183	20	
Commerce/trader	-0.140	15	
Civil servant	-0.036	12	
Other	-0.335	6	
Unemployed	-0.147	5	
Total	-0.216	209	

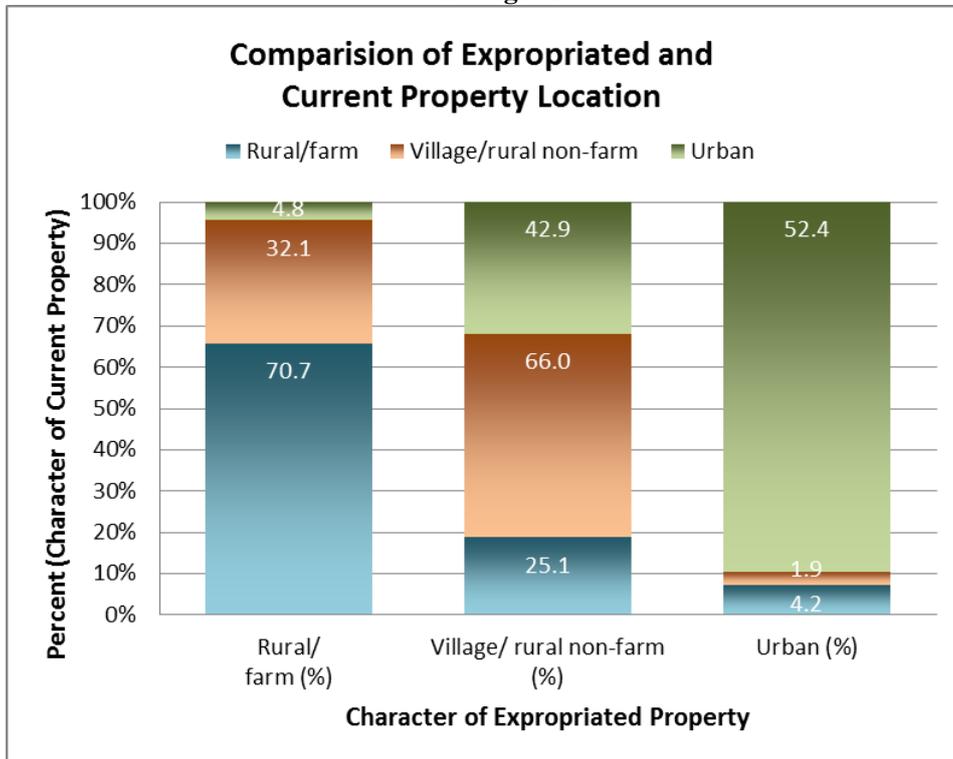
*Includes only households that have relocated

Annex Table 15

Mean Percent of Land Lost in Expropriation by Change in Living Status		
Change in Living Status	Mean	N
Relocated to another resid	88.8	209
Still live in residence being expr	38.8	424
Still in resid (resid not on expr land)	68.1	744
Total	62.2	1,377

^aSig < 0.001

Annex Figure 4

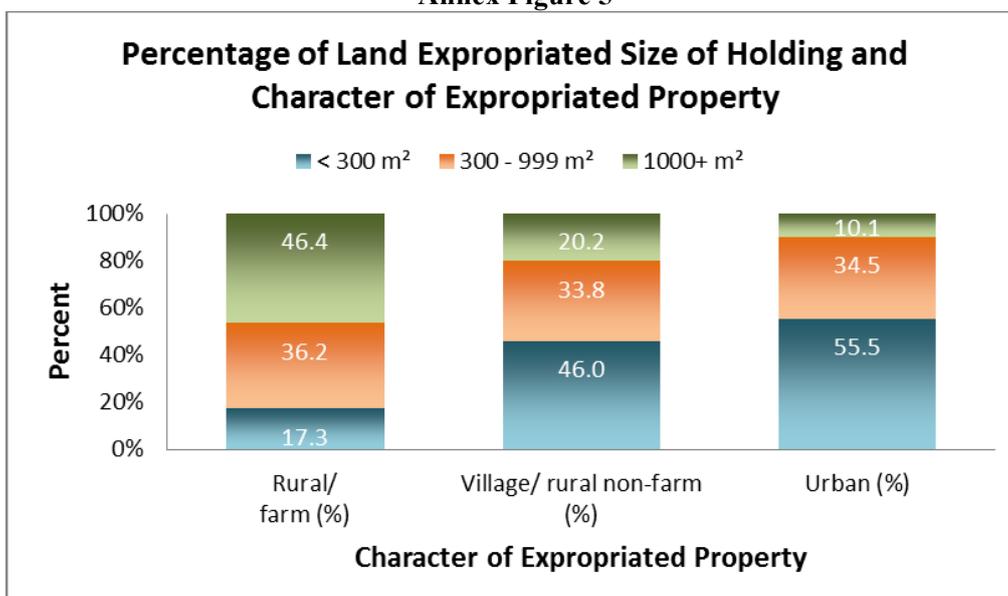


Annex Table 16

Amount of Land Expropriated (m ²) by Character of Expropriated Property				
Land Expropriated (m ²)	Character of Expropriated Property			N*
	Rural/ farm (%)	Village/ rural non-farm (%)	Urban (%)	
< 300 m ²	17.3	46.0	55.5	266
300 - 999 m ²	36.2	33.8	34.5	336
1000+ m ²	46.4	20.2	10.1	344
Total	100.0	100.0	100.0	946

X²=134.713; p<0.001 *Includes only households that have been fully or partially compensated

Annex Figure 5



Annex Table 17

Land Lost in Expropriation by Character of the Land				
Character of Expropriated Land	Household Land Lost in Expropriation			N ^{a*}
	Mean (SqM)	Sum (SqM)	Sum SqM (%)	
Rural/farm	3,349	2,106,260	88.3%	629
Village/rural non-farm	1,072	213,027	8.9%	199
Urban	558	66,844	2.8%	120
Total	2,518	2,386,130	100.0%	947

^aSig < 0.001 *Includes only households that have been fully or partially compensated

Annex Table 18

Expropriated Households by Project Type and Character of Property				
Project Type	Character of Expropriated Property Location			N ^a
	Rural/ farm %	Village/ rural %	Urban %	
Roads	45.7	70.2	70.2	760
Water & electricity	10.3	0	0	99
Dams	19.8	4.8	4.8	202
Public service buildings	8.4	4	4	95
Impr housing/settlement	1.4	2.4	2.4	31
Business facilities	9.9	17.9	17.9	145
Airport/Stadium	2.8	0.8	0.8	34
Other	1.7	0	0	15
Total	100	100	100	1,381

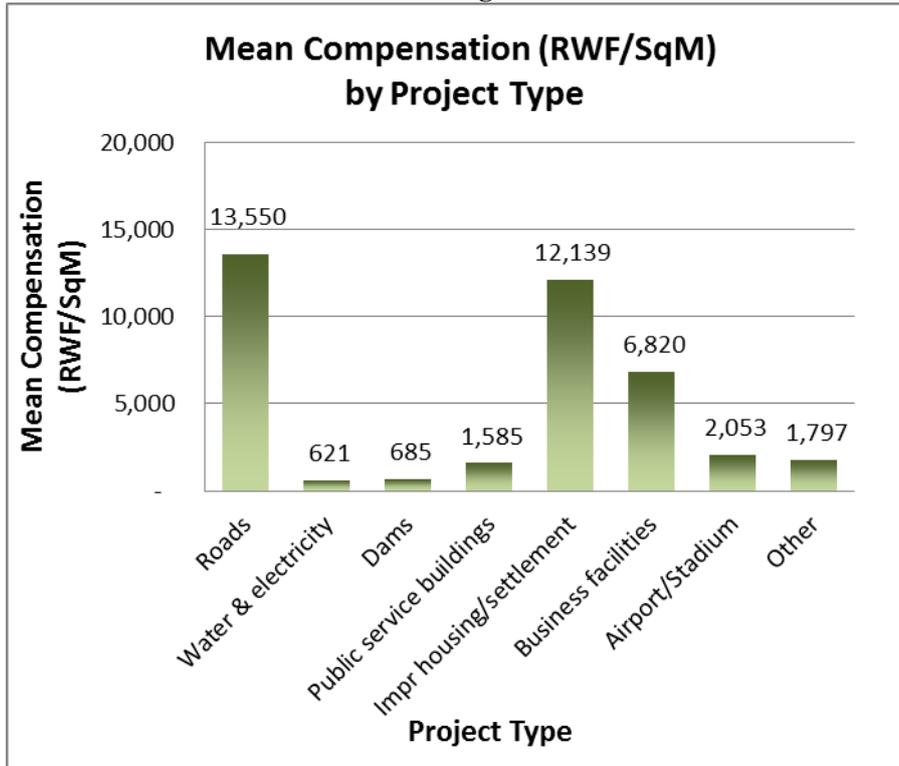
^aX² = 132.866, Sig < 0.001

Annex Table 19

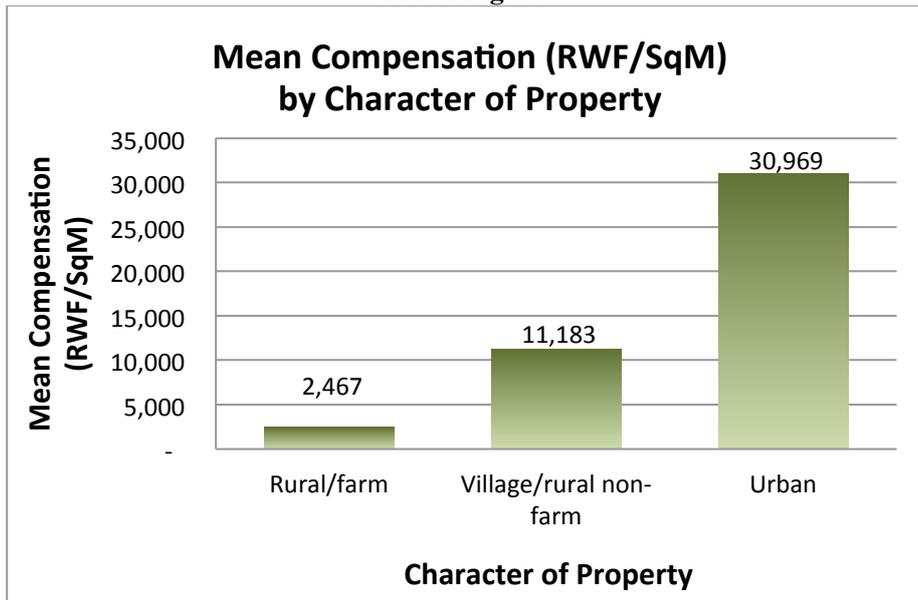
Land Lost and Compensation by Expropriation Characteristics											
Expropriation Characteristic	Land owned before expropriation		Land lost in expropriation			Compensation for lost property			Compensation per SqM		Nbr of exprop HHs*
	Mean SqM	Sum SqM	Mean SqM	Sum SqM	% SqM	Mean RWF	Sum RWF	% RWF	Mean RWF	Sum RWF	
Principle project type											
Roads	2,290	993,728	852	369,882	60.7	2,681,871	1,155,880,279	47.2	13,550	5,840,020	434
Water & electricity	8,094	458,362	875	49,554	18.1	272,612	15,437,663	0.6	621	33,404	57
Dams	6,371	1,100,889	4,309	744,594	68.7	900,327	155,572,251	6.4	685	117,793	173
Public service buildings	7,063	626,880	6,802	603,643	93.8	3,025,620	267,398,455	10.9	1,585	140,069	89
Impr housing/settlement	3,826	109,627	2,411	69,074	83.3	5,996,503	168,859,583	6.9	12,139	338,080	29
Business facilities	2,327	308,137	2,133	282,509	89.8	4,037,949	534,799,336	21.9	6,820	903,212	132
Airport/Stadium	9,875	235,297	9,020	214,933	93.6	4,662,179	111,087,689	4.5	2,053	48,911	24
Other	5,575	57,625	5,025	51,941	90.1	3,693,276	38,171,962	1.6	1,797	18,575	10
Total	4,106	3,890,544	2,518	2,386,130	68.6	2,593,574	2,447,207,218	100.0	7,919	7,440,064	947
Change in living status due to expropriation											
Relocated to another residence	4,175	801,793	3,949	758,384	91.5	4,704,340	903,434,667	36.9	6,052	1,161,117	192
Still live in residence being expr	4,199	878,039	1,416	296,174	36.7	1,563,401	322,203,864	13.2	8,407	1,715,519	209
Still in resid (resid not on expr land)	4,047	2,210,712	2,437	1,331,572	72.7	2,239,638	1,221,568,687	49.9	8,395	4,563,428	546
Total	4,106	3,890,544	2,518	2,386,130	68.6	2,593,574	2,447,207,218	100.0	7,919	7,440,064	947
Character of Property Location											
Rural/farm	5,347	3,362,435	3,349	2,106,260	67.6	1,713,895	1,076,099,495	44.0	2,467	1,538,936	629
Village/rural non-farm	2,039	405,415	1,072	213,027	68.4	3,215,440	629,840,232	25.7	11,183	2,190,461	199
Urban	1,024	122,694	558	66,844	74.1	6,186,619	741,267,491	30.3	30,969	3,710,667	120
Total	4,106	3,890,544	2,518	2,386,130	68.6	2,593,574	2,447,207,218	100.0	7,919	7,440,064	947
Expropriating entity											
Local gov't	4,644	1,604,486	2,847	983,583	59.4	1,555,898	532,214,630	21.7	3,796	1,297,419	345
Central gov't	4,621	564,301	3,161	386,008	74.7	3,898,253	476,006,985	19.5	11,944	1,458,454	122
State agency/ parastatal	3,626	1,609,141	2,077	921,582	73.0	2,958,818	1,311,684,582	53.6	9,803	4,308,939	444
Private investors/ NGOs	1,836	39,996	1,623	35,361	84.9	4,883,969	106,397,595	4.3	15,981	348,141	22
Other	5,376	69,205	4,487	57,758	77.5	1,621,109	20,868,522	0.9	2,105	27,095	13
Total	4,109	3,887,128	2,520	2,384,292	68.6	2,597,455	2,447,172,315	100.0	7,931	7,440,047	946

*Includes only households that have been fully or partially compensated

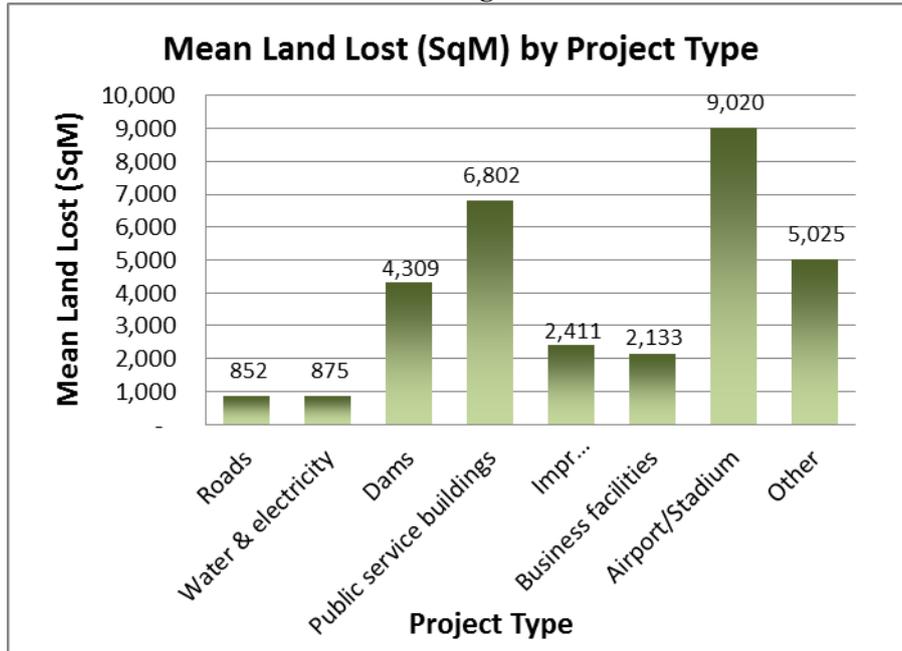
Annex Figure 6



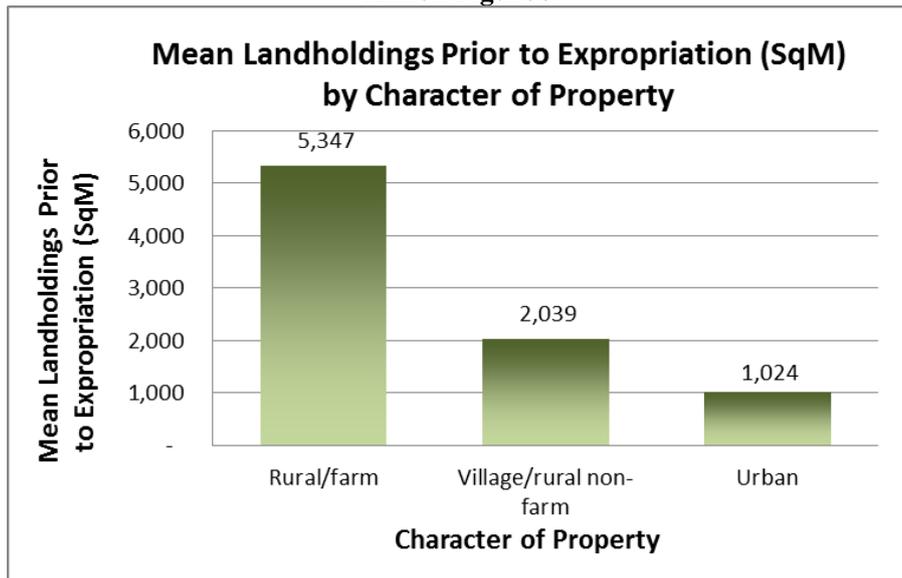
Annex Figure 7



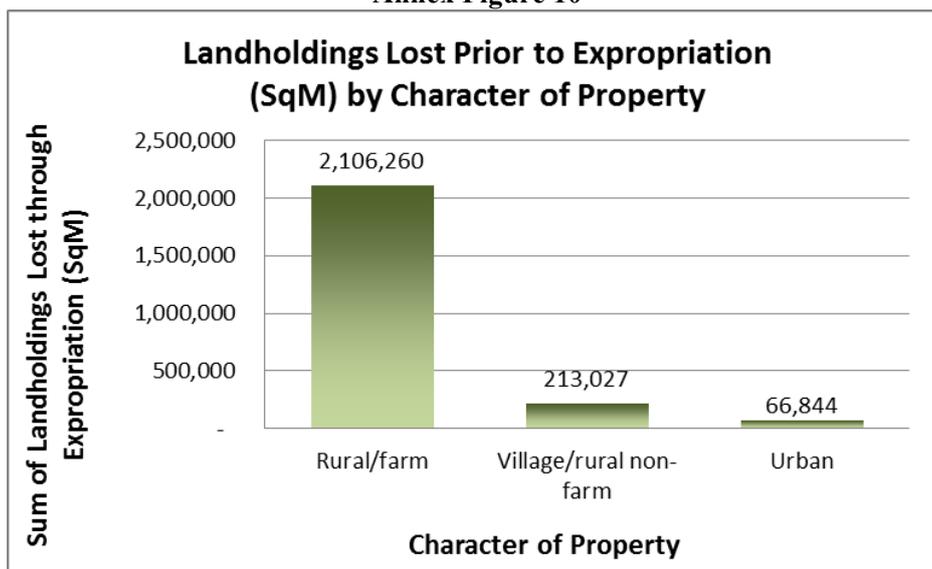
Annex Figure 8



Annex Figure 9



Annex Figure 10



Annex Table 20

How Households Were First Notified of Their Expropriation		
How Notified	%	N
Received a letter of notification	0.1	2
Announcement at a public meeting	66.3	916
Note published at cell or sector offices	1.0	14
Individually notified verbally by a valuation agent	0.8	11
Individually notified verbally by an expropriation agent	2.8	39
Heard through the media	0.1	1
Don't know	0.1	1
Not notified	25.2	348
Other	3.5	49
Total	100.0	1,381

Annex Table 21

How Households Were First Notified of Their Expropriation		
	%	N
At public meeting	65.4	904
Other notification	7.2	100
Not notified	27.3	377
Total	100.0	1,381

Annex Table 22

How Households Were First Notified of Their Expropriation by Project Type					
How Notified					
Project Type	At public meeting %	Other notification %	Not notified %	Total %	N^a
Roads	61.2	10.0	28.8	100.0	760
Water & electricity	34.3	4.0	61.6	100.0	99
Dams	69.3	3.5	27.2	100.0	202
Public service building	85.3	4.2	10.5	100.0	95
Impr housing/settleme	71.0	6.5	22.6	100.0	31
Business facilities	84.8	2.8	12.4	100.0	145
Airport/Stadium	94.1	5.9	0.0	100.0	34
Other	43.8	6.3	50.0	100.0	15
Total	65.4	7.2	27.4	100.0	1,381

^a $\chi^2 = 132.866$, Sig < 0.001

Annex Table 23

How Households Were First Notified of Their Expropriation by Project Type					
How Notified					
Project Type	At public meeting %	Other notification %	Not notified %	Total %	N ^a
Roads	61.2	10.0	28.8	100.0	760
Water & electricity	34.3	4.0	61.6	100.0	99
Dams	69.3	3.5	27.2	100.0	202
Public service building	85.3	4.2	10.5	100.0	95
Impr housing/settleme	71.0	6.5	22.6	100.0	31
Business facilities	84.8	2.8	12.4	100.0	145
Airport/Stadium	94.1	5.9	0.0	100.0	34
Other	43.8	6.3	50.0	100.0	15
Total	65.4	7.2	27.4	100.0	1,381

^a $\chi^2 = 132.866$, Sig < 0.001

Annex Table 24

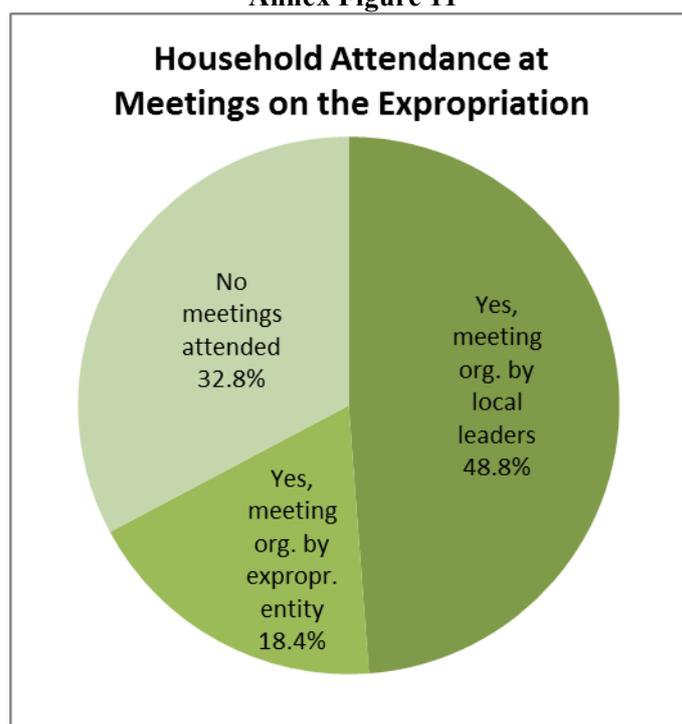
How Households Were Informed of Valuation Process by Project Type						
Project Type	Verbal notification	Written notification	Not yet informed	Started work on land w/o notice	Total %	N ^a
Roads	58.6	12.5	3.7	25.3	100.0	760
Water & electricity	35.4	0.0	2.0	62.6	100.0	99
Dams	71.4	7.9	2.0	18.7	100.0	203
Public service building	73.4	0.0	3.2	23.4	100.0	94
Impr housing/settleme	65.6	3.1	0.0	31.3	100.0	32
Business facilities	48.3	7.6	0.0	44.1	100.0	145
Airport/Stadium	82.9	2.9	8.6	5.7	100.0	35
Other	50.0	0.0	37.5	12.5	100.0	16
Total	59.4	9.0	3.3	28.3	100.0	1,384

^a $\chi^2 = 195.711$, Sig < 0.001

Annex Table 25

Household Attendance at Meetings on the Expropriation		
	Percent	N
Yes, meeting org. by local leaders	48.8	673
Yes, meeting org. by exprop. entity	18.4	254
No meetings attended	32.8	453
Total	100.0	1,381

Annex Figure 11



Annex Table 26

How Households Were First Notified of Expropriation by Year of Notification													
How HH first notified	Year of Official Notification of Expropriation												Total
	2000	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	
At public meeting	100.0	85.7	66.7	69.1	89.9	61.1	46.2	50.7	71.2	53.6	75.1	0.0	65.4
Other notification	0.0	0.0	0.0	12.7	4.0	4.2	4.5	8.0	3.5	18.8	4.6	0.0	7.2
Not notified	0.0	14.3	33.3	18.2	6.1	34.7	49.2	41.3	25.3	27.7	20.3	100.0	27.4
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
N	8	21	3	55	99	95	132	138	285	224	325	3	1,380

* $\chi^2 = 160.344$, Sig < 0.001

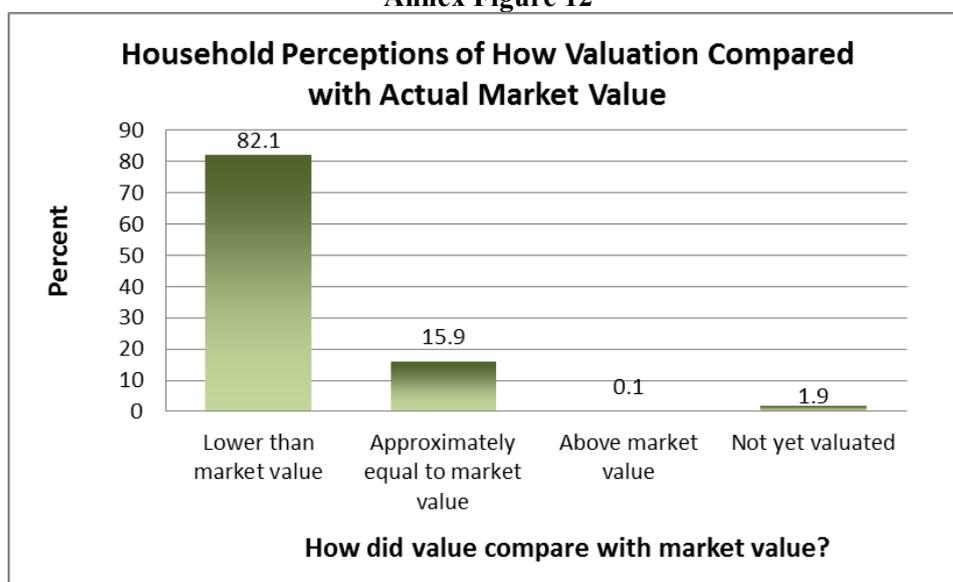
Annex Table 27

How and When Household was Informed of Value of Expropriated Property		
<i>How and When Informed</i>	%	N
<i>How informed of value</i>		
Verbally by a valuation officer	11.8	154
Verbally by the local authorities	17.7	231
Note published at cell or sector offices	28.2	368
In writing by the valuation officer	3.0	39
In writing by the local authorities	10.0	130
Verbally by staff of the expropriating entity	15.1	197
In writing by staff of the expropriating entity	7.6	99
Verbally at a public meeting	0.7	9
Have not yet been informed of the value of my properties	6.0	78
Other	0.0	-
Total	100.0	1,305
<i>When informed of value</i>		
Immediately (during valuation)	3.0	38
<1 month after valuation	5.3	67
1-3 months after valuation	34.1	436
3-6 months after valuation	20.5	261
>6 months after valuation	35.5	453
Don't remember	1.6	21
Total	100.0	1,277

Annex Table 28

Household Agreement with and Appeal of Property Valuation		
Value & Appeal Questions	%	N
<i>Did you agree with the value?</i>		
Yes, I agreed and signed the valuation report	54.5	696
Yes, I verbally agreed but I never signed anything	0.7	8
No I didn't agree, but I signed the report because I didn't feel like I had a choice	42.7	545
No I didn't agree and I never signed anything	2.1	27
Total	100.0	1,277
<i>How did value compare with market value?</i>		
Lower than market value	82.1	1,049
Approximately equal to market value	15.9	203
Above market value	0.1	1
Not yet valuated	1.9	24
Total	100.0	1,277
<i>Appeal valuation of property</i>		
Yes, appealed and/or counter-val	7.7	81
No appeal	92.3	967
Total	100.0	1,049
<i>Result of appeal</i>		
Appeal/counter-valuation was considered and the valuation increased	13.4	11
Appeal/counter-valuation was considered but the valuation decreased	0.5	-
Appeal/counter-valuation was considered but the valuation did not change	25.0	20
Appeal/counter-valuation was not considered	61.1	50
Total	100.0	81

Annex Figure 12

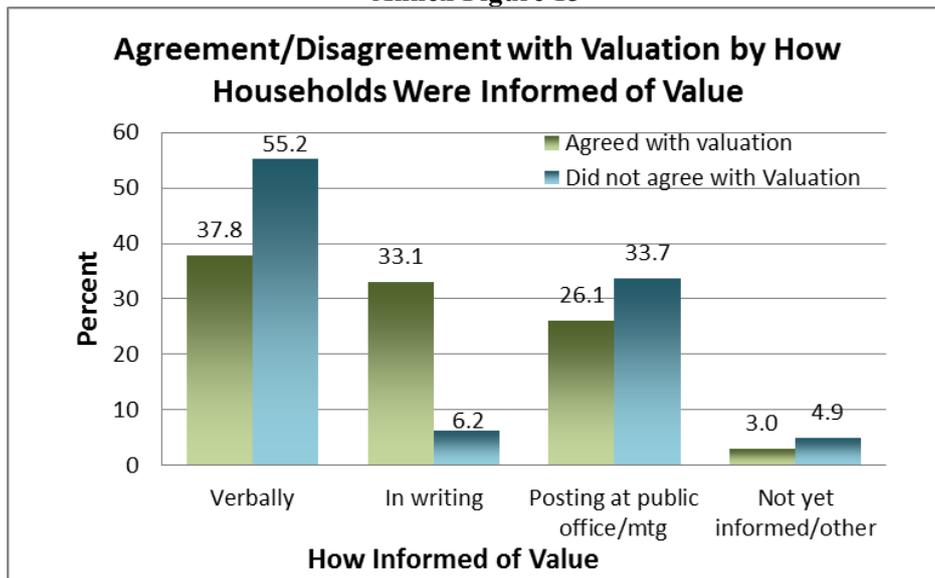


Annex Table 29

How informed of value?	Did you agree with the value?		Total %
	Agreed	Did not agree	
	%	%	
Verbally	37.8	55.2	45.6
In writing	33.1	6.2	21.0
Posting at public office/mtg	26.1	33.7	29.5
Not yet informed/other	3.0	4.9	3.9
Total	100.0	100.0	100.0
N	704	572	1,276

Sig. $X^2 < 0.001$

Annex Figure 13

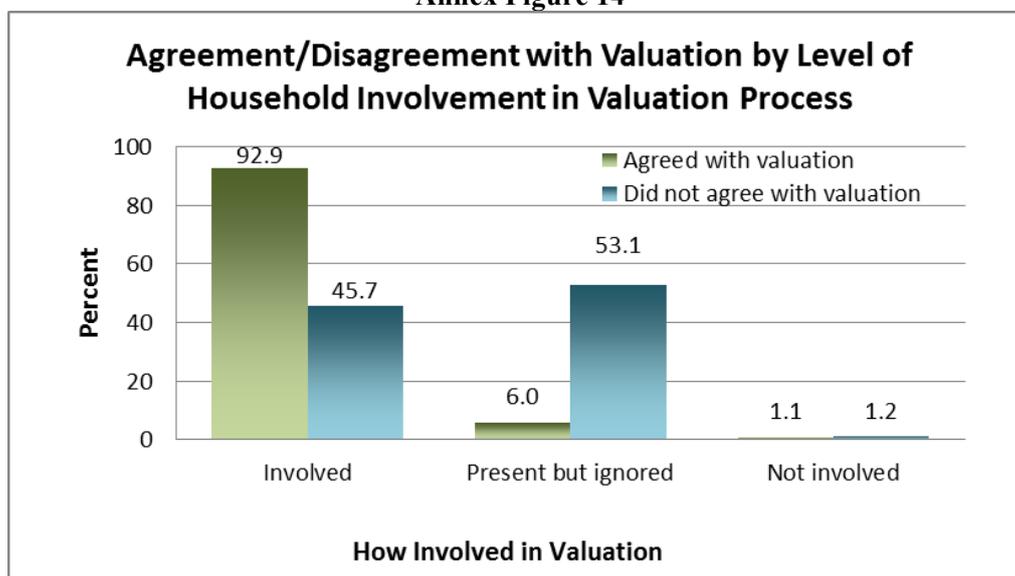


Annex Table 30

How informed of value?	Did you agree with the value?		Total %
	Agreed	Did not agree	
	%	%	
Involved	92.9	45.7	71.2
Present but ignored	6.0	53.1	27.7
Not involved	1.1	1.2	1.1
Total	100.0	100.0	100.0
N	464	396	860

Sig. $X^2 < 0.001$

Annex Figure 14



Annex Table 31

Agreement/Disagreement with the Value by Level of Household Involvement in Valuation Process			
How informed of value?	Did you agree with the value?		Total %
	Agreed	Did not agree	
	%	%	
Involved	70.4	29.6	100.0
Not involved/ignored	13.4	86.6	100.0
Total	54.0	46.0	100.0
N	464	396	860

Sig. $X^2 < 0.001$

Annex Table 32

Agreement/Disagreement with Valuation by Expropriating Entity				
Expropriating Entity	Did you agree with the value?		Total %	N
	Agreed	Did not agree		
	%	%		
Local gov't	54.0	46.0	100.0	450
Central gov't	80.0	20.0	100.0	165
State agencies/ parastatals	51.1	48.9	100.0	619
Private investors/ NGOs	44.0	56.0	100.0	25
Other	17.6	82.4	100.0	17
Total	17.6	82.4	100.0	1,276

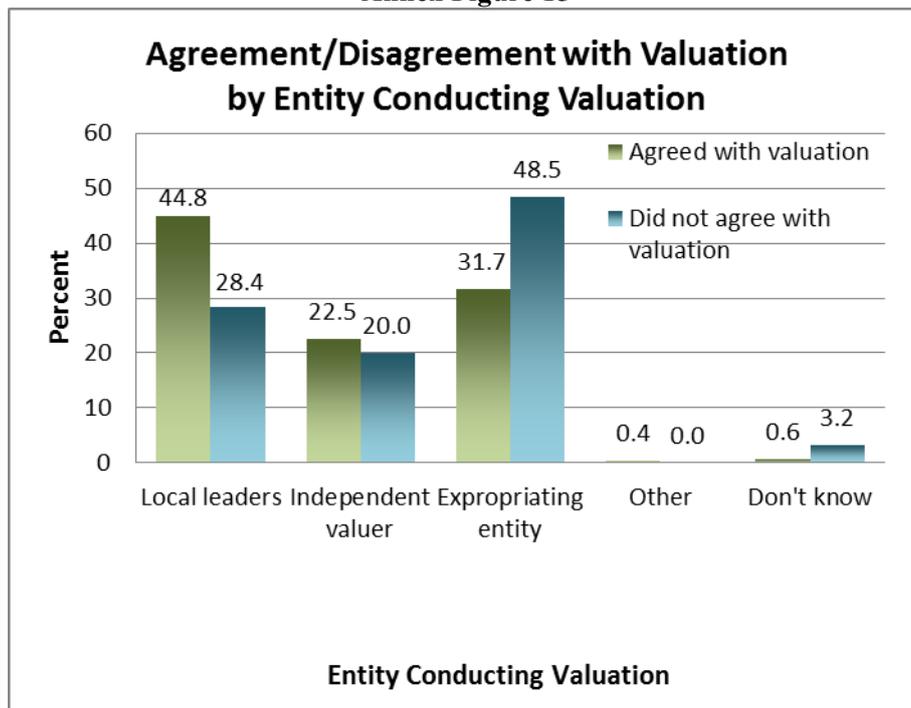
Sig. $X^2 < 0.001$

Annex Table 33

Agreement/Disagreement with Valuation by Entity Conducting Valuation			
Entity Conducting Valuation	Did you agree with the value?		Total %
	Agreed %	Did not agree %	
Local leaders	44.8	28.4	37.4
Independent valuer	22.5	20.0	21.4
Expropriating entity	31.7	48.5	39.2
Other	0.4	0.0	0.2
Don't know	0.6	3.2	1.7
Total	100.0	100.0	100.0
N	706	571	1,277

