EFFECTIVENESS OF IN-KIND COMPENSATION MODE IN LIVELIHOOD ASSETS RESTORATION: THE CASE OF BATSINDA RESETTLEMENT PROJECT, KIGALI CITY, RWANDA

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By

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A dissertation submitted in partial fulfillment of the requirements for the degree of Master of Science (Real Estate) of Ardhi University

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CERTIFICATION

The undersigned certifies that he has read and hereby recommends for examination a dissertation entitled "**Effectiveness of in-kind compensation mode in livelihood assets restoration: The case of Batsinda resettlement project, in Kigali city, Rwanda"**, in partial fulfilment of the requirements for the degree of Master of Science (**Real Estate**) of Ardhi University.

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DECLARATION

I, Uwera Diane, declare that this work is my own original work and it has never been submitted in support of an application for another similar degree or qualification in any other university or academic institution.

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Date:

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ACKNOWLEDGEMENT

DEDICATION

This achievement is dedicated to my lovely husband J. Baptiste and my son Benajah.

ABSTRACT

Lately, the Government of Rwanda has embraced in-kind compensation mode as a solution to the problem of impoverishment of the expropriation projects affected people which has been persistently resulting from monetary compensation in the previous projects. This study explores the extent to which this newly adopted mode of compensation has restored the livelihood assets of the affected people by learning from the already completed project of Batsinda where it was applied. It was evaluated in terms of four key aspects which are land tenure security, housing condition, employment status, and quality of the restored community assets. Structured interviews, self-administered questionnaires, field observation and document review are the methods used to collect both primary and secondary data for this study. The findings revealed that in-kind compensation mode has been effective in delivering the increased land tenure security to PAPs, improved housing condition and improved access to infrastructures in post relocation. On the other hand, some undesirable outcomes were realised in terms of the dissatisfying replacement house size, market facilities provided and unsuccessful employment restoration in post relocation. This failure was mainly a result of poor planning reflected in the lack of resettlement framework in Kigali, low values of the expropriated properties, poor land valuation practice and suitable resettlement space unavailability. It is therefore concluded that in-kind compensation has improved the livelihood of PAPs in terms of the above mentioned realised benefits but effort is still required to correct the associated failures. This study recommends on-site resettlement, establishment of clear guidelines for in-kind compensation practice, and allocation of additional resources in livelihood restoration schemes to mitigate those failures.

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LIST OF ACRONYMS

ADB: -   Asian Development Bank

CBD: -   Central Business District

CoK: -   City of Kigali

CSR: -   Caisse Sociale du Rwanda

EBRD: -   European Bank for reconstruction and Development

FAO: -   Food and Agriculture Organization

GDP   -   Gross Development Product

IFC   -   International Finance Corporation

IRR   -   Impoverishment Risks and Reconstruction

IS   -   Informal Settlement

KCC   -   Kigali City Council

KCMP   -   Kigali Conceptual Master Plan

LODA   -   Local Administrative Entities Development Agency

LRF   -   Livelihood Restoration Framework

MINALOC -   Ministry of Local Governance

MININFRA -   Ministry of Infrastructures

NISR   -   National Institute of Statistics in Rwanda

PAPs   -   Project Affected People

RAP   -   Resettlement Action Plan

REMA   -   Rwanda Environmental Management Agency

RHA   -   Rwanda Housing Authority

RSSB   -   Rwanda Social Security Board

RWF   -   Rwandan Francs

TPS   -   Total population Sampling

UR   -   University Of Rwanda

USD   -   United States Dollar

CHAPTER ONE

INTRODUCTION

1.1. Background and justification of the study

During the past two decades, Rwanda like many other African developing countries has witnessed many implementations of projects involving expropriation of land in course of its urban land rapid transformation (Goodfellow, 2014). Since 1995, the capital city of Rwanda Kigali, has experienced rapid population growth (NISR, 2014), resulting from the homecoming of the 1994 Genocide refugees and the migration of a lot of low income earners from rural areas looking for job opportunities because it was considered as a site of security when many other parts of the country were still unstable (Smith & Goodfellow, 2013). Due to the stemmed increased pressure on Kigali city urban land , coupled with the lack of reliable urban planning regulations in that era, there was uncoordinated rapid urbanization (Nikuze, 2016), which hence led to the unplanned urban growth (MININFRA, 2015). Many urban poor developed informal settlements mostly on land which was considered risky and unsuitable for residential development (Manirakiza, 2014) or on prime lands in the Central Business District (CBD). These settlements were usually characterized by the high density houses with poor housing condition associated with poor sanitation; lack of infrastructures such as Roads, water supply and other basic public utilities (Mugisha, 2015).

Challenged with this situation, the government of Rwanda found that urban redevelopment and planning human settlements towards planned, controlled, and well oriented urbanization was the necessary and crucial engagements for the development and general economic growth of the country which would lead to the improved living standards of urban residents (MININFRA, 2015). As a result, different policies were adopted starting in mid-2000s aiming at boosting the national economic growth and enhancing living standards through expanding urbanization rate, encouraging internal and foreign investment and developing all sectors of economy nationwide (Ikirezi, Masengo, & Anna, 2014). On course of implementing these policies, big part of urban land under residential use which actually was predominantly occupied by informal settlements were changed into commercial areas to be used for commercial purposes. The execution of these changes have resulted into projects which mainly consist of construction of multi-storey buildings for offices and commercial uses and provision of public infrastructures especially on the prime lands in the inner-city where the informal settlements had proliferated in the past years. Consequently, many informal

dwellers' land had to be acquired through expropriation in order to allocate that land to the potential developers and investors (Uwayezu & Walter , 2019). People affected by expropriation projects (PAPs) in Kigali are entitled to compensation as provided by the expropriation law N° 32/2015 of 11/06/2015 relating to expropriation in the public interest which governs the compulsory land acquisition in Rwanda.

This law also provides that compensation to the expropriated people can be paid either in monetary form or in-kind. However, as part of expropriation practice history in Kigali, monetary compensation has been a common mode used to compensate people affected by such projects (Uwayezu & Walter , 2019) but it has been leading to misunderstandings between expropriated people and expropriators (Mugisha, 2015). According to Ikirezi et al. (2014), the main source of those misunderstandings is the valuation of the properties of the affected households which is conducted in contradiction with the legal provisions as reflected in the use of the outdated land prices, due to the desire of the government to minimize the land cost in order to attract more investors. Because of that, expropriated people consider the monetary compensation given to them as indaquate and unfair because they fail to acquire replacement assets with it after their displacement, which lead many to homelessness, joblessness and landless (Rose et al., 2016).

A big concern is also shown on how monetary compensation given to the expropriated people aggravates the problem of informal settlements in Kigali city and its outskirts because with the little money given to them, the best they can do is to buy another land in urban fringes where land is cheaper and build a new house of poor quality there which henceforth contribute to the spread of slums and worsen off the economic status of expropriated people. Also, it was observed that because many expropriated informal settlers do not have enough skills to manage the money given as compensation, some invest it in unprofitable businesses and others spend it unwisely and end up penniless (Nikuze et al., 2019). These problems associated with monetary compensation mode made it more challenging to the Government of Rwanda, because the expropriation projects are initiated in line with the Rwandan human settlement policy (2009) which aim at transforming the cities in Rwanda with the interventions to restraint the growth of informal settlement and improve the living standards of the people living in informal neighbourhoods, but the outcomes from it seem to be distorting (Ikirezi et al., 2014).   There is a worry that the continuation of monetary

compensation may continue to lead affected people to the bad experiences and difficulties in recovering from the losses caused by expropriation (Kagire, 2013; Bishumba, 2020)

Trying to find a better way to compensate affected people, the government of Rwanda has adopted the in-kind compensation mode for expropriated people, by resettling them in the replacement houses constructed in the planned urban neighbourhoods, as a way of minimizing the problems associated with in-cash compensation (Uwayezu & Walter, 2019). While resettlement which is in our case referred to as an in-kind compensation, is usually considered as a development opportunity to the resettled, different studies have found out that if it lacks the appropriate planning and implementation , it may result into negative effects on PAPs' livelihood and leave them in a worse condition (Nikuze, 2016; Mugisha, 2015; Aboda, Frank , Patrick, & Goretti , 2019; Cernea M. , 2002; Perera, Amarasena, & Chamindra , 2016). This study is an attempt to evaluate the effectiveness of in-kind compensation mode in terms of restoration of the livelihood assets of the expropriation projects affected people in Kigali by drawing insights from the post-relocation livelihood outcomes in relation to the implementation strategies used to achieve them in the already implemented project of Batsinda.

1.2. Problem statement

Previous studies on in-kind compensation to the property owners in Kigali have revealed that residents in the areas that are envisaged for expropriation in the near future doubt the advantages of this form of compensation (Nikuze et al., 2019). During the implementation of the recent projects where in-kind compensation mode was applied, the majority of the PAPs were found unwilling to accept the replacement properties given and highly reluctant to move (Esmaill & Corburn, 2019) which led to the forceful eviction. It was also pointed out that regardless of this new mode of compensation, expropriation projects may continue to put lives of the affected in danger unless proper planning and implementation practices are undertaken in consistency with the required ingredients for an effective in-kind compensation practice (Mugisha, 2015; Uwayezu & Walter, 2019; Nikuze, 2016; Saleh, 2008). The most recent legal and procedural evaluation of in-kind compensation mode for expropriated real property owners in the ongoing expropriation projects in Kigali has revealed that the rules, implementation processes and the associated expected outcomes unveil some aspects of spatial justice (Uwayezu & Walter , 2020). However, this study was more predictive as it relied on the information from the pre-resettlement phase hence failed to capture the post-resettlement trends which have a significant influence on the PAPs' livelihood outcomes.

There is no study that fully account for the actual post-relocation effects of this mode of compensation on the livelihoods of expropriated people in Kigali.

Therefore, considering the main purpose of its initiation which is to promote the living conditions of the PAPs (MININFRA, 2015) , this study is an attempt to fill this gap by learning from the already completed expropriation project of Batsinda, to evaluate the effectiveness of in-kind compensation mode in restoring or improving the livelihood assets of the relocated people, given that livelihoods assets are considered to be central to the livelihood of people.

1.3. Objectives of the study
1.3.1. Main objective
To explore the extent to which the in-kind compensation restored or improved PAPs' livelihood assets at Batsinda.

1.3.2. Specific objectives
1. To explore the strategies adopted to restore PAPs' livelihood assets during Batsinda project implementation.

2. To examine how the implementation of in-kind compensation mode has assisted Batsinda resettlers to restore their livelihood assets.

3. To evaluate emerging issues with regards to in-kind compensation mode and PAPs' livelihood assets restoration .

1.4. Research questions
1. What are the livelihood assets restoration strategies of in-kind compensation mode in Batsinda project and how were they applied ?
2. Did in-kind compensation help Batsinda PAPs to restore their livelihood assets?
3. What are the challenges / successes in implementing in-kind compensation mode at Batsinda?

1.5. Scope of the study
This study was interested with urban re-development induced expropriation and relocation of the informal urban dwellers in Kigali and focuses on the related in-kind compensation mode through evaluating the effectiveness of this mode of compensation in restoring the livelihood of the project affected people. According to the Department For International Development

(DFID, 2008;Dorward et al.,2001) assets are central to the livelihood of people and suggest that their poverty/ impoverishment should not be looked at as just lack of income but rather the assets that they need in order to sustain their livelihood. This asset perspective focuses on how the available and accessible livelihood capitals assist the affected people to sustain their livelihood (Majale, 2002) . Therefore, from this perspective, this study has examined the extent to which in-kind compensation given to PAPs help them to restore the livelihood assets and how the availability and accessibility of/to those assets can help the PAPs to sustain their livelihood after relocation as livelihood assets are the basis of livelihood and the prerequisite for sustainable livelihood development (Jinhai et al., 2018).

 This study was conducted in Kigali, Rwanda on Batsinda resettlement project where this mode was applied . Using Batsinda as a case study , has given an opportunity to the researcher to complement the recent studies on the attittudes of people towards in-kind compensation mode and on wether this mode of compensation can lead to spatial justice. As these studies were only predictive because they were conducted in pre-resettlement phase where the replacement houses were not yet complete and PAPs were yet to resettle, they were falling short of the understanding on the post-relocation livelihood implications that can be well comprehended from the PAPs' post-relocation experience and opinions.

To fill in this gap, this study based on the Cornea's model known as Impoverishment Risks and Reconstruction (IRR) model which is a framework for impoverishment risks and risks avoidace for resettlement to understand the post-relocation livelihood restoration phenomenon in relation to the in-kind compensation given, so as to understand how this mode has been effective in this regard. IRR model shows the impoverishment risks (associated with loosing livelihood assets) to the people who resettle to the new location due to development projects, and propose a full package consisting of several activities required for a resettlement to be able to protect the relocated/resettled people from these risks through restoring their lost livelihood assets.

1.6. Significance of the study

In kigali, urban re-development induced expropriation projects, seek among other things, to improve the life status of the affected people by satisfying their decent housing needs without comprimising other social economic needs (MININFRA, 2015). For this reason, replacement houses construction projects have been initiated to accommodate the relocated as a better way of compensating them. It has been found that,in the project that involve relocating people

, resettling in new location is always an undesirable affair for the affected people while for the implementing agency it is often presumed to be a development opportunity . However, there is a high possibility that the newly built facility turn out to be unacceptable if proper attention is not paid to the needs of affected people hence affect their coping ability in the new location. It is therefore crucial to make sure that the affected people are satisfied and gain instead of losing from the implementation of expropriation projects.

For the city like Kigali which is undergoing many urban re-development projects and still have a long way to go, this study is an accurate assessment of factors that need proper attention during planning, designing and implementation of expropriation schemes especially regarding compensation practice, to ensure that the beneficiaries gain instead of losing from the process, so that such projects are turned into developement opportunities instead of leaving victims. The lack of enough empirical evidence on the performance of in-kind compensation mode in Kigali, may lead to the constant narrow conceptualization of the important elements of PAPs' livelihood restoration during planning and implimentation of future projects hence continuing poor practices which leave the PAPs worsened off and make the government's effort null.

