

**DECLARATION OF ORIGINALITY**

I, do hereby declare that the work presented in this dissertation is my own contribution to be the best of my knowledge. The same work has never been submitted to any other University or Institution. I, therefore declare that this work is my own for the partial fulfillment of the award of a Bachelor’s Degree with honors in Land Survey Engineering at ULK polytechnic institute.

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**APPROVAL**

This is to certify that this dissertation work entitled “**Exploring the impact of urbanization on land value in Rwanda. The case study of Kacyiru sector, Gasabo district (2015-2020)**” is an original study conducted by Ndayisenga Emmanuel under my supervision and guidance.

Supervisor’s name: **SINIGENGA ALPHONSE**

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## **DEDICATION**

I dedicate this project:

- To almighty God.
- To the government of Rwanda for supporting the TVT school.
- To RP/ ULK KIGALI staff and all lectures.
- To our supervisor SINIGENG ALPHONSE.
- To our parents for their supports.
- To our classmates and our families.
- To our relatives and friends for being on our side.

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I would finally like to express my gratitude acknowledgement to my colleagues and friends who are supporting me directly and indirectly until the success of this work.

May God bless all of you!

**NDAYISENGA EMMANUEL**

## ABSTRACT

Generally, Urbanization is the process through which cities grow and higher percentages of the population comes to live in the city, which can lead to a key to economic development. However, urbanization has caused air pollution, land degradation and loss of biodiversity. The intensive urban growth can lead to greater poverty, with local governments unable to provide services for all people. The general objective of this study was to explore the impact of urbanization on land value in Rwanda. Specific objectives were to identify the driving forces of urbanization in Kacyiru sector, to examine the features of land value in Kacyiru sector and to identify the relationship between urbanization and land value in Kacyiru Sector. Simple random sampling technique was applied to select households for the sample size of 99 respondents from the whole population of the study area in Kacyiru Sector and purposive sampling technique was used to select 3 local leaders at cell levels and 1 Land officer at sector level so the sample size used was 103 respondents. Both primary and secondary data; primary data were gathered using questionnaires and interview while secondary data were gathered using documentation review. The data were analyzed using descriptive statistics and they were presented using frequency table and percentages. The study found out that population growth 18.7%; environment effect 36.1% and infrastructure facilities 45.2% are driving forces of urbanization in Kacyiru sector. The study found out features of land value in Kacyiru sector are land tax or property tax 26.2%; price of land 27.2% and location of land 28.2% and physical attributes of land 18.4%. The study concluded that urbanization has a positive impact on land value in Kacyiru Sector as it increases demands for land 23.3%; makes land prices to be high 32%; develops and expands land use 14.6% and makes land for housing and development of public utilities to be expensive 30.1%. The study concluded that urbanization has a positive impact on land value in Kacyiru Sector as it increases demands for land even though it makes land prices to be high but it develops and expands land use and makes land for housing and develops of public utilities. The study recommends that the government of Rwanda to limit the movement from rural areas to the city by putting public utilities available in the city in rural areas as these may also limit rapid population and urbanization growth.

**Keywords:** Urbanization, Land and Land value.

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## **LIST OF SYMBOLS, ABBREVIATIONS AND ACRONYMS**

<b>EDPRS</b>	: Economic Development and Poverty Reduction
<b>FAO</b>	: Food and Agriculture Organization
<b>GIS</b>	: Geographical Information System
<b>GoR</b>	: Government of Rwanda
<b>GTZ</b>	: German Technical Cooperation
<b>IRPV</b>	: Institute of Real Property Valuers
<b>MINAGRI</b>	: Ministry of Agriculture and Animal Resources
<b>MINECOFIN</b>	: Ministry of Finance and Economic Planning
<b>MININFRA</b>	: Ministry of Infrastructure
<b>NISR</b>	: National Institute of Statistics of Rwanda
<b>N°</b>	: Number  Strategies
<b>ULK</b>	: Univereste Lible de kigali
<b>USA</b>	: United States of America
<b>%</b>	: Percentage

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## **CHAPTER ONE: GENERAL INTRODUCTION**

### **1.1 Background of the study**

The world has been rapidly urbanizing in recent decades. Just 30% of peoples on the planet lived in cities in 1950; by 2018, that number had increased to 55%. Significant regional variations in urbanization levels are hidden by the global urbanization rate. With 82% of its inhabitants living in urban areas, Northern America is the most urbanized region. By contrast, Asia is about 50% urban, and Africa is still primarily rural, with only 43% of its population living in urban areas as of 2018. (United Nations, 2018).

Towns and cities serve a number of purposes; not only is urbanization one of the most important processes that have affected humankind and the space economies they serve, but some of them are becoming more and more important on a regional and global scale. Urbanization is an inter sectoral phenomenon that has affected societies, especially in the last century. (Yi & James, 2010).

However, urbanization poses certain challenges including rapid population growth, environment and natural resources degradation, but it has some positive implications including the creation of employment opportunities, technological and infrastructural advancements, improved transportation and communication, quality educational and medical facilities, and improved standards of living (Barney, 2015).

On the other hand, land values indicate the market value that people pay to specific places. These values are affected by demand factors (Walters, 2003). Rapid urbanization plays a significant role in increasing land value because this increases urban population growth that increases also demand for more land, for residential use (Bureza, 2002). The growing need for land to accommodate this growing urban region to its periphery also raises the value of land. Due to population growth and economic expansion, urban areas are expanding quickly, which is creating a strong demand for land and, ultimately, an increase in land value.

(Manju & Subhan, 2011).

In Rwanda, the development of cities is very recent and the urbanization rate currently stands at around 17.3% and almost half of it is concentrated in Kigali, the capital city, with about 1.1 million inhabitants (NISR, 2012).

There is a strong correlation between urbanization and rising land values due to increased resource demands. Rwanda's urban agenda promotes multi-institutional cooperation for the development of safe public spaces, high-quality educational, medical, and transportation facilities, as well as a friendly city atmosphere that offers public services and infrastructures. The government of Rwanda supports equity in human settlement and quality of life for Rwandese citizens; urbanization should also facilitate the creation of jobs and off-farm productivity for local subsistence and regional competitiveness; and it integrates urban planning and management to achieve resource-efficient and compact growth (Manirakiza & Ansoms, 2014)

## **1.2 Problem statement**

Rapid rates of urbanization have led in unplanned and unregulated expansion in many emerging nations, including Rwanda, where the unplanned growth in the urbanization industry has been primarily caused by the lack of institutional land administration and management in recent decades. (MININFRA, 2015). Since land is in short supply and in high demand, it is also subject to laws, zoning regulations, titling, and complex registration programs that make it difficult for low-income people to access this scarce resource. Other issues related to land value and urbanization include the scarcity of affordable housing, the rise in land fees and revenue, the poor quality of public transportation caused by dense population density, inadequate infrastructure, concentrated energy use that results in air pollution, and insufficient water, all of which have a substantial negative impact on human health (Preston, 2011).

Major issues with urbanization and land value in the Kacyiru sector include lack of affordable housing, increasing environmental degradation, and fast population expansion brought on by rural-to-urban migration. The lack of land for housing and the development of public services has increased due to the Kacyiru Sector's rapid urbanization. What property is available is extremely expensive, making it accessible only to a few group of people with substantial financial resources.

There is a deficiency in the research conducted on the program's results, despite numerous studies documenting its implementation in Rwanda. In order to investigate how urbanization affects land value in Rwanda, with a focus on Kacyiru Sector, Gasabo District, the researcher conducted this study.