Sig. $X^2 < 0.001$

Annex Figure 15

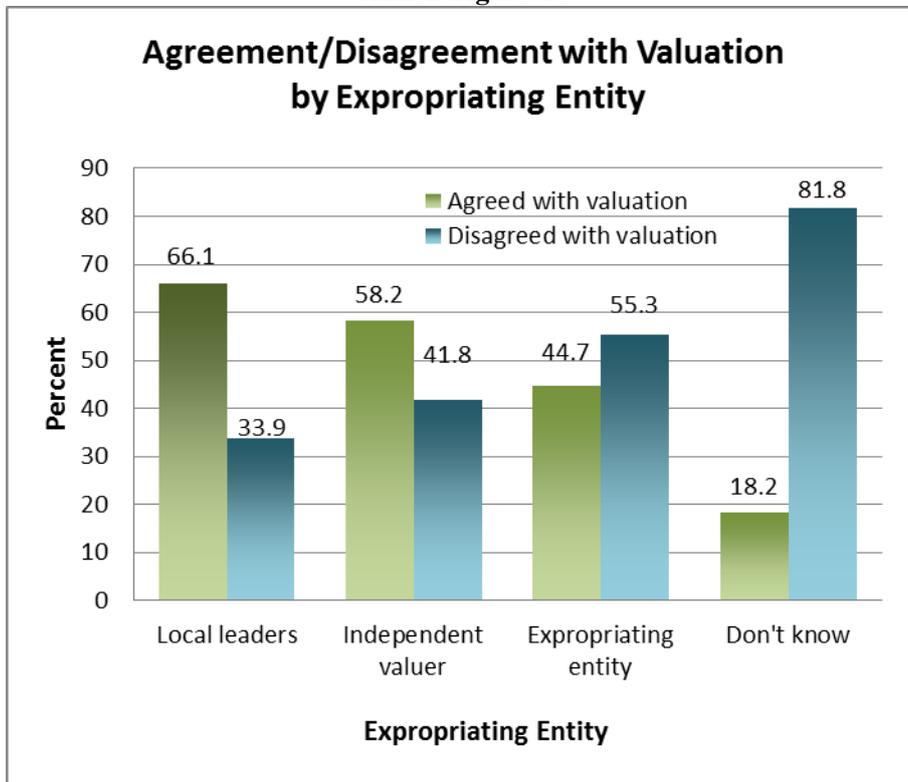


Annex Table 34

Expropriating Entity	Did you agree with the value?		Total %	N
	Agreed %	Did not agree %		
	Local leaders	66.1	33.9	100.0
Independent valuer	58.2	41.8	100.0	273
Expropriating entity	44.7	55.3	100.0	501
Don't know	18.2	81.8	100.0	22
Other	100	0	100.0	3
Total	55.3	44.7	100.0	1,277

Sig. $X^2 < 0.001$

Annex Figure 16



Annex Table 35

Who Valuated Property by Year of Official Notification of Expropriation												
Who valuated your property	Year of Official Notification of Expropriation											Total %
	2000 %	2005 %	2006 %	2007 %	2008 %	2009 %	2010 %	2011 %	2012 %	2013 %	2014 %	
Local leaders	0.0	60.0	66.7	47.9	19.5	66.2	62.2	26.5	46.3	26.8	15.4	35.9
Independent valuator	0.0	30.0	0.0	41.7	75.6	16.9	8.5	31.4	19.3	9.8	13.9	23.3
Expropriating entity/staff	0.0	10.0	0.0	10.4	3.7	10.8	26.8	41.2	34.4	56.1	69.2	38.6
Other	0.0	0.0	0.0	0.0	0.0	4.6	0.0	0.0	0.0	0.0	0.0	0.3
Don't know	0.0	0.0	33.3	0.0	1.2	1.5	2.4	1.0	0.0	7.3	1.5	1.9
Total	0.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
N	0	20	3	48	82	65	82	102	218	123	201	944

Annex Table 36

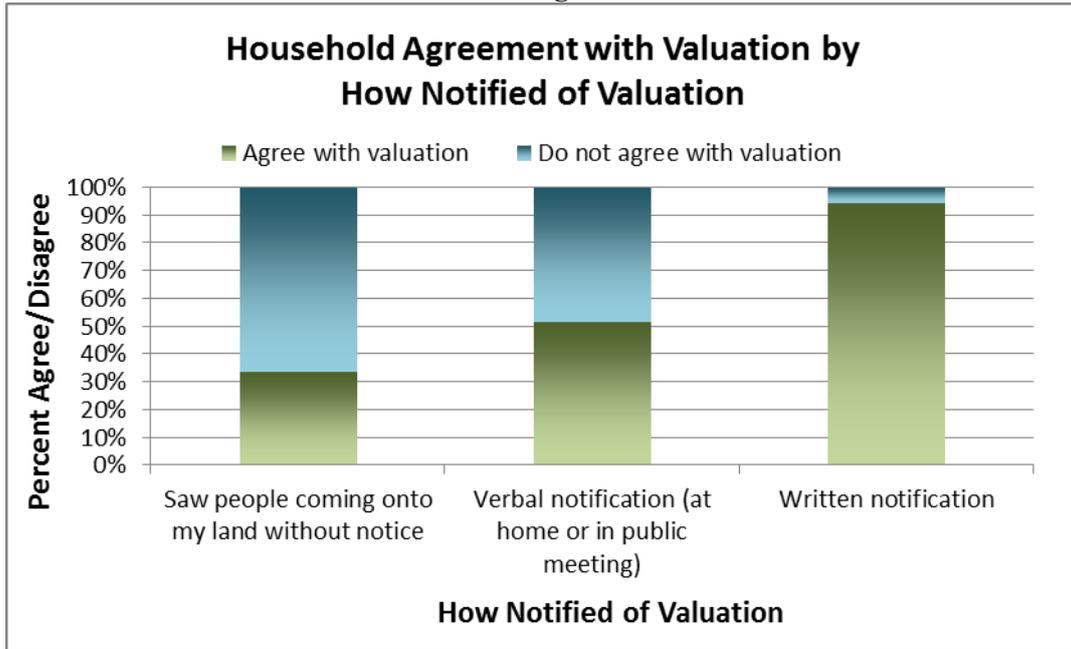
Who Valuated the Property by How Households Were Informed of the Valuation							
	Verbally %	Written %	Public notice/meeting %	Not informed %	Total %	N	
Local leaders	41.4	29.8	22.4	6.4	100.0	486	
Independent valuer/valuation company	48.2	4.7	39.6	7.6	100.0	278	
Expropriating entity/staff	45.8	21.6	28.9	3.7	100.0	515	
Other	100.0	0.0	0.0	0.0	100.0	3	
Don't know	36.4	0.0	40.9	22.7	100.0	22	
Total	44.6	20.6	28.9	5.8	100.0	1,304	

$\chi^2 = 100.777$, Sig < 0.001

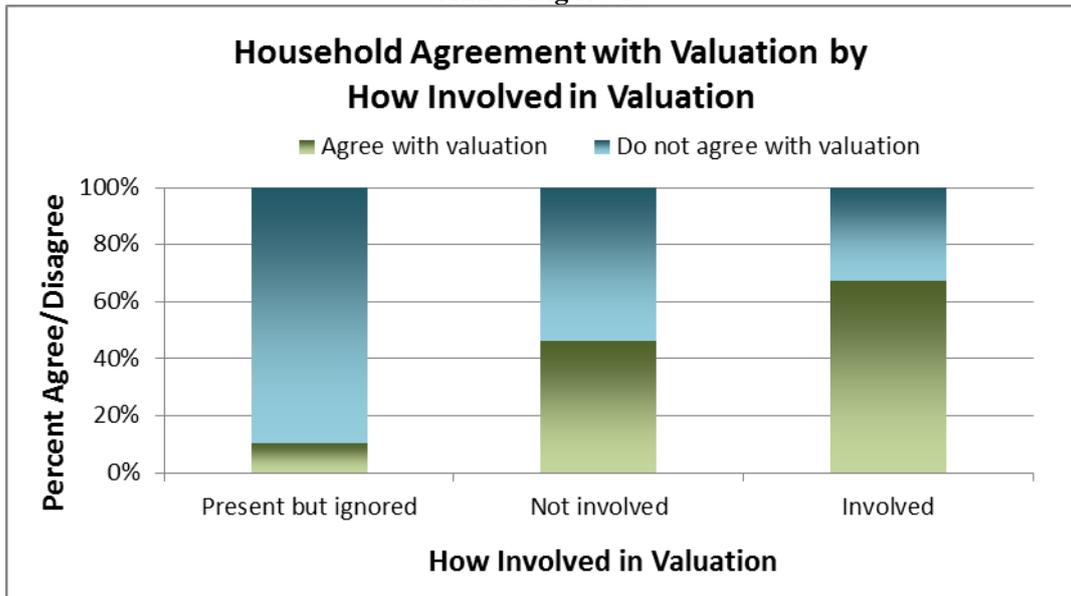
Annex Table 37

Household Agreement with Valuation by Selected Indicators of Participation in the Expropriation Process				
Indicators of Participation in Expropriation Process	Did you agree with the valuation?		Total (%)	Sig (X²)
	Yes (%)	No (%)		
<i>How officially notified of the expropriation</i>				<.001
Saw people coming onto my land without notice	19.9	39.0	28.5	
Verbal notification (at home or in public meeting)	63.7	60.0	62.0	
Written notification	16.4	1.0	9.5	
Total	100.0	100.0	100.0	
N	702	572	1,274	
<i>HH involvement in valuation?</i>				<.001
Present but ignored	6.0	53.1	27.7	
Not involved	1.1	1.3	1.2	
Involved	92.9	45.7	71.2	
Total	100.0	100.0	100.0	
N	agree with	396	860	
<i>How informed of the value</i>				<.001
Never informed/other	3.0	4.9	3.8	
Verbally	37.8	55.2	45.6	
Posting at public office/mtg	26.1	33.6	29.5	
In writing	33.1	6.3	21.1	
Total	100.0	100.0	100.0	
N	704	572	1,276	

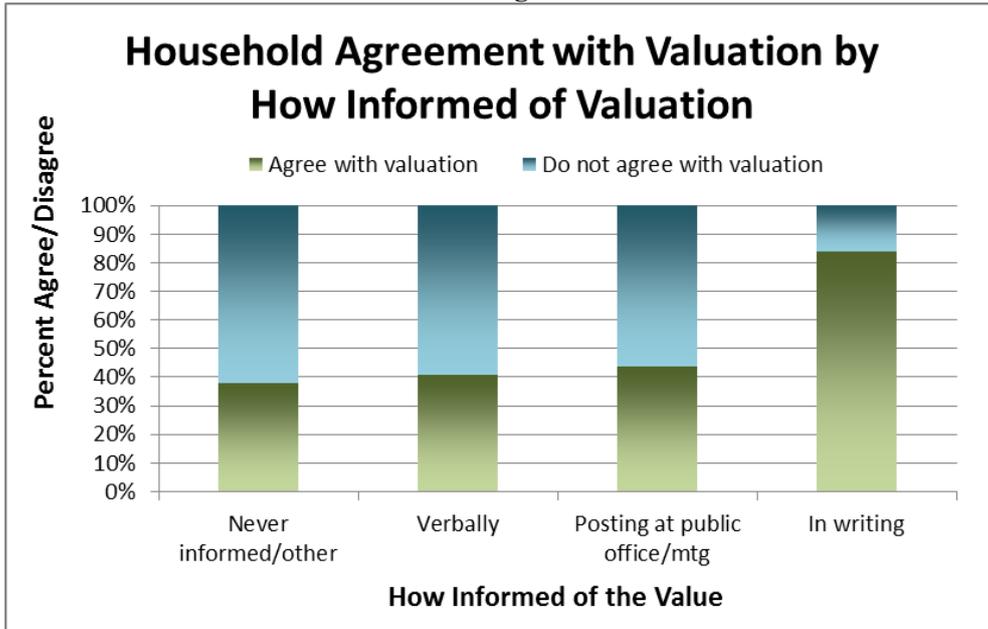
Annex Figure 17



Annex Figure 18



Annex Figure 19

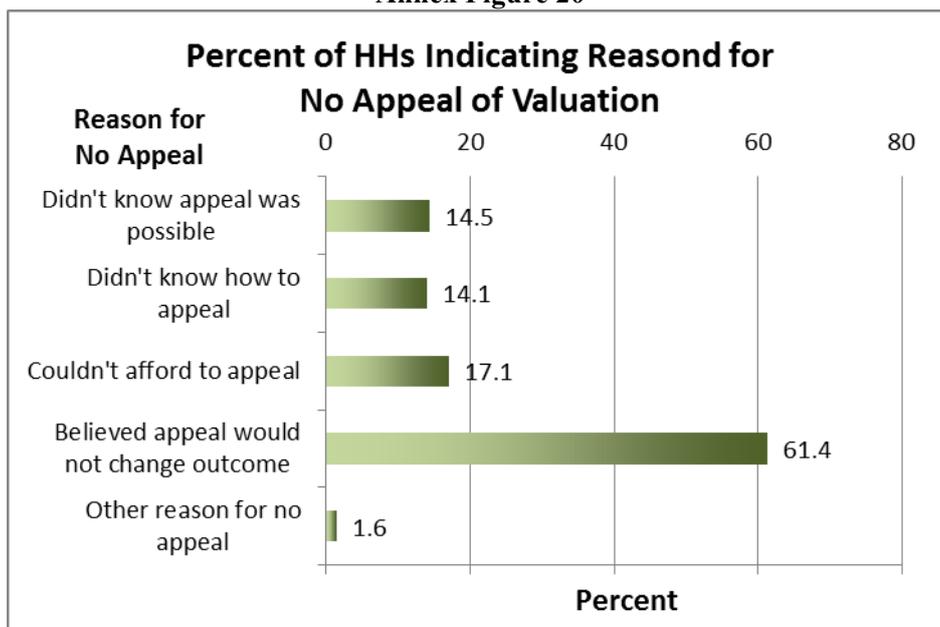


Annex Table 38

Reasons Indicated by Expropriated Households for Not Appealing Low Valuation		
Reason for No Appeal	Percent "Yes"	N
Other reason for no appeal	1.6	250
Believed appeal would not change outcome	61.4	582
Couldn't afford to appeal	17.1	162
Didn't know how to appeal	14.1	134
Didn't know appeal was possible	14.5	137
N*	947	

*Includes only households that have been fully or partially compensated

Annex Figure 20



Annex Table 39

Reasons Indicated by Expropriated Households for Not Appealing Low Valuation	
Reason for No Appeal	Percent "Yes"
Didn't know appeal was possible	13.3%
Didn't know how to appeal	13.0%
Couldn't afford to appeal	15.7%
Believed appeal would not change outcome	56.5%
Other reason for no appeal	1.5%
Total	100.0%
N*	1,265

*Includes only households that have been fully or partially compensated

^aTotal number of reasons indicated (including multiple responses)

Annex Table 40

Mean Compensation Received (RWF) by Project Type		
Project Type	Mean (FRW)^a	N*
Roads	2,681,871	431
Water & electricity	272,612	57
Dams	900,327	173
Public service buildings	3,025,620	88
Impr housing/settlement	5,996,503	28
Business facilities	4,037,949	132
Airport/Stadium	4,662,179	24
Other	3,693,276	10
Total	2,593,574	944

*Includes only households that have been fully or partially compensated

^aDifferences in means significant at $p < .001$

Annex Table 41

Compensation Method Use		
Payment method	%	N
Cash	1.6	15
Check/bank transfer	98.4	933
Total	100.0	947

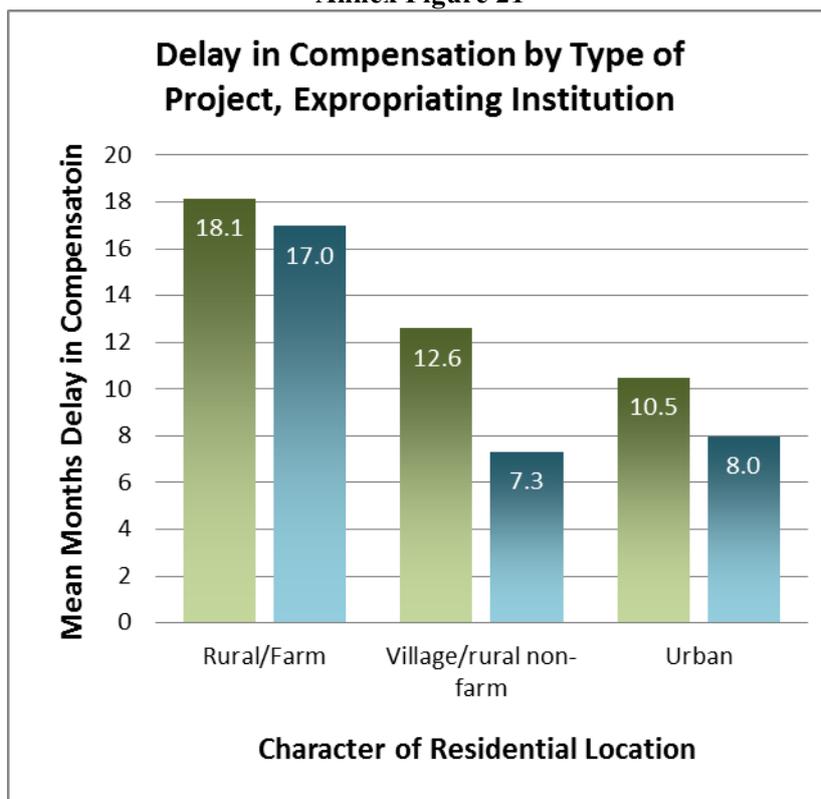
*Includes only households that have been fully or partially compensated

Annex Table 42

Delay in Compensation by Type of Project, Expropriating Institution and Character of Location				
Project Characteristic	If fully compensated, how many months waited		If partially compensated, how many months waited	
	Mean	N*	Mean	N*
<i>Principle Project Type</i>				
Roads	16.07	6,537	9.24	480
Water & electricity	13.97	910	18.00	5
Dams	29.05	2,668	36.12	124
Public service buildings	11.82	1,405	4.76	29
Improved housing/settlement	6.31	449	3.00	8
Business facilities	5.87	2,114	11.00	26
Airport/Stadium	13.54	350	25.80	35
Other	8.31	164	9.00	3
Total	15.98	14,597	14.62	710
<i>Project Initiator/Expropriating Institution</i>				
Local government	16.05	5,244	5.50	138
Central government	23.59	2,281	41.96	101
State agencies/parastatals	14.2	6,434	11.17	455
Private investors/NGOs	5.62	394	-	-
Other	6.64	244	19.00	16
Total	15.98	14,597	14.62	710
<i>Character of Expropriated Property Location</i>				
Rural/Farm	18.14	9,626	16.96	533
Village/rural non-farm	12.58	3,111	7.31	101
Urban	10.46	1,860	7.95	76
Total	15.98	14,597	14.62	710

*Includes only households that have been fully or partially compensated

Annex Figure 21



Annex Table 43

Months Delay in Payment of Full Compensation by Year of Notification		
Year	Months Delay	N
2000	23.0	-
2005	14.2	19
2006	37.0	3
2007	38.8	45
2008	34.1	79
2009	28.4	66
2010	24.7	82
2011	17.7	103
2012	10.2	211
2013	11.6	101
2014	2.9	195
Total	16.0	903

Annex Table 44

Payment of Full and Partial Compensation by Year of Notification					
Year	<u>Compensation Payment</u>			Total %	N
	Full %	Partial %	None %		
2000	0.0	0.0	0.0	100.0	-
2005	95.0	5.0	0.0	100.0	20
2006	100.0	0.0	0.0	100.0	3
2007	83.3	3.7	13.0	100.0	54
2008	79.8	3.0	17.2	100.0	99
2009	69.5	0.0	30.5	100.0	95
2010	61.7	0.8	37.6	100.0	133
2011	74.6	0.7	24.6	100.0	138
2012	74.0	2.5	23.5	100.0	285
2013	44.9	10.2	44.9	100.0	225
2014	59.7	2.2	38.2	100.0	325
2015	0.0	0.0	100.0	100.0	3
Total	65.4	3.3	31.3	100.0	1,380

Annex Table 45

Prohibition on Improving Property by Project Type and Initiator				
	Prohibition on Improving Property before Compensation		Total	X² Sig
	Yes	No		
<i>Principal Project Type</i>				<0.001
Roads	35.4	54.3	45.9	
Water & electricity	6.7	5.3	5.9	
Dams	19	17.7	18.3	
Public service buildings	14.5	5.3	9.4	
Impr housing/settlement	4.3	2.1	3.1	
Business facilities	14	13.9	14	
Airport/Stadium	4.8	0.6	2.4	
Other	1.4	0.8	1.1	
Total	100	100	100	
<i>Project Initiator</i>				0.006
Local government	37.9	33	35.2	
Central government	17.5	13.9	15.5	
State agencies/parastatals	38.9	49.9	45	
Private investors/NGOs	3.1	2.3	2.6	
Other	2.6	1	1.7	
Total	100	100	100	
N*	421	525	946	

*Includes only households that have been fully or partially compensated

Annex Table 46

How Compensation was Spent by Expenditure Category				
Expenditure Category	Mean^a	Sum (^{'000s of} RWF)	%	N*
Land	1,191,609	376,778	18.8%	316
New residence	2,858,939	914,593	45.5%	320
Rent	284,642	5,320	0.3%	19
Savings	1,572,465	238,237	11.9%	152
School fees	463,915	105,227	5.2%	227
Medical bills	77,845	14,766	0.7%	190
Transportation	2,122,283	44,527	2.2%	21
HH goods	119,375	23,317	1.2%	195
Relocation costs	753,609	14,365	0.7%	19
Food and current expenses	269,486	6,921	0.3%	26
Livestock and pasture	213,856	6,671	0.3%	31
Rehab resid & other buildings	758,183	22,289	1.1%	29
Business activities	1,930,911	44,814	2.2%	23
Shared among family/events	1,396,671	26,537	1.3%	19
Other purchases	513,029	164,788	8.2%	321
Total		2,009,149	100.0%	

*Includes only households that have been fully or partially compensated

^aMeans based on households' spending in the category (zero values omitted from computation).

Annex Table 47

How Compensation was Spent by Expenditure Category				
Expenditure Category	Mean	Sum (^{'000s of} RWF)	%	Valid N
Land	1,191,609	376,778	18.8%	316
Residence	2,858,939	914,593	45.5%	320
Savings	1,572,465	238,237	11.9%	152
School fees	463,915	105,227	5.2%	227
Other	619,938	374,314	18.6%	604
Total		2,009,149	100.0%	

*Includes only households that have been fully or partially compensated

^aMeans based on HHs' spending in the category (zero values omitted).

Annex Table 48

Change in Income Due to Expropriation by Project Type			
Land Lost	Lost income		N*
	Mean^a	Sum^a	
Roads	-42,912	-32,597,621	760
Water & electricity	-8,349	-828,323	99
Dams	-25,914	-5,241,289	202
Public service buildings	-33,283	-3,137,180	94
Impr housing/settlement	-46,138	-1,430,573	31
Business facilities	-28,199	-4,078,511	1
Airport/Stadium	-31,414	-1,071,244	34
Other	-17,360	-276,113	16
Total	-35,236	-48,660,855	1381

*Includes only households that have been fully or partially compensated

^aDifferences sig = 0.025

Annex Table 49

Promises Made but not Kept by Expropriating Authorities	
Promises broken	Percent "Yes"
Full market valuation	1.8
New infrastructure	2.4
Better housing	2.9
Construction materials	3.0
Help relocating	5.1
Improvements not prohibited	13.8
Job creation	14.8
Improved water/electric	21.1
Quick compensation	49.0
N*	948

*Includes only households that have been fully or partially compensated

Annex Table 50

Mean Expropriation Composite Impact Score (10 Item) by Selected Household Characteristics			
	Mean Impact Score	N*	Sig
Total Population	-0.40	943	
Gender of Head			0.002
Male	-0.38	686	
Female	-0.47	257	
Age of Head			0.071
<= 35	-0.37	167	
36 - 50	-0.37	327	
51 - 65	-0.42	344	
66+	-0.49	105	
HH Size			0.016
1-4	-0.45	297	
5-6	-0.41	283	
7+	-0.36	363	
Education of Head			<0.001
Primary incomplete	-0.47	464	
Primary complete	-0.36	374	
Secondary/technical	-0.23	63	
University and above	-0.24	42	
Occupation of Head			<0.001
Agriculture	-0.45	654	
Unskilled labor	-0.45	31	
Skilled labor	-0.35	63	
Commerce/trader	-0.32	80	
Civil servant	-0.03	49	
Other	-0.43	8	
Unemployed	-0.36	59	

*Includes only households that have been fully or partially compensated

Annex Table 51

Mean Expropriation Composite Impact Score (10-Item Scale) by Expropriating Entity		
Expropriating Entity	Mean Impact Score	N*
Other	-0.49	13
Local government	-0.44	344
Central government	-0.43	122
State agencies/parastatals	-0.37	441
Private investors/NGOs	-0.23	22
Total	-0.40	942

*Includes only households that have been fully or partially compensated

Annex Table 52

Percent of Households Agreeing with Statements About Impact of Expropriation (10 Items) by Gender and Residence Relocation Status							
Statement about Impact of Expropriation	Gender of head of household			Household relocation			N¹
	Male % Agree	Female % Agree	Total % Agree	No reloc. % Agree	Yes reloc. % Agree	Total % Agree	
1 Your household income is lower now	76.2	79.3	77.1	78.2	72.5	77.1 *	947
2 Expropriation caused greater hardship for your family than others	59.8	64.7	61.2	59.4	68.1	61.2	947
3 The expropriation is justified because of the community benefits	58.7	52.3	57.0 **	59.8	46.0	57.0 **	947
4 Your opinion of local gov't is lower now	49.1	55.8	50.9	49.1	58.2	50.9 *	947
5 You go hungry more often now	43.9	56.4	47.3 **	45.3	55.4	47.3 *	947
6 Good results have accrued to household because of expr	27.2	17.5	24.6	24.9	23.2	24.6	947
7 Expropriation process worked out better than you expected	17.1	14.0	16.3	17.2	12.8	16.3	947
8 Your household is better off now	13.0	8.8	11.9	10.2	18.5	11.9 *	947
9 You acquired more assets after expropriation	12.1	10.1	11.5	10.6	15.3	11.5	947
10 Your household members are closer now	9.1	12.2	9.9	10.0	9.7	9.9	947

*X² significant at p<.05 **X² significant at p<.01 ¹Includes only households that have been fully or partially compensated

Annex Table 53

Percent of Relocated Households Agreeing with Statements About Impact of Expropriation (25 Items) by Gender and Residence Relocation Status

Statement about Impact of Expropriation	Gender of head of household			N ¹
	Male % Agree	Female % Agree	Total % Agree	
1 Your household income is lower now	68.8	85.7	73.1 *	207
2 Exprop caused greater hardship for your family than others	63.3	85.0	68.8 **	207
3 Fewer employment opportunities for you now	57.8	67.9	60.3	207
4 Your opinion of local gov't is lower now	54.0	75.6	59.5 **	207
5 New neighbors helped make transition easier	60.2	52.1	58.2	207
6 You go hungry more often now	52.4	72.2	57.4 *	207
7 Privacy is more important to you now	52.8	53.7	53.0	207
8 The expr is justified because of the community benefits	51.5	28.3	45.6	207
9 Your feelings of civic responsibility are stronger now	46.5	37.6	44.3	207
10 You easily adapted to the change	44.0	31.6	40.9	207
11 Less likely to ask neighbors to watch children now	37.5	44.2	39.2	207
12 Access to healthcare more difficult now	36.0	45.2	38.3	207
13 Security is more of a concern now	33.9	50.1	37.9	207
14 You care less about friends/family now	32.3	54.0	37.7 *	207
15 Cost of living is lower in your new location	40.4	17.4	34.6	207
16 You prefer your old house to the new one	29.7	45.2	33.6	207
17 You receive more support from friends now	38.4	14.9	32.5	207
18 You do less comm volunteering now	28.3	40.1	31.2	207
19 Good results have accrued to household because of expr	26.4	6.9	21.5 *	207
20 Your household is better off now	22.5	6.9	18.5	207
21 You entertain guests more often now	20.8	8.7	17.8	207
22 You acquired more assets after expropriation	19.0	4.8	15.4	207
23 You are more outgoing now	17.2	9.9	15.3	207
24 Expropriation process worked out better than you expected	13.9	6.8	12.1	207
25 Your household members are closer now	10.5	9.8	10.3	207

*X² significant at p<.05 **X² significant at p<.01 ¹Includes only households that have been fully/partially compensated and have relocated

Annex Table 54

ANOVA Multiple Classification Analysis (MCA) Estimating Mean Expropriation Impact Score (10 Items) Controlling for Selected Factors and Covariates					
Estimated Mean Expropriation Impact Score					
Factors	Unadjusted	Adjusted for Factors	Adjusted for Factors and Covariates ^a	N ¹	Sig.
Project Type					0.249
Roads	-0.38	-0.41	-0.42	430	
Water & electricity	-0.15	-0.09	-0.08	54	
Dams	-0.37	-0.32	-0.31	169	
Public service buildings	-0.55	-0.53	-0.53	87	
Impr housing/settlement	-0.47	-0.58	-0.58	27	
Business facilities	-0.44	-0.43	-0.43	132	
Airport/Stadium	-0.70	-0.67	-0.66	24	
Other	-0.61	-0.56	-0.57	10	
Expropriating Entity					0.08
Local government	-0.45	-0.41	-0.40	340	
Central government	-0.43	-0.41	-0.43	122	
State agencies/parastatals	-0.37	-0.41	-0.42	437	
Private investors/NGOs	-0.23	-0.19	-0.19	22	
Other	-0.49	-0.36	-0.35	13	
Character of Expropriated Property					0.148
Rural/farm	-0.45	-0.46	-0.45	618	
Village/rural non-farm	-0.35	-0.33	-0.34	196	
Urban	-0.26	-0.25	-0.28	119	

^aCovariates = Property lost in expropriation (Ha), Compensation (RWF/SQM), Monthly income before expropriation (RWF)

¹Includes only households that have been fully or partially compensated

Annex Table 55

Principal Challenges Identified by Expropriated Households		
Challenges	Percent "Yes"	N
Expropriation process	2.9	920
Social/psychological adjustment	6.1	890
Prohibition on property improvement	10.1	852
Long delays in expropriation process	19.4	763
Lower agricultural productivity	38.3	585
Economic adjustment	44.7	524
Worse living conditions	55.1	425
Low valuation	55.4	423
N*	947	

*Includes only households that have been fully or partially compensated

Annex Table 56

Principal Challenges Identified by Residential Relocation Status			
Challenges	Residential Relocation		X² Sig
	No Relocation	Yes Relocation	
	% Yes	% Yes	
Expropriation process	2.9	3.1	0.520
Social/psychological adjustment	5.3	9.3	0.032
Prohibition on property improvement	9.0	14.1	0.031
Long delays in expropriation process	19.0	21.1	0.279
Lower agricultural productivity	38.7	36.7	0.346
Low valuation	56.6	50.4	0.075
Economic adjustment	40.4	61.4	<0.001
Worse living conditions	53.3	62.1	0.017
N	755	193	

*Includes only households that have been fully or partially compensated

Annex Table 57

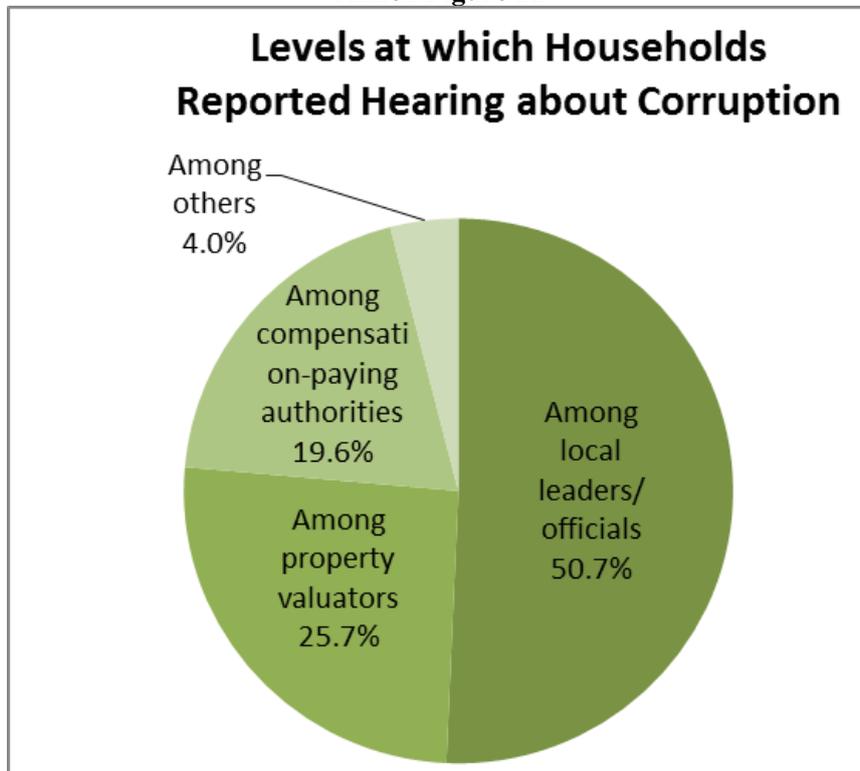
Percent of Households Identifying Advantages to Expropriation	
Advantages identified	Percent "Yes"
High valuation on property	0.9
Improved infrastructure (electr, water...)	1.3
Improved employment situation	1.4
Improved ag production	3.2
Improved economic situation	5.0
Improved social situation	5.4
Improved housing conditions	6.7
Improved access to services	23.7
N*	947

*Includes only households that have been fully or partially compensated

Annex Table 58

Corruption in the Expropriation Process		
	%	N
Heard about any corruption?		
Yes	18.1	250
No	81.9	1,131
Total	100.0	1,381
Levels at which Households Reported Hearing about Corruption		
Among local leaders/ officials	50.7	127
Among property valuers	25.7	64
Among compensation-paying authorities	19.6	49
Among others	4	10
Total	100.0	250

Annex Figure 22



Annex Table 59

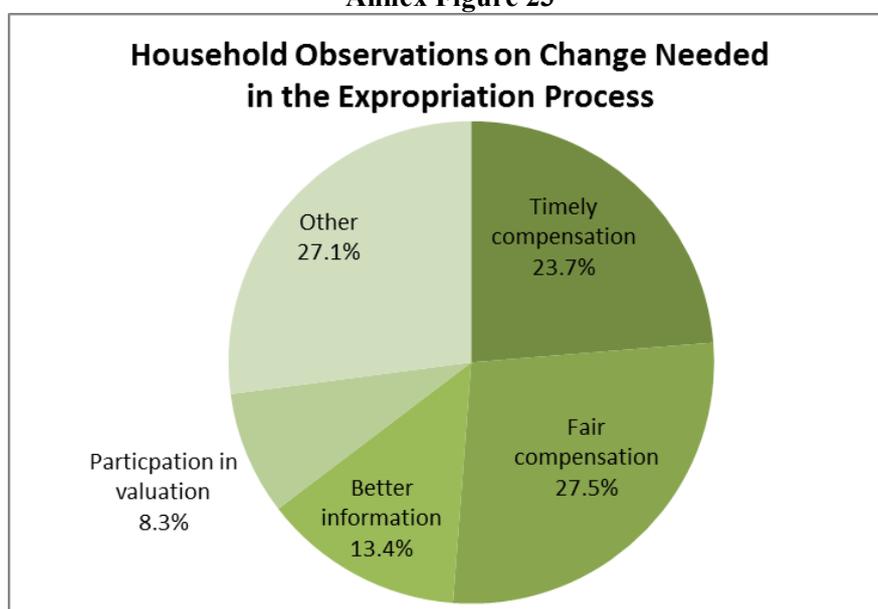
Sources of Evidence that there was Corruption in the Expropriation Process			
	Yes	No	
Heard of corruption how?	%	%	N
From court case	1.4	98.6	1,381
Police investigation	0.2	99.8	1,381
Individual conversation	16.8	83.2	1,381
Publicized in the media	0.00	100.0	1,381

Annex Table 60

Household Observations on Change Needed in the Expropriation Process									
Change Needed	1st change needed		2nd change needed		3rd change needed		Change needed*		
	%	N	%	N	%	N	%	N	N
Timely compensation	24.2	326	23.1	119	14.3	7	23.7		452
Fair compensation	29.1	391	24.6	126	16	8	27.5		525
Better information	13.2	177	14	72	14.3	7	13.4		256
Participation in valuation	7.2	97	10.7	55	12.3	6	8.3		158
Other	26.3	353	27.7	142	43.2	22	27.1		517
Total	100.0	1,344	100.0	515	100.0	51	100.0		1,910

*Combines 1st, 2nd, and 3rd observations on changes needed.