Therefore, the findings of this study are important in informing the stakeholders of ongoing urban redevelopment programs and corresponding expropriation projects on the important factors to be considered in PAPs' relocation to new replacement homes, in order to avoid/minimize the disruptive effects on PAPs' lives. This consist of informing the Kigali City Council (KCC) and other involved decision makers the need to consider on-site resettlement as an alternative to off-site ressettlement which was used at Batsinda and also the need to allocate more resources in associated livelihood restoration schemes.this study's findings are also important to inform the policy makers and other agencies involved in kigali city re-development associated projects, on the need to establish the clear guidelines for in-kind compensation practice.

 It also contributes to the existing knowledge by giving information on the benefits realised from this mode with regard to PAPs' livelihood restoration in post-resettlement and the source of the associated challenges which may be useful to other researchers in the field.

1.7. Research outline

This research consists of 6 chapters.

Chapter 1 presents an introduction and background of the study.It also describe the research context and state the research objectives and key research questions. The scope in which this study is conducted and its significance are also explained in this chapter.

Chapter 2 provides an overview on expropriation/compulsary land acquisition and compensation concepts.This chapter also discussed those concepts in the Rwandan context.The focus was much on the effects of expropriation or compulsory land acquisition projects on the PAPs' post-relocation livelihood and how an effective resettlement should be to serve as a solution. A conceptual framework which guides this research was also established.

Chapter 3 provides the details on the research approach adopted by this study, the selection of sample size and site selection, the methodoly of data collection and approach to data analysis. Measurement of data, validity, reliability , limitations and Ethical consideration are also discussed in this chapter.

Chapter 4 presents a detailed description of the case study area. It starts with a small description of Rwanda and Kigali city where our case study is located, provides information on the main physical and economic characteristics of the PAPs' former location and discusses the same aspects in their current location which is our case study area.

Chapter 5 presents the main research findings and discusses the results with the aim to explore the extent to which the in-kind compensation mode has restored or improved the PAPs' livelihood assets in post reloacation.

Chapter 6 Provides the summary of the research findings based on the actual results of the study, provides a conclusion on the extent to which the in-kind compensation mode can help in PAPs livelihood assets restoration, gives recommendations, and proposes areas for further research.

CHAPTER TWO

COMPENSATION, RESETTLEMENT AND LIVELIHOOD RESTORATION UNDER COMPULSORY LAND ACQUISITION

2.1.Introduction

This chapter presents the relevant literatures and theories review related the concepts of compensation, resettlement and livelihood assets restoration as the main aspects of compulsory land acquisition.Understanding these concepts in a scholarly context helps the researcher to explain the basis of this study's objectives and to capture a theoretical background that informs the design of the framework to measure the effectiveness of in-kind compensation mode which is being evaluated by this study in terms of livelihood assets restoration. Also, in order to understand the way in which the livelihood effects which result from the loss of assets during compulsory land acquisition process can be minimized or prevented, compensation and resettlement concepts are discussed to see how effectively these practices can promote the objective of restoring the livelihood assets of the affected people and to establish the relationship between the PAPs' post relocation living conditions and the compensation given to them.

2.2. Definition of terms/ concepts

2.2.1. Land expropriation or compulsory land acquisition

Expropriation, which can also be called compulsory land acquisition or eminent domain, is the common known legal tool that governments use to acquire in public interest, the ownership of the already occupied property against the will of the owner (Antonio & Carlos, 2007; FAO, 2008). The state exercise their eminent domain power when the land required for the implementation of development projects like construction of new estates, provision of services, construction of roads, dams, railways and other such kind of projects, is already occupied (Mary, 2014). Land expropriation may also be useful where the city is too old and needs to be redeveloped so as to reverse the urban decline and improve its physical structure and economy (Weaver, 2001; Cristina & Manole, 2013). As land expropriation involves the acquisition of private rights, it inevitably results into the relocation of the owners or occupiers of that land (Roquet et al.,2017). This relocation effect is referred to as involuntary resettlement and it is the main consequence of the power of eminent domain (expropriation) exercised by the government or other empewered organs.

Involuntary resettlement refers to the displacement of people from their original location to relocate somewhere else as a result of certain project-related land acquisition and/or restrictions on land use and this kind of resettlement is considered involuntary because affected people or communities do not have the right to refuse that land acquisition or restrictions on their land use (IFC, 2012). The associated displacement effect is divided into two main categories known as physical displacement and economic displacement (Vanclay, 2017). Physical displacement occurs when individuals or communities have fully or completely lost their land, shelter and other structures and they must move to another place. When people are (either partially or fully) restricted to access their land or other resources that serve as main source of their livelihood and economic well-being, it refers to economic displacement (UNDP, 2016). Physical and economic displacement impact the affected ones significantly in terms of their economic status that is directly linked to their livelihood activities which get dismantled and disrupted when displacement takes place (EBRD, 2017; World Bank, 2004).

Due to the losses associated with displacement effect, it can lead to the serious long-term hardship and impoverishment of the affected people (if it is not mitigated) hence distort the political intention behind the expropriation projects to turn them into development opportunities for PAPs (ADB, 2014). Michael and Scott (1996) pointed out that for an expropriation project to become a development opportunity then, livelihood restoration processes must be undertaken to address the undesirable effects that might result from the associated displacement processes. Additionally, as this action involves the removal of people from their usual location, for it to be legally justifiable, it must follow the due process, be done in the public interest or for the public well-being and adequate compensation must be provided (Lidewij & Frank , 2017).

2.2.2. Compensation for compulsory land acquisition

Compensation is a payment for the losses suffered by the people who are affected by the compulsory land acquisition**.** Due to the displacement effect and the associated dispossessions which result from the expropriation projects, it is recommended that this kind of projects shall be minimized as much as possible and only be implemented if they are unavoidable (EBRD, 2017; IFC, 2007; World Bank, 2018; FAO, 2008). However, in case that expropriation is deemed inevitable, the need for adequate compensation for people whose land has been acquired and livelihoods affected has emerged to be a global concern (Kabra, 2018) .

Compensation for lost properties and suffered disturbances involves provision of support for livelihood reconstruction and it makes part of the resettlement process when people are relocated from one place to another (Vanclay, 2017). Vanclay (2017) also argued that, in order to contribute to the sustainable well-being of the expropriation projects affected people, compensation of the losses suffered comes in the centre of everything. Constitutions of different nations provide for compensation to be adequate, fair or just; in case of legal expropriation of properties in public interest (Ndjovu, 2003).

2.3. Compensations theories

2.3.1. Welfare economic theory

According to Jonathan (2012), the main issues surrounding compensation for losses suffered by people affected by compulsory land acquisition are mostly around one core question of *"who gets what when Government acquire land".* Welfare economic theory advocated by Arthur Cecil Pigou in 1920, suggests that any compensation practice shall be guided by the welfare principle which states that every person should be restored exactly in the same status as he/she was before (Robert, 1989). However, this is criticized that it is difficult to be interpreted in real life. Hence the application of the optimal principle which suggests that the number of those who are made better off shall be greater than the number of those who are worsened off is suggested. On the other side this is also opposed to the pareto-optimality which bases on the principle of not making any one worse off.

Robert and Francis (2018) interpreted this situation and showed that most of the land acquiring agencies lack the moral justification for making someone worse off and make another better off as justified by the optimal principle; instead, if someone has been worsened off at the cost of making another one better off, then this person shall be compensated for that sacrifice. So, those who gain from the process shall sacrifice something to compensate the losers in the process. It is found that without the welfare state in any land acquisition project, the inadequate compensation becomes a threat not only to the affected individuals but also to the political sustainability of such programs (Mookherjee & Ghatak, 2011). Contextualization of the sacrifice that shall be given by those who are likely to be the gainers in land acquisition projects to compensate those with high probability to lose so as to make a balance between these two and put them in the exact position as before acquiring their land , is an important issue to understand. Therefore, from here comes the issue of adequacy in compensation.

2.3.2. Equity and equivalence principle

Equity and equivalence principle recommended by international organisations like the World Bank and FAO, is also recommended in most of the jurisdictions as the principal guiding objective of compensation practice in expropriation (Mugisha, 2015). This principle advocates that the adequacy of compensation should be measured in the light of ensuring that people are neither impoverished nor enriched (FAO, 2008), even though Jonathan (2012) argues that in most of the development projects or programs, it may even be appropriate to go beyond that and improve the well-being of the affected people wherever possible. According to FAO (2008), for this principle to be achieved, there are the necessary guiding sub-principles to be followed. Those are the principle of equivalence, principle of balance of interests, principle of flexibility and principle of fairness and transparency. The principle of equivalence suggests that compensation paid to people should be exactly equal (no more or no less) to the loss suffered due to the relocation. It emphasizes on the issue of victimization by clearly specifying that every affected individual must be compensated exactly for what he/she has lost (Mangioni, 2014). The principle of balance of interests suggests that the compensation process should protect both the rights of people who lose ownership or use of their land and the interest of the general public (Suzy, 2013).

The principle of flexibility's suggestion is that there should be the law governing compensation practice and that law must be both specific and flexible enough to set the clear guidelines on compensation award but also give a room for cases that may need to be handled in a special way (Suzy, 2013). When policies, law and regulations are being made, different situations must be considered but also allow the flexibility in their implementation so that in case where a new situation will appear on the ground and it was not forecasted during the legislation process, it shall be dealt with in a way which will not disadvantage the affected people. According to this principle both the formal (de jure) and informal (de facto) rights must be compensated equitably considering the principle of equivalence (FAO, 2008). There shall not be taken into consideration only legal rights and others forms of recognizable claims over the land occupied but also those with no such kind of rights (like squatters) shall be assisted to resettle and compensated for their asset other than land.

Then lastly, the principle of fairness and transparency suggests that the negotiation power of the PAPs and the one of expropriating agency must be in balance (Yu & Zhang , 2018). To mean that, there shall be an open exchange of information between the land acquiring agent and the affected people and the reasonable expenses incurred by the poor and the illiterate in

negotiation shall be considered in compensation. Ideally, according to the indemnity theory or owner's loss theory, compensation should be paid for the whole range of losses so as to put the PAPs in the similar status as before expropriation (Kabanga & Mooya, 2018). This theory also admits to the "equity" and "equivalence" principle and requires compensation to be paid not only for the market value of the land acquired but also for other subsequent losses like development on land, disturbance, emotional injuries, severance and damages.

2.3.3. Impoverishment risks and reconstruction (IRR) model

This model was advocated by Michael M. Cernea in 1997. It is a framework of risks and risks avoidace for resettlement .This model outlines the impoverishment risks associated with the loss of assets that PAPs are exposed to when their land is compulsorily acquired and proposes the reversal mechanisms that can be adopted to mitigate them. The suggested variables of impoverishment risks include landlessness, homelessness, joblessness and loss of access to community assets. These correspond respectively to the loss of land, home or house, job and access to common or community assets, which are described as the livelihood assets that PAPs need to achieve the positive livelihood outcomes in post relocation.

On the other hand, this model suggests the corresponding reversal mechanisms which serve as the strategic directions that should be pursued by resettlement project (in-kind compensation in our case) in order to reverse these risks (restore these lost assets). These mechanisms are: from landless to land- based resettlement, from jobless to reemployment, from homeless to house reconstruction and from loss of access to restoration of community assets and services. The main proposition embedded in the mechanisms above is that in order to protect PAPs from the impoverishment threats resulting from compulsory land acquisition /expropriation projects, an effective resettlement must be able to replace or restore their lost assets. Resettlement should be land based which means that the lost property (land or house/shelter) should be replaced by an alternative comparable property, if the source of income is lost, re-employment opportunities should be created in the new location, and if the access to certain community assets is no longer possible, these assets should be restored on the new location.

2.4. Compensation Forms

Generally, different countries' land acquisition and compensation laws define just compensation as the amount of money required to make the owner no better or worse as if no land has been acquired from him/her (Debnath, 2014) . On the other hand, just compensation is defined as the complete restitution of the status quo ante (previously existing situation),

based upon the loss of property as compared with the owners of similar property, and it can be done either in-kind or in monetary value (Zoltan & Tamara , 2016). Therefore, clearly the compensation is generally recognized in two forms which are the monetary compensation or in-cash compensation, and in-kind compensation which is also referred to as resettlement (IFC, 2019).

2.4.1. Monetary compensation or compensation in cash

Even though different national laws require the acquiring agency to pay adequate compensation to people whose land has been compulsorily acquired following the principle of equity and equivalence as discussed above, the problem comes on quantifying the compensation which can be considered adequate (Anuar & Nasir, 2006). The most common idea in monetary compensation practice is that, market value is the best approach to estimate what the adequate compensation could be and this has been proved to be sound in practice, however only if the parties involved in the land acquisition project maintain the professional ethics, integrity and honesty (Kubhall, 1994). Based on the British standards , the market value is defined by Jerzy et al. (2013) , as the most probable price possible to be obtained in the conditions of a free market with assumption that , parties of the transaction are independent and neither of them is acting under compulsion, property is exposed on free market long enough, taking into account the nature of rights towards the property and market condition, transaction parties are aware of advantages and disadvantages of property and there are no special conditions restraining a free operation of the market.

Nevertheless, the meaning of adequate compensation in relation to market value is interpreted differently by different countries. In the United States, the adequate compensation for the willing owner is referred to as the market value of the subject property whereas in UK, adequate compensation does not only consider the market value but also other losses that the owner suffer which make the whole referred to as value to the owner (Chan, 2003). This principle of value to the owner is acknowledged by the indemnity theory and it is also widely accepted in most of the common wealth countries (Anuar & Nasir, 2006). In countries like china where the right to privately sale the rural land is not recognized, the adequate compensation is only entitled to the dispossessed owners in the urban areas (Chan, 2003) . While many countries have through their respective national laws provided for monetary compensation as an acceptable way of compensating expropriated people , literatures have criticized this mode for not being able to fully replace what is lost hence fails to put the affected people in the same position as they were before land acquisition (FAO, 2008). Zaman

(1990) has also found that cash as compensation have many consequences. Money, especially to those with little transaction experience, gives the false impression of wealth and changes their life style which results into the misuse of that money and cause the long-term hardships and impoverishment (World Bank, 1996; Partridge, 1989). Partridge (1989) also identified three other main issues related to monetary compensation including evaluation of the property worth for compensation purpose, timing of the payment, and determination of non-cash compensation. Market values being a common basis for compensation valuation in many countries, the displaced people find it hard to get the comparable land with the money given, because of the limited land market or higher prices on the market. On top of that, other costs related to the relocation process and the associated disturbances which cannot be easily expressed in a monetary value are missed out, and this put the displaced people at a disadvantage.

