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ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
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USING INSTITUTIONAL COOPERATION, FOCUSING ON CAPACITY BUILDING, TO SECURE GENDER EQUALITY

GRACE NISHIMWE, KENT NILSSON
Rwanda Land Management and Use Authority, Rwanda
Lantmäteriet, Sweden

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Abstract

Rwanda has a unique position in the world of land administration, being a living positive example of how a country can achieve extraordinary results in limited time with limited resources and limited land available. Sweden is supporting Rwanda via Sida (*The Swedish International Development Cooperation Agency*) funded project “*Capacity Development in Land Administration, 2017-2021*”, being an institutional cooperation between Lantmäteriet, *The Swedish Mapping, Cadastral and Land Registration Authority*, and **Rwanda Land Management and Use Authority (RLMUA)**, focusing on capacity building. In this cooperation gender equality is a key aspect for capacity building and this focus contributes to the continued development in Rwanda.

Key Words: Capacity Building, Gender Equality, Institutional Cooperation



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ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



Introduction

Rwanda has a unique position in the world of land administration, being a living positive example of how a country can achieve extraordinary results in limited time with limited resources and limited land available. We might be able to find other successful examples, such as Botswana, but how do you continue to develop and take the next step?

Land data is best served fresh and together with other data it can provide a vital basis for the development of any country. Having registered and titled almost all land in an impressive way Rwanda is, as we know, facing a challenge to maintain, develop and capitalize on this successful effort. The importance of reaching out to all citizens, having everyone understand the importance of following given procedures for land transactions and other changes to the land is immense. Without efficient maintenance to ensure accurate, up to date and reliable data on land, property and ownership any country's economy could collapse. In the case of Rwanda, we are still to see the full successful harvest of the world-famous land titling and registration but be sure that Rwanda has the will, strength and unity to capitalize on it.

Sweden is supporting Rwanda via the Sida (*The Swedish International Development Cooperation Agency*, a government agency working on behalf of the Swedish parliament and government, with the mission to reduce poverty in the world) funded project "*Capacity Development in Land Administration, 2017-2021*"; This is an institutional cooperation between Lantmäteriet, *The Swedish Mapping, Cadastral and Land Registration Authority*, and Rwanda Land Management and Use Authority (RLMUA), focusing on capacity building. The project components are:

- Surveying, Mapping and Land use planning, with the expected outcomes:
 - Sustainable and rational land use in Rwanda is ensured through implemented comprehensive land use plans
 - Functional and sustainable structure (organization, services and data) for
 - spatial data exists
- Land administration, with the expected outcome:
 - Efficient, reliable, gender equal and sustainable land administration in Rwanda
- Legal and Policy framework & Capacity Development
 - Adequate legal and policy frameworks for women/men in place
 - Strengthened management, capacity and competence to ensure effective land administration for women/men in Rwanda



Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



Objective of the Paper

Women's rights to land are vital to enable reaching several of the Sustainable Development Goals, including No Poverty, Gender Equality and Peace, Justice and Strong Institutions and others. In the research, at different levels, you can find numerous indicators showing that gender equality in the land sector has a positive effect on so many aspects in any country's development. For example, a study in Rwanda found that women with strong land rights were 19 percent more likely to engage in soil conservation efforts.

In Sida funded projects gender equality is always a priority, being an important part of Sweden's Policy for Global Development. At Lantmäteriet gender equality is always a key aspect all the way from designing the project via implementation to evaluation of the results achieved. In Rwanda women's rights and gender equality is enshrined in the constitution and Rwanda has a history of success in the area of gender equality. As an example, the 2009 Social Watch Gender Equity Index put Rwanda in second place, with only Sweden having a higher score. Rwanda is often mentioned as a successful example not only in land administration but also in gender equality, having put equal rights for all high on the agenda. However, in the UNDP (United Nations Development Programme) Gender Inequality Index (GII) for 2017 Rwanda is put on 85th place and Sweden on 3rd place. The progress in Rwanda is worth mentioning since the index value has improved from 0,555 in year 2000 to 0,381 for 2017. During the same time period Sweden improved from 0,61 to 0,44. As for the Human Development Index (HDI) Sweden is ranked as no 7 and Rwanda as no 158. Reasons for this will be elaborated in the paper.