Annex Figure 23



Annex Table 61

Percent of Households Reporting Higher Costs for Selected Goods and Services Since Expropriation by Residence Relocation Status				
Goods and Services	Relocated residence?			N
	No %	Yes %	Total %	
School fees	36.4	47.7	38.7 *	946
Health care	38.2	38.2	38.2	625
Transportation	18.8	37.3	24.5 **	625
Entertainment	8.1	19.6	11.6 **	625
Water	11.7	23.2	15.2 **	625
Electricity	7.2	13.1	9.0 *	624
Taxes	12.0	14.8	12.9	625
Food	42.0	45.9	43.2	625
Household goods	23.4	25.6	24.1	624
Clothing	23.0	21.4	22.5	624
Household appliances	8.6	13.3	10.0 *	625

*Significant at <.05 **Significant at <.01

¹Includes only households that have been fully or partially compensated

Annex Table 62

Predictor Variable	All Compensated Households ¹ (10 item scale)			Relocated Households ² (25 item scale)		
	B	S.E.	Beta	B	S.E.	Beta
Distance moved from expropriated residence (Km)	-0.006	0.003	-0.060	-0.006	0.003	-0.137 *
Land lost due to expropriation (Ha)	-0.013	0.027	-0.016	0.077	0.034	0.148 *
Share of land lost due to expropriation (%)	-0.003	0.000	-0.217 **	0.000	0.001	-0.016
Gender of HH head	-0.052	0.033	-0.052	-0.179	0.063	-0.216 **
Age of HH head	-0.003	0.001	-0.100 **	-0.004	0.002	-0.152 *
HH size (number of members)	0.008	0.005	0.050	0.001	0.009	0.011
Education level of HH head	0.021	0.008	0.091 *	0.002	0.014	0.012
Agriculture occupation of HH head	-0.090	0.033	-0.095 **	0.002	0.055	0.002
Monthly Income (in 000s)	0.000	0.000	0.078 *	0.001	0.000	0.279 **
(Constant)	-0.034	0.086		0.130	0.158	

¹Includes only households that have been fully/partially compensated (N=967) ²Includes only households that have been relocated and fully/partially compensated (N=231)

*Significant at <.05 **Significant at <.01

Annex Table 63

Logistic Regression Model¹: Agree that Household is Better Off After the Expropriation; Estimated by Selected Household and Geospatial Characteristics						
Predictor Variable	B	S.E.	Wald	df	Sig.	Exp(B)
Distance moved from expropriated residence (Km)	-0.024	0.041	0.333	1	0.564	0.976
Land lost due to expropriation (Ha)	0.004	0.209	0	1	0.983	1.004
Share of land lost due to expropriation (%)	-0.004	0.003	1.697	1	0.193	0.996
Gender of HH head	-0.146	0.268	0.295	1	0.587	0.865
Age of HH head	-0.023	0.009	6.947	1	0.008	0.977
HH size (number of members)	-0.014	0.042	0.106	1	0.745	0.986
Education level of HH head	0.122	0.051	5.767	1	0.016	1.130
Agriculture occupation of HH head	-0.376	0.237	2.532	1	0.112	0.686
Monthly Income (in 000s)	0.001	0.000	10.389	1	0.001	1.001
(Constant)	-0.518	0.626	0.685	1	0.408	0.596

¹Includes only households that have been fully or partially compensated (N=967)

Annex Table 64

Logistic Regression Model¹: Agree that Good Things Have Accrued to Household Due to the Expropriation; Estimated by Selected Household and Geospatial Characteristics						
Predictor Variable	B	S.E.	Wald	df	Sig.	Exp(B)
Distance moved from expropriated residence (Km)	-0.052	0.050	1.075	1	0.300	0.949
Land lost due to expropriation (Ha)	-0.090	0.165	0.298	1	0.585	0.914
Share of land lost due to expropriation (%)	-0.006	0.002	8.671	1	0.003	0.994
Gender of HH head	-0.489	0.197	6.155	1	0.013	0.613
Age of HH head	-0.006	0.006	0.83	1	0.362	0.995
HH size (number of members)	0.023	0.029	0.587	1	0.444	1.023
Education level of HH head	0.135	0.043	9.658	1	0.002	1.144
Agriculture occupation of HH head	0.247	0.188	1.736	1	0.188	1.281
Monthly Income (in 000s)	0.000	0.000	0.153	1	0.696	1.000
(Constant)	-0.365	0.488	0.56	1	0.454	0.694

¹Includes only households that have been fully or partially compensated (N=967)

Annex Table 65

OLS Regression Model ¹ : Income Change Due to Expropriation by Household and Geospatial Characteristics			
Predictor Variable	B	S.E.	Beta
Distance moved from expropriated residence (Km)	-4107.915	814.57	-0.157 **
Land lost due to expropriation (Ha)	7404.952	6920.052	0.034
Share of land lost due to expropriation (%)	-473.986	96.581	-0.158 **
Gender of HH head	7347.236	8287.813	0.029
Age of HH head	-428.845	262.419	-0.053
HH size (number of members)	-7671.698	1329.015	-0.186 **
Education level of HH head	-3973.83	2092.256	-0.067
Agriculture occupation of HH head	-167.674	8270.7	-0.001
Monthly Income (in 000s)	58.303	12.851	0.142 **
(Constant)	53455.919	21812.234	

*Significant at <.05 **Significant at <.01

¹Includes only households that have been fully or partially compensated (N=967)

Annex Table 66

OLS Regression Model ¹ : How Compensation is Spent on Key Expenditure Items (Estimated by Selected Household and Geospatial Characteristics)									
Predictor Variable	Land			House			Food/current expenses		
	B	S.E.	Beta	B	S.E.	Beta	B	S.E.	Beta
Distance moved from expropriated residence (Km)	7610.37	7400.395	0.032	27313.71	18743.782	0.044	-353.18	819.892	-0.014
Land lost due to expropriation (Ha)	403474.87	62868.917	0.208 **	-140164.03	159234.911	-0.027	16322.74	6965.263	0.079 *
Share of land lost due to expropriation (%)	3984.23	877.446	0.148 **	13784.44	2222.403	0.192 **	-21.32	97.213	-0.007
Gender of HH head	-119703.48	75295.078	-0.053	152420.60	190707.993	0.025	-9446.60	8341.961	-0.039
Age of HH head	931.32	2384.089	0.013	9541.05	6038.441	0.05	513.39	264.134	0.067
HH size (number of members)	9252.73	12074.148	0.025	104046.19	30581.501	0.105 **	-617.85	1337.698	-0.016
Education level of HH head	17081.28	19008.224	0.032	288627.52	48144.185	0.202 **	1368.29	2105.926	0.024
Agriculture occupation of HH head	88136.67	75139.604	0.040	-1094599.46	190314.207	-0.188 **	-794.79	8324.736	-0.003
Monthly Income (in 000s)	29.92	116.749	0.008	839.42	295.702	0.086 *	9.91	12.935	0.025
(Constant)	-26064.46	198164.929		-1088696.14	501913.761		-7846.94	21954.743	

*Significant at <.05 **Significant at <.01

¹Includes only households that have been fully or partially compensated (N=967).

Annex Table 67

OLS Regression Model ¹ : Expropriation Cash Compensation Expenditures; Estimated by Household and Geospatial Characteristics						
Predictor Variable	Percent of compensation spent on assets/investments			Percent of compensation spent on consumable goods/services		
	B	S.E.	Beta	B	S.E.	Beta
Distance moved from expropriated residence (Km)	0.004	0.003	0.035	-0.002	0.003	-0.020
Land lost due to expropriation (Ha)	0.071	0.027	0.085 *	-0.031	0.026	-0.039
Share of land lost due to expropriation (%)	0.003	0.000	0.267 **	-0.003	0.000	-0.269 **
Gender of HH head	-0.057	0.032	-0.059	0.001	0.031	0.001
Age of HH head	-0.002	0.001	-0.068 *	0.001	0.001	0.019
HH size (number of members)	0.004	0.005	0.024	-0.003	0.005	-0.020
Education level of HH head	-0.003	0.008	-0.014	-0.016	0.008	-0.072 *
Agriculture occupation of HH head	-0.011	0.032	-0.012	-0.011	0.031	-0.012
Monthly Income (in 000s)	0.000	0.000	0.020	0.000	0.000	-0.098
(Constant)	0.384	0.084		0.633	0.082	

*Significant at <.05 **Significant at <.01

¹Includes only households that have been fully or partially compensated (N=967).

Annex Table 68

Residential Status	Project Initiator					Total
	Local Gov't	Central Gov't	State agencies/ parast.	Private investors/ NGOs	Other	
	%	%	%	%	%	%
Relocated residence	15.2	17.0	14.4	29.6	4.2	15.1
Still living in resid being expropriated	35.1	17.0	30.7	29.6	45.8	30.9
Still in resid (resid not on expr land)	49.7	66.1	54.9	40.7	50.0	54.0
Total	100.0	100.0	100.0	100.0	100.0	100.0
N	507	165	659	27	24	1,382

$X^2=28.518$; Sig. < 0.001

Annex Table 69

OLS Regression Model¹: Change in Overall Cost of Selected Goods & Services (Composite Indicator) Due to Expropriation by Household and Geospatial Characteristics			
Predictor Variable	B	S.E.	Beta
Distance moved from expropriated residence (Km)	0.005	0.002	0.092 *
Land lost due to expropriation (Ha)	0.028	0.020	0.058
Share of land lost due to expropriation (%)	0.000	0.000	-0.064
Gender of HH head	-0.013	0.027	-0.021
Age of HH head	0.000	0.001	0.012
HH size (number of members)	0.006	0.004	0.060
Education level of HH head	0.001	0.006	0.007
Agriculture occupation of HH head	0.058	0.027	0.096 *
Monthly Income (in 000s)	0.000	0.000	-0.015
(Constant)	0.119	0.069	

*Significant at <.05 **Significant at <.01

¹Includes only households that have been fully or partially compensated (N=967).

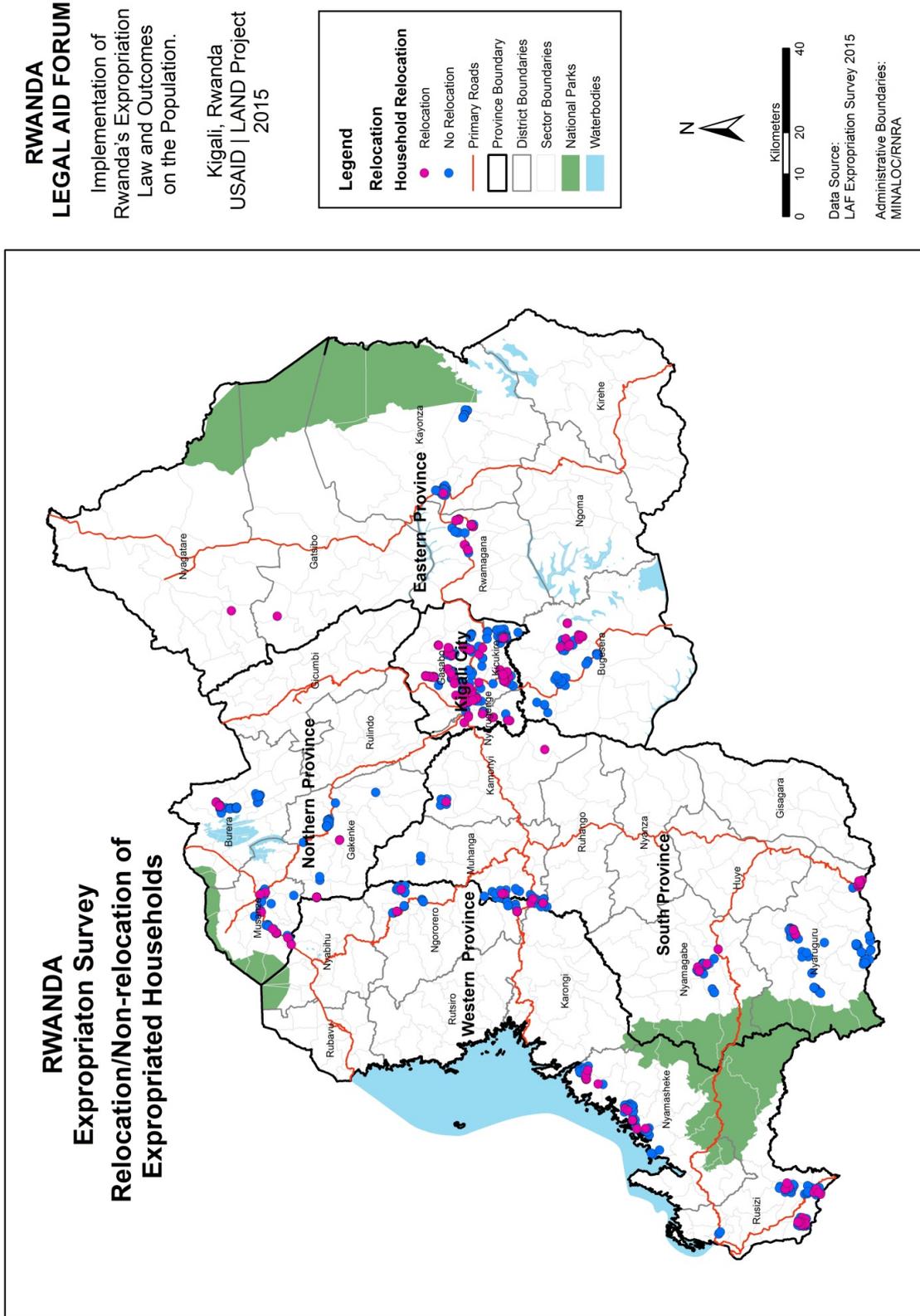
Annex Table 70

Mean Change in Overall Cost of Selected Goods & Services (Composite Indicator) by Residential Relocation			
Did Household Relocate?	Mean ¹	S.D	N
No	0.15877	0.2682	432
Yes	0.20859	0.2834	193
Total	0.17414	0.2739	625

†Differences in means significant at p < .05

¹Includes only households that have been fully or partially compensated

Annex Map 2



Annex 2: Descriptive Statistics

Expropriation Survey Data Base Descriptive Statistics				
Variable Name and Label	N	Minimum	Maximum	Mean
HHKeyID HH Key ID = (DistrictID*1000)+RRankID	1,381	11001	57092	32118.61
HHWt Adjusted HH Weight (Sector level wt)	1,381	1/2/00	2/23/00	1/16/00
StdHHWt Std Adjusted HH Weight (Sector level wt)	1,381	2:52:48	8:09:36	0:00:00
MagpiSeqNum Media (changed to other)	1,381	1	1438	719.19
DateStamp Date of Interview (MagPi stamp)	1,381	3/12/15	4/4/15	3/22/15
TimeStamp Time of Interview (MagPi stamp)	1,381	1:00:00	22:45:13	6:47:08
Latitude Latitude	1,381	-2.811581	-1.409268	-2.065686
Longitude Longitude	1,381	28.915814	30.683614	29.828095
LatLonSource Lat Lon Source	1,381	0	4	0.29
ProvID Province ID (Q5)	1,381	1	5	2.86
DistrictID District ID (Q6)	1,381	11	57	32.07
WhoResp Who is respondent? (Q17)	1,381	1	3	1.36
RespOth Respondent rel to HH head (Q18)	119	1	3	2.13
InterviewDate Date of interview	1,381	3/12/15	4/4/15	3/22/15
SupApprovDate Supervisor approval date	1,381	3/12/15	4/4/15	3/22/15
GndHH Gender of HH head (Q12)	1,381	1	2	1.28
AgeHH Age of HH head (Q13)	1,381	15	98	49.4
AgeHH4GP Age of HH head - 4 GPs (Q13)	1,381	1	4	2.37
HHCivStat HH head civil status (Q14)	1,381	1	6	2.17
HHCivStat5 HH head civil status GP5 (Q14)	1,381	1	5	2.08
NumChldHH Number of children in HH (Q32)	1,381	0	15	2.26
AdltHH Number of adults in HH (Q33)	1,381	0	14	3.24
ElderlyHH Number of elderly persons in HH (Q34)	1,381	0	7	0.21
WrkAgeAdltHH Nbr of Working Aged Adults in HH (Q33-34)	1,381	-2	14	3.03
DepRatio Dependency Ratio (Q32-34)	1,347	0	8	0.96
DepRatio4 Dependency Ratio 4 GPs (Q32-34) (Binned)	1,347	1	4	2.59
HHSize Total number of HH members (Q32-34)	1,381	1	21	5.71
HHSize3 Total number of HH members -- 3 Groups (Q32-34)	1,381	1	3	2
ChldHHSch Number of children in school (Q35)	1,381	0	11	2.41
HeadEduLev Education level of head of HH (Q36)	1,381	0	11	1.92
HeadEduLev2 Education level of HH Head GP2 (Q36)	1,381	1	2	1.12
HeadEduLev4 Education level of head of HH GP4 (Q36)	1,381	1	4	1.67
EduLevSps Education level of spouse of head of HH (Q37)	972	0	11	1.83
EduLevSps4 Education level of spouse GP4 (Q37)	972	1	4	1.65
EduLevHH Highest level of education in entire HH (Q38)	1,381	0	11	3.23
EduLevHH4 Highest level of education in HH GP4 (Q38)	1,381	1	4	2.23
OccupHH Occupation of head of HH? (Q151)	1,381	1	99	9.29
OccupHH6 Head of HH had same occup before expr? 6GP (Q152)	1,381	1	99	9.21
OccupHHAg Agriculture Occup of HH head 2GP (Q16)	1,381	0	1	0.66
SameOccup Head of HH had same occup before expr? (Q152)	399	1	2	1.13
OccupNow If occup chg, what is occup now? (Q159)	188	1	99	58.93
OccupNow6 If occup chg, what is occup now? 6GP (Q159)	188	1	99	58.88
OccupSps Spouse principal occupation (Q16)	968	1	99	7.33
OccupSps6 Spouse principal occupation 6GP (Q16)	968	1	99	6.83
ExprStatus Current status of HH expropriation (computed)	1,381	1	4	2.82

Variable Name and Label	N	Minimum	Maximum	Mean
ChgLivStat Change in living status due to expr (Q24)	1,381	1	4	3.182
ChgLivStat3GP Change in living status due to expr - 3 GP (Q24)	1,381	1	3	2.34
HHRelocFLTR HH Relocated residence due to expropriation -- FILTER (Q24)	1,381	0	1	0.17
LivSmVill Live in same Village? (Q25.1)	230	1	2	1.67
LivSmCell Live in same Cell? (Q25.2)	230	1	2	1.42
LivSmSect Live in same Sector? (Q25.3)	230	1	2	1.3
LivSmDist Live in same District? (Q25.4)	230	1	2	1.26
LivSmProv Live in same Province? (Q25.5)	230	1	2	1.34
LivOther Live in other than same Vill/Cell/Sect/Dist/Prov? (Q25.6)	230	1	2	1.98
RelocDest Relocation destination due to expropriation (Q25 summary)	1,381	0	6	0.37
RelocDest2 Relocation destination due to expropriation 2GPs (Q25 summary)	231	1	2	1.13
MoveKm Km moved from expropriated residence (Q26)	1,381	0	123	0.71
LostRes Lost residence (Q27.1)	1,381	1	2	1.81
LostKit Lost kitchen (Q27.2)	1,381	1	2	1.86
LostBoyQtr Lost boy's quarters (Q27.3)	1,381	1	2	1.93
LostStable Lost stable (Q27.4)	1,381	1	2	1.94
LostShop Lost shop/bar/cantina (Q27.5)	1,381	1	2	1.92
LostOthBldg Lost other buildings (Q27.6)	1,381	1	2	1.93
LostPerenCrop Lost perennial crops (Q27.7)	1,381	1	2	1.44
LostTrees Lost trees (Q27.8)	1,381	1	2	1.55
LostAnnCrop Lost annual crops (Q27.9)	1,381	1	2	1.45
LostFeed Lost feed for cows (Q.27.10)	1,381	1	2	1.72
LostOthProp Lost other property (Q27.11)	1,381	1	2	1.99
LostNoneOfAbove Lost none of the above (Q27.12)	1,381	1	2	1.94
LandOwnBef Property owned before - SqM (Q29)	1,379	0	90,000	4,868
LandLostExpr Property lost in expr - SqM (Q30)	1,376	0	43,300	2,607
LandLostExpr3 Property lost in expr - SqM 3GPS (Q30)	1,376	1	3	2.02
LandLostPct Pct of land lost in expropriation -- SqM (Q29 & Q30)	1,373	0	100	56.55
LandLostPct3 Pct of land lost in expropriation -- SqM 3 GPs (Q29 & Q30)	1,373	1	3	2.09
LandOwnAft Land remaining after expropriation -- SqM (Q29 and Q30)	1,376	0	90000	2237
LandOwnBefHa Property owned before - HA (Q29)	1,379	0	9	0.487
LandLostExprHa Property lost in expr - HA (Q30)	1,376	0	4.33	0.261
LandOwnAftHa Land remaining after expropriation -- HA (Q29 and Q30)	1,376	0	9	0.224
YrOffNot Year of official notification of expr (Q41)	1,381	2000	2015	2011.05
HHFirstHear How HH first heard of expr (Q42)	1,381	1	7	3.45
HHhowNot How HH first notified of expr (Q44)	1,381	1	9	3.83
HHhowNot3 How HH first notified of expr GP3 (Q44)	1,381	1	3	1.61
AdvNotMos Compensation nbr mos after notification? (Q46)	1,053	1	120	27.16
AdvNotMos5 Compensation nbr mos after notification? 5GPs (Q46)	1,053	1	5	3.06
PrincTypProj Principal Project Type (Q47)	1,381	1	99	7.27
PrincTypProj8 Principal Project Type 8GP (Q47)	1,381	1	8	2.85
ProjImihigo Was project in imihigo? (Q49)	1,381	1	3	2.04
ProjInMastPln Was project in Master Plan? (Q50)	1,381	1	3	2.39
SeclnstResp Project initiator (Q51)	1,381	1	99	6.4
SeclnstResp5 Project initiator GP5 (Q51)	1,381	1	5	2.07
PubBenTranp Project to improve transport? (Q53.1)	1,381	1	2	1.67
PubBenElec Project to improve electricity? (Q53.2)	1,381	1	2	1.64
PubBenTelCom Project to improve telecommunications? (Q53.3)	1,381	1	2	1.99
PubBenMkt Project to improve access to markets/shops? (Q53.4)	1,381	1	2	1.95

Variable Name and Label	N	Minimum	Maximum	Mean
PubBenHthServ Project to improve access to health services? (Q53.5)	1,381	1	2	1.97
PubBenEduc Project to improve access to education? (Q53.6)	1,381	1	2	1.99
PubBenEnt Project to improve access to entertainment? (Q53.7)	1,381	1	2	1.98
PubBenEmpl Project to improve access to employment? (Q53.8)	1,381	1	2	1.82
PubBenEcGrwth Project to improve economic growth? (Q53.9)	1,381	1	2	1.48
PubBenIncGen Project to increase income-generating activities? (Q53.10)	1,381	1	2	1.81
PubBenOthInfr Project to improve other basic infrastructure (water, security, etc)? (Q53.13)	1,381	1	2	1.95
PubBenDK Don't know what project was meant to improve (Q53.12)	1,381	1	2	1.89
AgrProjPubBen Agree expr project was in best interests of community? (Q55)	1,381	1	3	1.21
AgrCommPubBen Community agrees the project in their best interest? (Q56)	1,381	1	3	1.32
ConstrBegComm Construction on expr project begun yet in community? (Q57)	1,381	1	3	1.17
ConstrBegProp Construction on expr project begun yet on your land? (Q58)	1,162	1	2	1.02
CommAsk Did community request the project? (Q60)	1,381	1	3	1.95
AttendMeeting Did you attend any meetings on the expropriation (Q61)	1,381	1	3	1.8
AttendMeeting2 Did you attend any meetings on the expropriation 2GP (Q61)	1,381	1	2	1.65
PubMtgHHsID Identity of HHs being expr discussed at mtg (Q62.1)	1,381	1	2	1.72
PubMtgNec Necessity of expr project discussed at mtg (Q62.2)	1,381	1	2	1.46
PubMtgTimLin Timeline for expr discussed at mtg (Q62.3)	1,381	1	2	1.8
PubMtgValProc Valuation process discussed at mtg (Q62.4)	1,381	1	2	1.69
PubMtgRelocOpt Relocation options for expr HHs discussed (Q62.5)	1,381	1	2	1.98
PubMtyCnt Count across responses on pub meeting (Q62)	1,381	0	4	1.36
PubMtgDK I don't know what was discussed at mtg (Q62.6)	1,381	1	2	2
CommVoice Community members got to voice views? (Q64)	905	1	3	1.29
CommSuppThen Level of comm support for project before exprop (Q65)	905	1	5	2.51
CommSuppThen3 Level of comm support for project before exprop - 3GPs (Q65)	905	1	3	1.71
WhyNotAttend Why didn't you attend mtg? (Q66)	488	1	7	3.32
CommSuppNow How much community support today? (Q68)	1,358	1	5	3.04
HowNotVal How were you officially notified of the exp?(Q70)	1,381	1	4	2.03
ValCompl Has the valuation been completed? (Q71)	1,381	1	2	1.04
DateValCompl When was valuation completed? (Q72)	1,327	5/1/06	6/1/15	2/1/12
WhoVal Who valued your property? (Q73)	1,331	1	5	2.04
HowInvVal Anyone in HH involved in valuation? (Q75)	1,331	1	8	1.95
HowInvVal2 Anyone in HH involved in valuation? 2GP (Q75)	967	1	2	1.17
HowInvVal3 Anyone in HH involved in valuation? 3GP (Q75)	967	1	3	1.18
HowInfVal How were you informed of the value? (Q77)	1,331	1	10	3.85
HowInfVal4 How were you informed of the value? 4GP (Q77)	1,331	1	4	2
WhenInfVal When were you informed of the value (Q79)	1,240	1	6	3.87
AgrVal Did you agree with the value? (Q80)	1,240	1	4	1.95
AgrVal2 Did you agree with the value? 2GP (Q80)	1,240	1	2	1.46
ValVsMkt How did value compare with market value? (Q81)	1,240	1	4	1.42
ValLoSoldMor Similar properties in area sold for more (Q82.1)	1,381	1	2	1.82
ValLoValMor Similar properties in area valued for more (Q82.2)	1,381	1	2	1.84
ValLoOffMor Offered more for the property in the past (Q82.3)	1,381	1	2	1.81
ValLoPaidMor Less than what I paid for property (Q82.4)	1,381	1	2	1.85
ValLoDK Don't know why it is lower than market value (Q82.6)	1,381	1	2	2
AppVal Appeal valuation of property? (Q84)	986	1	4	3.83
AppVal2 Appeal valuation of property GP2 (Q84)	986	1	2	1.94
AppResult Result of appeal (Q85)	59	1	4	3.2
InitValRWF Initial value (Q86)	12	45,000	6,671,643	2,097,776

Variable Name and Label	N	Minimum	Maximum	Mean
ChaValRWF Value after appeal (Q87)	12	1	7,032,834	2,758,732
ChValRWF Pct Percent change in initial valuation FRW after appeal (Q87)	11	89	320	144.11
NoApIDK Poss Didn't know appeal was possible (Q88.1)	1,381	1	2	1.82
NoApIDK How Didn't know how to appeal (Q88.2)	1,381	1	2	1.86
NoApHiCost Couldn't afford to appeal (Q88.3)	1,381	1	2	1.89
NoApIFutile Knew appeal wouldn't change outcome (Q88.4)	1,381	1	2	1.52
NoApIOth Didn't appeal for some other reason (Q88.5)	1,381	1	2	1.99
FullCompYet Received full compensation for property? (Q92)	1,381	1	3	1.63
FullCompYet2GP Received partial or full compensation for property? - 2 GP (Q92)	1,381	1	2	1.3
HHCompFLTR HH Fully or Partially Compensated -- FILTER (Q92)	1,381	0	1	0.7
MoWaitComp If not compensated, how many mos waiting (Q93)	369	0	171	24.33
MoWaitCompPart If partially compensated, how many mos wait (Q94)	39	0	88	18
MoWaitCompFull If fully compensated, how many mos wait (Q95)	927	0	201	18.13
CompRecFRW Compensated in cash? (Q96.1)	1,381	1	2	1.3
CompRecLndwTtl Compensated in land with title (Q96.2)	1,381	2	2	2.00
CompRecLndNoTtl Compensated in land without title (Q96.3)	1,381	2	2	2
CompRecBldg Compensated with buildings (Q96.4)	1,381	2	2	2.00
CashAmt How much cash received as comp? (Q98)	963	2,500	66,116,552	2,675,873
CashAmtPerSQM Comp in RWF per SQ Meter of expropriated land (Q30 & Q98)	949	4	344444	6721
CompRWF Est value of total comp (Q99)	8	35,000	5,500,000	1,533,000
CashAmtPct Cash FRW received as pct of estimated total comp (Q98)	8	0.04	1	0.815
PayMethod Method used to pay comp (Q100)	968	1	2	1.97
PayReceiv Who received check/bank transfer? (Q101)	966	1	4	1.66
CashForLand Cash comp used for land (Q103.1)	1,381	0	1	0.24
CashForHouse Cash comp used for new house (Q103.2)	1,381	0	1	0.23
CashForRent Cash comp used for rent (Q103.3)	1,381	0	1	0.01
CashForSav Cash comp put in savings (Q103.4)	1,381	0	1	0.06
CashForSchFee Cash comp used for sch fees (Q103.5)	1,381	0	1	0.11
CashForMed Cash comp used for med bills (Q103.6)	1,381	0	1	0.07
CashForTransp Cash comp used to buy transport (Q103.7)	1,381	0	1	0.02
CashForHHGood Cash comp used for HH goods (Q103.8)	1,381	0	1	0.12
CashForRelocExp Cash comp used to pay reloc expenses (Q103.9)	1,381	0	1	0.03
CashForResRehab Cash comp used to resid rehab (Q103.10)	1,381	0	1	0.09
CashForFood Cash comp used to pay for food (Q103.11)	1,381	0	1	0.08
CashForLivestock Cash comp used to pay for livestock (Q103.12)	1,381	0	1	0.08
CashForSmBiz Cash comp used to pay for small business (Q103.13)	1,381	0	1	0.03
CashForOthExp Cash comp used to pay for other expenses (Q103.13)	1,381	0	1	0.04
BuyLandRWF RWF comp to buy land? (Q105)	968	0	16,200,000	489,462
BuyBuildRWF RWF comp to buy/build residence? (Q106)	968	0	40,000,000	1,051,005
PayRentRWF RWF comp to pay rent? (Q107)	968	0	2,500,000	11,067
SaveRWF RWF comp to savings? (Q108)	968	0	66,116,552	243,213
SchFeesRWF RWF comp to pay sch fees? (Q109)	968	0	4,000,000	86,750
MedBillsRWF RWF comp to pay med bills? (Q110)	968	0	3,337,107	12,845
TsptRWF RWF comp to buy transport? (Q111)	968	0	15,200,000	41,281
FurnRWF RWF comp to buy HH goods? (Q112)	968	0	6,000,000	37,200
RelocCstRWF RWF comp to pay reloc costs? (Q113)	968	0	10,000,000	25,327
FoodCurrentExpFRW RWF comp to pay food and current expenses (Q114.1 new var)	968	0	2,560,000	10,012
LvstkandPastureFRW RWF comp to pay livestock and pasture (Q114.2 new var)	968	0	1,600,000	10,638
ResidRehabFRW RWF comp to rehab resid & other buildings? (Q114.3 new var)	968	0	6,000,000	33,761

Variable Name and Label	N	Minimum	Maximum	Mean
SmallBizFRW RWF comp used in running business activities (Q114.4 new var)	968	0	7,000,000	21,883
SharWiFamFRW RWF comp shared among family & family events (Q114.5 new var)	968	0	6,500,000	20,576
OtherUseRWF RWF comp to buy other? (Q115)	968	0	13,500,000	258,780
BuyOtherBIGFRW RWF comp used for other expenses BIG (Q114)	585	400	15,200,000	799,833
CashAmtSpentTot Total RWF comp spent (Q103)	968	0	66,116,552	2,353,801
CashDiff RWF cash received - comp cash spent	963	0	37,500,000	309,851
CashDiffPct Pct of comp cash spent (CashAmtSpentTot / CashAmt)	968	0	1	0.9149
InvestPctRWF RWF Cash comp used for "investments" (Q114)	968	0	1	0.47
ConsPctRWF RWF Cash comp used for consumable espenses (Q114)	968	0	1	0.40
CompVsMkt How does comp compare with market value? (Q116)	965	1	4	1.37
CompLowRWF Comp how much less (RWF) than market value? (Q117)	789	0	50,000,000	2,271,560
CompHiRWF Comp how much more (RWF) than market value? (Q118)	3	0	2,000,000	740,000
InstPayComp Which institution paid the comp? (Q119)	965	1	99	5.87
InstPayComp5 Which institution paid the comp? GP5 (Q119)	965	1	5	2.04
ProhibImpr Prohib from improving land before comp? (Q121)	1,381	1	2	1.46
ProhibMos How many months prohibited from impr land? (Q122)	754	1	199	18.72
WorkBefComp Work begun on your property before compensated? (Q123)	1,381	1	6	3.17
WorkAftCompMos Work began how many months after compensated? (Q124)	441	0	48	3.49
CharExprProp Character of expr property location (Q126)	1,381	1	5	1.74
CharExprProp3 Character of expr property location GP3 (Q126)	1,381	1	3	1.44
HHChaRes Did your HH change residences due to exp? (Q128)	1,381	1	2	1.83
CharCurrRes Character of current property location (Q129)	247	1	5	2.07
CharCurrRes3 Character of current property location GP3 (Q129)	247	1	3	1.61
PubTranspOldKm Dist from expr res to public transport (Q132)	239	0	21	2.2535
WorkPlacOldKm Dist from expr res to work (Q133)	239	0	45	1.6793
MktOldKm Dist from expr res to market (Q134)	239	0	30	1.9892
RoadOldKm Dist from expr res to road (Q135)	239	0	50	5.3962
AdmOldKm Dist from expr res to admin office (Q136)	239	0.1	21	3.177
HealthOldKm Dist from expr res to health facility (Q137)	238	0.1	15	2.9908
SchoolOldKm Dist from expr res to school (Q138)	238	0.1	8	1.5197
WaterOldKm Dist from expr res to water source (Q139)	238	0	6	0.9262
EntOldKm Dist from expr res to entertainment (Q140)	238	0	12	2.146
PubTranspNewKm Dist from new res to public transport (Q142)	238	0	20	2.3064
WorkPlacNewKm Dist from new res to work (Q143)	238	0	600	5.0614
MktNewKm Dist from new res to market (Q144)	238	0	400	3.7896
RoadNewKm Dist from new res to road (Q145)	238	0	40	4.682
AdmNewKm Dist from new res to admin office (Q146)	238	0	20	3.5387
HealthNewKm Dist from new res to health facility (Q147)	238	0.1	15	3.3206
SchoolNewKm Dist from new res to school (Q148)	238	0.1	60	2.0299
WaterNewKm Dist from new res to water source (Q149)	238	0	6	0.9978
EntNewKm Dist from new res to entertainment (Q150)	238	0	18	2.525
PubTranspOldKm4 Dist from expr res to public transport - GP4 (Q132)	239	1	4	1.21
WorkPlacOldKm4 Dist from expr res to work - GP4 (Q133)	239	1	4	1.12
MktOldKm4 Dist from expr res to market - GP4 (Q134)	239	1	4	1.16
RoadOldKm4 Dist from expr res to road - GP4 (Q135)	239	1	4	1.57
AdmOldKm4 Dist from expr res to admin office - GP4 (Q136)	239	1	4	1.28
HealthOldKm4 Dist from expr res to health facility - GP4 (Q137)	238	1	4	1.3
SchoolOldKm4 Dist from expr res to school - GP4 (Q138)	238	1	2	1.02
WaterOldKm4 Dist from expr res to water source - GP4 (Q139)	238	1	2	1.02