### **1.3 Purpose of the Study**

This study aims to investigate and evaluate how land value in Rwanda's Kacyiru Sector, Gasabo District, has been affected by urbanization between 2015 and 2020. Land markets in many developing nations, like Rwanda, are significantly impacted by urbanization, which is defined as the growth of cities and an increase in the population living in urban areas. Changes in land value, accessibility, and usage result from the growing demand for land in metropolitan areas due to population growth.

The study especially looks at the causes of urban growth, including as population growth, infrastructure development, and economic activity, in order to determine how urbanization influences land value in Rwanda. It also aims to comprehend the ways in which these variables affect the area's land market dynamics, including pricing and demand for land. The relationship between urbanization and rising land prices will also be examined in this study, with an eye toward determining both the advantages and disadvantages for locals in terms of land affordability and accessibility.

With an emphasis on Kacyiru Sector, the study intends to advance knowledge of the socio-economic impacts of urbanization on land value in Rwanda, with potential applicability for other urban regions dealing with related issues. Policymakers, urban planners, and land management authorities could also benefit from the study's findings as they devise plans to better manage urban growth, rein in the inflation of land prices, and guarantee that land is available for both public and private uses.

Additionally, this study provides a baseline for further research on land markets and urbanization, especially in emerging nations. It fills in the knowledge vacuum in the literature by addressing the specific effects of urbanization on land value in Rwanda and by offering data-driven insights into how land dynamics are impacted by urban growth in a setting that is rapidly urbanizing.

### **1.4 Research objectives**

This research is composed with the general objective and specific objectives as shown below:



### **1.4.1 General objective**

The general objective of this study was to explore the impact of urbanization on land value in Rwanda.

### **1.4.2 Specific objectives**

The specific objectives of the study were the following:

- a) To identify the driving forces of urbanization in Kacyiru sector.
- b) To examine the features of land value in Kacyiru sector.
- c) To identify the relationship between urbanization and land value in Kacyiru Sector.

### **1.5 Research questions/Hypothesis**

This study attempted to find answers to the following research questions:

- a) What are the driving forces of urbanization in Kacyiru sector?
- b) What are the features of land value in Kacyiru sector?
- c) To identify the relationship between urbanization and land value in Kacyiru Sector.

### **1.6 Scope of the Study**

This study's objective is to comprehend (understand) the connection between land valuation and urbanization, with a particular focus on Rwanda's Kacyiru Sector, Gasabo District, between 2015 and 2020. Geographically, the study is restricted to Kigali's larger urban area and the quickly rising Kacyiru Sector. This area has seen rapid urban growth, which makes it a perfect place to look at how urbanization affects land value. The study attempts to provide a thorough and targeted analysis of how land usage, land pricing, and accessibility are impacted by urbanization by concentrating on this particular area.

Regarding the topic, the study looks into the main forces behind Kacyiru's urbanization, including population increase, economic growth, and infrastructure development. It also examines the effects these factors have on land value, specifically how they affect rising land prices, shifting land use patterns, and increased demand for land. The study explores the advantages and disadvantages of urbanization, including the prospects for growth and the difficulties it presents for low-income individuals' access to and affordability of land.

## **1.7 Significance of the study**

Through this study, the researcher was able to deeply align research technique skills with real-world research, as well as acquire valuable knowledge and abilities on the impact of urbanization on land value in Rwanda. At ULK Polytechnic Institute, this study will assist the researcher in earning a bachelor's degree in land administration and management.

Furthermore, upon submission of this research project to the main library of ULK Polytechnic Institute, it will become the property of the university and benefit the academic community, comprising of students, lecturers, and other interested readers, by offering valuable information and a fresh perspective to the existing literature concerning the investigation of the impact of urbanization on rising land values in Rwanda. Future researchers working in the same field will be able to access the research findings and the supporting references as a source of baseline data.

Moreover, the research will function as a roadmap for enhancing urbanization in Rwanda, particularly in the Gasabo District and Kacyiru area. This work will be used as a benchmark for government agencies, particularly the one in charge of urbanization initiatives, to assess how well urbanization is contributing to the creation of sustainable land value. The results of this study will be used by Kacyiru Sector to evaluate critically how urbanization affects rising land values and to implement corrective actions in response to identified obstacles.

## **1.8 Organization of the study**

There are five chapters in this research project. The first chapter is a general introduction that covers the study's background, problem statement, objectives, choice, significance, delimitation, methodology, conceptual framework model, and organization. The second chapter, which reviews the literature, is made up of definitions of several important terms and other claims pertaining to the stated goal. The description of the study area, the research design, the primary and secondary data sources, the study population, the sampling strategy, sample size, and data processing are all covered in Chapter 3, which is dedicated to research methods.

The research project addressed all specific objectives formulated based on the characteristics of respondents and major findings from the respondents of this research project in Chapter 4, Results and Discussion. In Chapter 5, Conclusion and Recommendations, all specific objectives were answered based on major findings of this research project.

## **CHAPTER TWO: LITERATURE REVIEW**

### **2.0 Introduction**

A literature review is an overview of the previously published works on a specific topic. Literature review is supposed to provide the researcher and the audiences with a general image of the existing knowledge on the topic under study (Bolderston, 2008). It is a comprehensive summary of previous research on a topic. The literature review surveys scholarly articles, books, and other sources relevant to a particular area of research. This chapter presents the literature review related to the impact of urbanization on increasing land value. Under this chapter, the researcher reveals the work done by the previous researchers, scholars and authors basing on the specific subject under study. These may be found in textbooks, journal on Internet literatures and other published documents relevant to the variables under study.

### **2.1 Concepts, Opinions, Ideas from Authors/Experts**

The concept of urbanization has been widely discussed by scholars, with a general consensus that it refers to the process by which a growing proportion of a population moves from rural to urban areas, resulting in the expansion of cities. Urbanization is not only a demographic phenomenon but also an economic and social transformation that reshapes the built environment, infrastructure, and land use patterns. (Barney 2015) defines urbanization as the ongoing process of population concentration in urban areas, which has been accelerated by industrialization and economic development. (Similarly, 2010) argue that urbanization significantly influences land markets, as the increased demand for land for residential, commercial, and infrastructural purposes often leads to price increases and changes in land use.

In Rwanda, urbanization is seen as a critical component of the country's development strategy, with the government actively promoting urban growth to drive economic development. (Ansoms, 2014) suggest that Rwanda's urbanization policy aims to create well-planned, sustainable urban environments that promote economic competitiveness while ensuring equitable access to resources, including land. However, rapid urbanization also presents challenges, including land scarcity, rising property prices, and the displacement of low-income populations, as highlighted by Walters (2003).

These challenges underscore the importance of understanding how urbanization affects land value, particularly in fast-growing urban areas like Kacyiru Sector.

### **2.1.1 Concept of land value**

Land value is the worth of a piece of property, which includes both the value of the land itself and any enhancements made to it. It should not be confused with site value, which is the land's fair value if there are no rentals, mortgages, or anything else present that would otherwise affect the value of the property (FAO , 2003). Landowners use land value to decide how much other parties are expected to charge for its use. Land value can be calculated by third-party immovable appraisers. Assessment by an appraiser may be critical to a lender's decision to agree to fund a potential buyer or to give loan to a property holder. Land values indicate the market value that people pay to specific places.