Without going into discussions on ways to measure gender equality and possible gaps between statistics and the situation on the ground for the poor and vulnerable women we will in this paper elaborate how focusing on capacity building through an institutional cooperation will ensure gender equality. The role, importance and impact of different institutions, organizations and influencers will be described, using the current situation in Rwanda as basis. The project "*Capacity Development in Land Administration*" will not only strengthen the capacity of RLMUA but also many other important stakeholders at different levels. Cooperation all the way, from different government institutions, NGO's and local community leaders to the individual citizen of Rwanda, is a success factor and will ensure sustainability.

One tool towards gender equality for economic, social and physical development can be innovation. Innovation in the aspect of technical tools, e.g. block chain technology to secure titles and ownership, using new tools and methods for data capture and analysis, automated decisions and AI, as well as innovation in



Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



the aspect of institutional development including organization, processes and roles/responsibilities. Where does Rwanda and Sweden want to be in the future of land administration, will we get there and how will innovation be part of making actual progress for the poor and vulnerable person living on and from the land?

The paper will highlight:

- On how capacity building through an institutional cooperation is supporting gender equality
- To demonstrate how effective land administration processes are an essential tool to guaranty women land rights
- what is the role of technology innovation in ensuring equal rights

Equal Rights in the Land Context

Equal Rights in the Rwandan Land Context

In most Countries land have a meaningful value for its people. In Rwanda particularly, land is the most important natural resource and it has also a cultural and economic value for every Rwandese as the majority of Rwandan lives by agriculture¹. Rwanda has a population of about 11 million people on a surface of 26,338 km², which gives a population density of 450 inhabitants per km²,² the highest density in sub-Saharan Africa. After the Genocide perpetrated against Tutsi in 1994, its population were mainly composed by women and orphans than men³.

Before 1999, land was owned by men. It was passed on from father to son. Women's land rights were guaranteed by men, before the marriage women were under the protection of their father and after the father, their brothers had the obligation to look on their sisters in need. After the marriage, their husbands take the lead⁴.

¹ F. CAPRANO, *strengthening women's access to land into IFAD projects: the Rwanda experience*, report, 2011, p.4

² National Institute of Statistics of Rwanda (2011a). Establishment Census 2011: Analytical report.

³ A. POLAVARAPU, *procuring meaningful land rights for the women of Rwanda*, Yale Human Rights and Development Journal, 2014, P.

⁴ J. E. BURNET and the Rwanda Initiative for Sustainable Development, *Women's land rights in Rwanda*, www.law.emory.edu/wandl/WAI-Studies/rwanda.htm



Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



The 1999 Succession Law, which later was amended, was the cornerstone of statutory gendered land rights in Rwanda. It granted equal land rights to children of both sexes and provides for legally married spouses to administer property rights jointly, enabling widows and divorced spouses to claim their share of the land upon death or dissolution of the marriage, respectively. It eliminates inequality in gender bias in three respects: first, daughters and sons were to be granted equal rights to inherit parental property; second, subject to the family law (which under the conjugal property regime mandates equal shares), property rights by women in a legally registered marriage matrimonial regime would be protected; and third, spousal consent would be required for transfer any matrimonial property⁵.

A national land policy has been adopted in 2004 and provides a platform on securing land tenure. It guarantees a safe and stable form of land tenure and also puts an emphasis on the principle of equal rights between women and men relating to ownership of the land⁶. For the implementation of the land policy, an organic land law was enacted in 2005 which now was amended by a new land law enacted in June 2013. Both laws state that the registration of land is statutory and stress out the principle of equal right to land. The article 4 of the land law⁷ provides that all forms of discrimination, such as that based on sex or origin, in relation to access to land and the enjoyment of real rights shall be prohibited. The right to land for a man and a woman lawfully married shall depend on the matrimonial regime the couple have chosen.