Variable Name and Label	N	Minimum	Maximum	Mean
EntOldKm4 Dist from expr res to entertainment - GP4 (Q140)	238	1	3	1.13
PubTranspNewKm4 Dist from new res to public transport - GP4 (Q142)	238	1	4	1.17
WorkPlacNewKm4 Dist from new res to work - GP4 (Q143)	238	1	4	1.21
MktNewKm4 Dist from new res to market - GP4 (Q144)	238	1	4	1.18
RoadNewKm4 Dist from new res to road - GP4 (Q145)	238	1	4	1.45
AdmNewKm4 Dist from new res to admin office - GP4 (Q146)	238	1	4	1.32
HealthNewKm4 Dist from new res to health facility - GP4 (Q147)	238	1	4	1.34
SchoolNewKm4 Dist from new res to school - GP4 (Q148)	237	1	4	1.06
WaterNewKm4 Dist from new res to water source - GP4 (Q149)	238	1	2	1.02
EntNewKm4 Dist from new res to entertainment - GP4 (Q150)	238	1	4	1.18
SameOccupFarm (If farmer) head of HH had same occup before expr? (Q153)	942	1	2	1.04
TimeToFieldCha Time to fields changed after exp? (Q154)	894	1	3	2.64
MinToFldBef Minutes to field before exp? (Q155)	234	0	120	17.42
MinToFldAft Minutes to field after exp? (Q156)	232	0	360	37.02
ChOccNoWrk Occup chg because work I do isn't avail in new area (Q157.2)	1,381	1	2	1.99
ChOccNoBiz Occup chg because I stopped my biz due to lost assets (Q157.3)	1,381	1	2	1.98
ChOccNewBiz Occup chg because of new biz opport in new area (Q157.4)	1,381	1	2	1.99
ChOccNewJob Occup chg because I got a new job in new area (Q157.5)	1,381	1	2	1.99
ChOccProfit Occup chg because econ opport more profitable in new area (Q157.6)	1,381	1	2	2.00
ChOccRet Occup chg -- stopped working due to retirement or illness (Q157.7)	1,381	1	2	1.98
AgWageBefRWF Paid ag wages per month before expr (Q163)	1,381	0	60,000	1,504
NonFmWageBefRWF Paid non-farm wages per month before expr (Q164)	1,381	0	1,700,000	30,052
ValAgProdBefRWF Value of crop and livestock prod per month before expr (Q165)	1,381	0	900,000	40,654
ValBizNetBefRWF Income form small biz per month before expr (Q166)	1,381	0	4,000,000	28,777
OtherIncBefFRW Other income per month before expr (Q167)	1,381	0	100,000	466
IncBefExprFRW Monthly income before expropriation (Q163-167)	1,381	0	4,020,000	101,453
IncBefExprFRW000 Monthly income before expropriation /1000 (Q163-167)	1,381	0	4,020	101
ExpChgMthInc Did expr change monthly income? (Q169)	1,381	1	2	1.24
AgWageAftRWF Paid ag wages after expr (Q170)	1,381	0	320,000	2,239
NonFmWageAftRWF Paid non-farm wages after expr (Q171)	1,381	0	1,700,000	23,072
ValAgProdAftRWF Value of crop and livestock prod per month after expr (Q172)	1,381	0	900,000	24,097
ValBizNetAftRWF Value of small biz per month after expr (Q173)	1,381	0	4,000,000	22,723
OtherIncAftRWF Other income per month after expr (Q174)	1,381	0	700,000	1,107
IncAftExprFRW Monthly income after expropriation (Q170-175)	1,381	0	4,060,000	73,239
IncAftExprFRW000 Monthly income after expropriation /1000 (Q170-175)	1,381	0	4060	73
IncAftExprFRW4 Monthly income after expropriation GP4 (Q170-175)	1,381	1	4	2.38
IncBefAftDiffFRW Difference in Income After - Before expropriation (Q163-175)	1,381	-915,000	970,000	-28,213
IncBefAftDiffFRW000 Difference in Income After - Before expropriation /1000 (Q163-175)	1,381	-915	970	-28
SoldLand Sold land because of exprop? (Q177.1)	1,381	1	2	1.96
SoldResid Sold residence because of exprop? (Q177.2)	1,381	1	2	1.99
SoldCar Sold car because of exprop? (Q177.3)	1,381	1	2	2
SoldMoto Sold moto because of exprop? (Q177.4)	1,381	1	2	2
SoldBicycle Sold bicycle because of exprop? (Q177.5)	1,381	1	2	2
SoldTV Sold TV because of exprop? (Q177.6)	1,381	1	2	2
SoldRadio Sold radio because of exprop? (Q177.7)	1,381	1	2	2
SoldFurn Sold furniture because of exprop? (Q177.8)	1,381	1	2	1.98
SoldCow Sold a cow because of exprop? (Q177.9)	1,381	1	2	1.93
SoldOthLvstk Sold other livestock because of exprop? (Q177.10)	1,381	1	2	1.95
SoldCrops Sold Crops and forest because of Expropriation (Q177.11)	1,381	1	2	1.99

Variable Name and Label	N	Minimum	Maximum	Mean
SoldNothing Didn't sell anything because of exprop (Q177.12)	1,381	1	2	1.14
SoldMajAsset Nbr of major assets sold due to expropriation (177)	1,381	0	3	0.12
SoldMinAsset Nbr of minor assets sold due to expropriation (177)	1,381	0	3	0.14
SoldAssets Sold one or more assets due to expropriation (177)	1,381	0	1	0.14
EdChildChCst How educ costs changed? (Q180)	1,380	-1	1	0.3
HealthChCst How health costs changed? (Q181)	967	-1	1	0.26
TranspChCst How transport costs changed? (Q182)	967	-1	1	0.14
EnterChCst How entertainment costs changed? (Q183)	967	-1	1	0.07
WaterChCst How water costs changed? (Q184)	967	-1	1	0.08
ElectrChCst How electric costs changed? (Q185)	967	-1	1	0.02
TaxChCst How taxes changed? (Q186)	967	-1	1	0.08
FoodChCst How food costs changed? (Q187)	967	-1	1	0.19
HHGoodChCst How cost of HH goods changed? (Q188)	967	-1	1	0.11
ClothChCst How clothing costs changed? (Q189)	967	-1	1	0.14
ApplChCst How appliance costs changed? (Q190)	967	-1	1	0.07
ChCostMean Mean change in cost of selected goods and services (Q180-190)	967	-0.455	1	0.1318
IncCh How monthly income changed (Q194)	1,379	-1	1	0.66
EmplOppCh How employment opps changed (Q195)	704	-1	1	0.43
BizOppCh How biz opps changed (Q196)	704	-1	1	0.42
ContrJoyCh How contributing to joyful events changed (Q197)	1,379	-1	1	0.46
ConribCh How contributing to national efforts changed (Q198)	1,379	-1	1	0.43
VolFamCh How volunteering time for family needs changed (Q199)	1,379	-1	1	0.26
VolCommCh How volunteering time to community changed (Q200)	1,380	-1	1	0.29
HardshpAgr Expr greater hardship on your family than others (Q203)	1,378	1	3	2.05
CostLowNowAgr Cost of living lower in your new location (Q204)	710	1	3	1.61
FriendSuppAgr You get more support from friends now (Q205)	710	1	3	1.69
SecurityAgr Security is more of a concern now (Q206)	710	1	3	1.47
NeighHelpAgr Less likely to ask neighbors to watch children now (Q207)	709	1	3	1.76
AdaptWellAgr You easily adapted to the change (Q208)	709	1	3	1.87
PrefOldHousAgr You prefer your old house to the new one (Q209)	692	1	3	1.9
CivicRespStrgAgr Your feelings of civic responsibility are stronger now (Q210)	709	1	3	1.97
DontCareAgr You care less about friends/family now (Q211)	710	1	3	1.74
PrivlImportAgr Privacy is more important to you now (Q212)	710	1	3	2.28
EntMoreAgr You entertain guests more often now (Q213)	710	1	3	1.42
HlthAccPoorAgr Access to healthcare more difficult now (Q214)	710	1	3	1.64
NeighHelpAgr New neighbors helped make transition easier (Q215)	709	1	3	2
FewEmplOppAgr Fewer employment opps for you now (Q216)	709	1	3	2.05
MoreOutgoAgr You are more outgoing now (Q217)	709	1	3	1.49
CommVolDownAgr You do less comm volunteering now (Q218)	709	1	3	1.61
MoreAssetAgr You acquired more assets after expr (Q219)	1,379	1	3	1.2
ProcBetterAgr Expr process worked out better than you expected (Q220)	1,379	1	3	1.25
LoIncNowAgr Your HH income is lower now (Q221)	1,379	1	3	2.48
GoodThingsAgr Good results to HH because of expr (Q222)	1,379	1	3	1.44
GoHungrAgr You go hungry more often now (Q223)	1,379	1	3	1.94
HHCloserAgr Your HH members are closer now (Q224)	1,378	1	3	1.25
JustBeneAgr The expr is justified because of the comm benefits (Q225)	1,379	1	3	2.18
LocGovtDeclAgr Your opinion of local gov is worse now (Q226)	1,379	1	3	1.98
BetterOffAgr Your HH is better off now (Q227)	1,378	1	3	1.22
BetterOffAgr2 Your HH is better off now 2GPs (Q227)	1,378	0	1	0.1

Variable Name and Label	N	Minimum	Maximum	Mean
GoodThingsAgr2 Good results to HH because of expr 2GPs (Q222)	1,379	0	1	0.21
HardshpAgr_N Expr greater hardship on your family than others (Q203)	1,378	-1	1	-0.05
CostLowNowAgr_P Cost of living lower in your new location (Q204)	710	-1	1	-0.39
FriendSuppAgr_P You get more support from friends now (Q205)	710	-1	1	-0.31
SecurityAgr_N Security is more of a concern now (Q206)	710	-1	1	0.53
NeighHelpAgr_N Less likely to ask neighbors to watch children now (Q207)	709	-1	1	0.24
AdaptWellAgr_P You easily adapted to the change (Q208)	709	-1	1	-0.13
PrefOldHousAgr_N You prefer your old house to the new one (Q209)	692	-1	1	0.1
CivicRespStrgAgr_P Your feelings of civic responsibility are stronger now (Q210)	709	-1	1	-0.03
DontCareAgr_N You care less about friends/family now (Q211)	710	-1	1	0.26
PrivlImportAgr_N Privacy is more important to you now (Q212)	710	-1	1	-0.28
EntMoreAgr_P You entertain guests more often now (Q213)	710	-1	1	-0.58
HlthAccPoorAgr_N Access to healthcare more difficult now (Q214)	710	-1	1	0.36
NeighHelpAgr_P New neighbors helped make transition easier (Q215)	709	-1	1	0
FewEmplOppAgr_N Fewer employment opps for you now (Q216)	709	-1	1	-0.05
MoreOutgoAgr_P You are more outgoing now (Q217)	709	-1	1	-0.51
CommVolDownAgr_N You do less comm volunteering now (Q218)	709	-1	1	0.39
MoreAssetAgr_P You acquired more assets after expr (Q219)	1,379	-1	1	-0.8
ProcBetterAgr_P Expr process worked out better than you expected (Q220)	1,379	-1	1	-0.75
LoIncNowAgr_N Your HH income is lower now (Q221)	1,379	-1	1	-0.48
GoodThingsAgr_P Good results to HH because of expr (Q222)	1,379	-1	1	-0.56
GoHungrAgr_N You go hungry more often now (Q223)	1,379	-1	1	0.06
HHCloserAgr_P Your HH members are closer now (Q224)	1,378	-1	1	-0.75
JustBeneAgr_P The expr is justified because of the comm benefits (Q225)	1,379	-1	1	0.18
LocGovtDeclAgr_N Your opinion of local gov is worse now (Q226)	1,379	-1	1	0.02
BetterOffAgr_P Your HH is better off now (Q227)	1,378	-1	1	-0.78
ImpactMean Mean Impact of expr based on 10 item attitude composite (Q203-227)	1,379	-1	1	-0.3914
ImpactMean3 Mean Impact of expr based on 25 item composite - 3GPs (Q203-227)	1,379	1	3	2.07
ImpactMnReloc Mean Impact of RELOC based n 25 item attitude composite (Q203-227)	230	-1	0.76	-0.23722
ImpactMnReloc3 Mean Impact of RELOC (25 item composite) - 3GPs (Q203-227)	230	1	3	2
ImpactMeanX Mean Impact of expr based on 25 item attitude composite (Q203-227)	1,379	-1	1	-0.2856
ImpactMean3X Mean Impact of expr based on 25 item composite - 3GPs (Q203-227)	1,379	1	3	2.04
PromQkComp Promised to be comp quickly (Q228.1)	1,381	1	2	1.35
PromImpHouse Promised better housing (Q228.2)	1,381	1	2	1.96
PromRelocHlp Promised help relocating (Q228.3)	1,381	1	2	1.95
PromInfra Promised construction of new infrastructure (Q228.4)	1,381	1	2	1.97
PromWtrElec Promised better water/electric supply (Q228.5)	1,381	1	2	1.8
PromJobs Promised job creation (Q228.6)	1,381	1	2	1.87
PromProhImpr Promised would not be prohibited from imprv property (Q228.7)	1,381	1	2	1.84
PromCnstMatr Promised construction materials for new residence (Q228.10)	1,381	1	2	1.98
PromFullMktVal Promised full market valuation of all property lost (Q228.11)	1,381	1	2	1.98
PromNothing Promised nothing (Q228.9)	1,381	1	2	1.82
ChalEconAdj Chal of econ adjst (Q230.1)	1,381	1	2	1.54
ChalAgProd Chal of declining ag prod (Q230.2)	1,381	1	2	1.65
ChalSocAdj Chal of social/psych adjst (Q230.3)	1,381	1	2	1.96
ChalLivCond Chal of worse living conditions (Q230.4)	1,381	1	2	1.47
ChalProcDelay Chal of long delays in process (Q230.5)	1,381	1	2	1.74
ChalLowVal Chal of low valuation (Q230.6)	1,381	1	2	1.47
ChalProhImpr Chal of prohib on improving property during expr (Q230.7)	1,381	1	2	1.89

Variable Name and Label	N	Minimum	Maximum	Mean
ChalNotif Chal related to process (Q231)	1,381	1	2	1.99
AdvEconSitu Improved econ situation (Q232.1)	1,381	1	2	1.96
AdvEmplSitu Improved employment situation (Q232.2)	1,381	1	2	1.98
AdvAgProd Improved ag production (Q232.3)	1,381	1	2	1.97
AdvSocSitu Improved social situation (Q232.4)	1,381	1	2	1.94
AdvHousCond Improved housing conditions (Q232.5)	1,381	1	2	1.95
AdvHiVal High valuation on expr property (Q232.6)	1,381	1	2	1.99
AdvAccServ Improved access to services (Q232.7)	1,381	1	2	1.8
AdvImprlnfra Improved basic infrastructure (electr, water, etc) (Q232.8)	1,381	1	2	1.96
AdvNothing No improvement/advantage (Q232.9)	1,381	1	2	1.33
HearCrpt Hear about any corruption? (Q236)	1,381	1	2	1.82
WhoCorrupt Who was corrupt? (Q237)	243	1	4	1.83
EvidCrtCase Hear of corrup in court case? (Q239.1)	1,381	1	2	1.99
EvidPolicInv Hear of corrup in police investigation? (Q239.2)	1,381	1	2	2
EvidIndConv Hear of corrup in indiv conversations? (Q239.3)	1,381	1	2	1.83
EvidMedia Hear of corrup in media? (Q239.4)	1,381	2	2	2
RqstNothing No one requested anything from me (Q241.1)	1,381	1	2	1.03
RqstLocLead Local leaders requested sthg (Q241.2)	1,381	1	2	1.99
RqstPropVal Property valuer requested sthg (Q241.3)	1,381	1	2	1.99
RqstCompAuth Comepesating authority requested sthg (Q241.4)	1,381	1	2	1.99
RqstOth Someone else requested sthg (Q241.5)	1,381	2	2	2
WhatRqstFRW Money requested (Q243.1)	1,381	1	2	1.97
WhatRqstAsset Asset requested (Q243.2)	1,381	1	2	2
WhatRqstServ Service requested (Q243.3)	1,381	1	2	2
ChaNeed1 1st change needed (Q245)	1,359	1	9	3.5
ChaNeed1GP5 1st change needed GP5 (Q245)	1,359	1	5	2.7
ChaNeed2 2nd change needed (Q245)	541	1	9	3.97
ChaNeed2GP5 2nd change needed GP5 (Q245)	541	1	5	3.02
ChaNeed3 3rd change needed (Q245)	91	1	9	4.84
ChaNeed3GP5 3rd change needed GP5 (Q245)	91	1	5	3.47
ChaNeedTime Change Needed Timeliness mentioned (Q245)	1,381	0	1	0.34
ChaNeedFair Change Needed Fairness mentioned (Q245)	1,381	0	1	0.42
ChaNeedInfo Change Needed Lack of Info mentioned (Q245)	1,381	0	1	0.18
ChaNeedPub Change Needed Participation mentioned (Q245)	1,381	0	1	0.13

Irangamimerere ry'umukuru w'urugo?

→ |__|

1=Yarashatse (mu buryo bwemewe n'amategeko)

2=Ingaragu

3=Yatandukanye n'uwo bashakanye (mu buryo bw'amategeko)

4=Umupfakazi

5=Ntakibana n'uwa bashakanye (ariko ntabwo batandukanye mu buryo bw'amategeko)

6=Ntiyasezeranye mu mategeko n'uwo babana

Izina ry'umufasha:.....

Umurimo nyamukuru w'umufasha w'umukuru w'urugo ni uwuhe?

→ |__|

(Nimba usubiza adafite umufasha, simbuka iki kibazo)

1= Ubuhinzi/ubworozi

7= Afite umwuga wihariye akora/Umwuga yigiye

2= Umuhinzi ukora bubyizi

8= Imirimo yo mu rugo

3= Umuntu ukora ariko ntamwuga wihariye yigiye/akora

9= Umunyeshuli

4= Umunyabukorikori wikorera

Umukozi wa Leta/w'ikigo cyigenga

5= Umunyabukorikori ubihemberwa/akorera umushahara

10= (ukorera umushahara ku kwezi)

6= Umucuruzi

11=Undi murimo

99= Nta murimo

Ninde urimo gusubiza (ubazwa)?

→ |__|

1=Umukuru w'urugo (jya kuri izina ry'ubaza)

2=Umufasha w'umukuru w'urugo (jya kuri izina ry'ubaza)

3=Abandi

Niba usubiza atari umukuru w'urugo cyangwa umufasha we, usubiza afitanye iyihe sana nabo?

→ |__|

1=Umuwandimwe w'umukuru w'urugo cyangwa umufasha we

2=Umwana ufite imyaka y'ubukure w'umukuru w'urugo cyangwa w'umufasha we

3=Abandi

↳ (Sobanura abandi:.....)

Izina ry'ubaza: → |__|

Italiki

: → |__| |__| |__|

Umunsi Ukwezi Umwaka

Geo-coordinates of current residence

Latitude: → - |__| |__| . |__| |__| |__| |__| |__|

Longitude: → |__| |__| . |__| |__| |__| |__| |__|

ICYICIRO 1. UKO GAHUNDA YO KU KWIMURA KU MPAMVU Z'INYUNGU RUSANGE IHAGAZE UBU

Q1.1 Hari icyaba cyarahindutse mu buzima bwawe (cg imibereho yawe) kubera kwimurwa ku mpamvu z'inyungu rusange?

Q1.1a Narangije kwimuka mu nzu yanjye nabagamo yakozweho n'igikorwa cyo kwimurwa ku mpamvu z'inyungu rusange njya muyindi nzu yanjye (nubitse cyangwa naguze) →|_|

Q1.1b Nimukiye muyindi nzu nkodesha cyangwa mbana n'abavandimwe/Inshuti aho ntuye ubu →|_|

Q1.1c Ndacyatuye kubutaka nimuwemo (igikorwa cyo kwimura cyatwaye gusa igice cy'ubutaka bwanjye) (jya kuri Q1.4) →|_|

Q1.1d Ubutaka bwakoreweho igikorwa cyo kwimurwa ku mpamvu z'inyungu rusange ntabwo aribwo nari ntuyeho (jya kuri Q1.4) →|_|

Q1.2 Niba ari "yego", tubwire aho utuye ubu (*Ibi ni ukuvuga aho umuntu atuye ku buryo burambye. Udashyizemo aho yacumbitse gito*)

Q1.2a Wakomeje gutura muri uwo Mudugudu? →|_|

Q1.2b Wakomeje gutura muri Ako Kagali? →|_|

Q1.2c Wakomeje gutura muri uwo Murenge? →|_|

Q1.2d Wakomeje gutura muri ako Karere? →|_|

Q1.2e Wakomeje gutura iyo Ntara? →|_|

Q1.2f Nta na hamwe mu havuzwe haruguru →|_|

Q1.3 Ugereranije hari intera ingana iki (bara mu birometero) hagati y'aho wimukiye n'aho wimuwe ku mpamvu z'inyungu rusange?

→|_|_|_| Km

Q1.4 Haba hari indi mitungo watakaje igihe wimurwaga ku mpamvu z'inyungu rusange??

Q1.4a Inzu mwari mutuyemo? →|_|

Q1.4b Igikoni →|_|

Q1.4c Inzu (amazuru) yo mugikari cg y'abakozi? →|_|

Q1.4d Ikiraro cy'amatungo →|_|

Q1.4e Iduka/akabari/kantine/ahakorerwaga ubucuruzi? →|_|

Q1.4f Izindi nyubako →|_|

Q1.4g Ibiringwa biramba mu murima (insina/urutoki, ikawa, icyayi, ibiti by'imbutu, n'ibindi) →|_|

Q1.4h Ibiti/ishyamba? →|_|

Q1.4i Ibihingwa byerera umwaka (byari bitarasurwa; Imboga urugero: inyanya, ibirayi, ibijumba, imyumbati, amashu, karoti, ibindi; Imyaka urugero: ibishyimbo, ubunyobwa, amashaza, amasaka, ibindi)

→|_|

Q1.4j Urubingo

→|_|

Q1.4k Indi mitungo? (busobanure mu kazu gakurikira....)

→|_|

↳ Q1.4kSP (Sobanura:.....)

Q1.4l Nta na kimwe muri ibi

→|_|

Q.1.5 Ubuso bw'ubutaka bwawe bwose bwanganaga iki mu gihe ibikorwa byo ku kwimura byatangiraga?
(Mufashe kubara ubuso niba ari ngombwa; muri metero kare)

→|_|_|_|.|_|_|_| SqM

Q.1.6 Waba waratakaje ubutaka bungana iki ugereranije n'ubutaka bwawe bwose mu gihe wimurwaga ku mpamvu z'inyungu rusange? (Mufashe kubara ubuso niba ari ngombwa; muri metero kare)?

→|_|_|_|_|_|_|_|_| SqM

ICYICIRO 2. IMITERERE Y'URUGO

Ubaza: Noneho, ndashaka kubabaza ibibazo bimwe birebana n'imiterere y'urugo rwanyu

Q2.1 Ni abana bangahe (bari hagati y'imyaka 0 kugeza kuri 15) baba mu rugo iwawe (habariwemo n'abagiye mu mashuri)? (Andika "0" niba nta numwe)

→|_|_|

Q2.2 Abantu bakuru (bari hagati y'imyaka 16 kugeza kuri 65) mubana mu rugo ni bangahe (aha urashyiramo n'umufasha wawe)? (Andika "0" niba nta numwe)

→|_|_|

Q2.3 Ese ni abantu bangahe (niba hari abahari) baba muri rugo bagejeje imyaka 65 kuzamura? (Andika "0" niba nta numwe)

→|_|_|

Q2.4 Ni bangahe baba muri uru rugo biga (harimo n'abiga muri kaminuza)? (Andika "0" niba nta numwe)

→|_|_|

Q2.5 Amashuri menshi umukuru w'urugo yize yayarangirije mu kihe kiciro?(aha ni ukureba ikiciro cy'amashuri gisumbye ibindi)

→|_|_|

1=Sinarangije amashuri abanza
2=Narangije amashuri abanza
3=Sinarangije amashuri yisumbuye
4=Narangije amashuri yisumbuye
5=Sinarangije amashuri y'imyuga
6=Narangije amashuri y'imyuga/mfite impamyabumenyi

7=Sinarangije Kaminuza
8=Narangije ikiciro cya mbere cya Kaminuza
9=Narangije ikiciro cya kabiri cya Kaminuza
10=Sinarangije ikiciro cya gatatu/nta pamyabumenyi y'ikirenga mfite
11=Narangije ikiciro cya gatatu/mfite mpamyabumenyi y'ikirenga
12=Nta mashuri nize

(jya kuri Q2.7 niba ubazwa nta mufasha afite)

Q2.6 Amashuri menshi umufasha w'umukuru w'urugo yize yayarangirije mu kihe kiciro?(aha ni ukureba ikiciro cy'amashuri gisumbye ibindi)

→|_|_|

1=Sinarangije amashuri abanza
2=Narangije amashuri abanza
3=Sinarangije amashuri yisumbuye
4=Narangije amashuri yisumbuye
5=Sinarangije amashuri y'imyuga
6=Narangije amashuri y'imyuga/mfite impamyabumenyi

7=Sinarangije Kaminuza
8=Narangije ikiciro cya mbere cya Kaminuza
9=Narangije ikiciro cya kabiri cya Kaminuza
10=Sinarangije ikiciro cya gatatu/nta pamyabumenyi y'ikirenga mfite
11=Narangije ikiciro cya gatatu/mfite mpamyabumenyi y'ikirenga
12=Nta mashuri nize

Q2.7 Umuntu wo muri urwo rugo wize akagera mu kiciro cyo hejuru yageze mu kihe?

→|_|_|

1= Ntiyarangije amashuri abanza
2= Yarangije amashuri abanza
3= Ntiyarangije amashuri yisumbuye
4= Yarangije amashuri yisumbuye
5= Ntiyarangije amashuri y'imyuga
6= Yarangije amashuri y'imyuga/mfite impamyabumenyi

7= Ntiyarangije Kaminuza
8= Yarangije ikiciro cya mbere cya Kaminuza
9= Yarangije ikiciro cya kabiri cya Kaminuza
10= Ntiyarangije ikiciro cya gatatu/nta pamyabumenyi y'ikirenga mfite
11= Yarangije ikiciro cya gatatu/mfite mpamyabumenyi y'ikirenga
12=Nta mashuri nize

ICYICIRO 3. UBWOKO BW'IMISHINGA YATUMYE ABANTU BIMURWA

Ubaza: Muri iki cyiciro gikurikira, ndifuza kubabaza ibyerekeranye n'umushinga watumye mwimurwa

Q3.1 Ni muwuhe mwaka wamenyeshejwe n'ubuyobozi ko uzimurwa ku mpamvu z'inyungu rusange? (Abantu barebwa n'ubu bushakashatsi ni ababariwe cg bishyuwe nyuma y'ukwezi kwa Kane, 2007 cyakora abaye yaramenyeshajwe mbere y'icyo gihe ariko akabarirwa nyuma y'ukwa Kane 2007 wamushyiramo)

Andika umwaka → | | | | |

Q3.2 Ni gute mwamenye bwa mbere (haba mubibwiwe n'abayobozi cyangwa mu bundi buryo) ko hazabaho kwimurwa ku mpamvu z'inyugur rusange kandi ko namwe bishobora kubageraho?

→ | |

- 1= Banyohereje urwandiko rumenyeshya
- 2= Byatangajwe mu nama rusange y'abaturage
- 3= Twabimenyeshejwe n'umugenagaciro
- 4= Twabimenyeshejwe n'ushinzwe kwimura abaturage
- 5= Twabyumviye kuri radiyo/mu bitangazamakuru
- 6= Nabibwiwe n'abaturanyi
- 7= Ubundi buryo (busobanure mu kazu gakurikira.....)
↳ **Q3.2SP** (Sobanura ahandi mwakuye amakuru (ushingiye kukibazo cyabajijwe haruguru.....))

Q3.3 Ni ubuhe buryo ubuyobozi bwakoresheje mu kumenyesha umuryango wawe iyimurwa ku nyungu rusange?

→ | |

- 1= Banyohereje urwandiko rumenyeshya
- 2= Byatangajwe mu nama rusange y'abaturage
- 3= Byamanitswe ku biro by'akagari/umurenge
- 4= Nabimenyeshejwe mu magambo n'ushinzwe igenagaciro
- 5= Nabibwiwe mu magambo n'ushinzwe kwimura abaturage
- 6= Nabyumviye kuri radiyo/mu bitangazamakuru
- 7= Simbizi
- 8= Sinabimenyeshejwe
- 9= Ubundi buryo (busobanure mu kazu gakurikira.....)
↳ **Q3.3SP** (Sobanura))

Q3.4 Ugereranije, ubuyobozi bwabamenyesheje ko muzimurwa amezi angaha mbere yuko muhabwa indishyi? (kubatarahabwa indishyi, andika umubare w'amezi uhereye igihe bamenyeshajwe)

(Andika umubare w'amezi) → | | | |

Q3.5 Ni umushinga bwoko ki watumye mwimurwa mukavanwa mu mitungo yanyu (nkuko mwabimenyeshejwe n'ubuyobozi)? Vuga umushinga w'ingenzi.

→ | | | |

- | | |
|--|------------------------------------|
| 1=Umuhanda | 8=Kubungabunga Ibidukikije |
| 2=Ishuri | 9=Imidugudu |
| 3=Imyubakire ijyanye n'igihe | 10=Urugomero rw'amashanyarazi |
| 4=Isoko/Amaduka | 11=Inganda |
| 5=Ibitaro | 12=Gereza |
| 6=Ikibuga cy'indege | 13=Stade |
| 7=Urugomero (rw'amatungo) (ikibumbiro) | 14=Undi mushinga |
| | ↳ Q3.5SP (Sobanura)) |
| | 99=Simbizi |

Q3.6 Ese uwo mushinga wari mu mihigo y'Akarere? 1=Yego 2=Oya 3=Simbizi →|_|

Q3.7 Ese uyu mushinga waba wari uteganijwe mu "gishushanyo mbonera"? 1=Yego 2=Oya 3=Simbizi →|_|

Q3.8 Ni uruhe rwego/ikigo cyatumye mwimurwa (umushinga wo kubimura wari uwo uruhe rwego/ikigo)? →|_|

- | | |
|--------------------|---------------------------------|
| 1=Akarere | 11=RCAA |
| 2=Umujyi wa Kigali | 12=REG (Ex-EWSA) |
| 3=MININFRA | 13=RHA |
| 4=RTDA | 14=Abashoramari bigenga |
| 5=RSSB | 15=Ikindi kigo/urundi rwego |
| 6=MINIRENA | ↪ Q3.8SP (Sobanura |
| 7=MINICOM | 99=Simbizi |
| 8=MINISPOC | |
| 9=RDB | |
| 910=REMA | |

Q3.9 Ni izihe nyungu rusange z'ingenzi zagaragajwe abaturage bazabona binyuze mu mushinga wo kwimura abantu (ku nyungu rusange)? (Vuga inyungu zitarenze 3)

Inyungu ya mbere →|_| Inyungu ya kabiri →|_| Inyungu ya gatatu →|_|

- | | |
|-----------------------|---|
| 1= Gutwara abantu | 7= Ahantu cg amazu y'imyidagaduro |
| 2= Amashanyarazi | 8= Kubona akazi |
| 3= Itumanaho | 9= Iterambere ry'ubukungu |
| 4= Isoko/Amaduka | 10= Imirimo ibyara inyungu |
| 5= Serivise z'ubuvuzi | 11= Izindi (zisobanure mu kazu gakurikira.....) |
| 6= Uburezi | ↪ Q3.9SP (Sobanura |
| | 99= Simbizi |

Q3.10 Waba wemera ko umushinga wo kwimura abaturage wari mu nyungu rusange z'abaturage? 1=Yego 2=Oya 3=Simbizi →|_|

Q3.11 Ubona abaturage muri rusange bemera ko umushinga wo kubimura uri (wari) mu nyungu rusange? 1=Yego 2=Oya 3=Simbizi →|_|

Q3.12 Ese ibikorwa by'umushinga watumye abaturage bimurwa byaba byaratangiye aho mu gace mwimuwemo? 1=Yego 2=Oya (jya kuri Q4.1) 3=Simbizi (jya kuri Q4.1) →|_|

Q3.13 Ese ibikorwa by'umushinga watumye abaturage bimurwa byaba byaratangiye gukorerwa k'ubutaka wimuwemo (k'ubutaka wowe cg umuryango wawe wimuweho)? 1=Yego 2=Oya 3=Simbizi →|_|

ICYICIRO 4. UKO IMIHANGO YO KWIMURWA YAGENZE

Ubaza: Noneho ndashaka kukubaza ibibazo birebana n'imihango yubahirizwa mu rwego rwo kwimura abantu ku mpamvu z'inyungu rusange, duhereye ku buryo inyungu rusange n'akamaro k'uyu mushinga byaragaragariye abaturage mubana.

