

## Enhancing Project Success: A Case Study of Investment Strategies and Planning Practices in Rwanda's Housing Projects Managed by Rwanda Social Security Board

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**Abstract :** Background: Despite efforts to enhance profitability and project planning, Rwanda has experienced a decline in project success rates, notably in housing projects managed by the Rwanda Social Security Board (RSSB). This study aims to assess the impact of investment strategies and project planning practices on the performance of pension funds projects in Rwanda, focusing on housing projects by RSSB. Methods: Using descriptive and correlational research designs, this study surveyed 109 randomly selected respondents from a pool of 148 workers. Data analysis was conducted using descriptive and inferential statistics in STATA version 18. Results: Findings revealed that 54% of respondents acknowledged the importance of personnel generation. Additionally, 61% agreed with the effectiveness of training programs, and 79% supported the cost of human resource utilization. In terms of project management practices, 65.7% could determine when a project needed adjustments, 65.7% agreed with the approved budget, and 73% supported forecasted expenses. Furthermore, 68% agreed with order placement, 76.0% with using the right materials, and 64.4% with defining project scope. The study found significant associations between order placement and project quality outcomes ( $r=0.711$ ,  $P\text{-value} < 0.001$ ), as well as with time management (Pearson was 0.701 and  $\text{sig}$  was 0.00) and cost management ( $r=0.885$ ,  $P\text{-value} < 0.001$ ). Moreover, project time targets were found to significantly affect quality management (Pearson was 0.798,  $\text{sig}$  was 0.000), time management, and cost management ( $r=0.740$ ,  $P\text{-value} < 0.001$ ). Conclusion: The findings highlight the positive association between the project implementation stage and quality management, indicating effective project planning practices among senior staff. However, there is a need to enhance project team collaboration and coordination to improve the performance of constructed houses.

**Keywords :** project success rates, investment strategies, training programs, cost management

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