URWEGO RW'UMUBITSI W'IMPAPUROMPAMO Z'UBUTAKA

UPI: 1/02/01/03/438

AMASEZERANO Y' UBUKODE BURAMBYE No. 438/GAS/BUM

REPUBULIKA Y'U RWANDA

HAKURIKIJWE Itegeko Ngenga N° 08/2005 rigena imikoreshereze n'imicungire y'Ubutaka mu Rwanda n'Iteka rya Minisitiri N° 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka

HAGATI YA Repubulika y'u Rwanda, ihagarariwe n'Umubitsi w'Impapurompamo (ari we wiswe Umukode mu ngingo zikurikira) ku ruhande rumwe: -

NA: umuntu cyangwa abantu bakurikira (Wiswe cyangwa biswe Ukodesha mu ngingo zikurikira) ku rundi ruhande:

Amazina y'Ukodesha cyangwa y'Abakodesha	Nomero z'ibibaranga	Imigabane
1. MUNYAMPAMO AUGUSTIN		100%
2.		
3.		
4.		
5.		
6.		
7.		
8.		

DUPLICATA

Aderesi bahisemo kubarizwaho:

Ubahagarariye: MUYOMBANO ILDEPHONSE (ID: 1194480000571034)
Umurenge: KIMIRONKO
Igihugu: RWANDA
Akagali: KIBAGABAGA
Intara: KIGALI CITY
Umudugudu: RINDIRO
Akarere: GASABO

BUMVIKANYE IBI BIKURIKIRA:

Ingingo ya 1:
Ibyerekeye uburenganzira bw'ubukode burambye Umukode ahaye Ukodesha uburenganzira bw'ubukode bw'igihe cy'imyaka 99 ku butaka burangwa n'ibi bikurikira:

Intara: KIGALI CITY
Akarere: GASABO
Umurenge: BUMBOGO
Akagali: MVUZO
Umudugudu: KIGABIRO

Nomero y'ikibanza: 438
Ubuso: 480 sqm
Igihe buzatangirira: 05-Apr-2011
Igihe buzarangirira: 05-Apr-2110
Icyo ubutaka bugenewe gukoreshwa :Ubuhinzi (Ubutaka bw'abantu ku giti cyabo)

Ingingo ya 2:
Ibyerekeye ingingo rusange Uburenganzira bw'ubukode burambye butangwa hashingiwe ku ngingo rusange ziteganywa n'Iteka rya Minisitiri No 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka n'ingingo z'umwihariko zikurikira.

Icyiciro cya 1 : Ibyerekeye inshingano z'ibanze z'Ukodesha
Ingingo ya 3:
Ibyerekeye ubwishyu bw'ubukode ku mwaka
1. Ubukode ku mwaka ni Ako gaciro k'ubukode gashobora guhinduka buri mwaka. Ariko agaciro kongerewe kishyurwa aruko habanje kujyaho Iteka rya Minisitiri rihindura agaciro ka mbere.
2. Ubukode bw'umwaka bwishyurwa mu Kigega cy'Akarere aho ubutaka buherereye mbere y'itariki ya 1 Mutarama, Umubitsi w'Impapurompamo z'Ubutaka atarinze kubisaba.
3. Iyo ubukode butishyuwe ku itariki yagenwe, ukodesha agomba kwishyura inyungu yiyongereye ku bwishyu harimo n'ibiraranе, hashingiwe ku bwishyu bw'umusoro bwite n'umusoro ku nyongeragaciro kandi haseguriwe ubundi burenganzira.

Ingingo ya 4:
Ibyerekeye ubwishyu bw'imisoro ku butaka
Ukodesha agomba kuriha imisoro n'andi mafaranga asabwa ku butaka no ku mitungo iburiho kuri buri tariki ngarukamwaka y'igihe yaboneyeho ubukode.

Ingingo ya 5:
Ibyerekeye gukoresha neza ubutaka n'ibikingwa
Mu gihe cyose ubukode buzamara, ukodesha ubutaka agomba kubukoresha kandi agomba guhora abufata neza hakurikijwe amategeko n'imigenzereze isanzwe ikoreshwa. Ukodesha agomba kubahiriza amategeko n'amabwiriza yerekeye ubutaka, gukora ibishoboka byose kugira ngo imbibi yadikanije nazo zigaragare neza, kwica udukoko twakwangiza imyaka, kurwanya indwara z'ibihingwa no kurandura ibihingwa bitagenewe aho ahantu, gufata ingamba za ngombwa zo kurwanya isuri, ibihumanya ibidukikije cyangwa ibituma ubutaka budakoreshwa cyangwa bukoreshwa nabi; agomba kutabangamira imitembere y'amazi y'imigezi kandi agakosora icyangiritse cyose k'ubutaka.