2.4.2. In kind compensation or resettlement

Due to the issues associated with monetary compensation discussed above, Zaman (1990) finds that exclusive cash compensation is least helpful for the resettlers in long run; instead, the land based compensation (which is also referred to as in-kind compensation or resettlement) shall be more beneficial given that land is the key for the re-establishment. His suggestion is also acknowledged by others scholars and international organisation (FAO, 2008; Vlado et al., 2017; World Bank, 2004; and Cernea, 1995). It is therefore recommended that resettlement or in-kind compensation mode is a more appropriate approach for compensation (Olanrele et al., 2017), in order to help the affected people to easily cope with new conditions in a new place of residence and quickly re-establish their means of living (Partridge, 1989).

This mode of compensation is highly recommended when the loss of land means also the loss of livelihoods or when the affected people are unable to use the monetary compensation given to re-establish their means of living elsewhere (IFC, 2019). For the informal settlers or others with weak or no recognizable land rights, this way of compensation is highly commended to be more appropriate (FAO, 2008). However, resettlement does not automatically provide the benefits for the displaced people (FAO, 2008). Resettlement schemes which are considered to be better than monetary compensation can still fail if the alternative property given is of poor quality compared to the taken one, lack the necessary utilities for the people's daily activities, lack the basic infrastructures, associated with high competition of the host population and the

displaced people over scarce resources in the area, or if it is a remote area which lack the local economic opportunities to the displaced people (FAO, 2008).

Therefore, it is suggested that an offered replacement property should be with a combination of the productive potential, locational advantages, and other factors which are at least equivalent to the ones of the taken one so as to enable PAPs to quickly resume their economic activities in the new area (World Bank, 2018). However, Cernea (1997) who is the proponent of the Impoverishment Risks and Reconstruction (IRR) model which is common in resettlement studies, explains that the resumption of PAPs' economic activities in the location and adjustment to the new environment require a certain period known as transition period where the PAPs' income remains low hence the income decline after relocation should be considered as a normal phenomenon. Nevertheless, he added that giving PAPs the necessary resettlement assistance reduces the timespan taken by this transition period hence enable PAPs to rapidly overcome the associated difficulties. Therefore, the expropriator is required to allocate the additional resources in resettlement practice to support the offered replacement property; to ensure that PAPs rehabilitate quickly and boost their income levels so as to offset the income cost previously suffered (FAO, 2008). Otherwise, that income cost remains a forever loss for them and they will be worse off compared to their pre-resettlement condition. Therefore, on top of resettling PAPs in a replacement property, additional measures to restore their livelihood or income generating activities must be carefully planned and implemented in every project that induces the physical and economic displacement.

2.5. Legal framework for land acquisition and compensation in Rwanda

Rwanda is a most densely populated country (416 /km2) and its land is very important to its citizen because 85% of the whole population depend on agriculture and it is a sole economic asset to the rural farmers (NISR, 2014) .Apart from that, the government of Rwanda like other countries also relies much on the available land to implement its economic development plans among which its capital city redevelopment is the most common. As such projects are considered by the Rwandan laws (like Rwandan expropriation law and constitution and others discussed below) to be the public interest projects, they involve acquisition of the land rights which are already held by individuals whenever necessary. This makes the issue of land rights to be an important topic of debate in a Rwandan land administration system. Currently, the legal framework for land rights in Rwanda is made of the constitution of Rwanda of 2003 as amended in 2015, National land policy of 2004, land law (former organic land law) of 2013 and Land expropriation law 2015. Article 34 and 35 of the Rwandan constitution provide

respectively for the Rights to private property and right to private ownership of land. Rwandan national land policy of 2004 provides that land rights are secured by land registration which is proved by title deed proved by registration certificate *"icyangomwa cy'ubutaka"* and cadastral survey. National land policy and Rwandan constitution also provide that the customary land rights and land use rights are granted by the state and that the beneficiary shall enjoy the full rights of ownership through a long lease of up to 99 years. Law No.43/2013 of 16/06/2013 governing land in Rwanda also elaborates more about the bundle of rights that the owners can enjoy.

However, as it is world widely unquestionable that the governments have the supreme power to take over the private land rights in case of public interest and Rwanda is not an exception, this exercise is mostly referred to as expropriation or compulsory land acquisition and it is regulated by different legislative processes adopted on international or national level. In Rwanda this practice is principally provided for by the constitution of Rwanda of 2003 as revised in 2015. In chapter IV, article 34 of this law, it provides for the protection of right to private property but also that this right can only be encroached in case of expropriation undertaken for public interest and it shall be in accordance with the provisions of the specific law .Law No.43/2013 of 16/06/2013 governing land in Rwanda, Law No.32/2015 of 11/06/2015 relating to expropriation in the public interest and law No.17/2010 of 12/05/2010 establishing and organizing the real property valuation profession in Rwanda accommodate this constitutional provision.

According to the Law No.32/2015 of 11/06/2015 relating to expropriation in the public interest, the expropriation in public interest is an act based on power of government, public institutions and local administrative entities with legal personality to remove a person from his/her property in the public interest after fair compensation. In its chapter I, article 2, this law also defines the act of public interest as an act of Government, local entities with legal personality or public institutions, aiming at the interest or well-being of the general public. The article 5 of this law also provides for the activities to implement land use and development plans as an act of public interest but the article 6 of this expropriation law provides that the initiator of such kind of activity shall first negotiate with the owners of the assets which will be affected by the project. It additionally states that in case that the negotiation fails, expropriation in public interest shall take place but taking into account the interests of the people to be expropriated and the fair compensation referred to as an

indemnity equivalent to the value of land and the activities performed thereon, shall be given to the person to be expropriated and calculated in consideration of market prices as well as compensation for disturbance (Chapter I, Article 2). As contrasted to the requirement of many international compensation requirements like FAO and the World Bank involuntary resettlement guidelines that the compensation shall be paid at the replacement cost basis, in Rwanda this basis can only be adopted in case of lack of comparable otherwise the market value is the main basis for valuation as explained in the article 30 of the law N0.17/2010 of 12/05/2010 establishing and organizing the real property valuation profession in Rwanda. This law provides that the fair compensation shall include the value of land, activities carried out on land for its efficient management or rational use and compensation for disruption caused by expropriation (5% of the total value). According to Article 35 of the Rwandan expropriation law No.32/2015 of 11/06/2015, fair compensation must be paid before relocation and it may be paid either in monetary form or in-kind. As part of the history of this practice in Rwanda, monetary compensation has been the common way used to compensate expropriated real properties owner. Previous studies on land acquisition and compensation in Rwanda have revealed that the lack of resettlement guidelines to control the resettlement activities in Rwanda have been leading to the impoverishment of the PAPs due to the known inefficiencies associated with monetary compensation (Mugisha, 2015).

Consequently, the government initiated a new way of compensating people through resettling them in the already constructed replacement houses instead of paying them money (Uwayezu & Walter, 2019). This compensation mode is clearly supportive to the objectives of the Rwandan national housing policy and national human settlement policy which aim among other things to ensure the adequate living conditions and enable all residents to access decent housing which is expected to have good impacts on needs of a human including shelter, income, security, social inclusion, knowledge and personal productivity (MININFRA, 2015). However, little is known about the effectiveness of this compensation mode as discussed in the introduction of this dissertation. Therefore, this study aims at specifically filling this gap by evaluating how this new approach of compensation has been effective in terms of people's livelihood assets restoration in Batsinda project where it was applied.

2.6. Mechanisms for mitigating land acquisition issues

As per the discussion in the above section 2.4.2, resettling PAPs in replacement property (shelter, or land) is considered as a strategy to address the displacement associated impacts

but additional measures are required to make it effective. Cornea's model known as IRR model (discussed in section 2.3.3) indicates what an effective resettlement in terms of livelihood restoration should consist of. It shows the impoverishment risks (associated with loosing livelihood assets) to the people who resettle to the new location due to development projects which needs to be undertaken in their previous location, and propose resettlement as a full compensation package consisting of several activities required to protect the relocated/resettled people from these risks through restoring their lost livelihood assets.

2.7. Conceptual Framework

According to the literature review above, it is understood that the first purpose of providing compensation during the implementation of expropriation projects, is to safeguard the livelihood of the affected people hence protect them from the risk of impoverishment . Therefore, considering that this study aims to assess the effectiveness of in-kind compensation in restoring the livelihood assets of the PAPs, it based on the ingredients suggested by IRR model for an effective resettlement, to discuss the effectiveness of the in-kind compensation in this regard on the selected case in Kigali, Rwanda. Also, considering different measuring variables of an effective resettlement in terms of livelihood restoration from the assets perspective suggested by different scholars (as explained in section 3.6), this study used tenure security, housing condition, quality of community assets and employment status as indicators (independent variables) to measure the effectiveness of in-kind compensation in terms of livelihood assets restoration / improvement (dependent variable) at Batsinda. The evaluative framework is summarized in the figure below:

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┌──────────────────────┐        ┌──────────────────┐   ┌──────────────────────────────┐
│ Expropriation project│        │   Impoverishme   │   │     Livelihood assets        │
│ induced  involuntary │ ──────▶│   nt risks (loss │   │  ┌────────────────────────┐  │
│ resettlement         │        │   of livelihood  │   │  │ Land                   │  │
│                  ①   │        │   assets)    ②   │   │  └────────────────────────┘  │
└──────────────────────┘        └──────────────────┘   │  ┌────────────────────────┐  │
                                          │             │  │ Home/house             │  │
                                          ▼             │  └────────────────────────┘  │
                           ┌───────────────────────┐    │                          ③   │
                           │  Compensation     ④   │    │  ┌────────────────────────┐  │
                           └───────────────────────┘    │  │ Job/Employment         │  │
                                                        │  └────────────────────────┘  │
                                                        │  ┌────────────────────────┐  │
                                                        │  │ Community assets        │ │
                                                        │  └────────────────────────┘  │
                                                        └──────────────────────────────┘
```
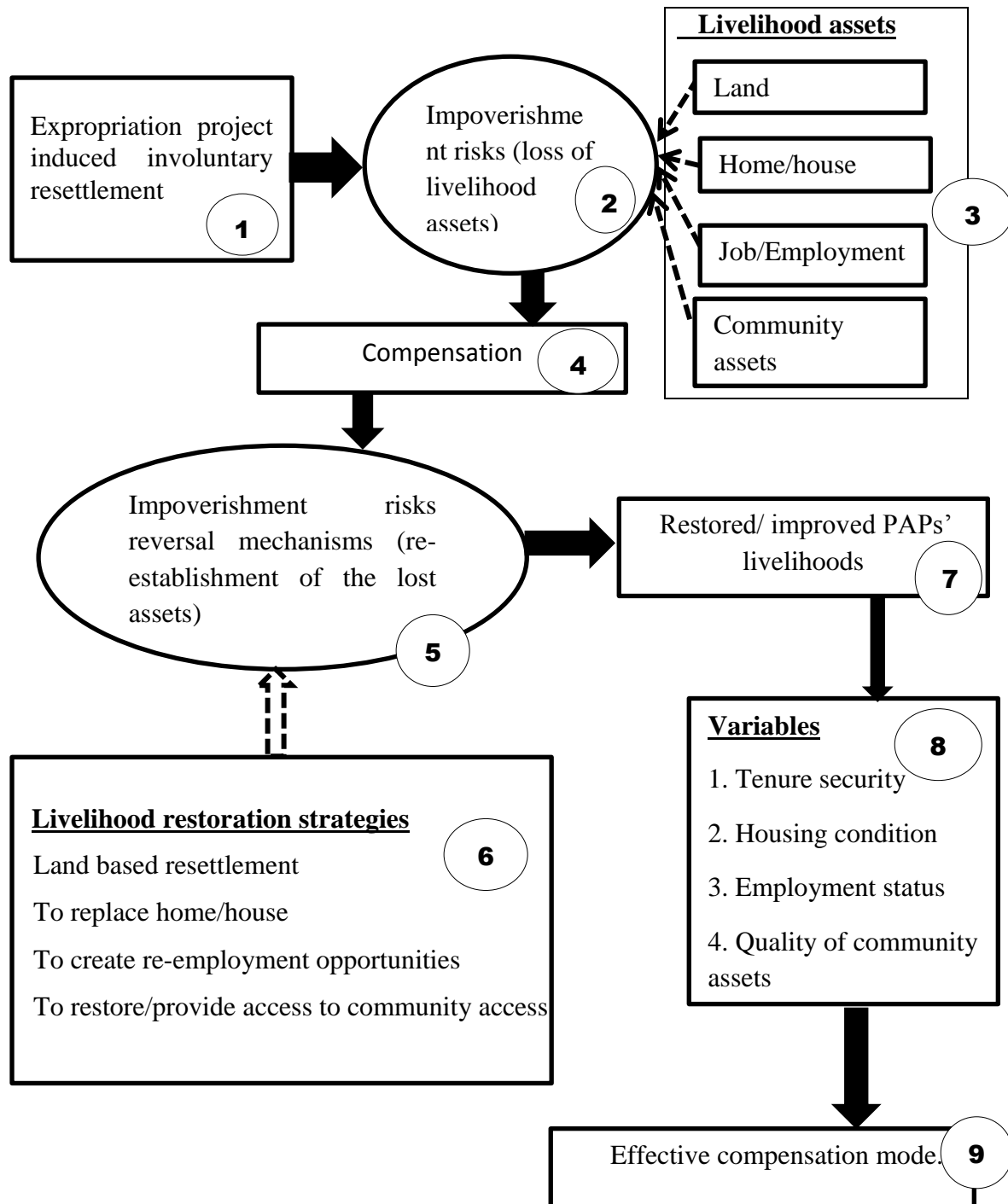
Figure 2-1: Conceptual framework

Source: Author's own construct, 2020

2.7. Concluding remarks

In this chapter, the researcher has discussed compulsory land acquisition and compensation related matters focusing on how the later can help PAPs to restore their livelihoods after relocation which result from the former. The aim was to understand both the theoretical and practical point of view on PAPs' livelihood restoration. From the reviewed literature, it was

understood that physical and economic displacements which result from land acquisition projects inevitably expose the affected people to the of impoverishment risks threatening their livelihood. Therefore, compensation of the lost assets either in cash or in-kind is considered as a way of mitigating these risks. However, this chapter revealed that exclusive compensation is not enough to restore the livelihood assets of people instead, adopting additional appropriate counteractive measures is necessary to prevent the impoverishment risks from happening or at least minimize them so as to improve or at least restore the livelihood of the affected people. Based on IRR model and previous similar studies, a conceptual framework for this study was established and tenure security, housing condition, employment status and quality of community assets were established as variables for the PAPs' livelihood assets restoration in post relocation.

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CHAPTER THREE

RESEARCH METHODOLOGY

3.1. Introduction

This chapter discusses in detail this research's approach, the data collection techniques used, sources of data, population and sample size, and how data were measured, how their validity and reliability were ensured and the associated limitations. This chapter also discusses the ethical considerations which were adopted by the researcher during this research.

3.2. Research approach

A research approach is a whole of the philosophical world view (or research paradigm), research design and methods adopted by a researcher (Grover, 2015). The research approach adopted by this study is discussed in details in the following sections, in function of the corresponding paradigm, design and methods.

3.2.1. Research paradigm

Considering the nature of a research problem that this study aims to find solution for, and its main objective which is to explore the extent to which in-kind compensation restores the livelihood assets of PAPs, this study has adopted the pragmatic paradigm which proclaim that some truth regarding the research problem and questions is known but other is held by individuals (Maarouf, 2019). This paradigm therefore was found very relevant for this study because the researcher rely on both the already existing information and the unknown information which are directly related to the PAPs real life experience in order to understand the implications associated with their current livelihood status compared to the previous situation with regard to the employed in-kind compensation mode.

3.2.2. Research design

The research design depends on the type of data required to reasonably respond to the research questions (Inaam , 2016). According to Kassu (2019), selecting a research design is a significant decision because it affects the credibility of the obtained information. This study has adopted a mixed research design. This was found appropriate because the study needed to use the theoretical assumptions which lead to the quantitative information to understand more about the livelihood restoration phenomenon which is on the other hand based on people's real life experience related to in-kind compensation they get when expropriation takes place which hence is gotten in form of qualitative information. Also, this study was exploratory

descriptive in nature to allow the researcher to accurately and systematically describe the phenomenon of post-expropriation livelihood restoration in case of in-kind compensation as previous studies on which reference can be made with regard to this issue were more predictive because they were conducted in pre-relocation phase hence failed to capture the important livelihood components that can only be well comprehended from the actual experience encountered in post-relocation (Boru, 2018).

Case study research approach was employed because it helps the researcher to investigate a contemporary phenomenon (the case) in depth and within its real-world context (Yin, 2016). Case studies also, try to acquire more knowledge about a little known or poorly understood situation and that is why it is an appropriate approach for this specific study where the involved phenomenon of livelihood restoration needs to be deeply understood. The case study of Batsinda resettlement project was purposively selected based on time of implementation because the researcher was interested in post-relocation livelihood experience of PAPs and when this study was being conducted, most of other similar projects were only in their planning and one which is the most recent was still in its early implementation phase (Nkurunziza, 2020) while Batsinda project was the most ancient and fully completed.

3.2.3. Research methods

This study used both qualitative and quantitative methods in order to provide a comprehensive analysis of the research problem and find solutions for the research questions (Goundar, 2012).Use of these both methods in combination provides the a better understanding of research problem than either approach alone (Allison & Smith, 2017).The mixed methods helped the researcher to give a voice to participants and ensure that the research findings are found in the real context of the research problem (Jennifer & Creswell, 2013) , as the livelihood restoration phenomenon which was being studied in relation with the in-kind compensation provided when expropriation occurs, is a real life experience that only people who have experienced it can testify. According Creswell & Plano (2007), the mixed methods also provides for the methodological flexibility. This is important because it enabled the researcher to use different research methods which facilitated in data triangulation hence increased the credibility of the research and give the reliable findings.

3.3. Data collection

Collection of data is an activity or a process of gathering and measuring data on variables of interest in a systematic way that helps the researcher to get the answers for the identified

research questions (Kabir, 2016). This process aims at capturing quality evidence which enrich data analysis and allows the researcher to find convincing and credible results. Therefore, accurate data collection is essential for the reliability of the research findings. Data collection methods for case study research which include interviews, observations, questionnaires and relevant documents review were adopted in this study and they served as multiple sources of evidence which helped in the triangulation of data and assessment of information from different perspectives hence capacitate the researcher to make meaningful interpretations and strengthen the credibility of findings (Graeme & Nargiza , 2018). Both qualitative and quantitative data were collected from questionnaires (with both open and close ended questions) and interview schedules. These methods were used in this research because they allow the collection of a lot of data in a short period of time and in an easy and cost effective way given that this study was subjected to the specific time limit. Field observation was also used to collect the qualitative data on the physical aspects that the researcher could directly observe and understand without necessary asking another person (Kawulich, 2012). Additionally, relevant documents review was used because it enables the researcher to get secondary data related to the qualitative aspects which no longer can be observed from the existing documents (Bowen, 2009) . This enabled the researcher in this study to acquire more information on the PAPs' former livelihood situation prior to their relocation.

3.4. Data sources

Both primary and secondary sources of data were used in this study in order to obtain the necessary data.

3.4.1. Primary data

Primary data are the original, unique and first-hand data that are collected by the researcher him/herself (Victor,2017)**.** They area current and most specific to the researcher's needs and are relevant to the study, which increase the degree of accuracy hence they were important for this research. In this study, the primary data were gathered through structured interviews, field observation and questionnaires from Batsinda project affected people and the key informants who represent the institutions which were involved in that project. Self-administered questionnaires gather information from PAPs about their personal information, former and current information about employment, land and home ownership status, employment availability and accessibility, housing condition, infrastructures facilities and services, and the lessons learnt from the implementation of in-kind compensation (see Appendix 1).

Structured interviews helped the researcher to gather information from the implementing agencies about the observed or expected effects of relocation on PAPs, the livelihood restoration strategies applied in Batsinda project, the outcomes realised from the implementation of in-kind compensation and the lessons learnt from those outcomes.Field observation was also used to gather information on physical aspects, like housing condition, current status of community assets like infrastructures and services and their availability and accessibility. Questionnaires and interviews were also administered face-to-face with the respondents so as to capture the respondents' expressions which are useful in understanding the feelings attached to the phenomenon being studied, while field observations were personally conducted in the case study location. Field data for this study were collected in December, 2020.

3.4.2. Secondary data sources

Secondary data are data which are previously gathered by someone else other than the researcher for another purpose different from the current one but can still be used for the new purpose (Fellipe & Antonio , 2018). This type of data is easily accessible and because they are already used for other previous researches, it makes it simple to carry further research. They are time saving and cost efficient because they are mostly readily available as compared to the primary data (Victor , 2017). For this study, desk review of relevant documents was conducted to gather the necessary secondary data about the livelihood conditions of PAPs prior and after relocation. These documents consisted of published journals, books, and newspapers and different reports related to the case of Batsinda resettlement.

3.5. Population and sample size

Population

Population is the group of individuals that the study targets or intends to study and the research focus on them to get the data required to respond to the objectives of his/ her study (Majid, 2018)**.** So, the population for this study is constituted of the expropriation project affected people who were resettled in Batsinda replacement houses and the institutions who were involved in the implementation of that project. Batsinda resettlement project hosted 123 households who were displaced from one of the informal neighbourhoods in Kigali to go and resettle in the offered replacement houses as a form of in-kind compensation given to them (Mugisha, 2011).

Sample

A sample is a group of individuals chosen from the larger population, that represents the main features of that population and from which the data are collected (Kabir, 2016). The sample should be carefully selected to ensure that it represents the entire population and make sure that the results from that sample can be generalized without any biases (Jeovany et al., 2016). According to Hamed (2016), a sample can be selected using either the probability or non-probability sampling techniques. The households included in our sample were selected using one of the non-probability sampling techniques known as purposive sampling technique namely total population sampling (TPS) where the researcher chooses to study the whole population and it is commonly used when the population size is relatively small (Etikan et al., 2016). Therefore, 123 households which were compensated in-kind and resettled in the replacement houses at Batsinda were included in our sample. Additionally, the purposive non-probability sampling technique was also used to select the households' heads of the 123 families resettled in Batsinda but only 120 of them consented to participate in this research. From the other involved parties, Rwanda Social Security Board (RSSB), One stop centre of the city of Kigali , Ministry of local governance (MINALOC) and Rwanda housing authority (RHA) were purposively selected because they were directly involved in Batsinda project. These respondents were selected because they were the one with the primary experience on in-kind compensation practice and post-relocation livelihood experience that a researcher was interested in hence qualified as the best providers of the required information to find generalizable findings for the studied case.

Table 3-1: Category and number of respondents

Category	Sampled respondents	Consented respondents
Officials in Kigali city one stop centre	1	1
Officials in RSSB	1	1
Officials in MINALOC	1	1
Officials in RHA	1	1
Heads of the Resettled households	123	120
Total	127	124

Source: Author's own construct, 2020

In this project, Kigali city was the initiator and main coordinator and partnered with Rwanda Social Security Board (RSSB) which was known as Caisse Sociale du Rwanda (CSR) and

was the investor in the project, Rwanda Housing Authority (RHA) which was the main regulator of the project and Ministry of Local Governance (MINALOC) which was mainly in charge of mobilization and social advisory.

3.6. Data measurement and analysis

3.6.1. Data measurement

Data measurement is the process of information recording and assigning numbers to different types of data, in form of measurement scales that a researcher uses when qualifying or quantifying different variables of his/her study during data analysis (Mishra et al., 2018). In this study, the Likert scale was used. This is an appropriate measurement scale when the response required for responding research questions consists of expression of positive or negative attitude with regard to a matter of interest (Cooper & Schindler, 2014). A three points Likert scale (offering option of increased/better =3; no change=2; and decreased/worse=1) was used to assign the appropriate interval measurement scales to the quantitative data collected in terms of the respondents' attitudes with regards to status of the post relocation livelihood variables considered by this study.

Based on the indicators of the restored livelihood proposed by the international organisations' resettlement guidelines and similar studies from other scholars, land tenure security, housing condition, employment status and quality of the community assets were adopted as the measurement variables for livelihood restoration (IFC, 2019; Xiao, Liu, & Marcus, 2018; Cernea, 1995; World Bank, 2004). The collected qualitative data associated with these aspects were measured by assigning the nominal scales which hence were used to group them into main themes presented as results. PAPs' post-relocation tenure security status was evaluated in terms of PAPs' confidence in ownership reflected in their perception on future eviction possibility, PAPs' ability to access loans using the replacement properties given as collateral and status of land conflicts situation reflected by PAPs perception on possibility for land conflicts to happen (Stickler, Huntington, & Ewing, 2018). Housing condition was evaluated in terms of replacement houses' layout, construction material durability, comfortability, house size and public safety in the resettlement area (IFC, 2019). Employment status was evaluated from the amount of income generated and saved per month and services affordability in post relocation (Xiao, Liu, & Marcus, 2018).