These values are affected by demand factors, such as views, amenities, and proximity to employment opportunities and transport infrastructure. A land, which is in a region facing environmental risks, may lose some of its value. For instance, if a property is located in an area that has a tendency to floods, mudslides, or earthquakes, those hazards can discourage potential buyers from taking an interest (Tanner, 2008). In a rural environment land has significant value as it is primarily a basis for crop production and a source for food supply in general. Land allows growing trees and forests for fuel-wood and shelter, to store water for human consumption and irrigation. It provides space for living, construction and the development of a variety of social activities. Land has thus a production value; it is a primary commodity and a commercial asset. In an urban or sub-urban environment the expected earnings are mainly linked to the type and nature of buildings that can be constructed on the land, and the services that can be generated from them: business, commerce, residential, public services, etc (Walters, 2003).

### **2.1.2 Features of land value**

The driving forces of land value include land tax or property tax; price of land and location/place of land, physical attributes of land and they are discussed here below:

### **2.1.3 Land tax or property tax**

Land tax or property tax is the fee paid on the purchase of a built property. When planning to purchase a land or a built property, it is imperative to give adequate attention to additional

costs such as stamp duty registration fee and tax to organize the finances better. Land tax, also referred to as property tax, it is a fee that is levied on the purchase of a property which includes all manmade immovable developments such as buildings. In contrast to what the name suggests, vacant land is exempted from the land tax (Keith, 2003).

The owner of land pay the tax levied by the local authority; the land tax collected by the municipal body is used for providing essential services where the property is located such as cleanliness, maintenance of roads, transport, drainage and other civic facilities. The tax received helps the authority to fund all these services and upkeep the area's infrastructure. In case of non-payment of dues, the local body can initiate a legal action to recoup money and can cut down the supply of essential amenities such as water and electricity. Property tax or land tax helps in providing funds to local area bodies such as cleaning your area, proper supply of water, maintenance of roads, drainage, etc (Franzsen & Van Schalkwijk, 2006).

Additionally, land tax receipt serves as an essential role in case of legal disputes. As only the owner is liable to pay the land tax; therefore, the receipt received in lieu of dues paid can be used to prove legitimate ownership of the property. A land tax receipt is also an essential document for availing a loan. Thus, timely payment of land tax is essential. Land tax is calculated as per the location of the property. Different states use different methods of calculating it; however, a general overview of such calculations remains unchanged. The total tax levied is carried out by assessing the entire land area, occupancy status (whether occupied or rented out), the pattern of property (commercial or residential), year of manmade construction, and carpet area of the property (Van Zijl & Vink, 2002).

#### **2.1.4 Price of land**

Land prices increase when the demand for land exceeds the availability of land or when the inherent value of a specific piece of land exceeds adjacent areas. Price, in money, is the generally accepted expression to mark and compare land values in a functional market. Price is a parameter to express the value of an object or a property. Price, expressed in money, is the generally accepted means to compare values in a market (Wolters, 2007).

The price of land is determined by its production potential, and by the present or future services it incorporates; in modern times it has also become an object of speculation. The price at which land and buildings could be sold under private contract is to be construed to

refer to a monetary amount if the land and buildings were to be sold in the open market. Where comparable prices are not available for land in a particular area, the valuer may use comparable prices of similarly classified land from other areas of the country. Prices shall vary depending on the quality and location of the land. The valuer shall fulfill his/her valuation duties governing the valuation profession and the council (Wolters, 2007).

### **2.1.5 Location of land**

The location of a property is of equally high importance for buyers, investors and sellers, as it is one of the most decisive factors for valuation and price determination. If you want to have your land property valued, the location naturally plays a decisive role. The total price of a property is made up of the price of the land and the value of the house. The location of a plot of land is more relevant for determining the price than building on it. The land location creates desirability, desirability creates demand, and demand raises land prices. Value based on location is affected by physical characteristics of the property and on the socioeconomic characteristics of the surrounding area (Alonso, 2003).

Conversely, this means that in a less attractive location the overall price will be determined more by the house or building than by the land value. Land properties in good and prime locations can be expected to retain their value and, in the best-case situation, increase in value. Therefore, they are more expensive. For investors, it is always interesting to consider secondary locations, as these can mean lower purchase prices and higher rental yields in the initial phase. Since real estate investments are meant for the long term, it is important to assess the location not only for the present but also for the years ahead when looking for a suitable location for your future building plot. Here it is advisable to consult as many information sources as possible (FAO , 2003).

Importance of location in land purchase always seems to be over-estimated. The reason is that the location is what translates into profitability for the investment. Location, primarily, creates the desire for purchase and the desire, in turn, creates demand which causes a rise in price. The price and the location of the property are both important factors.

The location ultimately dictates everything else about the property. If the property is situated in a prime locality, it will command a better selling price. The same property in an area that is not so prime will command fewer prices. Though the buyer may end up paying more for the

property in a better locality, there are likely to be more profitable options in the times to come (Brinkman & Sims, 2007).

By the time a buyer is trying to identify the location for the purchase of residential or commercial property, it is obvious that he/she is ready to pay up a good amount of saved capital. So it is important that the buyers end up choosing the right location that makes the real estate purchase tick. Whichever be the country of residence, many a time a buyer makes a decision based on the home that they are going to purchase and not the area that it is located in. Once the purchase is made, the area will never change. This mistake can cost the buyer a lot (Alonso, 2003).

In case the buyer is looking for residential property, the common factors that are to be checked out are the status of the neighborhood, proximity to facilities and amenities, access to water, safety quotient of the location, views from the property, etc. Factors such as closeness to transport hubs, proximity to major highways, markets and warehouses, etc..., have to be considered prior to purchase commercial property. The location of a land is the single most important factor to consider when looking for a land. You might find a land with all the space that you need, but if it is located in less-than-desirable area, you will likely have trouble while reselling the land in the future (Alonso, 2003).

### **2.1.6 Physical attributes of land**

In the real estate market, there are three physical characteristics of land: Immobility, Indestructibility, and Non-homogeneity. This article will give you a better understanding of the physical characteristics of land within the context of real estate and why they are important to someone wishing to buy land (Brinkman & Sims, 2007). Land has three physical characteristics: Immobility, Indestructibility, and Uniqueness. Although some of the substances of land are removable and topography can be changed, the geographic location of any given parcel of land can never be changed. Its location is fixed immobile. It cannot be transported from one place to another. For instance, no portion of land surface can be transported to some other country (Brinkman & Sims, 2007).

Land is also indestructible. This permanence of land, coupled with the long-term nature of improvements, tends to stabilize investments in real property. The fact that land is indestructible does not, however, change the fact that improvements depreciate and can



become obsolete, which may dramatically reduce the land's value. This gradual depreciation should not be confused with the fact that the economic desirability of a given location can change. All man-made things are perishable and these may even go out of existence. But land is indestructible. Thus it cannot go out of existence. It is not destructible. Uniqueness, or Non-Homogeneity, is the concept that no two parcels of property are exactly the same or in the same location. The characteristics of each property, no matter how small, differ from those of every other. An individual parcel has no substitute because each is unique (Van Zijl & Vink, 2002).

The term 'Land' in economics is often used in a wider sense. It does not mean only the surface of the soil, but it also includes all those natural resources which are the free gifts of nature. Land is a Primary Factor of Production, in any kind of production process, we have to start with land. For example, in industries, it helps to provide raw materials, and in agriculture, crops are produced on land. Man has to make efforts in order to acquire other factors of production but to acquire land no human efforts are needed. Land is not the outcome of human labour. Rather, it existed even long before the evolution of man (Alonso, 2003).

## **2.2 Theoretical Perspectives**

The theoretical foundation of this study is grounded in urban economics and land use theories, which help explain the relationship between urbanization and land value. One of the primary theories is Alonso's Bid-Rent Theory (1964), which posits that land value is highest in areas closest to the city center due to the convenience and accessibility these locations offer. According to this theory, as urban areas expand, land at the periphery becomes more valuable as demand for housing and commercial space grows. In the context of Kacyiru Sector, this theory helps explain how urban expansion has led to increased land prices as the area becomes more integrated into Kigali's broader urban fabric.