Ingingo ya 6:
Ibyerekeye imikoreshereze y'ubutaka
Ukodesha ntagomba guhindura icyo ubutaka bwagenewe gukoreshwa atabiboneye uruhushya rwanditse nk'uko biteganywa n'Iteka rya Minisitiri No 001/2008 ryo kuwa 01/04/2008 rigena ibyubahirizwa n'ibikurikizwa mu gukodesha ubutaka. Iyi ngingo itubahirijwe, ukodesha agomba kwishyura Umukode indishyi zingana n'inshuro cyiri ubwishyu bw'ubukode bw'umwaka buteganyijwe muri aya masezerano, haseguriwe ubundi burenganzira bwose kandi Umukode atarinze kugaragaza ibyangiritse.

Ingingo ya 7:
Ibyerekeye kwemera ihererekanya
Iyo hari uburenganzira ku mutungo w'ubutaka bufitwe n'abandi bagize umuryango, uwuhagarariye ntashobora gutanga ubwo burenganzira abugurishije, abutanze nk'impano cyangwa kubugurana ubundi, kubugwatiriza, kubukodesha cyangwa kubwatira, cyangwa kububangikanyaho ubundi, bitabanje kwemezwa mu buryo bwanditse n'abagize umuryango bose nk'uko biteganyijwe mu ngingo ya 35 y'Itegeko Ngenga no 08/2005 ryo kuwa 14/07/2005 rigena imikoreshereze n'imicungire y'ubutaka mu Rwanda.

Ingingo ya 8:
Ibyerekeye impushya zisabwa mbere yo kubaka
Impushya za ngombwa zisabwa mbere y'uko inyubako zitangira kubakwa zigomba kubanza kuboneka, nta nyubako n'imwe izemererwa kubakwa izo mpushya zitaraboneka.

Ingingo ya 9 :
Ibyerekeye kugenzura imikoreshereze y'ubutaka
Ukodesha ntashobora kubuza umukozi w'ibiro by'ubutaka cyangwa undi muntu wese wabiherewe ububasha n'Ikigo cy'Igihugu gishinzwe imikoreshereze n'imicungire y'ubutaka kwinjira ku butaka buri mu bukode mu gihe cyabugenewe kugirango agenzure niba imikoreshereze yabwo ijyanye n'inshingano zashingiweho mu itangwa ry'ubukode.

Icyiciro cya 2: Ibyerekeye uburenganzira bw'ibanze bw'ukodesha
Ingingo ya 10 :
Ibyerekeye kutabangamirwa n'umukode cyangwa uwo ariwe wese
Igihe cyose ukodesha ariho ubukode, imisoro, mu gihe byateganijwe, akubahiriza kandi akuzuza inshingano zikubiye mu bukode, atunga ubutaka bwe mu mudendezo n'ibiburiho (keretse amabuye y'agaciro) igihe cyose cy'ubukode atabangamiwe n'umukode cyangwa se undi wese waba afite icyo asaba umukode kuri ubwo butaka.

Ingingo ya 11 :
Ibyerekeye Ihererekanya ry'ubutaka
1. Haseguriwe iyandikishwa ry'ihererekanya ry'ubutaka hakurikijwe ibiteganywa n'Iteka rya Minisitiri No 002/2008 ryo kuwa 01/04/2008 rigena ibikurikizwa mw'iyandikishwa ry'ubutaka, Ukodesha ashobora:
1) gutanga uburenganzira bukomoka ku bukode burambye afite ku butaka haba mu kubugurisha, kubugurana cyangwa mu bundi buryo bwose bwemewe n'amategeko;
2) kuraga uburenganzira bw'ubukode burambye mu gihe yitabye Imana yaraburaze cyangwa ataraburaze hakurikijwe ibiteganywa n'itegeko ry'izungura;
3) kugwatiriza ubutaka mu gihe giteganyijwe ku bukode burambye; cyangwa
4) guteganya uburenganzira abandi bafite kuri ubwo butaka mu gihe cy'ubukode burambye; kandi
2. Ashobora gukodesha uburenganzira bwose afite ku bukode, cyangwa bumwe muri bwo, hatagize igihinduka mu mikoreshereze y'ubutaka. Uhawe ubutaka muri ubwo buryo ategetswe kubufata neza kandi akabukoresha abubyaza umusaruro hakurikijwe icyo bugenewe gukoreshwa.

Ingingo ya 12:
Ibyerekeye uburenganzira bwo kongera igihe cy'ubukode
Iyo amasezerano y'ubukode atasheshwe nk'uko biteganywa mu ngingo ya 17 iri hasi cyangwa n'amategeko yanditse, Ukodesha amaze kubimenyesha Umukode imberey'amezi atatu ashobora kongera amasezerano mu gihe cy'inyongera cy'imyaka 99 hakurikijwe ibisabwa mu bukode buherutse kandi haseguriwe ibivugwa muri iyi ngingo.

Ingingo ya 13:
Ibyerekeye ubutaka burimo amabuye y'agaciro
Nta burenganzira ku mabuye y'agaciro ubukode bugenera ukodesha, kandi ukodesha ntiyemerewe kubangamira umuntu wahawe ububasha bwo kwinjira ku butaka cyangwa igice cyabwo kugirango akore ubushakashatsi cyangwa kugira ngo acukure amabuye y'agaciro, gusa ukodesha agomba guhabwa indishyi hakurikijwe amategeko, ku bikorwa bye byakwangirizwa.