However, as many PAPs were doing the casual employment prior to relocation, many failed to estimate their exact amount of income and savings hence their opinion on whether there is any realised increase or decrease in their amount of income or saving were used to measure the current income and saving status. Community assets restoration was also measured in terms of the availability of the necessary infrastructures and PAPs' perception on their quality as compared to the former situation (Cernea, 1995).

3.6.2. Data analysis

Data Analysis is the process of systematically applying statistical and/or logical procedures to describe, illustrate, organize, and evaluate data (Sharma, 2018). Through this process, data are converted into information and knowledge which serve as answers to the research questions. This study being a mixed research, the data analysis process involved both qualitative and quantitative analysis techniques and the integration of the results from both techniques in a meaningful and coherent manner (Julie , 2011). Qualitative data gathered from respondents, document review and field observations were organized, reviewed, edited, and coded and grouped into different themes to easily describe and interpret them. The content analysis method was used in qualitative analysis which was found appropriate for this study because it allowed the researcher to use the analytical constructs or inferences (drawn from the literature review presented in chapter two) to turn the textual qualitative data into answers to research questions (White & Marsh, 2006). On the other hand, quantitative data gathered through households' responses to close-ended questions in self-administered questionnaires were also organized into descriptive statistics in terms of the Relative importance index (RII) , for the researcher to easily get the meaningful insights and make the relevant interpretations.

RII= ∑ W/ (A*N) ……………………….. (Equation 1)

Where,

W= Likert scale weighting assigned by each respondent
A= Highest Likert scale weight which is 3 in this study and N= Total number of respondents
Therefore, a descriptive analysis method was adopted to enable the researcher to comparatively analyse the data variables and illustrate the respondents' attitudes towards those variables based on the assigned Likert scale (Thompson, 2009). Microsoft excel software was also used to support in computations related to quantitative analysis and results were presented using appropriate tabulations.

3.7. Validity, reliability and limitations

It is very important in research to adopt a specific process which aims at ensuring the reliability and validity of the findings because those two factors are considered as the key quality indicators of any research (Taherdoost, 2016). According to Gibbs (2007), the researcher ensures reliability of his/her research by ensuring that the approach he/she adopts are consistent with those used by other researchers in other similar research project. So, as suggested by Yin (2003), this research has used recording all procedures of a case study as a procedure to ensure this research's data reliability.

Creswell (2009) on the other hand, refers to research validity as the process of using specific procedures to check for the accuracy of research results. In this study, the researcher has used triangulation of data from multiple sources by carefully examining evidences from them to make consistent and coherent justification of arguments. It should also be noted that due to different factors beyond the researcher's control, this research was confronted by some limitations. To start with, this research has based on only one project of Batsinda and being a pilot project it might have missed a lot and there is a possibility that areas of improvements were already noted and considered for in the ongoing projects. Secondly, due to the time limit within which this study was conducted and the associated limited resources, the field activities were not performed in an ideal way. These factors constrained the researcher's capability to generalize the results found for the whole Kigali's in-kind compensation practice.

3.8. Ethical consideration

Ethics is generally defined as the study of fine conduct, character, and motives which is involved with deciding what is sensible or valuable for all folks and often reflects a commitment to standards which are against personal preferences that people, professions, and societies agree (Georgia & Marianna , 2011). The foundation of an ethical research is an informed consent from participants (Fleming & Zegwaard , 2018). This means that for a research to be considered ethical, the respondents must be fully aware of what is the information that will be asked from them, how they will be used, and what risks (if any) there could be. The participants should give their consent freely and participate in the research voluntarily and they should be given the right to withdraw their consent at any time (Roshaidai, 2018).

In this study, the researcher requested formal data collection permission from the administration of the respective concerned institutions, and from the local authority in the case study area as a legal representative of individual households. Through the written letter, the researcher gave the full information regarding the research being conducted, and they were given a chance as well to ask questions in order to allow them to have a deep comprehension and freely decide to either allow or decline her request. Participants were also given the full information on individual basis and the rights to withdraw their consent at any time that they could feel that going on with sharing their experience may cause them any emotional or other kind of harm. According to Creswell (2009), every participant of the research should also be protected from any harm that may arise due to their participation or information they give.

In this study, the researcher ensured that participants are protected from harm, by keeping their names and other details that may reveal their identities anonymous and confidential, in data analysis and reporting of the results especially for PAPs. The privacy of the participants was also respected on an individual basis during data collection phase. The data from them were protected through storing them on the encrypted devices and protected by the password only held by the researcher. The hard copies like questionnaires and interview guides and related materials were kept in a safe place that can only be accessed by the researcher and will be destroyed as soon as the researcher is sure that they are no longer useful.

3.9. Concluding remarks

This chapter has presented in detail the research design adopted by this specific study. It has provided the reader with a map of how this research was conducted, methodology adopted, and data collection methods used population and the sample size for this study and how the collected data were measured and analysed and how results were presented. The strategies used for checking the validity and reliability of data were discussed together with the limitations associated with this study. It has also discussed on the main ethical issues that were considered by the researcher in conducting this research especially ensuring the informed consent from participants, respecting their privacy and protecting them from harm .

CHAPTER FOUR

CASE STUDY DESCRIPTION

4.1. Introduction

This chapter presents an overview on different aspects related to this research case study area. It introduces the reader to the case study area from a wider to a specific context and gives details on the topography of the area, land ownership, the type of land use and land cover, population size, economic activities, type of settlements and neighbourhoods. The aim is to provide the reader with information on the general physical characteristics of the area and the economic aspects which are related to the livelihood of people.

4.2. General characteristics of the case study area location

This study was carried out in Batsinda village which is located in Kigali the capital city of Rwanda. Rwanda is a small country with 26,338 km^2 located in the great lakes region in the East Africa and share borders with Uganda, Tanzania, Burundi and Congo in a right-handed direction from north (Augustine, 2016). The main economic activities for Rwandans is agriculture as it employs two third of the whole population but due to the hilly topography of the country, 80% of the farmers do just a subsistence one (World bank, 2016). Kigali is the capital and largest city of Rwanda with the biggest part of the urban population due to the historical reasons which include return of 1994 genocide refugees and migration of people from rural areas mainly seeking employment opportunities and jobs (Nduwayezu et al., 2016). Kigali city is placed between 29°43'0''E and 29°44'0''E of Longitude and 2°35'0''S and 2°37'0''S of Latitude (REMA, 2013).

Map 4 - 1: Administrative map and Topography of Kigali city

Source: kigalicity.gov.rw, 2020 and Nduwayezu et al. (2016)

This city is formed on rough landscape spreading across four edges, separated from each other by huge valleys in between. Kigali is one of five provinces that compose the country of Rwanda and it is divided into 3 administrative districts namely Gasabo, Kicukiro and Nyarugenge. Its lower elevation is roughly 1400 m and thus the highest is 1845 m above the sea level (Nduwayezu et al., 2016). The slopes of the city's hills vary in gradient from inclines of up to 50%, to less than 2% for the wetland areas in the valley. The angles of slopes in Kicukiro District somewhat are less steep compared to those among other districts (UR, 2018). Where housing is formed on steep, sandy slopes, the soil is subject to serious erosion and there is the danger of landslides throughout the time of year. Land use categorization of Kigali city is sorted into urban and rural clusters and its morphology is characterized by 3 classes of neighbourhoods, particularly planned, informal and mixed neighbourhoods (UR, 2018; Baffoe et al., 2020). Until 2013, the whole space occupied by urban areas was only 88.40 km^2 and therefore the remaining portion of 642. 6 km^2 was rural. Different land use types like mixed use, commercial, industries, infrastructures, public facilities, residential and governmental areas make a total of the built up area of Kigali city (Nduwayezu et al., 2016).

While Rwanda in general has been experiencing the economic transformation from agriculture based to non-agriculture based economy, non-agriculture activities are heavily concentrated in Kigali which is also considered to be an economic centre for the country where more of commercial activities take place (NISR, 2012). As result, Kigali has the biggest share of nonfarm GDP which is equal to 60.8% and it held 27% of the nonfarm jobs created in the country between 2011 and 2014 and more than 50% of the formal private firms and employment they offer (Pamela, 2012). The majority of residents in Kigali city have also access to main services like water (89%) ,electricity (73%) and internet (28%) (UR, 2018).

4.3. Batsinda project: As a result of Kigali city redevelopment

Since the independence of Rwanda in 1962, Kigali city has experienced the rapid population growth. The recent Rwanda 4th Population and Housing Census show that since 2002 to 2012, Kigali city population was increased by almost 50% and the annual population growth rate was estimated to be 4% with high density of 1,039 inhabitants per km^2 (NISR, 2012; NISR, 2014). This high population growth and the associated quick urbanization resulted into the repetitive city's boundaries expansion where the most recent happened in 2005, in order to accommodate that highly growing population (Baffoe et al., 2020). Coupled with the lack of urban settlement planning and regulations in that period, this has resulted into the informal

settlement (IS) growth where the Rwandan 4[th] population and housing census conducted in 2012 revealed that, 79 % of the Kigali city urban dwellers were still living in the IS while those settlements occupied 66% of the total built-up area (NISR, 2012). As an attempt to address this problem of informality, the city of Kigali adopted a Kigali conceptual master plan in 2007 among many other strategies, as a guiding tool for its physical development plan (City of Kigali, 2013). So far, as part of this plan implementation, some informal settlement areas found suitable for re-development have been already acquired by Kigali city council (KCC) through expropriation (Mugisha, 2015). One among these is the expropriation of Ubumwe residents known as "Kiyovu cy'abakene" which took place in 2008-2009. This project involved the total land redevelopment because this place is located in the inner-city (close to the CBD), and informal settlements had proliferated there in the past years. The informal properties there were cleared out and turn into a commercial area (Mugisha, 2015). In this project, the expropriated properties owners who accepted to be compensated in -kind (because they were given option to either choose monetary compensation or in-kind compensation), were resettled in the replacement houses that were already constructed at Batsinda.

4.4. Characteristics of PAPs and their residential area prior to relocation

Prior to relocation, Batsinda resettlers were residing in Ubumwe cell, known as Kiyovu cy'abakene which is located in the city of Kigali, district of Nyarugenge, sector of Muhima, and it was close to the Kigali CBD, which was about 15 to 30 minutes of walk or three to five minutes by motorcycle. It was the first place whose residents were relocated in line with ongoing Kigali urban redevelopment project aiming at the implementation of the Kigali master plan because it was located on the prime land of the inner city and were occupied with informal settlers.

Plate 4 -1: Typical PAPs' former houses in Ubumwe prior to relocation

Source: Bizimana et al., 2012 (the picture was taken in 2009).

This place was generally characterized by poor, small, overcrowded housing with poor physical layout and accessibility, constructed with mud bricks or wood and informal jobs associated with low income and weak land rights (Uwayezu & Walter , 2020). Many households' land rights were not recognizable by the land registry because, they owned it informally and they mostly acquired it through informal purchase from the previous squatters on public land or private land whose owners could no longer be identified (Bizimana et al., 2012). Most of these households had only a sale agreement or a certificate of property as proof of their land ownership which were subjected to the tenure insecurity because the land registration was yet to start to provide them with a free hold document which is normally the one acceptable for full tenure security. The expropriated people from this site were compensated either in cash or in kind and those who opted for in –kind compensation mode were given the so called replacement houses at Batsinda site (Uwayezu & Walter, 2019).

4.5. Batsinda case study area (current residential location of PAPs)

This research based on the case of Batsinda site where the first housing project was implemented, for the purpose of accommodating the relocated people from unplanned settlements to the planned formal housing provided in form of replacement houses and given as an in-kind compensation. Batsinda housing project was implemented in 2008, one year

after the endorsement of the expropriation law of 2007 and prior to the enactment of the valuation law in 2010. This project consisted of 250 houses that were constructed to receive 336 households expropriated from Ubumwe cell as replacement houses in form of in-kind compensation but only 123 households accepted to be resettled there. Therefore, a house of two bedrooms, living room, bath room, toilet and a small kitchen outside constructed with hydraform blocks was given to each expropriated household. The value for this house was estimated to be 8 million Rwandan francs but it was subsidized up to the price of 3.5 million Rwandan francs to make them more affordable to the PAPs. Prior to the implementation of the project, this area was almost vacant. Except some few residential houses that were there, the other land was agricultural, cultivated by local residents.

Map 4 - 2: Batsinda case study area prior (2006) and after (2020) resettlement of PAPs

Source: Retrieved from Google Earth 2006 and 2020.

These maps show Batsinda resettlement site where the former Ubumwe cell's residents were resettled after expropriation. This site which was almost non-developed in 2006 as shown by the first map, was a bit later turned into a residential area with single residential houses constructed in an organized layout and serviced with main facilities as shown by the second map. This site is located in Kigali city, in one of its district called Gasabo, in Kinyinya sector, Kagugu cell and Batsinda village. The case study area covers a part of Batsinda village which is located in approximately 15 km from the CBD. A recent article in KTPRESS newspaper described this area as a fast developing suburb given the modern buildings which are being constructed there, accessibility to road, urbanization trend associated with the huge affordable housing estates projects undergoing there and affordability for the low income earners (Kagire, 2020).

