

TERMS OF REFERENCES

Legal Expert – Consulting services for a Feasibility Study and the Project Pre-operationalization in the Housing Sector

Skat Consulting Ltd. is looking for a **Legal expert, experienced in the areas of Informal Settlement Upgrading and Social Rental Housing Investments** for the specific function of a **legal advisor** to provide consulting services for a Feasibility study and pre-operationalization of housing solutions and provision of technical assistance. The project is funded by EU and implemented by the Rwandan authorities. These consulting services are currently under **tender**.

Skat Consulting Ltd. (www.skat.ch) is a Swiss consulting company with more than 40 years of track record of successful, high-impact actions and partnerships, adding value to companies, organizations, and government agencies at home and abroad. We are renowned as independent resource centre and consultancy working in the fields of development cooperation and humanitarian aid, covering four main topics: Building, Water, Governance and Energy & Climate. We have strong experience in supporting and implementing development interventions, such as the SDC funded “Promoting Climate Responsive Building Material Production and Off-farm Employment in the Great Lakes Region” (PROECCO) project in Rwanda. We are leading a strong partnership of actors and are in an excellent position to bid for the programme in question with a country office in Kigali.

Project summary: The Government of Rwanda has requested the support of the EU to finance the upgrading of two of Kigali’s unplanned settlements, as part of its strategy for the upgrading of current informal settlements. It aims to improve access to inclusive, resilient and safe infrastructure and social services for all its residents, and to define, test and evaluate a legal framework, as well as architectural and technical standards aimed at improving, densifying and building low-income Social and Affordable Rental Housing in currently unplanned settlements.

Duty station and contract duration

- On-site and off-site (tbc)
- Legal expert, (50-80%)
- Duration: 30 months

Tasks of the Legal Expert

Under the supervision of the team leader and in collaboration with the local authority’s Legal Unit, the project implementation team, and the Consultant team in charge of development of the housing legal framework, and the National Authority, the legal expert shall be in charge of the following:

- Review and comment relevant urbanisation policies, procedures and guidelines in the field of public investment management;
- Evaluate and comment on the legal framework of existing public-private partnerships at the national and municipal levels;
- Determine the legal framework (concession, demolition, partnership contract, etc.) adapted to each of the two selected Housing solutions (approaches), in compliance with the strategic orientations of MININFRA and other available government policies and laws:
 - demolition of existing buildings for densification by construction single and/or multi-storey social housing condominium;

- Total demolition of existing buildings for construction of multi-storey social housing condominium;
- Define accountability mechanisms;
- Define the social housing program (reduction of poverty, improvement of housing accessibility, etc.) and specify its objectives, the monitoring and evaluation mechanisms aimed at assessing its effectiveness and impact;
- Define the roles and responsibilities of the different entities involved in the social housing program (Ministries, local governments, international agencies, private sector, landowners, financial institutions, community organizations, etc.);
- Establish households specific eligibility criteria for Social and Affordable Housing (stability of employment and income, size and configuration of the household, etc.);
- Define conflict resolution mechanisms (delays and unpaid debts, damage, nuisance, etc.);
- Establish minimum construction and quality standards for social housing in order to guarantee convenience, security and affordability (minimum size of family units, control of the cost of services, accessibility, sustainability, etc.)

Requirements

- Master's in law - Specialization in Housing Law, Business and/or commercial Law with a minimum working experience of 8 years or a bachelor's degree in similar fields with a minimum working experience of 15 years. Proven 5 experience in legal status, regulations, and specific policies drafting relating to social private, and public affordable housing;
 - Proven 5 years experience in property regulatory framework (property laws).
 - Experience as legal expert on not less than 2 previous projects similar in scale and content to this one.
 - Mastery of social protection policies;
 - Experience in the area and knowledge of the local culture is an added value
 - Fluency in oral and written English
- We offer attractive remuneration and working conditions as part of Skat Consulting's dedicated and dynamic team.

Application: Please send your application, including a CV highlighting the experience relevant for the assignment, by email and with the subject “**Application Legal Expert Rwanda**” to jobs@skat.ch as soon as possible, but **latest on 10.12.2025**.

Further information and terms of reference for the project can be obtained from daniel.wyss@skat.ch