Equal Rights in the Swedish Land Context

Sweden has along and fairly unique history of land registration and administration. Lantmäteriet, the Swedish Mapping, Cadastral and Land Registration authority dates back to 1628, when many of the world countries of today did not even exist as nations. Not arguing the reason for registering, managing and administrating the land and properties it has been as key factor for the development of Sweden. In the beginning perhaps mainly to raise taxes to fund wars but also and more important a basis to build a democratic, well-developed and in many aspects rich nation with a comparatively equal society. As stated, proven and discussed by many a well-functioning management of land and natural resources are vital for the economic, social and democratic development of any nation.

⁵ T. NGOGA, Land Governance Assessment Framework, Rwanda, Final report, P.42

⁶ National Land Policy, Rwanda Ministry of Lands, Environment, Forests, Water and Mines (MINITERE), February 2004.

⁷ Law n°43/2013 of 16/06/2013 governing land in Rwanda, G.O N° SPECIAL OF 16/06/2013.



Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



Sweden still a low densified country with around 10 million inhabitants on just above 500 000 sq. km's. This enable huge areas of land, rivers and lakes available for a limited number of citizens. The situation in Rwanda is as described totally different being a highly densified nation in a warm climate. In general, access to land in Sweden has not been about sharing limited resources when it comes to area, which can be one reason for the successful land management in Sweden. However, we know other countries with huge areas of land and limited number of people that has not been equally successful so the availability of land per capita is not the only answer to why Sweden has been successful. One can also remember that Sweden for many years was a poor country with problems producing food to the extent needed for the inhabitants, this resulting in periods when large parts of the population emigrated, to e.g. USA, in the search for a better life. In several cases young men, often being "family providers" made the journey and the women and children where left back home in Sweden. This forcing the women to manage the already difficult situation and adding to that, fill the shoes of the husband who left. This could include managing a small farm, taking an active position in negotiations and discussion within the society. In addition, life in Sweden, being located far north, used to be harsh and difficult for the inhabitants. Short summers and long winters resulting in difficulties to secure food without the technical tools available today. The situation of today, living in a global world with the enormous technical progress done during the last 50 years, is totally different and imposes other challenges. The role and opportunities of men and women have shifted radically and gender equality, used as a tool to use the capacity of both men and women, have contributed positively to the development. One tool to enable women to participate more actively is the parental leave system, currently allowing families to share 480 days off from work for each child. 390 of these days are paid by approximately 80% of the salary (depending on salary level and employer) and the remaining 90 paid only compensated with a fairly low amount but still allowing the parents to stay home. As for sharing, a minimum of 90 days must be spent by each parent else it is not allowed to use for the family. Still, the need for sustainable, well-functioning and gender equal land administration is crucial and gender inequality is not yet defeated.

The efficient land administration and management in Sweden has contributed greatly in the financial, social and physical development of the nation. Having updated, reliable and accurate data on land, water and properties is a solid base for development. Lantmäteriet, being a Government Authority with unique experience in collecting, maintain and distributing such data, has been one important actor contributing to the development of Sweden. One factor considered an important positive part of the success is sharing the spatial data, via cooperation between government (central and local level) authorities, civil society and the private sector. Having the data is not enough, sharing and using it for different purposes is the key to



Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



successful progress. As always, keeping the information to yourself will limit the usage and possible effects. Communication, transparency and sharing is the key to efficient use of the information. Lantmäteriet has been driving the national cooperating related to spatial data and is considered, by the Swedish public, being a reliable authority having a very high level of trust from the citizens and other stakeholders. Being a leader in data sharing of spatial information the staff of Lantmäteriet is often looked upon as competent, helpful and open minded. At Lantmäteriet women, being approximately 59% of the staff, often take leading roles in cooperation with others and this can contribute to putting women in a strong position, promoting cooperation, earning trust and leading others. For example, out of the managers with responsibility for staff 52% are women. Currently, the Director General and one of three heads of divisions are women. Hopefully, this contributes not only to the development of Lantmäteriet in a progressive, innovative and leading way but also to strengthening the position of women in important roles related to land and development of the Swedish society.

The Outcome of the Land Tenure Regularization Program

Rwanda through the former National Land Centre (now the Rwanda Land Management and Use Authority) had the mandate to register all land within 3 years. The systematic land registration was conducted all over the country and all landholder has been registering their land, the legally wife with her husband were registered on their land depending on matrimonial regime they have chosen, but most of the time married couples have a joint ownership on their properties.

