

LAND REGISTRATION AND SOCIO-ECONOMIC DEVELOPMENT IN RWANDA A CASE STUDY OF RWAMAGANA DISTRICT

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MBA/0141/12**

ABSTRACT

Rwanda has developed land registration project whose intention is to improve the land use efficiency. The land had many problems like soil erosion; disorganized cultivation use of land; land conflicts; overpopulation; disorganized settlement. The general purpose of this study was to determine the effect of land registration on socio-economic development in Rwanda. The specific objectives aimed to establish people involved in land registration, determine the effect of land equity, land tenure, land security, land adjudication in relation to socio-economic development. This research will provide additional literature that will help both students and academicians to boost their knowledge on the issue of land registration in Rwanda and will also be an effective tool to the government to help in better land use management and help to design a good and effective land policy. The study used a case study approach and descriptive research methods were adopted. By using Morgan's formula indicates that the minimum sample size is 100 therefore the researcher picked a higher sample size of 164 strata to ensure that each cell in the district is represented because it was difficult to use minimum sample size and simple random sampling was used to pick 2 respondents randomly in the cell to represent all the population. Data collection methods used were questionnaire and the data analyzed, and interpreted using frequency distribution, percentages. And graphs. Research finding reveal that land registration has contributed positively to the social economic development of Rwanda like reduction in land conflicts, increase in land productivity, land can be used as collateral, increase of land value etc, The recommended that the government of Rwanda should put in place a good taxation policy that is flexible and where every Rwandan can be able to pay land tax, this is so because some respondents said that land registration is good but taxation is still high, therefore district council should sit and revise the taxes. Also some local people are complaining that land transfer is a long process in which they propose to convert it into direct land transfer in effect the government should simplify the process. The study also recommends that civil society organizations and NGOs should carry out sensitization campaigns on land use management and conflict resolution, how to increases agriculture productivity through measures like irrigation etc. However, further researcher is needed to determine the impact of land registration on the social economic wellbeing of women and children borne out of wed lock