(baza ibibazo bikurikira utabikomatanije)

Q4.1 Ese abaturage nibo bisabiye uyu mushinga? 1=Yego 2=Oya 3=Simbizi →|__|

Q4.2 Waba waritabiriye inama ku bijyanye no kwimura abantu ku mpamvu z'inyungu rusange? →|__|

- 1= Yego, twitabiriye inama yakoreshejwe n'abayazi b'inzeho z'ibanze (harimo n'ab'Akarere)
- 2= Yego, twitabiriye inama yakoreshejwe n'abakozi (cyangwa abayobozi) b'ikigo/urwego rwatwimuye.
- 3= Oya, nta nama twitabiriye (jya kuri Q4.6)

Q4.3 Niki cyaganiriweho muri izo nama? (Hitamo ibitarenze 3)

Icyaganiriweho cya mbere →|__| Icyaganiriweho cya kabiri →|__| Icyaganiriweho cya tatatu →|__|

- 1= Umwirondoro w'imiryango izimurwa ku mpamvu z'inyungu rusange
- 2= Ibyiza/akamaro by'umushinga wo kwimura abantu ku mpamvu z'inyungu rusange
- 3= Igihe kwimura abantu ku mpamvu z'inyungu rusange bizamara
- 4= Imihango y'igenegaciro
- 5= Ahateganijwe kuzatuzwa abazimurwa ku mpamvu z'inyungu rusange
- 6= Simbizi
- 7= Ibindi

→ **Q4.3SP** (Sobanura ibindi)

Q4.4 Wabonye abaturage barahawe umwanya uhagije wo gutanga ibitekerezo byabo kuri uyu mushinga? 1=Yego 2=Oya 3=Simbizi →|__|

Q4.5 Ukurikije ibyo wabonye igihe cy'inama, abishimiye uyu mushinga banganaga gute? →|__|
(jya kuri Q4.7)

- 1= Nibo bari benshi (benshi kuburyo bugaragara)
- 2= Nibo bari benshi ariko bitari cyane
- 3= Abawushyigikiye n'abatawushyigikiye baranganaga(50-50)
- 4= Ni bake
- 5= Ni bake cyane
- 6= Simbizi

Q4.6 Niba ari "oya," ni iyihe mpamvu nyamukuru yatumye utitabira iyo nama cyangwa izo nama zakozwe? →|__|

- 1= Nabuze akanya cyangwa nari muzindi gahunda
- 2= Ntabwo namenyeye ko izo nama zabaye/Sinabimenye
- 3= Ntabwo narinsobanukiwe imihango
- 4= Inama yabereye kure
- 5= Nabonaga ntacyo twahindura kubyemejwe n'ubuyobozi birebana no kutwimura
- 6= Simbizi/ ntabwo mbyibuka
- 7= Ubundi buryo (busobanure mu kazu gakurikira.....)

→ **Q4.6SP** (Sobanura)

Q4.7 Muri iki gihe ubona abantu bishimiye uyu mushinga bangana bate?

→|_|

- 1= Nibo bari benshi (benshi kuburyo bugaragara)
- 2= Nibo bari benshi ariko bitari cyane
- 3= Abawushyigikiye n'abatawushyigikiye baranganaga(50-50)
- 4= Bari bake
- 5= Bari bake cyane
- 6= Simbizi

ICYICIRO 5. IGENAGACIRO RY'IMITUNGO IREBWA NO KWIMURWA

Ubaza: Urutonde rw'ibibazo bikurikira rurarebana n'igenagaciro ry'imitungo yawe irebwa n'igikorwa cyo kwimurwa.

Q5.1 Ni ubuhe buryo bwakoreshejwe n'ubuyobozi mu kukumenyeshya igenagaciro ry'imitungo yawe irebwa n'igikorwa cyo kwimurwa ku mpamvu z'inyungu rusange?

→ |__|

- 1= Kumenyeshwa mu magambo (murugo cyangwa mu nama rusange y'abaturage)
- 2= Kumenyeshwa binyuze munyandiko
- 3= Sindamenyeshwa ibyerekeranye n'igenagaciro
- 4= Nabonye abantu baza iwanjye (mu butaka bwanjye), ntarigeze nteguzwa

Q5.2 Ese imitungo yawe irebwa n'igikorwa cyo kwimurwa ku mpamvu y'inyungu rusange yaba yarabaruwe/yarakorewe igenagaciro?

→ |__|

- 1= Yego
- 2= Oya
- 3= Simbizi

Q5.3 Niba ari "yego", ryarangiye ryari? (ukwezi, umwaka, NIBA ATIBUKA UKWEZI, ANDIKA UMWAKA UGARAGAZE KO ATIBUKA UKWEZI)

→ |_____||_|_|_|_|_|

Q5.4 Ninde wakoze igenagaciro ry'imitungo yawe?

→ |__|

- 1=Abayobozi b'ibanze
- 2=Ushinzwe igenagaciro/umugenagaciro wigenga
- 3=Urwego rushinzwe kwimura
- 4=Abandi
- ↳ **Q5.4SP** (Sobanura
- 5=Simbizi
- 6=Nta n'umwe

Q5.5 Ese wowe (cyangwa undi muntu wo mu muryango wawe) waba warabajijwe cyangwa waragize uruhare mu mihango y'igenagaciro?Urugero: Kukubaza uko inzu yawe ingana, agaciro/ubwoko bw'ibihingwa biri mu murima wawe.

→ |__|

- 1=Yego, Njyewe cyangwa undi muntu tubana yari ahari
- 2=Yego, Njyewe cyangwa undi muntu tubana yakurikiranye imihango y'igenagaciro atanga amakuru ku bijyanye n'icyangombwa cy'umutungo, ingano y'inzu cyangwa agaciro k'imyaka yeze/yahinzwe ku butaka
- 3=Yego, Njyewe cyangwa undi muntu tubana yatanze amakuru ku bijyanye n'indi mitungo iri mu gice kimwe
- 4=Nari mpari (cyangwa undi muntu womu muryango) ariko ibitekerezo byanjye ntibyahawe agaciro
- 5=Oya kuberako ntari kuboneka
- 6=Oya sinari mpari kuberako ntigeze mbimenya
- 7=Oya sinari mpari kuko numvaga kuhaba kwanjye ntacyo byahindura
- 8=Ibindi
- ↳ **Q5.5SP** (Sobanura

Q5.6 Ni gute wamenyeshejwe agaciro k'imitungo yawe igenagaciro rirangiye?

→|__|

- 1= Nabibwiwe mu magambo n'ushinzwe igenagaciro
- 2= Nabibwiwe mu magambo n'abayobozi b'inzego z'ibanze
- 3= Twabibwiriwe/byamanitswe ku biro by'umurenge
- 4= Nabimenyeshejwe mu nyandiko n'ushinzwe igenagaciro
- 5= Nabimenyeshejwe mu nyandiko n'abayobozi b'inzego z'ibanze
- 6= Nabimenyeshejwe mu magambo n'umukozi wo mu rwego ruzimura abantu ku nyungu rusange
- 7= Nabimenyeshejwe mu nyandiko n'umukozi wo mu rwego ruzimura abantu ku nyungu rusange
- 8= Nabimenyeshejwe mu gihe cy'inama rusange y'abaturage
- 9= Sindamenyeshwa agaciro k'imitungo yanjye
- 10= Ibindi

↳ **Q5.6SP** (Sobanura

Q5.7 Ni ryari wamenyeshejwe ibyavuye mu igenagaciro ry'imitungo yawe irebwa n'igikorwa cyo kwimurwa ku mpamvu z'inyungu rusange?

→|__|

- 1= Ako kanya igikorwa cy'igenagaciro (kubarura imitungo) kikirangira
- 2= Muri uko kwezi igenagaciro ryakorewemo
- 3= Hagati y'ukwezi 1 n'amezi 3 igenagaciro rirangiye
- 4= Hagati y'amezi 3 n'amezi 6 igenagaciro rirangiye
- 5= Hejuru y'amezi 6 igenagaciro rirangiye
- 6= Simbyibuka

Q5.8 Ese waba waremeye ibyavuye mu igenagaciro (ibarura ry'imitungo yawe)?

→|__|

- 1= Yego, narabyemeye ndanabisinyira (mu nyandiko)
- 2= Yego, narabyemeye mu magambo (ntaho nasinye)
- 3= Oya, sinabyemeye (sinabyishimiye) ariko narasinye kuko nabonaga ntamahitamo mfite
- 4= Oya, sinabyemeye (sinabyisimiye) kandi ntanaho nigeze sinye

Q5.9 Wagereranya gute igenagaciro ryakozwe n'uko ibiciro by'imitungo yawe byari bihagaze ku isoko muricyo gihe?

→|__|

- 1= Byari hasi y'ibiri ku isoko
- 2= Byari hejuru y'ibiri ku isoko (jya kuri Q6.1)
- 3= Byari hafi kungana n'ibiri ku isoko (jya kuri Q6.1)
- 4= Ntabwo igenagaciro rirarangira/sindamenya ibyavuyemo (jya kuri Q6.1)
- 5= Simbizi (jya kuri Q6.1)

Q5.10 Niba igenagaciro ryari "hasi y'ibiciro byari ku isoko," ushingira kuki uvaga ko ryari hasi? (andika ibisubizo bitarenze 2)

→|__|

→|__|

- 1=Imitungo ingana n'iyacu muri aka gace yagurishijwe cyangwa yatanzweho indishyi ziri hejuru
- 2=Imitungo ingana n'iyacu muri aka gace yahawe igenagaciro riri hejuru
- 3=Mu minsi yashize nashatse kuhagurisha bampaga amafaranga menshi
- 4=Ni make ugereranije nayo nahaguzwe
- 5=Indi mpamvu

↳ **Q5.10SP** (Sobanura

6=Simbizi

Q5.11 Waba warajuririye igenagaciro cyangwa waba warakoresheje irindi igenagaciro ry'imitungo yawe rivuguruza iryakozwe?

ICYICIRO 6. KWISHYURA INGURANE/INDISHYI

Ubaza: Noneho, ndashaka kukubaza ibyerekeye kwishyurwa indishyi/ingurane yatewe no kwimurwa

Q6.1 Kugeza ubu, waba warahawe indishyi y'imitungo yawe irebwa no kwimurwa ku mpamvu z'inyungu rusange?

- 1= Yego, nishyuwe indishyi yose y'imitungo yanjye (jya kuri Q6.4) → |__|
2= Yego nishyuwe igice cy'indishyi y'imitungo yanjye (jya kuri Q6.3)
3= Nta ndishyi ndahabwa ku mitungo yanjye (jya kuri Q6.2)

Q6.2 Niba "nta ndishyi urahabwa" umaze amezi angahe utegereje ko wishyurwa indishyi y'imitungo yawe kuva IGENAGACIRO rirangiye? (Uzuza amezi, Urugero: Niba avuze amezi abiri n'ibyumweru bitatu wandike amezi atatu)
(andika amezi) → |__|__|
(jya kuri Q6.15)

Q6.3 Niba warishyuwe "IGICE cy'indishyi" y'imitungo yawe, wagombye gutegereza amezi angahe nyuma y'aho IGENAGACIRO rirangiye? (Uzuza amezi, Urugero: Niba avuze amezi abiri n'ibyumweru bibiri wandike amezi atatu)
(andika amezi) → |__|__|
(jya kuri Q6.5)

Q6.4 Niba warishyuwe "indishyi YOSE" y'imitungo yawe, wagombye gutegereza amezi angahe nyuma y'aho IGENAGACIRO rirangiye? (Uzuza amezi, Urugero: Niba avuze amezi abiri n'ibyumweru bibiri wandike amezi atatu)
(andika amezi) → |__|__|

Q6.5 Niba warishyuwe "igice cg indishyi yose" ni ubuhe bwoko bw'indishyi wahawe?

- Q6.5a Amafaranga → |__|
Q6.5b Ubutaka bufite icyangombwa (bwabaruwe)? → |__|
Q6.5c Ubutaka budafite icyangombwa (butabaruwe)? → |__|
Q6.5d Inyubako? → |__|
Q6.5e Indi ngurane? → |__|
↳ Q6.5eSP (Sobanura.....)

Q6.6 Niba ingurane wahawe ari amafaranga, ni angahe?

→ |__|__|__|.|__|__|__|.|__|__|__| RwF

Q6.7 Ugereranije, agaciro nk'ingurane wahawe mu mafaranga ni angahe? → |__|__|__|.|__|__|__|.|__|__|__| RwF

Q6.8 Niba warishyuwe amafaranga (yose cyangwa igice), ni ubuhe buryo bwo ku kwishyura bwakoreshejwe?

→ |__|

- 1=Kashi/mu ntoki
2=Banki/Kohererezwa amafaranga kuri konti
3=Ubundi buryo (Sobanura.....)

Q6.9 Niba warishyuwe amafaranga (yose cyangwa igice), ninde wakiriye ayo mafaranga?

→ |__|

- 1= Umukuru w'urugo (ashobora kuba umugore cg umugabo)
2= Umufasha w'umukuru w'urugo
3= Bombi (Umukuru w'urugo n'umufasha we) (Aho umugabo n'umugore bahuje konti cg bafunguje konti imwe bishyuriweho)
4= Abandi
↳ Q6.9SP (Sobanura.....)

Q6.15 Mbere yuko wishyurwa indishyi waba warabujijwe kuvugurura cyangwa kugira imirimo ukorera (harimo no gutera imyaka imwe n'imwe) ku mitungo yawe irebwa n'igikorwa cyo kwimurwa ku mpamvu z'inyungu rusange kuburyo ubwo aribwo bwose?

1=Yego 2=Oya (Jya kuri Q6.17) →|_|

Q6.16 Niba ari "yego," wabujijwe kuvugurura cg kugira imirimo ukorera ku mitungo yawe amezi angahe mbere yuko wishyurwa indishyi?

(Andika amezi) →|_|_|

Q6.17 Haba hari ibikorwa byatangiyeye gukorerwa ku butaka bwawe (wimuwemo/waherewe indishyi) mbere yuko wishyurwa indishyi yose?

→|_|

1= Ntabikorwa by'umushinga biratangira gukorerwa ku butaka bwanjye (nimuweho) (jya kuri Q7.1)

2= Hari ibyatangiye maze kwishyurwa igice cy'indishyi gusa

3= Ibikorwa byatangiyeye gukorwa maze kwishyurwa indishyi yose

4= Ibikorwa byatangiyeye gukorwa ntarishyurwa indishyi (nta n'igice kiratangwa)

5= Nishyuwe igice cy'indishyi ariko sinzi niba ibikorwa byaratangiye (jya kuri Q7.1)

6= Nishyuwe indishyi yose ariko sinzi niba ibikorwa byaratangiye (jya kuri Q7.1)

Q6.18 Hashize amezi angahe nyuma yo kwishyurwa indishyi kugirango ibikorwa by'umushinga bitangizwe?

(andika 999 niba ibikorwa bitatangira)

→|_|_|_|

ICYICIRO 7. IMPINDUKA ZABAYE MU MIBEREHO NO MU BUKUNGU

Ubaza: Noneho, nagirango nkubaze ibibazo birebana n'imibereho n'ubukungu hagereranywa uko bihagaze ubungubu n'uko byari bihagaze mbere yo kwimurwa.

Q7.1 Watubwira imiterere rusange y'ahantu imitungo yawe wimuwemo (yakoreweho igikorwa cyo kwimura ku mpamvu z'inyungu rusange) yari iherereye?

→ |__|

- 1=Icyaro ahakorerwa ubuhinzi
 - 2=Icyaro ahadakorerwa ubuhinzi
 - 3=Mu mudugudu/Urusisiro rw'amazu
 - 4=Ahantu ho gutura mu muji
 - 5=Ahantu h'ubucuruzi/h'inganda mu muji
 - 6=Indi miterere (sobanura mu kazu gakurikira.....)
- ↳ **Q7.1SP** (Sobanura:.....)

Q7.2 Ese waba warimutse (wowe n'umuryango wawe) burundu mu nzu mwari mutuyemo bitewe n'ibikorwa byo kwimurwa ku mpamvu z'inyungu rusange?

1=Yego 2=Oya (jya kuri Q7.5) → |__|

Q7.3 Watubwira imiterere yaho utuye kuri ubu?

→ |__|

- 1=Icyaro ahakorerwa ubuhinzi
 - 2=Icyaro ahadakorerwa ubuhinzi
 - 3=Mu mudugudu/Urusisiro rw'amazu
 - 4=Ahantu hogutura mu muji
 - 5=Ahantu h'ubucuruzi/h'inganda mu muji
 - 6=Indi miterere (sobanura mu kazu gakurikira.....)
- ↳ **Q7.3SP** (Sobanura:.....)

Q7.4a Hari intera ingana iki hagati y'AHO WIMUWE n'ibindi bice bitandukanye.	Intera (Uzuza ibirometero)	Q7.4b Hari intera ingana iki hagati y'AHO WIMUKIYE n'ibindi bice bitandukanye.	Intera (Uzuza ibirometero)
Q7.4a1 Km kugera ku cyapa aho wategeraga imodoka?	__ __ Km	Q7.4b1 Km kugera ku cyapa aho wategeraga imodoka?	__ __ Km
Q7.4a2 Km kugera aho wakoreraga (aho mwakomora amafaranga atunga umuryango)?	__ __ Km	Q7.4b2 Km kugera aho wakoreraga (aho mwakomora amafaranga atunga umuryango)?	__ __ Km
Q7.4a3 Km kugera ku isoko cg amaduka yari hafi?	__ __ Km	Q7.4b3 Km kugera ku isoko cg amaduka yari hafi?	__ __ Km
Q7.4a4 Km kugera kuri kaburimbo?	__ __ Km	Q7.4b4 Km kugera kuri kaburimbo?	__ __ Km
Q7.4a5 Km kugera ku biro by'Umurenge?	__ __ Km	Q7.4b5 Km kugera ku biro by'Umurenge?	__ __ Km
Q7.4a6 Km kugera ku kigo nderabuzima / ibitaro byari hafi?	__ __ Km	Q7.4b6 Km kugera ku kigo nderabuzima / ibitaro byari hafi?	__ __ Km
Q7.4a7 Km kugera ku ishuli ryari hafi?	__ __ Km	Q7.4b7 Km kugera ku ishuli ryari hafi?	__ __ Km
Q7.4a8 Km kugera ku mugezi cg ivomo ryari hafi?	__ __ Km	Q7.4b8 Km kugera ku mugezi cg ivomo ryari hafi?	__ __ Km

Q7.4a9 Km kugera aho bakorera imyidagaduro (parike, ikibuga, pisine...)?	_____ Km	Q7.4b9 Km kugera aho bakorera imyidagaduro (parike, ikibuga, pisine...)	_____ Km
--	----------	---	----------

Q7.5 Umurimo nyamukuru w'umukuru w'urugo ni uwuhe?

→|_|_|

- | | |
|---|---|
| 1= Ubuhinzi/ubworozi | 7= Afite umwuga wihariye akora/Umwuga yigiye (jya kuri Q7.10) |
| 2= Umuhinzi ukora bubyizi (jya kuri Q7.10)
Umuntu ukora ariko ntamwuga wihariye | 8= Imirimo yo mu rugo (jya kuri Q7.10) |
| 3= yigiye/akora (jya kuri Q7.10) | 9= Umunyeshuli(jya kuri Q7.10)
Umukozi wa Leta/w'ikigo cyigenga |
| 4= Umunyabukorikori wikorera (jya kuri Q7.10)
Umunyabukorikori ubihemberwa/akorera | 10= (ukorera umushahara ku kwezi) (jya kuri Q7.10) |
| 5= umushahara (jya kuri Q7.10) | 11= Undi murimo (jya kuri Q7.10) |
| 6= Umucuruzi (jya kuri Q7.10) | 99= Nta murimo (jya kuri Q7.10) |

Q7.6 Abahinzi: Uracyakora umurimo wari usanzwe ukora mbere yuko wimurwa?

→|_|

- 1=Yego
2=Oya (jya kuri Q7.11)

Q7.7 Niba ari "ubuhinzi," ese igihe wakoreshaga ugenda n'amaguru kugira ngo ugere mu mirima yawe cyarahindutse (ugereranije) kubera ko mwimuwe? (Niba utari umuhinzi/umworozi andika "oya")

1=Yego, habaye hafi 2=Yego, habaye kure cyane 3=Oya (jya kuri Q7.13) →|_|

Q7.8 Iminota fatizo wakoreshaga ugenda ku maguru mbere yo kwimurwa?

→|_|_|_| Iminota

Q7.9 Imonota fatizo ukoresha ugenda ku maguru nyuma yo kwimurwa?

→|_|_|_| Iminota

Q7.10 Uracyakora umurimo wari usanzwe ukora mbere yuko wimurwa?

1=Yego (Jya kuri Q7.13) 2=Oya →|_|

Q7.11 Niba ari "oya", kubera iyihe mpamvu?

- 1= Urugendo rwo kugera aho nakoreraga rwabaye rurerure cyane
2= Akazi (umurimo) nakoraga sinakabone mu gace nimukiyemo
3= Nabuze imitungo myinshi mu gikorwa cy'iyimurwa bituma bizinesi yanjye ihagarara
4= Nabonye ibindi (indi mirimo) byo gukora mu gace nimukiyemo
5= Nashoboye kubona akandi kazi mu gace nimukiyemo mu buryo bworoshye
6= Mu gace nimukiyemo nasanze hari ibindi bikorwa nakora byunguka kurushaho
7= Ibindi

↳ **Q7.11SP** (Sobanura:.....)

Q7.12 Niba ari "oya" ni uwuhe murimo/umwuga ukora kuri ubu?

→|_|_|

- | | |
|--|--|
| 1= Ubuhinzi/ubworozi | 7= Afite umwuga wihariye akora/Umwuga yigiye |
| 2= Umuhinzi ukora bubyizi | 8= Imirimo yo mu rugo |
| 3= Umuntu ukora ariko ntamwuga wihariye yigiye/akora | 9= Umunyeshuli |
| 4= Umunyabukorikori wikorera | 10= Undi murimo |
| 5= Umunyabukorikori ubihemberwa/akorera umushahara | 99= Nta murimo |
| 6= Umucuruzi | |

Q7.13 Ikigereranyo cy'amafaranga urugo rwinjizaga ku kwezi mbere yo kwimurwa

Q7.13a Amafaranga wishyurwaga ku muhinzi mu kwezi (uwahingiraga abandi)?

→ | | | | | . | | | | | . | | | | | RwF

Q7.13b Amafaranga winjizaga mu bikorwa bitari ubuhinzi/ubworozi mu kwezi mbere yo kwimurwa ku mpamvu z'inyungu rusange? (n'ibindi bikorwa rusange)

→ | | | | | . | | | | | . | | | | | RwF

Q7.13c Agaciro k'umusaruro ukomoka ku bihingwa n'amatungo mu kwezi

→ | | | | | . | | | | | . | | | | | RwF

Q7.13d Agaciro k'ibyo wacuruzaga kuri buzinesi wakoraga mu kwezi mbere yo kwimurwa ku mpamvu z'inyungu rusange?

→ | | | | | . | | | | | . | | | | | RwF

Q7.13e Umubare w'amafaranga mwabonaga aturutse ahandi (andi maronko)?

↳ **Q7.13eSP** (Sobanura:.....)

→ | | | | | . | | | | | . | | | | | RwF

Q7.14 Ese igikorwa cyo kwimurwa ku mpamvu z'inyungu rusange cyatumye ibyo winjizaga ku kwezi bihinduka?

1=Yego

2=Oya (jya kuri Q7.16)

→ | | |

Q7.15 Ikigereranyo cy'amafaranga urugo rwinjiza ku kwezi nyuma yo kwimurwa?

Q7.15a Amafaranga wishyurwa mu buhinzi mu kwezi nyuma yo kwimurwa ku mpamvu z'inyungu rusange (ku muntu uhingira abandi)?

→ | | | | | . | | | | | . | | | | | RwF

Q7.15b Amafaranga winjiza mu bikorwa bitari ubuhinzi mu kwezi nyuma yo kwimurwa ku mpamvu z'inyungu rusange?

→ | | | | | . | | | | | . | | | | | RwF

Q7.15c Agaciro k'umusaruro ukomoka ku bihingwa n'amatungo mu kwezi, nyuma yo kwimurwa ku mpamvu z'inyungu rusange?

→ | | | | | . | | | | | . | | | | | RwF

Q7.15d Agaciro k'ibyo ucuruza kuri buzinesi ukora mu kwezi nyuma yo kwimurwa ku mpamvu z'inyungu rusange?

→ | | | | | . | | | | | . | | | | | RwF

Q7.15e Umubare w'amafaranga mubona aturutse ahandi (andi maronko)?

↳ **Q7.15eSP** (Sobanura:.....)

→ | | | | | . | | | | | . | | | | | RwF

Q7.16 Urutonde rw'ibibazo rukurikira ruribanda ku MITUNGO itandukanye umuryango wawe wagombye KUGURISHA kubera kwimurwa ku mpamvu z'inyungu rusange. (Baza imitungo ikurikira utayikomatanije.)

Q7.16a Ubutaka? → | | |

Q7.16b Inyubako? → | | |

Q7.16c Imodoka? → | | |

Q7.16d Ipikipiki? → | | |

Q7.16e Igare? → | | |

Q7.16f Televiziyo? → | | |

Q7.16g Radiyo? → | | |

Q7.16h Ibikoresho byo munzu (Intebe, igitanda,)? → | | |

Q7.16i Inka? → | | |

Q7.16j Andi matungo? → | | |

Q7.16k Ibindi? → | | |

↳ **Q7.16kSP** (Sobanura:.....)

Q7.16l Nta na kimwe → | | |

Q7.17 Ese IBICIRO by'ibintu dukenera buri muni na za serivise BYARAHINDUTSE bitewe n'igikorwa cyo kwimura abaturage. Tubwire niba ibiciro biri hasi kuri ubu, cyangwa biri hejuru cyangwa ntacyahindutse.		<i>(Shyira akaziga ahabugenewe)</i>			
		Byarushijeho kugabanuka	Byarushijeho kwiyongera	Urebye ntacyahindutse	Simbizi
Q7.17a	Amashuri y'abana/Kwigisha abana?	1	2	3	4
Q7.17b	Serivise z'ubuvuzi?	1	2	3	4
Q7.17c	Amafaranga y'ingendo?	1	2	3	4
Q7.17d	Imyidagaduro?	1	2	3	4
Q7.17e	Amazi?	1	2	3	4
Q7.17f	Umuriro?	1	2	3	4
Q7.17g	Imisoro n'amahoro ku mitungo (harimo n'ubutaka)?	1	2	3	4
Q7.17h	Ibiryo n'ibinyobwa?	1	2	3	4
Q7.17i	ibikoresho byo mu rugo?	1	2	3	4
Q7.17j	Imyambaro?	1	2	3	4
Q7.17k	Ibikoresho byo mu nzu bikoresha umuriro?	1	2	3	4
Q7.17l	Nta na kimwe	1	2	3	4
Q7.17m	Ibindi (amafaranga y'umutekano isuku,) ↳ Q7.17mSP (<i>Sobanura:.....</i>)	1	2	3	4

Q7.18 Ni ibihe IBINTU BYAHINDUTSE mu muryango wawe bitewe n'uko wimuwe. Tubwire niba ubu umerewe neza cyangwa umerewe nabi cyangwa niba ntacyahindutse ugereranije n'uko byari bimeze mbere.		<i>(Shyira akaziga ahabugenewe)</i>			
		Yariyongereye	Yarushijeho kuba make	Urebye ntacyahindutse	Simbizi
Q7.18a	Amafaranga mwinjiza ku kwezi (nk'umuryango)?	1	2	3	4
Q7.18b	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Amahirwe yo kubona akazi ku bantu bo mu muryango wawe?	1	2	3	4
Q7.18c	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Amahirwe y'ubucuruzi ku bantu bo mu muryango wawe?	1	2	3	4
Q7.18d	Kugira uruhare utanga amafaranga/ibikoresho mu birori by'abavandimwe/inshuti?	1	2	3	4
Q7.18e	Kugira uruhare utanga amafaranga/ibikoresho mu bikorwa bibera aho utuye cyangwa ku rwego rw'igihugu?	1	2	3	4
Q7.18f	Gutanga umwanya wawe mu rwego rwo kwita ku muryango no gukemura ibibazo byawo?	1	2	3	4
Q7.18g	Gutanga umwanya wawe mu rwego rwo gufasha abaturanyi?	1	2	3	4

Q7.19 Urutonde rw'ibibazo bikurikira bigamije ku kubaza niba Wemeranya, Utemeranya cyangwa Ntacyo ubivugaho kubyerekeye interuro zikurikira zirebana n'umuryango wawe.		<i>(Shyira akaziga ahabugenewe)</i>		
(Baza buri kibazo utabikomatanijije)		Simbye mera	Ndabye mera	
Q7.19a	Igikorwa cyo kwimura abantu ku mpamvu z'inyungu rusange byababereye ikibazo cy'ingorabahizi mu muryango kurusha indi miryango mwari muturanye yahuye n'icyo kibazo?	1	2	3

Q7.19b	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Muri rusange ubuzima ntibuhenze cyane aho mwimukiye (cyangwa nyuma y'igikorwa kirebana no kwimura abantu ku mpamvu z'inyungu rusange)	1	2	3
Q7.19c	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Mu bihe bikomeye umuryango wawe ushobora kwizera guhabwa ubufasha ukeneye n'inshuti n'abaturanyi kurusha mbere yo kwimurwa?	1	2	3
Q7.19d	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Ikibazo cy'umutekano cyarushijeho kukubera ingorabahizi kuva igihe wimuriwe ku mpamvu z'inyungu rusange?	1	2	3
Q7.19e	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Uramutse ufite umwana urera hanyuma ugakenera kunyarukira ahantu mu kanya gato, ubona bitakugora gusaba ko umuturanyi amugufasha (amukurebera) kurusha uko byari bimeze mbere?	1	2	3
Q7.19f	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Waba warabashije kwakira impinduka zabayeho kuburyo bworoshye?	1	2	3
Q7.19g	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Wahitamwo inzu wari ufite mbere yo kwimurwa kurusha iyo ufite ubu.	1	2	3
Q7.19h	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Warushijeho gusobanukirwa inshingano z'umuturage ugereranyije nuko byari bihagaze mbere.	1	2	3
Q7.19i	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Ntukita cyane ku nshuti zawe n'umuryango nkuko wabikoraga mbere (yo kwimurwa ku mpamvu z'inyungu rusange).	1	2	3
Q7.19j	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Kuri ubu kuba ahantu hatavogerwa ni iby'ingenzi kuri wowe n'umuryango wawe (kuva aho wimuriwe ku mpamvu z'inyungu rusange)?	1	2	3
Q7.19k	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Kuri ubu umuryango wawe ukunze kugira abashyitsi inshuro nyinshi (kurusha uko byari bimeze mbere yo kwimurwa ku mpamvu z'inyungu rusange).	1	2	3
Q7.19l	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Kubona ubuvuzi bwiza bigoye umuryango wawe ugereranyije ni uko byari bimeze (mbere yo kwimurwa ku mpamvu z'inyungu rusange).	1	2	3
Q7.19m	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Abaturanyi (bashya) baba baragufashije kumenyera ku buryo bworoshye.	1	2	3
Q7.19n	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Amahirwe yo kubona akazi kuri wowe n'umuryango wawe yaragabanutse ugereranyije na mbere y'uko habaho igikorwa cyo kwimura abantu ku mpamvu z'inyungu rusange.	1	2	3
Q7.19o	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Nyuma y'uko wimuwe wabaye umuntu usabana kurushaho bitewe n'igikorwa cyo kwimurwa?	1	2	3
Q7.19p	<i>(jya ku kibazo gikurikiyeho niba ubazwa atarigeze yimuka aho yari atuye)</i> Witabira gake amatsinda akora ibikorwa by'ubukorerabushake kurusha uko byari bimeze mbere y'igikorwa kwimurwa.	1	2	3
Q7.19q	Muri rusange umuryango wawe wungutse imitungo myinshi (ubutaka, amatungo, ubwizigame, ibikoreho byo mu rugo, n'ibindi) bitewe n'igikorwa cyo kwimurwa ku mpamvu z'inyungu rusange.	1	2	3
Q7.19r	Imihango yo kwimurwa ku mpamvu z'inyungu rusange yagenze neza kurusha uko warubiteze?	1	2	3
Q7.19s	Muri rusange, amafaranga winjiza ni make ugereranyije nayo wari usanzwe winjiza mbere y'igikorwa cyo kwimurwa ku mpamvu z'inyungu rusange.	1	2	3
Q7.19t	Muri rusange igikorwa cyo kwimurwa ku mpamvu z'inyungu rusange byakugiriye akamaro (byakuzaniye ibyiza).	1	2	3
Q7.19u	Abantu bo mu muryango wawe bakunze kugira ikibazo cyo gusozwa (inzara) mu mezi amwe namwe mu mwaka (kuva aho igikorwa cyo kwimurwa ku mpamvu z'inyungu rusange kibereye).	1	2	3
Q7.19v	Abantu bo mu muryango wawe barushijeho kwegerana kurusha uko byari bisanzwe (mbere y'uko habaho kwimurwa ku mpamvu z'inyungu rusange)	1	2	3
Q7.19w	Wumva kwimurwa ku mpamvu z'inyungu rusange bifite akamaro kubera inyungu	1	2	3

	umushinga wo kwimura wazaniye abaturage.			
Q7.19x	Icyizere wari ufitiye inzego z'ibanze cyaragabanutse nyuma y'igikorwa cyo kwimura abantu ku bw'inyungu rusange.	1	2	3
Q7.19y	Muri rusange umuryango wawe umeze neza kurusha uko wari umeze mbere y'igikorwa cyo kwimurwa.	1	2	3

Q7.20 Haba hari serivise cyangwa ibyo mwemerewe mbere yo kwimurwa bitashyizwe mu bikorwa? (andika ibisubizo bitarenze 3 ku bibazo bitatu bikurikira)

Icya mbere → |__| Icy'a kabiri → |__| Icy'a gatatu → |__|

- 1= Guhabwa indishyi ku buryo bwihuse
- 2= Kubona amacumbi meza
- 3= Koroherezwa kwimukira (cg gutuzwa) ahandi
- 4= Kubakira abaturage ibikorwa remezo (ishuli, ivuriro, isoko, n'ibindi.)
- 5= Guhabwa amazi meza/ guhabwa amashanyarazi
- 6= Guhabwa akazi cg kubona akazi
- 7= Twabujijwe kuvugurura mu gihe imihango yari gukorwa
- 8= Ibindi wijejwe (bisobanure mu kazu gakurikira.....)

↳ **Q7.20SP** (Sobanura:.....)

Q7.21 Mbwira bimwe mu bibazo by'ingutu umuryango wawe wahuye nabyo muri gahunda yo kwimurwa? (andika ibisubizo bitarenze 3)

Icya mbere → |__| Icy'a kabiri → |__| Icy'a gatatu → |__|

- 1= Ubukungu bwarahungabanye
- 2= Umusaruro ukomoka ku buhinzi/ubworozi waragabanutse
- 3= Imibereho mbonezamubano n'iyerekeye ubuzima bwo mu mutwe yarahungabanye
- 4= Imibereho yasubiye inyuma
- 5= Ubutinde mu mihango yo kwimurwa
- 6= Igenagaciro ry'imitungo nimuwemo ryari hasi
- 7= Twabujijwe kuvugurura (cg kugira ibihingwa duhinga) mu gihe imihango yo kwimurwa yari gukorwa
- 8= Ibindi bibazo

↳ **Q7.21SP** (Sobanura:.....)

Q7.22 Mbwira zimwe mu nyungu umuryango wawe wakuye mu gikorwa cyo kwimurwa? (Andika ibisubizo bitarenze 3)?

Icya mbere → |__| Icy'a kabiri → |__| Icy'a gatatu → |__|

- 1= Ubukungu bwariyongereye/Akazi karabonetse
- 2= Akazi karabonetse/kubona akazi byararoshye
- 3= Umusaruro ukomoka ku buhinzi/ubworozi wariyongereye
- 4= Imibereho yarushijeho kuba myiza
- 5= Twabonye amacumbi meza
- 6= Igenagaciro ry'imitungo twimuweho ryari kugiciro cyo hejuru (Twahawe indishyi iri hejuru)
- 7= Kubona serivise zitandukanye byaratworoheye
- 8= Izindi nyungu (zisobanure mu kazu gakurikira.....)

↳ **Q7.22SP** (Sobanura:.....)

- 9= Nta n'imwe

ICYICIRO 8. IBIJYANYE N'IMIYOBORERE MU KWIMURA ABANTU

Ubaza: Noneho ngiye kukubaza ibibazo (bisa nk'ibigoye kubisubiza). Cyakora turakumenyesha ko ibisubizo utanga bizagirwa ibanga kandi ntabwo dushaka ko utubwira amazina y'ababikoze, turashaka amakuru muri rusange.

