



UNIVERSITY OF  
RWANDA

COLLEGE OF SCIENCE AND TECHNOLOGY

SCHOOL OF ENGINEERING

DEPARTMENT OF CIVIL, ENVIRONMENTAL AND GEOMATIC ENGINEERING

P.O. Box : 3900 Kigali, Rwanda, E-mail :

dpt\_cege.cst@ur.ac.rw, www.ur.ac.rw

**ACADEMIC YEAR: 2024-2025**

**Y4 and Y2 SGE**

**DATE: 04/04/2025**

**MODULE NAME: Land Laws**

**DURATION: 1hr:30**

**MAX. MARKS:30**

**STARTING TIME:AT 2PM**

**Question 1:** Give at least four (4) general requirements for the formation of a valid contract. **[2marks]**

**Question 2:** State the four standards of a land use and development master plan. **[2marks]**

**Question 3:** Use comparison tables to clearly and unambiguously contrast between the following terms in legal context:

- a. Emphyteutic lease and land concession **[4marks]**
- b. Penal responsibility and Civil responsibility **[6marks]**
- c. Inquisitorial system and adversary system **[4marks]**

**Question 4:** Briefly talk about the historical source of Rwandan law. **[4marks]**

**Question 5:**

a) In Rwandan legal context, explain the following concepts:

- i) prescription **[1mark]**
- ii) servitude **[1mark]**

b) Suppose that person X, a holder of emphyteutic lease contract, has been sub-leasing his land to person Y since 2001. The later (person Y) has been using that land since then until now. When will he (person Y) have right to claim ownership right of that land by prescription? explain your answer. **[2marks]**.

c) Suppose that Mr. Ndamajye is a concessionaire of a piece of Bishenyi swap land in Kamonyi District; how long is he required to use that piece of swamp land, for him to justify the definitive takeover of that land? Justify your answer. **[2marks]**.

**Question 6:** There are cases where land committee at Cell level provides information that needs validation by land committee at Sector level. Give at least four of these cases. **[2marks]**

Good luck



UNIVERSITY of  
RWANDA

COLLEGE OF SCIENCE AND TECHNOLOGY  
SCHOOL OF ENGINEERING  
ACADEMIC YEAR: 2024-2025

Y2 AND Y4SGE  
DATE: 16. 05. 2025

CAT2: Land law

DURATION: 1hr

MAX. MARKS: 30

**Question: 1**

The Rwanda land use and development master plan must conform to certain conditions (standards). Give them as stipulated in the Law N°24/2012 of 15/06/2012 relating to the planning of land use and development in Rwanda. [4]

**Question: 2**

Give at least four general obligations of the State with regard to the protection, conservation and promotion of environment as stipulated in the law n°48/2018 of 13/08/2018 on environment [4]

**Question: 3**

Give and explain at least four fundamental principles that govern environmental conservation [8]

**Question: 4**

Mr. Iyamuremye Jackson, a resident in Kigali city has constructed a warehouse in Kinyinya Sector on an area of almost one hectare for the purpose of conducting a business of buying perishable agricultural commodities from Nyagisenyi-Rufigiza swamp land and selling them to different people. Unfortunately, he does not have enough facilities that may help him to properly store the perishable commodities in a way that they may not be decayed early, and he has never asked any permit for his project. Few months later after starting his project, the commodities kept in the warehouse became decayed. Consequently, the environment around the warehouse became affected by the bad odour pollution due to those decayed commodities.

- a) Assuming that you are hired by institution in charge of environmental management to carry out inspection in Kinyinya sector on matters relating to the management and protection of the environment; legally provide all possible fault(s) and offences committed by Mr. Iyamuremye Jackson and talk about the possible corresponding administrative sanctions and penalties. Note that the total cost of the project is estimated to be 20 million Rwandan Franc (20,000,000Frw). [7]
- b) Assuming that you are hired by institution in charge of urban planning and building in Rwanda, to conduct an inspection regarding the implementation of the law n°10/2012 of 02/05/2012 governing urban planning and building in Rwanda, legally provide all possible fault(s) and offences committed by Mr. Iyamuremye Jackson and talk about the possible administrative sanctions and penalties. [7]