Over the period 2009-2013, Rwanda completed the Land Tenure Regularization (LTR) programme which covered first land registration through demarcation and titling of approximately 11.4 million parcels across the country. One of the benefits of the land registration was to ensure the security of land tenure, so that landowner can work on their development without the fear of losing their rights.

In terms of land registration and as far as women are concerned, Article 51 Ministerial Order n° 001/2008 of 01/4/2008 determining the requirements and procedures for land lease states that “where a person who applies for allocation of land is legally married under the regime of community of property or the regime of limited community of acquests, the lease must be issued and registered in the names of both spouses as co-owners of the real right in the land created by the lease”. Furthermore, the same Article recognizes the right of single women (or men)

Statistics from the Land register below show that women as de-facto owners own more land than men in de-facto owners. Most land are owned jointly.



Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



| Gender ratio of private owned land | Previous achievement | reported | As of now |
|------------------------------------|----------------------|----------|-----------|
| Women | 1,781,715 | | 2,191,688 |
| Men | 1,580,724 | | 1,269,102 |
| 2 person (co ownership) | 3,372,439 | | 5,637,370 |
| Other categories | 11,589 | | 658,405 |

Swedish Progress in Recent Times

As of now ownership of land and properties in Sweden are comparatively gender equal but still not at all perfectly gender equal. Also, the situation throughout Sweden differs with generally less gender inequality in the southern and central parts with higher density of people and more gender inequality in the northern and rural parts of Sweden.

Out of the 3,3 million properties in Sweden women are the sole owner of approximately 450 thousand and men sole owner of 780 thousand properties. Looking at the physical area of Sweden is the approximate situation that women own 15% and men 37% of the total area of Sweden, while looking at the number of single small house properties women own 42% and men 51% of these properties. As mentioned the situation differs between various municipalities in Sweden where for example Ekerö, a prosperous municipality in Stockholm county, is the only municipality where women own more physical land than men, 39% vs 32% of the land. As for the ownership in terms of taxation value there are a few municipalities where the assets (calculated as taxation value) for women are larger than those for men. So, Sweden still need to struggle to reduce gender inequality related to land and real properties. One advantage compared to several other countries is the comparatively long existence of equal rights to inheritance stated in law but more importantly in the culture and mindset of the people. However, even this differs between different parts of Sweden where in some cases and areas it is still considered common practice that e.g. the oldest son should inherit the family land. This can result in negative consequences, such as destroyed family relations. One example can be some of the rural municipalities in the northern part of Sweden which have, or at least have had, depopulation of mainly young women. The women leaving such places for education, work etc. resulting in a lack of women and overrepresentation of men. Inheritance in such situation may be so that



Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



the woman wants to sell her part of a property her brother prefers to keep it but has difficulties paying for his sister's part, resulting in interfamily conflicts. In other cases, the aging parents may want to transfer their property to the oldest son, based on cultural preferences, for him to continue living the "traditional life" while the younger family members see it differently.

The Role of the Capacity Building and Gender Equality in the Maintenance of the Land Registry

To be successful, land reforms need always to be implemented by people who have the knowhow and a future perspective of the outcome of the reform. In the case of Rwanda, the land reform began in 2004 with the enactment of a National land policy, was implemented throughout with the support of development partners and in a limited timeline of the project.

Having a sister land registry coming in with a decade of experience in land administration is supporting the institution to shift from the dependence from outside consultants toward building in-house capacities. This will take some time to reach the expected results but it is the only way to sustain an effective land administration system in Rwanda. Those support are always welcoming, but can present same dangers if it not done carefully.

The five-year project (2017-2021) with the title "Capacity Development in Land Administration" aims to support RLMUA in the implementation of the Land Sub-Sector Strategic Plan 2013/14-2017/18 with the mission "To develop appropriate policies for land use and to ensure that all land resources are recorded and classified adequately and, that laws and appropriate land tenure systems are applied. In the plan, it is stated that "In line with the Vision 2020 objective of transforming Rwanda into a middle-income country by 2020.