Based on the information from the local administrative entities development agency (LODA), Kagire (2020) wrote that Kagugu cell where Batsinda is located, is a place which has access to the public facilities including schools, health centres and police station and its population size is 49, 288 distributed in 13,080 households which makes it one of the high densely populated cell in Kigali, and with a low crime rate of an average of 20 cases in a month. Regarding land ownership, generally in Rwanda as provided by the law no 43/2013 of 16/06/2013 governing land in Rwanda, land is accessed by all citizens through emphyteutic leases of up to 99 years for agricultural land and 20 years for residential .This applies for the residents of Batsinda resettlement site.

4.6. Concluding remarks

This chapter has presented a contextual and specific descriptive overview on various attributes relevant to this research, especially physical and economic aspects associated with the case study area. It has offered a description of PAPs's prior relocation which gives the researcher a comparative basis to measure the improvement in livelihood of people after relocation. It has cemented the fact that the selected case study area was the best to help the researcher find the   answers for the concerned research problem, given that the in-kind compensation that this study was interested in, had been completely implemented in this area hence data were easily accessible/available and primary respondents were easily identifiable .

CHAPTER FIVE

RESULTS AND DISCUSSION

5.1. Introduction

This chapter presents results of the field survey that examined the implementation of in-kind compensation mode as applied in Batsinda resettlement project, with the aim of exploring the extent to which this mode of compensation has assisted the PAPs to restore their livelihood assets in post-relocation. After a short description of PAPs' former livelihood characteristics, this section presents results on the strategies adopted by expropriators to restore or improve their livelihood assets of PAPs, the outcomes of these strategies on PAPs' livelihood status in post relocation in terms of the level of land tenure security, housing condition, quality of community assets and employment status; then lastly, the associated emerging issues in terms of the successes or benefits and challenges realised. The final section discusses and links the results with the existing literature.

5.2. Case study results.

5.2.1. Respondents profiling

To get a full picture of the general situation of the PAPs who were surveyed, the researcher asked questions about personal information like their current age, gender, former land ownership status and former source of income. The following were the results:

Table 5-1: PAPS' Profile

Name of variable	Frequency	percentage
Age in number of years		
35-45	94	78%
45-55	15	13%
>55	11	9%
Total	120	100%
Gender		
Female	13	11%
Male	107	89%
Total	120	100%
Employment / job type		

Name of variable	Frequency	percentage
casual	65	54%
contractual	12	10%
self employed	35	29%
not-employed	8	7%
Total	*120*	*100%*
Land/Home ownership		
tenant	0	0%
owner	120	100%
Total	*120*	*100%*
Had ownership documents		
Yes	46	38%
Not	74	62%
Total	*120*	*100%*
Rental income		
yes	25	21%
not	95	79%
Total	*120*	*100%*

Source: Field survey, 2020

5.2.1.1. Age and gender

According to the World Health Organization's (WHO) age categorization, the results presented above show that all the respondents were adults. Also, the fact that a man is often considered as the head of the household (Kangas et al., 2014), explains why the majority of the respondents were male as this research targeted the household heads. In Batsinda project, 250 houses were constructed on this site to host the expropriated households from Ubumwe cell, but 123 among 336 which were expropriated accepted to resettle in those houses (explained in section 4.4). All these households' heads were considered by the researcher for this study but only 120 consented to participate.

5.2.1.2. Land /home ownership, having ownership documents and having rental income

These people revealed that prior to the relocation all of them were living in their own houses however most of them owned them informally as only 38% of them are the ones who had at least one document that could serve as a proof of their land ownership. This implies the issue

of tenure insecurity because, when people own their land in such informal way, their land rights are always threatened with the possible future competing claims or eviction.

5.2.1.3. Employment/job type

It was also revealed that prior to relocation, except some few families (21%) who had the extra houses which could serve as source of rental income, the majority of people (54%) were involved in casual works like selling different stuffs but not on a regular basis or fixed place, washing or cleaning for their neighbours, currying luggage, and any other kind of informal jobs to support their daily life. The remaining 10% were the contractual workers employed in private or public entities, 29% were self-employed conducting their own small businesses or other professional works like plumbers, electricians, carpenters or masons and 7% were unemployed mainly because of either chronical diseases or old age. This kind of employment is mostly associated with low and unpredictable income.

5.2.2. Livelihood assets restoration strategies

5.2.2.1. Resettling PAPs in replacement houses

As previously discussed in section 4.4, 250 houses were constructed on the resettlement site to host the relocated people, but among 336 households who were supposed to relocate only 123 accepted the replacement houses as in-kind compensation while others opted for monetary compensation. It was revealed to the researcher through the interview with the officials from the key informants that replacement houses that were given to PAPs were considered as one way of helping them to restore their livelihoods in post relocation. The main idea was to provide them with more modern homes in a nearby planned area within the city to improve their housing standard but also to enable their continuous access to their former jobs, hence help them to easily sustain their lives after relocation. It was revealed that, this was done in concern of the undesirable outcomes realized in the previous projects where many of the expropriated properties owners became homeless and jobless after failing to use their monetary compensation to acquire replacement properties for their families or due to settling in the peri-urban areas, far from their former location which deprived them of the former urban economic opportunities. Therefore, Batsinda PAPs' expropriated properties were valued on market value basis and if the value assigned was higher than the value of the replacement house given (which was estimated to be 3.5 million Rwandan francs), the balance was given in cash. If the value of the expropriated property was lower, the PAPs had to pay the remaining debt without interest after relocation.

5.2.2.2. Infrastructures provision on resettlement site and job creation

Through the interview with the key informants, it was revealed that the provision of infrastructures accessible to all (100%) PAPs in the resettlement site, was another strategy that was used toward their livelihood assets restoration in Batsinda project. Before resettling PAPs, the place was provided with the infrastructures including one asphalt road and marram roads that enter in neighbourhoods, transport services, one school comprising of nursery , primary and secondary school (known Groupe scolaire de Kagugu) , hospital(centre de santé de Kagugu) , one market with several rooms and two artisan workshops (known as udukiriro), clean water and electricity accessible to all. This strategy was used because the expropriators believed that provision of transport facilities could enable PAPs to continue having access to their formers jobs, while other facilities and services were meant to help them in creation of new jobs or resumption of the former ones. Also, given that the access to health and education services is a constitutional right to every Rwandan citizen, the expropriators revealed that it was their responsibility to ensure that those services were also available and accessible to those in need in the resettlement area.

It was also revealed that, PAPs were involved in some construction works of the replacement houses, to give them an opportunity to make money which could assist them in the relocation time but also to get their mind prepared and let them start to become familiar with the new place. Several trainings were also organized for the resettles on different crafty and artisanry works. Through these trainings, PAPs were encouraged and helped to work in the cooperatives so that they can easily sustain each other and raise savings for bigger businesses. Additionally, the official in Kigali said that:

> *"In Rwanda, the process to start up new businesses is normally complicated due to the documents and corresponding prior payments required. But for the resettlers in Batsinda, the formal processes were disregarded so as to help them easily start new jobs and they were exempted on taxes".*

5.2.2.3. Collaboration with private sector in social assistance, special assistance to vulnerable PAPs and relocation transport assistance.

Information from interview with key informants revealed that vulnerable people especially the very poor, the old and the sick (7%) were assisted through connecting them to the NGOs and other private organizations that were involved in social practices to help them in different social matters. These Vulnerable people were also exonerated from the debt which remained uncovered by the value of their expropriated properties which was thereafter paid by the

Kigali city. Transport assistance in terms of the cars to move PAPs and their movable assets from their former residence place to the resettlement site were also given to all PAPs. PAPs were also given the living expenses equivalent to hundred thousand Rwandan francs (approximately 100 USD) for every household. The key informants revealed that these methods were used to reduce the PAPs' financial burden during and after relocation which could worsen their livelihood situation.

These strategies discussed above are reiterated in the IRR model and international guidelines related to the effective resettlement (Cernea, 2002; FAO, 2008; World Bank, 2004).

5.2.3. Livelihood assets restoration in post relocation

In order to respond to the second objective of this study, the strategies presented above were evaluated in light of their outcomes in terms of PAPs' housing condition, land tenure security, employment status, and the quality of community assets in post relocation. These variables were furtherly measured in terms of their respective indicators (as discussed in section 3.6) by using the relative importance index (RII) to show their different levels of achievement and the following were the results:

Table 5-2: PAPs' Livelihood assets restoration in post relocation

S/no	Measurements variables	Scale of response			RII	Average RII
1	**Housing condition**	**Increased/ better=3**	**no change=2**	**Decreased/ worse=1**		
	house size	0	0	120	0.33	0.79
	house layout	89	26	5	0.9	
	construction material durability	89	24	7	0.89	
	Comfortability	89	19	12	0.88	
	public safety	106	14	0	0.96	
2	**income & saving level**					
	Amount income generated	9	28	83	0.46	0.46
	savings amount	21	0	99	0.45	

S/no	Measurements variables	Scale of response			RII	Average RII
	services affordability	0	37	87	0.46	
3	**Tenure security**					
	confidence in land ownership	106	14	0	0.96	0.97
	status of land conflicts	120	0	0	1	
	ability to use property as a collateral	99	21	0	0.94	
4	**community assets restoration:** Quality of					
	Roads	22	98	0	0.73	0.73
	Markets	0	0	120	0.33	
	Schools	0	120	0	0.67	
	Hospitals	0	101	19	0.61	
	electricity/water	102	18	0	0.95	
	sanitary facilities	96	0	24	0.87	
	transport facilities	112	8	0	0.98	

Source: Field survey, 2020

These results in the table 5.2 above show that in-kind compensation mode applied in Batsinda has managed through the associated livelihood assets restoration strategies to increase the land tenure security, to improve the housing condition and to restore/improve the community assets of PAPs in post relocation. As reflected by their respective average RII of 0.97, 0.79 and 0.73, in PAPs perception land tenure security is the most achieved outcome followed by house condition improvement and community assets restoration in a descending order. However, the average RII of income and saving level (which is 0.46) is very much lower. This low RII indicates the low performance of in kind compensation mode in employment recreation/restoration which implies the inefficiency of the strategy used toward this end. In order to understand different factors that contributed to these outcomes, these factors were

furtherly evaluated in terms of their respective measurement variables and the results are presented in the forthcoming sub-sections:

5.2.3.1. House condition

The improvement in housing condition realized by the Batsinda PAPs was measured in function of different factors like public safety in the area, the house layout, construction materials, comfortability and house size. The following table shows level of achievement associated to each of these factors in PAPs' perception.

Table 5-3: Ranking results for house condition measuring variables

Measurement variable	RII	ranking
public safety	0.96	1
house layout	0.9	2
construction materials durability	0.89	3
Comfortability	0.88	4
house size	0.33	5

Source: Field survey,2020

The results presented in table 5-3 show that Public safety in the resettlement area (Batsinda) is the most achieved outcome in post relocation and it is associated with the clear arrangement of houses which disallows the robbery incidences or theft and easy access to the main roads where the security is patrolled. This makes it the most important factor determining the PAPs' current improved housing condition. Improvement was also realised by PAPs in other factors including house layout, construction materials durability and comfortability. However, the factor of house size has scored very low (RII=0.33). This lower ranking of the house size indicate that the majority of PAPs found the replacement houses given smaller than their former houses.

5.2.3.2. Land tenure security

The researcher has evaluated the level of land tenure security based on confidence in land ownership, status of land conflict situation, and ability to use the property given as collateral in financial deals. The results are presented in the following table:

Table 5-4: Status of land tenure security in post relocation

Tenure security		
Measurement variables	**RII**	**ranking**
Status of land conflicts situation	1	1
Confidence in land ownership	0.96	2
Ability to use a property as a collateral	0.94	3

Source: Field survey, 2020

The RII of 1, 0.96, 0.94 for status of land conflicts situation, confidence in land owners ship and ability to use property as collateral respectively, indicate that PAPs realise a high improvement in these determining factors of their land tenure security current status. RII of 1 assigned to status of land conflicts situation in post relocation indicate that all Batsinda resettlers have realised improvement in that aspect. This indicates the significant decrease of the likelihood for land conflicts to happen in post-relocation compared to the former situation. RII of 0.96 assigned to confidence in land ownership also indicates that many PAPs realise high improvement in this aspect which means that they no longer live in fear of eviction which was thr biggest threat to their land rights prior to relocation. Results on the level of ability to use properties as collaterals also show that, Batsinda PAPs perceive that this ability has also increased in post-relocation compared to the pre-relocation situation. These results are generally linked to the land titles given to PAPs as a legal proof of their properties ownership that many did not have prior to relocation.

5.2.3.3. Community assets restoration

In order to measure the community assets restoration in Batsinda project, the researcher evaluated the quality of different public facilities available on the resettlement site including of roads, transport facilities, sanitation facilities, schools, hospitals, markets and electricity and water services in post-relocation. The following results were found:

Table 5-5: Ranking results on the community assets restoration measurement variables

Measurement variables (quality of)	**RII**	**Ranking**
transport facilities	0.98	1
electricity/water services	0.95	2
sanitary facilities	0.87	3
Roads	0.73	4

Measurement variables (quality of)	RII	Ranking
Schools	0.67	5
Hospitals	0.61	6
Markets	0.33	7

Source: Field survey, 2020

The table 5-5 shows the high level of improvement in transport facilities, electricity/water services and sanitary facilities in post relocation as reflected by their corresponding RII of 0.98, 0.95 and 0.87 respectively. On the other hand, the RII of 0.73, 0.67, and 0.61 scored by the others variables namely quality of the roads, school and hospitals facilities respectively, indicate that many PAPs did not realise any change in the current quality of those facilities as compared to the former location which means that to them the former situation was restored in the resettlement site.

Plate 5-1: Roads in Batsinda resettlement site.

Source: Field survey (December, 2020)