Q8.1 Hababizi amakuru ajyanye na ruswa waba warumvise mu gihe umushinga wo kwimura abantu washyirwaga mu bikorwa?

→ |__|

1=Yego

2=Oya (jya kuri Q8.6)

Q8.2 Niba ari "yego", wayumvise muri bande?

Q8.2a Mu bayobozi b'ibanze?

→ |__|

Q8.2b Mu bagenagaciro (niba bari batandukanye n'abayobozi b'inzego z'ibanze)?

→ |__|

Q8.2c Mu bayobozi bari bashinzwe gutanga-kwishyura indishyi (niba bari batandukanye n'abayobozi

→ |__|

Q8.2d Abandi bavugwamo/bavuzwemo ruswa?

→ |__|

↳ **Q8.2dSP** (Sobanura)

Q8.3 Niba ari "yego," (wumvise amakuru y' itangwa rya ruswa) nagirango nkubaze ishingiro ry'ayo makuru wumvise?

Q8.3a Urubanza ruri mu rukiko/rwaciwe n'urukiko?

→ |__|

Q8.3b Raporo y'iperereza ry'abagenzacyaha/polisi?

→ |__|

Q8.3c Ibiganiro wumvise abantu bari kuganira?

→ |__|

Q8.3d Ibitangazamakuru

→ |__|

Q8.3e Ibindi

→ |__|

↳ **Q8.3eSP** (Sobanura)

Q8.4 Hari umuntu waba waragize icyo agusaba cg asaba uwo mu muryango wawe (amafaranga, imitungo, impano cyangwa serivise) mu gihe cy'imihango yo kwimurwa?

Q8.4a Oya (jya kuri Q8.6)

→ |__|

Q8.4b Mu bayobozi b'ibanze?

→ |__|

Q8.4c Mu bagenagaciro (niba bari batandukanye n'abayobozi b'inzego z'ibanze)?

→ |__|

Q8.4d Mu bayobozi bari bashinzwe gutanga-kwishyura indishyi (niba bari batandukanye n'abayobozi

→ |__|

Q8.4e Abandi bavugwamo/bavuzwemo ruswa?

→ |__|

↳ **Q8.4eSP** (Sobanura)

Q8.5 Niba ari "yego," mbwira ubwoko bwa ruswa bagusabye?

Q8.5a Amafaranga?

→ |__|

Q8.5b Imitungo?

→ |__|

Q8.5c Serivisi?

→ |__|

Q8.5d Ibindi?

→ |__|

↳ **Q8.5dSP** (Sobanura)

Q8.6 Ushingiye ku ngingo twaganiriyeho muri ubu bushakashatsi, hari izindi mpinduka zihariye wifuzaga ko zabaho mu mihango yo kwimura abantu ku nyungu rusange, impinduka zishobora kugirira akamaro imiryango nk'uwawe mu gihe cy'ishyirwa mu bikorwa ry'imishinga igamije kwimura abantu ku mpamvu z'inyungu rusange mu gihe kizaza?

.....
.....
.....
.....
.....

Q8.7 Ushobora kumpa nimeru yawe ya telefone kugira ngo mbe nahuhamagara bibaye ngombwa?

Murakoze!

FORUM D'AIDE JURIDIQUE
THE LEGAL AID FORUM
IMPLEMENTATION OF RWANDA'S EXPROPRIATION
LAW AND ITS OUTCOMES ON THE POPULATION
HOUSEHOLD SURVEY

INTERVIEWER: My name is and I'm part of a team from the Legal Aid Forum. We are carrying out national survey on the implementation of Rwanda's Expropriation Law and its outcomes on the population. The results of the survey will enable the Government of Rwanda to better plan and implement the laws and to understand the extent of their impacts on the people of Rwanda. You can be assured that the information provided in this interview will be used for statistical purposes and will remain confidential and will not be disclosed for any reason whatsoever. May we proceed?

NOTE: The term "expropriation" is used in this survey to refer to an individual's loss of (and eventual compensation for) owned land, for purposes of implementing projects in the interest of the public good (e.g. roads, schools, hospitals, and the like). Expropriation can involve all or part of a household's owned land. Household residence relocation is not considered expropriation unless it also includes the loss of land.

Can you confirm that you/your household has been expropriated at some time since April, 2007? *This includes individuals that have been notified of expropriation but are still awaiting valuation and/or compensation.*

(check the appropriate box) Yes (proceed with interview)
 No (end interview here)

PROVINCE		→ __
DISTRICT		→ __ __
SECTOR		→ __ __ __
CELL		→ __ __ __
VILLAGE		→ __ __ __

Name of head of household (*from listing*)..... Respondent? 1=Yes 2=No → |__|

Name of spouse:..... Respondent? 1=Yes 2=No → |__|

Names of the interviewer: → |__|__| DATE OF INTERVIEW: → |__| |__| |__|
Day Month Year

Geo-coordinates of current residence

Latitude: → - |__|__| . |__|__|__|__|__|__|

Longitude: → |__|__| . |__|__|__|__|__|__|

SECTION 1. STATUS & PHYSICAL CHARACTERISTICS OF THE EXPROPRIATION

Q1.1 Current status of your expropriation.

- Q1.1a Have been officially notified verbally of the expropriation? 1=Yes 2=No →|_|
- Q1.1b Have been officially notified in writing of the expropriation? 1=Yes 2=No →|_|
- Q1.1c Valuation of expropriation is still in process (or appeal)? 1=Yes 2=No →|_|
- Q1.1d Valuation of expropriation has been completed? 1=Yes 2=No →|_|
- Q1.1e Have given up title to expropriated land? 1=Yes 2=No →|_|
- Q1.1f Compensation has been partially paid? 1=Yes 2=No →|_|
- Q1.1g Compensation has been completely paid? 1=Yes 2=No →|_|
- Q1.1h Have relocated from expropriated residence? (physically moved) 1=Yes 2=No →|_|
- Q1.1i If yes, do you own your new residence? 1=Yes 2=No →|_|
- Q1.1j If yes, are you renting (or living with family or friends) your new residence? 1=Yes 2=No →|_|
- Q1.1k Have you purchased land for a new residence? 1=Yes 2=No →|_|
- Q1.1l Have you begun construction of a new residence? 1=Yes 2=No →|_|

Q1.2 Can you tell me in what year you received official notification that you would be expropriated?

(include only since April, 2007) →|_|_|_|_| Year notified

Q1.3 What was the estimated area of your total property owned at the time of expropriation?

(help to compute area if needed) →|_|_|_|_|_| Ha

Q1.4 What was the estimated area of land you lost in the expropriated land?

(help to compute area if needed) →|_|_|_|_|_| Ha

Q1.5 Approximately what percentage of your land was lost in the expropriation?

(Note: Ask this question only if previous questions on area in Ha are not known) →|_|_|_|_| %

Q1.6 Besides land, what other property did you lose in the expropriation?

- Q1.6a Main residence 1=Yes 2=No →|_|
- Q1.6b Kitchen building 1=Yes 2=No →|_|
- Q1.6c Boy/domestic quarters 1=Yes 2=No →|_|
- Q1.6d Stable for livestock 1=Yes 2=No →|_|

- Q1.6e Shop/bar/cantina (business site) 1=Yes 2=No →|_|
- Q1.6f Other buildings (specify.....) 1=Yes 2=No →|_|
- Q1.6g Perennial crops (coffee, tea, fruit trees, etc) 1=Yes 2=No →|_|
- Q1.6h Trees/wood lot 1=Yes 2=No →|_|
- Q1.6i Annual crops (left unharvested in the field) 1=Yes 2=No →|_|
- Q1.6j Other property 1=Yes 2=No →|_|
- ↳ Q1.6jSP (specify:.....)

Q1.7 Did your expropriation also require you to relocate your residence?

1=Yes 2=No (skip to Q2.1) 3=DK →|_|

Q1.8 If “yes,” did you relocate to... ? (Next permanent residence. Do not include temporary residence)

- Q1.8a ...the same Village? 1=Yes 2=No →|_|
- Q1.8b ...the same Cell? 1=Yes 2=No →|_|
- Q1.8c ...the same Sector? _ 1=Yes 2=No →|_|
- Q1.8d ...the same District? _ 1=Yes 2=No →|_|
- Q1.8e ...the same Province? _ 1=Yes 2=No →|_|

Q1.9 Approximately how far (in km) did you move from your expropriated residence?

(round to closest km) →|_|_|_| Km

SECTION 2. SOCIO-DEMOGRAPHIC CHARACTERISTICS OF THE HOUSEHOLD

Interviewer: Now I would like to ask you some questions about the characteristics of the members of your household.

Line number	Names of Household member <i>(Start with the Head of Household)</i> <i>Ask the following questions of each member of the household.</i>	Sex 1- M 2- F	Relation to Head 1- Head 2- Spouse 3- Child of the head/spouse 4- Niece/nephew 5- Parents/parents-in-law/grandparents 6- Grandchild 7- Brother / sister 8- Other relative 9- Not related	Age Years	Marital Status 1- Single 2- Married 3- Free union 4- Divorced 5- Separated 6- Widowed 7- Other	Level of Education 1- No school 2- Primary incomplete 3- Primary completed 4- Post primary (teaching/technical) 5- Secondary incomplete 6- Secondary complete 7- University incomplete 8-University complete	Principal Activity 1- Agriculture 2- Hired agric. worker 3- Unskilled worker 4- Independent craftsman 5- Salaried craftsman 6- Trader 7- Skilled worker 8- Domestic assistant 9- Student 10- Other 99- No activity
	Q2.1	Q2.2	Q2.3	Q2.4	Q2.5	Q2.6	Q2.7
1		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
2		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
3		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
4		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
5		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
6		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
7		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
8		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
9		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
10		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
11		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
12		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
13		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>
14		<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>	<input type="text"/>	<input type="checkbox"/>

SECTION 3. EXPROPRIATION PROJECT CHARACTERISTICS

Interviewer: In this next section I would like to ask you about the project that required your expropriation.

Q3.1 What was the principal type of project that caused your expropriation of your property (as officially communicated)?

→|_|_|

- | | |
|--------------------|----------------------------------|
| 1=Road | 7=Dam (for livestock) |
| 2=School | 8=Environmental conservation |
| 3=Improved housing | 9=Group resettlement (imidugudu) |
| 4=Market | 10=Hydro-electric dam |
| 5=Hospital | 11=Other: <i>specify</i> |
| 6=Airport | 99=Don't know |

Q3.2 Are you familiar with the “master plan” for your District/City?

(Note: DK = Don't know)

1=Yes 2=No 3=DK

→|_|

Q3.3 Was this project a part of a “master plan”?

1=Yes 2=No 3=DK

→|_|

Q3.4 In addition to the District/City, was there another institution that helped initiated this expropriation project?

→|_|_|

- | | |
|-----------------|---|
| 1=District/City | 8=RCAA |
| 2=MININFRA | 9=REG (Ex-EWSA) |
| 3=RTDA | 10=Other public institution (<i>specify</i>) |
| 4=RSSB | 11=Private investor |
| 5=MINIRENA | 12=Other (<i>Specify</i>) |
| 6=RDB | 99=Don't know |
| 7=REMA | |

Q3.5 What were the most important (3 max) stated public benefits to be obtained through the expropriation project?

Q3.5a 1st benefit →|_|_|

Q3.5b 2nd benefit →|_|_|

Q3.5c 3rd benefit →|_|_|

- | | |
|---------------------|------------------------------------|
| 1=Transport | 7=Entertainment facilities |
| 2=Electricity | 8=Employment opportunities |
| 3=Telecommunication | 9=Economic growth |
| 4=Market | 10=Income generating opportunities |
| 5=Health services | 11=Don't know |
| 6=Education | 12=Other |

Q3.6 Do you agree that the expropriation project was in the best interest of the local community?

1=Yes 2=No 3=DK

→|_|

Q3.7 Do you believe the local community generally agrees that the expropriation project was in the best interest of the public?

1=Yes 2=No 3=DK

→|__|

Q3.8 Has expropriation project construction work begun yet in the community?

1=Yes 2=No 3=DK

→|__|

Q3.9 Has expropriation project construction work begun yet, on your expropriated property?

1=Yes 2=No 3=DK

→|__|

SECTION 4. EXPROPRIATION PROCESS

Interviewer: Now I would like to ask you about the process followed in your expropriation, starting with how the public benefit and necessity of this project was established in your community.

Q4.1 Did the community asked for this project?
1=Yes 2=No 3=DK →|__|

Q4.2 Was this project established in the master plan?
1=Yes 2=No 3=DK →|__|

Q4.3 Is this project among the district's imihigo?
1=Yes 2=No 3=DK →|__|

Q4.4 Were any members of your household involved in determining the value of the public benefit of the project?
1=Yes 2=No (skip to Q4.6) →|__|

Q4.5 If "yes," how did members of your household participate in the determination of its value to the public?

Q4.5a Participated in meetings. 1=Yes 2=No 3=DK →|__|

Q4.5b Spoke with local leaders about the project. 1=Yes 2=No 3=DK →|__|

Q4.5c Spoke with representative of the expropriating entity. 1=Yes 2=No 3=DK →|__|

Q4.5d Other 1=Yes 2=No 3=DK →|__|

↳ **Q4.5dSP** (specify)

Q4.6 Were there any meetings organized to notify affected households of the expropriation project?
1=Yes 2=No 3= Don't know →|__|

Q4.7 Did you attend any of these meetings?
1=Yes (skip to Q5.1) 2=No →|__|

Q4.8 Do you think that community members were given adequate opportunity to voice their views on this project?
1=Yes 2=No 3=DK →|__|

Q4.9 How much community support for the project did you observe during the time it was approved? →|__|
1=Clear majority
2=Small majority

- 3=About evenly split (50-50)
- 4=Small minority
- 5=Clear minority
- 6=Don't know

Q4.10 How much community support for the project do you observe today?

→|_|

- 1=Clear majority
- 2=Small majority
- 3=About evenly split (50-50)
- 4=Small minority
- 5=Clear minority
- 6=Don't know

Q4.11 How did your household first hear (officially or unofficially) that there would be an expropriation and that you could be affected?

→|_|

- 1=Received a letter of notification
- 2=Announced at a public meeting;
- 3=Notified by a valuation agent
- 4=Notified by an expropriation agent
- 5=Heard through the media
- 6=From my neighbors
- 7=Other (specify:)

Q4.12 How was your household officially notified of the expropriation?

→|_|

- 1=Received a letter of notification
 - 2=Announcement at a public meeting;
 - 3=Individually notified verbally by a valuation agent
 - 4=Individually notified verbally by an expropriation agent
 - 5=Heard through the media
 - 6=Don't know
 - 7=Other
- **Q4.12SP** (specify)

Q4.13 Approximately how many months in advance of compensation were you officially notified that you would be expropriated? (note... for those not yet compensated, record number of months since notification).

(record number of **months**)

→|_|_|

Q4.14 If "no," what is the principal reason you did not attend meetings?

→|_|

- 1=Because of time or other commitments
- 2=Was not informed of the meetings
- 3=Did not understand the process
- 4=Meeting place was too far away
- 5=Did not believe we could influence the course of the expropriation process
- 6=Don't know / don't remember
- 7=Other

→ Q4.14SP (specify)

SECTION 5. VALUATION OF EXPROPRIATED PROPERTY

Interviewer: This next set of questions pertains to the valuation of your expropriated property

Q5.1 From whom did you officially learn about the valuation of your properties affected by the expropriation? → |__|

- 1=Local leaders
- 2=Valuation officer
- 3=Expropriation entity
- 4=Other

↳ **Q5.1SP** (specify)

- 5=Have not yet been informed about the valuation process

Q5.2 How did you officially learn about the valuation of your properties affected by the expropriation? → |__|

- 1=Verbal notification (at home or in public meeting)
- 2=Written notification
- 3=Have not yet been informed about the valuation process

Q5.3 Has the valuation of your expropriated properties been completed? → |__|

1=Yes 2=No (skip to Q6.1)

Q5.4 Were you or anyone else in your household present when your properties affected by expropriation were valued (e.g., requested for your deed, dimensions of your house, number/value of crops, etc.)?

1= Yes 2= No → |__|

Q5.5 Were you or anyone else in your household consulted or otherwise involved during the valuation process? → |__|

1=Yes (Skip to Q5.7) 2=No

Q5.6 If “no,” can you tell me the principal reason why not? → |__|

- 1=Our opinion not valued
- 2=We were not available at the time
- 3=We believed we would not be able to influence the valuation process
- 4=Other

↳ **Q5.6SP** (specify)

Q5.7 How did the valuation compare to what you believe was the market value of your property at the time? → |__|

- 1=Lower than market value
- 2=Above market value (skip to Q6.1)
- 3=Approximately equal to market value (skip to Q6.1)
- 4=Don't know

Q5.8 If “lower than market value,” for what reason(s) (2 max) do you think it was too low?

Q5.8a 1st reason → |__| **Q5.8b** 2nd reason → |__|

- 1=Similar properties in this area have sold or compensated for more
- 2=Similar properties in this area have been valued for more
- 3=I have been offered more for this property in the past
- 4=Less than I originally paid for the property
- 5=Other

→ **Q5.8SP** (specify)

5=Don't know

Q5.9 If "lower than market value," did you appeal the valuation or obtain a counter-valuation of the property?

→ |__|

- 1=Yes, appeal
- 2=Yes, counter-valuation
- 3=Yes, both
- 4=No, neither (skip to Q5.11)

Q5.10 If "yes," what was the outcome of your appeal and/or counter-valuation?

→ |__|

- 1=Appeal/counter-valuation was considered and the valuation increased
- 3=Appeal/counter-valuation was considered but the valuation decreased
- 2=Appeal/counter-valuation was considered but the valuation did not change (skip to Q5.12)
- 4=Appeal/counter-valuation was not considered (skip to Q5.12)

Q5.11 If changed valuation (codes 1 or 2 above), what were the initial and changed amounts?

5.11a Initial valuation amount? → |__|_|_|_|_|.|_|_|_|_|_|.|_|_|_|_|_| Rwf

5.11b Changed valuation amount? → |__|_|_|_|_|.|_|_|_|_|_|.|_|_|_|_|_| Rwf

Q5.12 If "no," what are the principal reasons (2 max) that you did not appeal or provide a counter-valuation?

Q5.12a 1st reason → |__|

Q5.12b 2nd reason → |__|

- 1=Did not know it was possible
 - 2=Did not know how to go about an appeal
 - 2=Did not have the (financial) capacity to appeal
 - 3=Knew it would not change the outcome
 - 4=Other reason
- **Q12SP** (specify)

SECTION 6. COMPENSATION FOR EXPROPRIATED PROPERTY

Interviewer: Now I would like to ask you about compensation for your expropriated property

Q6.1 Up to now, have you received full compensation for your property affected by expropriation?

1=Yes (skip to Q6.3) 2=No → |__|

Q6.2 If “no,” for how many months have you been waiting to receive full compensation for your property since the valuation was completed?

(round to nearest **month**) → |__|__|

Q6.3 If “yes,” for how many months did you wait to receive compensation for your property after the valuation was completed?

(round to nearest **month**) → |__|__|

Q6.4 If “yes,” what type of compensation was received and what was its estimated value in RwF?

Q6.4a1 Cash? 1=Yes 2=No → |__| **Q6.4a2** If yes, amount rec'd? → |__|__|__|. |__|__|__|. |__|__|__| **RwF**

Q6.4b1 Land? 1=Yes 2=No → |__| **Q6.4b2** If yes, value of land? → |__|__|__|. |__|__|__|. |__|__|__| **RwF**

Q6.4c1 Buildings? 1=Yes 2=No → |__| **Q6.4c2** If yes, value of bldgs? → |__|__|__|. |__|__|__|. |__|__|__| **RwF**

Q6.4d1 Other? 1=Yes 2=No → |__| **Q6.4d2** If yes, value of other? → |__|__|__|. |__|__|__|. |__|__|__| **RwF**

↳ **Q6.4dSP** (specify.....)

Q6.5 If compensated in cash (all or part), which payment method was used?

→ |__|

1=Cash
2=Check/bank transfer
3=Other (specify.....)

Q6.6 If compensated in cash (all or part), to what purpose(s) has the cash been (or will it be) used?

(Column should sum to cash value amount in **Q6.4a2**)

Q6.6a Buy replacement land? → |__|__|__|. |__|__|__|. |__|__|__| **RwF**

Q6.6b Buy/build residence? → |__|__|__|. |__|__|__|. |__|__|__| **RwF**

Q6.6c Pay rent or other living expenses? → |__|__|__|. |__|__|__|. |__|__|__| **RwF**

Q6.6d Keep in savings? → |__|__|__|. |__|__|__|. |__|__|__| **RwF**

Q6.6e Other use? → |__|__|__|. |__|__|__|. |__|__|__| **RwF**

↳ **Q6.6eSP** (specify.....)

SECTION 7. CHANGES IN SOCIO-ECONOMIC CONDITIONS

Interviewer: Now I would like to ask you a set of questions comparing your social and economic situation now to what it was before the expropriation.

Q7.1 What was the general character of the location of your original (expropriated) properties?

→ |__|

- 1=Rural farm
- 2=Rural non-farm
- 3=Village
- 4=Urban residential
- 5=Urban commercial/industrial
- 6=Other

↳ **Q7.1SP** (specify:.....)

Q7.2 What is the general character of your current residential location?

→ |__|

- 1=Rural farm
- 2=Rural non-farm
- 3=Village
- 4=Urban residential
- 5=Urban commercial/industrial
- 6=Other

↳ **Q7.2SP** (specify:.....)

NOTE: Skip to **Q7.5** for households that did not change residences (relocate) as a result of the expropriation.

Q7.3 How far in km (estimated) was your expropriated residence from...	Distance? (Round to nearest Km)	Q7.4 How far in km (estimated) is your current residence from...	Distance? (Round to nearest Km)
Q7.3a A public transport facility (bus stop)?	__ __ Km	Q7.4a A public transport facility (bus stop)?	__ __ Km
Q7.3b The principal workplace (main source of household income)	__ __ Km	Q7.4b The principal workplace (main source of household income)	__ __ Km
Q7.3c The nearest market/shops?	__ __ Km	Q7.4c The nearest market/shops?	__ __ Km
Q7.3d The nearest asphalt road?	__ __ Km	Q7.4d The nearest asphalt road?	__ __ Km
Q7.3e The sector administrative offices?	__ __ Km	Q7.4e The sector administrative offices?	__ __ Km
Q7.3f The nearest health center/hospital?	__ __ Km	Q7.4f The nearest health center/hospital?	__ __ Km
Q7.3g The nearest school?	__ __ Km	Q7.4g The nearest school?	__ __ Km
Q7.3h The nearest source of water?	__ __ Km	Q7.4h The nearest source of water?	__ __ Km
Q7.3i The nearest entertainment facility	__ __ Km	Q7.4i The nearest entertainment facility	__ __ Km

Q7.9 Which of the following assets would you say your household was able to acquire as a result of the compensation received from the expropriation? (respond to each item)

- Q7.9a Land? 1=Yes 2=No →|__|
- Q7.9b House? 1=Yes 2=No →|__|
- Q7.9c Car? 1=Yes 2=No →|__|
- Q7.9d Motorbike? 1=Yes 2=No →|__|
- Q7.9e Bicycle? 1=Yes 2=No →|__|
- Q7.9f Television? 1=Yes 2=No →|__|
- Q7.9g Radio? 1=Yes 2=No →|__|
- Q7.9h Furniture (chairs, table bed, etc)? 1=Yes 2=No →|__|
- Q7.9i Cow? 1=Yes 2=No →|__|
- Q7.9j Other livestock? 1=Yes 2=No →|__|
- Q7.9k Other? 1=Yes 2=No →|__|

↳ Q7.9kSP (specify:.....)

Q7.10 Which of the following assets would you say your HH had to sell as a result of the compensation received from the expropriation? (respond to each item)

- Q7.10a Land? 1=Yes 2=No →|__|
- Q7.10b House? 1=Yes 2=No →|__|
- Q7.10c Car? 1=Yes 2=No →|__|
- Q7.10d Motorbike? 1=Yes 2=No →|__|
- Q7.10e Bicycle? 1=Yes 2=No →|__|
- Q7.10f Television? 1=Yes 2=No →|__|
- Q7.10g Radio? 1=Yes 2=No →|__|
- Q7.10h Furniture (chairs, table bed, etc)? 1=Yes 2=No →|__|
- Q7.10i Cow? 1=Yes 2=No →|__|
- Q7.10j Other livestock? 1=Yes 2=No →|__|
- Q7.10k Other? 1=Yes 2=No →|__|

↳ Q7.10kSP (specify:.....)

Q7.11 As a result of the expropriation, would you say the following goods and services changed in terms of their cost?		<i>(Circle appropriate code for each question)</i>		
		Lower	Same	Higher
Q7.11a	Education of children?	1	2	3
Q7.11b	Health care services?	1	2	3

Q7.11c	Public transportation?	1	2	3
Q7.11d	Entertainment?	1	2	3
Q7.11e	Water?	1	2	3
Q7.11f	Electricity?	1	2	3
Q7.11g	Property taxes	1	2	3
Q7.11h	Food & beverage	1	2	3
Q7.11i	Household goods	1	2	3
Q7.11j	Clothing	1	2	3
Q7.11k	Appliances	1	2	3

Q7.12	As a result of the expropriation, how would you say each of the following conditions has changed for your household? Would you say it is better, the same or worse?	<i>(Circle appropriate code for each question)</i>		
		Worse	Same	Better
Q7.12a	Household monthly income?	1	2	3
Q7.12b	Employment opportunities for members of your household?	1	2	3
Q7.12c	Business opportunities for members of your household?	1	2	3
Q7.12d	Contributing financially/materially to relatives/friends at joyous events?	1	2	3
Q7.12e	Contributing financially/materially to community/national efforts?	1	2	3
Q7.12f	Volunteering your time to addressing family needs and issues?	1	2	3
Q7.12g	Volunteering your time in support of community causes?	1	2	3

Q7.13	As a result of the expropriation do you agree or disagree (or are neutral) with the following statements about your household?	<i>(Circle appropriate code for each question)</i>		
		Disagree	Neutral	Agree
Q7.13a	The expropriation was a greater hardship for your households than for other households in your community that went through the same process.	1	2	3
Q7.13b	The overall cost of living is lower in your new location.	1	2	3
Q7.13c	You participate in fewer community volunteer groups than before the expropriation.	1	2	3
Q7.13d	During hard times your household can count on support from friends and neighbors more than before.	1	2	3
Q7.13e	Security is a bigger concern for you since the expropriation.	1	2	3
Q7.13f	In general, your household has been able to acquire more assets (land, livestock, bank savings, HH goods, etc.) as a result of the expropriation.	1	2	3
Q7.13g	The expropriation process worked out better for you than originally expected.	1	2	3
Q7.13h	If you were caring for a child and needed to go out for a while, you are less likely to than before to ask a neighbor for help?	1	2	3
Q7.13i	You are surprised at how easily you adapted to the change.	1	2	3

Q7.13j	Your overall household income is lower now.	1	2	3
Q7.13k	You prefer your previous house to your new one.	1	2	3
Q7.13l	Your feelings of civic responsibility are stronger now than before.	1	2	3
Q7.13m	You no longer care as much about your friends and family as you used to.	1	2	3
Q7.13n	Generally good things have come to your household from the expropriation.	1	2	3
Q7.13o	Your household members more often go hungry at certain times of the year.	1	2	3
Q7.13p	Privacy is more important to you and your household now.	1	2	3
Q7.13q	Your household members have become closer to one another.	1	2	3
Q7.13r	You feel that the expropriation is justified by the benefits the project has brought to your community.	1	2	3
Q7.13s	Your household entertains guests more frequently now.	1	2	3
Q7.13t	Your household's access to good health care is more difficult than before.	1	2	3
Q7.13u	Your new neighbors have helped to make the transition a lot easier.	1	2	3
Q7.13v	There are fewer employment opportunities for you and your household now.	1	2	3
Q7.13w	You have become a more outgoing person as a result of the expropriation	1	2	3
Q7.13x	Your opinion of local government has declined since the expropriation.	1	2	3
Q7.13y	Overall your household is better off now than before the expropriation.	1	2	3

Q7.14 Are there services/conditions (3 max) that were promised before your expropriation that have not yet been realized?

1st promise → |__| 2nd promise → |__| 3rd promise → |__|

1=Rapid payment of compensation

2=Improved housing

3=Facilitation in resettlement

4=Construction of community infrastructure (school, health clinic, market, etc.)

6=Residential water/electric supply

7=Job creation

8=Other 1

↳ **Q7.14aSP** (specify:.....)

9=Other 2

↳ **Q7.14bSP** (specify:.....)

Q7.15 What are a few (max 3) of the biggest challenges your household faced in the expropriation process?

Q7.15a 1st challenge → |__| **Q7.15b** 2nd challenge → |__| **Q7.15c** 3rd challenge → |__|

1=Economic adjustment

2=Declining agricultural production

3=Social/psychological adjustment

4=Inferior living conditions

5=Long delays in process

6=Low valuation on expropriated property

7=Prohibited improvements during process

8=Other1

↳ Q7.15SPa (specify:.....)

9=Other2

↳ Q7.15SPb (specify:.....)

Q7.16 What are a few (max 3) of the more important advantages for your household coming from your expropriation experience?

Q7.16a 1st advantage → |___| **Q7.16B** 2nd advantage → |___| **Q7.16C** 3rd advantage → |___|

1=Improved economic/employment situation

2=Improved agricultural production

3=Improved social situation

4=Improved housing conditions

5=High valuation on expropriated property

6=Improved access to services

7=Other1

↳ Q7.16SPa (specify:.....)

8=Other2

↳ Q7.16SPb(specify:.....)

SECTION 8. GOVERNANCE ISSUES

Interviewer: Now I have some questions that may be a bit sensitive. Please be reminded that all of your responses are strictly confidential and that we are not interested in specific names of individuals, only general categories.

Q8.1 Did you hear of any corruption tendencies during the expropriation process of this project?

1=Yes 2=No (skip to Q8.4) → |__|

Q8.2 If “yes,” can you tell me at what levels you heard corruption occurred? (Confirm no names, only categories)

Q8.2a Among local leaders/officials? 1=Yes 2=No 3=DK → |__|

Q8.2b Among property valuers (if different from local leader)? 1=Yes 2=No 3=DK → |__|

Q8.2c Among compensation-paying authorities (if diff. from local leaders)? 1=Yes 2=No 3=DK → |__|

Q8.2d Among others? 1=Yes 2=No 3=DK → |__|

↳ **Q8.2dSP** (specify)

Q8.3 If “yes,” (you heard of corruption tendencies) what are the sources of evidence for what you heard?

Q8.3a Court case 1=Yes 2=No 3=DK → |__|

Q8.3b Official police investigation report 1=Yes 2=No 3=DK → |__|

Q8.3c Individual conversations 1=Yes 2=No 3=DK → |__|

Q8.3d Media 1=Yes 2=No 3=DK → |__|

Q8.3e Other 1=Yes 2=No 3=DK → |__|

↳ **Q8.3eSP** (specify)

Q8.4 Did anyone request anything of your household (money, asset, gift or service) during the process of expropriation?

1=Yes 2=No (skip to Q8.7) 3=Can't say/DK (skip to Q8.7) → |__|

Q8.5 If “yes,” can you tell me at which levels requests were made?

Q8.5a Among local leaders/officials? 1=Yes 2=No 3=DK → |__|

Q8.5b Among property valuers (if different from local leader)? 1=Yes 2=No 3=DK → |__|

Q8.5c Among compensation-paying authorities (if diff. from local leaders)? 1=Yes 2=No 3=DK → |__|

Q8.5d Among others? 1=Yes 2=No 3=DK → |__|

↳ **Q8.5dSP** (specify)

Q8.6 If “yes,” what was requested?

Q8.6a Money? 1=Yes 2=No → |__|

Q8.6b Asset? 1=Yes 2=No → |__|

Q8.6c Service? 1=Yes 2=No → |__|

Q8.6d Other? 1=Yes 2=No → |__|

↳ **Q8.6dSP** (*specify*)

Q8.7 Considering the many topics we have covered in this survey, are there particular changes you would like to see in the process... changes that can potentially benefit households like yours in the implementation of future expropriation projects?

.....
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Thank you!

Inyandiko igenewe inzego zifata ibyemezo

Iyubahirizwa ry'itegeko rigenga iyimurwa ry'abaturage ku mpamvu z'inyungu rusange mu Rwanda n'ingaruka zaryo

Inyandiko ya: Andrews Kananga, Hadley Rose, Frank Mugisha, Clarise Munezero, Jean Baptiste Nyarwaya, Zacharie Ndayishimiye, ku bufatanye n'ubujyanama bwa Dr. Daniel Clay

Iyi nyandiko ikubiyemo incamake y'ibyavuye mu bushakashatsi n'ibyifuzo bibushingiye. Ubwo bushakashatsi bwakozwe n'Ihuriro ry'Imiryango itanga ubufasha mu by'amategeko (*Legal Aid Forum*) kwasuzumye iyubahirizwa ry'itegeko rigenga iyimurwa ku mpamvu z'inyungu rusange n'ingaruka iryo yimurwa rigira ku baturage. Ubushakashatsi bwatwe inkunga n'umushinga wa USAID witwa *LAND Project* mu rwego rwa gahunda ndende y'ubushakashatsi yatangiye mu mwaka wa 2014. Iyo gahunda y'ubushakashatsi irashyirwa mu bikorwa binyuze mu biganiri bihuza abafatanyabikorwa benshi, bigaterwa inkunga n'uwo mushinga.

Itegeko rigenga iyimurwa ry'abantu ku mpamvu z'inyungu rusange ryashyizweho mu mwaka wa 2007 rikaba ari itegeko rishyira mu bikorwa itegeko-ngenga ry'ubutaka ryo mu mwaka wa 2005. Mu mwaka wa 2013 iryo tegeko-ngenga ryasimbuwe n'itegeko risanzwe rigenga ubutaka. Iri tegeko ryo mu mwaka wa 2013 ryongera gushimangira uburenganzira bwo kugira umutungo bwite, ariko nyirawo akaba ashobora kuwimukamo bitewe n'ibikorwa by'inyungu rusange. Itegeko rigenga iyimurwa ku bw'inyungu rusange ryo mu mwaka wa 2007 ryashyizeho inzira n'amabwiriza guverinoma ishobora kunyuramo kugira ngo yimure abantu kubera inyungu rusange.

Imishinga myinshi kandi migari yakozwe n'u Rwanda yarugejeje ku iterambere n'uburumbuke, ariko kenshi byasabaga ko abaturage bimurwa mu mitungo yabo. Mbere y'ubu bushakashatsi, nta bushakashatsi bwimbitse, bushingiye ku mibare kandi bwumvikana neza bwari bwarasuzumye icyarimwe ikigero cy'iyimurwa, uko igenagaciro n'iyishyurwa ry'imitungo yimuwe rigenda, n'ingaruka iyimurwa rigira ku baturage bimuwe. Mu rwego rwo gushaka kumenya imibare y'ibanze y'abaturage bagezweho n'iyimurwa, itsinda ry'abashakashatsi ryazengurutse mu turere twose uko ari 30 tw'u Rwanda kugira ngo imibare y'ingo zose zimuwe imenyekane. Na none, hakozwe urutonde rw'amazina y'abantu bimuwe mu turere 15 ari na two twakoreweho ubushakashatsi nyir'izina. Muri ibyo byiciro byombi byo gukora urutonde rw'abimuwe, abashakashatsi basanze ingo 30,050 zaragezweho n'iyimurwa kuva aho itegeko rigenga iyimurwa ry'abaturage ku mpamvu z'inyungu rusange ryo mu mwaka wa 2007 rigiriyeho. Iyi nyandiko irekana ingingo z'ingenzi z'ibyavuye muri ubu bushakashatsi hamwe n'ibyifuzo bibushingiyeho.