Now it is 3 years that the Swedish Lantmäteriet have been playing a key role in capacity building of the staff of RLMUA in different areas, offering study tours and bringing expert in Rwanda to give on job training on policies formulation and legal framework analysis, in land use planning, surveying and mapping, in organizational development and to review and advice in updating the Sub sector strategic plan for 2018-2022 while including gender perspective and to support to update the National Land Policy.

The institution has been able to:

1. This project "Capacity Building in Land Administration" is supporting RLMUA with assistance in monitoring, quality control and "second opinion" of work carried out or to be carried out by

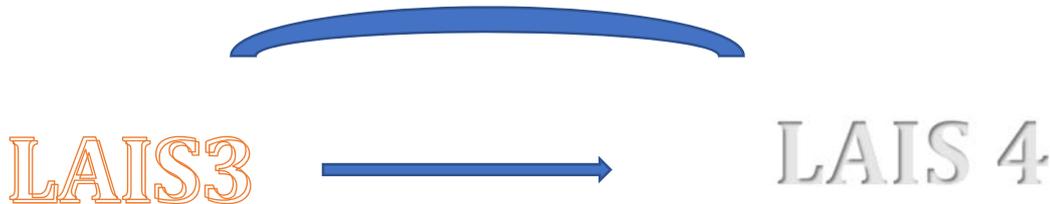


Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



consulting companies in the areas of land administration and land use. It has supported for example in monitoring the upgrade of LAIS. This will bring more efficient and reduce processes in land administration processes and procedures for better service delivery. LAIS 4 will integrate both the spatial part and the admin part.



2. To start the review of the National land use and development master plan, one of the function of a good land administration is to support the rational use of land, as we were working on the link between the LAIS and District land uses.

UPI: 1/02/02/02/5
Old UPI: 1/02/02/02/5
Area: 319
Area Outside Wetland: 0
In Wetland: False
Partly Wetland: False
Tenure: EMPHYTEUTIC LEASE
Lease Term: 99
Village: Gtsiza
Land Use: Ubuhinzi (Ubutaka bw'abantu ku gib cyabo)
Planned Land Use: P3 - Agriculture District, P1 See more...
Is Condominium: Yes No
Mutation Status: Split Merged
Creation Doc ID: 10202025832013
Change Doc ID: 102020251444284609313
First Title Doc ID: 10202025832013
Status: Active Provisional

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| MUKANTAGARA | 1 | 2 | NSENGIYUMVA |

3. To review its condominium law comparing the best practices as the country is encouraging the horizontal buildings, there was a need to review the law for a better implementation





Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



4. Technical assistance is also given in the development of NSDI through building data inventory, cleaning and uploading of data and information sharing. The project will also give some financial assistance for the soft and hardware which will support the NSDI as well for the capacity building of the users who would maintain the system.
5. Lantmäteriet is assisting in improving and sustaining Land Administration system for women/men in Rwanda through conducting public awareness to local leaders and the population on women land right.

The overall objective of this partnership is: Sustainable, efficient and reliable land administration in Rwanda based on a well-developed, accurate, transparent and gender sensitive land registry including legal framework, processes and spatial data, accepted by women/men of Rwanda, having a minimal number of land disputes. Managed, maintained and developed by sustainable organization with qualified staff cooperating with stakeholders, sharing data to enable the green growth of Rwanda, allowing equal opportunities for all men, women and children.



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ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



The importance of Public awareness

Despite the progress made, and that now women are registered on their land or as in ownership, still cultural barriers and lack of knowledge still negatively affect some women, especially those in rural areas. There are issues related to change of mindset and ignorance of various policies, laws and regulations. Some men still do not understand that women have equal rights to land as men. Moreover, some parents do not give inheritance to their female children precisely because of gender⁸.

For Swedish aid, including the support channeled via Sida through Lantmäteriet, gender equality and equal opportunities for all is highly prioritized and considered an important tool to fight poverty and enable sustainable development of any nation. In the Global Gender Gap Report 2017, published by the World Economic Forum, it stated that to build dynamic and inclusive economies it is crucial to ensure that all citizens have equal opportunity. However, the same report shows that globally, the gender gap was increasing for the first time since the World Economic Forum started measuring gender equality in 2006 - clearly there is much left to be done. Rwanda, however, has ranked as an overall “top performer” in this field. Even with its limited resources, Rwanda is a remarkable example that shows us that there is hope and a lot can be achieved if it is put into focus and regarded as a high priority. Numerous studies all over the world show that Women with rights to land have a stronger position, showing the importance of gender equality especially in the area of land administration and management.