However, the lower RII (0.33) scored by the quality of the markets in post relocation indicates the high PAPs' dissatisfaction with market facilities provided on the resettlement site.

Plate 5-2: Typical commercial rooms at Batsinda

Source: Field survey (December, 2020)

5.2.3.4. Employment availability and accessibility (Indicated by income and saving level)

The income and saving level which is an indicator for employment opportunities availability and accessibility as livelihood assets in post-relocation, was measured in terms of the amount of income generated and the amount saved by PAPs per month and their ability to afford different services. The results are presented in the table 5.6 below:

Table 5-6: Post relocation employment status

Income and saving level		
Measurement variables	**RII**	**Ranking**
amount of income generated	0.46	1
services affordability	0.46	2
amount saved	0.45	3

Source: Field survey, 2020

The scores recorded in this table show that many PAPs revealed that the amount of their income, the amount they save and their ability to afford services have significantly decreased in post relocation compared to the former situation. This decrease indicates high level of joblessness in post relocation and lack of employment opportunities in the resettlement area.

Grounded on the results presented in the above section 5.2.3, The livelihood improvements realised by Batsinda PAPs were linked to the further initiatives other than resettling them in replacement houses, which were adopted by expropriators to complement the house given in order to improve other aspects of their livelihood status (presented in Table 5.2) in post relocation. This was affirmed by Shobhita and Madhu (2006) who said that compensating

people through resettling them in replacement properties may be one of the strategies to mitigate the risks associated with physical and economic displacement resulting from expropriation projects but more further initiatives are required to assist them restore their assets other than house so as to continue their lives as if no relocation has happened.

However, the size of the replacement house given and the quality of the market facilities provided in Batsinda were found dissatisfying to all PAPs as reflected by the assigned RII of 0.33 as shown in the Table 5.2. This is linked to the lack of PAPs' participation during the preparation and implementation phases of the project. Saleh (2008) indicated that the lack of PAPs' involvement in planning and development of resettlement schemes deprives them of an opportunity to give their suggestions on the interventions that best suit their needed improvements which hence contribute to their dissatisfaction. An additional reason for the smaller replacement house size was reaveled by this study to be the associated high construction cost which could not balance with the low value of the expropriated properties if the house was to be bigger. This is however inconsistent with the suggestion made by Cernea (2008) that additional financial resources should be allocated in resettlement project to improve the housing condition of the resettled.

5.2.4. Emerging issues associated with in-kind compensation mode in Batsinda Project

5.2.4.1. Benefits gained from in-kind compensation mode in Batsinda project

Both Batsinda PAPs and key informants revealed that they have observed a number of benefits from the use of in-kind compensation mode in Batsinda project. Firstly, this mode of compensation helped the PAPs to safely resettle their family without any trouble of looking for temporary shelter. On this note, it is important to note that settling in temporary shelter after relocation is one of the main factors associated with monetary compensation which has been leading many expropriated people in Kigali to the chronic homelessness (Nikuze, 2016; Mugisha, 2015). This mode has also protected the PAPs from the urban exclusion because due to the low values of their expropriated properties coupled with the poor land valuation practices, they could not find another land to buy within the city with that little money (explained in Section 5.2.4.3, 4[th] paragraph). Furthermore, due to the beautiful and more durable replacement house given to PAPs as in-kind compensation, this compensation mode was found more beneficial especially to the PAPs (74%) who had very poor housing condition prior to relocation. PAPs have also revealed that in-kind compensation saved them from the complicated land transactions and construction process which require a lot of capital

especially in Kigali where land is very expensive. Unlike monetary compensation, PAPs revealed that in-kind compensation helps them also to maximize the use of their compensation because the temptations and other management problems that are associated with liquid money compensation are avoided.

The information from the consulted key informants which are the governmental institutions have also emphasized that in-kind compensation mode is so much advantageous compared to the monetary compensation which was the most common in previous projects. Through the interview with the researcher, they revealed that this compensation mode supports the provision of the improved and affordable housing to the informal urban settlers which is one of the main goals of the national urban housing policy. It makes the urban redevelopment possible without excluding the PAPs from the city or creating of new informal settlements. It also provides affected people with the improved access to different infrastructures that they didn't have in their former location. Moreover, in-kind compensation mode supports the implementation of the current ongoing Kigali master plan 2020-2050 as the resettlement sites are selected in the planned areas and developed accordingly.

5.2.4.2. Key challenges encountered in Batsinda resettlement

As previously discussed in the previous chapters, Batsinda resettlement project was adopted as a way of protecting PAPs from the negative effects of relocation and it was adopted, with the main idea being to provide the more modern homes in a planned area within the city with necessary infrastructures, which protects them from urban exclusion and associated deprivations, hence help them to easily sustain their lives in the new location. Therefore, a house of two bedrooms, living room, bath room, toilet and a small kitchen outside constructed with hydraform blocks was given. The value for this house was estimated to be 8 million Rwandan francs but it was subsidized up to the price of 3.5 million Rwandan francs to make them more affordable to the PAPs. Therefore their expropriated properties were valued and if the value assigned is higher than the value of the replacement house given, the balance was given. If the value of the expropriated property was lower, the PAPs had to pay the remaining debt after relocation.

Despite all the benefits gained from this mode of compensation in Batsinda project as discussed in section 5.2.4.2, there are still the encountered challenges that seem to prevent it from achieving the livelihood restoration ideal outcomes. Learning from the previous section

5.2.3 of this chapter, such challenges mainly include the small size of the replacement house given, dissatisfying markets facilities provided on resettlement site and unsuccessful performance of the adopted employment restoration strategies. Furthermore, through the assessment of data from both questionnaires and interviews, various issues were identified in Batsinda project implementation process to be the source of those inefficiencies and they were themed into the aggregated following issues:

Poor planning and lack of PAPs participation

Through the Interview with the key informants in Batsinda project, it was found that there was no prepared or followed action plans during the implementation of that project. This resulted from the lack of in-kind compensation mode (resettlement) procedural clear guidelines in Rwanda, despite it being provided for by the Rwandan expropriation law as an optional way of compensating expropriated people. The issue of lack of legal guidance implies subjectivity to expropriators' thoughts in the decision making and lack of PAPs involvement in that process.

Low values of expropriated properties

Based on the information acquired from interview with the key informants, the researcher found out that the biggest difficulty encountered was the low value of the expropriated properties which could not cover the value or the price of the offered replacement house. They explained that, expropriated properties were generally big in size but with poor quality due to the non-durable and cheap construction materials used which hence led the estimated value to be less than the price of offered replacement house (the value of the replacement house was 3.5 million Rwandan francs). On the other hand, this high value of replacement houses were justified by the associated high construction cost of the replacement houses due to the high cost of resettlement land acquired and construction materials used. This was considered by the expropriators as a justification to why smaller (Two bedrooms) replacement houses (which left many PAPs with the desire to enlarge them) were constructed because if they were to be bigger, then their affordability to PAPs could be far less.

Poor land valuation practice

Based on the information from questionnaires' responses from PAPs, it was revealed that their land was under-valued. In this project, land was valued on the price of 1,000 Rwandan francs per meter square (approximately one USD on the exchange rate of December,2020) which was very low compared to the other nearby properties which were fetching more than

11,000 Frw (approximately 11.1 USD) per meter square on the market. Apart from that, this rate was even lower than the land prices that were approved by Kigali city land commission in July, 2008 (Mugisha, 2015). So, their properties' value could barely achieve even the subsidized value of the replacement homes offered (estimated to be 3.5 million Rwanda francs) hence many were left with debt to pay and nothing to start new business with in the new location.

Suitable resettlement land unavailability

Through the interview with the key informants, it was also revealed that the principle of proximity to former location which is generally commended in guiding the choice of a suitable resettlement site (in order to allow PAPS to continue their lives with minimum economic disruptions) was not followed when Batsinda was being chosen to be a resettlement site. This was because of the problem of the space unavailability in the area nearby the PAPs' former location (which was close to the CBD) where most of the land was found already occupied or planned for different uses other than residential. This forced the expropriators to rather choose the Batsinda resettlement site based on availability (in sub-urban areas) and compromise the suitability factor. This implies the increased distances travelled by PAPs to reach their former jobs, lack of economic opportunities in the area and increased transport costs which led many to joblessness.

The fact that the replacement site was choosen based on the factor of land availability instead of its suitability because other land which could be more suitable were found already occupied which hence led to the low performance in terms of employments creation , contradicts the suggestion made by IFC (2019) that the choice of a resettlement site should base on the similarity and proximity to the PAPs former location to enable them continue their lives with minimum disruptions. Furthermore, this unsuccessful employment restoration was linked to the poor land valuation practice during the implementation of Batsinda project reflected by the use of land price which does not have any basis. This implies the contradiction to the Rwandan expropriation law N^{o} 32/2015 of 11/06/2015 which clearly states the market basis should be adopted in valuation of expropriated properties.

CHAPTER SIX

SUMMARY OF KEY FINDINGS, CONCLUSION AND RECOMMENDATION

6.1. Summary of key findings

This study's aim is to explore the extent to which in kind compensation mode has restored or improved the livelihood assets of Batsinda resettlers. The findings revealed that in –kind compensation mode associated strategies that were adopted by expropriators to restore or improve the livelihood assets of Batsinda project affected people include resettling them in replacement houses, provision of infrastructures on resettlement site and job creation, and collaboration with private sector in social assistance, special assistance to vulnerable PAPs and relocation transport assistance. These strategies were furtherly evaluated in light of their outcomes in tenure security, housing condition, employment status and the quality of the community assets in post relocation. The findings revealed that they have led to the improvement in land tenure security, housing condition and quality of the community assets in post relocation. However, the very low performance was realised in the variable of employment status which implies the increased joblessness in post relocation resulting from the remoteness of the area from PAPs' former jobs location and lack of employment opportunities on the resettlement. Additionally, the findings revealed PAPs' dissatisfaction with the size of the replacement house given and the market facilities provided in post relocation. These deficiencies were linked to the poor planning and lack of PAPs' participation in project related decision making, low values of the expropriated properties, poor land valuation practice and suitable resettlement land unavailability.

6.2. Conclusion

This study's findings have revealed that the livelihood assets restoration strategies adopted by expropriators are consistent with the IRR model suggestion and other international guidelines for an effective resettlement. Therefore, based on the results presented and discussed in chapter five, it can be concluded that through the livelihood restoration strategies associated with in-kind compensation, this mode of compensation can improve the livelihood of PAPs to the extent of increasing land tenure security, improving housing condition and improving access to infrastructures in post relocation however effort is required to improve the employment restoration strategy used. While previous pre-resettlement studies on in-kind compensation mode in Kigali reported that PAPs were doubting the advantages associated with this mode which was reflected by their unwillingness to move (Nikuze, 2016; Esmaill &

Corburn, 2019), this study findings revealed that Batsinda PAPs realised many Benefits from it. To start with, it helped them to safely resettle their family without any trouble of looking for temporary shelter and protected them from urban exclusion or going back to slums as it happened to their fellows who were compensated in-cash. This mode of compensation was also found more beneficial especially to vulnerable households who had very poor housing condition prior to relocation. PAPs also revealed that in-kind compensation saved them from the complicated land transactions and construction process which require a lot of capital especially in Kigali where land is very expensive hence recommended it as a better mode of compensation in case of compulsory land acquisition. Grounded on the realised benefits and the PAPs' recommendations, the researcher also recommends in-kind compensation as a better mode of compensation in case of compulsory land acquisition. However, some improvement are recommended (see section 6.3) given the confirmed undesirable outcomes associated with in-kind compensation mode including smaller replacement house size and loss of employment opportunities related to the remoteness of resettlement site and associated long travelled distances to reach their former jobs, that were predicted by a recent pre-resettlement study (Uwayezu & Walter , 2020). While these researchers linked those deficiencies mainly to the lack of affected people's participation in the resettlement process, this study findings furtherly related them to the poor planning associated with lack of legal guidelines to in-kind compensation practice in Rwanda, low values of the expropriated properties which do not balance with the construction cost of the replacement house given and the unavailability of suitable resettlement land due to the lack of vacant plot in the areas that can suit best as comparable to the land taken.

6.3. Recommendations

The unsuccessful components of the adopted strategies seem to obstruct in-kind compensation to successfully fulfil its livelihood restoration obligations. Consequently, these challenges bring up an opportunity for the resettlement projects proponents to draw on these unsuccessful components and improve their approaches in the future. Based on this research's findings, the researcher give the following recommendations for improving the in-kind compensation practice so as to ensure the successful PAPs' livelihood assets restoration in the future similar projects:

Recommendation 1: In order to successfully mitigate the problem of increased joblessness in post relocation which results from the lack of suitable resettlement sites and the remoteness of

the chosen sites from the PAPs' former jobs location, the resettlement on site should be considered as an in-kind compensation alternative option for the relocated people.

Recommendation 2: There is a need to establish the clear guidelines for in-kind compensation as an acceptable compensation option as the existing expropriation law does not explicitly provide procedures for this mode of compensation.