Another relevant framework is the Growth Pole Theory, which suggests that urbanization leads to the concentration of economic activities in certain key areas, or "growth poles," which then radiate development to surrounding regions.

This theory, developed by Perroux (1955), explains how certain sectors like Kacyiru, located near Kigali's central business district, have become focal points of urban growth, attracting

investment and driving up land values. The growth pole theory also highlights the uneven nature of development, with some areas benefiting more than others from urbanization, leading to disparities in land value across different regions.

The Urban Land Nexus Model proposed by (Harvey 1973) emphasizes the socio-economic dynamics of land markets in urbanizing contexts. This model views land as a commodity subject to market forces, but also as a social good that is shaped by policies and regulations. Harvey's perspective is particularly useful in understanding how urbanization in Rwanda, driven by both market demand and government policies, impacts land value and accessibility, especially for marginalized groups.

These theoretical perspectives provide a framework for analyzing how urbanization influences land value in Kacyiru Sector. They underscore the importance of location, economic activities, and policy interventions in shaping land markets, while also highlighting the potential challenges of ensuring equitable access to land in rapidly urbanizing areas.

### **2.3 Related Studies**

A number of related studies have examined the impact of urbanization on land value, particularly in rapidly growing cities in developing countries. For instance, (Subhan, 2011) conducted a study on the effects of urbanization on land prices in India and found that rapid population growth and economic expansion significantly increased demand for land, resulting in steep price hikes in urban areas. This study provides a useful comparison for understanding similar trends in Kacyiru Sector,

.where rapid urban growth has led to increased demand for land, driving up prices and making land less accessible for low-income residents.

In Africa, studies on urbanization and land value have also highlighted similar trends. A study by (Aggrey 2013) in Nairobi, Kenya, found that urbanization led to significant increases in land value, particularly in areas close to the city center.

The study emphasized the role of infrastructure development, such as roads and public services, in driving up land prices. This is relevant to Kacyiru, where infrastructural improvements, including roads and public utilities, have contributed to the rising land value.

Within Rwanda, research on urbanization and land markets remains limited, but a study by (Manirakiza and Ansoms 2014) provides valuable insights into how urbanization policies have influenced land use and land prices in Kigali. The study found that urbanization has led to increased land values in the city's peri-urban areas, particularly in sectors like Kacyiru, where demand for residential and commercial land has surged. However, the study also pointed to challenges related to land accessibility, particularly for low-income residents who face difficulties in affording land in rapidly urbanizing areas.

Another study by (Yi and James 2010) explored the link between urbanization and land value in Sub-Saharan Africa, noting that cities experiencing rapid urban growth often face challenges in managing land markets effectively. The study highlighted the need for sound urban planning and land management policies to mitigate the negative effects of urbanization, such as land price inflation and the displacement of vulnerable populations.

These related studies provide a valuable context for understanding the dynamics of urbanization and land value in Kacyiru Sector. While the studies from other countries offer useful comparisons, the research focused on Rwanda highlights the unique challenges and opportunities presented by urbanization in the country, particularly in sectors undergoing rapid development like Kacyiru.

Temporally, the study is confined to the five-year period from 2015 to 2020, a time frame chosen due to the substantial urban development that took place during these years. This period allows for a comprehensive analysis of the trends in urbanization and land value changes in Kacyiru, providing insights into how urban growth has shaped the local land market over time.

The study focuses on the perspectives of key stakeholders in Kacyiru Sector, including local households, urban planners, land officers, and policymakers. The population under study is representative of the broader community impacted by urbanization, ensuring that the findings reflect the diverse experiences and challenges faced by different groups in the area.

Although this research is centered on Kacyiru, its findings may have broader implications for other rapidly urbanizing areas in Rwanda and other developing countries. However, the scope does not extend beyond the geographical boundaries of Kacyiru Sector, and it does not

explore other potential impacts of urbanization, such as environmental degradation or employment trends, which are outside the focus of this study.

By narrowing the scope in this way, the study ensures a focused, detailed analysis that directly addresses the relationship between urbanization and land value in the selected area.

## CHAPTER THREE: DATA COLLECTION AND ANALYSIS PROCEDURE

### 3.0 Introduction

The study area, research design, primary and secondary data collection sources, data collection instruments (questionnaires, interviews, and documentation), study population, sampling strategy, sample size, data processing, and analysis were all presented in this chapter.

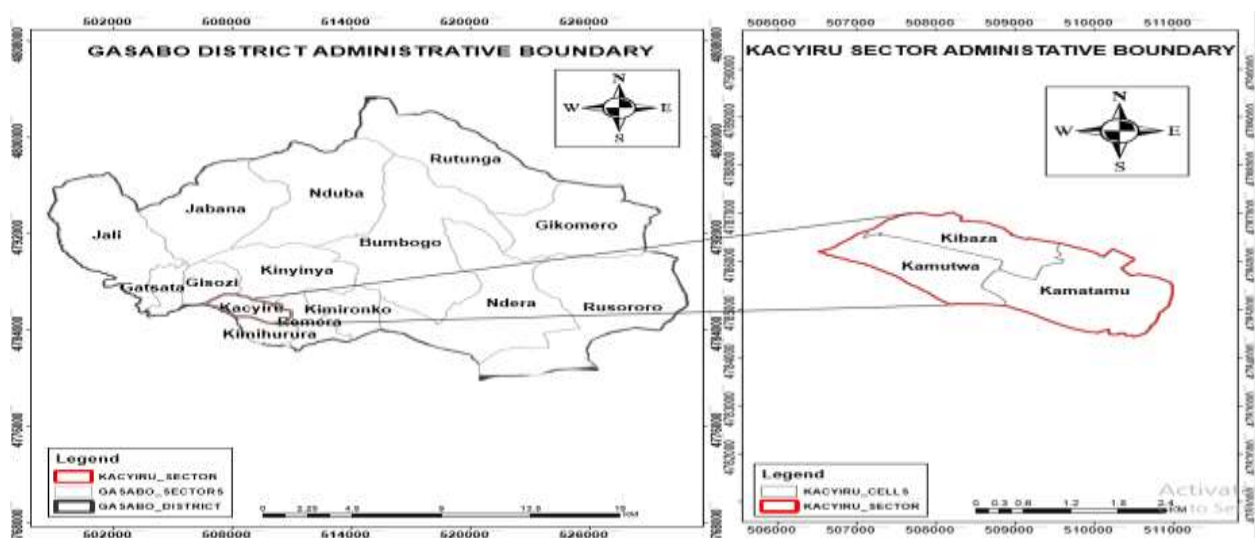
### 3.1 Presentation of the study area

Kacyiru Sector is among eighteen sectors that compose Gasabo district, this sector is composed with 3 cells including Kamutwa; Kibaza and Kamatamu, this sector has 37,088 populations; 9,095 households and 6,452 km<sup>2</sup> population density (NISR, 2012).

**Table 1: Demography and households of Kacyiru Sector**

Sector	Cells	Population	Households
Kacyiru	Kamutwa	12,735	3,016
	Kibaza	11,122	2,038
	Kamatamu	13,231	4,041
<b>Total</b>		<b>37,088</b>	<b>9,095</b>

(NISR, 2012).



**Figure 3,1:** location of gasabo district, **Figure 3,2:** Location of Kacyiru sector

### **3.2. Research design**

An outline of a research project's goals and the procedures for achieving them is called a research design, which also serves as a blueprint for how the project will be carried out.