---

End





UNIVERSITY of  
RWANDA

COLLEGE OF SCIENCE AND TECHNOLOGY  
SCHOOL OF ENGINEERING  
DEPARTMENT OF  
CIVIL, ENVIRONMENTAL AND GEOMATIC ENGINEERING

---

**END OF SEMESTER II EXAMINATION -ACADEMIC YEAR 2024-2025**

**YEAR: 2 & 4      SEMESTER: II      PROGRAMME(S): SGE**

**MODULE: SGE4261 & SGE2261 Land law**

**DATE: 13 /06/2025**

**TIME: 2hours**

**MAXIMUM MARKS = 50**

---

**INSTRUCTIONS**

1. This paper contains **FOUR (4)** questions.
2. **Answer THREE (3) Questions only:**  
*Question ONE (1) from Section "A" is Compulsory and Answer any TWO (2) from Section "B"*
3. Any written materials and Programmable calculators are NOT allowed.
4. Do not forget to write your Registration Number.
5. Write all your answers in the booklet provided
6. Do not write any answers on this questions paper.
7. **Start each question in a NEW page**

### SECTION: A

#### Question: 1

[20]

Having learnt the land law course, answer the following questions:

- a) Differentiate between Environmental Audit and Environmental Impact Assessment. [4]
- b) Clearly explain how the Rwandan judicial system deals with land related disputes. Your explanation should be conceptualized in Rwanda's hybrid legal system which incorporates adversarial system, inquisitorial system and customary law system. [6]
- c) Two individuals entered into a contract. One of them is now claiming to the competent authority that the contract is voidable. Talk about **four** common factors that could potentially make their contract invalid. [4]
- d) Assuming that after your graduation you are appointed as the Registrar of Land Titles in a given province in Rwanda, what are the **six** application requirements a foreign-owned company must submit to you when applying for a freehold land right for a parcel of land measuring 2.5 hectares? [3]
- e) Give three main objectives of the Law N°24/2012 of 15/06/2012 relating to the planning of land use and development in Rwanda. [3]

### SECTION: B

#### Question: 2

[15]

a) Assuming that since 1995 Mr. Ngabonziza John, a resident of Nyaruguru District has been using the abandoned neighbor's land openly and uninterruptedly. If after your graduation you will be the registrar of land titles in Southern Province and Mr. Ngabonziza submits an application to you requesting for an official land right by prescription. Legally explain the reason behind the decision you will take to his application. [5]

b) Give at **six** general obligations of the State with regard to the protection, conservation and promotion of environment as stipulated in the law n°48/2018 of 13/08/2018 on environment. [6]

c) According to the law n° 27/2021 of 10/06/2021 governing land in Rwanda and the law n°48/2018 of 13/08/2018 on environment, what is the approximation of administrative fine and/or penalties:

- i. for an individual who does not comply with the land use and development master plan? [1]



- ii. for an individual who builds a slaughter house in a distance of **sixty meters** away from the banks of streams? [1]
- iii. for an individual who obstructs performance of activities under or above his or her land when the activities are of public interest, are done in accordance with relevant laws and do not interfere with his or her land rights? [2]

**Question: 3**

[15]

- a. Explain the **three** modalities of change of land use provided by the Ministerial Order No 005/MoE/22 of 15/02/2022 determining modalities of change of land use in Rwanda. [3]
- b. Use a table to clearly and unambiguously contrast between the following terms in legal context:
  - i. Emphyteutic lease and land concession. [4]
  - ii. Criminal law and civil law. [4]
  - iii. Public National law and Private National law. [4]

**Question: 4**

[15]

- a. Among the <sup>five</sup>**seven** fundamental principles that govern environmental conservation, discuss about four of them as stipulated in the law n°48/2018 of 13/08/2018 on environment. [8]
- b. Explain **six** fundamental principles governing the use of lands in Rwanda. [5]
- c. Talk about the administrative fine and penalties for any person who does not carry out environmental impact assessment before launching any project that may have harmful effects on the environment while it is required. [2]

---

Good Luck.