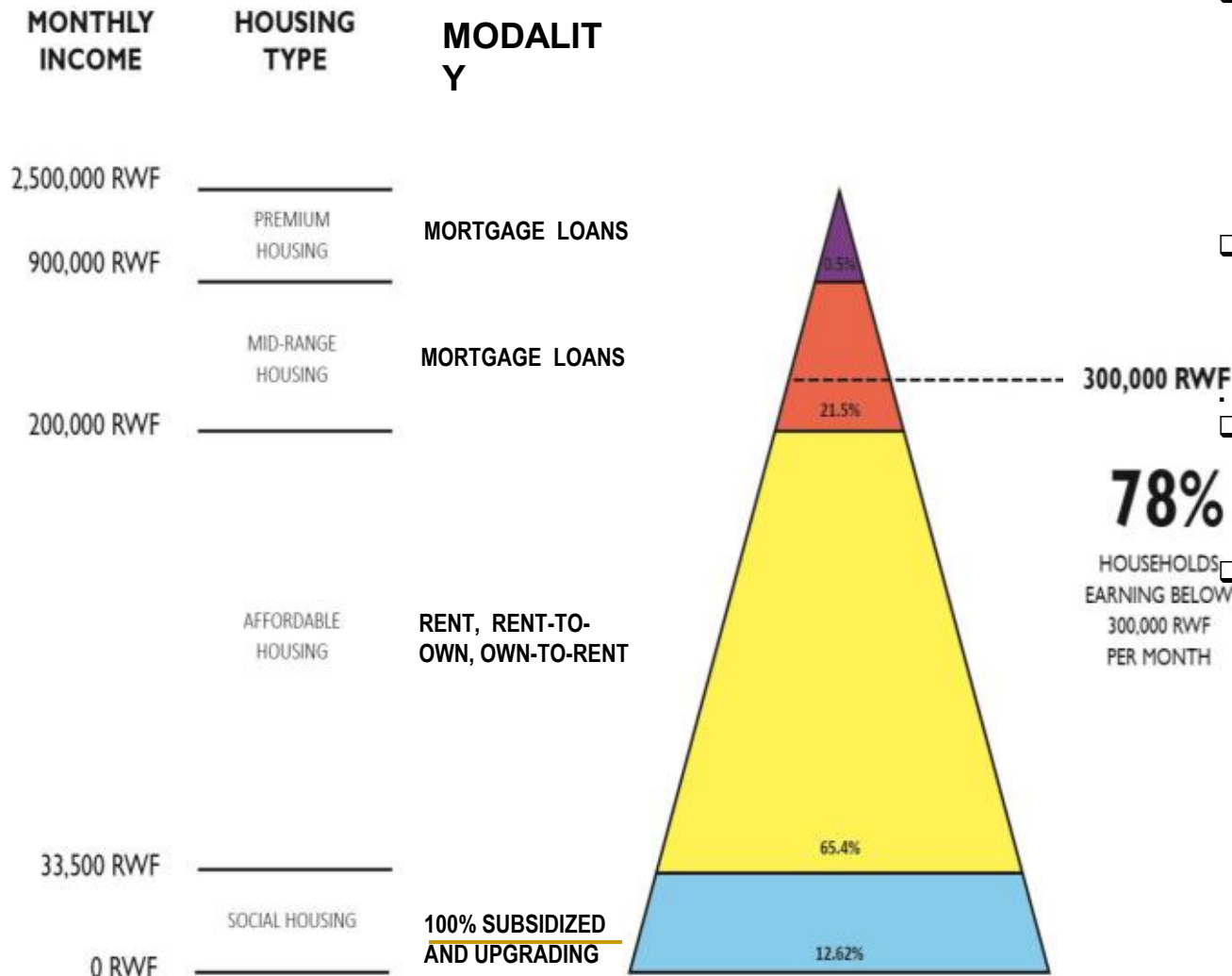


Status of Housing Demand – Case of Kigali City



□ 78% of the total number of households earn below 300 000 RWF/month which is the average salary of government employee and any Rwandan within low and middle income bracket.

□ Most of housing demand concentrates in Q1 (78%), which is the lowest income quintile and need Affordable Housing

□ This population can afford homes using the following schemes: rent, rent-to- own, own-to-rent.

78%
HOUSEHOLDS
EARNING BELOW
300,000 RWF
PER MONTH

□ The income groups above the 200, 000 RWF mark can use the mortgage scheme, while those below the 33, 500 RWF monthly salary mark can have access to homes through subsidies from the government.



REPUBLIC OF RWANDA



Challenges in delivering affordable housing

- High cost of developable land: up to 40% of house cost
- High cost of financing both for investors (supply) and beneficiaries (demand) caused by high interest rates and low mortgage rate.
- Expensive building construction materials caused by lack of capacity to transform local available materials

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REPUBLIC OF RWANDA



Challenges in delivering affordable housing

- Limited construction technologies and cost effective designs
- Continued growth of illegal individual constructions and uncontrolled informal settlements
- Inefficient urban land use management
- Inadequate capacity and participation level of local private sector in affordable housing

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