(Berg, 2009)The study employed a descriptive research design, which is a technique for gathering data through questionnaires or interviews with a sample of people. It improves the thorough description of the subject being studied and helps accurately portray the respondents. (Creswell & Plano-Clark, 2007).

This approach looks at the relationship between independent and dependent factors in order to characterize "what exists" in relation to situational variables. Nonetheless, quantitative research was employed in the study to improve knowledge and comprehension of the findings. The quantitative research approach uses numerical data and statistics, most of which are displayed as figures. Because it allowed the researcher to quantify the effect of urbanization on land value in Kacyiru Sector, the quantitative design is thus suited for this study.

### **3.3 Research population**

The group of people, services, objects, events, or homes under investigation or the subject of a research study is referred to as the study population.

(Morrison, 2010). The population size for this study was 9,099 which include 9,095 households of Kacyiru sector and 3 local government officials at cell levels and 1 Land officer at sector level.

### **3.4 Sample size**

This section highlights sampling techniques used to pick the sample from a larger population and sample size used in this study.

#### **3.4.1 Sampling procedure**

Sampling procedure is a subset of the entire population identified. This comprises of certain members selected from the total population. A sampling procedure is a small group of cases drawn from and used to represent the large group or whole population under investigation (Sekaran, 2005).

The study has only considered the population living in Kacyiru sector randomly selected in three cells of Kacyiru Sector for data variation purposes where every citizen in population taken, has equal chance of being selected as respondent. Each household within the sampling procedure has been systematically surveyed where only one member of the households has been interviewed as a representative of the household. To collect a representative sample size of households, the researcher used the formula Yamane, (1967) to determine sample size,  $n = \frac{N}{1+N(e)^2}$ .

$$n = \frac{N}{1+N(e)^2}$$

$$n = \frac{N}{1 + N(e)^2}$$

n = sample size

N= total population

e = Margin error rate =10%

$$n = \frac{9,095}{1+9,095(0.1)^2} = 98.91245 \text{ approximately equals to } 99 \text{ respondents.}$$

The sample was composed by 99 respondents selected from households which were selected using simple random sampling technique.

**Table 2: Description of simple size**

<b>Study population</b>	<b>Number</b>	<b>Sample size</b>	<b>Sampling technique</b>
Households	9,095	99	Simple random sampling
Local leaders at cell levels and Land officer at sector level	4	4	Purposive sampling
<b>Total</b>	<b>9,099</b>	<b>103</b>	

### **3.5 RESEARCH INSTRUMENT**

#### **3.5.1 Choice of the Research Instrument**

A structured questionnaire is chosen because it allows for the collection of standardized data from a large number of respondents. This instrument is effective in gathering quantitative

data that can be statistically analyzed. Additionally, the interview guide is used for in-depth discussions with key informants to provide qualitative insights into the urbanization process and its impact on land value.

### **3.5.2 Validity and Reliability of the Instrument**

Ensuring the validity and reliability of the research instrument is essential to guarantee that the data collected is both accurate and consistent. These two concepts play a critical role in determining the quality of the research outcomes. The validity of the research instrument refers to its ability to measure what it is intended to measure, while reliability concerns the consistency of the results obtained when the instrument is used under similar conditions over time.

### **3.6 Data Gathering Procedures**

In collecting data of this study, Primary data, Secondary data, questionnaire, interview and documentation techniques were used in order to get information from respondents.

#### **3.6.1 Primary data**

Primary data comes straight from the people a researcher is researching from and is therefore the most direct kind of information a researcher can collect. The primary data is said to be the first hand observation and investigation (Cooper & Schindler, 2001). During the study, the researcher got primary data through self-administered questionnaires and interview.

#### **3.6.2 Secondary data**

Secondary source of data involves information gotten from already conducted research work that relates to the study (Morrison, 2010). Therefore, during this study the researchers obtained secondary data from books; reports; journals and electronic-published sources. A number of documents available in ULK main library, on the internet, Kacyiru sector reports; thesis and dissertations relating to the subject material were consulted for the purpose of obtaining secondary information.



### **3.6.3 Questionnaire**

Questionnaire is a set of questions which are asked to get information from a respondent. It is a set of questions prepared by the researcher to be distributed to a particular sample (Orodho & Kombo, 2002). A questionnaire was designed and pre-tested before the researcher submits it to the selected respondents. The questionnaires comprised both close-ended and open ended questions. The researchers used information obtained via questionnaires in order to make an efficient analysis. In the present study, the researchers submitted the questionnaires to households of Kacyiru sector in order to get the needed information.

### **3.6.4 Documentary review**

The documentation is research tool which focuses on the systematic searching from any written documents which are relevant to the field of the research (Sekaran, 2005). With this method, various written documents containing information related to the topic under study were reviewed. Among those documents include dissertations from ULK main library, Kacyiru Sector reports, journals and other important documents relevant to the topic under research.

### **3.6.5 Interview**

The interview can be defined as face-to-face conversation between an interviewer and the respondent, conducted for the purpose of obtaining information (Leedy & Omrod, 2015). The researcher made a set of questions known as interview guide to be asked to the local government officials at cell levels and Land officer at sector level. The interviews were conducted cell by cell in Kacyiru sector.

## **3.7 Data Analysis and Interpretation**

When assessing the research's hypotheses, the descriptive statistic was employed to determine the relationship between the subject's independent and dependable variables and their respective impacts. Value judgments are also applied when interpreting different observations or reactions as qualitative metrics in data analysis. As an addition to the quantitative analysis, the study's value is taken into consideration when complementing the discussion and observations.

(Dickson, 2012). The Microsoft excel was used to determine frequencies in order to discover the degree of occurrence to each variable. The study analyzed inferential statistics using Pearson correlation to determine relationship between variables. Tables were used to present findings.

### **3.8 Ethical Considerations**

Ethical considerations were carefully addressed throughout the study to ensure the protection of participants' rights and dignity. Informed consent was a key priority, with all respondents being thoroughly informed about the study's purpose, their role, and their right to withdraw at any time without penalty. Depending on the literacy levels of the participants, consent was obtained either in writing or verbally. Participation in the study was entirely voluntary, with no pressure or coercion applied. Respondents were free to skip any questions they felt uncomfortable answering, ensuring their autonomy was respected. Furthermore, all interactions with participants were conducted with utmost respect, taking into account cultural sensitivities, particularly during interviews, to ensure respondents felt comfortable and valued throughout the process.

### **3.9 Limitations of the Study**

Despite the valuable insights gained from the study on the impact of urbanization on land value in Kacyiru Sector, several limitations were encountered. One major limitation was the geographical scope of the study, which was confined to Kacyiru Sector. Although the findings may provide useful insights for similar urbanizing areas in Rwanda, they may not be entirely generalizable to other regions due to differing urbanization challenges and land value dynamics.