In the case of the cooperation between Lantmäteriet and RLMUA gender equality is a top priority and the cooperation with the local NGO Haguruka, focusing on women’s rights is a result of this focus. The cooperation is successful, both at local level in villages and towns where actual activities has been carried out and also at a more strategic level where Lantmäteriet and Swedish aid can learn from this cooperation and use the knowledge to improve the efforts for gender equality. The positive experience from the successful cooperation is not only used internally at Lantmäteriet but also in discussions with other beneficiaries, donors and partners throughout the world. One factor making this cooperation successful is the transparency, open mindset and willingness to cooperate for the good of Rwanda from all staff at RLMUA.

The cultural behaviors are so strong in this matter, as the key principle in Rwandan traditional land rights system is the concept of filiation. This kind of regulation excludes girls from the inheritance of her

⁸ The impact of gendered legal rights to land on the prevalence and nature of intra and inter-household disputes, USAID report, Sept 2015



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ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



ancestors. Women can only claim weak inheritance rights with an unpredictable outcome. Moreover, their right to succession was characterized by indirect claims, which leave them with no choice then to rely on their association with male family members and their husband. The change in legal framework has to go together with the change in mindset for both men and women. They are rights guaranteed by the law but which need to be incorporated in the daily lives to bring its impacts in the perception of the society this will guaranty the full enjoyment of those rights.

As an example a couple came to register a transfer of ownership for the land registered on both husband and wife, at the time of signing the transfer agreement, the wife states that she will not sign as the owner of the land but as the witness of the sale, when asked why she says that she was forced to agree to come to sign because she was not willing to sale that property to anyone, and because of this she agrees to sign but as a witness not as the seller of the property.

This demonstrate that the registration on land titles has to be combined with other efforts which aim to change the mentality of the society in general in order to guaranty women land rights.

One of the efforts being made is to educate the population on different land laws, land rights and process and procedures of land registration. With the cooperation of the Swedish land registry, Rwanda land management and Use Authority together with a local NGO HAGURUKA continue to emphasize on equal land rights principles, it is somehow contrary to the custom which have built mindset for decades reason why it need strong awareness and multiple dialogues. Supporting the local dialogue in districts, towns and villages involving actual people on the ground is successful and building trust in both RLMUA as an authority but also increasing the understanding of the importance of land issues and gender equality. Women not having the security of tenure and access to land, a necessity for feeling secure, confident and safe in their homes, it is difficult to actively participate in the working life and development of the nation. Just imagine being fully in the hands of someone else, even when it comes to your home, your house and access to food. So, improving this situation is crucial to create a basis to develop not only at a personal level but also in the official life, contributing step by step to the financial, physical and social development.

Public awareness has been conducted in now 2 Districts which had the following results with the aim of deepening knowledge of gender equality, considerations and challenges in land administration among local authorities, communities, and paralegals associated with such communities.



Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



The awareness has supported the enhancement of community members' knowledge and understanding of land rights, responsibilities, restrictions, and processes for property equity and strengthened the capacity of local authorities and paralegals to effectively enforce principles of gender equality enshrined in national legal frameworks governing land. So far those training have been conducted in 2 districts where in Ngoma District 118 cell leaders (59 executive secretary and 59 chairperson of the land committee) were trained. 36 trainees were women and 13 paralegals were trained from Haguruka and 10 were women.

In Gisagara district, 128 cell leaders (64 executive secretary and 64 chairperson of the land committee) were trained with 32 women in the group and 14 paralegals where all were women.

70 Executive secretaries for sectors attended the training where 9 were women and 4 Directors of one stop center at district level where one was a woman.

Though trainings are still on-going, its benefits are tangible mainly on the increased number of the registration of subsequent transactions from **3576** before the training to **6156** Gisagara and from **5173** to **6073** in Ngoma.