Icyiciro cya 3 Ibyerekeye uburenganzira bw'ibanze bw'umukode
Ingingo ya 14:
Ibyerekeye kutabangamirwa n'ubundi butaka
Umukode ntiyemerewe gukoresha cyangwa ngo yemere ko ubutaka bwe cyangwa ubwo agenzura bwegeranye n'ubukodeshwa bukoreshwa mu buryo bububangamira cyangwa se bubangamira inyubako ziburiho cyangwa se ko butabyazwa umusaruro hakurikijwe icyo bugenewe gukoreshwa, hashingiwe ku nshingano z'ubukode.

Ingingo ya 15 :
Ibyerekeye indishyi
Nk'uko biteganywa n'Itegeko Ngenga cyangwa Itegeko rigena uburyo indishyi ntangwa ku butaka bukodeshejwe cyangwa bwatayе agaciro, Leta igomba guha Ukodesha indishyi ikwiye mu gihe cya vuba. Ukodesha ntabwo ahabwa indishyi igihe ubutaka bufatiriwe hakurikijwe ibiteganywa n'Umutwe wa VI w'Itegeko Ngenga.

Icyiciro cya 4 Ibyerekeye uburenganzira bw'Umukode mu gufatira ubutaka
Ingingo ya 16 :
Ibyerekeye gufatira ubutaka mu nyungu rusange
Umukode afite uburenganzira bwo gufatira kugeza kuri 5% by'ubutaka bukodeshejwe kugira ngo hubakwe umuhanda, uruganda rw'amashanyarazi, umuyoboro w'insinga z'amashanyarazi, ibyuma by'itumanaho cyangwa ku bw'indi mpamvu y'inyungu rusange, atarinze kwishyura indishyi kuri ubwo butaka bufatiriwe. Iyo igice cyangwa ibice by'ubutaka bukodeshejwe biherekanywe cyangwa bifatiriwe, amasezerano y'ubukode ahita asubirwamo kugira ngo agaragaze ibyahindutse n'ubukode bukagabanywa muri ubwo buryo nyine.

Icyiciro cya 5 Ibyerekeye gusesa amasezerano
Ingingo ya 17 :
Ibyerekeye iseswa ry'amasezerano y'ubukode rikozwe n'Umukode
Nk'uko biteganywa n'Urwunge rw'Amategeko Mbonezamubano, umukode ashobora gusesa amasezerano y'ubukode akishyura indishyi iyo hari impamvu yumvikana:
1) Iyo ukodesha amaze imyaka itatu ikurikirana atishyura ubukode, cyangwa mu gihe cyose ubukode
2) butishyuwe, cyangwa iyo ukodesha yahombye cyangwa nta bushobozi bwo kwishyura afite;
3) Iyo ukodesha yarangaye bikabije mu kuzuza inshingano zo kubyaza ubutaka umusaruro;
4) Iyo hagaragaye kwangiza ubutaka mu buryo bukabije.
Kandi, umukode ashobora gusesa aya masezerano igihe Ukodesha atubahirije ibiteganywa n'aya masezerano amaze kumwihanangiriza rimwe mu nyandiko akanamuha integuza. Igihe bibaye ngombwa ko ubutaka bufatirwa, hakurikizwa ibiteganywa n'amategeko, kandi Ukodesha arabimenyeshwa kugira ngo ajuririre icyo cyemezo kandi ubujurire bwe bugasuzumwa mu gihe kitarenze amezi atandatu mbere y'uko icyemezo gishirwa mu bikorwa.Ibyo ari byo byose, abo Ukodesha abereyemo umwenda bashobora kugoboka hagirango barangere inyungu zabo bakiyemeza kwishyura ubukode cyangwa ibindi biraranе, kwishyura indishyi zijyanye n'ibyangijwe ndetse bakanamwishingira mu gihe kizaza.

Ingingo ya 18 :
Ibyerekeye iseswa ry'amasezerano y'ubukode rikozwe n'Ukodesha
Amasezerano y'ubukode na none ashobora guseswa n'Ukodesha amaze guha Umukode integuza y'amezi atatu. Gutakaza uburenganzira buvugwa muri aya masezerano bitewe n'integuza yahawe Umukode bituma ubutaka bushobora gutangwa bundi bushya nyuma ya ya nteguza y'amezi atatu

Umukono

Ukodesha wa 1.....

Ukodesha wa 2.....

Ukodesha wa 3.....

Ukodesha wa 4.....

Ukodesha wa 5.....

Ukodesha wa 6.....

NKURUNZIZA EMMANUEL
Umubitsi/ Umubitsi Wungirije

05-Apr-2011
Itariki

Umukono

OFFICE OF THE REGISTRAR OF LAND TITLES