Another limitation was the time frame of the study, which restricted the ability to track longer-term changes in urbanization trends and land value. A longitudinal study could offer a more comprehensive understanding of how these factors evolve over time. The study also faced challenges related to data collection, as it relied heavily on self-reported data from respondents. Self-reported data is prone to biases such as social desirability or recall errors, where participants may provide answers they believe are expected rather than their true experiences

## CHAPTER FOUR: RESULTS AND DISCUSSIONS

### 4.0 Introduction

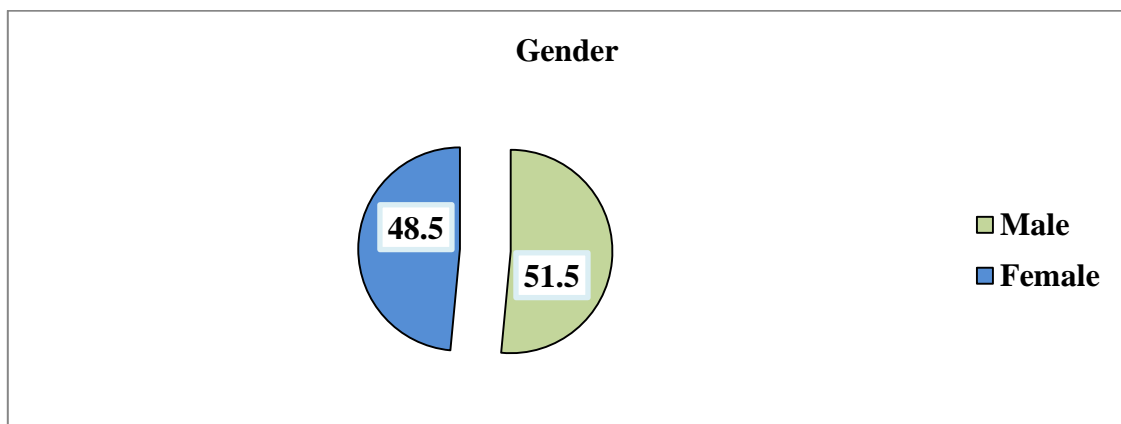
The presented chapter constitutes the core of this study. It is concerned with the results presentation, their interpretation and discussion. It shows the impact of urbanization on land value in Kacyiru sector, Gasabo District. It is made of two parts such as the identification of the respondents and the presentation of the major findings.

### 4.1 Identification of respondents

This section presents the identification of respondents. Data displayed are gender, age and education level. These data helped in the study to know the characteristics of study participants and ensure that information collected was reliable and accurate for the purpose of the study.

#### 4.1.1. Gender of respondents

The following , Figure4,3:shows the characteristics of respondents by gender status.



**Figure4,4: Distribution of respondents by gender**

Figure4,3: reveals that 51.5% of respondents were male while 48.5% were female. This indicates that more men responded to the questionnaire than women did. Since the questions were not gender sensitive, the difference in the number of respondents does not have statistical significance. Hence, it was believed that the information gathered from both men and women is equally useful for the purpose of this study.

#### 4.1.2 Age of respondents

Age of the respondents was assessed in this study to ensure that the sample has various categories of age, which then can affect the reliability of the gathered information. Hence, respondents were requested to indicate their age category among the proposed different age categories and asked to choose the one corresponding to their age. Table below displays their views.

**Table 3: Distribution of respondents by age**

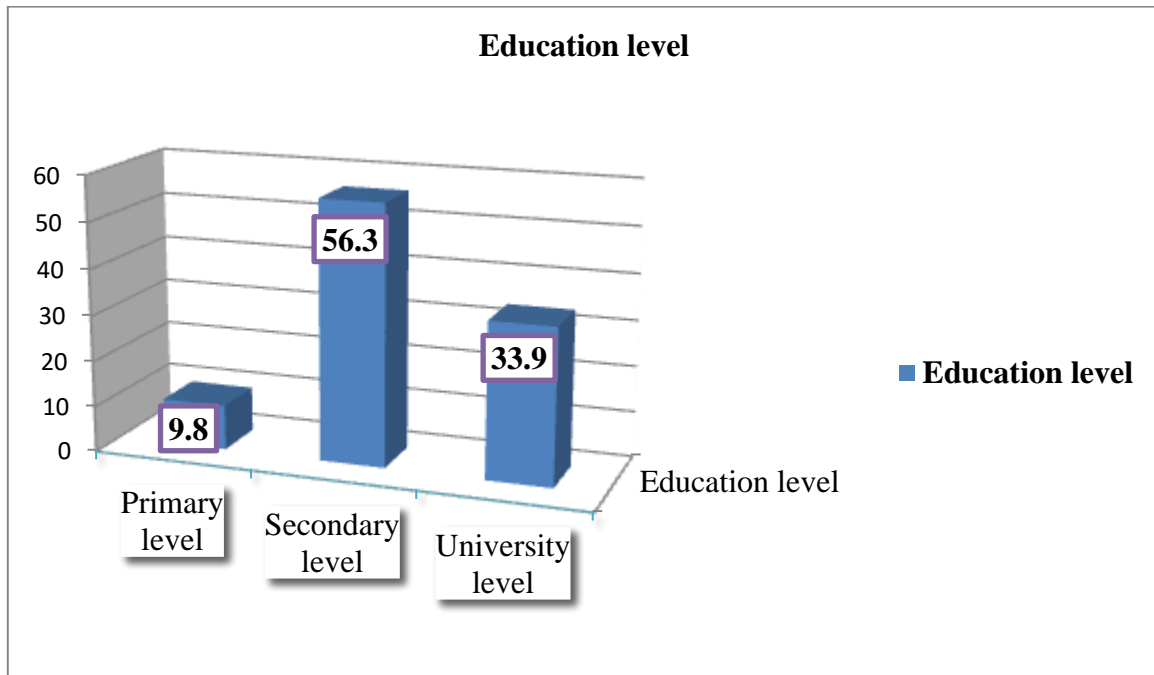
<b>Age categories</b>	<b>Frequency</b>	<b>Percentage (%)</b>
Between 21-30 years	12	11.6
Between 31-40 years	30	28.8
Between 41-50 years	32	30.8
Between 51-60 years	20	19.2
Above 61 years	9	9.6
<b>Total</b>	<b>103</b>	<b>100</b>

Table 3 shows that 11.6% of respondents were in the age category between 21-30 years, 28.8% of respondents were in the age category between 31-40 years; 30.8% of respondents were in the age category between 41-50 years; 19.2% of respondents were in the age category between 51-60 years and 9.6% of respondents were in the age category above 61 years. This implies that majority of respondents are mature with their age between 51-60 years. This implies that a significant proportion of respondents are in their maturity ages and have fresh mind, hence they are able to easily cooperate and provide adequate and accurate information about the variables under study.

Furthermore, this result suggests that a large number of respondents were in their economically active age; which may imply high level of productivity. All these intervals stated have also indicated that the respondents are countered in old generation as the people who can have relevant information about the evolution of urbanization and land value in Kacyiru Sector.

### 4.1.3 Education level of respondents

Education achievement of the respondents is usually considered as important since it determine the working quality of an individual. Therefore, education level of respondents was identified to make sure that sampled respondents have the ability and knowledge to provide information on the variables under study. Hence, respondents were requested to indicate their highest educational achievement as displayed in the following table.