UBURYO BWAKORESHEJWE MU BUSHAKASHATSI

Ubushakashatsi bwakozwe kuva mu Ukwakira 2014 kugera muri Nyakanga 2015 bunyuze mu byiciro bikurikira: 1) gukusanya inyandiko zivuga ku iyimurwa zirimo ibyegeranyo by'ubundi bushakashatsi; 2) gukusanya amakuru y'ibitekerezo (*qualitative data*) no kuyasesengura; 3) gushaka amakuru abarika ku bimuwe (*quantitative data*) no kuyasesengura.

Mu gukusanya inyandiko n'ibyegeranyo by'ubundi bushakashatsi hagaragaye inyandiko zijyanye n'ivugururwa ry'imicungire n'imikoreshereze y'ubutaka mu Rwanda. Ariko ikindi cyagaragaye ni uko nta bushakashatsi bushingira ku mibare bwakozwe ku ngano/kigereranyo, imigendekere n'ingaruka iyimurwa rigira mu muryango nyarwanda.

Isesengura ry'amakuru yo mu rwego rw'ibitekerezo ryakorewe ku bantu benshi kandi ryibanda ku byiciro bitatu by'ababajijwe: 1) ibigo bya Leta birebwa n'inzira iyimurwa rinyuramo; 2) abayobozi b'inzego z'ibanze bafite uruhare mu koroshya iyimurwa; 3) n'abaturage nyir'izina bimuwe ku bw'inyungu rusange. Mu kubaza abantu umwe umwe (*interview*), ubushakashatsi bwibanze ku bigo bya Leta harimo abakozi b'ibigo bifite kwimura abaturage mu nshingano, ibigo bishinzwe guhuza ibikorwa y'iyimura na Minisiteri bireba, kimwe n'izindi nzego zifite aho zihuriye n'ubujurire bw'abimurwa. Kubaza abantu umwe umwe (*interview*), ibiganiro mu matsinda mato (*focus group discussions*) byakorewe mu nzego z'ibanze ku mirengano no ku turere, mbere na mbere mu duce twabajijwemo abaturage, hagamijwe kugereranya amakuru y'uko iyimurwa rigenda muri utwo duce. Hanyuma rero ibyo biganiro mu matsinda mato byanateguriwe abantu bimuwe, imiryango itegamiye kuri Leta n'itanga ubufasha mu by'amategeko isanzwe ikorera abaturage. Ibi biganiro byatanze amakuru yihariye kandi acukumbuye ku migendekere ya buri mushinga w'iyimurwa, kandi binagaragaza amakuru amwe n'amwe ajyanye n'imishinga minini yimura abaturage.

Muri Werurwe na Mata 2015, itsinda ry'abashakashatsi ryakoze ubushakashatsi ku baturage bimuwe bahagarariye abandi mu turere 15. Mu guhitamo utwo turere hagendewe ku bunini bwatwo ku buryo akanini kurusha akandi kagira amahirwe menshi yo gutoranywa (*Probability of selection Proportional to Size - PPS*). Ababajijwe bose babaga bahagarariye ingo zimuwe hagendewe ku mabwiriza ari mu itegeko ryo mu mwaka wa 2007. Ababajijwe bose hamwe ni 1,381 kandi ibisubizo byabo bigaragaza uko iyimurwa riteye mu gihugu hose.

IBYAVUYE MU BUSHAKASHATSI

1. Imiterere y'imishinga

Kugaragaza imiterere y'imishinga y'inyungu rusange ni igikorwa cy'ibanze cyidufasha gusobanukirwa n'ingaruka z'iyimurwa mu Rwanda. Ubukungu bw'u Rwanda bushingiye ahanini ku bice by'icyaro nk'uko ibarurira ry'abaturage n'imiturire riheruka mu mwaka wa 2012 ryabigaragaje, 17% gusa niba batuye mu mijyi. Nyamara kandi iyimurwa rikunze gukorerwa abaturage bo mu cyaro. 70% by'abimurwa ni abatuye mu cyaro, abandi 18% ni abatuye mu nkengero z'imijyi, naho 12% bonyine niba batuye mu mijyi (reba *Figure 1*). Mu by'ukuri, ikigereranyo cy'ubutaka bwose hamwe bwatwawe n'iyimurwa kirerekana ko ubwo mu cyaro busumba kure ubwo mu mijyi, aho 97% yabwo ari ubwo mu bice by'icyaro n'inkengero z'imijyi.

Figure 1

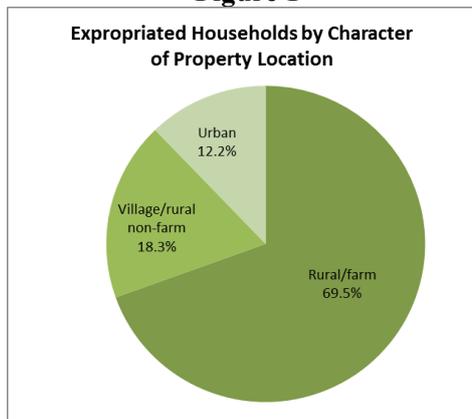
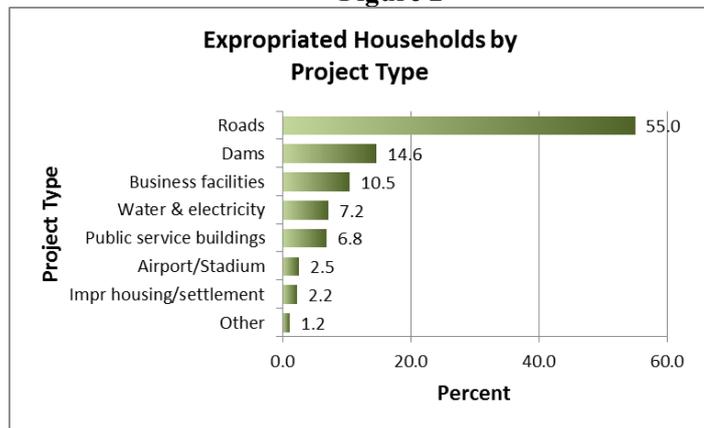


Figure 2



Ubwoko bw'imishinga yateye iyimurwa nabwo bwagize ibyo bugaragaza. Imishinga y'imihanda yafashe 55% y'iyimurwa ryose, naho imiyoboro y'amazi n'iy'amashanyarazi itwara 7.2% (*Figure 2*). Ubu bwoko bw'imishinga kandi bwagiye butwara igice gito cy'ubutaka aba aricyo cyimurwa. Iryo

yimurwa ridafata umutungo uko wakabaye ni ryo ryiganje muri rusange kuko ryihariye 65% ry'imishinga yose yimura abaturage mu Rwanda. Abaturage 15% nibonyine bimutse bava aho bari batuye; ibi bikerekana na none ko akenshi iyimurwa ritareba umutungo wose. Ikindi ni uko 54% ari ahimuye ubutaka ba nyirabwo batari batuyeho (urugero: ubutaka buhingwamo, ubutaka budakoreshwa).

2. Uko iyimurwa rikorwa

Abaturage bimuwe bavuga ko uburyo bukunze gukoreshwa mu kumenyeshya abantu ko bazimurwa ni inama z'abaturage (Figure 3). Ariko kandi hafi kimwe cya gatatu cy'abimuwe bavuze ko batigeze babimenyeshwa. Ukurikije ubwoko bw'imishinga yimura abaturage, abarenga 60% by'abimuwe n'imiyoboro y'amazi n'iy'amashanyarazi ntibari barabimenyeshajwe, mu gihe abari hagati ya 27 na 29% by'abimuwe n'imihanda n'ingomero zitanga amashanyarazi nabo batabanje kubimenyeshwa (Figure 4). Muri urwo rwego, imishinga iteza imbere ibikorwa-remezo itera iyimurwa rifata gusa igice cy'umutungo kandi akenshi ba nyirawo batabanje kubimenyeshwa. Kuba akenshi (hejuru ya kimwe cya kabiri), iyimurwa rikorerwa ku butaka butari ubwo ba nyirabwo batuyeho bishobora kuba bigira uruhare mu kutamenyeshwa kwabo; kuko bikunze gutangarizwa mu nama y'abaturage ziba zatangajwe n'abayobozi b'inzego z'ibanze b'aho ubutaka buzimurwa buherereye.

Figure 3

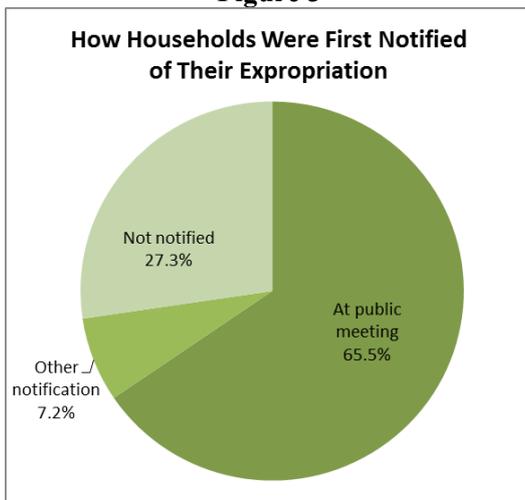
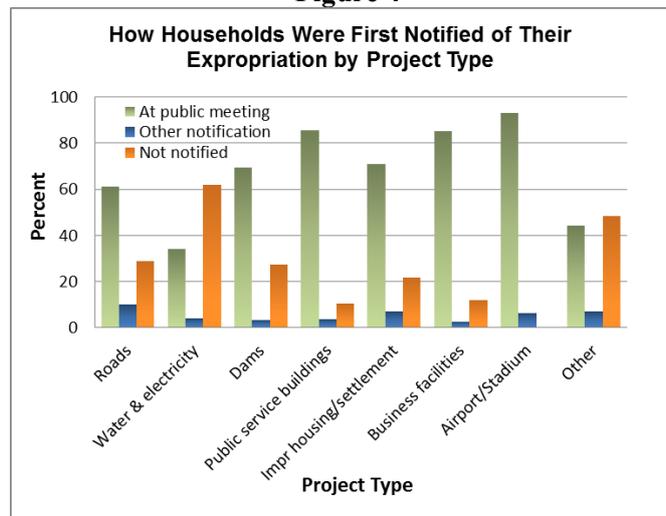


Figure 4



Kumenyeshwa no kugira uruhare mu bikorwa by'iyimurwa bifite akamaro kuko bishobora gutuma abimurwa bishimira cyangwa bakinubira imigendekere y'iyimurwa ryabo. Urugero: abaturage babanje kumenyeshwa mu nyandiko agaciro k'imitungo yabo byagaragaye ko bashobora kwemera ibyavuye mu igenagaciro ry'imitungo yabo ku kigero gikubye inshuro zirenga eshanu, mu gihe ababyemera barabimenyeshajwe mu magambo, mu nama cyangwa bimanitswe ku biro by'umurenge baba ari bake cyane (Figure 5). Abaturage babajijwe bagaragaje kandi ko abarenga 70% by'abimuwe baragize uruhare mu guha agaciro imitungo yabo bashyigikiraga ibivuye mu igenagaciro ry'imitungo yabo, naho abemeye agaciro kahawe imitungo yabo ariko barahejwe mu guha imitungo yabo agaciro ntibagera kuri 14% (Figure 6).

Figure 5

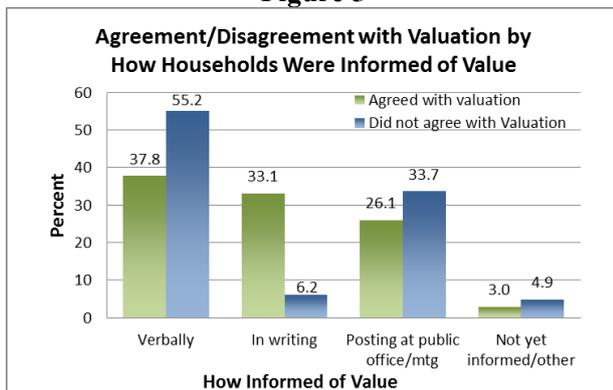
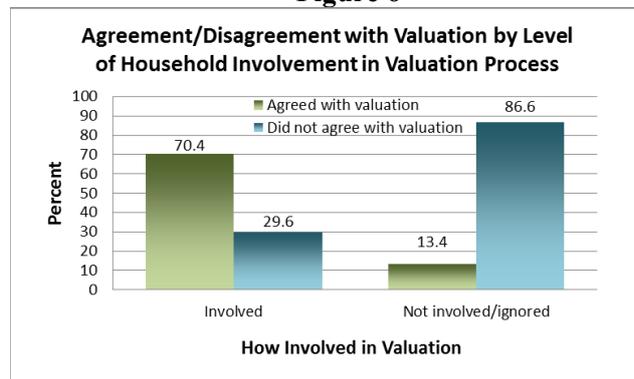


Figure 6



Igiciro cyishyurwa kuri metero kare y’ubutaka bwimuwe gifitanye isano n’aho ubutaka buherereye (umujyi, icyaro ahakorerwa n’ahadakorerwa ubuhinzi). Imbonerahamwe (Table 1, Annex) iri ku mugereka igaragaza ko ubutaka bwo mu mujyi bwahawe agaciro mpuzandengo ka Frw 31, 000 kuri M², ubutaka bwo mu cyaro ahadakorerwa ubuhinzi buhabwa Frw 11,000 kuri M², naho ubwo mu cyaro ahakorerwa ubuhinzi buhabwa Frw 2,500 kuri M².

Ubushakashatsi ntibwagaragaje itandukaniro mu biciro byishyurwa kuri metero kare hagendewe ku nzego zimuye abaturage cyangwa ku bwoko bw’umushinga. Abashoramari bikorera bishyuye impuzandengo iri hejuru ya Frw 15,000 kuri M², ubuyobozi bukuru bw’igihugu bwishyura ayingayinga Frw 12,000 kuri M², ibindi bigo bya Leta byishyura ari hasi gato ya Frw 10,000 kuri M² naho inzego z’ibanze zitanga indishyi ya Frw 4,000 kuri M². Igiciro kuri metero kare y’umutungo kinahindagurika cyane bitewe n’ubwoko bw’umushinga wimuye abaturage. Muri urwo rwego, imiyoboro y’amazi n’iy’amashanyarazi, ingombero z’amashanyarazi, inyubako zihuriramo abantu benshi, imishinga y’ikibuga cy’indege n’ibibuga by’imikino nibyo byishyura amafaranga make kurusha indi.

Nyamara iyo usesenguye utitaye ku hantu ubutaka buherereye (icyaro cyangwa umujyi), ntiwite no ku zindi mpamvu zisa niyo (Table 2 iri ku mugereka), indishyi itangwa kuri metero kare ku bimuwe n’imiyoboro y’amazi, iy’amashanyarazi n’ingomero z’amashanyarazi usanya yiyongereye. Ibi kandi ni nako bimeze ku iyimurwa ry’ahubakwa amazu ahuriramo abantu benshi. Ikindi ni uko, iyo usesenguye utitaye kuri ibyo byavuzwe haruguru, usanga ibiciro bitangwa n’abashoramari bigenga ari byo biri hasi kurusha ibindi mu gihe abenshi basazwe bakeka ko ari bo bishyura menshi kurusha abandi. Ubuyobozi bukuru bw’igihugu usanga ari bwo buri ku mwanya wa mbere mu kwishyura menshi kimwe n’ibigo bya Leta ndetse ibiciro byazo bigakuba kabiri karenga ibiciro by’abashoramari bigenga. Inzego z’ibanze nizo na none zitanga make kurusha izo zindi.

Abaturage bimuwe barenga 80% bavuga ko bahawe ibiciro biri muni y’igiciro kiri ku isoko. Ibi babishingiraga ku mitungo isa n’iyabo iba iherutse kugurishwa iherereye aho batuye cyangwa ibiciro baba basanzwe bahabwa ku butaka bwabo. N’ubwo bimeze bityo ariko, 6% nibo bonyine bajuririyeye ibyavuye mu igenagaciro cyangwa bakoresheje igenagaciro rivuguruza iryahawe imitungo yabo. Mu mpamvu zibitera, abenshi (56.5%) bavuga ko bumvaga kujurira ntacyo byari guhindura, (Figure 7). Indi mpamvu ikomeye ku barenga 26% batishimiye igenagaciro bavuze ko batazi inzira banyuramo bajurira cyangwa ko batari bazi ko kujurira bishoboka. Naho 15.7% by’abatarajuriye bavuze ko batari bafite ubushobozi bwo kwishyura ikiguzi cy’igenagaciro cyangwa ubujurire.

Figure 7

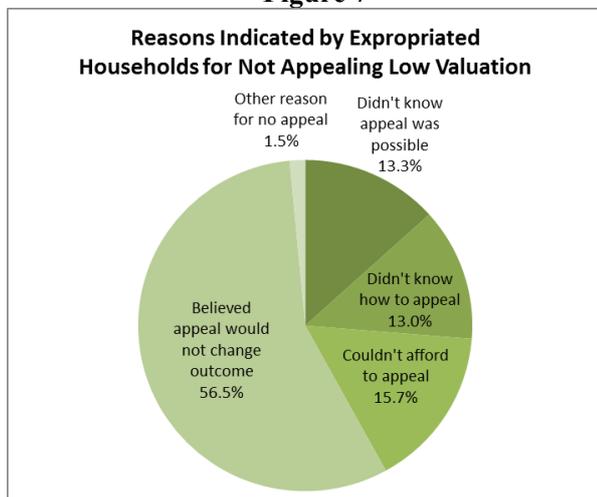
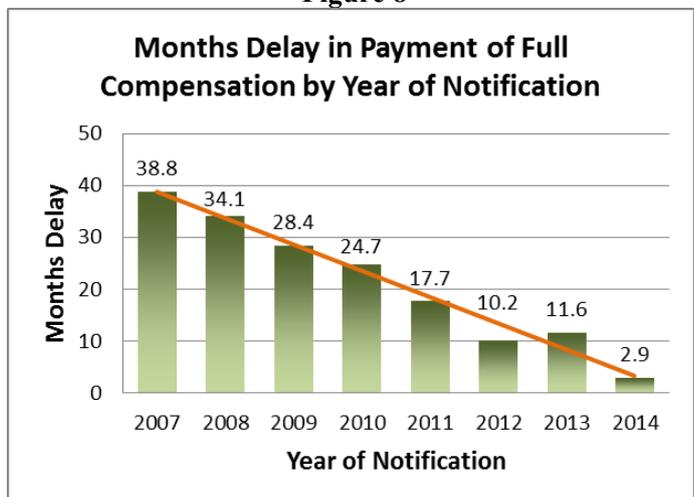


Figure 8



Itegeko rigenga iyimurwa ku mpamvu z’inyungu rusanga ritanga iminsi 120 (amezi 4) ntarengwa abaturage gutegereza mbere yo guhabwa indishyi ikwiye uhereye igiye iyo ndishyi yemerejwe. Nyamara abaturage bimuwe bagaragaje ko bategereje igihe kirenze icyo; kuva ku mezi 5 kugeza ku

mezi 42. Impuzandengo y’ubwo bukererwe ariko, yaragabanutse muri iyi myaka mike ishize (Figure 8). Mu wa 2007 impuzandengo y’ubwo bukererwe ku bamenyeshejwe ko bazimurwa yari mezi 38.8, muri 2012 iba 10.2, naho mu wa 2013 iba mezi 11. Mu wa 2014 uko gutegereza kwaragabanutse kugera ku mezi 2.9%, bivuga ko abenshi bishyuye ya mezi ane ategereza atararenga.

3. Ingaruka ku mibereho myiza no ku bukungu

Birimvikana ko abaturage bimuwe batakaje ubutaka. Amakuru yakusanyijwe agaragaza ko abenshi mu baturage bimuwe batakaje indi mitungo (Figure 9). Bitewe n’uko imitungo myinshi yimuwe iherereye mu cyaro, ntibitunguranye ko abarenga 50% y’abimuwe batakaje imyaka ibihingwa ngandurarugo, ibihingwa ngengabukungu n’ibiti, naho 30% batakaza ubwatsi bw’amatungo. Ibi byose ni ibintu bibyara inyungu ku baturage bo mu cyaro hafi ya bose. Abayingayinga 21% bavuze ko kwimurwa byabateye gutakaza inzu zo guturamo. Abo barasumba abavuze ko bimutse aho bari batuye kuko bo bagera ku ngo zingana hafi na 15%.

Figure 9

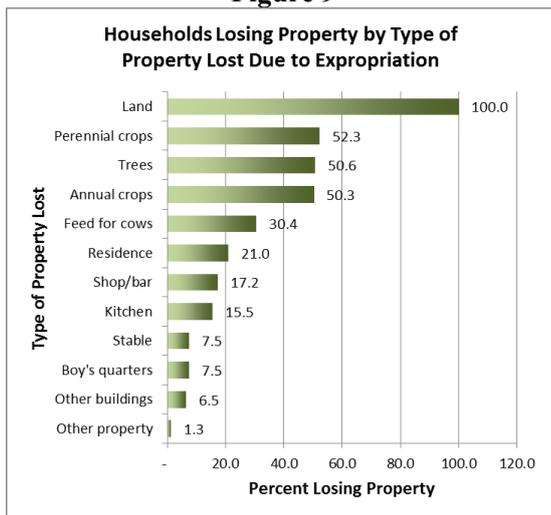
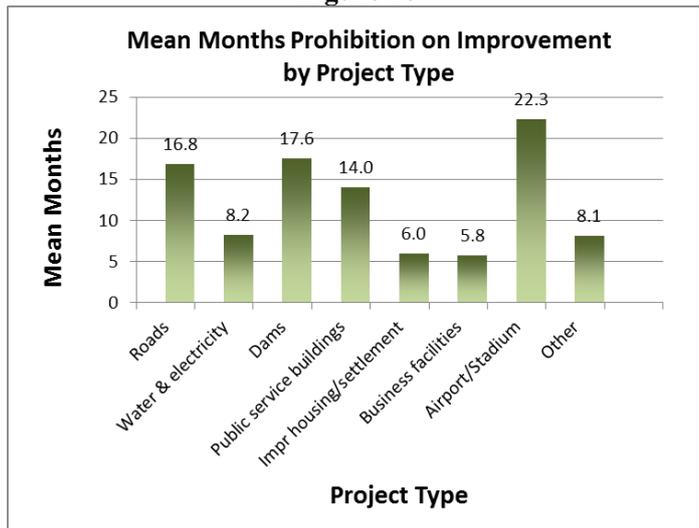


Figure 10



Abarenga 40% by’abaturage bimuwe bavuze ko babujijwe kugira icyo bakorera mu mitungo yabo mu giye bari bategereje kwimurwa. Itegeko ryo rivuga ko mu gihe cy’amezi 4 kiri hagati yo kugena agaciro no kwishyurwa, umuturage adashobora kwishyura agaciro kongewe ku mutungo we. Nyamara kandi igihe babujijwe kugira icyo bakorera mu mitungo yabo ayo mezi 4 yemewe n’itegeko yari yararenze (Figure 10).

Ibyavuye mu makuru yatanzwe n’abaturage bimuwe agaragaza ko bakoresha amafaranga y’ingurane mu gushaka inzu zo guturamo cyangwa ubutaka, gusana no kongera agaciro nk’inzu batuyemo, ibi byose byakozwe n’ingurane igera kuri 64.3% yahawe abimuwe (Figure 11). Naho ibindi bakoresheje amafaranga y’ingurane harimo kuzigama byatwaye hafi 12% y’ingurane, hafi 5% yishyuye amashuri y’abana n’aya ba nyir’ubwite, naho 19% agenda ku bindi bintu birimo ubucuruzi, gufasha abagize umuryango no kwivuza.

Figure 11

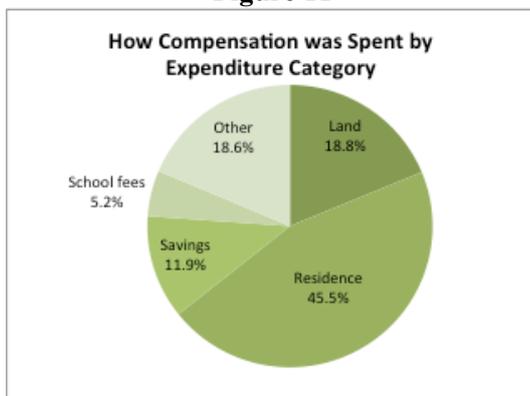


Figure 12

Character of Expropriated Property	Character of Current Property			Total (%)	N*
	Rural/ farm (%)	Village/ rural non-farm (%)	Urban (%)		
	Rural/farm	70.7	25.1		
Village/rural non-farm	32.1	66.0	1.9	100.0	53
Urban	4.8	42.9	52.4	100.0	21
Total	56.4	35.7	7.9	100.0	241

X²=86.744; p<0.001

*Includes only households that have relocated

Mu baturage 15% bimukiye ahandi kubera inyungu rusange, abenshi bimukiye ahantu hameze nk'aho bari batuye mbere. Abagera kuri 70.7% bari batuye mu cyaro gikorwamo ubuhinzi bimukiye mu cyaro n'ubundi, 25.1% bimukira mu cyaro kidakorwamo ubuhinzi, hano 4.2% bimukira mu mujyi (Figure 12). Mu bari batuye mu cyaro kidakorwamo ubuhinzi, 32.1% bimukiye mu cyaro gikorwamo ubuhinzi, 1.9% bimukira mu mujyi. Mu bari batuye mu mujyi, hafi kimwe cya kabiri (47.7%) bimukiye mu nkengero zayo: 42.9% bawuvuyemo baja mu cyaro kidakorwamo ubuhinzi naho 4.8% banjya mu cyaro.

Muri rusange abaturage bivuze ko umusaruro binjiza ku mwezi wagabanutse ugereranyije na mbere yo kwimurwa. Impuzandengo rusange kuri bese ni Frw 35,236 yagabanutse ku musaruro binjizaga ku kwezi aribyo bingana na 32% by'umusaruro wose w'ukwezi. Kandi ari abimutse baja ahandi n'abataravuye aho bari batuye babyemeje batyo. Ibi bishobora guterwa n'uko abimutse bagumye mu kagari bari batuyemo mbere, cyangwa bakimukiye mu kagari gahana imbibi n'ako bari batuyemo ariko mu murenge umwe (abo bangana na 93.4% by'abimutse), kandi n'imiterere y'aho batuye ikaba isa n'iy'abandi bakozweho ubushakashatsi. Izindi mpamvu z'igabanuka ry'umusaruro winjira ku kwezi zishobora kuba guta agaciro kw'ifaranga mu bukungu bw'u Rwanda. Ubukererwe mu kwishyura indishyi ikwiye bwagaragaye mu myaka yakurikiye ishyingirwaho ry'itegeko rigenga iyimurwa nabwo bushobora kuzamura iki kigereranyo, kuko gutinda kwishyurwa bishobora gutuma umuntu akabya ingaruka mbi yatewe no kwimurwa, akaba yanongera nkana umusaruro yinzizaga ku kwezi mbere y'uko yimurwa. Abaturage bafite umusaruro wagabanutse cyane kurusha abandi akenshi ni abahawe indishyi nyinshi ($r = -0.22$) kuko indishyi ishobora kuba igendana n'ubunini cyangwa uburebure bw'umutungo wimurwa, ari na wo mu by'ukuri watangaga umusaruro mwinshi bahombye.

Icyerekezo cy'igabanuka ry'umusaruro w'ingo kigaragarira na none mu bwoko bw'imishinga yimura abaturage (Figure 13). Imishinga y'imihanda n'igamije imiturire myiza niyo itera iryo gabanuka kurusha indi mishanga. Iminshinga y'imiyoboro y'amazi n'iy'amashanyarazi bikongera kuboneka ku mwanya wa nyuma mu guteza iryo gabanuka. Hari n'ibindi bituma igabanuka ry'umusaruro w'abimuwe bigera ku rwego runini gutyo n'ubwo imihanda ibyangizaho igice gito (Figure 14). Ibigaragara nk'ibisanzwe bitakazwa n'abaturaga bitari ubutaka harimo ibikorwa bibyara inyungu nk'amaduka, urubingo¹, byatakajwe n'abagera kuri 25% by'abimuwe n'imihanda. Abayingayinga 50% muri bo batakaje ibihingwa ngandurarugo na ngengabukungu (*perennial*), ibiti, kandi kuri benshi ibyo ni ibikorwa bibazanira amafaranga.

Figure 13

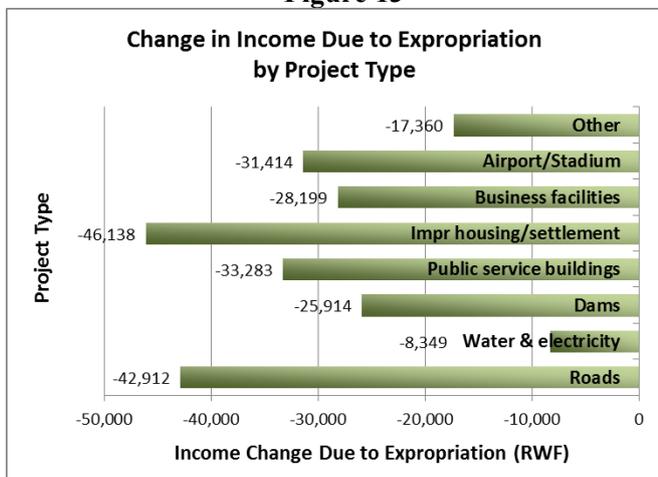
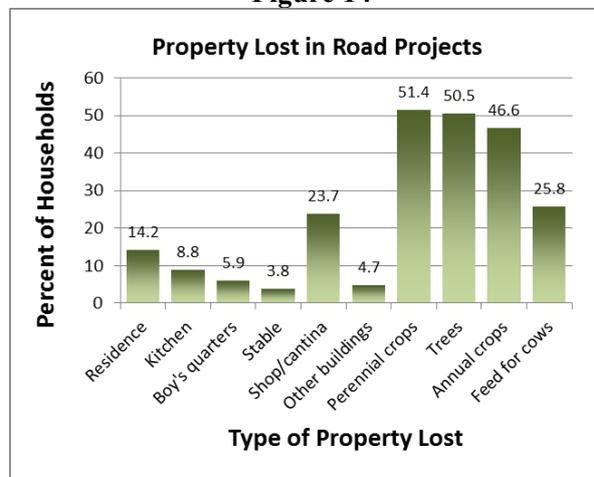


Figure 14



Usibye ingaruka iyimurwa ryagize ku baturage muri rusange, abenshi mu bimwe bagaragaje ko bashyigikiye imishinga yimura abaturage kandi bashimishwa n'ibyiza iyo mishanga ibazanira. Abimuwe babajijwe icyo batekereza ku kamaro cyangwa inyungu rusange iyi mishanga izanira

¹ Urubingo, nk'ubwatsi bw'amatungo rugurishwa aborozi rukazanira amafaranga nyirarwa.

rubanda, abagera kuri 87.3% bemeza ko iyo nyungu ihari. Hakurikijwe ubwoko bw'imishinga, abarenga 90% basanga imishinga yo kubaka imihanda, ingomero n'imiyoboro y'amashanyarazi ifitiye rubanda akamaro. Cyakora abemeza ako kamaro ku mishinga y'inyubako-rusange zihuriramo abantu bagera kuri 43.5% gusa, ku bibuga by'indege n'ibibuga by'imikino ni 39.7%, naho ku mishinga iteza imbere imiturire 51.7% nibo bemeje ko ifite akamaro.

IBYIFUZO

Amakuru yagaragajwe n'ubu bushakashatsi ni yo yaherewehe mu gutanga ibyifuzo bikubiye mu ngingo eshanu z'ingenzi: 1) kunoza igenamigambi ry'imishinga yo kwimura abantu ku bw'inyungu rusange; 2) kunoza uburyo bwo kumenyesha abaturage bimurwa; 3) kongerera abaturage amahirwe yo kugira uruhare mu iyimurwa ryabo; 4) kurwanya ingaruka iyimurwa rigira ku baturage; 5) kurushaho gukorera mu mucyo no kugaragarariza rubanda ibibakorerwa. Dore ibyifuzo mu magambo arambuye kuri izi ngingo tumaze kuvuga.

1) Birakwiye kunoza igenamigambi n'igenagaciro ry'imishinga yimura abaturage

Igenamigambi ritanoze ryavuzweho cyane n'ubu bushakashatsi nk'ikibazo nyamukuru giteza igenagaciro rikabije guha imitungo agaciro gato, ubukererwe bukabije mu kwishyura abaturage bimurwa, n'ikibazo cyo guhuza ibikorwa by'iyimurwa. Igenamigambi rinogejwe, ibyinshi muri ibi bibazo byashira, ndetse n'ibindi bibazo birebana n'ibikorwa by'iyimurwa bikagabanuka.

Ibi byifuzo birarera mbere na mbere inzego zimura abaturage n'ibigo bya Leta kimwe n'ubuyobozi bukuru bw'igihugu.

Icyamba 1: Gukoresha abagenagaciro bigenga kugira ngo bagaragaze agaciro k'ubutaka n'imitungo igomba kwimurwa.

Icyamba 2: Kongera imbaraga z'ikigo cyigenga gikora igenagaciro (IRPV) no kugiha/kukirekera ubwigenge buhamye.

Icyamba 3: Kunoza inyigo z'imbanziriza-mishinga hasuzumwa ingaruka ku mibereho n'ubukungu iyimurwa rizagira ku baturage.

Icyamba 4: Kugaragaza neza no gukurikirana ko amategeko n'ingengabihe byubahirizwa.

Icyamba 5: Kunoza no kuvugurura inzira zo kwishyura abimuwe.

2) Kunoza uburyo bwo kumenyekanisha iyimurwa

Kumenyesha imiryango ko igiye kwimurwa, ko izatakaza ubutaka n'imitungo kandi hakoreshejwe inzira zinoze, ni amwe mu mabwiriza shingiro y'iyimurwa ry'abaturage haba ku rwego mpuzamahanga ndetse no mu gihugu. Ubu bushakashatsi bwagaragaje ku buryo butomoye, ko abaturage bashyigikira umushinga w'iyimurwa iyo bawumenyeshejwe ku buryo bukwiye.

Ibi byifuzo birarera mbere na mbere ubuyobozi bukuru bw'igihugu, inzego zimura abaturage n'abayobozi b'inzego z'ibanze by'umwihariko kuko aribo bafite inshingano zo gutanga amatangazo.

Icyamba 6: Kumenyesha imiryango izimurwa, ku buryo bunozze kandi kuri buri muntu ku giti cye.

3) Kongerera abaturage urubuga kugira ngo bagire uruhare mu bikorwa by'iyimurwa

Ubu bushakashatsi bwagaragaje ko ubwitabire butuma abaturage banyurwa n'imigendekere y'iyimurwa ku buryo bushimishije. Ibi byagaragariye mu bipimo bijyanye no gushimishwa n'imirimu y'igenagaciro, akamaro umushinga ubimiye ufiteye rubanda. Ibi byifuzo birareba

abayobozi b'inzego z'ibanze, bikanareba ariko n'abafata ibyemezo kimwe n'ubuyobozi bukuru bw'igihugu.

Icyamba 7: Gukangurira abaturage ibishushanyo-mbonera by'imikoreshereze y'ubutaka no kubaha umwanya mu ishyirwa mu bikorwa ryabyo.

Icyamba 8: Guharanira ibiganiro bitanga ibitekerezo igihe hatumijwe inama zivuga ku iyimurwa.

Icyamba 9: Guharanira ko abafite imitungo ihuriweho bose bahabwa umwanya muri buri cyiciro kigize iyimurwa.

4) Kurwanya ingaruka iyimurwa rigira ku baturage

Muri rusange, abaturage bemeje ko iyimurwa ryabagizeho ingaruka ariko abagiye gutura ahandi kimwe n'abagore batunze ingo bo bavuze ko ryabagizeho ingaruka zikomeye kurusha abandi. Abimuwe kandi bagaragaje ko umusaruro winjira mu ngo zabo ku kwezi wagabanutse nyuma y'iyimurwa.