Innovation

Rwanda is moving toward a paperless land register, one of its benefit will be the reduction of the steps in land administration processes which will have an impact on the cost, quality and efficiency of the service. The innovation needed are not only technical, equally important are the ways of working, how to leap frog capacity building and ensure staff, processes and ways of thinking are spearheading the development. No technical tool, how powerful it may be, can solve any land related problem without skilled staff, suitable organization and trust from the citizens. Therefore, the capacity building also need to find new ways to keep up with the technical possibilities of today and tomorrow. One way to achieve this is to look back and use existing knowledge and theories on learning with modern ways of working, all to ensure efficient sharing of knowledge. Examples of theories and models that can be useful in capacity building for developing countries are Benjamin Bloom's taxonomy (ABC - Audience, Behaviour and Content), Donald Kirkpatrick's 4-level evaluation model (Reaction - "smile sheets", Learning - increase in knowledge and/or skills, and change in attitudes, Behavior - from classroom to the job 3–6 months after the training, Results - final results from attending) for training. In addition, David Kolb's experiential learning theory (from Concrete Experience, Reflective Observation, Abstract Conceptualization to Active Experimentation) and tools such as Problem Driven Iterative Adaption (PDIA) and Kaizen (minimize waste, by Taiichi Ohno) can be very useful to bot set up and design projects and evaluate efforts to ensure efficiency in building capacity. As always, it is both about doing the right things and doing things the right way.



Catalyzing Innovation

ANNUAL WORLD BANK CONFERENCE ON LAND AND POVERTY
WASHINGTON DC, MARCH 25-29, 2019



One of the cause of the discouragement of using formal way of registering property is the cost linked to it. Putting in place a framework enabling landowners to use the land register without working long distance and on lower cost will continue to enhance the security of tenure for all.

Another aspect of it is the accuracy of data, and assurance it give and the time taken to access those data. Rwanda started working on putting in place workflows and procedures for moving towards paperless registration that would also allow improved service delivery and greater decentralization and will increase data integrity, security protocols including by exploring establishment of links to a permissioned blockchain. Some steps have been taken toward going full automation of the land register including the insertion of the QR code on land titles which has replaced the physical stamps and seal, land information can be accessed through a mobile application and clients can trace their applications through a land query notification system. Another step which is being worked on a paperless registration design where a PKI will be involved for the use of digital signatures that will be saved in blockchain transactions.

Future possible innovative steps can be looking at using AI (artificial intelligence) for decision making and repetitive tasks such as interpretation of hand written text, and crowd sourcing – letting the citizens contribute with information using more and more available tools (e.g. providing training to young women using an app on a smartphone with google maps combined with RLMUA cadastral data) can contribute to both reducing gender equality and improved quality and availability of data on land. Having limited resources, it can be difficult to have skills, funding and experiences for innovation but working together with a more experiences sister organization such as Lantmäteriet, where innovation is in focus, can enable innovation in a very efficient way. Being a sister organization without any purpose of earning money on e.g. a specific product RLMUA can benefit without risk and cost from the lessons learned at Lantmäteriet.

Challenges and Lessons Learnt

1. Not Considering the National Context

The foundation of systems are set up in a context which lead the way processes and procedures are done in a given place. When partnerships are not taking consideration of that and bring things on how business is done in another context, which does not talk directly to the end users, it is certain that they will be no motivation to sustain those initiatives.

It is important to respond to need in a context which will be understood by the nationals. Though change is good and new things are welcomed in the society, you can't duplicate as it is without those considerations.



Catalyzing Innovation

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2. Not Giving the Importance to Capacity Building itself

The capacity building is essential for an effective land administration, sometime and because of different context and culture, experts find it easier to do the work, which for sure will bring good results but which will not be sustained at the end of the cooperation. All parts in the partnership have to continue to focus on the objectives of the support and have in mind the end results when implementing different milestones in the project. Person to person meeting between civil servants from respective authority, working side by side together has proven very successful and the close cooperation and interaction at individual levels is crucial and should be increased.

3. Harmonisation of Agenda

The importance of a partnership is working and achieving things together. Parties have to plan together and to work hand in hand to achieve the objectives of the project. When using the national planning framework, it guaranties and make the implementation easier as the institution and the project manager are following a same plan. Otherwise time to time you will find that prioritizing the activities will depend on which plan the institution consider weightier than another due to different realities.