**Figure 4,5: Characteristics of respondents by educational level**

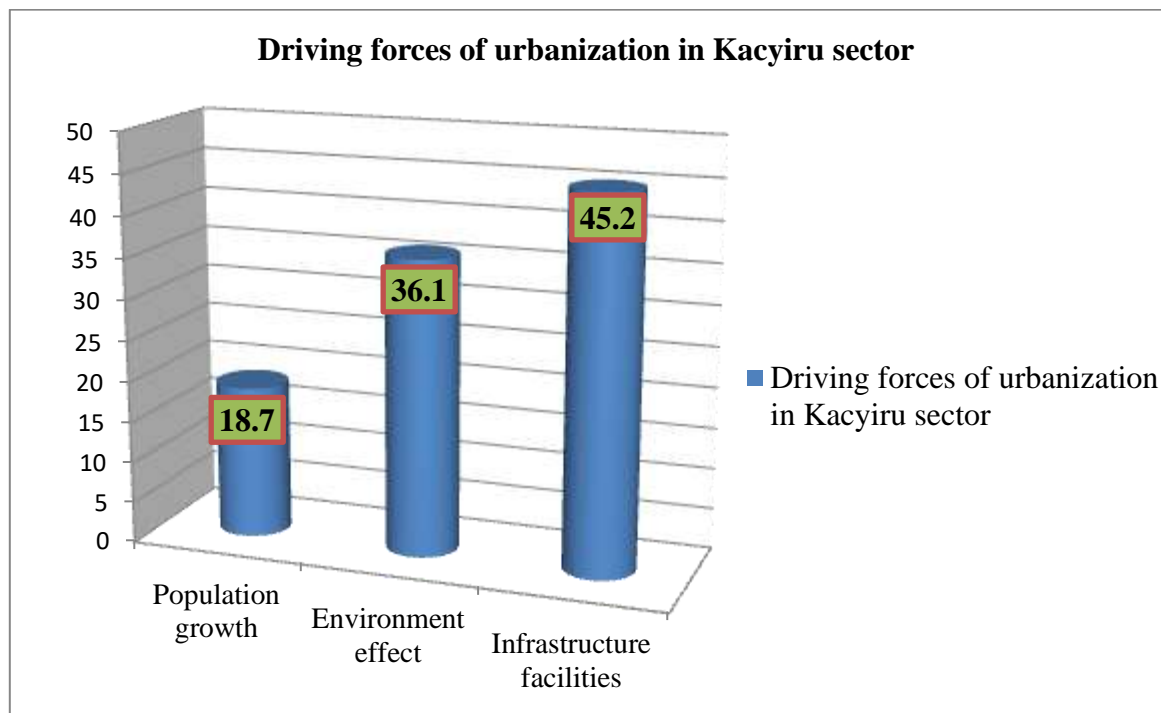
Figure 4,5 illustrates that 9.8% of respondents attended primary school, 56.3% of respondents had secondary level and 33.9% of respondents had university level. This implies that the majority of sampled respondents have only attended secondary level as their highest level of education, indicating that this implies that the sampled respondents have adequate knowledge about the impact of urbanization on land value in Kacyiru sector and are able to provide the necessary information for the completion of this study. Furthermore, the sampled respondents were educated which means that they could read, understand and interpret questionnaires reliably.

## 4.2 Presentation of the major findings

After presenting the identification of respondents, this section deals with the presentation, interpretation and discussion of the real results from respondents interviewed face-to-face including the data collected through questionnaire for household survey related to the impact of urbanization on land value in Kacyiru sector. The data from key informants were supplemented by literature review and this helped the researcher to interpret and discuss the data from the households, local leaders and land officer in Kacyiru Sector.

### 4.2.1 Driving forces of urbanization in Kacyiru sector

Respondents were asked to highlight the driving forces of urbanization in Kacyiru sector and their views to the question are displayed in table below:



**Figure 4,6: Driving forces of urbanization in Kacyiru sector**

Figure 4,6 shows respondents' views on driving forces of urbanization in Kacyiru sector. From the figure 6, 18.7% of respondents reported population growth; this implies that urbanization results from a natural increase of population and rural to urban migration, therefore, as populations from rural area move to town, the immediate outcome is urbanization.

This is in agreement with (Gulger 2013), the growth in urban areas comes from both the increase in migration to the cities and the increase of urban populations. 36.1% of respondents reported environment effect; Kacyiru rapid growth is also attributed to sustainable urban planning, which has established the city as a model of green and clean living. The city’s eco-friendly initiatives, such as introducing green spaces, effective waste management, and energy-efficient infrastructure, have contributed to its expansion. Kacyiru emphasis on environmental sustainability attracts investors, residents, and tourists, further fueling its urbanization 45.2% of respondents reported infrastructure facilities; this implies that urban advantages include greater opportunities to different kind of infrastructures including feeder roads; electricity supply, piped water supply, health care services, school facilities and more readily available modes of transport and communication and these may improve living standards and provide employment and other forms of economic activities. Availability of community infrastructures in urban area stimulates entrepreneurial minds such as job creation, business management, the quality of life of the people and socio-economic transformation. This is in accordance with (Ndulu 2006) who stated that urban development is characterized by the availability of basic community infrastructures facilities that provide the essential utilities and services necessary for improved standard of living in urban areas.

#### **4.2.2 Level of satisfaction with urbanization of Kacyiru sector**

Respondents were asked to presents how they are satisfied with urbanization of Kacyiru sector and the table below presents their views to the question

**Table 4: Respondents’ views on level of satisfaction with urbanization of Kacyiru sector**

<b>Satisfaction level</b>	<b>Frequency</b>	<b>Percentage (%)</b>
Very satisfied	28	27.1
Satisfied	75	72.9
Neutral	0	0
Unsatisfied	0	0
<b>Total</b>	<b>103</b>	<b>100</b>

Table 4 depicts respondents views on level of satisfaction with urbanization of Kacyiru sector. From the table, 27.1% of respondents reported to be very satisfied and 72.9% reported to be satisfied. This implies that the increasing development of urbanization in Kacyiru Sector makes citizens to be satisfied.

Therefore, it was concluded that urbanization is significant to citizens of Kacyiru Sector since it has some positive implications including the creation of employment opportunities, technological and infrastructural advancements, improved transportation and communication, quality educational and medical facilities, and improved standards of living.

### 4.3 Features of land value in Kacyiru sector

Respondents were asked to highlight the features of land value in Kacyiru sector and their views to the question are presented in the table below:

**Table 5: Respondents' views on the features of land value in Kacyiru sector**

Features	Frequency(=103)	Percentage
Land tax or property tax	27	26.2
Price of land	28	27.2
Location of land	29	28.2
Physical attributes of land	19	18.4
<b>Total</b>	<b>103</b>	<b>100</b>

Table 5 above shows respondents views on features of land value in Kacyiru sector. From the table, 26.2% of respondents reported land tax or property tax; this implies that if land taxes are paid regularly without arrears(behind the time), this increases the land value, and when the land owner will need to resell the land he/she will not be in trouble. 27.2% of respondents reported price of land; this implies that land price is among features of land value as it depends on the quality and location of the land. Land prices increase when the demand for land exceeds the availability of land.

28.2% of respondents reported location of land; this implies that the location of land property is of equally high importance for buyers, investors and sellers, as it is one of the most decisive factors for valuation and price determination.



If you want to have your land property valued, the location naturally plays a decisive role. The location of a land is the single most important factor to consider when looking for a land. You might find a land with all the space that you need, but if it is located in less-than-desirable area, you will likely have trouble while reselling the land in the future. This in agreement with (Brinkman and Sims 2007) who stressed that if the property is situated in a prime locality, it will command a better selling price, the same property in an area that is not so prime will command fewer prices. Though the buyer may end up paying more for the property in a better locality, there are likely to be more profitable options in the times to come.

18.4% of respondents reported physical attributes of land; this implies that land has three physical characteristics: Immutability, Indestructibility, and Uniqueness. Immutability means that the geographic location of any given parcel of land can never be changed. Its location is fixed immobile. It cannot be transported from one place to another. Land is also indestructible, thus, it cannot go out of existence. It is not destructible. Uniqueness, he characteristics of each property, no matter how small, differ from those of every other. An individual parcel has no substitute because each is unique.

#### **4.3.1 Level of land value before urbanization in Kacyiru sector**

Respondents were asked to highlight the level of land value in Kacyiru sector before 2000, prior to urbanization. the table below displays their views to the question.