Ibi byifuzo birareba mbere na mbere abafata ibyemezo mu buyobozi bukuru bw'igihugu, inzego zimura abaturage ndetse n'abayobozi b'inzego z'ibanze.

Icyamba 10: Kugena ingurane ijyanye n'ikiguzi cyo kwimukira ahandi ku bo birebe.

Icyamba 11: Kuvanaho ibintu bitari ngombwa bituma abantu babuzwa gukoresha imitungo yabo.

Icyamba 12: Gukuraho ingingo y'itegeko yemerera abimura abaturage gufata ubutaka buto budatangiwe indishyi ikwiye.

Icyamba 13: Guhindura ibivugwa kuri expropriation kugira ngo bimenyekane ko mu cyaro ariho himurwa abaturage benshi kurusha mu mujyi.

Icyamba 14: Guteganya izindi nzira zakoreshe aho kwimura abaturage.

5) Kurushaho gukorera mu mucyo no kugararagariza rubanda ibibakorerwa

Ni ngombwa gukorera mu mucyo no kugararagariza abaturage ibibakorerwa ku bijyanye n'ibikorwa byo kwimura abaturage kugira ngo igenagaciro ry'imitungo rikorwe mu kuri, ngo igihe cyagenwe cyubahirizwe, no kugira ngo icyuho cya ruswa kigabanuke. Gukorera mu mucyo no guha abaturage ibibagenewe ni ishingiro ryo gukorera mu kuri mu bikorwa bya Leta byose. Bityo rero, kurushaho kubiyemeza bizatuma amategeko agenga iyimurwa akurikizwa kandi bitume n'abantu bishimira iyimurwa.

Ibi byifuzo bigenewe abayobozi b'inzego z'ibanze, MINALOC kuko ari yo ishinze inzego z'ibanze, ubuyobozi bukuru bw'igihugu n'ibigo bishinzwe kugenzura birimo Umuvunyi.

Icyamba 15: Kongerera abaturage uburyo bwo kujurira no gukora igenagaciro rivuguruza.

Icyamba 16: Kongerera inzego z'ibanze ubushobozi kugira ngo zuzuze neza inshingano zazo mu bikorwa byo kwimura abaturage.

Icyamba 17: Gutangaza ibyavuye mu mbanziriza-mushinga y'imishinga y'iyimurwa mbere y'uko ishyirwa mu bikorwa.

Policy Brief

The Implementation of Rwanda's Expropriation Law and Outcomes on the Population

By Andrews Kananga, Hadley Rose, Frank Mugisha, Clarise Munezero, Jean Baptiste Nyarwaya, Zacharie Ndayishimiye, with assistance and advice from Dr. Daniel Clay

This Policy Brief contains a synthesis of the findings and recommendations drawn from a research project conducted by the Legal Aid Forum on the Implementation of Rwanda's Expropriation Law and its Outcomes on the Population. The research was funded by the USAID-funded LAND Project as a component of a broader research agenda developed in early 2014 through a multi-stakeholder consultative process in Rwanda supported by the LAND Project.

The current Expropriation Law, was adopted in 2007 as implementing legislation under the 2005 Organic Land Law. The Organic Land Law was replaced in 2013 by an ordinary law regulating land. The 2013 Land Law reaffirms the right to private property ownership that is subject to expropriation in the public interest. The 2007 Expropriation Law created the procedures and regulations by which the government could expropriate private property in the public interest.

Rwanda's ambitious development plans have led to much growth and prosperity in Rwanda, but those plans have often required the expropriation of property from its citizens. Prior to this research, no systematic, comprehensive empirical review had been conducted on the extent of expropriation in Rwanda, the valuation and compensation processes for expropriated properties, and the impacts of expropriation on the expropriated population. In order to estimate a baseline number of households impacted by expropriation, the research team visited all 30 Districts in Rwanda to obtain numbers of expropriated households, and also to identify more detailed numbers and lists of names of expropriated people in the 15 sampled Districts. From this two-stage listing process, the team was able to estimate that 30,050 households have been affected by expropriation since the 2007 Expropriation Law was adopted. This policy brief presents the key findings and recommendations derived from this study.

RESEARCH METHODOLOGY

The research was carried out from October 2014 to July 2015 in the following stages: 1) desk review/literature review of relevant prior studies and literature; 2) qualitative data collection and analysis; and 3) quantitative data collection and analysis.

The literature review revealed a number of prior studies and articles related to land reform and land use in Rwanda. However, it also showed a dearth of empirical research on the incidence, procedures, and impacts of expropriation on Rwandan society.

Qualitative data analysis was undertaken on a large scale, focusing on three major categories of respondents: 1) government agencies involved in the expropriation process; 2) local authorities with involvement in facilitating expropriations; and 3) individual households that had experienced expropriation. Interviews with government agencies included respondents from expropriating agencies, coordinating agencies and ministries, and other agencies that may be involved in taking

complaints related to expropriation. Interviews and focus group discussions were carried out with local authorities at the Sector and District levels, primarily in local areas where the household survey was conducted, so as to balance out the perspectives on the experience of expropriation in those areas. Finally, a number of focus group discussions were carried out with individuals who had been expropriated and with Civil Society/Legal Aid organizations that serve the population. These discussions provided more in-depth information about individualized experiences of the expropriation project and also ensured the inclusion of some data related to high-profile expropriation projects.

In March and April 2015, the research team carried out a household survey in 15 randomly selected Districts, with probability of selection proportional to size (PPS). All respondents to the household survey were households/individuals that had experienced expropriation under the procedures provided for by the 2007 Expropriation Law. A total of 1381 respondents were included in the household survey, with their responses representative of the experiences on the national level.

RESEARCH FINDINGS

1. Project characteristics

Determining the profile of expropriation projects is an important first step in understanding the effects of expropriation in Rwanda. Rwanda’s economy is predominantly rural, and as of the last Census in 2012, only 17% of households were reported as being located in urban areas. However, expropriation more often affects rural households—almost 70% of expropriated households come from rural areas, and another 18% come from peri-urban areas, with only 12% of expropriations reported in urban areas (Figure 1). In fact, as a proportion of all land lost to expropriations, rural land far outweighs urban land, with rural land and peri-urban land accounting for 97% of all land lost.

Figure 1

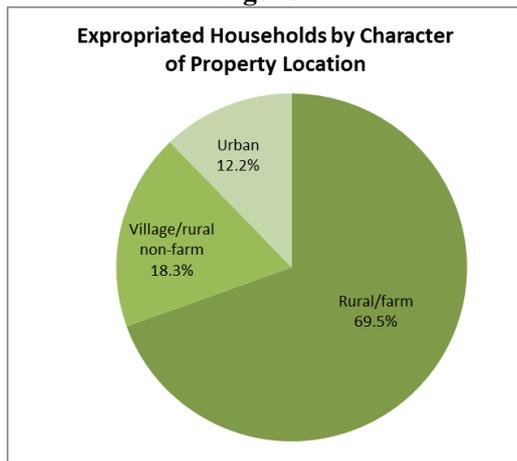
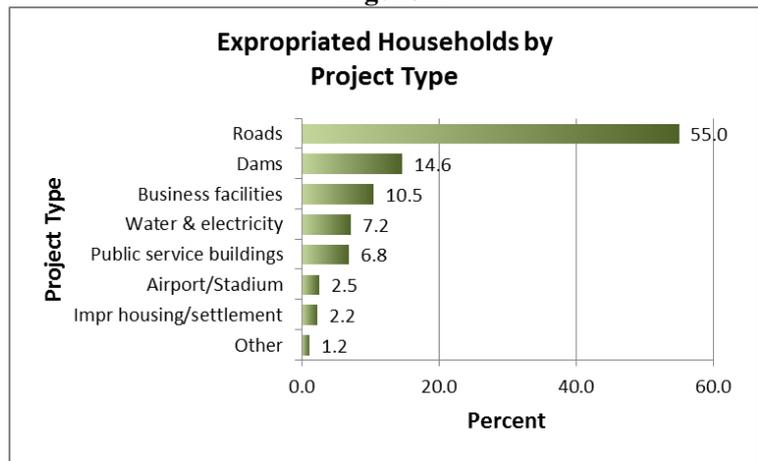


Figure 2



The type of projects that led to expropriation revealed patterns, as well. Road projects accounted for 55% of all expropriations, and water canals/electricity lines accounted for 10.5% of all expropriations (Figure 2). These types of projects also tended to lead to partial expropriations rather than total expropriations. In total, these three types of predominantly partial expropriations represented 65.5% of all expropriations in Rwanda. In fact, only 15% of households were required to relocate due to the expropriation, which is related to the high incidence of partial expropriation, as well as the fact that 54% of expropriations were of lands that were not the location of the primary residence of the expropriated households (e.g., farms, unimproved rural landholdings).

2. Expropriation procedures

Expropriated households/individuals reported that the predominant manner of notification they received of the expropriation was through public meetings (Figure 3). However, almost one-third of expropriated households reported not being notified at all. By project type, over 60% of households expropriated for water canals and electric lines were not notified, while about 27-29% of households expropriated for roads and dam projects reported not being notified (Figure 4). Accordingly, partial expropriations for infrastructure improvements seem to be implemented in many cases without even providing notice to concerned households. The fact that over half of expropriations occur on land which is not the primary place of residence for the expropriated households likely contributes to the issue of non-notice, given that most notices are delivered publicly by meetings announced and held in local areas.

Figure 3

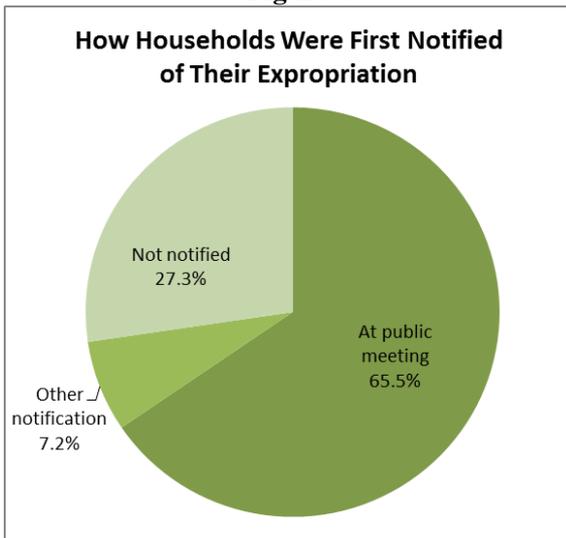
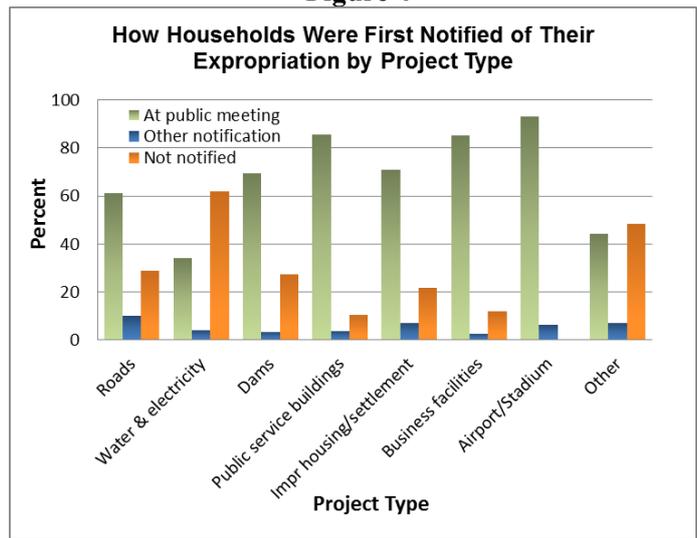


Figure 4



Notice and involvement in the process are also important factors influencing a household's experience and satisfaction with the expropriation process. For example, individuals who were informed about the value of their property in writing were over five times more likely to agree with the valuation, whereas those who were notified verbally or through a meeting or posting at sector offices were less likely to agree with the valuation (Figure 5). Survey data also revealed that over 70% of expropriated individuals who were involved in the valuation process on their property actually supported the final value given to their property, whereas those who were present but ignored during the valuation reported a satisfaction level below 14% (Figure 6).

Figure 5

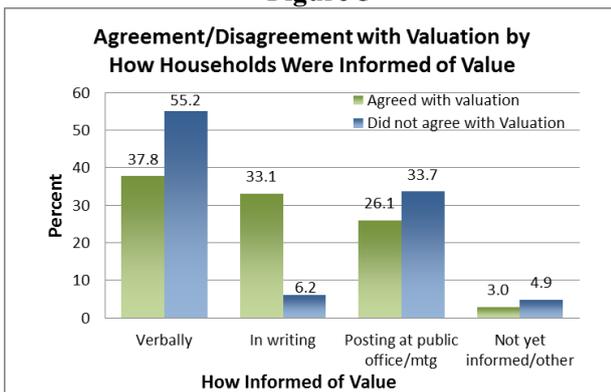
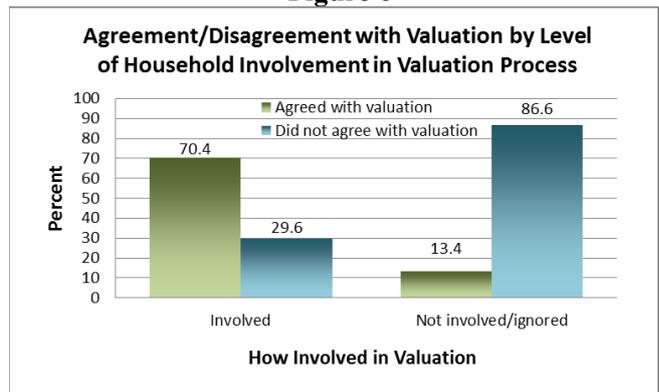


Figure 6



The price paid per square meter for expropriated land would be expected to correlate closely to the character of the land (urban, rural/non-farm, rural). Table 1 (*Annex*) shows that urban lands were valued at an average of approximately 31,000 RWF/M², rural/non-farm land at 11,000 RWF/M², and rural farmland at 2,500 RWF/M². The survey did show unexpected discrepancies in the compensation per square meter of land when looking at the price paid by specific expropriating institutions and types of projects. Among the expropriating institutions, the average price per square meter paid by private investors was over 15,000 RWF/M², the central government paid approximately 12,000 RWF/M², other state agencies paid just under 10,000 RWF/M², and local government authorities paid 4,000 RWF/M² in compensation. The price paid per square meter of property also varied highly based on the type of project carried out, with water canals and electric lines, dams, public service buildings, and airport and stadium projects paying the least. However, when controlling for the character of the land and other variables (Table 2, *Annex*), the price per square meter paid in compensation for water canals/electric lines and dam projects adjusts upward, as does the price paid for land expropriated to erect public service buildings. Furthermore, the relative price paid by private investors, which were assumed to be the best-paying entities, was actually found to be below average when other factors such as character or location of the land are controlled. The central government emerged as the best-paying entity, and other state agencies/parastatals, which paid more than double the price paid by private investors. Local government entities remain as the lowest-paying institutions.

When asked about their agreement with value given to their lands, over 80% of expropriated households reported that it was below market value, which some reported estimating based on comparable sales in their areas, or on previous offers they had received for their lands. However, the data show that only 6% of expropriated households actually appealed or requested counter-valuation of their properties. When asked their reasons for not appealing the value, most people (56.5%) reported that they did not appeal because they believed the appeal would not change the outcome (Figure 7). Another significant segment of dissatisfied households (more than 26%) stated that they had no information about the appeals process or did not know an appeal was even possible. An additional 15.7% of households who did not appeal reported that they could not afford to appeal.

Figure 7

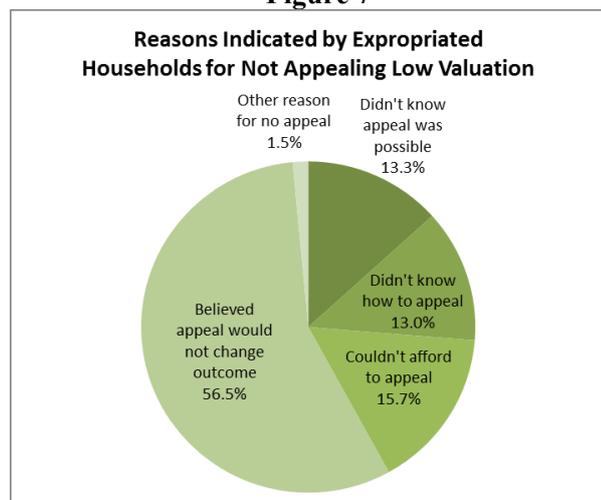
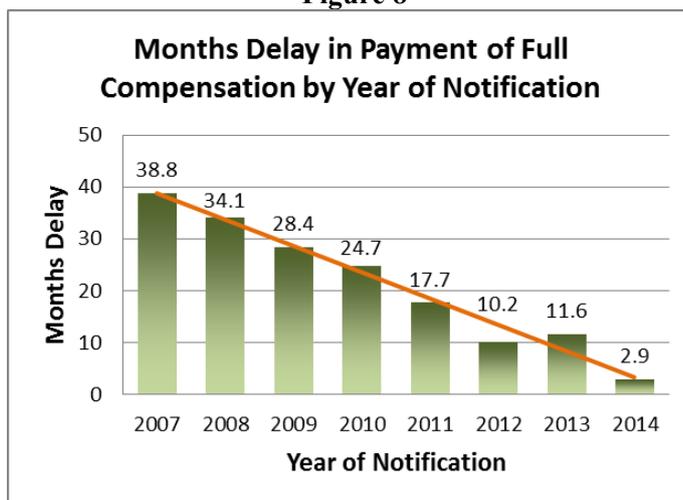


Figure 8



The expropriation law also sets limitations on the length of time an individual may have to wait to receive compensation for expropriated property at 120 days (4 months) from the day of approval of the just compensation. Nonetheless, expropriated households reported delays in receiving compensation ranging from 5 months up to 42 months. However, the average delays have gone down significantly in the past few years (Figure 8). In 2007, the average delay for notified households was 38.8 months, while in 2012 it was 10.2 months, and in 2013 it was 11.6 months. In 2014, the average delay was only 2.9 months, which is within the 4-month time period required by the law.

3. Socio-economic impacts

As expected, all expropriated households lost land. The data also show that many expropriated households lost other types of property, as well (Figure 9). Given the high rate of expropriated property being of rural character, it is unsurprising to find that over 50% of expropriated households also lost annual crops, perennial crops, and trees, and over 30% lost feed for livestock—all productive assets for most rural households. Approximately 21% of households reported losing a residence in the expropriation. This is only slightly higher than the percentage of individuals who had to relocate due to the expropriation, which was reported to be approximately 15% of households.

Figure 9

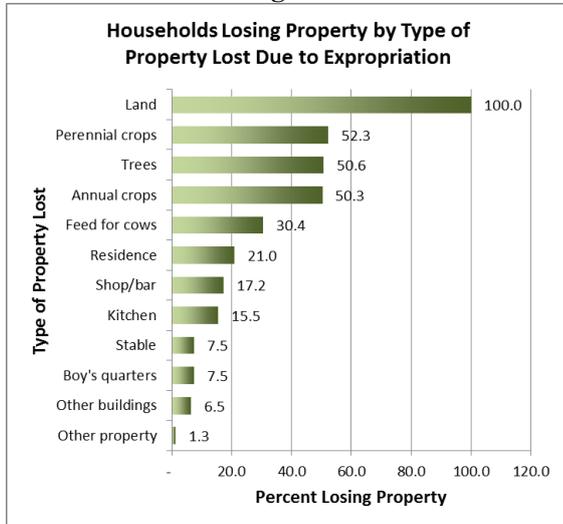
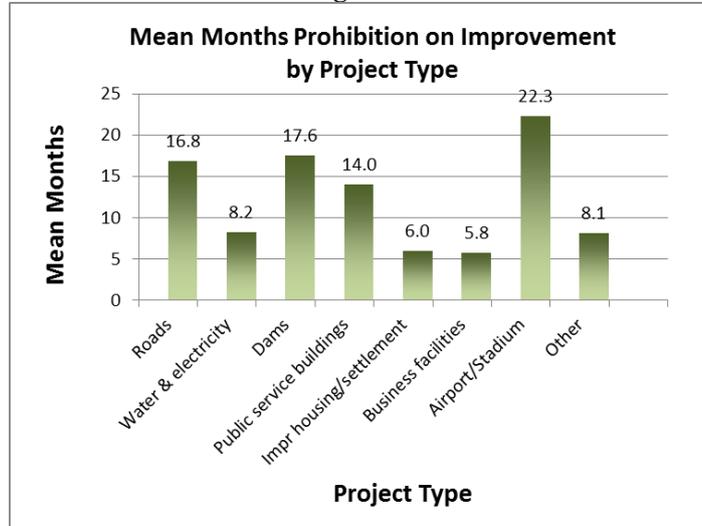


Figure 10



Over 40% of expropriated households reported facing periods of time where they were prohibited from improving their property while the expropriation was pending. While the law does anticipate a period of 4 months between valuation and payment where an individual would not be able to include any new improvements on their lands into the valuation, nonetheless the reported time periods for delay are well beyond the permitted period of 4 months (Figure 10).

When expropriated households were asked about how they spent their compensation, the data show that they overwhelmingly spent it on the acquisition of land or a residence, or investment in improving a current residence, with those items totaling 64.3% of all compensation monies spent by expropriated households (Figure 11). For the shorter-term expenditures made, expropriated households reported putting almost 12% of their compensation into savings, about 5% toward school fees for themselves and/or their children, and an additional 19% toward other current expenditures such as business activities, supporting family members, purchasing household goods, and paying medical bills.

Figure 11

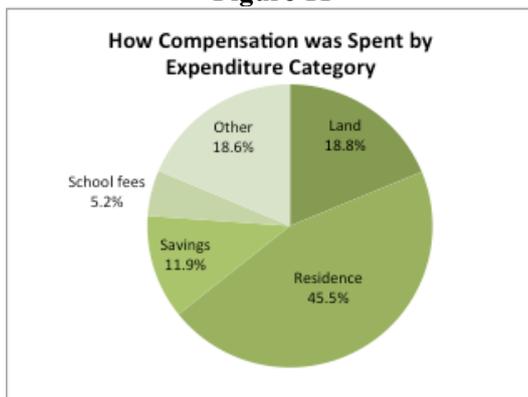


Figure 12

Comparison of Expropriated and Current Property Location for Households Relocated Due to Expropriation

Character of Expropriated Property	Character of Current Property			Total (%)	N*
	Rural/ farm (%)	Village/ rural non-farm (%)	Urban (%)		
Rural/farm	70.7	25.1	4.2	100.0	167
Village/rural non-farm	32.1	66.0	1.9	100.0	53
Urban	4.8	42.9	52.4	100.0	21
Total	56.4	35.7	7.9	100.0	241

$\chi^2=86.744; p<0.001$ *Includes only households that have relocated

Among the 15% of households that relocated due to expropriation, most of them moved to areas similar in character to their previous residences. Figure 12 shows that 70.7% of relocated rural/farm dwellers remained in rural areas, while the remaining 25.1% and 4.2% moved to villages and urban areas respectively. Expropriations in villages and urban areas were more likely to result in a change in residential context. Among village/non-farm dwellers, 32.1% moved to rural locations and 1.9% moved to urban locations. Among urban dwellers, almost half (57.6%) moved to different surroundings—42.9% to village/non-farm areas and only 4.8% percent to rural areas.

Expropriated households generally reported significant changes in monthly income before and after the expropriation. The average change in monthly income for all expropriated households was a loss of 35,236 RWF per month, or 32%. Both relocated and non-relocated households reported a similar decline in this respect. This is likely due to the fact that those who do relocate, typically move elsewhere within the same Cell, or a nearby Cell in the same Sector (representing 93.4% of relocations), and have common demographic characteristics to the overall population under study. Other reasons for these reports of monthly income losses could partially be due to generalized inflation in the Rwandan economy, and also due to excessive delays reported in the early years of the implementation of the expropriation law, which could actually influence an individual’s perception of negative impacts of the expropriation (and reported monthly income declines). Households with greater income loss tend to receive higher compensation ($r = -0.22$) presumably because higher compensation is a function of longer distance relocation, also a determinant of income loss.

Furthermore, some trends are shown for loss of income by project type (Figure 13). Road projects, and improved housing/settlements correlate to the largest declines in income. Water canal and electric line projects correlate with the least declines. In considering the reasons why income might drop in this manner by project type, the other types of property aside from land that were lost due to road projects, as the largest are shown in Figure 14. For example, some commonly lost types of property (aside from land) include income-generating activities such as shops and *urubingo*², which were lost by about 25% of households expropriated for road projects. Approximately 50% of households expropriated for road projects lost perennial crops, trees, and annual crops, which for many people are also income-generating activities.

Figure 13

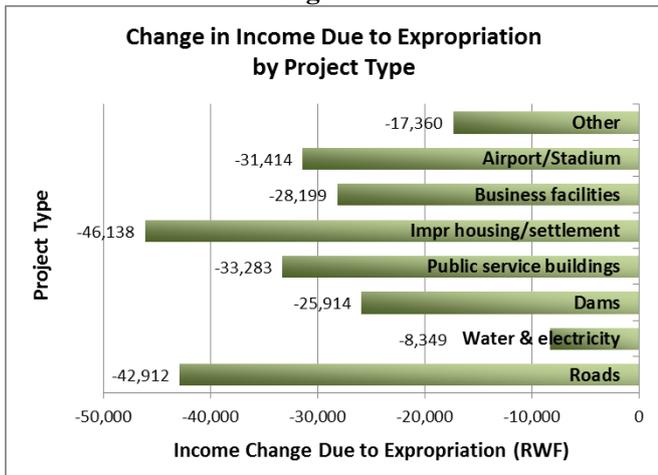
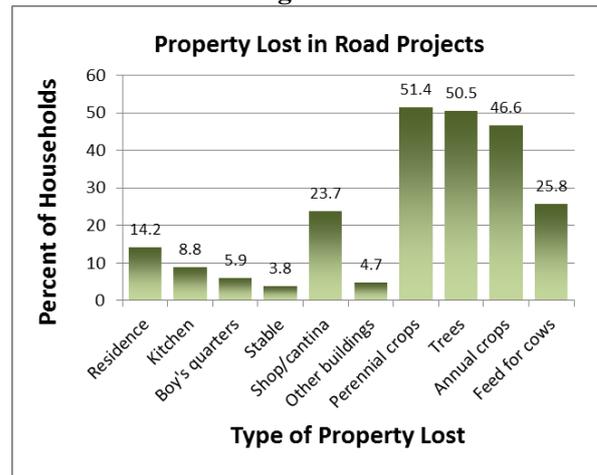


Figure 14



Despite overall reporting of negative impacts at the household level due to expropriation, the vast majority of expropriated households reported support for the project and its stated outcomes. When expropriated households were asked for their views on whether the expropriation project was in the best interests of the community, 87.3% of all households agreed. When considering the reported levels of public interest by project type, more than 90% of expropriated households perceive road

² *Urubingo* is a type of feed for cows often grown and processed by landowners and sold commercially to livestock owners.

projects, dams/water projects, and electricity projects to be in the best interests of the community. However, the rate of agreement for public service buildings was considerably lower (43.5%), and an almost equally small share agreed that airports/stadiums (39.7%) and the improvement of housing/creation of settlements (51.7%) were in best interest of the community.

RECOMMENDATIONS

The recommendations emerging from the research pertain to five major areas: 1) improving planning for expropriation projects; 2) improving notice procedures; 3) increasing opportunities for public participation; 4) mitigating negative impacts on expropriated households; and 5) increasing transparency and accountability in the process. Summarized below are the specific recommendations in each of these areas.

1) Improve planning and valuation procedures for expropriation projects

Much of the data emanating from the research pointed to a pervasive problem of improper planning, causing artificially low valuations, excessive delays in payment to expropriated individuals/households, and institutional coordination issues. By improving planning, many of these issues would be addressed and individual experiences in the expropriation process would be improved.

This set of recommendations are aimed primarily at expropriating institutions and other government agencies, including the central government.

Recommendation 1: Use independent valuers to produce the valuations of land to be expropriated

Recommendation 2: Enhance independence and activities of IRPV

Recommendation 3: Improve feasibility studies on expropriation projects, including an assessment of socio-economic impacts on the affected population

Recommendation 4: Clarify and follow legal/project timelines

Recommendation 5: Improve and streamline the payment procedures

2) Improve the notice procedures

Giving expropriated households adequate notice of the expropriation affecting their lands is one of the fundamental legal principles of expropriation internationally and nationally. The findings have clearly shown a positive attitude towards the project from those who received proper and personalized notice.

This recommendation is aimed primarily at central government, all expropriating institutions, and in particular local authorities, who often bear the burden of giving notice.

Recommendation 6: Provide better, more personalized notice to expropriated households

3) Increase opportunities for public participation in the expropriation process

Public participation in various forms was shown in many ways by the data to have exceedingly positive effects on an individual's experience in the expropriation process, including through indicators such as satisfaction with the valuation process and also belief in the public interest of the project.

This set of recommendations are primarily aimed at local authorities, and also policy-making officials and other central government officials.

Recommendation 7: Sensitize the population to land use planning/Master Plans and increase their involvement in the implementation of these plans

Recommendation 8: Ensure meaningful consultation with the public at meetings on expropriation

Recommendation 9: Ensure all owners of jointly-held property are involved in every stage of the expropriation process

4) Mitigate negative impacts on expropriated households

On average, expropriated households reported fairly significant negative impacts on their lives because of the expropriation, with resettled households and female-headed households reporting even more negative impacts. Expropriated households also reported notable declines in their household monthly income after the expropriation. Some specific aspects of these negative impacts can and should be mitigated by institutions involved in the expropriation process.

These recommendations apply primarily to policy-making officials in the central government, expropriating entities, and local authorities.

Recommendation 10: Provide compensation for relocation expenses where applicable

Recommendation 11: Reduce unnecessary limitations on the prohibition of individuals improving their lands

Recommendation 12: Repeal the provision allowing non-payment for small takings

Recommendation 13: Shift the narrative about expropriation to reflect the predominantly rural nature of the issue

Recommendation 14: Promote alternatives to expropriation

5) Improve transparency and accountability in the expropriation process

Transparency and accountability in the expropriation process are essential to improving the accuracy of valuation, adherence to timelines, and minimizing opportunities for corruption. Furthermore, transparency and accountability are cornerstones of fairness in all government processes, and an increased commitment to these principles will greatly improve adherence to the legal requirements of expropriation, as well as the individual's experience in the expropriation process.

These recommendations are aimed at local authorities, MINALOC as the Ministry responsible for local authorities, the central government, and oversight institutions including the Office of Ombudsman.

Recommendation 15: Increase accessibility of appeal/counter-valuation procedures

Recommendation 16: Enhance the capacity of local authorities to participate in the expropriation process

Recommendation 17: Publish project feasibility studies in advance of the implementation of the project

Annex Table 1

Land Lost and Compensation by Expropriation Characteristics												
Expropriation Characteristic	Land owned before expropriation			Land lost in expropriation			Compensation for lost property			Compensation per SqM		Nbr of exprop HHs*
	Mean SqM	Sum SqM	% SqM	Mean SqM	Sum SqM	% SqM	Mean RWF	Sum RWF	% RWF	Mean RWF	Sum RWF	
Principle project type												
Roads	2,290	993,728	60.7	369,882	852	60.7	2,681,871	1,155,880,279	47.2	13,550	5,840,020	434
Water & electricity	8,094	458,362	18.1	49,554	875	18.1	272,612	15,437,663	0.6	621	33,404	57
Dams	6,371	1,100,889	68.7	744,594	4,309	68.7	900,327	155,572,251	6.4	685	117,793	173
Public service buildings	7,063	626,880	93.8	603,643	6,802	93.8	3,025,620	267,398,455	10.9	1,585	140,069	89
Impr housing/settlement	3,826	109,627	2.411	69,074	2,411	83.3	5,996,503	168,859,583	6.9	12,139	338,080	29
Business facilities	2,327	308,137	2,133	282,509	9,020	93.6	4,662,179	111,087,689	4.5	2,053	48,911	24
Airport/Stadium	9,875	235,297	5,025	51,941	90.1	3,693,276	38,171,962	1.6	1,797	18,575	10	
Other	5,575	57,625	5,025	51,941	90.1	3,693,276	38,171,962	1.6	1,797	18,575	10	
Total	4,106	3,890,544	68.6	2,386,130	2,518	68.6	2,593,574	2,447,207,218	100.0	7,919	7,440,064	947
Change in living status due to expropriation												
Relocated to another residence	4,175	801,793	3,949	758,384	91.5	4,704,340	903,434,667	36.9	6,052	1,161,117	192	
Still live in residence being expr	4,199	878,039	1,416	296,174	36.7	1,563,401	322,203,864	13.2	8,407	1,715,519	209	
Still in resid (resid not on expr land)	4,047	2,210,712	2,437	1,331,572	72.7	2,239,638	1,221,568,687	49.9	8,395	4,563,428	546	
Total	4,106	3,890,544	68.6	2,386,130	2,518	68.6	2,593,574	2,447,207,218	100.0	7,919	7,440,064	947
Character of Property Location												
Rural/farm	5,347	3,362,435	3,349	2,106,260	67.6	1,713,895	1,076,099,495	44.0	2,467	1,538,936	629	
Village/rural non-farm	2,039	405,415	1,072	213,027	68.4	3,215,440	629,840,232	25.7	11,183	2,190,461	199	
Urban	1,024	122,694	558	66,844	74.1	6,186,619	741,267,491	30.3	30,969	3,710,667	120	
Total	4,106	3,890,544	68.6	2,386,130	2,518	68.6	2,593,574	2,447,207,218	100.0	7,919	7,440,064	947
Expropriating entity												
Local govt	4,644	1,604,486	2,847	983,583	59.4	1,555,898	532,214,630	21.7	3,796	1,297,419	345	
Central govt	4,621	564,301	3,161	386,008	74.7	3,898,253	476,006,985	19.5	11,944	1,458,454	122	
State agency/ parastatal	3,626	1,609,141	2,077	921,582	73.0	2,958,818	1,311,684,582	53.6	9,803	4,308,939	444	
Private investors/ NGOs	1,836	39,996	1,623	35,361	84.9	4,883,969	106,397,595	4.3	15,981	348,141	22	
Other	5,376	69,205	4,487	57,758	77.5	1,621,109	20,868,522	0.9	2,105	27,095	13	
Total	4,109	3,887,128	2,520	2,384,292	68.6	2,597,455	2,447,172,315	100.0	7,931	7,440,047	946	

*Includes only households that have been fully or partially compensated

Annex Table 2

ANOVA Multiple Classification Analysis (MCA) Estimating Mean RWF/SqM Paid in Compensation Controlling for Selected Factors and Covariates					
Predicted Mean Compensation Paid (RWF/SqM)					
Factors	Unadjusted	Adjusted for Factors	Adjusted for Factors and Covariates^a	N¹	Sig.
Project Type					<0.001
Roads	13,583	10,072	9,733	430	
Water & electricity	621	4,744	4,292	54	
Dams	685	3,185	3,505	172	
Public service buildings	1,585	8,502	9,438	88	
Impr housing/settlement	12,303	7,834	7,992	27	
Business facilities	6,820	9,054	8,982	132	
Airport/Stadium	2,053	1,785	3,145	24	
Other	1,797	9,573	10,072	10	
Expropriating Entity					<0.001
Local government	3,796	3,997	3,998	342	
Central government	11,944	13,420	13,517	122	
State agencies/parastatals	9,803	9,610	9,608	440	
Private investors/NGOs	15,981	6,303	5,906	22	
Other	2,105	5,754	5,557	13	
Character of Expropriated Property					<0.001
Rural/farm	2,471	3,329	3,417	623	
Village/rural non-farm	11,183	9,787	9,611	196	
Urban	31,065	28,883	28,713	119	

^a Covariates = Property lost in expropriation (Ha)

¹Includes only households that have been fully or partially compensated