Recommendation 3: A resettlement policy needs to be developed on a national level to serve as a guide for the development of resettlement actions plans and livelihood restoration frameworks for the future urban development projects which are likely to affect people's livelihood. These plans should include the PAPs' opinions obtained through the healthy and regular consultations.

Recommendation 4: Evaluation and monitoring activities are required in post relocation to see how the livelihood of PAPs are progressing and give additional support if necessary. Additionally, there is a need to allocate more financial resources for livelihood restoration activities in other to improve the standard of the replacement houses given and market facilities provided.

Recommendation 5: The valuation practices should follow the market value principle as suggested by the law, consider the income losses or rental income losses and disturbance allowance, and use the updated reference prices approved by the Ministry in charge to avoid the subjectivity in pricing the PAPs' property which is detrimental to their livelihood and lead to dissatisfaction associated grievances.

6.4. Area for further research

This study looked into the PAPs' livelihood assets restoration when in-kind compensation is applied in Kigali city, Rwanda. Drawing lessons from Batsinda case study, it was found that this mode lead to the successful restoration of livelihood assets like land, home or house and community assets as realised from the increased land tenure security, improved housing condition and improved quality of the community assets in post relocation. It has also added knowledge to the existing literature on resettlement as an in-kind compensation practice showing the associated benefits realised by PAPs in post relocation and the challenges that lead to the inefficiencies in the associated employment restoration goal. Though, due to the

limited time, the scope of this study was narrowed down and all necessary aspects were not studied. Therefore the researcher recommends for other further studies on the following areas:

a) Feasibility study on the proposed resettlement on site approach as an alternative in-kind compensation option for the targeted informal settlements for future urban redevelopment projects.

b) A complementary study on the social aspects of livelihoods in in-kind compensation mode implementation as they were not considered in this study.

c) Resettlement site suitability analysis is needed to propose the possible potential suitable area that are available and appropriate for the resettlement of the existing informal settlements targeted for future urban redevelopment project.

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APPENDIX 1: Self-administered questionnaire for relocated people

Research title: "*EFFECTIVENESS OF IN-KIND COMPENSATION MODE IN LIVELIHOOD ASSETS RESTORATION IN KIGALI, RWANDA: THE CASE OF BATSINDA RESETTLEMENT PROJECT, KIGALI CITY, RWANDA"*

Greetings. My name is Uwera Diane, I am a student from Ardhi University and I am currently pursuing the Master of Science in Real estate. Your household has been selected as a source of information for this study. Therefore, I would like to kindly ask for your participation by providing some general information that we need to ask you. The information you provide will solely be used for the purpose of this study and your identity will be kept anonymous. There is no payment for your participation but your information will provide information that may be used in improving future resettlement practice. You can choose to participate by giving your consent through signing below but you remain with right to withdraw you consent at any time later. Are you willing to participate in this survey?

Yes 〇   **No** 〇

If yes, please sign here:……………………

General respondent profile

Name of the respondent:

Age:

Gender: Male   Female

Marital status: Single ☐   Married ☐   Widowed ☐   Divorced ☐
I. Occupation / Employment

Before:

After:

II. Land ownership

1. How did relocation affect your land ownership status?

	Owner:	tenant/occupier
Before	☐	☐
After:	☐	☐

2. If you were the owner, did you have ownership documents for your former house? yes/no

3. How is your confidence in land ownership affected by relocation? and why?

Increased ☐   Decreased ☐   No change ☐

4. How is your current status of land conflict situation compared to the situation before? why?

Better ☐   worse ☐   no change ☐

5. How did relocation affect your ability to get loan? Why do you think so?
Better ☐   worse ☐   no change ☐

6. Did you have other rental properties? Yes/no

If yes, were you assisted to replace the rental income with another source of Income?

III. Job/employment availability and accessibility

1. Have you been able to continue your job after relocation?
    ☐ NOT

    -why?

    -what is your new occupation?

    -How is your level of income affected? (Estimate the amount generated per month)

    Increased ☐   Decreased ☐   Nochange ☐

    ☐YES

-Compared to pre-relocation, is there any negative effect on the accessibility of your Job? Yes/Not

-If yes, what are those effects?

2. How did relocation affect your level of saving?(Estimate the amount saved per month)

Increased ☐   Decreased ☐   No change ☐

3. How   did   relocation   affect   your   affordability   to   services?   explain

Increased ☐   Decreased ☐   No change ☐

IV. Housing condition, infrastructures facilities and services

1. Compared to the pre-relocation, what is your opinion regarding the current housing condition in terms of the following aspects?
Layout: better ☐   worse ☐   no change ☐
Construction material durability: increased ☐   decreased ☐   no change ☐
Comfortability: increased ☐   decreased ☐   no change ☐
House size : increased ☐   decreased ☐   no change ☐

2. Are you satisfied with the replacement home given to you? YES/NOT

If not, why and what would you recommend for improvement?
If yes, explain more

3. How did the relocation affect the public safety in your neighbourhood?

Increased ☐   decreased ☐   no change ☐

4. Compared to the pre-relocation, what is your opinion regarding the current infrastructures condition :

Roads

Quality: Better ☐   worse ☐   no change ☐

Accessibility: (estimate distance) Before   Now

Markets:

    Quality: Better ☐   worse ☐   no change ☐

    Accessibility: (estimate distance) Before   Now

Schools and other educational facilities:

    Quality: Better ☐   worse ☐   no change☐

    Accessibility: (estimate distance) before   Now

Hospitals and other health facilities

    Quality Better ☐   worse ☐   no change
☐

    Accessibility: (estimate distance) before   Now

Electricity Power:

    Quality Better ☐   worse ☐   no change☐

    Accessibility: Before   Now

Sanitation facilities:

    Quality Better ☐   worse ☐   no change ☐

    Accessibility: (estimate distance) before   Now

Water:

    Quality: Better ☐   worse ☐   no change ☐

    Accessibility: (estimate distance) before   Now

Transport services:

    Quality: Better ☐ worse☐ no change☐

    Accessibility: (estimate distance) before   Now

V. Lessons learnt

1.   What are most significant challenges that you have faced in restoring your livelihood?

………………………………………………………………………………………………………

………………………………………………………………………………………………………

…………………………………………………………………………………………………..

2. In your opinion, what could have been done to make it easier for you?

………………………………………………………………………………………………………

………………………………………………………………………………………………………

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3. What is your impression regarding replacement home based in-kind compensation?

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4. What are the benefits of this compensation mode that you have observed?

………………………………………………………………………………………………………

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………………………………………………………….

5. If you were in position to advise other people who are to be expropriated, would you

recommend in-kind compensation mode? *Yes* ▭   *not* ▭

Why?

APPENDIX 2: Interview schedule for key informants

Research title: "*EFFECTIVENESS OF IN-KIND COMPENSATION MODE IN LIVELIHOOD ASSETS RESTORATION IN KIGALI, RWANDA: THE CASE OF BATSINDA RESETTLEMENT PROJECT, KIGALI CITY, RWANDA*"

I. General information

Institution name:

What was your role or of the institution in BATSINDA resettlement project?

II. Effects on PAPs' livelihood

1. How can you describe the living conditions of the affected people prior to relocation?

2. What were the expected negative effects of relocation on the PAPs' livelihood?

3. What were the expected Positive effects/ advantages of the in-kind compensation mode on PAPs' livelihood?

III. Strategies to restore PAPs livelihood

1. What was the compensation package given to the PAPs?

2. On what basis was the resettlement site of BATSINDA chosen?

3. Did you have any planned in-kind compensation related specific strategies to mitigate the negative effects of relocation on PAPs' livelihood ?   YES   NOT

    a. If yes, what were those strategies?

4. Did you expect in-kind compensation package to be enough for restoring/improving PAPs' livelihood? Explain

IV. Outcomes from in-kind compensation mode implementation.

1. How can you describe the living condition of the PAPs in post relocation?

2. Compared to pre-relocation, what have the PAPs gained from in-kind compensation mode?

3. Are there any undesirable effects that have resulted from this mode of compensation? Explain

4. What is your perception regarding the capacity of in-kind compensation mode to restore or improve PAPs' livelihood?

V. Lessons learnt

1. Considering the purpose of restoring or improving the PAPs' livelihood, what are the observed advantages/benefits of in-kind compensation mode compared to other modes of compensation?

2. Do you think that the PAPs' capabilities and access to livelihood assets improved after relocating to replacement homes given? Why?

3. Did the authority face any challenge with regard to PAPs' livelihood restoration aim? Explain.

4. What do you think can be done, to improve the in-kind compensation practice in Kigali.

APPENDIX 3: Introduction letter from Ardhi University
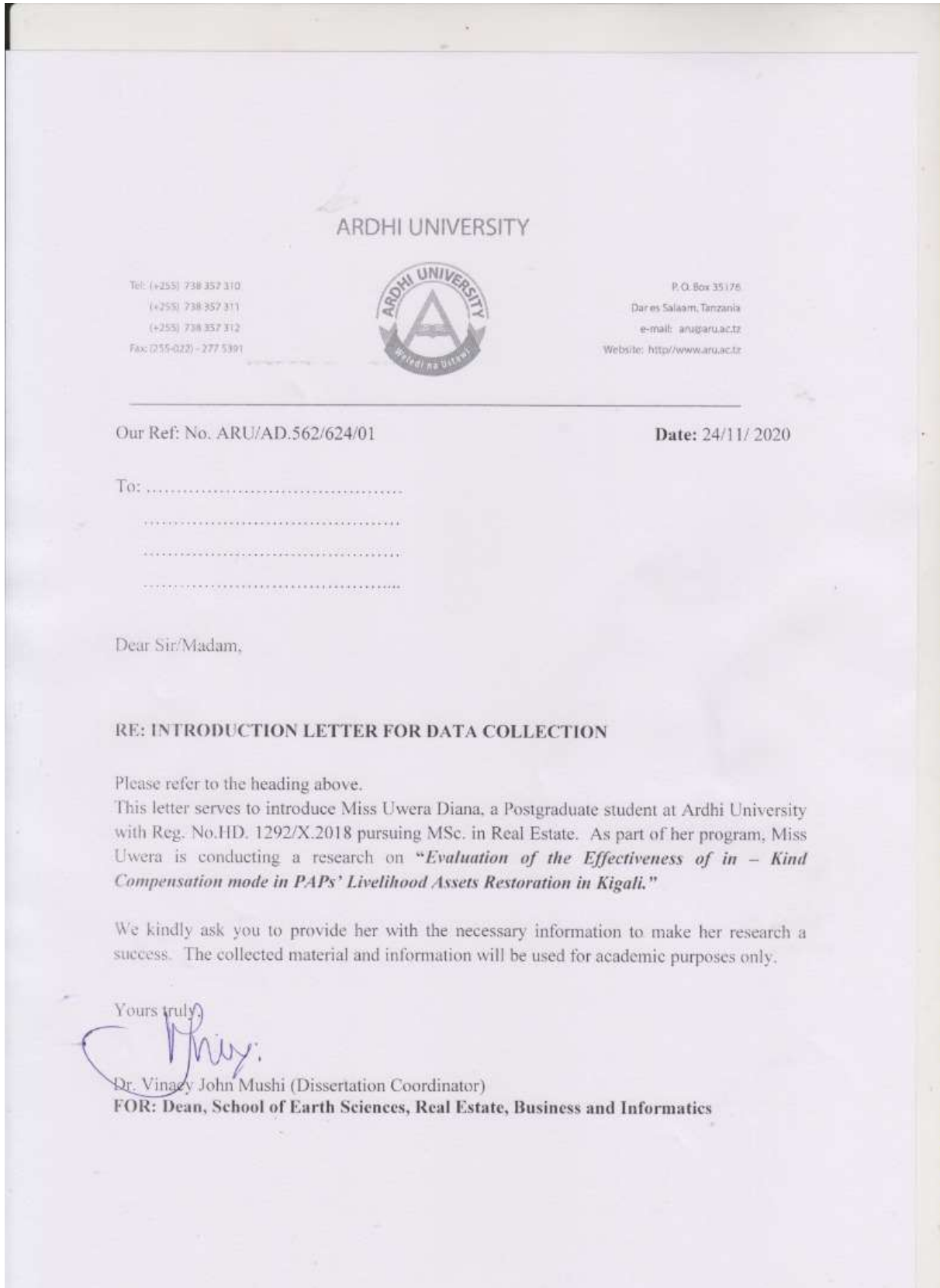
ARDHI UNIVERSITY

Tel: (+255) 738 357 310
(+255) 738 357 311
(+255) 738 357 312
Fax: (255-022) - 277 5391

P.O. Box 35176
Dar es Salaam, Tanzania
e-mail: aru@aru.ac.tz
Website: http//www.aru.ac.tz

Our Ref: No. ARU/AD.562/624/01

Date: 24/11/ 2020

To: ....

....

....

....

Dear Sir/Madam,

RE: INTRODUCTION LETTER FOR DATA COLLECTION

Please refer to the heading above.

This letter serves to introduce Miss Uwera Diana, a Postgraduate student at Ardhi University with Reg. No.HD. 1292/X.2018 pursuing MSc. in Real Estate. As part of her program, Miss Uwera is conducting a research on *"Evaluation of the Effectiveness of in – Kind Compensation mode in PAPs' Livelihood Assets Restoration in Kigali."*

We kindly ask you to provide her with the necessary information to make her research a success. The collected material and information will be used for academic purposes only.

Yours truly,

Dr. Vinacy John Mushi (Dissertation Coordinator)
FOR: Dean, School of Earth Sciences, Real Estate, Business and Informatics

APPENDIX 4: Recommendation letter from University of Rwanda

UNIVERSITY of RWANDA

CST_SCHOOL OF ARCHITECTURE AND BUILT ENVIRONMENT

OFFICE OF THE DEAN

TO WHOM

Kigali, 27/10/2020

To: To Whom It May Concern

Dear Sirs/Madams,

Re: Research Project

Mrs. UWERA Diane is a Tutorial Assistant in Estate Management and Valuation, School of Architecture and Built Environment, College of Science and Technology. She is currently conducting her master's in Real Estate at Ardhi University – Tanzania and She is in her research phase. The topic of her dissertation is: " Evaluation of The Effectiveness of In-kind Compensation Mode in PAPs' Livelihood Assets Restoration in Kigali ".

Data collection is part of her research and this will be executed in your organization/Province/District/Sector. We will appreciate your support in availing all necessary data or any other information needed during their research. Data collection period is scheduled from 26 November 2020 to 26 December 2020.

Please do not hesitate to contact us in case further clarifications are needed.

Sincerely,

Dr. Manlio MICHIELETTO
Dean, SABE
E-mail : dean.sabe.cst@ur.ac.rw | m.manlio@ur.ac.rw
Phone : +250782331016

APPENDIX 5: Acceptance letter to conduct data collect from Rwanda Social Security Board (RSSB)

RSSB Our Health Our Future

104

14 DEC 2020

Kigali on,---------------------

Ref: No RSSB/......./hr/20

Dr. Manlio MICHIELETTO
Dean, SABE
University of Rwanda

Dear Sir,

Re: Reply to the request of data collection.

We acknowledge receipt of your recommendation letter dated 27/10/2020 requesting the opportunity for **Mrs. UWERA Diane Tel: 0787907534** to collect data in Rwanda Social Security Board (RSSB) on the topic entitled "**Evaluation of the Effectiveness of In-kind compensation mode in PAPs' Livelihood Assets Restoration in Kigali**"

Considering that the information to be obtained in this research will be solely used for working on her dissertation in order to complete her studies, this is to inform you that your request is granted. She is required to meet the Real Estate Division Manager for orientation.

Yours Sincerely,

By authority delegation

MUGABO Emmanuel
Corporate Services Division Manager

C.c

- Real Estate Division Manager
- Director of Human Resource and Administration Unit
- UWERA Diane

Plot 1003 Ubumwe Cell, African Union Boulevard, • Kiyovu, Nyarugenge • P.O Box 250/6655, Kigali
Tel: +250788151000/ +250220171000 • Toll Free line: 4044 • E-mail: info@rssb.rw • Web: www.rssb.rw

APPENDIX 6: Acceptance letter to conduct data collection in Ministry of Local Government (MINALOC)

REPUBLIC OF RWANDA

Kigali, on...3/12/2020

N° .2248.............../07.03

MINISTRY OF LOCAL GOVERNMENT
P.O BOX 3445 KIGALI
Website: www.minaloc.gov.rw

Ms. UWERA Diane
Gasabo District/Gisozi Sector
Tel: + 250 787907534
Email: danowera10@gmail.com

Ms. UWERA Diane,

RE: Your request for permission to conduct data collection

Reference is made to your letter of 30th November 2020 requesting for permission to conduct data collection in the Ministry of Local Government (MINALOC) in the area of expropriation and resettlement practice in Kigali for academic purposes;

After analyzing your request, I am pleased to inform you that you are authorized to conduct the above mentioned data collection from 07th to 11th December 2020 in the Ministry of Local Government.

However, you are strongly requested to use the findings from your data collection for academic purposes only, and share with MINALOC you research findings after completion.

Sincerely,

DUSENGIYUMVA Samuel
Permanent Secretary

CC:
- Hon. Minister of Local Government
- Hon. Minister of State in charge of Social Affairs
  KIGALI

APPENDIX 7: Acceptance letter from Gasabo district to collect data

REPUBLIC OF RWANDA

Gasabo, ...01./.17...../2020
Ref N⁰ 3582/07.0102/2020

CITY OF KIGALI
GASABO DISTRICT
WEBSITE: www.gasabo.gov.rw
E-mail: info@gasabo.gov.rw
BP. 7066 KIGALI

Mrs. UWERA Diane
Tel. 0787907534
ARDHI University- Tanzania

Subject: Response to your letter.

Dear Madam,

With reference to your letter requesting for the permission to carry out your research in Gasabo District on «**Evaluation of the effectiveness of In-kind Compensation mode in PAPs Livelihood Assets Restoration in Kigali**»;

I would like to inform you that the permission you requested for has been granted.

Sincerely,

INGABIRE Augustin
Ag. Corporate Services Division Manager
GASABO DISTRICT

Cc:
Executive Secretary of Kinyinya Sector
KIGALI

Website : www.gasabo.gov.rw, E-mail : info@gasabo.gov.rw, P.O Box 7066 Kigali

APPENDIX 8: Permission from Kinyinya sector, Kagugu cell, Batsinda village local leaders to conduct data collection from households

UWERA Diane

01/12/2020

Umujyi wa Kigali

Akarere ka Gasabo

Umurenge wa Gisozi

Tel: +250787907534

EMAIL: danowera10@gmail.com

Ku Muyobozi w'umurenge wa Kinyinya

SECTEUR KINYINYA POUR RECEPTION
Date 2/12/2020
Signature
Traiter par

RECEIVED: 2/12/2020
KAGUGU cell

Reared by
Iradukunda Donall

Impamvu: Gusaba uburenganzira bwo gukusanya amakuru azifashishwa mu bushakashatsi buri gukorerwa muri Batsinda housing estate.

Nyakubahwa Muyobozi,

Nejejwe no kubandikira iyi baruwa ngirango mbasabe uburenganzira bwo gukusanya amakuru azifashishwa mubushakashatsi , binyuze mukuganira na bamwe mubaturage batuye mumudugudu wa batsinda uherereye mu murenge wa Kinyinya muyobora.

Ubusanzwe, nyakubahwa muyobozi, ndi umwarimu muri kaminuza y'u Rwanda nkaba ndi kwiga icyiciro cya kabiri cya kaminuza (masters) muri Ardhi university yo mugihugu cya Tanzania, bityo murwego rwo kuzuza ibisabwa kugirango ndangize amasomo, ndi gukora ubushashatsi ku uburyo amazu ahabwa abaturajye bimuwe aho bari basanzwe batuye (expropriation) nk' inguranc (compensation), abafasha mugukomeza imibereho yabo nyuma yo kwimurwa (effectiveness of in-kind compensation in PAPs' livelihood assets restoration in Kigali).

Ubu bushakashatsi buzibanda kubaturajye batujwe muri Batsinda housing estate nyuma yo kwimurwa mu Ubumwe cell hazwi nko mukiyovu cy'abakene. Aya makuru akaba azakusanywa binyuze mukuganira n' abaturajye

Kumugereka w' iyi baruwa murahasanga ibaruwa (introduction letter) y' umukoresha ndetse n'iy'ishuri .

Ndabashimiye, nyakubahwa muyobozi, kubw'uburyo mwakiriye ubusabe bwanjye ndetse na serivisi nziza mudahwema guha abanyarwanda muri rusanjye.

Murakoze!

UWERA Diane