**Table 6: Respondents’ views on the level of land value before urbanization in Kacyiru Sector**

<b>Level</b>	<b>Frequency</b>	<b>Percentage (%)</b>
Very high	6	5.8
High	12	11.6
Moderate	21	20.4
Low	64	62.2
<b>Total</b>	<b>103</b>	<b>100</b>

Table 6 above shows respondents views on the level of land value before urbanization in Kacyiru Sector. From the table, 5.8% of respondents reported that the level of land value before urbanization in Kacyiru Sector was very high, 11.6% of respondents reported that it

was high, 20.4% of respondents reported that it was moderate and 62.2% of respondents reported that it was low. This implies that the level of land value before urbanization in Kacyiru Sector was low as reported by the majority of respondents.

Basing on the above findings it was concluded that before development of urbanization in Kacyiru Sector, the level of land value was insignificant. This is to mean the demand for land was low and the prices for them were affordable because the movement of populations from rural areas to the city which makes land to be expensive was at low level, therefore, few lands for housing which were available were cheap and even low income people could buy them.

#### **4.3.2 Level of land value after urbanization in Kacyiru sector.**

Respondents were asked to highlight the level of land value in Kacyiru sector after urbanization in 2000 and the table below displays their views to the question.

**Table 7: Respondents’ views on the level of land value after urbanization in Kacyiru sector**

<b>Level</b>	<b>Frequency</b>	<b>Percentage (%)</b>
Very good	24	23.3
Good	67	65.1
Moderate	8	7.8
Low/bad	4	3.8
<b>Total</b>	<b>103</b>	<b>100</b>

Table 7 above shows respondents’ views on the level of land value after urbanization in Kacyiru sector. From the table, 23.3% of respondents reported that the level of land value after urbanization in Kacyiru sector was very good, 65.1% of respondents’ reported that it was good, 7.8% of respondents reported that it was moderate and 3.8% of respondents reported that it was low. This implies that the level of land value after urbanization in Kacyiru sector was good as reported by the majority of respondents.

Basing on the above findings it was concluded that the urbanization in Kacyiru Sector has increased land value, this implies that urbanization in Kacyiru Sector increased demand for land and it has raised the insufficiency of land for housing and development of public

utilities, and few lands for housing which are available are very expensive and they can only be afforded by a few individuals with high financial means.

#### 4.4 Discussion

Respondents were asked to highlight the impact of urbanization on land value in Kacyiru sector and the table below displays their views to the question.

**Table 8: Respondents’ views on the impact of urbanization on land value in Kacyiru sector**

<b>Impact</b>	<b>Frequency(=103)</b>	<b>Percentage</b>
Increase of demands for land	24	23.3
Making land prices to be high	33	32
Developing and expanding land use	15	14.6
Making land for housing and development of public utilities to be expensive	31	30.1
<b>Total</b>	<b>103</b>	<b>100</b>

Table 8 above shows respondents’ views on the impact of urbanization on land value in Kacyiru sector. From the table, 23.3% of respondents reported that urbanization increases the demands for land due to high population growth; this implies that when the demand for land increases, this also increases the prices for land, hence increased land value. This is in line with (Bureza2002) who stated that rapid urbanization plays a significant role in increasing land value because this increases urban population growth that increases also demand for more land, for residential use. In addition, ( Yi and James 2010) stressed that rapid urban population growth means an increasing demand for urban land, particularly for housing, as result, this makes land value to be high.

32% of respondents reported that urbanization makes land prices to be high; this implies that urbanization results from a natural increase of populations and this increases the scarcity of land, then this makes the prices of available land for residential use to be high, hence increased land value.

This is in agreement with (Manju and Subhan 2011) who stressed that the rapid expansion of urban areas due to rise in population and economic growth is increasing additional demand of land thereby causing land price to be high, hence increased land value. In addition, (Davis and Hertz Golden 2014) stated that urbanization attracts people to cities and towns which lead to a high population increase. With the increase in the number of people living in urban centers, there is a continued scarcity of land, then this makes land price to be high and this also increase land value.

14.6% of respondents reported that urbanization develops and expands land use; this implies that rapid urbanization increases the use and exploitation of non-used land for residential use, development of commercial activities, development of different infrastructures and other public utilities, therefore, all these increase the scarcity of land, then the prices of available land become also high, hence increased land value. This in accordance with (Manju and Subhan 2011) who stressed that urbanization is the way in which the population shifts from rural to urban areas; therefore, this contributes to the development of land for use in constructing commercial properties, social and economic support institutions, transportation facilities, and residential buildings. (Moreover, Aggrey 2013) stated that urbanization makes towns and cities to be formed and become larger and many people begin living and working in them, this develops and expands the land use and increases land value.

30.1% of respondents reported that urbanization makes land for housing and development of public utilities to be expensive, this implies that rapid urbanization attracts people from rural areas to the city which lead to a high population increase, therefore, this increases the scarcity of lands, then, this makes the available lands that can be used for housing and development of public utilities to be expensive, hence increased land value.

## **CHAPTER FIVE: CONCLUSIONS AND RECOMMENDATIONS**

### **5.0 Introduction**

This chapter presents conclusions drawn from the research findings and recommendations to concerned parties as well as for future researches. Conclusions are presented according to the specific objectives and the recommendations were presented in accordance to the shortfalls identified during the study.

### **5.1 Conclusion**

The study aimed at exploring the impact of urbanization on land value in Rwanda and specifically to identify the driving forces of urbanization in Kacyiru sector; to examine the features of land value in Kacyiru sector and to identify the relationship between urbanization and land value in Kacyiru Sector.

The study found out that population growth; environment effect and infrastructure facilities are driving forces of urbanization in Kacyiru sector. In addition, citizens in Kacyiru Sector revealed that they were satisfied with an increasing development of urbanization since it has some positive implications including the creation of employment opportunities, technological and infrastructural advancements, improved transportation and communication, quality educational and medical facilities, and improved standards of living.

The study found out features of land value in Kacyiru sector are land tax or property tax; price of land and location of land and physical attributes of land. In addition, the study found out that level of land of value before urbanization in Kacyiru sector was low as reported by the majority of respondents. The level of land value after urbanization in Kacyiru sector was good as reported by the majority of respondents.

The study concluded that urbanization has a positive impact on land value in Kacyiru Sector as it increases demands for land even though it makes land prices to be high but it develops and expands land use and makes land for housing and develops of public utilities. The study also found out that there is a positive high relationship between urbanization and land value in Kacyiru indicating that rapid urbanization is an important factor that influences the increase of land value in Kacyiru Sector.

## **5.2 Recommendations**

From the above conclusions, the following recommendations have been formulated:

Government of Rwanda in collaboration with Gasabo District and Kacyiru Sector should limit the movement from rural areas to the city by putting public utilities available in the city in rural areas as these may also limit rapid population and urbanization growth.

As long as the rapid urbanization keep on growing at very high rate in Kacyiru Sector, the government of Rwanda in collaboration with Gasabo District and Kacyiru Sector should take serious measures to limit environment degradation.

Government of Rwanda in collaboration with Gasabo District and Kacyiru Sector should continue building other new different infrastructures and maintain existing ones in order to provide employment; promote economic activities and improve living standards of urban dwellers

## **5.3 Areas for future researches**

During the study, the researcher did not investigate all relevant questions; therefore, the researcher suggests relevant questions that could involve further research that surpasses the scope of the current investigation. The following are areas need further investigation:

1. Role of urbanization in promoting socio-economic welfare in Rwanda
2. Contribution of urbanization to development of infrastructures in Rwanda

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## **APPENDICES**